

Statement of Financial Position

As at 30 June 2022

	Note	2022 \$	2021 \$
INVESTMENTS			
Property -	9	2,000,216 ²⁵	1,800,000
		2,000,216	1,800,000
OTHER ASSETS			
Accumulated Depreciation	10	(50,216) ²¹	(43,151)
Cash at Bank	11	8,939 ³⁴	4,239
		(41,277)	(38,912)
TOTAL ASSETS		1,958,939	1,761,088
LIABILITIES			
Provisions for Tax - Fund	12	(680) ³⁹	(2,086)
Financial Position Rounding		-	1
		(680)	(2,085)
TOTAL LIABILITIES		(680)	(2,085)
NET ASSETS AVAILABLE TO PAY BENEFITS		1,959,619	1,763,173
REPRESENTED BY: LIABILITY FOR MEMBERS' BENEFITS			
Allocated to Members' Accounts	13	1,959,619	1,763,173
		1,959,619	1,763,173

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

Operating Statement

For the year ended 30 June 2022

	Note	2022 \$	2021 \$
REVENUE			
Investment Revenue			
Property -	2	73,376	66,920
Miscellaneous Rebates	3	6	-
		73,382	66,920
Contribution Revenue			
Member Non-Concessional Contributions		-	15,000
Employer Concessional Contributions		16,950	25,000
Co-Contribution Financed Benefits		-	1,000
		16,950	41,000
Other Revenue			
Cash at Bank	4	5	3
Market Movement Non-Realised	5	200,216	70,000
		200,221	70,003
Total Revenue		290,553	177,923
EXPENSES			
General Expense			
Fund Administration Expenses	6	1,823	914
Property / Real Estate Expenses - Residential 1	7	12,329	8,946
		14,152	9,860
BENEFITS ACCRUED AS A RESULT OF OPERATIONS BEFORE INCOME TAX		276,401	168,063
Tax Expense			
Fund Tax Expenses	8	2,106	4,256
		2,106	4,256
BENEFITS ACCRUED AS A RESULT OF OPERATIONS		274,295	163,807

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

J & R SUPERANNUATION FUND

Member Account Balances

For the year ended 30 June 2022

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
Iacono, John (70)									
Accumulation									
Accum (00001)	23,915.79	578.67	16,950.00	(24,493.76)	2,542.50	-	-	(0.70)	14,407.50
Pension									
ABP (00012) - 4.08%	-	-	-	24,493.76	-	-	21,684.99	3,610.45	6,419.22
ABP (00011) - 0.00%	59.17	-	-	-	-	-	59.17	-	-
ABP (00005) - 92.32%	339,930.93	-	-	-	-	-	8,500.00	50,105.30	381,536.23
ABP (00006) - 86.03%	513,221.55	-	-	-	-	-	12,840.00	75,648.08	576,029.63
ABP (00007) - 0.00%	272.46	-	-	-	-	-	272.45	(0.01)	-
ABP (00008) - 0.00%	247.06	-	-	-	-	-	247.05	(0.01)	-
	853,731.17	-	-	24,493.76	-	-	43,603.66	129,363.81	963,985.08
	877,646.96	578.67	16,950.00	-	2,542.50	-	43,603.66	129,363.11	978,392.58
Iacono, Rose (66)									
Accumulation									
Accum (00002)	15,861.44	21.75	-	(15,882.73)	-	-	-	(0.46)	-
Pension									
ABP (00009) - 94.04%	741,921.59	-	-	-	-	-	18,550.00	109,357.90	832,729.49
ABP (00010) - 0.00%	21.75	-	-	-	-	-	21.75	-	-
ABP (00003) - 100.00%	127,721.67	-	-	-	-	-	3,200.00	18,825.94	143,347.61
ABP (00013) - 94.44%	-	-	-	15,882.73	-	-	13,075.01	2,341.15	5,148.87
	869,665.01	-	-	15,882.73	-	-	34,846.76	130,524.99	981,225.97
	885,526.45	21.75	-	-	-	-	34,846.76	130,524.53	981,225.97
Reserve	-	-	-	-	-	-	-	-	-
TOTALS	1,763,173.41	600.42	16,950.00	-	2,542.50	-	78,450.42	259,887.64	1,959,618.55

CALCULATED FUND EARNING RATE: 14.7398 %
 APPLIED FUND EARNING RATE: 14.7398 %

Trial Balance

As at 30 June 2022

Account Number	Account Description	Units	2022		2021	
			Debit \$	Credit \$	Debit \$	Credit \$
106	Pension Member Balance					
106 00003	Iacono, Rose			127,721.67		121,144.28
106 00005	Iacono, John			339,930.93		324,506.16
106 00006	Iacono, John			513,221.55		553,602.48
106 00007	Iacono, John			272.46		330.78
106 00008	Iacono, John			247.06		323.40
106 00009	Iacono, Rose			741,921.59		703,722.15
106 00010	Iacono, Rose			21.75		236.79
106 00011	Iacono, John			59.17		4,250.77
125	Accumulation Member Balance					
125 00001	Iacono, John			23,915.79		0.14
125 00002	Iacono, Rose			15,861.44		-
211	Property -					
211 0001	Property - Unit 5 19 Lytton St, GLENROY	800,216.00			700,000.00	
211 0002	Property - 66 Edwardes Street Reservoir	1,200,000.00			1,100,000.00	
233	Accumulated Depreciation					
233 0001	Accumulated Depreciation Account 1	(50,216.00)			(43,151.00)	
290	Cash at Bank					
290 0001	Cash at Bank		8,938.61		3,886.08	
290 0002	Cash at Bank		-		352.51	
450	Provisions for Tax - Fund					
450 0006	Provision for Deferred Tax (Fund)			-		384.72
450 0009	Provision for Income Tax (Fund)			(679.95)		(2,470.55)
500	Sundry Creditors					
500 0001	Sundry Creditors Number 1			0.01		0.01
611	Property -					
611 0001	Property - Residential Account 1			22,856.00		19,546.75
611 0002	Property - 66 Edwardes Street Reservoir			50,520.00		47,373.00
636	Miscellaneous Rebates					
636 0001	Miscellaneous Rebate			6.21		-
690	Cash at Bank					
690 0001	Cash at Bank - Bank Interest			-		2.77
690 0003	Cash at Bank - Other (Fund)			5.14		-
700	Member Non-Concessional Contributions					
700 00002	Iacono, Rose			-		15,000.00
702	Employer Concessional Contributions					
702 00001	Iacono, John			16,950.00		25,000.00
705	Member Rollovers Received					
705 00001	Iacono, John			578.67		-
705 00002	Iacono, Rose			21.75		-

J & R SUPERANNUATION FUND

Trial Balance

As at 30 June 2022

Account Number	Account Description	Units	2022		2021	
			Debit \$	Credit \$	Debit \$	Credit \$
707	Co-Contribution Financed Benefits					
707 00001	lacono, John			-		1,000.00
780	Market Movement Non-Realised					
780 0013	Market Movement Non-Realised - Real Property			200,216.00		70,000.00
801	Fund Administration Expenses					
801 0005	Audit Fees		990.00			-
801 0019	Subscriptions and Registrations (Admin)		833.00		914.00	
808	Property / Real Estate Expenses - Residential 1					
808 0002	Property - Residential 1 - Agent Fees / Commissions		1,367.08			-
808 0003	Property - Residential 1 - Body Corporate Fees		1,425.00			-
808 0005	Property - Residential 1 - Depreciation		7,065.00		7,131.00	
808 0009	Property - Residential 1 - Insurance		347.78		322.98	
808 0016	Property - Residential 1 - Rates		1,468.42		1,491.89	
808 0023	Property - Residential 1 - Water Charges		655.60			-
860	Fund Tax Expenses					
860 0004	Income Tax Expense		2,491.05		3,870.75	
860 0008	Tax Accrued During Period (Deferred Tax)		(384.72)		384.72	
906	Pension Member Payments					
906 00003	lacono, Rose		3,200.00		2,420.99	
906 00005	lacono, John		8,500.00		8,376.68	
906 00006	lacono, John		12,840.00		78,734.78	
906 00007	lacono, John		272.45		329.87	
906 00008	lacono, John		247.05		319.87	
906 00009	lacono, Rose		18,550.00		14,071.29	
906 00010	lacono, Rose		21.75		228.56	
906 00011	lacono, John		59.17		4,268.68	
906 00012	lacono, John		(2,808.77)		-	
906 00013	lacono, Rose		(2,807.72)		-	
925	Accumulation Member Payments					
925 00001	lacono, John		24,493.76			-
925 00002	lacono, Rose		15,882.73			-
			2,053,647.24	2,053,647.24	1,883,953.65	1,883,953.65

