

Michieli Superannuation Fund

# Statement of Financial Position

As at 30 June 2021

	Note	2021 \$	2020 \$
<b>INVESTMENTS</b>			
Property - Residential	7	679,459 <sup>56</sup>	-
		<b>679,459</b>	-
<b>OTHER ASSETS</b>			
Borrowing Costs	8	1,244 <sup>40</sup>	-
Fixtures & Fittings	9	1,391 <sup>45</sup>	-
Accumulated Depreciation	10	(9,934) <sup>65</sup>	-
Cash at Bank	11	2,872 <sup>65</sup>	212,328
Deposits	12	- <sup>^</sup>	64,000
		<b>(4,427)</b>	<b>276,328</b>
<b>TOTAL ASSETS</b>		<b>675,032</b>	<b>276,328</b>
<b>LIABILITIES</b>			
Provisions for Tax - Fund	13	1,365 <sup>70</sup>	1,365
Loans	14	325,816 <sup>13</sup>	-
Financial Position Rounding		(1)	-
		<b>327,180</b>	<b>1,365</b>
<b>TOTAL LIABILITIES</b>		<b>327,180</b>	<b>1,365</b>
<b>NET ASSETS AVAILABLE TO PAY BENEFITS</b>		<b>347,852</b>	<b>274,963</b>
<b>REPRESENTED BY: LIABILITY FOR MEMBERS' BENEFITS</b>			
Allocated to Members' Accounts	15	347,852	274,963
		<b>347,852</b>	<b>274,963</b>

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

# Operating Statement

For the year ended 30 June 2021

	Note	2021 \$	2020 \$
<b>REVENUE</b>			
<b>Investment Revenue</b>			
Property - Residential	2	3,602	-
		<b>3,602</b>	<b>-</b>
<b>Contribution Revenue</b>			
Member Non-Concessional Contributions		4,337	-
Self-Employed Concessional Contributions		12,757	10,000
		<b>17,094</b>	<b>10,000</b>
<b>Other Revenue</b>			
Cash at Bank	3	56	217
		<b>56</b>	<b>217</b>
<b>Total Revenue</b>		<b>20,752</b>	<b>10,217</b>
<b>EXPENSES</b>			
<b>General Expense</b>			
Fund Administration Expenses	4	2,149	695
Property Expenses - Suite 315, 11-15 Brunswick Road	5	23,715	-
		<b>25,864</b>	<b>695</b>
<b>BENEFITS ACCRUED AS A RESULT OF OPERATIONS BEFORE INCOME TAX</b>		<b>(5,112)</b>	<b>9,522</b>
<b>Tax Expense</b>			
Fund Tax Expenses	6	-	1,365
		<b>-</b>	<b>1,365</b>
<b>BENEFITS ACCRUED AS A RESULT OF OPERATIONS</b>		<b>(5,112)</b>	<b>8,157</b>

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

Michieli Superannuation Fund

# Member Account Balances

For the year ended 30 June 2021

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
Michieli, Maria (51)									
<b>Accumulation</b>									
Accum (00001)	274,963.26	82,337.31	12,756.95	-	1,913.54	-	-	(20,291.96)	347,852.02
	<b>274,963.26</b>	<b>82,337.31</b>	<b>12,756.95</b>	<b>-</b>	<b>1,913.54</b>	<b>-</b>	<b>-</b>	<b>(20,291.96)</b>	<b>347,852.02</b>
<b>Reserve</b>	-	-	-	-	-	-	-	-	-
<b>TOTALS</b>	<b>274,963.26</b>	<b>82,337.31</b>	<b>12,756.95</b>	<b>-</b>	<b>1,913.54</b>	<b>-</b>	<b>-</b>	<b>(20,291.96)</b>	<b>347,852.02</b>

CALCULATED FUND EARNING RATE: (5.8428)%  
 APPLIED FUND EARNING RATE: (5.8428)%

Michieli Superannuation Fund

# Trial Balance

As at 30 June 2021

Account Number	Account Description	Units	2021		2020	
			Debit \$	Credit \$	Debit \$	Credit \$
<b>125</b>	<b>Accumulation Member Balance</b>					
125 00001	Michieli, Maria Oliva			274,963.26		266,806.89
<b>211</b>	<b>Property - Residential</b>					
211 0001	Suite 315, 11-15 Brunswick Road, BRUNSWICK EAST VIC 3057		679,459.35		-	
<b>221</b>	<b>Borrowing Costs</b>					
221 0001	Borrowing Cost		1,244.40		-	
<b>232</b>	<b>Fixtures &amp; Fittings</b>					
232 0001	Fixtures & Fittings Account 1		1,391.39		-	
<b>233</b>	<b>Accumulated Depreciation</b>					
233 0001	Accumulated Depreciation Account 1		(91.00)		-	
233 0002	Accumulated Depreciation Account 2		(9,843.00)		-	
<b>290</b>	<b>Cash at Bank</b>					
290 0001	Cash at Bank		-		194,651.40	
290 0002	Cash at Bank		2,872.15		17,677.31	
<b>310</b>	<b>Deposits</b>					
310 0001	Deposit 11-15 Brunswick Road		-		64,000.00	
<b>450</b>	<b>Provisions for Tax - Fund</b>					
450 0009	Provision for Income Tax (Fund)			1,365.45		1,365.45
<b>495</b>	<b>Loans</b>					
495 0001	Loans - Other			325,815.82		-
<b>611</b>	<b>Property - Residential</b>					
611 0001	Suite 315, 11-15 Brunswick Road, BRUNSWICK EAST VIC 3057			3,602.00		-
<b>690</b>	<b>Cash at Bank</b>					
690 0001	Cash at Bank - Bank Interest			56.14		205.21
690 0002	Cash at Bank - Trading (Fund)			0.37		11.61
<b>700</b>	<b>Member Non-Concessional Contributions</b>					
700 00001	Michieli, Maria Oliva			4,337.31		-
<b>704</b>	<b>Self-Employed Concessional Contributions</b>					
704 00001	Michieli, Maria Oliva			12,756.95		10,000.00
<b>705</b>	<b>Member Rollovers Received</b>					
705 00001	Michieli, Maria Oliva			78,000.00		-
<b>801</b>	<b>Fund Administration Expenses</b>					
801 0011	Professional Fees		1,529.00		374.00	
801 0017	Bank Charges (Admin)		32.50		-	
801 0019	Subscriptions and Registrations (Admin)		587.00		321.00	

Michieli Superannuation Fund

# Trial Balance

As at 30 June 2021

Account Number	Account Description	Units	2021		2020	
			Debit \$	Credit \$	Debit \$	Credit \$
<b>808</b>	<b>Property Expenses - Suite 315, 11-15 Brunswick Road</b>					
808 0001	Suite 315, 11-15 Brunswick Road - Advertising		519.20		-	
808 0002	Suite 315, 11-15 Brunswick Road - Agent Fees / Commissions		821.61		-	
808 0003	Suite 315, 11-15 Brunswick Road - Body Corporate Fees		230.00		-	
808 0005	Suite 315, 11-15 Brunswick Road - Depreciation		9,934.00		-	
808 0009	Suite 315, 11-15 Brunswick Road - Insurance		244.32		-	
808 0010	Suite 315, 11-15 Brunswick Road - Interest		10,255.91		-	
808 0016	Suite 315, 11-15 Brunswick Road - Rates		916.29		-	
808 0017	Suite 315, 11-15 Brunswick Road - Other		416.10		-	
808 0023	Suite 315, 11-15 Brunswick Road - Water Charges		378.08		-	
<b>860</b>	<b>Fund Tax Expenses</b>					
860 0004	Income Tax Expense		-		1,365.45	
			<b>700,897.30</b>	<b>700,897.30</b>	<b>278,389.16</b>	<b>278,389.16</b>

