



Financial Statements

For the year ended 30 June 2023

Crocitti Family Superannuation Fund

Compilation Report

For the year ended 30 June 2023

We have compiled the accompanying special purpose financial statements of Crocitti Family Superannuation Fund, which comprise the statement of financial position as at 30 June 2023, the operating statement for the year then ended, a summary of significant accounting policies and other explanatory notes. The specific purpose for which the special purpose financial statements have been prepared is set out in Note 1 to the financial statements.

The Responsibility of the Directors of the Trustee Company

The Directors of the Trustee Company of Crocitti Family Superannuation Fund are solely responsible for the information contained in the special purpose financial statements, the reliability, accuracy and completeness of the information and for the determination that the financial reporting framework used is appropriate to meet their needs and for the purpose that the financial statements were prepared.

Our Responsibility

On the basis of information provided by the Directors of the Trustee Company, we have compiled the accompanying special purpose financial statements in accordance with the financial reporting framework described in Note 1 to the financial statements and APES 315: *Compilation of Financial Information*.

We have applied our expertise in accounting and financial reporting to compile these financial statements in accordance with the financial reporting framework described in Note 1 to the financial statements. We have complied with the relevant ethical requirements of APES 110: *Code of Ethics for Professional Accountants*.

Assurance Disclaimer

Since a compilation engagement is not an assurance engagement, we are not required to verify the reliability, accuracy or completeness of the information provided to us by management to compile these financial statements. Accordingly, we do not express an audit opinion or a review conclusion on these financial statements.

The special purpose financial statements were compiled exclusively for the benefit of the Directors of the Trustee Company who are responsible for the reliability, accuracy and completeness of the information used to compile them. We do not accept responsibility for the contents of the special purpose financial statements.

Firm: Walker Partners (Aust) Pty Ltd
Address: Suite 109
40 Burgundy Street
HEIDELBERG VIC 3084

Signature: _____

Date: _____

Statement of Financial Position

As at 30 June 2023

	Note	2023 \$	2022 \$
INVESTMENTS			
Property - Commercial	8	760,000	760,000
Property	9	875,000	875,000
		1,635,000	1,635,000
OTHER ASSETS			
Other Assets	10	6,798	6,798
Cash at Bank	11	1,136	171
		7,934	6,969
TOTAL ASSETS		1,642,934	1,641,969
LIABILITIES			
Provisions for Tax - Fund	12	1	1
		1	1
TOTAL LIABILITIES		1	1
NET ASSETS AVAILABLE TO PAY BENEFITS		1,642,933	1,641,968
REPRESENTED BY: LIABILITY FOR MEMBERS' BENEFITS			
Allocated to Members' Accounts	13	1,642,933	1,641,968
		1,642,933	1,641,968

This Statement is to be read in conjunction with the notes to the Financial Statements

Notes to the Financial Statements

For the year ended 30 June 2023

Note 1: Summary of Significant Accounting Policies

The financial statements are special purpose financial statements that have been prepared in order to meet the requirements of the Superannuation Industry (Supervision) Act 1993 and accompanying Regulations, the trust deed of the fund and the needs of members.

The financial statements have also been prepared on a cash basis unless otherwise stated and are based on historical costs, except for investments, which have been measured at market values.

The following significant accounting policies, which are consistent with the policies applied in the previous period unless otherwise stated, have been adopted in the preparation of the financial statements.

a. Measurement of Investments

The fund initially recognises:

- i. an investment when it controls the future economic benefits expected to flow from the asset. For financial assets, the trade date is considered the date on which control of the future economic benefits attributable to the asset passes to the fund; and
- ii. a financial liability on the date it becomes a party to the contractual provisions of the instrument.

Investments of the fund have been measured at their market values, which is the amount that a willing buyer of the asset could reasonably be expected to pay to acquire the asset from a willing seller if the following assumptions were made:

- that the buyer and seller deal with each other at arm's length in relation to the sale;
- that the sale occurred after proper marketing of the asset; and
- that the buyer and the seller acted knowledgeably and prudentially in relation to the sale.

Market values have been determined as follows:

- i. shares and other securities listed on the Australian Securities Exchange by reference to the relevant market quotations at the end of the reporting period;
- ii. units in managed funds by reference to the unit redemption price at the end of the reporting period;
- iii. fixed interest securities by reference to the redemption price at the end of the reporting period; and
- iv. investment properties at trustees' assessment of their realisable value.