Tax Reconciliation

For the year ended 30 June 2022

INCOME

Gross Interest Income		5.00	
Gross Dividend Income			
Imputation Credits	-		
Franked Amounts	-		
Unfranked Amounts	-		
Gross Rental Income		73,376.00	
Gross Foreign Income			
Gross Trust Distributions			
Gross Assessable Contributions			
Employer Contributions/Untaxed Transfers	16,950.00		
Member Contributions	-	16,950.00	
Gross Capital Gain			
Net Capital Gain	-		
Pension Capital Gain Revenue	-		
Non-arm's length income			
Net Other Income		6.00	
Gross Income			90,337.00
Less Exempt Current Pension Income		73,387.00	
ECPI Calculation Method = Unsegregated Mandatory (using a Pension Exempt Factor of 1.00000000)			16,950.00
Total Income			16,950.00
LESS DEDUCTIONS			
Other Deduction		343.00	
Total Deductions			343.00
TAXABLE INCOME			16,607.00
Gross Income Tax Expense (15% of Standard Component) (45% of Non-arm's length income)		2,491.05	
Less Foreign Tax Offset	-		
Less Other Tax Credit	-		
Tax Assessed			2,491.05
Less Imputed Tax Credit			
Less Amount Already paid (for the year)			
TAX DUE OR REFUNDABLE			2,491.05
Supervisory Levy			259.00
AMOUNT DUE OR REFUNDABLE			2,750.05

Sept inst (1,057)
 Dec inst (1,057)
 Mar inst (1,057)
 2022 tax 2,491.05
(679.95)

J & R SUPERANNUATION FUND

Notes to the Financial Statements

For the year ended 30 June 2022

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

J & R SUPERANNUATION FUND

Notes to the Financial Statements

For the year ended 30 June 2022

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.

J & R SUPERANNUATION FUND

Notes to the Financial Statements

For the year ended 30 June 2022

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.

J & R SUPERANNUATION FUND

Notes to the Financial Statements

For the year ended 30 June 2022

	2022	2021
	\$	\$
Note 2: Property -		
Property - 66 Edwardes Street Reservoir	50,520	47,373
Property - Residential Account 1	22,856	19,547
	73,376	66,920
Note 3: Miscellaneous Rebates		
Miscellaneous Rebate	6	-
	6	-
Note 4: Cash at Bank		
Cash at Bank - Bank Interest	-	3
Cash at Bank - Other (Fund)	5	-
	5	3
Note 5: Market Movement Non-Realised		
Market Movement Non-Realised - Real Property	200,216	70,000
	200,216	70,000
Note 6: Fund Administration Expenses		
Audit Fees	990	-
Subscriptions and Registrations (Admin)	833	914
	1,823	914
Note 7: Property / Real Estate Expenses - Residential 1		
Property - Residential 1 - Agent Fees / Commissions	1,367	-
Property - Residential 1 - Body Corporate Fees	1,425	-
Property - Residential 1 - Depreciation	7,065	7,131
Property - Residential 1 - Insurance	348	323
Property - Residential 1 - Rates	1,468	1,492
Property - Residential 1 - Water Charges	656	-
	12,329	8,946
Note 8: Fund Tax Expenses		
Income Tax Expense	2,491	3,871
Tax Accrued During Period (Deferred Tax)	(385)	385
	2,106	4,256
Note 9: Property -		
Property - Unit 5 19 Lytton St, GLENROY	800,216	700,000
Property - 66 Edwardes Street Reservoir	1,200,000	1,100,000
	2,000,216	1,800,000

J & R SUPERANNUATION FUND

Notes to the Financial Statements

For the year ended 30 June 2022

	2022 \$	2021 \$
Note 10: Accumulated Depreciation		
Accumulated Depreciation Account 1	(50,216)	(43,151)
	(50,216)	(43,151)
Note 11: Cash at Bank		
Cash at Bank	8,939 ³	3,886
Cash at Bank	- ¹	353
	8,939	4,239
Note 12: Provisions for Tax - Fund		
Provision for Deferred Tax (Fund)	-	385
Provision for Income Tax (Fund)	(680)	(2,471)
	(680)	(2,086)
Note 13A: Movements in Members' Benefits		
Liability for Members' Benefits Beginning:	1,763,173	1,708,117
Add: Increase (Decrease) in Members' Benefits	274,296	163,808
Less: Benefit Paid	77,850	108,751
Liability for Members' Benefits End	1,959,619	1,763,173
Note 13B: Members' Other Details		
Total Unallocated Benefits	-	-
Total Forfeited Benefits	-	-
Total Preserved Benefits	-	-
Total Vested Benefits	1,959,619	1,763,173

Net Capital Gain/Loss Summary

For the year ended 30 June 2022

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	-

Notes to the Tax Reconciliation

Deductions

For the year ended 30 June 2022

Account	Member	Date	Description	Transaction Amount	Deductible %	Deductible \$	Pension Exempt Apportionment	Apportionment Factor	Tagged to Member	Deduction
801 0005		30/06/2022	super audits	990.00	100.00	990.00	Yes	0.1876		185.75
801 0019		30/06/2022	2019 super levy	259.00	100.00	259.00	Yes	0.1876		48.60
801 0019		30/06/2022	2020 super levy	259.00	100.00	259.00	Yes	0.1876		48.60
801 0019		30/06/2022	2021 super levy	259.00	100.00	259.00	Yes	0.1876		48.60
801 0019		30/06/2022	asic	56.00	100.00	56.00	Yes	0.1876		10.51
808 0002		30/06/2022	Agent Fee	1,367.08	100.00	1,367.08	Yes	-		-
808 0003		30/06/2022	Body corp	1,425.00	100.00	1,425.00	Yes	-		-
808 0005		30/06/2022	depn	7,065.00	100.00	7,065.00	Yes	-		-
808 0009		30/06/2022	insurance	347.78	100.00	347.78	Yes	-		-
808 0016		30/06/2022	council	1,468.42	100.00	1,468.42	Yes	-		-
808 0023		30/06/2022	water rates	655.60	100.00	655.60	Yes	-		-
TOTALS				14,151.88		14,151.88				342.05

Notes to the Tax Reconciliation

Revenue Summary

For the year ended 30 June 2022

Account	Description	Date	Revenue Amount	TFN Credit	Closely Held Trusts	TFN Credit	ABN Credit	Notes
Assessable Revenue Accounts								
S 611 0001	Property - Residential Account 1	30/06/2022	22,856.00	-	-	-	-	
S 611 0002	Property - 66 Edwardes Street Reservoir	30/06/2022	50,520.00	-	-	-	-	
S 636 0001	Miscellaneous Rebate	30/06/2022	6.21	-	-	-	-	
S 690 0003	Cash at Bank - Other (Fund)	30/06/2022	5.14	-	-	-	-	
	Total Assessable Revenue		73,387.35					
Non-assessable Revenue Accounts								
	Total Non-assessable Revenue							
	Total Revenue		73,387.35					

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

Notes to the Tax Reconciliation

Non-Trust Income - Assessable Amounts

For the year ended 30 June 2022

Account	Description	Date	Rent	Unfranked	Unfranked CFI	Franked	Imputation Credit	NALI	Interest	Other Taxable	Total
S 611 0001	Property - Residential Account 1	30/06/2022	22,856.00	-	-	-	-	-	-	-	22,856.00
S 611 0002	Property - 66 Edwardes Street Reservoir	30/06/2022	50,520.00	-	-	-	-	-	-	-	50,520.00
S 636 0001	Miscellaneous Rebate	30/06/2022	-	-	-	-	-	-	-	6.21	6.21
S 690 0003	Cash at Bank - Other (Fund)	30/06/2022	-	-	-	-	-	-	5.14	-	5.14
TOTALS			73,376.00	-	-	-	-	-	5.14	6.21	73,387.35

Notes to the Tax Reconciliation

Exempt Pension Income / Deduction Apportionment

For the year ended 30 June 2022

EXEMPT CURRENT PENSION INCOME

The Exempt Current Pension Income is calculated using a Pension Exempt Factor of 1.000000000.