# Tax Reconciliation

For the year ended 30 June 2021

<b>INCOME</b>		
<b>Gross Interest Income</b>		56.00
<b>Gross Dividend Income</b>		
Imputation Credits	-	
Franked Amounts	-	
Unfranked Amounts	-	-
<b>Gross Rental Income</b>		3,602.00
<b>Gross Foreign Income</b>		-
<b>Gross Trust Distributions</b>		-
<b>Gross Assessable Contributions</b>		
Employer Contributions/Untaxed Transfers	-	
Member Contributions	12,756.00	12,756.00
<b>Gross Capital Gain</b>		
Net Capital Gain	-	
Pension Capital Gain Revenue	-	-
<b>Non-arm's length income</b>		-
<b>Net Other Income</b>		-
<b>Gross Income</b>		<b>16,414.00</b>
Less Exempt Current Pension Income		-
<b>Total Income</b>		<b>16,414.00</b>
<b>LESS DEDUCTIONS</b>		
<b>Other Deduction</b>		25,865.00
<b>Total Deductions</b>		<b>25,865.00</b>
<b>Current Year Loss</b>		<b>(9,451.00)</b>
<b>TAXABLE INCOME</b>		
Gross Income Tax Expense (15% of Standard Component)	-	
(45% of Non-arm's length income)	-	
Less Foreign Tax Offset	-	
Less Other Tax Credit	-	
<b>Tax Assessed</b>		-
Less Imputed Tax Credit	-	
Less Amount Already paid (for the year)	-	
<b>TAX DUE OR REFUNDABLE</b>		-
<b>Supervisory Levy</b>		<b>259.00</b>
<b>AMOUNT DUE OR REFUNDABLE</b>		<b>259.00</b>

No Tax to be paid. Loss to be carried forward to next year: \$ 9,451.00

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

Note: Refund of imputation credits will be \$ 0.00

*2020 tax = \$1,365.45*

## Michieli Superannuation Fund

# Notes to the Financial Statements

For the year ended 30 June 2021

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### Note 1: Summary of Significant Accounting Policies

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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

## Michieli Superannuation Fund

# Notes to the Financial Statements

For the year ended 30 June 2021

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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.



## Michieli Superannuation Fund

# Notes to the Financial Statements

For the year ended 30 June 2021

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.

In March 2020, the WHO classified the COVID-19 outbreak as a pandemic, based on the rapid increase in exposure globally. The full impact of the COVID-19 outbreak continues to evolve as of the date of this report. As such, it is uncertain as to the impact this will have on the superannuation fund.

**Michieli Superannuation Fund**

## Notes to the Financial Statements

For the year ended 30 June 2021

	<b>2021</b>	<b>2020</b>
	<b>\$</b>	<b>\$</b>
<b>Note 2: Property - Residential</b>		
Suite 315, 11-15 Brunswick Road, BRUNSWICK EAST VIC 3057	3,602	-
	<b>3,602</b>	<b>-</b>
<b>Note 3: Cash at Bank</b>		
Cash at Bank - Bank Interest	56	205
Cash at Bank - Trading (Fund)	-	12
	<b>56</b>	<b>217</b>
<b>Note 4: Fund Administration Expenses</b>		
Bank Charges (Admin)	33	-
Professional Fees	1,529	374
Subscriptions and Registrations (Admin)	587	321
	<b>2,149</b>	<b>695</b>
<b>Note 5: Property Expenses - Suite 315, 11-15 Brunswick Road</b>		
Suite 315, 11-15 Brunswick Road - Advertising	519	-
Suite 315, 11-15 Brunswick Road - Agent Fees / Commissions	822	-
Suite 315, 11-15 Brunswick Road - Body Corporate Fees	230	-
Suite 315, 11-15 Brunswick Road - Depreciation	9,934	-
Suite 315, 11-15 Brunswick Road - Insurance	244	-
Suite 315, 11-15 Brunswick Road - Interest	10,256	-
Suite 315, 11-15 Brunswick Road - Other	416	-
Suite 315, 11-15 Brunswick Road - Rates	916	-
Suite 315, 11-15 Brunswick Road - Water Charges	378	-
	<b>23,715</b>	<b>-</b>
<b>Note 6: Fund Tax Expenses</b>		
Income Tax Expense	-	1,365
	<b>-</b>	<b>1,365</b>
<b>Note 7: Property - Residential</b>		
Suite 315, 11-15 Brunswick Road, BRUNSWICK EAST VIC 3057	679,459	-
	<b>679,459</b>	<b>-</b>
<b>Note 8: Borrowing Costs</b>		
Borrowing Cost	1,244	-
	<b>1,244</b>	<b>-</b>
<b>Note 9: Fixtures &amp; Fittings</b>		
Fixtures & Fittings Account 1	1,391	-
	<b>1,391</b>	<b>-</b>

**Michieli Superannuation Fund**  
Notes to the Financial Statements  
For the year ended 30 June 2021

	2021 \$	2020 \$
<b>Note 10: Accumulated Depreciation</b>		
Accumulated Depreciation Account 1	(91) <i>45</i>	-
Accumulated Depreciation Account 2	(9,843) <i>47</i>	-
	<b>(9,934)</b>	<b>-</b>
<b>Note 11: Cash at Bank</b>		
Cash at Bank	- <i>1</i>	194,651
Cash at Bank	2,872 <i>5</i>	17,677
	<b>2,872</b>	<b>212,328</b>
<b>Note 12: Deposits</b>		
Deposit 11-15 Brunswick Road	-	64,000
	<b>-</b>	<b>64,000</b>
<b>Note 13: Provisions for Tax - Fund</b>		
Provision for Income Tax (Fund)	1,365	1,365
	<b>1,365</b>	<b>1,365</b>
<b>Note 14: Loans</b>		
Loans - Other	325,816	-
	<b>325,816</b>	<b>-</b>
<b>Note 15A: Movements in Members' Benefits</b>		
Liability for Members' Benefits Beginning:	274,963	266,807
Add: Increase (Decrease) in Members' Benefits	(5,111)	8,156
Add: Members Transfers	78,000	-
<b>Liability for Members' Benefits End</b>	<b>347,852</b>	<b>274,963</b>
<b>Note 15B: Members' Other Details</b>		
Total Unallocated Benefits	-	-
Total Forfeited Benefits	-	-
Total Preserved Benefits	332,908	260,019
Total Vested Benefits	347,852	274,963

# Net Capital Gain/Loss Summary

For the year ended 30 June 2021

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## 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	3,196.81
LESS current year capital loss	-
LESS discounting where applicable	-
Net capital gain	-

## CAPITAL LOSSES SUMMARY

Non-collectables	
Capital gain (including deferred notional capital gain (realised))	-
Capital loss from last year	3,196.81
Capital loss from current year	-
Capital loss to be recouped	-
Capital gain remaining (excluding deferred notional capital gain (realised))	-
Capital loss remaining	3,196.81
Collectables	
Capital gain	-
Capital loss from last year	-
Capital loss from current year	-
Capital loss to be recouped	-
Capital gain remaining	-
Non-collectable capital loss carried forward	3,196.81
Collectable capital loss carried forward	-

Michieli Superannuation Fund

# Notes to the Tax Reconciliation

## Other Deductions

For the year ended 30 June 2021

Account	Member	Date	Description	Transaction Amount	Deductible %	Deductible \$	Pension Exempt Apportionment	Apportionment Factor	Tagged to Member	Deduction
<b>TOTALS</b>										
-										

63

# Notes to the Tax Reconciliation

## Revenue Summary

For the year ended 30 June 2021

Account	Description	Date	Revenue Amount	TFN Credit	Closely Held Trusts	TFN Credit	ABN Credit	Notes
<b>Assessable Revenue Accounts</b>								
611 0001	Suite 315, 11-15 Brunswick Road, BRUNSWICK EAST VIC 3057	30/06/2021	3,602.00	-	-	-	-	
690 0001	Cash at Bank - Bank Interest	07/12/2020	56.14	-	-	-	-	
690 0002	Cash at Bank - Trading (Fund)	30/06/2021	0.37	-	-	-	-	
	<b>Total Assessable Revenue</b>		<b>3,658.51</b>	-	-	-	-	
<b>Non-assessable Revenue Accounts</b>								
	<b>Total Non-assessable Revenue</b>		-	-	-	-	-	
	<b>Total Revenue</b>		<b>3,658.51</b>	-	-	-	-	

**Notes:**

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

Michieli Superannuation Fund

# Notes to the Tax Reconciliation

## Non-Trust Income - Assessable Amounts

For the year ended 30 June 2021

Account	Description	Date	Rent	Unfranked	Unfranked CFI	Franked	Imputation Credit	NALI	Interest	Other Taxable	Total
611 0001	Suite 315, 11-15 Brunswick Road, BRUNSWICK EAST VIC 3057	30/06/2021	3,602.00	-	-	-	-	-	-	-	3,602.00
690 0001	Cash at Bank - Bank Interest	07/12/2020	-	-	-	-	-	-	56.14	-	56.14
690 0002	Cash at Bank - Trading (Fund)	30/06/2021	-	-	-	-	-	-	0.37	-	0.37
<b>TOTALS</b>			<b>3,602.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>56.51</b>	<b>-</b>	<b>3,658.51</b>

# Notes to the Tax Reconciliation

## Exempt Pension Income / Deduction Apportionment

For the year ended 30 June 2021

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### EXEMPT CURRENT PENSION INCOME

The Exempt Current Pension Income is calculated using segregation of assets and income.