Financial liabilities, such as trade creditors and other payables, are measured at the gross value of the outstanding balance at the reporting date. The trustees have determined that the gross values of the fund's financial liabilities are equivalent to their market values. Any remeasurement changes in the gross values of non-current financial liabilities (including liabilities for members accrued benefits) are recognised in the operating statement in the periods in which they occur.

b. Cash and Cash Equivalents

Cash and cash equivalents include cash on hand and at call, deposits with banks and short-term, highly liquid investments that are readily convertible to cash and are subject to an insignificant risk of change in value.

c. Revenue

Revenue is recognised at the market value of the consideration received or receivable.

Interest revenue

Notes to the Financial Statements

For the year ended 30 June 2023

Interest revenue is recognised in respect of fixed-interest securities, and cash and cash equivalent balances. Interest revenue is recognised upon receipt.

Dividend revenue

Dividend revenue is recognised when the dividend has been paid or, in the case of dividend reinvestment schemes, when the dividend is credited to the benefit of the fund.

Rental revenue

Rental revenue arising from operating leases on investment properties is recognised upon receipt.

Distribution revenue

Distributions from trusts are recognised as at the date the unit value is quoted ex-distributions and if not received at the end of the reporting period, are reflected in the statement of financial position as a receivable.

Contributions and Transfers

Contributions received and transfers in are recognised when the control and the benefits from the revenue is transferred to the fund. Contributions and transfers in are recognised gross of any taxes.

Remeasurement changes in market values

Remeasurement changes in the market values of assets are recognised as income and are determined as the difference between the market value at year-end or consideration received (if sold during the year) and the market value as at the prior year-end or cost (if the investment was acquired during the period).

d. Expenses

Expense are recognised and reflected in the operating statement when they are incurred.

e. Benefits Paid

Benefits are recognised when a valid withdrawal notice is received and approved by the trustee(s) in accordance with the fund's Trust Deed.

f. Liability for Accrued Benefits

The liability for accrued benefits represents the fund's present obligation to pay benefits to members and beneficiaries and has been calculated as the difference between the carrying amount of the assets and the carrying amount of the other payables and income tax liabilities as at the end of the reporting period.

g. Income Tax

The income tax expense (revenue) for the year comprises current income tax expense (revenue) and deferred income tax expense (revenue).

Current income tax expense charged to the profit or loss is the tax payable (refundable) on taxable income. Current tax liabilities (assets) are therefore measured at the amounts expected to be paid to (refunded from) the relevant taxation authority.

Deferred income tax expense reflects movements in deferred tax liability balances during the year as well as unused tax losses.

Except for business combinations, no deferred income tax is recognised from the initial recognition of an asset or liability where there is no effect on accounting or taxable profit or loss.

Notes to the Financial Statements

For the year ended 30 June 2023

Deferred tax assets and liabilities are calculated at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled and their measurement also reflects the manner in which the trustees expect to recover or settle the carrying amount of the related asset or liability.

Deferred tax assets relating to temporary differences and unused tax losses are recognised only to the extent that it is probable that future taxable profit will be available against which the benefits of the deferred tax asset can be utilised.

Current tax assets and liabilities are offset where a legally enforceable right of set-off exists and it is intended that net settlement or simultaneous realisation and settlement of the respective asset and liability will occur. Deferred tax assets and liabilities are offset where:

(a) a legally enforceable right of set-off exists; and

(b) the deferred tax assets and liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities, where it is intended that net settlement or simultaneous realisation and settlement of the respective asset and liability will occur in future periods in which significant amounts of deferred tax assets or liabilities are expected to be recovered or settled.

The rate of tax used to determine income tax expense (revenue) and current tax liabilities (assets) is 15%, the applicable rate for a complying superannuation fund. This rate is applied to taxable income, after any claim for exempt current pension income, where applicable. The top personal marginal tax rate is applied to a non-complying superannuation fund and to non-arm's length income (NALI).

h. Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

The net amount of GST recoverable from, or payable to, the ATO is included with other receivables or other payables in the statement of financial position.

i. Critical Accounting Estimates and Judgments

The preparation of financial statements requires the trustees to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future period affected.

j. Events Subsequent to Balance Date

The superannuation fund is an Accumulation fund and consequently any reduction or increment in market value of the fund is a reduction in member benefits. Any significant movement in the market value of investments after balance date has not been brought to account. Investments are in principle held for the long term and it is not appropriate to bring any subsequent reduction or increment in market values to account as at year end. Net movement in market values subsequent to balance date will be recognised in the next financial year.

