



HODGES ESTATE PTY LTD
ATF SC & VR HODGES SUPERANNUATION FUND
Att: Mrs Veronica Rose Hodges
355 Bees Creek Road
BEES CREEK NT 0822
AUSTRALIA

6 September 2021

Investor No. 46788085

Hostplus Self-Managed Invest Quarterly Statements

Quarterly statement for period ending 30 June, 2021

Summary of your investments as at 30 June 2021

Portfolio Name	Units	Unit Price	Market Value
Accumulation - Balanced	600,531.5079 AUD	1.3449	807,654.82

Details of your transactions for the period 01 April 2021 to 30 June 2021

Accumulation - Balanced

Effective Date	Description	Amount	Direct fees	Unit Price	Number Of Units	Unit Balance
01-Apr-21	Opening Balance	AUD 763,316.01		1.2710		600,563.3467
01-Apr-21	Administration Fee	AUD (13.75)	13.75	1.2770	(10.7674)	600,552.5793
03-May-21	Administration Fee	AUD (13.75)	13.75	1.2929	(10.6350)	600,541.9443
01-Jun-21	Administration Fee	AUD (13.75)	13.75	1.3175	(10.4364)	600,531.5079
30-Jun-21	Closing Balance	AUD 807,654.82		1.3449		600,531.5079
	Total	AUD (41.25)	41.25		(31.8388)	

Return On Investment

AUD 44,380.06

March 2021 Qtr	Total	AUD	(41.25)	41.25	(33.4549)
Dec 2020 Qtr	Total	AUD	(41.25)	41.25	(35.5843)
Sept 2020 Qtr	Total	AUD	(41.25)	41.25	(37.0430)
	Total		\$165		137.921

Total fees you paid for the period 01 April 2021 to 30 June 2021

Fees deducted directly from your account

This totals all the fees paid directly out of your account - including joining fees and administration fees.

Hostplus does not charge a buy-sell spread fee.

Fees deducted directly from your account		41.25
Total fees deducted directly from your account	AUD	41.25

Indirect costs of your investment

This approximate amount or amounts have been deducted from your investment and covers fees that are not reflected as transactions on this statement.

Note: Other fees may be reported by the type of fees charged.

Other management costs by Portfolio	AUD	Amount
Accumulation - Balanced		1,935.19
Total Other management costs	AUD	1,935.19

Total fees you paid

This approximate amount includes all the fees and costs which affected your investment during the period. Indirect costs – this approximate amount has been deducted from your investment and includes amounts that have reduced the return on your investment but are not charged directly to you as a fee.

*Please refer below for more details on fees.

Total fees you paid	AUD	1,976.44
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Additional information about your investment

Your closing balance is an estimate of the withdrawal benefit if you withdrew your investment at the date shown. Your closing balance may change when you decide to withdraw your investment. At the time of withdrawing, please check your updated account balance by visiting your account online.

*Please note this amount includes the Indirect Cost Ratio (ICR) and investment fee applicable to your investment option. For further details on fees please refer to the Product Disclosure Statement available from our website. Total fees you paid – the total fees you paid are the total of all fees and costs disclosed in this statement. For information about borrowing costs that may have affected your investment please read the Additional Information Brochure available from our website. The total fees you paid do not include the property operating costs that you incurred during the period. Please note the updates provided above are current as of the date of preparation. For up to date information about your investment please log into your account on-line or contact us via phone or email.

The long-term investment returns are not necessarily reflective of your actual return over the same period.

All investment options in the Hostplus Pooled Superannuation Trust commenced on 27 November 2017.

We are obliged to provide you with any information you reasonably require to understand your benefit. Should you require further information please contact us via the details below.

Host-Plus Pty Limited as Trustee for the Hostplus Pooled Superannuation Trust
Level 9, 114 William Street,
Melbourne, VIC 3000
Telephone: 1300 350 819
Email: smi@hostplus.com.au
Website: www.hostplus.com.au

Hostplus has established procedures to ensure complaints about financial services provided by it or by its authorised representatives are properly considered. Hostplus is committed to handling any complaint quickly and fairly.

If you wish to make a complaint, please call 1300 350 819. We'll do everything in our power to attend to your matter promptly and courteously. If you are not happy with the way your matter is handled, we want to know.

Please write to:

Hostplus Self-Managed Invest,
Resolutions Officer,
Locked Bag 9, Carlton South VIC 3053

The Trustee will acknowledge complaints within 7 days and aims to resolve all complaints within 90 days of receipt. However, if you are not satisfied with either the way the Trustee handles your complaint or its resolution, you may contact the Australian Financial Complaints Authority (AFCA):

Mail: GPO Box 3, Melbourne VIC 3001
Email: info@afca.org.au
Web: afca.org.au
Phone: 1800 931 678



HODGES ESTATE PTY LTD
ATF SC & VR HODGES SUPERANNUATION FUND
Att: Mrs Veronica Rose Hodges
355 Bees Creek Road
BEES CREEK NT 0822
AUSTRALIA

16 April 2021

Investor No. 46788085

Hostplus Self-Managed Invest Quarterly Statements
Quarterly statement for period ending 31 March, 2021

Summary of your investments as at 31 March 2021

Portfolio Name	Units	Unit Price	Market Value
Accumulation - Balanced	600,563.3467 AUD	1.2710	763,316.01

Details of your transactions for the period 04 January 2021 to 31 March 2021

Accumulation - Balanced

Effective Date	Description	Amount	Direct fees	Unit Price	Number Of Units	Unit Balance
04-Jan-21	Opening Balance	AUD 724,079.50		1.2056		600,596.8016
01-Feb-21	Administration Fee	AUD (13.75)	13.75	1.2344	(11.1390)	600,585.6626
12-Feb-21	Administration Fee	AUD (13.75)	13.75	1.2094	(11.3693)	600,574.2933
01-Mar-21	Administration Fee	AUD (13.75)	13.75	1.2561	(10.9466)	600,563.3467
31-Mar-21	Closing Balance	AUD 763,316.01		1.2710		600,563.3467
	Total	AUD (41.25)	41.25		(33.4549)	

Return On Investment AUD 39,277.76

Total fees you paid for the period 04 January 2021 to 31 March 2021

Fees deducted directly from your account

This totals all the fees paid directly out of your account - including joining fees and administration fees.

Hostplus does not charge a buy-sell spread fee.

Fees deducted directly from your account		41.25
Total fees deducted directly from your account	AUD	41.25

Indirect costs of your investment

This approximate amount or amounts have been deducted from your investment and covers fees that are not reflected as transactions on this statement.

Note: Other fees may be reported by the type of fees charged.

Other management costs by Portfolio	AUD	Amount
Accumulation - Balanced		2,031.63
Total Other management costs	AUD	2,031.63

Total fees you paid

This approximate amount includes all the fees and costs which affected your investment during the period. Indirect costs – this approximate amount has been deducted from your investment and includes amounts that have reduced the return on your investment but are not charged directly to you as a fee.

*Please refer below for more details on fees.

Total fees you paid	AUD	2,072.88
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Additional information about your investment

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Host-Plus Pty Limited as Trustee for the Hostplus Pooled Superannuation Trust
Level 9, 114 William Street,
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HODGES ESTATE PTY LTD
ATF SC & VR HODGES SUPERANNUATION FUND
Att: Mrs Veronica Rose Hodges
355 Bees Creek Road
BEES CREEK NT 0822
AUSTRALIA

18 January 2021

Investor No. 46788085

Hostplus Self-Managed Invest Quarterly Statements
Quarterly statement for period ending 31 December, 2020

Summary of your investments as at 31 December 2020

Portfolio Name	Units	Unit Price	Market Value
Accumulation - Balanced	600,596.8016 AUD	1.2056	724,079.50

Details of your transactions for the period 01 October 2020 to 31 December 2020

Accumulation - Balanced

Effective Date	Description	Amount	Direct fees	Unit Price	Number Of Units	Unit Balance
01-Oct-20	Opening Balance	AUD 681,177.19		1.1341		600,632.3859
01-Oct-20	Administration Fee	AUD (13.75)	13.75	1.1371	(12.0922)	600,620.2937
02-Nov-20	Administration Fee	AUD (13.75)	13.75	1.1459	(11.9993)	600,608.2944
01-Dec-20	Administration Fee	AUD (13.75)	13.75	1.1964	(11.4928)	600,596.8016
31-Dec-20	Closing Balance	AUD 724,079.50		1.2056		600,596.8016
	Total	AUD (41.25)	41.25		(35.5843)	

Return On Investment AUD 42,943.56

Total fees you paid for the period 01 October 2020 to 31 December 2020

Fees deducted directly from your account

This totals all the fees paid directly out of your account - including joining fees and administration fees.

Hostplus does not charge a buy-sell spread fee.

Fees deducted directly from your account		41.25
Total fees deducted directly from your account	AUD	41.25

Indirect costs of your investment

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Note: Other fees may be reported by the type of fees charged.

