

Crocitti Family Superannuation Fund

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

Crocitti Family Superannuation Fund

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

Crocitti Family Superannuation Fund

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	636,151.56	-	-	-	-	-	22,360.00	21,008.57	634,800.13
ABP (00005) - 0.00%	124,140.15	-	-	-	-	-	4,350.00	4,099.66	123,889.81
ABP (00006) - 0.00%	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	795,919.40	-	-	-	-	-	23,970.00	26,284.81	798,234.21
ABP (00004) - 0.00%	85,756.53	-	-	-	-	-	2,580.00	2,892.06	86,008.59
ABP (00007) - 98.54%	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	1,642,992.74

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

Crocitti Family Superannuation Fund

Trial Balance

As at 30 June 2023

Account Number	Account Description	Units	2023		2022	
			Debit \$	Credit \$	Debit \$	Credit \$
106	Pension Member Balance					
106 00004	Crocitti, Silvia			795,919.40		795,962.98
106 00005	Crocitti, Giovanni			636,151.56		639,764.63
106 00006	Crocitti, Giovanni			124,140.15		124,476.16
106 00007	Crocitti, Silvia			85,756.53		85,560.58
210	Property - Commercial					
210 0001	Property - 1/89 Newlands Road, Coburg North		760,000.00		760,000.00	
211	Property					
211 0001	Property - 1 Acheson Place, North Coburg 3058		875,000.00		875,000.00	
216	Other Assets					
216 0001	Capitalised Costs		6,797.55		6,797.55	
290	Cash at Bank					
290 0001	Cash at Bank		1,135.82		170.72	
450	Provisions for Tax - Fund					
450 0009	Provision for Income Tax (Fund)			0.63		0.63
610	Property - Commercial					
610 0001	Property - 1/89 Newlands Road, Coburg North			33,366.58		30,799.92
611	Property					
611 0001	Property - 1 Acheson Place, North Coburg 305			26,000.00		24,000.00
636	Miscellaneous Rebates					
636 0001	Miscellaneous Rebate			-		1.66
690	Cash at Bank					
690 0001	Cash at Bank - Bank Interest			2.52		1.71
801	Fund Administration Expenses					
801 0011	Professional Fees		4,367.00		-	
801 0019	Subscriptions and Registrations (Admin)		777.00		-	
803	Property / Real Estate Expenses - Commercial 1					
803 0011	Property - Commercial 1 - Land Tax		-		1,600.00	
906	Pension Member Payments					
906 00004	Crocitti, Silvia		23,970.00		25,775.00	
906 00005	Crocitti, Giovanni		22,360.00		24,295.00	
906 00006	Crocitti, Giovanni		4,350.00		4,360.00	
906 00007	Crocitti, Silvia		2,580.00		2,570.00	
			1,701,337.37	1,701,337.37	1,700,568.27	1,700,568.27

Crocitti Family Superannuation Fund

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

Crocitti Family Superannuation Fund

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

Crocitti Family Superannuation Fund

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.

Crocitti Family Superannuation Fund

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.

Crocitti Family Superannuation Fund

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

Crocitti Family Superannuation Fund

Notes to the Financial Statements

For the year ended 30 June 2023

	2023	2022
	\$	\$
<hr/> Note 13A: Movements in Members' Benefits <hr/>		
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

Net Capital Gain/Loss Summary

For the year ended 30 June 2023

CAPITAL GAINS SUMMARY

Assessable Current year CG revenue - discount method	-
Assessable Current year CG revenue - indexation method	-
Assessable Current year CG revenue - other method	-
PLUS indexed capital gain	-
PLUS discount capital gain	-
PLUS non-indexed/-discounted-gain	-
LESS capital loss from last year	-
LESS current year capital loss	-
LESS discounting where applicable	-
Net capital gain	-