Notes to the Financial Statements

For the year ended 30 June 2023

	2023 \$	2022 \$
Note 2: Property - Commercial		
Property - 1/89 Newlands Road, Coburg North	33,367	30,800
	33,367	30,800
Note 3: Property		
Property - 1 Acheson Place, North Coburg 305	26,000	24,000
	26,000	24,000
Note 4: Miscellaneous Rebates		
Miscellaneous Rebate	-	2
	-	2
Note 5: Cash at Bank		
Cash at Bank - Bank Interest	3	2
	3	2
Note 6: Fund Administration Expenses		
Professional Fees	4,367	-
Subscriptions and Registrations (Admin)	777	-
	5,144	-
Note 7: Property / Real Estate Expenses - Commercial 1		
Property - Commercial 1 - Land Tax	-	1,600
	-	1,600
Note 8: Property - Commercial		
Property - 1/89 Newlands Road, Coburg North	760,000	760,000
	760,000	760,000
Note 9: Property		
Property - 1 Acheson Place, North Coburg 3058	875,000	875,000
	875,000	875,000
Note 10: Other Assets		
Capitalised Costs	6,798	6,798
	6,798	6,798
Note 11: Cash at Bank		
Cash at Bank	1,136	171
	1,136	171
Note 12: Provisions for Tax - Fund		
Provision for Income Tax (Fund)	1	1
	1	1

Notes to the Financial Statements

For the year ended 30 June 2023

	2023 \$	2022 \$
Note 13A: Movements in Members' Benefits		
Liability for Members' Benefits Beginning:	1,641,968	1,645,764
Add: Increase (Decrease) in Members' Benefits	54,225	53,203
Less: Benefit Paid	53,260	57,000
Liability for Members' Benefits End	1,642,933	1,641,968

Note 13B: Members' Other Details

Total Unallocated Benefits	-	-
Total Forfeited Benefits	-	-
Total Preserved Benefits	-	-
Total Vested Benefits	1,642,933	1,641,968

Operating Statement

For the year ended 30 June 2023

	Note	2023 \$	2022 \$
REVENUE			
Investment Revenue			
Property - Commercial	2	33,367	30,800
Property	3	26,000	24,000
Miscellaneous Rebates	4	-	2
		59,367	54,802
Other Revenue			
Cash at Bank	5	3	2
		3	2
Total Revenue		59,370	54,804
EXPENSES			
General Expense			
Fund Administration Expenses	6	5,144	-
Property / Real Estate Expenses - Commercial 1	7	-	1,600
		5,144	1,600
BENEFITS ACCRUED AS A RESULT OF OPERATIONS BEFORE INCOME TAX		54,226	53,204
BENEFITS ACCRUED AS A RESULT OF OPERATIONS		54,226	53,204

This Statement is to be read in conjunction with the notes to the Financial Statements

Tax Reconciliation

For the year ended 30 June 2023

INCOME

Gross Interest Income		2.00	
Gross Dividend Income			
Imputation Credits	-		
Franked Amounts	-		
Unfranked Amounts	-		
Gross Rental Income		59,366.00	
Gross Foreign Income		-	
Gross Trust Distributions		-	
Gross Assessable Contributions			
Employer Contributions/Untaxed Transfers	-		
Member Contributions	-		
Gross Capital Gain			
Net Capital Gain	-		
Pension Capital Gain Revenue	-		
Non-arm's length income		-	
Net Other Income		-	
Gross Income			59,368.00
Less Exempt Current Pension Income		59,368.00	
ECPI Calculation Method = Deemed Segregation			
Total Income			-
LESS DEDUCTIONS			
Other Deduction		-	
Total Deductions			-
Current Year Loss			-
TAXABLE INCOME			-
Gross Income Tax Expense (15% of Standard Component)		-	
(45% of Non-arm's length income)		-	
Less Foreign Tax Offset	-		
Less Other Tax Credit	-		
Tax Assessed			-
Less Imputed Tax Credit		-	
Less Amount Already paid (for the year)		-	
TAX DUE OR REFUNDABLE			-
Supervisory Levy			259.00
AMOUNT DUE OR REFUNDABLE			259.00