The calculation is outlined below using only transactions tagged to segregated pension members:

<b>Gross Interest Income</b>		-
<b>Gross Dividend Income</b>		-
Imputation Credits	-	
Franked Amounts	-	
Unfranked Amounts	<u>-</u>	-
<b>Gross Rental Income</b>		-
<b>Gross Foreign Income</b>		-
<b>Gross Trust Distributions</b>		-
<b>Net Capital Gains</b>		-
<b>Net Other Income</b>	<u>-</u>	-
<b>Exempt Current Pension Income</b>		-

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# Notes to the Tax Reconciliation

Exempt Pension Income / Deduction Apportionment

For the year ended 30 June 2021

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## APPORTIONMENT FACTOR FOR GENERAL ADMINISTRATIVE EXPENSES

### Fund Income:

Gross Income	16,414.00
PLUS Non-assessable Contributions	4,337.31
PLUS Rollins	<u>78,000.00</u>
	98,751.31

### Reduced Fund Income:

Fund Income	98,751.31
LESS Exempt Current Pension Income	<u>-</u>
	98,751.31

### Apportionment Factor:

<u>Reduced Fund Income</u>	<u>98,751.31</u>
Fund Income	98,751.31
	<u>1.0000000000</u>

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## APPORTIONMENT FACTOR FOR INVESTMENT EXPENSES

### Assessable Investment Income:

Gross Income	16,414.00
LESS Gross Taxable Contributions	12,756.00
LESS Exempt Current Pension Income	<u>-</u>
	3,658.00

### Total Investment Income:

Gross Income	16,414.00
LESS Gross Taxable Contributions	<u>12,756.00</u>
	3,658.00

### Apportionment Factor:

<u>Assessable Investment Income</u>	<u>3,658.00</u>
Total Investment Income	3,658.00
	<u>1.0000000000</u>

Michieli Superannuation Fund

# Accrued Capital Gains

For the year ended 30 June 2021

	Date Acquired	Units	Market Value	Cost Base Used	Cost Base Adjustment	Gain Method	Adjusted Cost	Gain/Loss
<b>Capital Gains Tax Assets</b>								
211 0001 Suite 315, 11-15 Brunswick Road, BRUNSWICK EAST VIC 3057	9/12/2020	-	679,459.35	679,459.35	-	N/A	679,459.35	-
		-	<b>679,459.35</b>	<b>679,459.35</b>	-		<b>679,459.35</b>	-
Less Carried Capital Loss								(3,196.81)
<b>TOTALS</b>			<b>679,459.35</b>	<b>679,459.35</b>	-		<b>679,459.35</b>	<b>(3,196.81)</b>
<b>GRAND TOTAL</b>								<b>(3,196.81)</b>

Provision for Deferred Income Tax = (3,196.81) x 0.15 = 0.00

Michieli Superannuation Fund

# Market Value Movements

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

Account Number	Account Description	Code	Opening Balance	Purchases	Sales	Adjustments	Closing Market Value	Realised Movement	Unrealised Movement
Property 2110001	Suite 315, 11-15 Brunswick Road,		-	679,459.35	-	-	679,459.35	-	-
			-	679,459.35	-	-	679,459.35	-	-
	<b>TOTALS</b>		-	679,459.35	-	-	679,459.35	-	-

57

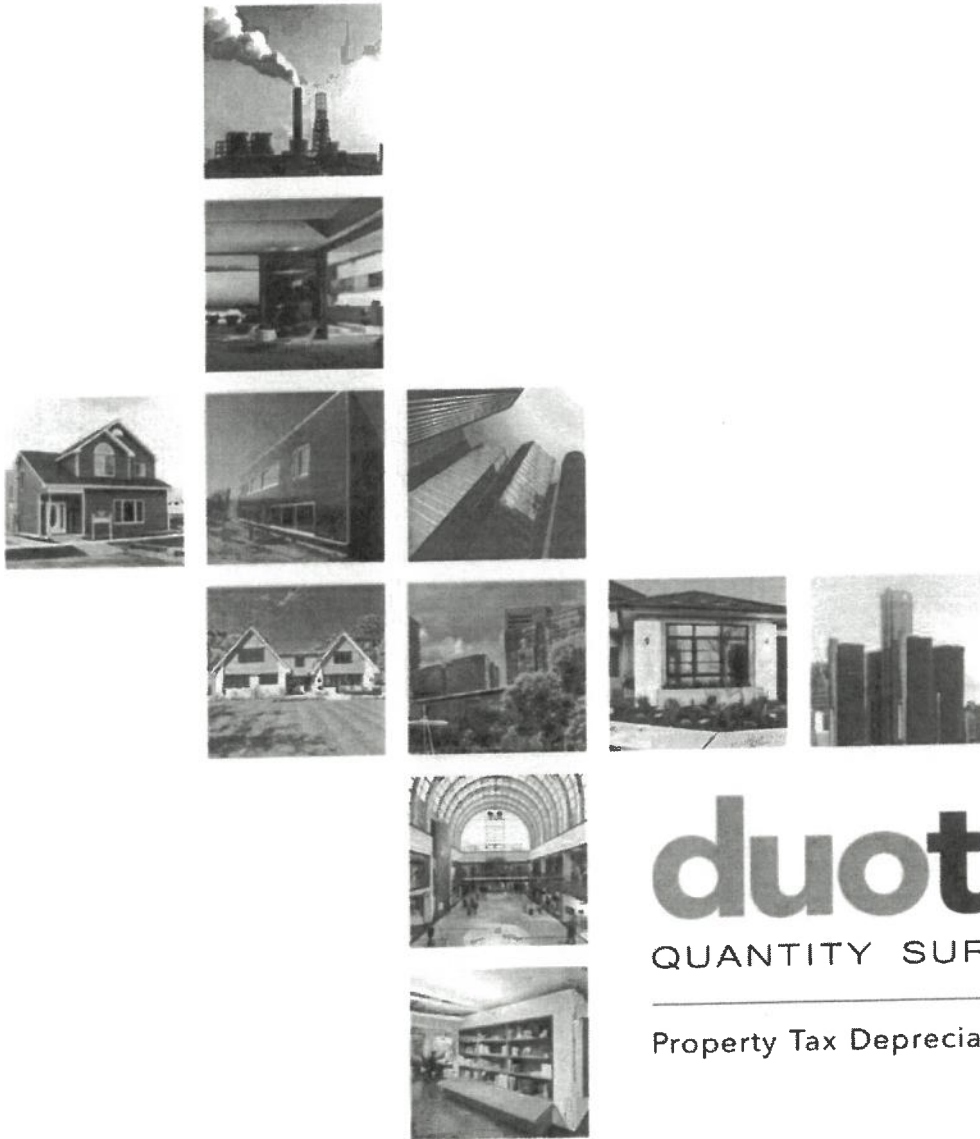
Michieli Superannuation Fund  
**Investment Summary**

As at 30 June 2021

Investment	Code	Units	Average Unit Cost \$	Market Price \$	Adjusted Cost \$	Market Value \$	Gain / Loss \$	Gain / Loss %	Portfolio Weight %
<b>Cash</b>									
Cash at Bank	-	-	-	-	2,872.15	2,872.15	-	-	0.42
			<b>2,872.15</b>		<b>2,872.15</b>				<b>0.42</b>
<b>Property</b>									
Suite 315, 11-15 Brunswick Road, BRUNS	-	-	-	-	679,459.35	679,459.35	-	-	99.58
					<b>679,459.35</b>	<b>679,459.35</b>			<b>99.58</b>
<b>Total Investments</b>					<b>682,331.50</b>	<b>682,331.50</b>			<b>100.00</b>

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.

56



# duotax

QUANTITY SURVEYORS

Property Tax Depreciation Experts.

Accountants: see schedule on pages 8, 9 & 10



30 September, 2021

REF:220820

Michieli SMSF

**315/11-15 Brunswick Road  
Brunswick East VIC 3057**

Dear Michieli,

Please find within this document your tax depreciation schedule for the property mentioned above. The schedule has been prepared in accordance with the Income Tax Assessment Act 1997 (ITAA97) and subsequent amendments to ensure that you receive the best possible depreciation allowances on your investment property.

This report is to be used solely by the persons addressed above for depreciation claims as it contains information that is suitable to their needs and circumstances and will become void should the title or ownership of the property be transferred. Should the particulars of this report be inaccurate, it is the responsibility of the recipient to advise our office. The depreciation schedule advises depreciation claims only and is not to be used for any other purpose.