Other management costs by Portfolio	AUD	Amount
Accumulation - Balanced		1,799.96
Total Other management costs	AUD	1,799.96

Total fees you paid

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*Please refer below for more details on fees.

Total fees you paid	AUD	1,841.21
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HODGES ESTATE PTY LTD
ATF SC & VR HODGES SUPERANNUATION FUND
Att: Mrs Veronica Rose Hodges
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BEES CREEK NT 0822
AUSTRALIA

14 October 2020

Investor No. 46788085

Hostplus Self-Managed Invest Quarterly Statements
Quarterly statement for period ending 30 September, 2020

Summary of your investments as at 30 September 2020

Portfolio Name	Units	Unit Price	Market Value
Accumulation - Balanced	600,632.3859 AUD	1.1341	681,177.19

Details of your transactions for the period 01 July 2020 to 30 September 2020

Accumulation - Balanced

Effective Date	Description	Amount	Direct fees	Unit Price	Number Of Units	Unit Balance
01-Jul-20	Opening Balance	AUD 666,262.53		1.1092		600,669.4289
01-Jul-20	Administration Fee	AUD (13.75)	13.75	1.0926	(12.5847)	600,656.8442
03-Aug-20	Administration Fee	AUD (13.75)	13.75	1.1146	(12.3363)	600,644.5079
01-Sep-20	Administration Fee	AUD (13.75)	13.75	1.1343	(12.1220)	600,632.3859
30-Sep-20	Closing Balance	AUD 681,177.19		1.1341		600,632.3859
	Total	AUD (41.25)	41.25		(37.0430)	

Return On Investment AUD 14,955.91

Total fees you paid for the period 01 July 2020 to 30 September 2020

Fees deducted directly from your account

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Fees deducted directly from your account		41.25
Total fees deducted directly from your account	AUD	41.25

Indirect costs of your investment

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Other management costs by Portfolio	AUD	Amount
Accumulation - Balanced		1,868.01
Total Other management costs	AUD	1,868.01

Total fees you paid

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Total fees you paid	AUD	1,909.26
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Web: afca.org.au
Phone: 1800 931 678



LJ Hooker

Commercial

June 30th 2021

Hodges Estate Pty Ltd ATF SC & VR Hodges Superannuation Fund
ACN 131 363 749
PO Box 36240,
Winnellie NT 0821

Dear Veronica,

Unit 1/39 Tannadice Street Winnellie 0820

Thank you for the opportunity to be of service. Please find the following sales appraisal for the above mentioned property.

We are of the ~~opinion that an~~ appropriate market appraisal for the property in today's market is in the vicinity of \$725,000 GST excluded.

The property is an industrial warehouse unit within a complex of five, located in the industrial suburb of Winnellie. The subject property is the largest of the five units with an area under title of 1380m² and is located at the front of the complex with frontage to Tannadice Street. Winnellie is a well-established industrial area, located some five kilometres from the Darwin CBD. The site has good access to arterial roads and is close to both rail and port network. The property is Zoned LI (Light Industry).

The subject property is a steel framed warehouse with galvanised iron roof and wall sheeting, reaching a height of 8.5m at the apex and 5.5m at the eaves. The warehouse is accessed via a motorised high clearance 4m wide roller doors: one at the front and two at the rear. Banks of louvered windows are installed on side walls providing good cross ventilation. The warehouse is equipped with a security system, is well lit and the floors are concrete with an epoxy finish. The property has good sealed parking at the front and a sealed laydown area of some 500m² at the rear of the property. Toilet and shower facilities are attached to the warehouse.

Within the structure is ground floor office of some 40m². The office is of good quality with ceramic tiles floors, is well cooled with split system air-conditioning and has kitchenette and lunch room facilities. Above the ground floor office is a mezzanine containing an office of some 28m² with a railed landing of approximately 16 m². Upstairs is also of good quality and has carpets on the floor. Access to the mezzanine is provided by an external steel stair case. Located in the south east corner of the shed is a 16m² suspended mezzanine floor used for storage.

LJ Hooker Commercial Darwin

Suite 1, 25 Parap Road
Parap NT 0820
GPO Box 414
Darwin NT 0801

T 08 8924 0977
F 08 8924 0978
E darwin@ljhc.com.au
W darwin.ljhcommercial.com.au

ABN 14 009 607 238

Due to a lack of recent comparable sales, we have based our appraisal heavily on the capitalisation approach. I have attached two sales from Realcommercial.com of properties of a similar size. 11 Downes St Winnellie, with a land area of 1250m² and building area of 435m² sold for \$720K GST excluded in February 2019. 116 Reichardt Rd Winnellie, with a land area of 1260m² and building area of 460m² sold for \$950K + GST in November 2018.

We have calculated a market rent using the following calculations.

Rental Value Calculations

	<u>m²</u>	<u>\$/ m² pa + GST</u>	
Warehouse	340m ²	\$120	\$40,800 pa + GST
Ground floor office	40m ²	\$200	\$8,000 pa + GST
Mezzanine office	28m ²	\$150	\$4,200 pa + GST
Mezzanine (landing)	12m ²	\$60	\$720 pa + GST
Mezzanine	16m ²	\$40	\$640 pa + GST
TOTAL			\$54,360 pa + GST

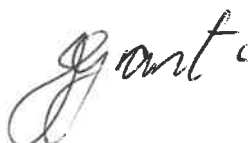
Given the standard of the property and its acceptability to the market we consider an appropriate capitalisation rate for the subject property to be **7.5%**.

Capitalisation Calculations

Market Rent	Capitalisation Rate	Total
54,360 pa + GST	7.5%	\$724,800 + GST

This appraisal is general in nature and we are happy to discuss this further with you.

Yours sincerely,



John Grant
Commercial Sales & Leasing
LJ Hooker Commercial Darwin
0429 982540



IDEAL INDUSTRIAL PREMISES FOR YOUR BUSINESS

Industrial/Warehouse

11 Downes Street, Winnellie, NT 0820

Floor Area: 435 m²

Land Area: 1250.00 m² (approx)

Sold

\$725,000

Sold: Thu 28-Feb-19

Property Description

A quality built warehouse with well appointed office/showroom and kitchen facilities situated in the established Winnellie Area.

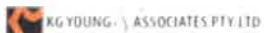
- Warehouse 312.8m²
- Office showroom 59.8m²
- Kitchen/amenities 17.8m²
- Mezzanine 47m²
- Two roller door access to warehouse
- Hard stand loading and on-site car parking
- Land area 1250m²
- Zoning GI – General Industry

Contact Tony to arrange a viewing today!...

Additional Details

Tenure Type

Vacant Possession



Tony Pickering

0418 814 708

K G Young & Associates Pty Ltd - Darwin
74 Cavenagh Str, Darwin City NT
0800



www.realcommercial.com.au/503097802



EXCEPTIONAL PROPERTY - HIGH PROFILE CORNER

Industrial/Warehouse

116 Reichardt Road, Winnellie, NT 0820

Floor Area: 1,260 m²

Land Area: 1260.00 m² (approx)

Sold

Range: \$875,000 - \$1,025,000

Sold: Thu 01-Nov-18

Property Description

- High profile corner allotment
- Outstanding exposure
- 460sqm Office / Warehouse

The Property - 116 Reichardt Road is positioned on the high profile corner of Reichardt Road and Hickman Street Winnellie. The 1,260sqm site is surrounded by a numerous modern commercial developments incorporating a mix of blue chip businesses. The property features a 460sqm combined office and storage facility which is currently used as an administration and service centre. The office component is 384sqm and features high grade offices, meeting room, amenities and open plan work area. The versatile configuration would also allow most of the space to be used as showroom. To the rear of the office is a serviceable storage facility with roller door access and higher clearance. The rear of the property provides private and secure parking with loading access for the store. High exposure location, corner profile, easy access and versatile configuration provides a building which lends itself to a variety of commercial applications.

Tenancy Profile - 116 Reichardt Road is currently occupied and leased by Comsource International Pty Ltd. Short term holding income is available via the lease which is due to expire in the second half of 2017. Rent and lease details will be provided on request. The property is available for sale or lease. The availability for lease purposes will be negotiated pending the requirements of an incoming tenant.

Additional Details

Energy Efficiency

0.0-star NABERS

Craig Inkster
0414 550 705

Dragica Hosking
0419830934

Colliers - Darwin
13 Cavenagh Street, Darwin City NT 0800



www.realcommercial.com.au/502403758



NAB Business Cash Maximiser

For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.