No Tax to be paid. Loss to be carried forward to next year: \$ 0.00

Note: Refund of tax file credits will be \$ 0.00

Note: Refund of imputation credits will be \$ 0.00

Investment Summary

As at 30 June 2023

Investment	Code	Units	Average Unit Cost \$	Market Price \$	Adjusted Cost \$	Market Value \$	Gain / Loss \$	Gain / Loss %	Portfolio Weight %
Cash									
Cash at Bank	-	-	-	-	1,135.82	1,135.82	-	-	0.07
					1,135.82	1,135.82	-	-	0.07
Property									
Property - 1 Acheson Place, North Cobur	-	-	-	-	167,145.00	875,000.00	707,855.00	423.50	53.48
Property - 1/89 Newlands Road, Coburg	-	-	-	-	632,947.36	760,000.00	127,052.64	20.07	46.45
					800,092.36	1,635,000.00	834,907.64	104.35	99.93
Total Investments					801,228.18	1,636,135.82	834,907.64	104.20	100.00

Gain / Loss \$ is equal to Market Value \$ less Adjusted Cost \$
 Gain / Loss % is equal to Gain Loss \$ divided by Adjusted Cost \$, expressed as a percentage.

Member Account Balances

For the year ended 30 June 2023

Member Accounts	Opening Balance	Transfers & Tax Free Contributions	Taxable Contributions	Transfers to Pension Membership	Less: Member Tax	Less: Member Expenses	Less: Withdrawals	Distributions	Closing Balance
Crocitti, Giovanni (84)									
Accumulation									
Accum (00001)	-	-	-	-	-	-	-	-	-
Pension									
ABP (00005) - 0.00%	636,151.56	-	-	-	-	-	22,360.00	21,008.57	634,800.13
ABP (00006) - 0.00%	124,140.15	-	-	-	-	-	4,350.00	4,099.66	123,889.81
	760,291.71	-	-	-	-	-	26,710.00	25,108.23	758,689.94
	760,291.71	-	-	-	-	-	26,710.00	25,108.23	758,689.94
Crocitti, Silvia (80)									
Accumulation									
Accum (00002)	-	-	-	-	-	-	-	-	-
Pension									
ABP (00004) - 0.00%	795,919.40	-	-	-	-	-	23,970.00	26,284.81	798,234.21
ABP (00007) - 98.54%	85,756.53	-	-	-	-	-	2,580.00	2,832.06	86,008.59
	881,675.93	-	-	-	-	-	26,550.00	29,116.87	884,242.80
	881,675.93	-	-	-	-	-	26,550.00	29,116.87	884,242.80
Reserve	-	-	-	-	-	-	-	-	-
TOTALS	1,641,967.64	-	-	-	-	-	53,260.00	54,225.10	1,642,932.74