Gross Income which may be exempted:

Gross Income	90,337.00
LESS Gross Taxable Contributions	16,950.00
LESS Non-arm's length income	-
	<hr/>
	73,387.00

Exempt Current Pension Income

Gross Income which may be exempted	73,387.00
x Pension Exempt Factor	<hr/>
	1.0000000000
	<hr/>
	73,387.00

Notes to the Tax Reconciliation

Exempt Pension Income / Deduction Apportionment

For the year ended 30 June 2022

APPORTIONMENT FACTOR FOR GENERAL ADMINISTRATIVE EXPENSES

Fund Income:

Gross Income	90,337.00
PLUS Non-assessable Contributions	-
PLUS Rollins	-
	90,337.00

Reduced Fund Income:

Fund Income	90,337.00
LESS Exempt Current Pension Income	73,387.00
	16,950.00

Apportionment Factor:

Reduced Fund Income	16,950.00
Fund Income	90,337.00
	0.1876307604

APPORTIONMENT FACTOR FOR INVESTMENT EXPENSES

Assessable Investment Income:

Gross Income	90,337.00
LESS Gross Taxable Contributions	16,950.00
LESS Exempt Current Pension Income	73,387.00
	-

Total Investment Income:

Gross Income	90,337.00
LESS Gross Taxable Contributions	16,950.00
	73,387.00

Apportionment Factor:

Assessable Investment Income	0.00
Total Investment Income	73,387.00
	0.0000000000

J & R SUPERANNUATION FUND

Accrued Capital Gains

For the year ended 30 June 2022

	Date Acquired	Units	Market Value	Cost Base Used	Cost Base Adjustment	Gain Method	Adjusted Cost	Gain/Loss
Capital Gains Tax Assets								
211 0001 Property - Unit 5 19 Lytton St, GLENROY	27/01/2017	-	75,234.45	52,500.00	-	N/A	52,500.00	- \$
	27/02/2017	-	724,981.55	505,905.61	-	N/A	505,905.61	- \$
		-	800,216.00	558,405.61	-		558,405.61	-
211 0002 Property - 66 Edwardes Street Reservoir	6/06/2017	-	1,200,000.00	1,050,000.00	-	N/A	1,050,000.00	- \$
		-	1,200,000.00	1,050,000.00	-		1,050,000.00	-
TOTALS			2,000,216.00	1,608,405.61	-		1,608,405.61	0.00
GRAND TOTAL								-

Provision for Deferred Income Tax = 0.00 x 0.15 = 0.00

S = segregated pension asset

J & R SUPERANNUATION FUND

Market Value Movements

From 01/07/2021 to 30/06/2022

Account Number	Account Description	Code	Opening Balance	Purchases	Sales	Adjustments	Closing Market Value	Realised Movement	Unrealised Movement
Property									
2110001	Property - Unit 5 19 Lytton St, GLENROY		700,000.00	-	-	-	800,216.00	-	100,216.00
2110002	Property - 66 Edwardes Street Reservoir		1,100,000.00	-	-	-	1,200,000.00	-	100,000.00
			1,800,000.00	-	-	-	2,000,216.00	-	200,216.00
	TOTALS		1,800,000.00	-	-	-	2,000,216.00	-	200,216.00

J & R SUPERANNUATION FUND

Investment Summary

As at 30 June 2022

Investment	Code	Units	Average Unit Cost \$	Market Price \$	Adjusted Cost \$	Market Value \$	Gain / Loss \$	Gain / Loss %	Portfolio Weight %
Cash									
Cash at Bank	-	-	-	-	8,938.61	8,938.61	-	-	0.44
					8,938.61	8,938.61			0.44
Property									
Property - Unit 5 19 Lytton St, GLENROY	-	-	-	-	558,405.61	800,216.00	241,810.39	43.30	39.83
Property - 66 Edwardes Street Reservoir	-	-	-	-	1,050,000.00	1,200,000.00	150,000.00	14.29	59.73
					1,608,405.61	2,000,216.00	391,810.39	24.36	99.56
Total Investments					1,617,344.22	2,009,154.61	391,810.39	24.23	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.

Market value \$750,000.23
 Add bank Accum Depn \$50,216
\$800,216



C+M Residential
25 Pascoe Street
Pascoe Vale VIC 3044

hello@cplusm.com.au
cplusm.com.au
03 8781 3823

30th JUNE 2022

To Whom It May Concern,

THIS IS NOT A SWORN VALUATION

RE: SALES APPRAISAL LETTER
PPTY: 66 EDWARDES STREET, RESERVOIR VIC 3073

I thank you for allowing me the opportunity to provide a market appraisal for the value at the above address.

Taking current market conditions into consideration and sales of comparable properties in the area at this time. I am of the opinion that if the property were to be offered for sale today without the additional second easement, a sale in range below is anticipated:

\$1,200,000

PN: I am not a registered valuer, and this is not a sworn valuation. Should you require a sworn valuation I would be happy to arrange this for you. This appraisal has been prepared solely for your information. Although every care has been taken in arriving at this figure, I stress that it is an opinion only and not to be taken as a sworn valuation.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Claudio Cuomo', written over a horizontal line.

CLAUDIO CUOMO
DIRECTOR/ AREA SPECIALIST
License No: 078874L

cplusm.com.au

Estate Agent Licence 078871L
C Plus M Residential Pty Ltd
ABN 47 612 527 652 ACN 612 527 652



C+M Residential
25 Pascoe Street
Pascoe Vale VIC 3044

hello@cplusm.com.au
cplusm.com.au
03 8781 3823

30th JUNE 2022

To Whom It May Concern,

THIS IS NOT A SWORN VALUATION

RE: SALES APPRAISAL LETTER
PPTY: 5/19 LYTTON STREET, GLENROY VIC 3046

I thank you for allowing me the opportunity to provide a market appraisal for the value at the above address.

Taking current market conditions into consideration and sales of comparable properties in the area at this time. I am of the opinion that if the property were to be offered for sale today without the additional second easement, a sale in range below is anticipated:

\$750,000

PN: I am not a registered valuer, and this is not a sworn valuation. Should you require a sworn valuation I would be happy to arrange this for you. This appraisal has been prepared solely for your information. Although every care has been taken in arriving at this figure, I stress that it is an opinion only and not to be taken as a sworn valuation.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Claudio Cuomo', written over a light blue horizontal line.

CLAUDIO CUOMO
DIRECTOR/ AREA SPECIALIST
License No: 078874L

TAX DEPRECIATION SCHEDULE

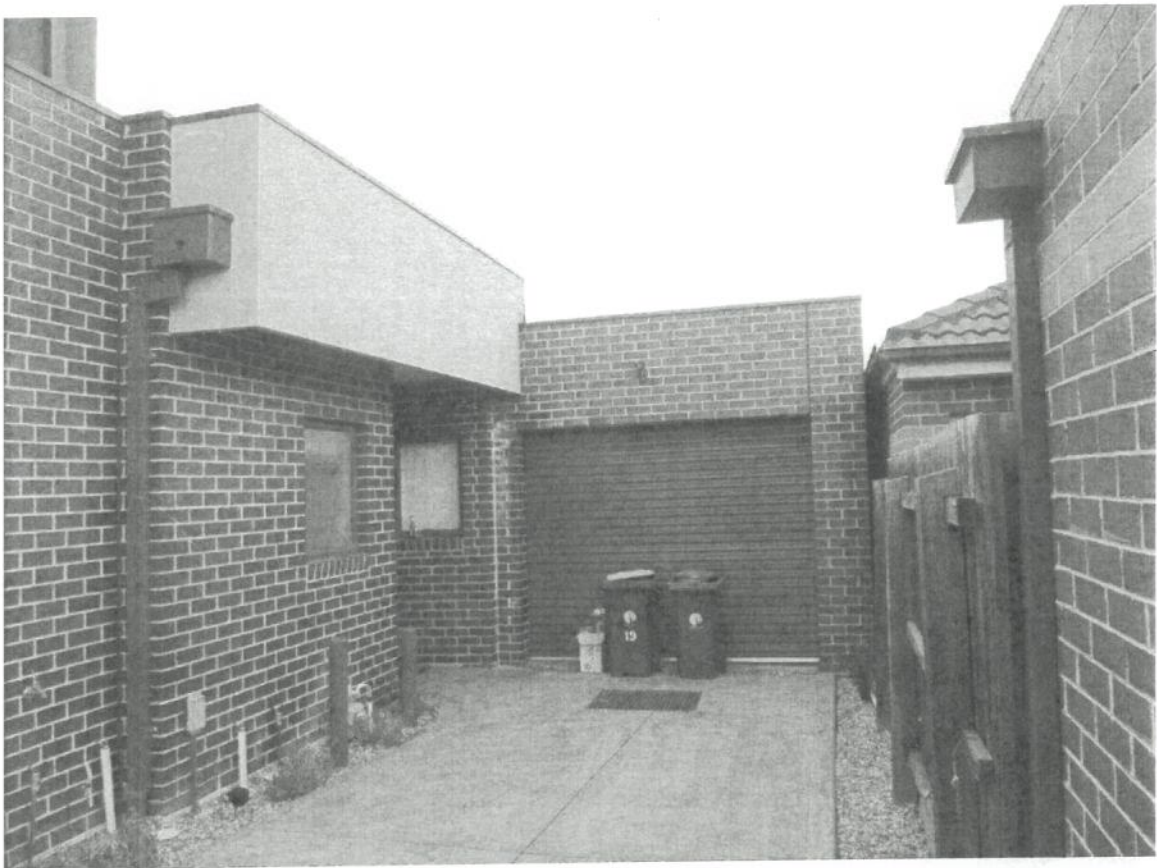
3 BEDROOM TOWNHOUSE

2/19 LYTTON STREET, GLENROY, VIC 3046

FOR J & R IACONO SMSF PTY LTD

Report Date: 10 February 2018

Our Ref: TDS/027/2018



QUANTITY SURVEYORS AND COST CONSULTANTS

Chartered Quantity Surveyors and Tax
Depreciation Specialists

26 Bergamot Drive, Point Cook, VIC3030 M: 04 300 42 884

T: 04 252 72 575, E: info@costinquantitysurveyors.com.au

www.costinquantitysurveyors.com.au

ABN NO: 25404450449

AGENT REG NO: 54071005

1 | Page

EXECUTIVE SUMMARY

CAPITAL BUILDING WRITE OFF AND DEPRECIATION ITEMS



Property: 2/19 Lytton Street, Glenroy, VIC 3046
 Property Owner: J & R Iacono SMSF Pty Ltd