Duo Tax have provided methodology to support calculations throughout this report primarily to assist you in understanding your assets and how they are depreciated. However, should you feel the information does not provide clarity or you may have further queries, please contact our quantity surveyor and they will endeavour to help.

Duo Tax has assumed that the property is purely used for the purposes of investment, any apportioning of private use must be done by the person using the report.

Should the issue of this document supersede any former reports issued by Duo Tax, please ensure that prior reports are no longer used.

Yours faithfully,

*Duo Tax Quantity Surveyors*

**Duo Tax Quantity Surveyors**

Members of the Australian Institute of Quantity Surveyors & Registered (Quantity Surveying) Tax Agents

<b>Explanatory Notes &amp; Basis of Calculations</b>	<b>4</b>
First Financial Year's Apportioned Depreciation	4
Classes of Assets for Depreciation	4
Division 40 Assets	5
Immediate Write-off	5
Low Value Pool	5
Effective Life Depreciation	5
2017 Budget Disclaimer	5
Exception to Division 40 - Substantial Renovations	5
Division 43 Assets	6
Diminishing Value Methodology	7
Prime Cost Methodology	7
Selection of Depreciation Method	7
Jointly Held Property & Splitting of Assets	7
<b>Depreciation Schedule</b>	<b>8</b>
Schedule Particulars	8
Schedule by the Diminishing Value Method	9
Schedule by the Prime Cost Method	10
<b>Graphical Comparison of Depreciation</b>	<b>11</b>

## First Financial Year's Apportioned Depreciation

The first year's claim is adjusted to coincide with the day the property is available for rent (i.e. the date assets are acquired for income producing purposes) and does not represent a full year's depreciation as it has been pro-rated up to 30th June. Thus no further adjustment is required.

## Classes of Assets for Depreciation

A depreciation schedule determines two distinct classes of deductible assets and is described

Tax Reference	Description
<p><b>Division 40</b> Plant &amp; Equipment</p>	<p>Assets that are easily removable from a building rather than attached or fixed in such a way that it becomes an element that is part of the building. These include appliances and furnishings. Each item of plant or equipment within your property has an effective life measured in number of years.</p> <p>The effective life is determined by the tax commissioner under the latest Taxation Ruling - Income tax: effective life of depreciating assets. It is used to calculate the assets decline in value.</p>
<p><b>Division 43</b> Capital Works</p>	<p>Claiming the expense or outlay incurred in construction of capital works that may include assets such as the building and any structural improvements undertaken for use in a deductible way or to produce an income in a given financial year.</p> <p>The cost of construction is formulated by including items such as concrete slab, timber-stud framing, windows, plasterboard, doors, roofing and other fixed components that would be deemed as depreciable. Soft landscape or organic items such as plants and soils are not eligible for depreciation.</p>



Plant and equipment fall under the Division 40 asset class and are depreciated as per the following methods:

### Effective life depreciation

For any other items that do not fall within the below criteria as either low-value pooled items or immediately written-off, they will be depreciated as per the effective life schedule.

### Immediate write-off

Eligible plant and equipment items with a cost of \$300 or less qualify for an immediate full deduction and have been applied accordingly in the calculations. Small businesses may also qualify for small-business write-off grants. The accelerated rates of depreciation have been applied accordingly however, should the business not qualify for this write-off, please inform our office to update your report.

### Low value pool

Includes assets that are purchased in the current financial year worth less than \$1,000 (low-cost assets) and also those assets that have been acquired prior to this current financial year and currently worth less than \$1,000 (low-value assets) are eligible for the low-value pool; these are depreciated as follows:

- 18.75% in the first year (applicable to low cost assets only)
- 37.5% in the subsequent years (applicable to all assets less than \$1,000)

### 9th of May 2017 - Legislated Changes to Division 40

The Federal Budget announcement for 2017 has confirmed changes to claims of depreciation that may affect Australian Residential Property Investors whom are purchasing property after 7:30pm on the 9th of May 2017. Duo Tax Quantity Surveyors have taken into consideration the changes and the advice on depreciation within this report generally complies with this ruling.

If the property contains second-hand plant and equipment, a capital loss schedule has been prepared to value the assets from from the date the property had been acquired by the owner whereupon the residual values in each Financial Year have been determined through both depreciation methods. Where the property was rented in the 2017 Financial Year or earlier, the depreciation has been calculated from rental commencement date onwards. Where circumstances in which the property was used for other purposes thereafter, please seek the advice of a tax agent to understand your eligibility in claiming plant and equipment (Division 40) for future years.

### Exception to Division 40 - Substantial Renovations

Under Division 40-27 of the Income Tax Assessment Act, the 2017 amendment disallows rental property investors to claim depreciation on previously used plant and equipment assets. However, an exception is made under GST Ruling GSTR 2003/3, where 'Substantial Renovations' will be treated similarly to 'New Residential Premises' and as such, will be eligible to claim depreciation by the new residential property investor on previously used Plant and Equipment whereby a property that is purchased, has been substantially renovated prior to the sale of the property by the previous owner. Substantial renovations may include (but not necessarily has to include) removal or replacement of foundations, external walls, interior supporting walls, floors roof or staircases.

Division 43 specifically addresses the building write-off component of your property. The historical construction costs include fees for preliminary items such as design fees, engineering and building approval costs. Where actual costs are not known, a quantity surveyor has estimated this amount by determining the appropriate costs for the building/structural improvement of the asset as at the date it was constructed. The percentage rate at which the building depreciates is dependent upon when construction commenced and the intended use of the building for i.e. commercial, manufacturing or residential purposes. This percentage will either be 2.5% or 4% and has been applied accordingly with respect to the information provided to us.

In some cases, the Division 43 component will not be applicable to your property if it was constructed prior to 15th September 1987 or the structural improvements made on your property occurred prior to 27th of February 1992. If this is the case, the 'Capital Works' component within the schedule on pages 9 and 10 will be purposely left blank. It is worth mentioning that the only method of depreciation for any capital works is via the prime cost method.

In cases where the property is used for other purposes such as commercial or manufacturing, the cut-off date for claims of depreciation on the construction cost (Division 43) differs that the asset owner may also claim 2.5% between 20th July 1982 through to 21st August 1984.

## Diminishing Value Methodology

Within the depreciation schedule by diminishing value method, you will find immediate write-off, low value-pooling or otherwise effective life depreciation being used to calculate the appropriate deduction allowance for each item depending on these factors:

- 1) When the plant or equipment was acquired
- 2) When your property was first available for rent (ultimately the schedule start date)
- 3) How much the asset is worth at time of requiring this schedule
- 4) How long is the asset deemed to last based on the tax commissioner's guideline

Depreciation for building works is limited to the prime cost method and as such 'plant and equipment depreciation via diminishing value method must be paired with the building works depreciation to determine the complete allowable deductions for each financial year.

## Prime Cost Methodology

This method of depreciation encompasses a 'straight-line' approach. Each financial year the assets are generally depreciated at the same rate that is applied directly off the prime or initial acquisition cost until such time that the item can be scrapped or written off.

## Selection of Depreciation Method

In using this report for the purpose of making a claim for depreciation, one of the two methods explained above may be chosen. Once your method of depreciation has been chosen, all subsequent years will require you to continue applying the same method (ITAA97 s 40-130).

## Jointly Held Property & Splitting of Assets

Each report is developed for the intended use for all owners of the property. The report is to be apportioned by your accountant depending on your entitlement.

Example, where the ownership is evenly split (50/50), apply 50% to the total.

*Example: \$5,000 in depreciation in 2016-17 with 2 owners (50% ownership per owner)*

*\$5,000 x 50% = \$2,500 depreciation per owner*

*Owner 1's tax deduction is \$2,500*

*Owner 2's tax deduction is \$2,500*

# DEPRECIATION SCHEDULE

## Schedule Particulars

This depreciation schedule has been produced by integrating the following particulars, making this document bespoke to the needs of whom the report was intended for.