Crocitti Family Superannuation Fund

Notes to the Tax Reconciliation

Deductions

For the year ended 30 June 2023

Account	Member	Date	Description	Transaction Amount	Deductible %	Deductible \$	Pension Exempt Apportionment	Apportionment Factor	Tagged to Member	Deduction
801 0011		30/06/2023	ACCOUNTING FEES	4,367.00	100.00	4,367.00	Yes	-		-
801 0019		30/06/2023	ATO	777.00	100.00	777.00	Yes	-		-
TOTALS				5,144.00		5,144.00				-

Notes to the Tax Reconciliation

Revenue Summary

For the year ended 30 June 2023

Account	Description	Date	Revenue Amount	TFN Credit	Closely Held Trusts	TFN Credit	ABN Credit	Notes
Assessable Revenue Accounts								
S 610 0001	Property - 1/89 Newlands Road, Coburg North	30/06/2023	33,366.58	-	-	-	-	
S 611 0001	Property - 1 Acheson Place, North Coburg 305	30/06/2023	26,000.00	-	-	-	-	
S 690 0001	Cash at Bank - Bank Interest	30/06/2023	2.52	-	-	-	-	
	Total Assessable Revenue		59,369.10	-	-	-	-	
Non-assessable Revenue Accounts								
	Total Non-assessable Revenue		-	-	-	-	-	
	Total Revenue		59,369.10	-	-	-	-	

Notes:

FMS - Forestry Managed Investment Scheme (FMS) Income, NZL - Australian franking credits from a New Zealand company, ABN - Payment where ABN not quoted, PARTNERSHIP - Distribution from partnership

S - Segregated pension revenue

Crocitti Family Superannuation Fund

Notes to the Tax Reconciliation

Non-Trust Income - Assessable Amounts

For the year ended 30 June 2023

Account	Description	Date	Rent	Unfranked	Unfranked CFI	Franked	Imputation Credit	NALI	Interest	Other Taxable	Total
S 610 0001	Property - 1/89 Newlands Road, Coburg North	30/06/2023	33,366.58	-	-	-	-	-	-	-	33,366.58
S 611 0001	Property - 1 Acheson Place, North Coburg 305	30/06/2023	26,000.00	-	-	-	-	-	-	-	26,000.00
S 690 0001	Cash at Bank - Bank Interest	30/06/2023	-	-	-	-	-	-	2.52	-	2.52
TOTALS			59,366.58	-	-	-	-	-	2.52	-	59,369.10

Crocitti Family Superannuation Fund

Notes to the Tax Reconciliation

Exempt Pension Income / Deduction Apportionment

For the year ended 30 June 2023

EXEMPT CURRENT PENSION INCOME

The Exempt Current Pension Income is calculated using a Pension Exempt Factor of 1.00000000.

Gross Income which may be exempted:

Gross Income	59,368.00
LESS Gross Taxable Contributions	-
LESS Non-arm's length income	-
	<hr/>
	59,368.00

Exempt Current Pension Income

Gross Income which may be exempted	59,368.00
x Pension Exempt Factor	<hr/>
	1.0000000000
	<hr/>
	59,368.00

Crocitti Family Superannuation Fund

Notes to the Tax Reconciliation

Exempt Pension Income / Deduction Apportionment

For the year ended 30 June 2023

APPORTIONMENT FACTOR FOR GENERAL ADMINISTRATIVE EXPENSES

Fund Income:

Gross Income	59,368.00
PLUS Non-assessable Contributions	-
PLUS Rollins	-
	<u>59,368.00</u>

Reduced Fund Income:

Fund Income	59,368.00
LESS Exempt Current Pension Income	<u>59,368.00</u>
	-

Apportionment Factor:

<u>Reduced Fund Income</u>	<u>0.00</u>
Fund Income	59,368.00
	<u>0.0000000000</u>

APPORTIONMENT FACTOR FOR INVESTMENT EXPENSES

Assessable Investment Income:

Gross Income	59,368.00
LESS Gross Taxable Contributions	-
LESS Exempt Current Pension Income	<u>59,368.00</u>
	-

Total Investment Income:

Gross Income	59,368.00
LESS Gross Taxable Contributions	-
	<u>59,368.00</u>

Apportionment Factor:

<u>Assessable Investment Income</u>	<u>0.00</u>
Total Investment Income	59,368.00
	<u>0.0000000000</u>

Crocitti Family Superannuation Fund

Accrued Capital Gains

For the year ended 30 June 2023

	Date Acquired	Units	Market Value	Cost Base Used	Cost Base Adjustment	Gain Method	Adjusted Cost	Gain/Loss
Capital Gains Tax Assets								
210 0001 Property - 1/89 Newlands Road, Coburg North	26/03/2018	-	760,000.00	632,947.36	-	N/A	632,947.36	- \$
		-	760,000.00	632,947.36	-		632,947.36	-
211 0001 Property - 1 Acheson Place, North Coburg 3058	1/01/1999	-	875,000.00	165,000.00	-	N/A	167,145.00	- \$
		-	875,000.00	165,000.00	-		167,145.00	-
TOTALS			1,635,000.00	797,947.36	-		800,092.36	0.00
GRAND TOTAL								-

Provision for Deferred Income Tax = 0.00 x 0.15 = 0.00

S = segregated pension asset

Crocitti Family Superannuation Fund

Market Value Movements

From 01/07/2022 to 30/06/2023

Account Number	Account Description	Code	Opening Balance	Purchases	Sales	Adjustments	Closing Market Value	Realised Movement	Unrealised Movement
Property									
2100001	Property - 1/89 Newlands Road, Coburg		760,000.00	-	-	-	760,000.00	-	-
2110001	Property - 1 Acheson Place, North Coburg		875,000.00	-	-	-	875,000.00	-	-
			1,635,000.00				1,635,000.00		
	TOTALS		1,635,000.00				1,635,000.00		

Crocitti Family Superannuation Fund

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			

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.



Australian Government
Australian Taxation Office

Agent WALKER PARTNERS (AUST) PTY LTD
Client THE CROCITTI FAMILY SUPERANNUATION FUND
ABN 90 413 697 415
TFN 44 749 655

Income tax 551

Date generated	23 August 2023
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

9 results found - from **01 July 2022** to **30 June 2023** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
6 Jun 2023	6 Jun 2023	General interest charge			\$0.00
6 Jun 2023	5 Jun 2023	Payment received		\$259.00	\$0.00
6 Jun 2023	9 May 2023	General interest charge			\$259.00 DR
2 Jun 2023	1 Dec 2022	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 21 to 30 Jun 22	\$259.00		\$259.00 DR
18 May 2023	18 May 2023	General interest charge			\$0.00
18 May 2023	17 May 2023	Payment received		\$518.00	\$0.00
9 May 2023	1 Jul 2022	General interest charge			\$518.00 DR
9 May 2023	18 Mar 2022	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21	\$259.00		\$518.00 DR
9 May 2023	1 Dec 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$259.00		\$259.00 DR



Australian Government
Australian Taxation Office

Agent WALKER PARTNERS (AUST) PTY LTD
Client THE CROCITTI FAMILY SUPERANNUATION FUND
ABN 90 413 697 415
TFN 44 749 655

Activity statement 001

Date generated	23 August 2023
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

0 results found - for the income tax year **2023** (01 July 2022 - 30 June 2023) sorted by **processed date** ordered **newest to oldest**

30th August, 2022

The Crocitti Family Superannuation Fund
60 Gardenia Road
THOMASTOWN VIC 3074

Dear Sir/madam,

Re: Market Worth
Ppty: 1/89 Newlands Road, Coburg

We wish to confirm that we have inspected the abovementioned property and advise that our opinion of market worth based on the current market is as follows:-

Rental Worth -	\$30,000 – plus GST per annum plus outgoings
Selling Price -	\$740,000 - \$780,000

This opinion of market worth has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation.

Should you require a sworn valuation or any further information, please do not hesitate in contacting the undersigned.