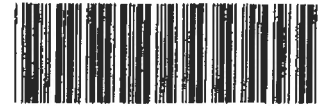
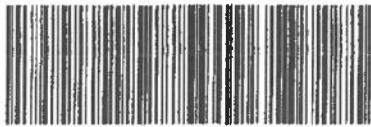
Report Date: 10-Feb-18
 Available for rent: 1-Dec-16

40 YEARS SUMMARY - DIMINISHING VALUE METHOD

Period	Residual value	Depreciation Deduction		Total deduction
		Building write off - DIV. 43	Assets - DIV. 40	
Built date	226,171	193,731	32,440	0
1-Dec-16	224,576	192,909	31,667	1,596
30 - June - 17	218,031	2,813	3,732	6,545
30 - June - 18	207,623	4,843	5,564	10,408
30 - June - 19	198,570	4,843	4,210	9,053
30 - June - 20	190,451	4,843	3,275	8,118
30 - June - 21	183,020	4,843	2,588	7,431
30 - June - 22	175,956	4,843	2,221	7,065
30 - June - 23	169,370	4,843	1,743	6,586
30 - June - 24	162,946	4,843	1,580	6,424
30 - June - 25	156,892	4,843	1,211	6,054
30 - June - 26	150,941	4,843	1,108	5,952
30 - June - 27	145,039	4,843	1,058	5,901
30 - June - 28	139,454	4,843	742	5,585
30 - June - 29	134,078	4,843	534	5,377
30 - June - 30	128,840	4,843	394	5,237
30 - June - 31	123,698	4,843	299	5,142
30 - June - 32	118,622	4,843	232	5,076
30 - June - 33	113,595	4,843	185	5,028
30 - June - 34	108,379	4,843	372	5,215
30 - June - 35	103,304	4,843	232	5,076
30 - June - 36	98,315	4,843	145	4,989
30 - June - 37	93,381	4,843	91	4,934
30 - June - 38	88,481	4,843	57	4,900
30 - June - 39	83,602	4,843	35	4,879
30 - June - 40	78,737	4,843	22	4,865
30 - June - 41	73,880	4,843	14	4,857
30 - June - 42	69,028	4,843	9	4,852
30 - June - 43	64,179	4,843	5	4,849
30 - June - 44	59,333	4,843	3	4,847
30 - June - 45	54,487	4,843	2	4,845
30 - June - 46	49,643	4,843	1	4,845
30 - June - 47	44,798	4,843	1	4,844
30 - June - 48	39,955	4,843	1	4,844
30 - June - 49	35,111	4,843	0	4,844
30 - June - 50	30,268	4,843	0	4,843
30 - June - 51	25,424	4,843	0	4,843
30 - June - 52	20,581	4,843	0	4,843
30 - June - 53	15,737	4,843	0	4,843
30 - June - 54	10,894	4,843	0	4,843
30 - June - 55	6,051	4,843	0	4,843
30 - June - 56	1,208	4,843	0	4,843
30 - June - 57	0	1,208	0	1,208
30 - June - 58	0	0	0	0

50,216

21



47531119

013556 023
THE TRUSTEE FOR J & R SUPERANNUATION
FUND
PO BOX 76
J I CONSULTING PTY LTD
MOONEE PONDS VIC 3039

Quarterly PAYG instalment notice

April to June 2022

Document ID **48 295 461 669**

ABN **53 915 616 773**

004

Variations due on **28 Jul 2022**

Payment due on **28 Jul 2022**

*Paid 26/07/2022
B5309165446*

PAYG income tax instalment

ATO instalment amount for the period shown above is **T7 \$ 698** From 2021 assessment

If you are paying the above amount – do not send this form to the ATO
(payment can be made using one of the 'How to pay' options below)

OR

If you wish to VARY the amount, this form can be lodged online.
Visit ato.gov.au/general/online-services/
Payment of the varied amount can be made using one of the 'How to pay' options below.

NAT 4753-11.2019 [DE-9137]

I49ATBA_Tax_Agent_DLX_331/013556/038446/

HOW TO PAY

Your payment reference number (PRN) is: **4 53915 616 773 9660**

BPAY®



Billers code: 75556
Ref: **4539156167739660**

Telephone & Internet Banking – BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or credit card account
More info www.bpay.com.au

CREDIT OR DEBIT CARD

Pay online with your credit or debit card at www.governmenteasypay.gov.au/PayATO
To pay by phone, call the Government EasyPay service on 1300 898 089.
A card payment fee applies.

OTHER PAYMENT OPTIONS

For other payment options, visit ato.gov.au/paymentoptions

HOW TO LODGE

This form must be lodged by the due date.





ASIC
Australian Securities & Investments Commission

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

ABN 86 768 265 615

paid
3/12/2021.

J & R IACONO SMSF PTY LTD
C WU
PO BOX 697 RESERVOIR VIC 3073

INVOICE STATEMENT
Issue date 23 Nov 21
J & R IACONO SMSF PTY LTD

ACN 609 446 835
Account No. 22 609446835

Summary

Opening Balance	\$0.00
New items	\$56.00
Payments & credits	\$0.00
TOTAL DUE	\$56.00

- Amounts are 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.

Transaction details are listed on the back of this page

Please pay

Immediately	\$0.00
By 23 Jan 22	\$56.00

If you have already paid please ignore this invoice statement.

- 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 statement, or
 - pay your review fee within 2 months of the annual review date.
- Information on late fee amounts can be found on the ASIC website.



ASIC
Australian Securities & Investments Commission

TOTAL DUE	\$56.00
Immediately	\$0.00
By 23 Jan 22	\$56.00

PAYMENT SLIP
J & R IACONO SMSF PTY LTD

Payment options are listed on the back of this payment slip



Billor Code: 17301
Ref: 2296094468354

ACN 609 446 835 Account No: 22 609446835



*R1A 120 000000000468354 70



Telephone (03) 9240 1111
Facsimile (03) 9240 1212

www.moreland.vic.gov.au
Email info@moreland.vic.gov.au
ABN 46 202 010 737

VALUATION AND RATE NOTICE
For the period 1 July 2021 to 30 June 2022

ASSESSMENT NUMBER
1880447



DATE OF ISSUE
27/07/2021

J & R Iacono Smsf Pty Ltd
96 Bradshaw Street
ESSENDON VIC 3040

*Paid
21/09/21.*

\$340.42
payable by
30 September, 2021



023
1003364
R1_7505

Any arrears shown on this notice
are payable immediately

Property Address 5/19 Lytton Street, GLENROY VIC 3046

Property Description CT-11852/641 Lot 5 PS 748289

Level of Valuation Date	Site Value	Capital Improved Value	Net Annual Value	AVPCC
01/01/2021	\$225,000	\$530,000	\$26,500	120.3
Residential Rate		530,000 x 0.0024283		\$1,287.00
Residential FSPL Fixed Charge				\$114.00
Residential FSPL Levy Rate		530,000 x 0.000059		\$31.27
Waste Charge (Shared 240l bin)				\$74.11
Payments				-\$37.96
Balance Of Rates & Charges				\$1,468.42

If you are experiencing payment difficulties, please contact Council's Revenue Services Unit on 9240-1111 or via email to ratescontact@moreland.vic.gov.au
Any payments received after 26 July 2021 may not be reflected on this notice.

Receive your notice via email
Go to moreland.enotices.com.au
Your eNotice Reference No: **8BB9CCDAEC**

Four instalments

Ten Monthly instalments (Council Initiated Direct Debits Only)

DUE DATE	AMOUNT	DUE DATE	AMOUNT	DUE DATE	AMOUNT
30/09/2021	\$340.42	15-Sep-21	\$136.86	15-Feb-22	\$150.00
30/11/2021	\$376.00	15-Oct-21	\$135.11	15-Mar-22	\$150.00
28/02/2022	\$376.00	15-Nov-21	\$146.45	15-Apr-22	\$150.00
31/05/2022	\$376.00	15-Dec-21	\$150.00	15-May-22	\$150.00
		15-Jan-22	\$150.00	15-Jun-22	\$150.00

See reverse for payment options. Please return this section if paying by mail.