001/012955



HODGES ESTATE PTY LTD
PO BOX 36240
WINNELLIE NT 0821

Account Balance Summary

Opening balance	\$334,234.07	Cr
Total credits	\$7,002.75	
Total debits	\$0.00	
Closing balance	\$341,236.82	Cr

Statement starts 1 June 2021
Statement ends 30 June 2021

Outlet Details

Darwin Office
71 Smith St, Darwin NT 0800

Lending Investment & Insurance Enquiries

Banker Rae Lamb
Telephone number (08) 8943 7483

Account Details

HODGES ESTATE PTY LTD ATF SC & VR HODGES
SUPERANNUATION FUND
BUS CASH MAXIMISER

BSB number 085-933
Account number 82-150-4986

For Your Information

We're changing how often we send paper statements for this account to align with the Business Products Terms & Conditions. Effective 30 days from this statement date, you'll receive your next statement three months after your last statement. If you'd prefer to stay on your current statement cycle, please complete the form at nab.com.au/businessstatements

Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Jun 2021	Brought forward			334,234.07 Cr
1 Jun 2021	As At 01/06/2021 Your Variable Cr Interest Rate Is 0.010% When Your Balance Is \$10,000 or More			334,234.07 Cr
28 Jun 2021	Online V7247457384 Transfer Hodges Super		7,000.00	341,234.07 Cr
30 Jun 2021	Interest		2.75	341,236.82 Cr

Reconciled

Summary of Government Charges

	From 1 July to date	Last year to 30 June
Government		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00
Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.		
For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes		

Explanatory Notes

Please check all entries and report any apparent error or possible unauthorised transaction immediately.
We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us.
For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.



NAB Business Everyday Account

For further information call 13 22 65 for Personal Accounts or 13 10 12 for Business Accounts.

001/012955



HODGES ESTATE PTY LTD
PO BOX 36240
WINNELLIE NT 0821

Account Balance Summary

Opening balance	\$943.02	Cr
Total credits	\$7,516.66	
Total debits	\$7,092.00	
Closing balance	\$1,367.68	Cr

Statement starts 1 June 2021
Statement ends 30 June 2021

Outlet Details

Jarwin Office
71 Smith St, Darwin NT 0800

Lending Investment & Insurance Enquiries

Banker Rae Lamb
Telephone number (08) 8943 7483

Account Details

HODGES ESTATE PTY LTD ATF SC & VR HODGES
SUPERANNUATION FUND
BUSINESS EVERYDAY AC

BSB number 085-933
Account number 82-219-1061

Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Jun 2021	Brought forward			943.02 Cr
7 Jun 2021	V7100 04/06 Myob Aus Tralia Bur			
	Wood Ea 74940521155	27.00 ✓		916.02 Cr
28 Jun 2021	Online E0625948949 Monthly Shed Rent			
	Darwin Auto Elec		7,516.66 ✓	
	Internet Bpay Asic			
	2291313637491	55.00 ✓		
	Online V7247457384 Transfer			
	Hodges Super	7,000.00 ✓		1,377.68 Cr
30 Jun 2021	TRANSACTION SUMMARY	QUANTITY	U/COST	FEE
	Electronic Withdrawal	2	\$0.00	\$0.00
	Transaction Fees			\$0.00
	Flat Monthly Fee			\$10.00
	Total Fees Charged			\$10.00
	Account Fees	10.00 ✓		1,367.68 Cr ✓

Identifying a transaction made using your NAB Visa Debit card. When you use your NAB Visa Debit card and select the CREDIT button, or use the card number for transactions including those online or over the phone, the **Particulars** column on your statement for that transaction will be prefixed by 'V' for Visa followed by the last four digits of your card number used for that transaction and the date (DD/MM) on which you initiated the transaction.

Reconciled

Commercial Lease Agreement

This Commercial Lease Agreement ("Lease") is made and effective 1 April 2021, by and between Hodges Estate Pty Ltd ATF SC & VR Hodges Superannuation Fund ("Landlord") and Darwin Auto Electrics Pty Ltd ("Tenant").

Landlord is the owner of land and improvements commonly known and numbered as 1/39 Tannadice Street, Winnellie NT 0820 and legally described as follows 1/39 Tannadice Street, Winnellie NT 0820.

Landlord makes available for lease a portion of the Building designated as 1/39 Tannadice Street, Winnellie NT 0820 (the "Leased Premises").

Landlord desires to lease the Leased Premises to Tenant, and Tenant desires to lease the Leased Premises from Landlord for the term, at the rental and upon the covenants, conditions and provisions herein set forth.

THEREFORE, in consideration of the mutual promises herein, contained and other good and valuable consideration, it is agreed:

1. Term.

A. Landlord hereby leases the Leased Premises to Tenant, and Tenant hereby leases the same from Landlord, for an "Initial Term" beginning 1 April 2021 and ending 31 March 2022. Landlord shall use its best efforts to give Tenant possession as nearly as possible at the beginning of the Lease term. If Landlord is unable to timely provide the Leased Premises, rent shall abate for the period of delay. Tenant shall make no other claim against Landlord for any such delay.

B. Tenant may renew the Lease for one extended term of **one year**. Tenant shall exercise such renewal option, if at all, by giving written notice to Landlord not less than ninety (90) days prior to the expiration of the Initial Term. The renewal term shall be at the rental set forth below and otherwise upon the same covenants, conditions and provisions as provided in this Lease.

2. Rental.

Tenant shall pay to Landlord during the Initial Term rental of **\$90,200** per year (inclusive of GST), payable in installments of 12 equal instalments each of **\$7,516.66** per month (inclusive of GST). Each installment payment shall be due in advance on the 27th day of each calendar month during the lease term to Landlord at 1/39 Tannadice Street, Winnellie NT 0820 preferably by EFT to BSB 085-933 Account No. 822191061 Account Name Hodges Estate Pty Ltd ATF SC & VR Hodges Superannuation Fund at such other place designated by written notice from Landlord or Tenant. The rental payment amount for any partial calendar months included in the lease term shall be prorated on a daily basis. The rental for this lease will be reviewed within the three year term and the Tenant will be offered a new lease agreement upon expiry of the lease unless otherwise advised in writing by either party by the expiration of the lease agreement.

3. Use

[Permitted Use] Notwithstanding the forgoing, Tenant shall not use the Leased Premises for the purposes of storing, manufacturing or selling any explosives, flammables or other inherently dangerous substance, chemical, thing or device.

4. Sublease and Assignment.

Tenant shall have the right without Landlord's consent, to assign this Lease to a corporation with which Tenant may merge or consolidate, to any subsidiary of Tenant, to any corporation under common control with Tenant, or to a purchaser of substantially all of Tenant's assets. Except as set forth above, Tenant shall not sublease all or any part of the Leased Premises, or assign this Lease in whole or in part without Landlord's consent, such consent not to be unreasonably withheld or delayed.

5. Repairs.

During the Lease term, Tenant shall make, at Tenant's expense, all necessary repairs to the Leased Premises. Repairs shall include such items as routine repairs of floors, walls, ceilings, and other parts of the Leased Premises damaged or worn through normal occupancy, except for major mechanical systems or the roof, subject to the obligations of the parties otherwise set forth in this Lease.

6. Alterations and Improvements.

Tenant, at Tenant's expense, shall have the right following Landlord's consent to remodel, redecorate, and make additions, improvements and replacements of and to all or any part of the Leased Premises from time to time as Tenant may deem desirable, provided the same are made in a workmanlike manner and utilizing good quality materials. Tenant shall have the right to place and install personal property, trade fixtures, equipment and other temporary installations in and upon the Leased Premises, and fasten the same to the premises. All personal property, equipment, machinery, trade fixtures and temporary installations, whether acquired by Tenant at the commencement of the Lease term or placed or installed on the Leased Premises by Tenant thereafter, shall remain Tenant's property free and clear of any claim by Landlord. Tenant shall have the right to remove the same at any time during the term of this Lease provided that all damage to the Leased Premises caused by such removal shall be repaired by Tenant at Tenant's expense.

7. Property Taxes.

Landlord shall pay, prior to delinquency, all general real estate taxes and installments of special assessments coming due during the Lease term on the Leased Premises, and all personal property taxes with respect to Landlord's personal property, if any, on the Leased Premises. Tenant shall be responsible for paying all personal property taxes with respect to Tenant's personal property at the Leased Premises.

8. Insurance.

A. If the Leased Premises or any other party of the Building is damaged by fire or other casualty resulting from any act or negligence of Tenant or any of Tenant's agents, employees or invitees, rent shall not be diminished or abated while such damages are under repair, and Tenant shall be responsible for the costs of repair not covered by insurance.

B. Landlord shall maintain fire and extended coverage insurance on the Building and the Leased Premises in such amounts as Landlord shall deem appropriate. Tenant shall be responsible, at its expense, for fire and extended coverage insurance on all of its personal property, including removable trade fixtures, located in the Leased Premises.

C. Tenant and Landlord shall, each at its own expense, maintain a policy or policies of comprehensive general liability insurance with respect to the respective activities of each in the Building with the premiums thereon fully paid on or before due date, issued by and binding upon some insurance company approved by Landlord, such insurance to afford minimum protection of not less than \$1,000,000 combined single limit coverage of bodily injury, property damage or combination thereof. Landlord shall be listed as an additional insured on Tenant's policy or policies of comprehensive general liability insurance, and Tenant shall provide Landlord with current Certificates of Insurance evidencing Tenant's compliance with this Paragraph. Tenant shall obtain the agreement of Tenant's insurers to notify Landlord that a policy is due to expire at least (10) days prior to such expiration. Landlord shall not be required to maintain insurance against thefts within the Leased Premises or the Building.