CALCULATED FUND EARNING RATE: 3.3024 %
 APPLIED FUND EARNING RATE: 3.3024 %

Member Statement

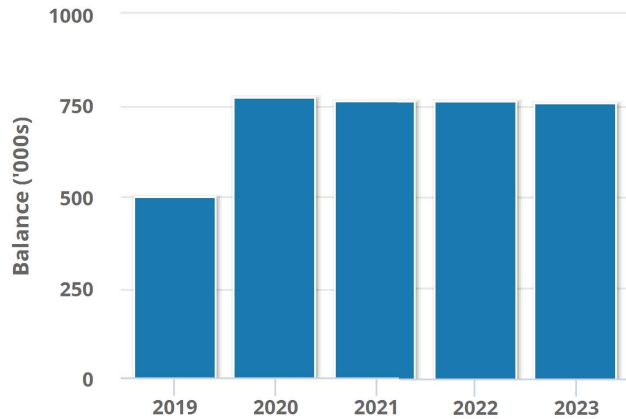
For the year ended 30 June 2023

Member details

Mr Giovanni Crocitti
5 Teak Court
Thomastown VIC 3074
AUSTRALIA

Date of Birth: 02/01/1939
Eligible Service Date: 23/06/1998

Your recent balance history



YOUR OPENING BALANCE
\$760,291.71

(\$1,601.77)
Balance Decrease

YOUR CLOSING BALANCE
\$758,689.94

Your Net Fund Return

3.3024%

Your account at a glance

Opening Balance as at 01/07/2022 **\$760,291.71**

What has been deducted from your account

Pension Payments During Period **\$26,710.00**

New Earnings **\$25,108.23**

Closing Balance at 30/06/2023 **\$758,689.94**

Member Statement

For the year ended 30 June 2023

Consolidated - Mr Giovanni Crocitti

ACCESS TO YOUR BENEFITS

Unrestricted non-preserved (Generally available to be withdrawn)	\$758,689.94
Restricted non-preserved (Generally available when you leave your employer)	\$0.00
Preserved (Generally available once you retire, after reaching your preservation age)	\$0.00

YOUR TAX COMPONENTS

Tax Free Component	\$0.00
Taxable Component	\$758,689.94

YOUR INSURANCE COVER

Death Benefit	\$0.00
Disability Benefit	\$0.00
Salary Continuance (Annual Insured Benefit)	\$0.00

YOUR TOTAL SUPERANNUATION BALANCE

Your total superannuation balance	\$758,689.94
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NOTE: This amount does not include any entitlements from external super funds

INVESTMENT RETURN

The return on your investment for the year	3.30 %
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Member Statement

For the year ended 30 June 2023

Account Based Pension - Mr Giovanni Crocitti

PENSION ACCOUNT DETAILS

Member ID	00005
Pension Type	ACCOUNT
Pension Commencement Date	1/07/2014
Reversionary Pension	No

ACCOUNT SUMMARY

Opening Balance as at 01/07/2022	\$636,151.56
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What has been deducted from your account

Pension Payments During Period	\$22,360.00
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New Earnings	\$21,008.57
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Closing Balance at 30/06/2023	\$634,800.13
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ACCESS TO YOUR BENEFITS

Unrestricted non-preserved (Generally available to be withdrawn)	\$634,800.13
Restricted non-preserved (Generally available when you leave your employer)	\$0.00
Preserved (Generally available once you retire, after reaching your preservation age)	\$0.00

YOUR TAX COMPONENTS

Tax Free Component	\$0.00
Tax Free Proportion %	0.00%
Taxable Component	\$634,800.13

Member Statement

For the year ended 30 June 2023

Account Based Pension - Mr Giovanni Crocitti

PENSION ACCOUNT DETAILS

Member ID	00006
Pension Type	ACCOUNT
Pension Commencement Date	1/07/2015
Reversionary Pension	No

ACCOUNT SUMMARY

Opening Balance as at 01/07/2022	\$124,140.15
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What has been deducted from your account

Pension Payments During Period	\$4,350.00
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New Earnings	\$4,099.66
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Closing Balance at 30/06/2023	\$123,889.81
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ACCESS TO YOUR BENEFITS

Unrestricted non-preserved (Generally available to be withdrawn)	\$123,889.81
Restricted non-preserved (Generally available when you leave your employer)	\$0.00
Preserved (Generally available once you retire, after reaching your preservation age)	\$0.00

YOUR TAX COMPONENTS

Tax Free Component	\$0.00
Tax Free Proportion %	0.00%
Taxable Component	\$123,889.81

Member Statement

For the year ended 30 June 2023

YOUR BENEFICIARY(S) - Mr Giovanni Crocitti

No beneficiaries have been recorded.