B Biller Code: 35105
PAY Ref: 1880 447

BPAY this payment via internet or phone banking.



POSTbillpay



Instalment 1 *206 9175 000000001880447 20

For Council Use

Amount Payable:
\$340.42

RENEWAL INVITATION AND RENEWAL SCHEDULE

Rental Protection Plus



CGU Centre 181 William Street
Melbourne VIC 3000

General Enquiries or Change of Details: 1800 105 900
24 Hour Claims: 1300 134 256



R03

NOVUS-7048357-27-Run9-ALB001-000218 /EG/HD
ROSE IACONO - J AND R IACONO
96 BRADSHAW ST
ESSENDON VIC 3040

Page 1 of 6

Date of this notice: 30/01/22

Policy Number: 06L 8745654 05

Intermediary

22/02/2022

Date Amount Due: 10/03/22



Your current policy expires at 4.00 p.m. on 10/03/22

Our philosophy is to provide you with cover that is easy to manage, and help ensure you get the right cover for *your* needs. We would just like to remind you of the many benefits we offer:

- A choice of different product options, tailored to your needs.
- Skilled, helpful customer service consultants.
- 24 hour online access.
- Easy payment methods - direct debit, credit card, bill me, or cheque.
- Paperless claims.

If you have any questions about your policy, or there is something we could do to make managing your insurance even easier, you can contact us by phone on **1800 105 900**, or by email via the Aon Personal Insurance website at www.aon.com.au/landlords.

IXX INSURED COPY 07

42

Insurer: Insurance Australia Limited ABN 11 000 016 722 AFSL 227681 trading as CGU Insurance.

WFS3433

EG/HD

Premium Payment



Billers Code: 30742
Ref: 06128745654052

Telephone & Internet Banking - BPAY®

Contact your bank, or financial institution to make this payment from your cheque, savings, debit or credit card or transaction account. More info: www.bpay.com.au



Billpay Code: 3020
Ref: 2287 4565 4051 5042 2347 7833

In person at any Post Office,
phone 13 18 16 or go to
postbillpay.com.au

POST billpay



*3020 22874565405 150422 347.78 33

® Registered to BPAY Pty Ltd
ABN 69 079 137 518

Policy Number:
06L 8745654 05

Intermediary Details:
REI ADVANTAGE
1149728

Date Amount Due:
10/03/22

Amount Due:
\$347.78

2258745654

082941: 1533 99038 60

17



Details of your policy cover

This Schedule must be attached to and read as part of the Company's policy.

Policy Number:	06L 8745654 05	Intermediary	
Insured:	ROSE IACONO - J AND R IACONO 96 BRADSHAW ST ESSENDON 3040	REI ADVANTAGE 181 WILLIAM STREET MELBOURNE	3000
Policy Type:	Rental Protection Plus	Intermediary Number:	1149728
Period of Insurance:	From 10/03/22 To 10/03/23	Intermediary Phone:	1800 105 900
Situation of Property Insured		Mortgagee/Interested Party	
U 5/19 LYTTON ST GLENROY 3046			

WHAT IS INSURED	SUM INSURED	PREMIUM
*** SEE IMPORTANT CHANGES ON THIS DOCUMENT ***		
SITUATION AS ABOVE		
CONTENTS		
ALL OTHER CONTENTS	\$50000	
TOTAL CONTENTS SUM INSURED	\$50000	\$48.22
LOSS OF RENT	\$50000	\$41.21
RENT DEFAULT AND THEFT BY A TENANT		\$123.00
POLICY EXCESS \$250		
AN ADDITIONAL EXCESS APPLIES TO CLAIMS FOR EARTHQUAKE. IF COVER HAS BEEN REQUESTED FOR RENT DEFAULT AND THEFT BY TENANT IT WILL BE SHOWN ON YOUR POLICY SCHEDULE.		
LIABILITY (AMOUNT OF COVER - \$20000000)		\$75.00
	*Last Term's Premium	This Term's Premium
TOTAL BASIC PREMIUM	\$266.93	\$287.43
GOODS AND SERVICES TAX	\$26.69	\$28.74
STAMP DUTY	\$29.36	\$31.61
TOTAL	\$322.98	\$347.78

Premium Summary

*Last term's premium in the above table represents the amount you were charged for your insurance policy at the beginning of the last policy term, plus or minus any changes you made throughout the policy term.
Government taxes and any state or territory duties or levies are listed separately.

Changes to your premium :

Your premium is based on the possibility of a claim against your policy, and may change if the general cost to protect our customers changes. For information on how your insurance premium is calculated, please contact us to discuss.

To learn more about general premium calculations you may refer to the Insurance Council of Australia website.

<http://understandinsurance.com.au/premiums-explained>

THIS IS AN INVITATION TO INSURE. UPON RECEIPT OF THE 'AMOUNT PAYABLE' THIS

Continued on following page

SUPER AUDITS

Ref: 8346061487

TAX INVOICE

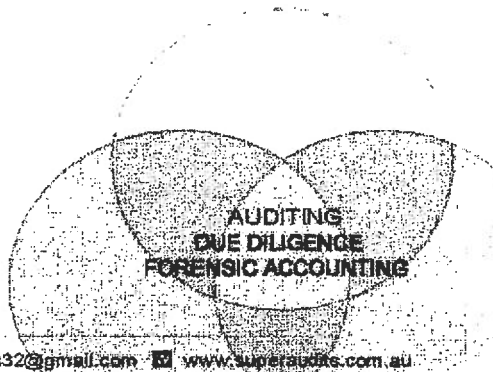
Supplier: Super Audits
Auditor: A.W. Boys
SMSF Auditor Number (SAN) 100014140
Registered Company Auditor (67793)
Address: Box 3376
Rundle Mall 5000
ABN: 20 461 503 652
Services: Auditing
Date: 17 May 2022
Recipient: J & R Super Fund
Address: C/- 28 Young Street MOONEE PONDS VIC 3039

Description of Services

Statutory audit of the J & R Super Fund for the financial year ending 30 June 2021.

Fee: \$300.00
GST: \$30.00
Total: \$330.00

Payment can be made with a cheque payable to Super Audits postal address being Box 3376 Rundle Mall 5000 or alternatively an EFT can be made BSB 015-056 Account No. 387392386.



SUPER AUDITS

TAX INVOICE

Supplier: Super Audits
Auditor: A.W. Boys
SMSF Auditor Number (SAN) 100014140
Registered Company Auditor (67793)
Address: Box 3376
Rundle Mall 5000
ABN: 20 461 503 652
Services: Auditing
Date: 7 May 2022
Recipient: J & R Superannuation Fund
Address: C/- 28 Young Street, Monee Ponds VIC 3039

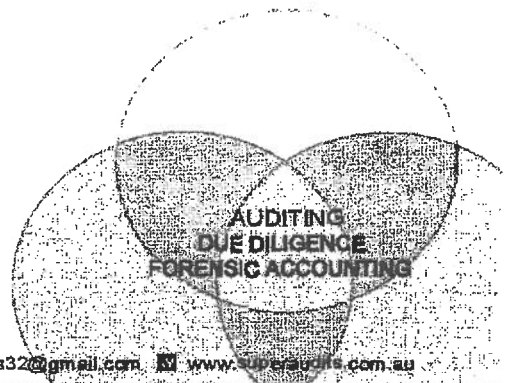
Description of Services

Statutory audit of the J & R Superannuation Fund for the financial year ending 30 June 2020.

Fee: \$300.00
GST: \$30.00
Total: \$330.00

Payment can be made with a cheque payable to Super Audits postal address being Box 3376 Rundle Mall 5000 or alternatively an EFT can be made BSB 015-056 Account No. 387392386.

7
Paid 11/05/2022
Ref: T 5148 027 873



SUPER AUDITS

TAX INVOICE

Supplier: Super Audits
Auditor: A.W. Boys
SMSF Auditor Number (SAN) 100014140
Registered Company Auditor (67793)
Address: Box 3376
Rundle Mall 5000
ABN: 20 461 503 652
Services: Auditing
Date: 7 May 2022
Recipient: J & R Superannuation Fund
Address: C/- 28 Young Street, Monee Ponds VIC 3039

Description of Services

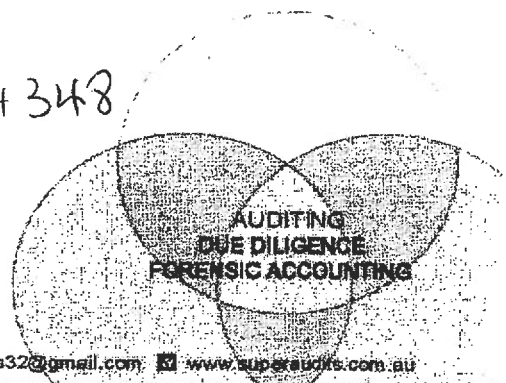
Statutory audit of the J & R Superannuation Fund for the financial year ending 30 June 2019.