9. Utilities.

Tenant shall pay all charges for water, sewer, gas, electricity, telephone and other services and utilities used by Tenant on the Leased Premises during the term of this Lease unless otherwise expressly agreed in writing by Landlord. In the event that any utility or service provided to the Leased Premises is not separately metered, Landlord shall pay the amount due and separately invoice Tenant for Tenant's pro rata share of the charges. Tenant shall pay such amounts within fifteen (15) days of invoice. Tenant acknowledges that the Leased Premises are designed to provide standard office use electrical facilities and standard office lighting. Tenant shall not use any equipment or devices that utilize excessive electrical energy or which may, in Landlord's reasonable opinion, overload the wiring or interfere with electrical services to other tenants.

10. Signs.

Following Landlord's consent, Tenant shall have the right to place on the Leased Premises, at locations selected by Tenant, any signs which are permitted by applicable zoning ordinances and private restrictions. Landlord may refuse consent to any proposed signage that is in Landlord's opinion too large, deceptive, unattractive or otherwise inconsistent with or inappropriate to the Leased Premises or use of any other tenant. Landlord shall assist and cooperate with Tenant in obtaining any necessary permission from governmental authorities or adjoining owners and occupants for Tenant to place or construct the foregoing signs. Tenant shall repair all damage to the Leased Premises resulting from the removal of signs installed by Tenant.

11. Entry.

Landlord shall have the right to enter upon the Leased Premises at reasonable hours to inspect the same, provided Landlord shall not thereby unreasonably interfere with Tenant's business on the Leased Premises.

12. Parking.

During the term of this Lease, Tenant shall have the non-exclusive use in common with Landlord, other tenants of the Building, their guests and invitees, of the non-reserved common automobile parking areas, driveways, and footways, subject to rules and regulations for the use thereof as prescribed from time to time by Landlord. Landlord reserves the right to designate parking areas within the Building or in reasonable proximity thereto, for Tenant and Tenant's agents and employees.

13. Building Rules.

Tenant will comply with the rules of the Building adopted and altered by Landlord from time to time and will cause all of its agents, employees, invitees and visitors to do so; all changes to such rules will be sent by Landlord to Tenant in writing. The initial rules for the Building are attached hereto as Exhibit "A" and incorporated herein for all purposes.

14. Damage and Destruction.

Subject to Section 8 A. above, if the Leased Premises or any part thereof or any appurtenance thereto is so damaged by fire, casualty or structural defects that the same cannot be used for Tenant's purposes, then Tenant shall have the right within ninety (90) days following damage to elect by notice to Landlord to terminate this Lease as of the date of such damage. In the event of minor damage to any part of the Leased Premises, and if such damage does not render the Leased Premises unusable for Tenant's purposes, Landlord shall promptly repair such damage at the cost of the Landlord. In making the repairs called for in this paragraph, Landlord shall not be liable for any delays resulting from strikes, governmental restrictions, inability to obtain necessary materials or labor or other matters which are beyond the reasonable control of Landlord. Tenant shall be relieved from paying rent and other charges during any portion of the Lease term that the Leased Premises are inoperable or unfit for occupancy, or use, in whole or in part, for Tenant's purposes. Rentals and other charges paid in advance for any such periods shall be credited on the next ensuing payments, if any, but if no further payments are to be made, any such advance payments shall be refunded to Tenant. The provisions of this paragraph extend not only to the matters aforesaid, but also to any occurrence which is beyond Tenant's reasonable control and which renders the Leased Premises, or any appurtenance thereto, inoperable or unfit for occupancy or use, in whole or in part, for Tenant's purposes.

15. Default.

If default shall at any time be made by Tenant in the payment of rent when due to Landlord as herein provided, and if said default shall continue for fifteen (15) days after written notice thereof shall have been given to Tenant by Landlord, or if

default shall be made in any of the other covenants or conditions to be kept, observed and performed by Tenant, and such default shall continue for thirty (30) days after notice thereof in writing to Tenant by Landlord without correction thereof then having been commenced and thereafter diligently prosecuted, Landlord may declare the term of this Lease ended and terminated by giving Tenant written notice of such intention, and if possession of the Leased Premises is not surrendered, Landlord may reenter said premises. Landlord shall have, in addition to the remedy above provided, any other right or remedy available to Landlord on account of any Tenant default, either in law or equity. Landlord shall use reasonable efforts to mitigate its damages.

16. Quiet Possession.

Landlord covenants and warrants that upon performance by Tenant of its obligations hereunder, Landlord will keep and maintain Tenant in exclusive, quiet, peaceable and undisturbed and uninterrupted possession of the Leased Premises during the term of this Lease.

17. Condemnation.

If any legally, constituted authority condemns the Building or such part thereof which shall make the Leased Premises unsuitable for leasing, this Lease shall cease when the public authority takes possession, and Landlord and Tenant shall account for rental as of that date. Such termination shall be without prejudice to the rights of either party to recover compensation from the condemning authority for any loss or damage caused by the condemnation. Neither party shall have any rights in or to any award made to the other by the condemning authority.

18. Subordination.

Tenant accepts this Lease subject and subordinate to any mortgage, deed of trust or other lien presently existing or hereafter arising upon the Leased Premises, or upon the Building and to any renewals, refinancing and extensions thereof, but Tenant agrees that any such mortgagee shall have the right at any time to subordinate such mortgage, deed of trust or other lien to this Lease on such terms and subject to such conditions as such mortgagee may deem appropriate in its discretion. Landlord is hereby irrevocably vested with full power and authority to subordinate this Lease to any mortgage, deed of trust or other lien now existing or hereafter placed upon the Leased Premises of the Building, and Tenant agrees upon demand to execute such further instruments subordinating this Lease or attorning to the holder of any such liens as Landlord may request. In the event that Tenant should fail to execute any instrument of subordination herein required to be executed by Tenant promptly as requested, Tenant hereby irrevocably constitutes Landlord as its attorney-in-fact to execute such instrument in Tenant's name, place and stead, it being agreed that such power is one coupled with an interest. Tenant agrees that it will from time to time upon request by Landlord execute and deliver to such persons as Landlord shall request a statement in recordable form certifying that this Lease is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as so modified), stating the dates to which rent and other charges payable under this Lease have been paid, stating that Landlord is not in default hereunder (or if Tenant alleges a default stating the nature of such alleged default) and further stating such other matters as Landlord shall reasonably require.

19. Security Deposit.

The Security Deposit shall be held by Landlord without liability for interest and as security for the performance by Tenant of Tenant's covenants and obligations under this Lease, it being expressly understood that the Security Deposit shall not be considered an advance payment of rental or a measure of Landlord's damages in case of default by Tenant. Unless otherwise provided by mandatory non-waivable law or regulation, Landlord may commingle the Security Deposit with Landlord's other funds. Landlord may, from time to time, without prejudice to any other remedy, use the Security Deposit to the extent necessary to make good any arrearages of rent or to satisfy any other covenant or obligation of Tenant hereunder. Following any such application of the Security Deposit, Tenant shall pay to Landlord on demand the amount so applied in order to restore the Security Deposit to its original amount. If Tenant is not in default at the termination of this Lease, the balance of the Security Deposit remaining after any such application shall be returned by Landlord to Tenant. If Landlord transfers its interest in the Premises during the term of this Lease, Landlord may assign the Security Deposit to the transferee and thereafter shall have no further liability for the return of such Security Deposit.

20. Notice.

Any notice required or permitted under this Lease shall be deemed sufficiently given or served if sent by Australian Registered mail, return receipt requested, addressed as follows:

If to Landlord to:

Hodges Estate Pty Ltd ATF SC & VR Hodges Superannuation Fund

PO Box 36240
Winnellie NT 0821

If to Tenant to:

Darwin Auto Electrics Pty Ltd

PO Box 36966

Winnellie NT 0821

Landlord and Tenant shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party.

21. Brokers.

Tenant represents that Tenant was not shown the Premises by any real estate broker or agent and that Tenant has not otherwise engaged in, any activity which could form the basis for a claim for real estate commission, brokerage fee, finder's fee or other similar charge, in connection with this Lease.

22. Waiver.

No waiver of any default of Landlord or Tenant hereunder shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by Landlord or Tenant shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.

23. Memorandum of Lease.

The parties hereto contemplate that this Lease should not and shall not be filed for record, but in lieu thereof, at the request of either party, Landlord and Tenant shall execute a Memorandum of Lease to be recorded for the purpose of giving record notice of the appropriate provisions of this Lease.

24. Headings.

The headings used in this Lease are for convenience of the parties only and shall not be considered in interpreting the meaning of any provision of this Lease.