<b>Asset owner</b>	<b>Property Type</b>	Apartment
Michieli SMSF	<b>Property Address</b>	315/11-15 Brunswick Road Brunswick East VIC 3057
	<b>Local Council Authority</b>	Moreland
	<b>Purchase Price</b>	\$645,000.00
	<b>Purchase Date</b>	21 December, 2017
	<b>Settlement Date</b>	9 December, 2020
	<b>Year of Construction</b>	2020
	<b>Rental Start Date</b>	17 December, 2020
	<b>Report Start Date</b>	17 December, 2020
	<b>Date of Structural Improvement</b>	Not Applicable
<i>Building cost of original structure at time of completion</i>	<b>Initial Capital Works</b>	\$283,054
<i>Cost of original structure and/or capital improvements</i>	<b>Capital Works (Div43)</b>	\$281,222
<i>May include additional fixtures installed by yourself</i>	<b>Plant &amp; Equipment (Div40)</b>	\$45,196
	<b>Total Expenditure (Inc. GST)</b>	\$326,418

SCHEDULE METHOD BY

**DIMINISHING VALUE**



Year	Financial Years		Plant & Equipment*	Capital Works	Total Depreciation
1	17/12/20	- 30/06/21	\$6,043	\$3,800	\$9,843
2	1/07/21	- 30/06/22	\$7,320	\$7,076	\$14,396
3	1/07/22	- 30/06/23	\$6,450	\$7,076	\$13,526
4	1/07/23	- 30/06/24	\$5,395	\$7,076	\$12,472
5	1/07/24	- 30/06/25	\$4,264	\$7,076	\$11,341
6	1/07/25	- 30/06/26	\$2,957	\$7,076	\$10,033
7	1/07/26	- 30/06/27	\$2,401	\$7,076	\$9,477
8	1/07/27	- 30/06/28	\$1,944	\$7,076	\$9,020
9	1/07/28	- 30/06/29	\$1,515	\$7,076	\$8,592
10	1/07/29	- 30/06/30	\$1,057	\$7,076	\$8,133
11	1/07/30	- 30/06/31	\$763	\$7,076	\$7,839
12	1/07/31	- 30/06/32	\$572	\$7,076	\$7,648
13	1/07/32	- 30/06/33	\$450	\$7,076	\$7,526
14	1/07/33	- 30/06/34	\$364	\$7,076	\$7,441
15	1/07/34	- 30/06/35	\$303	\$7,076	\$7,379
16	1/07/35	- 30/06/36	\$264	\$7,076	\$7,340
17	1/07/36	- 30/06/37	\$234	\$7,076	\$7,311
18	1/07/37	- 30/06/38	\$209	\$7,076	\$7,286
19	1/07/38	- 30/06/39	\$186	\$7,076	\$7,262
20	1/07/39	- 30/06/40	\$170	\$7,076	\$7,247
21	1/07/40	- 30/06/41	\$159	\$7,076	\$7,235
22	1/07/41	- 30/06/42	\$148	\$7,076	\$7,224
23	1/07/42	- 30/06/43	\$135	\$7,076	\$7,212
24	1/07/43	- 30/06/44	\$126	\$7,076	\$7,203
25	1/07/44	- 30/06/45	\$118	\$7,076	\$7,194
26	1/07/45	- 30/06/46	\$110	\$7,076	\$7,186
27	1/07/46	- 30/06/47	\$103	\$7,076	\$7,179
28	1/07/47	- 30/06/48	\$96	\$7,076	\$7,172
29	1/07/48	- 30/06/49	\$89	\$7,076	\$7,166
30	1/07/49	- 30/06/50	\$83	\$7,076	\$7,160
31	1/07/50	- 30/06/51	\$78	\$7,076	\$7,154
32	1/07/51	- 30/06/52	\$73	\$7,076	\$7,149
33	1/07/52	- 30/06/53	\$68	\$7,076	\$7,144
34	1/07/53	- 30/06/54	\$356	\$7,076	\$7,432
35	1/07/54	- 30/06/55	\$223	\$7,076	\$7,299
36	1/07/55	- 30/06/56	\$139	\$7,076	\$7,215
37	1/07/56	- 30/06/57	\$87	\$7,076	\$7,163
38	1/07/57	- 30/06/58	\$54	\$7,076	\$7,131
39	1/07/58	- 30/06/59	\$34	\$7,076	\$7,110
40	1/07/59	- 30/06/60	\$21	\$7,076	\$7,098
41	1/07/60	- 30/06/61	\$35	\$1,445	\$1,481
<b>Total</b>	-	-	<b>\$45,196</b>	<b>\$281,222</b>	<b>\$326,418</b>

\* low value pool detailed in annexure 1

47

SCHEDULE METHOD BY

**PRIME COST**

Year	Financial Years		Plant & Equipment	Capital Works	Total Depreciation
1	17/12/20	- 30/06/21	\$2,318	\$3,800	\$6,118
2	1/07/21	- 30/06/22	\$4,339	\$7,076	\$11,416
3	1/07/22	- 30/06/23	\$4,339	\$7,076	\$11,416
4	1/07/23	- 30/06/24	\$4,233	\$7,076	\$11,309
5	1/07/24	- 30/06/25	\$4,082	\$7,076	\$11,159
6	1/07/25	- 30/06/26	\$3,526	\$7,076	\$10,602
7	1/07/26	- 30/06/27	\$3,054	\$7,076	\$10,130
8	1/07/27	- 30/06/28	\$2,971	\$7,076	\$10,048
9	1/07/28	- 30/06/29	\$2,707	\$7,076	\$9,783
10	1/07/29	- 30/06/30	\$2,519	\$7,076	\$9,595
11	1/07/30	- 30/06/31	\$1,856	\$7,076	\$8,932
12	1/07/31	- 30/06/32	\$1,278	\$7,076	\$8,354
13	1/07/32	- 30/06/33	\$933	\$7,076	\$8,010
14	1/07/33	- 30/06/34	\$612	\$7,076	\$7,689
15	1/07/34	- 30/06/35	\$594	\$7,076	\$7,671
16	1/07/35	- 30/06/36	\$494	\$7,076	\$7,570
17	1/07/36	- 30/06/37	\$407	\$7,076	\$7,483
18	1/07/37	- 30/06/38	\$407	\$7,076	\$7,483
19	1/07/38	- 30/06/39	\$407	\$7,076	\$7,483
20	1/07/39	- 30/06/40	\$407	\$7,076	\$7,483
21	1/07/40	- 30/06/41	\$407	\$7,076	\$7,483
22	1/07/41	- 30/06/42	\$407	\$7,076	\$7,483
23	1/07/42	- 30/06/43	\$407	\$7,076	\$7,483
24	1/07/43	- 30/06/44	\$407	\$7,076	\$7,483
25	1/07/44	- 30/06/45	\$407	\$7,076	\$7,483
26	1/07/45	- 30/06/46	\$349	\$7,076	\$7,425
27	1/07/46	- 30/06/47	\$299	\$7,076	\$7,375
28	1/07/47	- 30/06/48	\$299	\$7,076	\$7,375
29	1/07/48	- 30/06/49	\$299	\$7,076	\$7,375
30	1/07/49	- 30/06/50	\$299	\$7,076	\$7,375
31	1/07/50	- 30/06/51	\$139	\$7,076	\$7,215
32	1/07/51	- 30/06/52	\$0	\$7,076	\$7,076
33	1/07/52	- 30/06/53	\$0	\$7,076	\$7,076
34	1/07/53	- 30/06/54	\$0	\$7,076	\$7,076
35	1/07/54	- 30/06/55	\$0	\$7,076	\$7,076
36	1/07/55	- 30/06/56	\$0	\$7,076	\$7,076
37	1/07/56	- 30/06/57	\$0	\$7,076	\$7,076
38	1/07/57	- 30/06/58	\$0	\$7,076	\$7,076
39	1/07/58	- 30/06/59	\$0	\$7,076	\$7,076
40	1/07/59	- 30/06/60	\$0	\$7,076	\$7,076
41	1/07/60	- 30/06/61	\$0	\$1,445	\$1,445
<b>Total</b>	-	-	<b>\$45,196</b>	<b>\$281,222</b>	<b>\$326,418</b>

Michieli Superannuation Fund (2020/2021)  
Taxation Depreciation Schedule - Detailed

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

Asset Code	Description	Acquisition Date	Priv. Use %	Cost	Open Adj. Value	Disposals		Decline in		Deductible	Eff. Life or %	YTD	Prime Cost	Diminishing Value	Close Adj. Value
						Disposal Date	Term. Value	Assessable	in						
742	<b>Plant &amp; Equipment</b>														
742001	Blinds	04/01/2021	-	1391			-	-	-	13.33 D		91		91	1300
TOTAL															
					0	0	0	0	0						
					1391	0									
					<del>3154</del>	0									
					Less balancing adjustment offset		Assessable income								
					0		0		Total deduction for decline in value						
									91						

\* Asset has cost limit

Notes:

- Assets allocated to taxation pools are not included in this report.
- Where a taxation pool is set up refer to the relevant pool schedule report for details of decline in value for the pool.
- For disposed assets that have non-taxable use refer to Capital Gains Schedule report for any gain or loss resulting from a CGT K7 event.
- The Open Adj. Value includes second element of cost (additional expense) incurred in the current year. Hence, this amount may vary from the Close Adj. Value from the previous year.
- Assets that have been fully depreciated in a prior year are excluded based on the selection made for this report.