Fee: \$300.00
GST: \$30.00
Total: \$330.00

Payment can be made with a cheque payable to Super Audits postal address being Box 3376 Rundle Mall 5000 or alternatively an EFT can be made BSB 015-056 Account No. 387392386.

Y 11 505 44 348

7 Paid 11/05/2022



SMART



Fire | Electrical | Gas | Plumbing



Protecting people.
Protecting property.

Residential Rental Provider Authority

The Residential Tenancies Regulations 2021 (RTR) now requires all residential rental properties to undergo an annual Smoke Alarm Safety Service, a two-yearly Gas Safety and Carbon Monoxide Service and a two yearly Electrical Safety Service (Services). These Services have been made mandatory to ensure the safety of residential rental properties and their renters.



Smoke Alarm Safety

\$90 plus GST

- Each smoke alarm is correctly installed and is in working condition;
- Each smoke alarm is tested according to manufacturer's specification at least every twelve (12) months; **and**
- The batteries in each smoke alarm are replaced.
- Additionally, it is advised that the floorplan of the property is assessed for the correct number of smoke alarms and all smoke alarms are within their ten (10) year prescribed service life, are correctly cleaned and serviced and all necessary information is recorded on an ongoing basis.

- YES - Include my property
 NO - I as the owner/rental provider will take full responsibility for this Service
 (Please tick which option applies)



Electrical Safety Service

\$269 plus GST

- An electrical safety check of all electrical installations, fittings, and appliances provided by a residential rental provider in the rented premises is conducted every two (2) years by a licensed or registered electrician.
- Safety checks must be carried out in accordance with the relevant Australian Standards (AS/NZS 3019) and that the appropriate registration and documentation is issued.

- YES - include my property
 NO - I as the owner/rental provider will take full responsibility for this Service
 (Please tick which option applies)



Gas Safety Service

\$349 plus GST

- If the rented premises contains any gas installations or connections, the residential rental provider must ensure that a gas safety check of all gas installations and fittings in the rented premises are conducted every two (2) years by a licensed or registered gas fitter.
- Safety checks must be carried out in accordance with relevant Australian Standards (AS/NZS 5601 and AS 4575) and appropriate registration and documentation is issued.

- * \$349 plus GST includes primary heater
 - ** \$50 plus GST for each additional heater serviced
 - *** \$239 plus GST for single gas appliance properties
- Pre-authorization up to \$200 for serviceable parts as and when required.

- YES - include my property
 NO - I as the owner/rental provider will take full responsibility for this Service
 (Please tick which option applies)

Property Address: 5/19 Lytton Street, Glenroy, Vic

Rental Provider(s) Name: (please print) J & R Iacono SMSF Pty Ltd

Rental Provider Signature(s): John Iacono

Date: 29/6/22

** By typing your full name in the above signature field, this indicates approval of the terms outlined in this document.



By selecting NO to any of the above Services you acknowledge and agree that you will accept full responsibility for ensuring that the required Services are completed in accordance with the relevant requirements (including within the correct time frames) and you can provide proof of all documentation upon request from any party (including the Agent or renter) as to when these Services have been carried out. The Agent and any related entity of the Agent will in no way be held responsible for any outcomes that may arise from you assuming full responsibility for the performance of the Service(s).

smarthouseaustralia.com.au

03 9822 3223

Your smoke alarms and electrical and gas safety checks will be completed in your agents specific service cycle unless otherwise instructed. The above costs do not include any relocation of hard wired alarms or any works not outlined with respect to electrical and gas safety checks. Any additional works identified and not covered under this consent, will be quoted on as and when required. If any or all of the above Services have been marked YES, you acknowledge and agree that by signing this authority you agree to be bound by the Smarthouse Australia Terms and Conditions found at www.smarthouseaustralia.com.au/terms-conditions

J & R Iacono SMSF Pty Ltd - J & R Iacono SMSF Pty Ltd
J & R Iacono SMSF Pty Ltd
28 Young Street
MOONEE PONDS VIC 3039

Folio Summary

Folio: OWN00118
From: 1/07/2021
To: 30/06/2022
Created: 1/07/2022

Money In \$22,856.00	Money Out \$3,447.68	Balance \$19,408.32
---------------------------------------	---------------------------------------	--------------------------------------

Account	Included Tax	Money Out	Money In
5/19 Lytton Street, GLENROY VIC			
Jul 2021			
Rent			\$1,868.00
Commission on Rental	\$9.34	\$102.74	
		<u>\$102.74</u>	<u>\$1,868.00</u>
Aug 2021			
Rent			\$1,868.00
Commission on Rental	\$9.34	\$102.74	
Owners Corp Fees	\$25.00	\$275.00	
		<u>\$377.74</u>	<u>\$1,868.00</u>
Sep 2021			
Rent			\$1,912.00
Commission on Rental	\$9.56	\$105.16	
Water Rates	\$12.03	\$132.28	
		<u>\$237.44</u>	<u>\$1,912.00</u>
Oct 2021			
Rent			\$1,912.00
Commission on Rental	\$9.56	\$105.16	
		<u>\$105.16</u>	<u>\$1,912.00</u>
Nov 2021			
Rent			\$1,912.00
Commission on Rental	\$9.56	\$105.16	
Owners Corp Fees	\$22.73	\$250.00	
		<u>\$355.16</u>	<u>\$1,912.00</u>
Dec 2021			
Rent			\$1,912.00
Commission on Rental	\$19.56	\$215.16	
Water Rates	\$12.03	\$132.28	
		<u>\$347.44</u>	<u>\$1,912.00</u>
Jan 2022			
Rent			\$1,912.00
Commission on Rental	\$9.56	\$105.16	
Owners Corp Fees	\$27.27	\$300.00	
		<u>\$405.16</u>	<u>\$1,912.00</u>
Feb 2022			
Rent			\$1,912.00
Commission on Rental	\$9.56	\$105.16	
Owners Corp Fees	\$27.27	\$300.00	
		<u>\$405.16</u>	<u>\$1,912.00</u>
Mar 2022			
Rent			\$1,912.00
Commission on Rental	\$9.56	\$105.16	
Water Rates			

Account	Included Tax	Money Out	Money In
Apr 2022			
Rent			\$1,912.00
Commission on Rental	\$9.56	\$105.16	
		<u>\$105.16</u>	<u>\$1,912.00</u>
May 2022			
Rent			\$1,912.00
Commission on Rental	\$9.56	\$105.16	
Owners Corp Fees	\$27.27	\$300.00	
		<u>\$405.16</u>	<u>\$1,912.00</u>
Jun 2022			
Rent			\$1,912.00
Commission on Rental	\$9.56	\$105.16	
Water Rates	\$23.78	\$261.64	
		<u>\$366.80</u>	<u>\$1,912.00</u>
Subtotal		<u>\$3,447.68</u>	<u>\$22,856.00</u>
Account Transactions			
No transactions			
Total		<u>\$3,447.68</u>	<u>\$22,856.00</u>
Total Tax on Money Out: \$313.42			

Transaction Details (continued)

Date	Particulars	Debits	Credits	Balance
	Brought forward			2,761.60 Cr
	Rose.....	1,500.00		1,261.60 Cr
6 Sep 2021	Rent Accountants Edge 000155.....		4,210.00	5,471.60 Cr
8 Sep 2021	Online F4647675099 Transfer Rose.....	100.00		5,371.60 Cr
15 Sep 2021	Online T4461926620 Pension Rose.....	1,500.00		3,871.60 Cr
21 Sep 2021	Internet Bpay Moreland Council 1880447.....	340.42		3,531.18 Cr
23 Sep 2021	5 19 Lytton Street C Plus M Residen 421520.....		1,674.56	5,205.74 Cr
29 Sep 2021	Online M0612535737 Pension Rose.....	1,500.00		3,705.74 Cr

Summary of Government Charges

Government	From 1 July to date	Last year to 30 June
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.