25. Successors.

The provisions of this Lease shall extend to and be binding upon Landlord and Tenant and their respective legal representatives, successors and assigns.

26. Consent.

Landlord shall not unreasonably withhold or delay its consent with respect to any matter for which Landlord's consent is required or desirable under this Lease.

27. Performance.

If there is a default with respect to any of Landlord's covenants, warranties or representations under this Lease, and if the default continues more than fifteen (15) days after notice in writing from Tenant to Landlord specifying the default, Tenant may, at its option and without affecting any other remedy hereunder, cure such default and deduct the cost thereof from the next accruing installment or installments of rent payable hereunder until Tenant shall have been fully reimbursed for such expenditures, together with interest thereon at a rate equal to the lessor of twelve percent (12%) per annum or the

then highest lawful rate. If this Lease terminates prior to Tenant's receiving full reimbursement, Landlord shall pay the unreimbursed balance plus accrued interest to Tenant on demand.

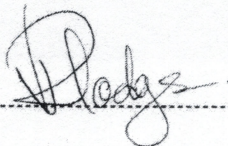
28. Compliance with Law.

Tenant shall comply with all laws, orders, ordinances and other public requirements now or hereafter pertaining to Tenant's use of the Leased Premises. Landlord shall comply with all laws, orders, ordinances and other public requirements now or hereafter affecting the Leased Premises.

29. Final Agreement.

This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof. This Agreement may be modified only by a further writing that is duly executed by both parties.

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.



Veronica Rose Hodges

Hodges Estate Pty Ltd ATF SC & VR Hodges Superannuation Fund

Date

31.03.2021

Stephen Charles Hodges

Darwin Auto Electrics Pty Ltd



Date

31.03.2021

Session Report by Chart of Accounts

From 01/07/2020 to 30/06/2021

Account name	Description (transactions)	Debit	Credit
6-6310 Superannuation - S C Hodges			
Make a Payment ID: 4329; SC AND VR HODGES SUPER FUND DD 4329	10/07/2020	2,500.00	
Make a Payment ID: 4368; SC AND VR HODGES SUPER FUND DD 4368	10/08/2020	2,500.00	
Make a Payment ID: 4398; SC AND VR HODGES SUPER FUND DD 4398	10/09/2020	2,500.00	
Make a Payment ID: 4447; SC AND VR HODGES SUPER FUND DD 4447	10/10/2020	2,500.00	
Make a Payment ID: 4497; SC AND VR HODGES SUPER FUND DD 4497	10/11/2020	2,500.00	
Make a Payment ID: 4532; SC AND VR HODGES SUPER FUND DD 4532	10/12/2020	2,500.00	
Make a Payment ID: 4590; SC AND VR HODGES SUPER FUND DD 4590	11/01/2021	2,500.00	
Make a Payment ID: 4648; SC AND VR HODGES SUPER FUND DD 4648	10/02/2021	2,500.00	
Make a Payment ID: 4687; SC AND VR HODGES SUPER FUND DD 4687	10/03/2021	2,500.00	
Make a Payment ID: 4737; SC AND VR HODGES SUPER FUND DD 4737	12/04/2021	2,500.00	
		25,000.00	0.00
6-6311 Superannuation - V R Hodges			
Make a Payment ID: 4328; SC AND VR HODGES SUPER FUND DD 4328	10/07/2020	2,500.00	
Make a Payment ID: 4369; SC AND VR HODGES SUPER FUND DD 4369	10/08/2020	2,500.00	
Make a Payment ID: 4399; SC AND VR HODGES SUPER FUND DD 4399	10/09/2020	2,500.00	
Make a Payment ID: 4448; SC AND VR HODGES SUPER FUND DD 4448	10/10/2020	2,500.00	
Make a Payment ID: 4498; SC AND VR HODGES SUPER FUND DD 4498	10/11/2020	2,500.00	
Make a Payment ID: 4533; SC AND VR HODGES SUPER FUND DD 4533	10/12/2020	2,500.00	
Make a Payment ID: 4591; SC AND VR HODGES SUPER FUND DD 4591	11/01/2021	2,500.00	
Make a Payment ID: 4649; SC AND VR HODGES SUPER FUND DD 4649	10/02/2021	2,500.00	
Make a Payment ID: 4688; SC AND VR HODGES SUPER FUND DD 4688	10/03/2021	2,500.00	
Make a Payment ID: 4738; SC AND VR HODGES SUPER FUND DD 4738	12/04/2021	2,500.00	
		25,000.00	0.00



Tel: +61 8 8981 7066
Fax: +61 8 8981 7493
www.bdo.com.au

72 Cavenagh St
Darwin NT 0800
GPO Box 4640 Darwin NT 0801
AUSTRALIA

Tax invoice

Hodges Estate Pty Ltd ATF SC & VR Hodges Superannuation Fund PO Box 36966 Winnellie NT 0821 Via Email: accounts@dae.net.au	Invoice	49474
	Date	31 March 2021
	Amount	\$3,960.00

OUR FEE SUMMARY

OUR FEE	\$3,600.00
GST	360.00
TOTAL	\$3,960.00

PAYMENT TERMS: 14 DAYS FROM DATE OF INVOICE

Please return the section below with your payment and keep the main section for your records. Alternatively if paying via Direct Debit please remember to quote your Client Code and send remittance slip to accounts.darwin@bdo.com.au

Client Name Hodges Estate Pty Ltd ATF SC & VR

Client Code HOD10 Invoice 49474

Cheque/money order for enclosed.

A/C Name	BDO (NT)
Bank	NAB
Branch	Darwin
BSB	085-949
A/C No.	739079271

OUR FEE FOR PROFESSIONAL SERVICES RENDERED

Work performed for the period 1 July 2020 to 30 March 2021:-

Preparation of accounts and statements for the year ended 30 June 2020 including:

Maintaining member and trustee records and associated accounting.

Processing of applications, contributions, benefits and distributions.

Production and distribution of reports, statements and forms to members and trustees.

Compliance with superannuation industry regulatory requirements.

Preparation and lodgement of Activity Statements, as required.

Bookkeeping support provided, as required.

Sundry associated discussions and meetings regarding the above.

OUR FEE \$3,400.00

Preparation and lodgement of the income tax return for the year ended 30 June 2020.

OUR FEE \$ 200.00

OUR TOTAL FEE	\$3,600.00
GST	360.00
TOTAL	<hr/> \$3,960.00



Tel: +61 8 8981 7066
Fax: +61 8 8981 7493
www.bdo.com.au

72 Cavenagh St
Darwin NT 0800
GPO Box 4640 Darwin NT 0801
AUSTRALIA

Tax invoice

Hodges Estate Pty Ltd ATF SC & VR Hodges Superannuation Fund PO Box 36966 Winnellie NT 0821 Via Email: accounts@dae.net.au	Invoice	102818
	Date	31 March 2021
	Amount	\$ 660.00

OUR FEE FOR PROFESSIONAL SERVICES RENDERED

Audit of the Superannuation Fund's accounts for the year
ended 30 June 2020.

OUR FEE	\$ 600.00
GST	60.00
TOTAL	<u>\$ 660.00</u>

Paid \$660.00

BDO Auditing

14.04.2021

1/let

#N9785407430

PAYMENT TERMS: 30 DAYS FROM DATE OF INVOICE

Please return the section below with your payment and keep the main section for your records. Alternatively if paying via Direct Debit please remember to quote your Client Code and send remittance slip to accounts.darwin@bdo.com.au

Client Name Hodges Estate Pty Ltd ATF SC & VR

Client Code **HOD11** Invoice 102818

Cheque/money order for enclosed.

A/C Name	BDO Audit (NT)
Bank	NAB
Branch	Darwin
BSB	085933
A/C No.	632938435

ASIC

Australian Securities and Investments Commission
ABN 86 768 265 615

Inquiries
www.asic.gov.au/invoices
1300 300 630

HODGES ESTATE PTY LTD
ACN/ARBN 131 363 749
C/- BDO (NT)
72 Cavenagh Street, Darwin, NT 0800

Invoice Statement

Issue Date: 30/05/2021
Account Number: 22 131363749

Summary

Balance Outstanding \$0.00
New Charges \$55.00

Please Pay

Immediately \$0.00
By 30/07/2021 \$55.00

TOTAL DUE \$55.00

If you have already paid please ignore this invoice statement

- Amounts not subject to GST (Treasurer's Determination – Exempt taxes fees and charges).
- Payment of your Annual Review Fee will maintain your registration as an Australian Company

- Late Fees will apply if you do NOT:
 - tell us about a change during the period that the Law allows
 - bring your company or scheme details up to date within 28 days of the date of issue of the annual company statement, or
 - pay your annual review within 2 months of the annual review date
- Information on late fee amounts can be found on the ASIC website

Date	Reference	Description	Amount
30/05/2021	3X7083885480P PA	2021 Annual Review	55.00

Payment Slip

HODGES ESTATE PTY LTD

ACN/ARBN 131 363 749
Account Number: 22 131363749

Payment Options

Immediately \$0.00
By 30/07/2021 \$55.00 ✓
Total Due \$55.00



*814 129 0002291313637491 17



22 131363749



Billpay Code: 8929
Ref: 2291 3136 3749 117



Bill Code: 17301 ✓
Reference: 2291313637491 ✓



In person at any Post Office, pay by cash, Cheque, EFTPOS, Mastercard or VISA



By phone 13 18 16 pay by Mastercard or VISA



Online postbillpay.com.au by Mastercard or VISA

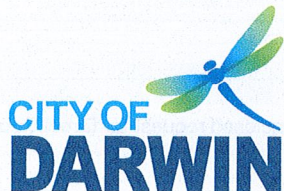


Mail this payment slip and your cheque to
ASIC, Locked Bag 5000, Gippsland Mail Centre VIC 3841.