Yours faithfully,
WOODARDS PTY LTD



MARIO BUTERA, AREI, CEA (REIV)
MANAGING DIRECTOR

30th August, 2022

The Crocitti Family Superannuation Fund
60 Gardenia Road
THOMASTOWN VIC 3074

Dear Sir/madam,

Re: Market Worth
Ppty: 1 Acheson Place, North Coburg

We wish to confirm that we have inspected the abovementioned property and advise that our opinion of market worth based on the current market is as follows:-

Rental Worth -	\$36,000 – plus GST per annum plus outgoings
Selling Price -	\$850,000 - \$900,000

This opinion of market worth has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation.

Should you require a sworn valuation or any further information, please do not hesitate in contacting the undersigned.

Yours faithfully,
WOODARDS PTY LTD



MARIO BUTERA, AREI, CEA (REIV)
MANAGING DIRECTOR



ANZ V2 PLUS STATEMENT

STATEMENT NUMBER 130

01 JULY 2022 TO 31 DECEMBER 2022

THE TRUSTEES
THE CROCITTI SUPERANNUATION FUND
1 ACHESON PL
COBURG VIC 3058



WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

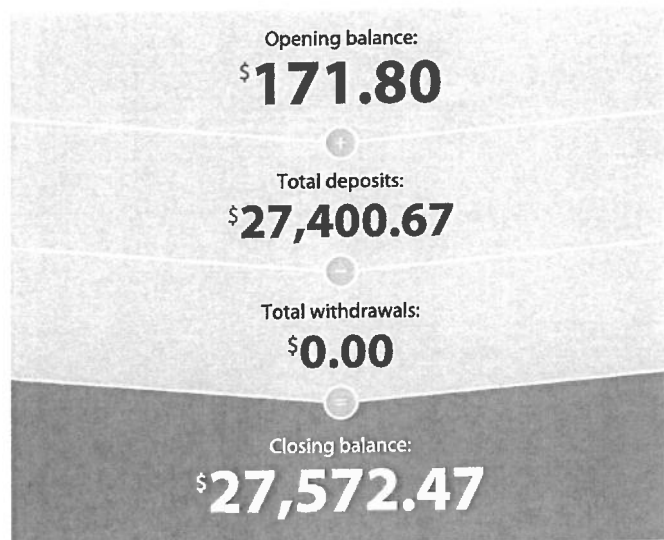
TARONGA LODGE PTY LTD ATF
THE CROCITTI SUPERANNUATION
FUND

Branch Number (BSB)

013-141

Account Number

2722-04162



Notice something different?

Welcome to your new look statement. You can find out more here anz.com/yourstatement

If you haven't already switched off paper for your ANZ V2 PLUS statement, follow the link above to find out how.

NEED TO GET IN TOUCH?

 Enquiries: 13 28 33 Lost/Stolen Cards: 1800 033 844 Fax: 1800 671 800	OR	 ANZ Internet Banking www.anz.com	OR	 V2 PLUS Service Centre Locked Bag 3000, Collins St West MELBOURNE VIC 8007
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Australia and New Zealand Banking Group Limited (ANZ) ABN 11 005 357 522. Australian Credit Licence No. 234527. ANZ's colour blue is a trade mark of ANZ.