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Explanatory Notes

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NAB Business Everyday Account

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



023/000264



THE TRUSTEE
96 BRADSHAW STREET
ESSENDON VIC 3040

Account Balance Summary

Opening balance	\$3,705.74	Cr
Total credits	\$17,666.91	
Total debits	\$20,132.00	
Closing balance	\$1,240.65	Cr

Statement starts 1 October 2021
Statement ends 31 December 2021

Outlet Details

Moonee Ponds
Level 1, 68 Puckle St
Moonee Ponds VIC 3039

Account Details

J & R IACONO SMSF PTY LTD
ATF J & R SUPERANNUATION FUND
BUSINESS EVERYDAY AC
BSB number 083-310
Account number 80-606-4513

Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Oct 2021	Brought forward			3,705.74 Cr
5 Oct 2021	Rent Accountants Edge 000155.....		4,210.00	7,915.74 Cr
8 Oct 2021	Online P9461978176 Transfer Rose.....	100.00		7,815.74 Cr
13 Oct 2021	Online T8383214218 Pension Rose.....	1,500.00		
	Online F4776238244 To Donwood Jr Super Fun	5,000.00		1,315.74 Cr
25 Oct 2021	5 19 Lytton Street C Plus M Residen 421520.....		1,806.84	3,122.58 Cr
27 Oct 2021	Online F1086484066 Pension Rose.....	1,500.00		1,622.58 Cr
5 Nov 2021	Rent Accountants Edge 000155.....		4,210.00	5,832.58 Cr
8 Nov 2021	Online K8493936097 Transfer Rose.....	100.00		
	Online F7976454602 Withdrawal John Jr Super Fun	3,000.00		2,732.58 Cr
10 Nov 2021	Online C6776725145 Pension Rose.....	1,500.00		1,232.58 Cr
25 Nov 2021	5 19 Lytton Street C Plus M Residen 421520.....		1,556.84	2,789.42 Cr
29 Nov 2021	Internet Bpay Moreland Council 1880447.....	376.00		2,413.42 Cr
1 Dec 2021	Online Y1031625319 Linked Acc Trns Jr Super Fun		102.51	2,515.93 Cr
2 Dec 2021	Transfeerefund Cust Remediation 434165.....		6.16	2,522.09 Cr
3 Dec 2021	Internet Bpay Asic 2296094468354.....	56.00		2,466.09 Cr
6 Dec 2021	Rent Accountants Edge 000155.....		4,210.00	6,676.09 Cr
7 Dec 2021	Online C3772214789 Drawing Rose Carried forward			6,676.09 Cr

36578/02/1000264/5000460/7000919

Transaction Details (continued)

Date	Particulars	Debits	Credits	Balance
	Brought forward			6,676.09 Cr
8 Dec 2021	Jr Super Fun	4,000.00		2,676.09 Cr
	Online F0290655902 Pension Rose	1,500.00		1,176.09 Cr
22 Dec 2021	5 19 Lytton Street C Plus M Residen 421520.....		1,564.56	2,740.65 Cr
23 Dec 2021	Online Y9090457188 Pension Rose	1,500.00		1,240.65 Cr

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

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NAB Business Everyday Account

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Account Balance Summary

Opening balance	\$1,240.65	Cr
Total credits	\$17,321.12	
Total debits	\$18,223.78	
Closing balance	\$337.99	Cr

Statement starts 1 January 2022
Statement ends 31 March 2022

023/013871



THE TRUSTEE
96 BRADSHAW STREET
ESSENDON VIC 3040

Outlet Details

Moonee Ponds
Level 1, 68 Puckle St
Moonee Ponds VIC 3039

Account Details

J & R IACONO SMSF PTY LTD
ATF J & R SUPERANNUATION FUND
BUSINESS EVERYDAY AC
BSB number 083-310
Account number 80-606-4513

For Your Information

Be on the lookout for invoice scams. Criminals can change bank account details on a legitimate invoice to an account controlled by scammers. Criminals may also make a request by email or phone to update bank account details for suppliers or employees. Before actioning, always confirm any changes to payment details by contacting the supplier/employee using a phone number listed on their website or you have on file. Learn how to recognise scams and protect your business by visiting nab.com.au/security.

Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Jan 2022	Brought forward			1,240.65 Cr
5 Jan 2022	Rent Accountants Edge			
	000155.....		4,210.00	5,450.65 Cr
6 Jan 2022	Online T4005916226 Pension			
	Rose.....	1,500.00		3,950.65 Cr
19 Jan 2022	Online X4908545149 Pension			
	Rose.....	1,500.00		2,450.65 Cr
25 Jan 2022	5 19 Lytton Street C Plus M Residen			
	421520.....		1,506.84	3,957.49 Cr
2 Feb 2022	Online V7231725682 Pension			
	Rose.....	1,500.00		2,457.49 Cr
7 Feb 2022	Rent Accountants Edge			
	000155.....		4,210.00	6,667.49 Cr
16 Feb 2022	Online J9367785914 Pension			
	Rose.....	1,500.00		5,167.49 Cr
22 Feb 2022	Internet Bpay CGU Insur			
	06128745654052.....	347.78		
	Internet Bpay Moreland Council			
	1880447.....	376.00		4,443.71 Cr
25 Feb 2022	5 19 Lytton Street C Plus M Residen			
	421520.....		1,506.84	5,950.55 Cr
1 Mar 2022	Online B6168685022 Drawing			
	Jr Super Fun	4,000.00		1,950.55 Cr
2 Mar 2022	Online B0165605947 Pension			
	Rose.....	1,500.00		450.55 Cr
	Carried forward			450.55 Cr

090/78101/040.13871/5020752/1041503

Transaction Details (continued)

Date	Particulars	Debits	Credits	Balance
	Brought forward			450.55 Cr
7 Mar 2022	Rent Accountants Edge 000155.....		4,210.00	4,660.55 Cr
8 Mar 2022	Online K0597296452 Draw rose Jr Super Fun	3,000.00		1,660.55 Cr
16 Mar 2022	Online K7397236803 Pension Rose.....	1,500.00		160.55 Cr
25 Mar 2022	5 19 Lytton Street C Plus M Residen 421520.....		1,677.44	1,837.99 Cr
30 Mar 2022	Online F0068968147 Pension Rose.....	1,500.00		337.99 Cr

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

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NAB Business Everyday Account

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Account Balance Summary

Opening balance	\$337.99 Cr
Total credits	\$26,039.37
Total debits	\$17,438.75
Closing balance	\$8,938.61 Cr

Statement starts 1 April 2022
Statement ends 30 June 2022

023/000270



THE TRUSTEE
96 BRADSHAW STREET
ESSENDON VIC 3040

Outlet Details

Moonee Ponds
Level 1, 68 Puckle St
Moonee Ponds VIC 3039

Account Details

J & R IACONO SMSF PTY LTD
ATF J & R SUPERANNUATION FUND
BUSINESS EVERYDAY AC
BSB number 083-310
Account number 80-606-4513

Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Apr 2022	Brought forward			337.99 Cr
5 Apr 2022	Rent Accountants Edge 000155.....		4,210.00	4,547.99 Cr
13 Apr 2022	Online Y4065906196 Pension Rose.....	1,500.00		3,047.99 Cr
22 Apr 2022	5 19 Lytton Street C Plus M Residen 421520.....		1,806.84	4,854.83 Cr
26 Apr 2022	Interest Refund Cust Remediation 434165.....		0.05	
	Internet Bpay Tax Office Payments 4539156167739660.....	1,057.00		3,797.88 Cr
27 Apr 2022	Online R9738248608 Pension Rose.....	1,500.00		2,297.88 Cr
5 May 2022	Rent Accountants Edge 000155.....		4,210.00	6,507.88 Cr
10 May 2022	Online P5513041092 Pension John Jr Super Fun.....	4,000.00		2,507.88 Cr
11 May 2022	Online N5775223425 Pension Rose.....	1,500.00		
	Super Audits T5148027873 J R super fund.....	330.00		
	Super Audits Y1150544348 J R super fund.....	330.00		347.88 Cr
13 May 2022	Please Note From Today Your Dr Interest Rate Is 6.720% ATO001100015792282 ATO 012721.....		1,600.44	1,948.32 Cr
25 May 2022	5 19 Lytton Street C Plus M Residen 421520.....		1,506.84	
	Online A0948175693 Pension Rose.....	1,500.00		1,955.16 Cr
26 May 2022	Internet Bpay Moreland Council 1880447.....	376.00		
	Super Audits T8346061487 Jr super fund.....	330.00		1,249.16 Cr
	Carried forward			1,249.16 Cr

181778/02/000270/5000468/1000935

Transaction Details (continued)

Date	Particulars	Debits	Credits	Balance
	Brought forward			1,249.16 Cr
6 Jun 2022	Rent Accountants Edge 000155.....		4,210.00	5,459.16 Cr
8 Jun 2022	Online S6475511916 Pension Rose.....	1,500.00		3,959.16 Cr
15 Jun 2022	Internet Bpay Tax Office Payments 002009775695642321.....	2,015.75		1,943.41 Cr
17 Jun 2022	Please Note From Today Your Dr Interest Rate Is 7.220%			1,943.41 Cr
22 Jun 2022	Online W6875544353 Pension Rose.....	1,500.00		443.41 Cr
24 Jun 2022	5 19 Lytton Street C Plus M Residen 421520.....		1,545.20	1,988.61 Cr
27 Jun 2022	PC210622-116977315 Superchoice P/L 481471.....		1,950.00	
	PC210622-117013392 Superchoice P/L 481471.....		5,000.00	8,938.61 Cr

Summary of Government Charges

Government	From 1 July to date	Last year to 30 June
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.