Telephone & Internet Banking – BPAY
Contact your bank, credit union or building society to make payment

BPay 28.06.2021
#A1041908368

\$55.00



City of Darwin
CIVIC CENTRE, HARRY CHAN AVENUE
DARWIN NT 0800
GPO BOX 84 DARWIN NT 0801
TEL: (08) 8930 0300 FAX: (08) 8930 0311
Email: darwin@darwin.nt.gov.au
Website: www.darwin.nt.gov.au
ABN: 11 503 313 301

RATES NOTICE

FOR THE YEAR

1 JULY 2020 – 30 JUNE 2021

ISSUED UNDER SECTION 242
OF THE LOCAL GOVERNMENT ACT
2019

E. & O.E

SHOULD THE ADDRESS SHOWN ON THIS NOTICE
BE INCORRECT PLEASE NOTIFY COUNCIL IN WRITING

Account Number: 20195-8

Valuation Number: 055013400001

Notice Print Date: 17 August 2020



001-0821 (13340)

HODGES ESTATE PTY LTD ATF SC & VR
HODGES SUPERANNUATION FUND
PO Box 36966
WINNELLIE NT 0821

ALLOTMENT LOCATION AND DESCRIPTION 1/39 Tannadice Street WINNELLIE NT 082

CURRENT YEARS RATES AND CHARGES	UNIMPROVED CAPITAL VALUE	NTPS ZONE	RATE IN \$ OR MINIMUM	AMOUNT \$
General Rate	\$390,000	LI	0.00393908	\$1,536.24
Balance of Account				\$1,536.24

Pay 28/09/2020
A4807635541
\$1,536.24

Should the above record of principal ratepayer, allotment description, or classification details be incorrect, please submit a written request to Council to correct the record per section 233 of the *Local Government Act 2019*.

PAYMENT OPTIONS AND DUE DATES FOR PAYMENT

Arrears		INSTALMENT 1	INSTALMENT 2	INSTALMENT 3	INSTALMENT 4
	AND	\$384.24	\$384.00	\$384.00	\$384.00
Due Now		30/09/20	30/11/20	31/01/21	31/03/21

OR

Arrears		Full Payment
	AND	\$1,536.24
Due Now		30/09/20

NOTE: Debit balances from past years are accruing penalty interest on a daily basis and are due and payable now. You will need to contact Council for an updated payment amount.

Should payment be received after the close of business on the above due dates, late payment penalties will be added on a daily basis at 18% pa.

All credit card payments will incur a processing surcharge of 0.4% of the total transaction amount

City of Darwin – Rates and Charges Payment Methods



Billpay Code: 0955
Reference No: 2019 58

Pay in person at any
Post Office, by phone
13 18 16 or go to
Postbillpay.com.au



BPay Biller Code: 5074
Reference No: 201958

In response to COVID19, City of Darwin will
no longer accept cash payments at Council
premises. EFTPOS facilities are available.



*955 201958

BPAY® this payment via internet or phone banking.
BPAY View® – View and pay this bill using internet banking.
BPAY View Registration No.: 201958

INTERNET PAYMENTS



Account No: 20195
Valuation No:
055013400001

Visit our website:
www.darwin.nt.gov.au
and follow the prompts
to pay your rates
using your credit card.

Electronic notices



Sign up on your online banking account



By Phone 13 18 16 MasterCard or
Visa 24 hours 7 days per week
Billpay Code: 0955
Reference No: 201958



Account No: 201958
Valuation No: 055013400001

Register to receive your bill by email by visiting
darwin.ezybill.com.au

HODGES ESTATE PTY LTD ATF SC & VR

PROP.UNITS PLAN 93/19

ABN: 98604260378

39 TANNADICE STREET

WINNELLIE NT 0820

Accounts enquiries: (08) 8943 1250

Accounts email: accounts.nt@whittles.com.au

Your account number

HODG04

Date of issue

3 Aug 2020

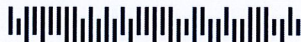
Total amount payable

\$1516.00

New charges due for payment

1 Sep 2020**TAX INVOICE**

001330



001

Mr S & Mrs V Hodges
PO BOX 36966
WINNELLIE NT 0821

Property Address

Unit 1,39 TANNADICE STREET

WINNELLIE NT 0820

Unit number

1

Lot number

1

Details	Period	Amount	GST Incl	Total
Admin Fund Contributions	01/09/20 to 30/11/20	1432.00	0.00	1432.00
Sinking Fund Contributions	01/09/20 to 30/11/20	84.00	0.00	84.00
				1516.00

TOTAL DUE IF PAID BY 01/09/20 (Includes GST of \$0.00)

\$1516.00

\$1516
\$1516
\$1766
\$1600
\$6,398

B Pay Hdd. Est. \$1,516.00
R0328916145
28.08.2020



DEFT Reference Number

3051779740017

Date due

1 Sep 2020

Amount due

\$1516.00

Plan: 0009319

Unit: 00001

Account: HODG04



*496 3051 7797 4001 7

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PAYMENT OPTIONSPhone
1300 301 090

Call this number to pay by credit card using a land line or mobile phone. Payments by credit cards will attract a surcharge.

Credit Card
www.deft.com.auVisit www.deft.com.au to make a secure credit card payment over the Internet. Payments by credit cards will attract a surcharge.Direct Debit
www.deft.com.auRegister at www.deft.com.au to setup Biller or Customer initiated direct debit payments from your nominated bank account or credit card.BPAY
Biller code: 96503

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Cheque Payable to
DEFT Payment SystemsBy post: Send a cheque with this slip by mail to:
DEFT Payment Systems GPO Box 141 BRISBANE QLD 4001

+305177974 17<

000151600<3+

PROP. UNITS PLAN 93/19

ABN: 98604260378

39 TANNADICE STREET

WINNELLIE NT 0820

Accounts enquiries: (08) 8943 1250

Accounts email: accounts.nt@whittles.com.au

Your account number

HODG04

Date of issue

2 Nov 2020

Total amount payable

\$1516.00

New charges due for payment

1 Dec 2020**TAX INVOICE**

002240



001

Mr S & Mrs V Hodges
PO BOX 36966
WINNELLIE NT 0821

Property Address

Unit 1, 39 TANNADICE STREET

WINNELLIE NT 0820

Unit number

1

Lot number

1

Details	Period	Amount	GST Incl	Total
Admin Fund Contributions	01/12/20 to 28/02/21	1432.00	0.00	1432.00
Sinking Fund Contributions	01/12/20 to 28/02/21	84.00	0.00	84.00
				1516.00

TOTAL DUE IF PAID BY 01/12/20 (Includes GST of \$0.00)

\$1516.00

B Pay 27.11.2020
B8336427248
\$1,516.00



DEFT Reference Number

3051779740017

Date due

1 Dec 2020

Amount due

\$1516.00

Plan: 0009319

Unit: 00001

Account: HODG04



*496 305177974 0017

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Credit Card
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www.deft.com.auRegister at www.deft.com.au to setup Biller or Customer initiated direct debit payments from your nominated bank account or credit card.BPAY
Biller code: 96503

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Cheque Payable to
DEFT Payment SystemsBy post: Send a cheque with this slip by mail to:
DEFT Payment Systems GPO Box 141 BRISBANE QLD 4001

+305177974 0017<

000151600<3+

PROP.UNITS PLAN 93/19**ABN: 98604260378****39 TANNADICE STREET****WINNELLIE NT 0820**

Accounts enquiries: (08) 8943 1250

Accounts email: accounts.nt@whittles.com.au

Your account number

HODG04

Date of issue

1 Feb 2021

Total amount payable

\$1766.00

New charges due for payment

1 Mar 2021**TAX INVOICE**

002148



001

Mr S & Mrs V Hodges

PO BOX 36966

WINNELLIE NT 0821



Property Address

Unit 1,39 TANNADICE STREET

WINNELLIE NT 0820

Unit number

1

Lot number

1

Details	Period	Amount	GST Incl	Total
Admin Fund Contributions	01/03/21 to 31/05/21	1504.00	0.00	1504.00
Admin contribution increase as per AGM For the period of 01/09/20 to 28/02/21 Due & payable by 01/03/21		143.00	0.00	143.00
Sinking Fund Contributions	01/03/21 to 31/05/21	96.00	0.00	96.00
Sinking contribution increase per AGM For the period of 01/09/20 to 28/02/21 Due & payable by 01/03/21		23.00	0.00	23.00
				1766.00