Taxpayer's Signature

45

# TAX INVOICE

Duo Tax Quantity Surveyors Pty Ltd  
www.duotax.com.au  
info@duotax.com.au  
+61 2 8999 1133  
ABN 77 606 673 107

Michieli SMSF

**Invoice Date**  
14 Sep 2021

**Invoice Number**  
220820

Description	Quantity	Unit Price	GST	Amount AUD
Provision of a tax depreciation schedule for the apartment at 315/11-15 Brunswick Road Brunswick East, VIC, 3057	1.00	500.00	10%	500.00
			Subtotal	500.00
			Total GST 10%	50.00
			Invoice Total AUD	550.00
			Total Net Payments AUD	0.00
			<b>Amount Due AUD</b>	<b>550.00</b>

## Payment Options

**Due Date: 17 Sep 2021**

### Credit Card



[View and pay online now](#)

### Bank Transfer

*Bank* ANZ Bank  
*Name* Duo Tax  
*BSB* 012325  
*Account* 398268129  
**Reference with invoice No. 220820**

### Cheques

*Payable to:*  
Duo Tax Quantity Surveyors  
*Post to:*  
34A/11-21 Underwood Road  
Homebush NSW 2140





# Confirmation

Sent

## Payment summary

Deposit receipt number **WPACAU2SXXXN20210914000002514854900**

### Payer

From **Westpac Choice 733-174 xx6912**

Payer name **MICHIELI SMSF PTY LTD**

Description **Tax depreciation schedule for 315/1**

### Payee

To **Duo Tax New**  
**Duo Tax 012-325 xxxxx8129**

Reference **Invoice No 220820**

Description **Tax depreciation schedule for 315/11-15 Brunswick Road, Brunswick East**

## Payment details

Amount **\$550.00**

Payment method **Osko**

Scheduled payment date **14 Sep 2021**

Payment ID **1727c882-74ec-4294-9664-30ce29ae7eea**

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ABN 33 007 457 141 & AFSL & Australian credit licence 233714



Paid 21/12/20  
\$ 230.00  
online banking, from SMSF account

**TAX INVOICE**

**To** Maria Michieli  
**Invoice Number** INV-8028  
**ABN** 23 649 307 490  
**Issued** 21 December 2020  
**Due** 24 December 2020,  
Due in 3 days

**From** Ace Body Corporate Management (Collingwood/Northcote)  
PO BOX 6083  
COLLINGWOOD NORTH VIC 3066  
ph: 03 9417 1900  
fax: 03 8625 0033

Description	Quantity	Unit Price	GST	Amount AUD
OC 809578 1 x U315 key	1.00	110.00	10%	110.00
1 x Unit 315 Fob	1.00	120.00	10%	120.00
Includes GST 10%				20.91
<b>Amount Due AUD</b>				<b>230.00</b>

Payment can be made directly into the following bank account:  
Account Name: Ace Body Corporate Management (Collingwood)  
BSB: 033 049  
Account Number: 255515  
Remittance: fax - 03 9625 0033 or email - mary.h@acebodycorp.com.au  
Cheques payable to Houda Holdings Pty Ltd



Inquires 1300 300 630

Issue date 14 Mar 21

## Company Statement

Extract of particulars - s346A(1) Corporations Act 2001

CORPORATE KEY: 59815436

### Check this statement carefully

You are legally obligated to ensure that all your company details listed on this company statement are complete and correct. This is required under s346C (1) and/or s346B and s346C (2) of the *Corporations Act 2001*.

You must check this statement carefully and inform ASIC of any changes or corrections immediately. Do not return this statement. You must notify ASIC within 28 days after the date of change, and within 28 days after the date of issue of your annual company statement. Late lodgement of changes will result in late fees. These requirements do not apply to the Additional company information.

ACN 162 815 189  
FOR MICHELI SMSF PTY LTD

REVIEW DATE: 13 March 21

### You must notify ASIC of any changes to company details — Do not return this statement



To make changes to company details or amend incorrect information

- go to [www.asic.gov.au/changes](http://www.asic.gov.au/changes)
- log in to our online services and make the required updates
- first time users will need to use the corporate key provided on this company statement



Phone if you've already notified ASIC of changes but they are not shown correctly in this statement.  
Ph: 1300 300 630



Use your agent.

## Company Statement

These are the current company details held by ASIC. You must check this statement carefully and inform ASIC of any changes or corrections immediately. Late fees apply. Do not return this statement.

### 1 Registered office

J I CONSULTING PTY LTD SUITE 5 2 WALKER STREET MOONEE PONDS VIC 3039

### 2 Principal place of business

6 CANNING STREET BRUNSWICK EAST VIC 3057

### 3 Officeholders

Name: MARIA OLIVA MICHELI  
Born: MELBOURNE VIC  
Date of birth: 19/07/1969  
Address: 6 CANNING STREET BRUNSWICK EAST VIC 3057  
Office(s) held: DIRECTOR, APPOINTED 13/03/2013; SECRETARY, APPOINTED 13/03/2013

### 4 Company share structure

Share class	Shares description	Number issued	Total amount paid on these shares	Total amount unpaid on these shares
ORD	ORD SHARES	12	\$12.00	\$0.00

### 5 Members

---

### Company statement continued

Name: MARIA OLIVA MICHIELI

Address: 6 CANNING STREET BRUNSWICK EAST VIC 3057

Share Class	Total number held	Fully paid	Beneficially held
ORD	12	Yes	Yes

You must notify ASIC within 28 days of the date of change, and within 28 days of the issue date of the annual company statement. Late lodgement of changes will result in late fees.

### End of company statement

This concludes the information to which the company must respond (if incorrect) under s346C of the *Corporations Act 2001*.

---

### Additional company information

This information is optional under the *Corporations Act 2001*. Late lodgement fees or late review fees do not apply to this information. To add, remove or change a contact address, see [www.asic.gov.au/addresses](http://www.asic.gov.au/addresses).

---

6 **Contact address for ASIC use only**  
Registered agent name: CANDY WU  
Registered agent number: 33836  
Address: PO BOX 697 RESERVOIR VIC 3073

---

Borrowing cost \$1,550.50<sup>15</sup>  
blackhole expense = (\$311.10)<sup>2021</sup>  
\$1,239.40



**ASIC**  
Australian Securities & Investments Commission

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

ABN 86 768 265 615

MICHEL I SMSF PTY LTD  
C WU  
PO BOX 697 RESERVOIR VIC 3073

**INVOICE STATEMENT**

Issue date 13 Mar 21

**MICHEL I SMSF PTY LTD**

ACN 162 815 189

Account No. 22 162815189

**Summary**

Opening Balance	\$0.00
New items	\$55.00
Payments & credits	\$0.00
<b>TOTAL DUE</b>	<b>\$55.00</b>

- 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 13 May 21	\$55.00

*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

**PAYMENT SLIP**  
MICHEL I SMSF PTY LTD

ACN 162 815 189 Account No: 22 162815189



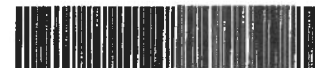
00 100015100

<b>TOTAL DUE</b>	<b>\$55.00</b>
Immediately	\$0.00
By 13 May 21	\$55.00

*Payment options are listed on the back of this payment slip*



Billier Code: 17301  
Ref: 2291628151899



\*814 129 0002291628151899 97

**Transaction details:**

page 2 of 2

	<b>Transactions for this period</b>	<b>ASIC reference</b>	<b>\$ Amount</b>
2021-03-13	Annual Review - Special Purpose Pty Co	3X6456539480P A	\$55.00
	<b>Outstanding transactions</b>		
2021-03-13	Annual Review - Special Purpose Pty Co	3X6456539480P A	\$55.00

PAYMENT OPTIONS



Billpay Code: 8929  
Ref: 2291 6281 5189 997

**Australia Post**

Present this payment slip. Pay by cash, cheque or EFTPOS

**Phone**

Call 13 18 16 to pay by Mastercard or Visa

**On-line**

Go to [postbillpay.com.au](http://postbillpay.com.au) to pay by Mastercard or Visa

**Mail**

Mail this payment slip and cheque (do not staple) to ASIC,  
Locked Bag 5000, Gippsland Mail Centre VIC 3841

**Bill Code: 17301**  
**Ref: 2291628151899**

**Telephone & Internet Banking – BPAY™**  
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: [www.bpay.com.au](http://www.bpay.com.au)

Inquires 1300 300 630

Issue date 14 Mar 21

## Company Statement

Extract of particulars - s346A(1) Corporations Act 2001

CORPORATE KEY: 77697697

### Check this statement carefully

You are legally obligated to ensure that all your company details listed on this company statement are complete and correct. This is required under s346C (1) and/or s346B and s346C (2) of the *Corporations Act 2001*.