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023/000255



THE TRUSTEE
96 BRADSHAW STREET
ESSENDON VIC 3040

Account Balance Summary

Opening balance	\$352.51	Cr
Total credits	\$500.00	
Total debits	\$852.51	
Closing balance	\$0.00	

Statement starts 1 July 2021
Statement ends 1 December 2021

Outlet Details

Moonee Ponds
Level 1, 68 Puckle St
Moonee Ponds VIC 3039

Account Details

J & R IACONO SMSF PTY LTD
ATF J & R SUPERANNUATION FUND
BUS CASH MAXIMISER
BSB number 083-310
Account number 80-589-6991

Transaction Details

Date	Particulars	Debits	Credits	Balance
1 Jul 2021	Brought forward			352.51 Cr
1 Jul 2021	As At 01/07/2021 Your Variable Cr Interest Rate Is 0.010% When Your Balance Is \$10,000 or More			352.51 Cr
8 Jul 2021	Online W8821715489 Transfer Rose.....		100.00	452.51 Cr
21 Jul 2021	Online F8563477237 Super Jr Super Fun	400.00		52.51 Cr
9 Aug 2021	Online J2821545140 Transfer Rose.....		100.00	152.51 Cr
8 Sep 2021	Online F4647675099 Transfer Rose.....		100.00	252.51 Cr
8 Oct 2021	Online P9461978176 Transfer Rose.....		100.00	352.51 Cr
18 Oct 2021	Online K4498928220 To Donwood Jr Super Fun	350.00		2.51 Cr
8 Nov 2021	Online K8493936097 Transfer Rose.....		100.00	102.51 Cr
1 Dec 2021	Online Y1031625319 Linked Acc Trns Jr Super Fun	102.51		0.00

ACCOUNT CLOSED

Thank you for banking with us & we look forward to being able to assist in the future.
The Corporations Act requires us to advise that NAB is dealing on its own behalf in relation to this transaction.

335/78/01/AM000255/58XU191/IC000781

Audit Trail

As at 30 June 2022

Date	Account Number	Cash/ Journal	Batch	Details	Debit \$	Credit \$
1/07/2021	500 0001	J	2	End of Year Master Clearing Account Balancin	0.01	-
1/07/2021	000	J	2	End of Year Master Clearing Account Balancin	-	0.01
1/07/2021	906 00007	J	21	Benefit Payment - Iacono, John (00001) ACCO	272.45	-
1/07/2021	705 00001	J	22	Rollin	-	272.45
1/07/2021	906 00008	J	23	Benefit Payment - Iacono, John (00001) ACCO	247.05	-
1/07/2021	705 00001	J	24	Rollin	-	247.05
1/07/2021	906 00011	J	25	Benefit Payment - Iacono, John (00001) ACCO	59.17	-
1/07/2021	705 00001	J	26	Rollin	-	59.17
1/07/2021	925 00001	J	27	Pension for member Iacono, John	24,493.76	-
1/07/2021	906 00012	J	27	Pension for member Iacono, John	-	24,493.76
1/07/2021	906 00010	J	28	Benefit Payment - Iacono, Rose (00002) ACCO	21.75	-
1/07/2021	705 00002	J	29	Rollin	-	21.75
1/07/2021	925 00002	J	30	Pension for member Iacono, Rose	15,882.73	-
1/07/2021	906 00013	J	30	Pension for member Iacono, Rose	-	15,882.73
30/06/2022	290 0001	C	3	water rates	-	655.60
30/06/2022	290 0001	C	4	super john	16,950.00	-
30/06/2022	290 0001	C	5	super audits	-	990.00
30/06/2022	290 0001	C	6	pension	-	77,497.49
30/06/2022	290 0001	C	7	insurance	-	347.78
30/06/2022	290 0001	C	8	council	-	1,468.42
30/06/2022	290 0001	C	9	C Plus	22,856.00	-
30/06/2022	290 0001	C	10	Body corp	-	1,425.00
30/06/2022	290 0001	C	11	bank remediation	6.21	-
30/06/2022	290 0001	C	12	ATO inst	-	1,057.00
30/06/2022	290 0001	C	13	ATO 2021 payable	-	1,756.75
30/06/2022	290 0001	C	14	ATO 2019 refund	2,118.44	-
30/06/2022	290 0001	C	15	asic	-	56.00
30/06/2022	290 0001	C	16	Agent Fee	-	1,367.08
30/06/2022	290 0001	C	17	accountants edge	50,520.00	-
30/06/2022	290 0001	C	18	2021 super levy	-	259.00
30/06/2022	290 0001	C	19	2020 super levy	-	259.00
30/06/2022	290 0001	C	20	2019 super levy	-	259.00
30/06/2022	801 0019	C	31	2019 super levy	259.00	-
30/06/2022	801 0019	C	32	2020 super levy	259.00	-
30/06/2022	801 0019	C	33	2021 super levy	259.00	-
30/06/2022	611 0002	C	34	accountants edge	-	50,520.00
30/06/2022	808 0002	C	35	Agent Fee	1,367.08	-
30/06/2022	801 0019	C	36	asic	56.00	-
30/06/2022	450 0009	C	37	ATO 2019 refund	-	2,118.44
30/06/2022	450 0009	C	38	ATO 2021 payable	1,756.75	-
30/06/2022	450 0009	C	39	ATO inst	1,057.00	-
30/06/2022	636 0001	C	40	bank remediation	-	6.21
30/06/2022	808 0003	C	41	Body corp	1,425.00	-
30/06/2022	611 0001	C	42	C Plus	-	22,856.00

Audit Trail

As at 30 June 2022

Date	Account Number	Cash/ Journal	Batch	Details	Debit \$	Credit \$
30/06/2022	808 0016	C	43	council	1,468.42	-
30/06/2022	808 0009	C	44	insurance	347.78	-
30/06/2022	801 0005	C	45	super audits	990.00	-
30/06/2022	808 0023	C	46	water rates	655.60	-
30/06/2022	906 00005	C	47	Payment to lacono, John (JAR785(00005))	8,500.00	-
30/06/2022	906 00006	C	48	Payment to lacono, John (JAR785(00006))	12,840.00	-
30/06/2022	906 00012	C	49	Payment to lacono, John (JAR785(00012))	21,508.74	-
30/06/2022	906 00003	C	50	Payment to lacono, Rose (JAR785(00003))	3,200.00	-
30/06/2022	906 00009	C	51	Payment to lacono, Rose (JAR785(00009))	18,550.00	-
30/06/2022	906 00013	C	52	Payment to lacono, Rose (JAR785(00013))	12,898.75	-
30/06/2022	702 00001	C	53	Contribution Employer Concessional Contribu	-	16,950.00
30/06/2022	290 0001	C	54	depn	-	7,065.00
30/06/2022	290 0001	C	55	acc depn	7,065.00	-
30/06/2022	808 0005	C	56	depn	7,065.00	-
30/06/2022	233 0001	C	57	acc depn	-	7,065.00
30/06/2022	290 0002	C	59	pension	-	352.51
30/06/2022	906 00012	C	60	Payment to lacono, John (JAR785(00012))	176.25	-
30/06/2022	906 00013	C	61	Payment to lacono, Rose (JAR785(00013))	176.26	-
30/06/2022	290 0003	C	62	ato interest	5.14	-
30/06/2022	290 0003	C	63	ato ita	-	5.14
30/06/2022	690 0003	C	64	ato interest	-	5.14
30/06/2022	450 0009	C	65	ato ita	5.14	-
30/06/2022	860 0004	J	1	Current year tax expense	2,491.05	-
30/06/2022	450 0009	J	1	Current year tax expense	-	2,491.05
30/06/2022	860 0008	J	1	Deferred tax expense	(384.72)	-
30/06/2022	450 0006	J	1	Provision for deferred tax	-	(384.72)
30/06/2022	211 0001	J	1	Unrealised market movement	100,216.00	-
30/06/2022	211 0002	J	1	Unrealised market movement	100,000.00	-
30/06/2022	780 0013	J	1	Unrealised market movement - Property	-	200,216.00
30/06/2022	500 0001	J	66	End of Year Master Clearing Account Balancin	-	0.01
30/06/2022	000	J	66	End of Year Master Clearing Account Balancin	0.01	-

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.