TOTAL DUE IF PAID BY 01/03/21 (Includes GST of \$0.00)

\$1766.00

BPay \$1766.00
22.02.2021
#S1556996910



DEFT Reference Number

3051779740017

Date due

1 Mar 2021

Amount due

\$1766.00

Plan: 0009319

Unit: 00001

Account: HODG04



*496 305177974 0017

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Credit Card
www.deft.com.auVisit www.deft.com.au to make a secure credit card payment over the Internet. Payments by credit cards will attract a surcharge.Direct Debit
www.deft.com.auRegister at www.deft.com.au to setup Biller or Customer initiated direct debit payments from your nominated bank account or credit card.BPAY
Biller code: 96503

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Australia Post

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DEFT Payment SystemsBy post: Send a cheque with this slip by mail to:
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+305177974 0017<

000176600<3+

PROP.UNITS PLAN 93/19

ABN: 98604260378

39 TANNADICE STREET

WINNELLIE NT 0820

Accounts enquiries: (08) 8943 1250

Accounts email: accounts.nt@whittles.com.au

Your account number

HODG04

Date of issue

3 May 2021

Total amount payable

\$1600.00

New charges due for payment

1 Jun 2021**TAX INVOICE**

002444



001

Mr S & Mrs V Hodges
PO BOX 36966
WINNELLIE NT 0821

Property Address

Unit 1, 39 TANNADICE STREET

WINNELLIE NT 0820

Unit number

1

Lot number

1

Details	Period	Amount	GST Incl	Total
Admin Fund Contributions	01/06/21 to 31/08/21	1504.00	0.00	1504.00
Sinking Fund Contributions	01/06/21 to 31/08/21	96.00	0.00	96.00
				1600.00

TOTAL DUE IF PAID BY 01/06/21 (Includes GST of \$0.00)

\$1600.00

Pay 28.05.2021
D3332218035
\$1,600.00

Late fees and interest may apply if levies are not paid by the due date

DEFT Reference Number
3051779740017Date due Amount due
1 Jun 2021 \$1600.00Plan: 0009319
Unit: 00001
Account: HODG04

*496 305177974 0017

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Credit Card
www.deft.com.auVisit www.deft.com.au to make a secure credit card payment over the Internet. Payments by credit cards will attract a surcharge.Direct Debit
www.deft.com.auRegister at www.deft.com.au to setup Biller or Customer initiated direct debit payments from your nominated bank account or credit card.BPAY
Biller code: 96503

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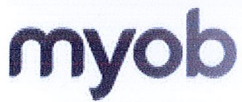
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Cheque Payable to
DEFT Payment SystemsBy post: Send a cheque with this slip by mail to:
DEFT Payment Systems GPO Box 141 BRISBANE QLD 4001

+305177974 0017<

000160000<3+



Client ID
10087725

Date Issued
04/06/2021

From
MYOB Australia Pty Ltd
PO Box 73, Richmond, VIC, 3121
ABN: 13 086 760 198
Phone: 1 300 555 151

Bill To
Veronica Hodges
Trustee For SC & VR Hodges Superannuation
Fund
Shed 1, 39 Tannadice Street,
WINNELLIE NT 0820
Australia

Ship To

Balance Due **\$0.00**

Tax Invoice No **1-78117001836**
Period **01/06/2021 - 30/06/2021**

Description	Extended Price (GST inc.)
MYOB Essentials Accounting Starter Recurring Subscription	\$27.00

Net Sale Amount	\$24.55
GST Amount	\$2.45
Total	\$27.00
Paid	\$27.00
Balance Due	\$0.00

Thank you for paying by Credit Card.
Payment will be automatically deducted from your nominated account.

Subject to MYOB Terms and Conditions - www.myob.com/au/termsandconditions

MYOB monthly subscription of \$27 x 12 = \$324

Checked, client got all 12 months invoices.



Australian Government
Australian Taxation Office

Agent M CARDELLINI & P MAHER TRUST
& C J SCI
Client SC & VR HODGES
SUPERANNUATION FUND
ABN 26 167 715 232
TFN 882 172 119

Income tax 551

Date generated	01/11/2021
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

2 results found - from **01 June 2020** to **01 November 2021** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
16 Apr 2021	15 Apr 2021	Payment received		\$877.65	\$0.00
31 Mar 2021	17 May 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$877.65		\$877.65 DR



Australian Government
Australian Taxation Office

Agent M CARDELLINI & P MAHER TRUST
& C J SCI
Client SC & VR HODGES
SUPERANNUATION FUND
ABN 26 167 715 232
TFN 882 172 119

Activity statement 001

Date generated	01/11/2021
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

10 results found - from **01 June 2020** to **01 November 2021** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
23 Aug 2021	20 Aug 2021	Payment received		\$7,004.00	\$0.00
28 Jul 2021	25 Aug 2021	Original Activity Statement for the period ending 30 Jun 21	\$7,004.00		\$7,004.00 DR
28 Jul 2021	25 Aug 2021	- GST	\$1,642.00		
28 Jul 2021	25 Aug 2021	- PAYG Instalments	\$5,362.00		
24 May 2021	21 May 2021	Payment received		\$5,434.00	\$0.00
12 May 2021	26 May 2021	Original Activity Statement for the period ending 31 Mar 21	\$5,434.00		\$5,434.00 DR
12 May 2021	26 May 2021	- GST	\$1,101.00		
12 May 2021	26 May 2021	- PAYG Instalments	\$4,333.00		
16 Feb 2021	15 Feb 2021	Payment received		\$6,238.00	\$0.00
15 Feb 2021	2 Mar 2021	Original Activity Statement for the period ending 31 Dec 20	\$6,238.00		\$6,238.00 DR
15 Feb 2021	2 Mar 2021	- GST	\$1,905.00		
15 Feb 2021	2 Mar 2021	- PAYG Instalments	\$4,333.00		
12 Nov 2020	11 Nov 2020	Payment received		\$6,208.00	\$0.00
26 Oct 2020	25 Nov 2020	Original Activity Statement for the period ending 30 Sep 20	\$6,208.00		\$6,208.00 DR
26 Oct 2020	25 Nov 2020	- GST	\$1,875.00		
26 Oct 2020	25 Nov 2020	- PAYG Instalments	\$4,333.00		
24 Aug 2020	21 Aug 2020	Payment received		\$12,550.00	\$0.00
17 Aug 2020	25 Aug 2020	Original Activity Statement for the period ending 30 Jun 20	\$12,550.00		\$12,550.00 DR
17 Aug 2020	25 Aug 2020	- GST	\$2,050.00		
17 Aug 2020	25 Aug 2020	- PAYG Instalments	\$10,500.00		



Australian Government
Australian Taxation Office

PAYG Instalments report 2021

Tax Agent 48418003

Last Updated 23/10/2021

TFN	Client Name	Quarter 1 (\$)	Quarter 2 (\$)	Quarter 3 (\$)	Quarter 4 (\$)	Total Instalment (\$)	
882172119	SC & VR HODGES SUPERANNUATION FUND	4,333.00	4,333.00	4,333.00	5,362.00	18,361.00	✓

Total No of Clients: 1



Australian Government
Australian Taxation Office

Agent M CARDELLINI & P MAHER
TRUST & C J SCI
Client SC & VR HODGES
SUPERANNUATION FUND
ABN 26 167 715 232

Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 001 – SC & VR HODGES SUPERANNUATION FUND	Apr 2021 – Jun 2021	44955805978	Cash

Receipt ID 888296162
Date lodged 28 July 2021
Payment due date 25 August 2021

Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
Goods and services tax (GST)			
1A Owed to ATO		\$2,050.00	
1B Owed by ATO			\$408.00
G1 Total sales	\$22,550.00		
Does this include GST?	Yes		
PAYG income tax instalment			
5A Owed to ATO		\$5,362.00	
5B Owed by ATO			\$0.00
T7 Instalment amount – Based on the notional tax \$ 18,364.65 from the 2020 assessment.	\$5,362.00		

Amount owing to ATO

\$7,004.00

BPAY®



Biller code 75556
Ref 261677152322360

Telephone and Internet Banking - BPAY®

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For more information see www.bpay.com.au

Australia Post

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Payment reference number
261677152322360



*171 261677152322360



Australian Government
Australian Taxation Office

Agent M CARDELLINI & P MAHER
TRUST & C J SCI
Client SC & VR HODGES
SUPERANNUATION FUND
ABN 26 167 715 232

Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 001 – SC & VR HODGES SUPERANNUATION FUND	Jan 2021 – Mar 2021	44895453879	Cash