You must check this statement carefully and inform ASIC of any changes or corrections immediately. Do not return this statement. You must notify ASIC within 28 days after the date of change, and within 28 days after the date of issue of your annual company statement. Late lodgement of changes will result in late fees. These requirements do not apply to the **Additional company information**.

ACN 162 815 198  
FOR OLIVA PTY LTD

REVIEW DATE: 13 March 21

### You must notify ASIC of any changes to company details — Do not return this statement



To make changes to company details or amend incorrect information

- go to [www.asic.gov.au/changes](http://www.asic.gov.au/changes)
- log in to our online services and make the required updates
- first time users will need to use the corporate key provided on this company statement



Phone if you've already notified ASIC of changes but they are not shown correctly in this statement.  
Ph: 1300 300 630



Use your agent.

## Company Statement

These are the current company details held by ASIC. You must check this statement carefully and inform ASIC of any changes or corrections immediately. Late fees apply. Do not return this statement.

### 1 Registered office

J I CONSULTING PTY LTD SUITE 5 2 WALKER STREET MOONEE PONDS VIC 3039

### 2 Principal place of business

6 CANNING STREET BRUNSWICK EAST VIC 3057

### 3 Officeholders

Name: MARIA OLIVA MICHIELI  
Born: MELBOURNE VIC  
Date of birth: 19/07/1969  
Address: 6 CANNING STREET BRUNSWICK EAST VIC 3057  
Office(s) held: DIRECTOR, APPOINTED 13/03/2013

### 4 Company share structure

Share class	Shares description	Number issued	Total amount paid on these shares	Total amount unpaid on these shares
ORD	ORD SHARES	12	\$12.00	\$0.00

### 5 Members

---

## Company statement continued

Name: MARIA OLIVA MICHIELI

Address: 6 CANNING STREET BRUNSWICK EAST VIC 3057

Share Class	Total number held	Fully paid	Beneficially held
ORD	12	Yes	Yes

You must notify ASIC within 28 days of the date of change, and within 28 days of the issue date of the annual company statement. Late lodgement of changes will result in late fees.

## End of company statement

This concludes the information to which the company must respond (if incorrect) under s346C of the *Corporations Act 2001*.

---

## Additional company information

This information is optional under the *Corporations Act 2001*. Late lodgement fees or late review fees do not apply to this information. To add, remove or change a contact address, see [www.asic.gov.au/addresses](http://www.asic.gov.au/addresses).

---

6 **Contact address for ASIC use only**  
Registered agent name: CANDY WU  
Registered agent number: 33836  
Address: PO BOX 697 RESERVOIR VIC 3073

---





**ASIC**  
Australian Securities & Investments Commission

ABN 86 768 265 615

**Inquiries**  
[www.asic.gov.au/invoices](http://www.asic.gov.au/invoices)  
1300 300 630

OLIVA PTY LTD  
C WU  
PO BOX 697 RESERVOIR VIC 3073

INVOICE STATEMENT  
Issue date 13 Mar 21  
OLIVA PTY LTD

ACN 162 815 198  
Account No. 22 162815198

### Summary

Opening Balance	\$0.00
New items	\$273.00
Payments & credits	\$0.00
<b>TOTAL DUE</b>	<b>\$273.00</b>

- 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 13 May 21	\$273.00

*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

PAYMENT SLIP  
OLIVA PTY LTD

ACN 162 815 198    Account No: 22 162815198



<b>TOTAL DUE</b>	<b>\$273.00</b>
Immediately	\$0.00
By 13 May 21	\$273.00

*Payment options are listed on the back of this payment slip*



Billor Code: 17301  
Ref: 2291628151980



\*814 129 0002291628151980 63

35

## Transaction details:

page 2 of 2

	Transactions for this period	ASIC reference	\$ Amount
2021-03-13	Annual Review - Pty Co	3X6456540480B A	\$273.00
	<b>Outstanding transactions</b>		
2021-03-13	Annual Review - Pty Co	3X6456540480B A	\$273.00

### PAYMENT OPTIONS



Billpay Code: 8929  
Ref: 2291 6281 5198 063

#### Australia Post

Present this payment slip. Pay by cash, cheque or EFTPOS

#### Phone

Call 13 18 16 to pay by Mastercard or Visa

#### On-line

Go to [postbillpay.com.au](http://postbillpay.com.au) to pay by Mastercard or Visa

#### Mail

Mail this payment slip and cheque (do not staple) to ASIC,  
Locked Bag 5000, Gippsland Mail Centre VIC 3841

	<b>Biller Code: 17301</b> <b>Ref: 2291628151980</b>
<b>Telephone &amp; Internet Banking – BPAY™</b> Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a>	

Oliva Pty Ltd as Trustee for Michieli Su  
 C/- Ms Maria Michieli  
 6 Canning Street  
 EAST BRUNSWICK VIC 3057

Ref: MICHIELI2  
 Page: 1

Oliva Pty Ltd as Trustee for Michieli Superannuation Fund  
 Owner Income & Expenditure for July 2020 to June 2021

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Tot
<b>Property: 315/11-15 Brunswick Road Brunswick West Vic 3057</b>													
<b>Balance Brought Forward</b>													
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Income</b>													
101 Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1429.00	2173.00	3602.00
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1429.00	2173.00	3602.00
<b>Expenditure</b>													
201 Municipal Rates	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	650.29	266.00	0.00	0.00	916.29
202 Water Rates	0.00	0.00	0.00	0.00	0.00	220.10	0.00	0.00	157.98	0.00	0.00	0.00	378.08
413 NTD - Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27.96	0.00	27.96
414 Letting Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	553.60	0.00	553.60
416 Advertising	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	472.00	0.00	472.00
419 GST on fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.45	15.66	26.11
452 Transfer of funds	0.00	0.00	0.00	0.00	0.00	-220.10	0.00	0.00	-808.27	-266.00	0.00	0.00	-1294.37
481 Management Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.03	152.11	252.14
483 Postage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.50	4.50	9.00

Oliva Pty Ltd as Trustee for Michieli Su  
C/- Ms Maria Michieli  
6 Canning Street  
EAST BRUNSWICK VIC 3057

Ref: MICHIELI2  
Page: 2

Oliva Pty Ltd as Trustee for Michieli Superannuation Fund  
Owner Income & Expenditure for July 2020 to June 2021

Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Tot
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1168.54	172.27	1340.81
Carried Forward												
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income												
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	260.46	2000.73	2261.19

Copy of this income and expenditure e-mailed to ziamicky@hotmail.com

Off-the-Plan Contract of Sale

**Lot\_\_\_\_, on proposed Plan of Subdivision 809578F**

**being part of 11-15 Brunswick Road, Brunswick East, Victoria 3057**

Ref: AK:648567

Doc ID 405202473/v1

Level 26, 530 Collins Street, Melbourne VIC 3000 Australia  
PO Box 3, Collins Street West VIC 8007 Australia  
DX 564 Melbourne

Contract Version 1 | Plan Version | A

Telephone +61 3 8644 3500  
Facsimile 1300 365 323 (Australia) +61 3 9034 3257 (International)  
hwlebsworth.com.au

# REIV



ESTATE AGENTS  
THIS CONTRACT FOR SALES OF 'OFF THE PLAN' PROPERTIES  
HAS BEEN PREPARED BY A LEGAL PRACTITIONER © Copyright September 2014

## Contract of Sale of Real Estate

Form of contract published by the Law Institute of Victoria Limited and The Real Estate Institute of Victoria Ltd

Address: The land known as Lot (s) 315 + C7B + 915, on proposed Plan of Subdivision 809578F being part of 11-15 Brunswick  
Avenue East, Victoria 3057.

The vendor agrees to sell and the purchaser agrees to buy the property, being the land and the goods, for the price and on the terms set  
out in this contract.

Terms and conditions of this contract are contained in the –  
Particulars of sale; and  
Schedules, if any; and  
Other conditions  
of priority.