ANZ V2 PLUS STATEMENT

Account Number: 2722-04162

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2022				171.80
01 JUL	OPENING BALANCE			
15 JUL	ANZ INTERNET BANKING FUNDS TRANSFER TRANSFER 635597 FROM 232799712		2,566.66 ✓	2,738.46
25 JUL	ANZ INTERNET BANKING FUNDS TRANSFER TRANSFER 267951 FROM 110019255		2,000.00 ✓	4,738.46
15 AUG	ANZ INTERNET BANKING FUNDS TRANSFER TRANSFER 686821 FROM 232799712		2,566.66 ✓	7,305.12
24 AUG	ANZ INTERNET BANKING FUNDS TRANSFER TRANSFER 520390 FROM 110019255		2,000.00 ✓	9,305.12
15 SEP	ANZ INTERNET BANKING FUNDS TRANSFER TRANSFER 430853 FROM 232799712		2,566.66 ✓	11,871.78
26 SEP	ANZ INTERNET BANKING FUNDS TRANSFER TRANSFER 387887 FROM 110019255		2,000.00 ✓	13,871.78
01 OCT	QUARTERLY INTEREST		0.07 ✓	13,871.85
17 OCT	ANZ INTERNET BANKING FUNDS TRANSFER TRANSFER 618071 FROM 232799712		2,566.66 ✓	16,438.51
24 OCT	ANZ INTERNET BANKING FUNDS TRANSFER TRANSFER 799307 FROM 110019255		2,000.00 ✓	18,438.51
15 NOV	ANZ INTERNET BANKING FUNDS TRANSFER TRANSFER 712736 FROM 232799712		2,566.66 ✓	21,005.17
24 NOV	ANZ INTERNET BANKING FUNDS TRANSFER TRANSFER 657659 FROM 110019255		2,000.00 ✓	23,005.17
15 DEC	ANZ INTERNET BANKING FUNDS TRANSFER TRANSFER 368676 FROM 232799712		2,566.66 ✓	25,571.83
28 DEC	ANZ INTERNET BANKING FUNDS TRANSFER TRANSFER 814275 FROM 110019255		2,000.00 ✓	27,571.83
2023				
01 JAN	QUARTERLY INTEREST		0.64 ✓	27,572.47
TOTALS AT END OF PAGE		\$0.00	\$27,400.67	
TOTALS AT END OF PERIOD		\$0.00	\$27,400.67	\$27,572.47

This Statement Includes

Interest Paid	\$0.71
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Interest rate at date of statement issue .01% p.a

Save on ATM fees while you travel with ANZ.

As an ANZ customer you won't pay an overseas ATM transaction fee when you use an ANZ branded ATM to withdraw cash from this ANZ account while overseas. You'll find ANZ ATMs in various locations throughout the Asia Pacific region. See the ANZ Personal Banking Account Fees and Charges booklet for more information.



ANZ V2 PLUS STATEMENT

STATEMENT NUMBER 131

01 JANUARY 2023 TO 30 JUNE 2023

THE TRUSTEES
THE CROCITTI SUPERANNUATION FUND
1 ACHESON PL
COBURG VIC 3058



WELCOME TO YOUR ANZ ACCOUNT AT A GLANCE

Account Details

TARONGA LODGE PTY LTD ATF
THE CROCITTI SUPERANNUATION
FUND

Branch Number (BSB)

013-141

Account Number

2722-04162



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NEED TO GET IN TOUCH?

	OR		OR	
Enquiries: 13 28 33 Lost/Stolen Cards: 1800 033 844 Fax: 1800 671 800		ANZ Internet Banking www.anz.com		V2 PLUS Service Centre Locked Bag 3000, Collins St West MELBOURNE VIC 8007