FUND CONTACT DETAILS

Pablo Lorient

(03) 9480 5500

Suite 109

40 Burgundy Street

HEIDELBERG VIC 3084

Member Statement

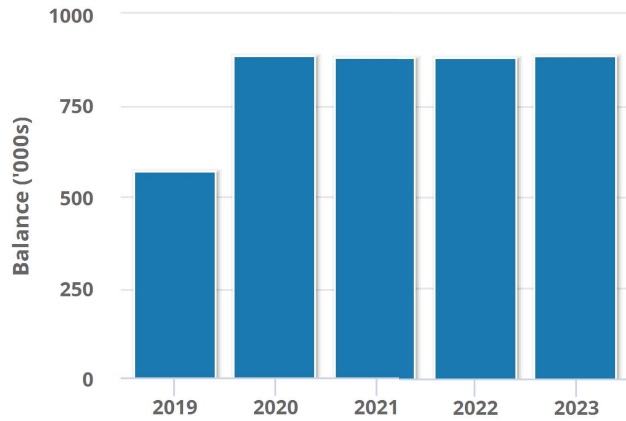
For the year ended 30 June 2023

Member details

Mrs Silvia Crocitti
60 Gardenia Road
Thomastown VIC 3074
AUSTRALIA

Date of Birth: 26/11/1942
Eligible Service Date: 23/06/1998

Your recent balance history



YOUR OPENING BALANCE
\$881,675.93

\$2,566.87
Balance Increase

YOUR CLOSING BALANCE
\$884,242.80

Your Net Fund Return

3.3024%

Your account at a glance

Opening Balance as at 01/07/2022 **\$881,675.93**

What has been deducted from your account

Pension Payments During Period \$26,550.00

New Earnings **\$29,116.87**

Closing Balance at 30/06/2023 **\$884,242.80**

Member Statement

For the year ended 30 June 2023

Consolidated - Mrs Silvia Crocitti

ACCESS TO YOUR BENEFITS

Unrestricted non-preserved (Generally available to be withdrawn)	\$884,242.80
Restricted non-preserved (Generally available when you leave your employer)	\$0.00
Preserved (Generally available once you retire, after reaching your preservation age)	\$0.00

YOUR TAX COMPONENTS

Tax Free Component	\$84,750.83
Taxable Component	\$799,491.97

YOUR INSURANCE COVER

Death Benefit	\$0.00
Disability Benefit	\$0.00
Salary Continuance (Annual Insured Benefit)	\$0.00

YOUR TOTAL SUPERANNUATION BALANCE

Your total superannuation balance	\$884,242.80
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NOTE: This amount does not include any entitlements from external super funds

INVESTMENT RETURN

The return on your investment for the year	3.30 %
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Member Statement

For the year ended 30 June 2023

Account Based Pension - Mrs Silvia Crocitti

PENSION ACCOUNT DETAILS

Member ID	00004
Pension Type	ACCOUNT
Pension Commencement Date	1/07/2013
Reversionary Pension	No

ACCOUNT SUMMARY

Opening Balance as at 01/07/2022 **\$795,919.40**

What has been deducted from your account

Pension Payments During Period \$23,970.00

New Earnings **\$26,284.81**

Closing Balance at 30/06/2023 **\$798,234.21**

ACCESS TO YOUR BENEFITS

Unrestricted non-preserved (Generally available to be withdrawn)	\$798,234.21
Restricted non-preserved (Generally available when you leave your employer)	\$0.00
Preserved (Generally available once you retire, after reaching your preservation age)	\$0.00

YOUR TAX COMPONENTS

Tax Free Component	\$0.00
Tax Free Proportion %	0.00%
Taxable Component	\$798,234.21

Member Statement

For the year ended 30 June 2023

Account Based Pension - Mrs Silvia Crocitti

PENSION ACCOUNT DETAILS

Member ID	00007
Pension Type	ACCOUNT
Pension Commencement Date	1/07/2018
Reversionary Pension	No

ACCOUNT SUMMARY

Opening Balance as at 01/07/2022	\$85,756.53
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What has been deducted from your account

Pension Payments During Period	\$2,580.00
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New Earnings	\$2,832.06
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Closing Balance at 30/06/2023	\$86,008.59
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ACCESS TO YOUR BENEFITS

Unrestricted non-preserved (Generally available to be withdrawn)	\$86,008.59
Restricted non-preserved (Generally available when you leave your employer)	\$0.00
Preserved (Generally available once you retire, after reaching your preservation age)	\$0.00

YOUR TAX COMPONENTS

Tax Free Component	\$84,750.83
Tax Free Proportion %	98.54%
Taxable Component	\$1,257.76

Member Statement

For the year ended 30 June 2023

YOUR BENEFICIARY(s) - Mrs Silvia Crocitti

No beneficiaries have been recorded.

FUND CONTACT DETAILS

Pablo Lorient

(03) 9480 5500

Suite 109

40 Burgundy Street

HEIDELBERG VIC 3084