Receipt ID 6326343563
Date lodged 12 May 2021
Payment due date 26 May 2021

Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
Goods and services tax (GST)			
1A Owed to ATO		\$2,050.00	
1B Owed by ATO			\$949.00
G1 Total sales	\$22,550.00		
Does this include GST?	Yes		
PAYG income tax instalment			
5A Owed to ATO		\$4,333.00	
5B Owed by ATO			\$0.00
T7 Instalment amount – Based on the notional tax \$ 17,335.80 from the 2019 assessment.	\$4,333.00		

Amount owing to ATO

\$5,434.00

BPAY®



Biller code 75556
Ref 261677152322360

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Payment reference number
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Australian Government
Australian Taxation Office

Agent M CARDELLINI & P MAHER
TRUST & C J SCI
Client SC & VR HODGES
SUPERANNUATION FUND
ABN 26 167 715 232

Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 001 – SC & VR HODGES SUPERANNUATION FUND	Oct 2020 – Dec 2020	44835764449	Cash

Receipt ID 951936561
Date lodged 15 February 2021
Payment due date 02 March 2021

Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
Goods and services tax (GST)			
1A Owed to ATO		\$2,050.00	
1B Owed by ATO			\$145.00
G1 Total sales	\$22,550.00		
Does this include GST?	Yes		
PAYG income tax instalment			
5A Owed to ATO		\$4,333.00	
5B Owed by ATO			\$0.00
T7 Instalment amount – Based on the notional tax \$ 17,335.80 from the 2019 assessment.	\$4,333.00		

Amount owing to ATO

\$6,238.00

BPAY®



Biller code 75556
Ref 261677152322360

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Payment reference number
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Australian Government
Australian Taxation Office

Agent M CARDELLINI & P MAHER
TRUST & C J SCI
Client SC & VR HODGES
SUPERANNUATION FUND
ABN 26 167 715 232

Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 001 – SC & VR HODGES SUPERANNUATION FUND	Jul 2020 – Sep 2020	42374213529	Cash

Receipt ID 1724392545
Date lodged 26 October 2020
Payment due date 25 November 2020

Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
Goods and services tax (GST)			
1A Owed to ATO		\$2,050.00	
1B Owed by ATO			\$175.00
G1 Total sales	\$22,550.00		
Does this include GST?	Yes		
PAYG income tax instalment			
5A Owed to ATO		\$4,333.00	
5B Owed by ATO			\$0.00
T7 Instalment amount – Based on the notional tax \$ 17,335.80 from the 2019 assessment.	\$4,333.00		

Amount owing to ATO

\$6,208.00

BPAY®



Biller code 75556
Ref 261677152322360

Telephone and Internet Banking - BPAY®

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Payment reference number
261677152322360



*171 261677152322360

HODGES ESTATE PTY LTD
Company Number: **131 363 749**

COMPANY REPORT AT 30/06/2021

Company Details

Company Number	131 363 749	Jurisdiction	Australia
Incorp Date	30/05/2008	State	NT
Company Type	Small Proprietary	Company Class	Limited by Shares
Home Unit	No	Non Profit	No
Super Trustee	Yes	Reference	HOD10
Annual Review Date	30/05/2022	Partner(s)	---
Current Year AGM	---	Manager(s)	---
Previous Year AGM	---		

Company Addresses

Registered Office **Effective Date**
72 Cavenagh Street, Darwin, NT 0800 30/05/2008

Previous: ---

Business Address **Effective Date**
Shed 1, 39 Tannadice Street, Winnellie, NT 0820 30/05/2008

Previous: ---

Meeting Address **Effective Date**
Shed 1, 39 Tannadice Street, Winnellie, NT 0820 30/05/2008

Location of Registers **Effective Date**
C/- Bdo Business Centre, 72 Cavenagh Street, Darwin, NT 0800 30/05/2008

Company Officers

✓ **STEPHEN CHARLES HODGES**
355 Bees Creek Road, Bees Creek, NT 0822
Born 18/11/1955 at HAMPSHIRE, UNITED KINGDOM OF GREAT BRITAIN AND NORTHERN IRELAND
Director **Appointed: 30/05/2008** **Ceased: ---**

✓ **VERONICA ROSE HODGES**
355 Bees Creek Road, Bees Creek, NT 0822
Born 02/07/1963 at NANANGO, Queensland
Director **Appointed: 30/05/2008** **Ceased: ---**
Secretary **Appointed: 30/05/2008** **Ceased: ---**

Members

Beneficial Owner **Number**

ORD - ORDINARY SHARES

STEPHEN CHARLES HODGES
355 Bees Creek Road, Bees Creek, NT 0822

Held under shareholder's name

1

VERONICA ROSE HODGES
355 Bees Creek Road, Bees Creek, NT 0822

Held under shareholder's name

1

Issued Capital

Class	Description	Number	Amount Payable	Amount Paid
ORD	ORDINARY SHARES	2	\$2.00	\$2.00
		2	\$2.00	\$2.00

Documents for HODGES ESTATE PTY LTD

Document Date	Document	Status Date	Status
30/05/2008	Form - 362 APPOINTMENT OR CESSATION OF ASIC AGENT	03/06/2008	LODGED
30/05/2009	Form - 480 ANNUAL COMPANY STATEMENT	22/06/2009	DOCUMENT PROCESSED
22/06/2009	Solvency Resolution	22/06/2009	SENT TO CLIENT
30/05/2010	Form - 480 ANNUAL COMPANY STATEMENT	09/06/2010	DOCUMENT PROCESSED
30/05/2011	Form - 480 ANNUAL COMPANY STATEMENT	01/06/2011	DOCUMENT PROCESSED
30/05/2012	Form - 480 ANNUAL COMPANY STATEMENT	01/06/2012	DOCUMENT PROCESSED
30/05/2013	Form - 480 ANNUAL COMPANY STATEMENT	03/06/2013	DOCUMENT PROCESSED
30/05/2014	Form - 480 ANNUAL COMPANY STATEMENT	02/06/2014	DOCUMENT PROCESSED
30/05/2015	Form - 480 ANNUAL COMPANY STATEMENT	01/06/2015	DOCUMENT PROCESSED
30/05/2016	Form - 480 ANNUAL COMPANY STATEMENT	01/06/2016	DOCUMENT PROCESSED
30/05/2017	Form - 480 ANNUAL COMPANY STATEMENT	01/06/2017	DOCUMENT PROCESSED
30/05/2018	Form - 480 ANNUAL COMPANY STATEMENT	05/06/2018	DOCUMENT PROCESSED
30/05/2019	Form - 480 ANNUAL COMPANY STATEMENT	03/06/2019	DOCUMENT PROCESSED
31/05/2020	Form - 480 ANNUAL COMPANY STATEMENT	06/06/2020	DOCUMENT PROCESSED
31/05/2021	Form - 480 ANNUAL COMPANY STATEMENT	14/06/2021	DOCUMENT PROCESSED

Bank Reconciliation Report

Trustee for SC & VR Hodges Superannuation Fund

For: NAB Cheque Account
As at 30 Apr 2021

Date	Reference	Description	Amount
30/04/2021		Calculated closing bank balance	\$497.36
Closing balance adjusted by outstandings:			\$497.36
Account balance in MYOB Essentials			\$497.36

Reconciled Transactions

04/04/2021	SM190609	Myob Monthly Fee	-27.00
12/04/2021	DP000601	Super - VR Hodges	2,500.00
12/04/2021	DP000600	Super Funds Received - SC Hodges	2,500.00
14/04/2021	SM190610	Accounting Fees 01.07.20-30.03.21	-3,960.00
14/04/2021	SM190611	Auditing Fees	-660.00
14/04/2021	SM190612	2020 Income Tax Return	-877.65
22/04/2021	TR000154	SC Hodges Super Access +65 yrs	60,000.00
22/04/2021	SM190613	Lump Sum access to clear Personal Loans	-60,000.00
27/04/2021	TR000155	Transfer Funds	-8,000.00
27/04/2021	DP000602	DAE Rent Payment	7,516.66
30/04/2021	SM190614	Bank Account Fee	-10.00
Total Reconciled Transactions			-\$1,017.99

Transfer sent

Transfer receipt	
Confirmation number	F3632204317
Transfer from	HODGES ESTATE PTY LTD ATF FOR 085-933 822191061
Transfer to	P.L.O.C. 085-933 558479882
Amount	\$60,000.00 6-2010 Misc.
Description	SCH Pay off PLOC
When	Today, 22 April 2021 (AEST/AEDT)
End of Report	
Date 22/04/2021 Time 15:39 National Australia Bank Limited ABN 12 004 044 937	

Transfer sent

Transfer receipt	
Confirmation number	H8934555131
Transfer from	HODGES ESTATE PTY LTD ATF FOR 085-933 822191061
Transfer to	P.L.O.C. 085-933 558479882
Amount	\$10,000.00
Description	Super to SCHodges
When	Today, 4 August 2020 (AEST/AEDT)
End of Report	
Date 04/08/2020 Time 06:03 National Australia Bank Limited ABN 12 004 044 937	