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ANZ V2 PLUS STATEMENT

Account Number: 2722-04162

Transaction Details

Please retain this statement for taxation purposes

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2023				
01 JAN	OPENING BALANCE			27,572.47
16 JAN	ANZ INTERNET BANKING FUNDS TRANSFER TRANSFER 640042 FROM 232799712		2,566.66 ✓	30,139.13
24 JAN	ANZ INTERNET BANKING FUNDS TRANSFER TRANSFER 978827 FROM 110019255		2,000.00 ✓	32,139.13
15 FEB	ANZ INTERNET BANKING FUNDS TRANSFER TRANSFER 614447 FROM 232799712		2,566.66 ✓	34,705.79
24 FEB	ANZ INTERNET BANKING FUNDS TRANSFER TRANSFER 782010 FROM 110019255		2,000.00 ✓	36,705.79
01 MAR	WITHDRAWAL ANZ INTERNET BANKING PAYMENT 970124	4,367.00 ✓		32,338.79
15 MAR	ANZ INTERNET BANKING FUNDS TRANSFER TRANSFER 127458 FROM 232799712		2,566.66 ✓	34,905.45
24 MAR	ANZ INTERNET BANKING FUNDS TRANSFER TRANSFER 313004 FROM 110019255		2,000.00 ✓	36,905.45
01 APR	QUARTERLY INTEREST		0.87 ✓	36,906.32
17 APR	ANZ INTERNET BANKING FUNDS TRANSFER TRANSFER 973307 FROM 232799712		2,566.66 ✓	39,472.98
24 APR	ANZ INTERNET BANKING FUNDS TRANSFER TRANSFER 287170 FROM 110019255		2,000.00 ✓	41,472.98
15 MAY	ANZ INTERNET BANKING FUNDS TRANSFER TRANSFER 659776 FROM 232799712		2,566.66 ✓	44,039.64
17 MAY	ANZ INTERNET BANKING BILLPAY TAX OFFICE PAYMENTS 408664	259.00 ✓		43,780.64
17 MAY	ANZ INTERNET BANKING BILLPAY TAX OFFICE PAYMENTS 406068	259.00 ✓		43,521.64
24 MAY	ANZ INTERNET BANKING FUNDS TRANSFER TRANSFER 552029 FROM 110019255		2,000.00 ✓	45,521.64
05 JUN	ANZ INTERNET BANKING BILLPAY TAX OFFICE PAYMENTS 510932	259.00 ✓		45,262.64
15 JUN	ANZ INTERNET BANKING FUNDS TRANSFER TRANSFER 602446 FROM 232799712		2,566.66 ✓	47,829.30
26 JUN	ANZ INTERNET BANKING FUNDS TRANSFER TRANSFER 854341 FROM 110019255		2,000.00 ✓	49,829.30
28 JUN	ANZ INTERNET BANKING FUNDS TRANSFER TRANSFER 817157 FROM 288958946		4,566.66 ✓	54,395.96
28 JUN	ANZ INTERNET BANKING FUNDS TRANSFER TRANSFER 831568 TO 013381232799712	10,260.00		44,135.96
28 JUN	ANZ INTERNET BANKING FUNDS TRANSFER TRANSFER 830651 TO 013381110019802	20,000.00		24,135.96
28 JUN	ANZ INTERNET BANKING FUNDS TRANSFER TRANSFER 819115 TO 013381110019255	23,000.00		1,135.96
01 JUL	QUARTERLY INTEREST		0.94	1,136.90
	TOTALS AT END OF PAGE	\$58,404.00	\$31,968.43	
	TOTALS AT END OF PERIOD	\$58,404.00	\$31,968.43	\$1,136.90

The Crocitti Family Superannuation Fund:

Financial Year 22/23

RENT	1 Acheson Place Coburg (outgoings paid by Leasee)	
25/07/2022 E267951	\$ 2,000.00 ✓	
24/08/2022 E520390	\$ 2,000.00 ✓	
26/09/2022 E387887	\$ 2,000.00 ✓	
24/10/2022 E799307	\$ 2,000.00 ✓	
24/11/2022 E657659	\$ 2,000.00 ✓	
28/12/2022 E814275	\$ 2,000.00 ✓	
24/01/2023 E978827	\$ 2,000.00 ✓	
24/02/2023 E782010	\$ 2,000.00 ✓	
24/03/2023 E313004	\$ 2,000.00 ✓	
24/04/2023 E287170	\$ 2,000.00 ✓	
24/05/2023 E552029	\$ 2,000.00 ✓	
26/06/2023 E854341	\$ 2,000.00 ✓	
28/06/2023 E817157	\$ 2,000.00 ✓	rent in advance
	Total: \$ 26,000.00 ✓	

RENT	1/89 Newlands Rd (outgoings paid by Leasee)	
15/07/2022 E635597	\$ 2,566.66 ✓	
15/08/2022 E686821	\$ 2,566.66 ✓	
15/09/2022 E430853	\$ 2,566.66 ✓	
17/10/2022 E618071	\$ 2,566.66 ✓	
15/11/2022 E712736	\$ 2,566.66 ✓	
15/12/2022 E368676	\$ 2,566.66 ✓	
16/01/2023 E640042	\$ 2,566.66 ✓	
15/02/2023 E614447	\$ 2,566.66 ✓	
15/03/2023 E127458	\$ 2,566.66 ✓	
17/04/2023 E973307	\$ 2,566.66 ✓	
15/05/2023 E659776	\$ 2,566.66 ✓	
15/06/2023 E602446	\$ 2,566.66 ✓	
28/06/2023 E817157	\$ 2,566.66 ✓	rent in advance
	Total: \$ 33,366.58 ✓	

INTEREST	ACCOUNT 013-141 2722 04162	
01/07/2022 Qrtly Interest	\$ 1.08 ? >	
01/10/2022 Qrtly Interest	\$ 0.07 ✓	
01/01/2023 Qrtly Interest	\$ 0.64 ✓	
01/04/2023 Qrtly Interest	\$ 0.87 ✓	
	0.94 ✓ 2.52	
	Total: \$ 2.66 ✓ ↑	

EXPENSES		
01/03/2023 E970124	\$ 4,367.00 ✓	Walker Partners
17/05/2023 E408664	\$ 259.00 ✓	ATO
17/05/2023 E406068	\$ 259.00 ✓	ATO
05/06/2023 E510932	\$ 259.00 ✓	ATO
	Total: \$ 5,144.00	

PENSION WITHDRAWAL		
28/06/2023 E831568	\$ 10,260.00 ✓	
28/06/2023 E830651	\$ 20,000.00 ✓	
28/06/2023 E819115	\$ 23,000.00 ✓	
	Total: \$ 53,260.00	

Crocitti Family Superannuation Fund

Audit Trail

As at 30 June 2023

Date	Account Number	Cash/ Journal	Batch	Details	Debit \$	Credit \$
30/06/2023	290 0001	C	2	ACCOUNTING FEES	-	4,367.00
30/06/2023	290 0001	C	3	PENSION WITHDRAWAL	-	53,260.00
30/06/2023	290 0001	C	4	INTEREST RECEIVED	2.52	-
30/06/2023	290 0001	C	5	ATO	-	777.00
30/06/2023	290 0001	C	6	1/89 NEWLANDS RD	33,366.58	-
30/06/2023	290 0001	C	7	1 ACHESON PLACE	26,000.00	-
30/06/2023	610 0001	C	8	1/89 NEWLANDS RD	-	33,366.58
30/06/2023	801 0019	C	9	ATO	777.00	-
30/06/2023	801 0011	C	10	ACCOUNTING FEES	4,367.00	-
30/06/2023	690 0001	C	11	INTEREST RECEIVED	-	2.52
30/06/2023	611 0001	C	12	1 ACHESON PLACE	-	26,000.00
30/06/2023	906 00005	C	13	Payment to Crocitti, Giovanni (CRO02(00005))	22,360.00	-
30/06/2023	906 00006	C	14	Payment to Crocitti, Giovanni (CRO02(00006))	4,350.00	-
30/06/2023	906 00004	C	15	Payment to Crocitti, Silvia (CRO02(00004))	23,970.00	-
30/06/2023	906 00007	C	16	Payment to Crocitti, Silvia (CRO02(00007))	2,580.00	-

Transactions that have been reconciled to each other within the Master Clearing Account in the selected report period have not been included in this report.

Crocitti Family Superannuation Fund Capital Gains Analysis (2017)

For the year ended 30 June 2017

Account Number	Account Description	Investment Code	Date Acquired	Units	Highest Price	Highest Market Value	Highest Price Date	Purchase/Sale	Adjusted Cost	Gain/Loss
211 0001	Property - 1 Acheson Place, North Coburg 3058		1/01/1999	0.0000	0.00	875,000.00	30/06/2020	N/A	167,145.00	707,855.00 ^S
						875,000.00			167,145.00	707,855.00
	TOTALS					<u>875,000.00</u>			<u>167,145.00</u>	<u>707,855.00</u>
	GRAND TOTAL									<u><u>707,855.00</u></u>

The Capital Gains Tax Relief measures allow a segregated super fund with eligible CGT assets, to commute assets from pension phase to accumulation phase, on any date between 9/11/2016 and 30/06/2017. This report identifies the highest value of individual assets during this period.

S = Segregated pension asset