### NOTES OF THIS CONTRACT

THIS IS A LEGALLY BINDING AGREEMENT. YOU SHOULD READ THIS CONTRACT BEFORE SIGNING IT.

Before signing this contract, you should ensure that, prior to signing this contract, they have received –  
A copy of the section 32 statement required to be given by a vendor under section 32 of the *Sale of Land Act 1962* in accordance with  
section 2 of Part II of that Act; and  
A copy of the full terms of this contract.

This contract may be signed by –  
The vendor or a duly authorised agent of a person signing –  
The purchaser or a duly authorised agent of a person signing –  
The vendor or a duly authorised agent of a person signing –  
The purchaser or a duly authorised agent of a person signing –  
The vendor or a duly authorised agent of a person signing –  
The purchaser or a duly authorised agent of a person signing –  
The vendor or a duly authorised agent of a person signing –  
The purchaser or a duly authorised agent of a person signing –

Whichever signature is secured by an estate agent acknowledges being given by the agent at the time of signing a copy of the  
contract.

SIGNED BY THE PURCHASER: M. Michael  
on 09 / 12 / 2017

NAME of person(s) signing: MARIA MICHELE

Signature of authority, if applicable: \_\_\_\_\_

Time lapse unless accepted within ( ) clear business days (3 clear business days if none specified)

SIGNED BY THE VENDOR: [Signature]  
on 12 / 12 / 2017

NAME of person(s) signing: JOLYNN L. S. DILLI

Signature of authority, if applicable: [Signature] 01/07/2017

DATE OF SALE is the date by which both parties have signed this contract.

Cooling-off  
You may not sign the contract.  
You must be aware of the vendor's cooling-off period.  
You are entitled to 0.2% of the purchase price.  
\*This contract is subject to section 53A

Off-the-plan  
You may not pay for the property until the project is substantially completed.

## Particulars of sale

### Vendor's estate agent

Name: CAPITAL PROPERTY MARKETING P/L  
Address: GROUND FLOOR, 99 COVENTRY STREET SOUTH MELBOURNE VIC 3003  
Email: evnil@capitalpropertymarketing.com.au  
Tel: 9690-2262 Mob: 0434633696 Fax: ..... Ref: DVMIL Tacey.

### Vendor

Name: Brunswick Road Holdings Pty Ltd ABN 97 614 119 569  
Address: Level 5, 423 Bourke Street, Melbourne Victoria 3000

### Vendor's legal practitioner or conveyance

Name: HWL Ebsworth Lawyers (Alex Koidl - Partner / Tina Birk - Paralegal)  
Address: Level 26, 530 Collins Street, Melbourne VIC 3000 DX 564 Melbourne  
Email: tbirk@hwle.com.au  
Tel: (03) 8644 3653 Fax: 1300 365 323 Ref: AK:TB:648567

### Purchaser

Name: MARIA MICHELLE AND/OR NOMINEE  
Address: 6 CANNING STREET, EAST BRUNSWICK VIC 3057.  
ABN/ACN: .....  
Email: 21Amichy@hotmail.com

### Purchaser's legal practitioner or conveyancer

Name: SEBASTIAN RUBERA AND ASSOCIATES.  
Address: 347-349 KING STREET WEST MELBOURNE VIC 3003.  
Email: .....  
Tel: 9329-1158 Fax: ..... DX: ..... Ref: SEBASTIAN RUBERA.

and (general conditions 3 and 9)  
Lot(s) 315 + C78 + S95 on proposed Plan of Subdivision 809578F (a copy of which is attached to the Vendor's Statement) being part of the land comprised in certificates of title volume 09845 folio 087 and volume 09060 folio 813. The land includes all improvements and fixtures.

### Property address

The land known as Lot (s) 315 + C78 + S95 on proposed Plan of Subdivision 809578F being part of 11-15 Brunswick Road, Brunswick East, Victoria 3057.

### Goods sold with the land (general condition 2.3(f)) (list or attach schedule)

Refer to the fittings and fixtures which form part of the Plans and Specifications contained in Annexure B.

Payment (general condition 11)

Price	\$ <u>640,000</u>	
Deposit	\$ <u>64,500</u> <u>64,000</u>	being 10% of the Price, payable to <i>HWL Ebsworth Lawyers Law Practice Trust Account</i> as follows:  \$ <u>1,000</u> of which has been paid on the Day of Sale (time being of the essence); and  \$ <u>63,000</u> the remainder is due on <u>1/12/2018</u> (time being of the essence) <i>[Signature]</i>
Balance	\$ <u>576,000</u>	payable at settlement.

GST (general condition 13)

The price includes GST (if any) unless the words 'plus GST' appear in this box

Not applicable

If this sale is a sale of land on which a 'farming business' is carried on which the parties consider meets requirements of section 38-480 of the GST Act or of a 'going concern' then add the words 'farming business' or 'going concern' in this box

Not applicable

If the margin scheme will be used to calculate GST then add the words 'margin scheme' in this box

Margin Scheme

Settlement (general condition 10)

Is due on the later of:

- 1) <sup>28</sup> 14 days after the Vendor gives ~~notice~~ *21 days' all* to the Purchaser of registration of the Plan of Subdivision; and
- 2) <sup>28</sup> 14 days after the Vendor gives ~~notice~~ *21 days' the* to the Purchaser of issue of the Occupancy Permit.

Lease (general condition 1.1)

At settlement the purchaser is entitled to vacant possession of the property unless the words 'subject to lease' appear in this box in which case refer to general condition 1.1.

Not applicable

If 'subject to lease' then particulars of the lease are\*:

Terms contract (general condition 23)

If this contract is intended to be a terms contract within the meaning of the *Sale of Land Act 1962* then add the words 'terms contract' in this box and refer to general condition 23 and add any further provisions by way of special conditions.

Not applicable

Loan (general condition 14)

The following details apply if this contract is subject to a loan being approved:

Lender: .....

Loan amount: \$ ..... Approval date: ..... / ..... / 20.....

This contract does not include any special conditions unless the words 'special conditions' appear in this box.

Special conditions





address: Level 2, 8 Keilor Road  
Essendon North VIC 3041  
email: info@mooneevalleyconveyancing.com.au  
website: www.mooneevalleyconveyancing.com.au  
phone: (03) 9379 3135

Our Ref: LR:20/0658

1 December 2020

Ms M Michieli  
Oliva Pty Ltd  
6 Canning Street  
BRUNSWICK EAST VIC 3057

Dear Maria

**Re: Your Purchase from Brunswick Road Holdings Pty Ltd  
Property: Unit 315 & C78 & 595, 15 Brunswick Road, Brunswick East**

We confirm that settlement of your above purchase took place on 9 December 2020.

The relevant transfer and Title documents were provided to La Trobe Financial Services Pty Limited on settlement. They will now register the Title in your name and hold the electronic Title Deed as security until such time as the Mortgage is paid and discharged.

We refer to the Statement of Adjustments and Settlement Statement previously forwarded to you and note that Council, Water and Owners Corporation rates were adjusted as paid at settlement and your proportions for the current rating periods were added to the balance of the purchase price. All future notices will be forwarded to you directly by the relevant authorities.

We enclose a copy of our Tax Invoice which we note was paid in full on settlement, together with a receipt for payment thereof.

If you do not use your property as your residence then you should consider the Land Tax implications of this purchase as it will be your responsibility to file Land Tax returns, if required.

As this now completes the matter, we take this opportunity to thank you for your instructions. If we can be of any assistance to you in the future, please do not hesitate to contact us.

Yours sincerely

Laura Raso  
Moonee Valley Conveyancing

Proprietor: Laura Raso | Business Licence No: 000614L  
A Licensed Conveyancer under the Conveyancers Act 2006  
Certified Practising Conveyancer (CPC) | Australian Institute of Conveyancers (Vic. Division)  
This business holds Professional Indemnity Insurance against civil liability  
ABN: 85 672 530 819

## Statement of Adjustments

**BRUNSWICK ROAD HOLDINGS PTY LTD  
SALE OF LOT 315 TO MARIA MICHIELI  
UNIT 315, 115 BRUNSWICK ROAD, BRUNSWICK EAST  
ADJUSTMENTS AS AT SETTLEMENT DATE - 9 DECEMBER 2020**

	Vendor Allows	Purchaser Allows
<b>MORELAND CITY COUNCIL</b> Property not yet rated separately. Adjustments based on parent rates and prorata Lot Liability/Total Liability. 2020/2021 PARENT \$20,319.75 per annum Lot Rate for Adjustments = \$206.71 Purchaser allows 203/365 days		\$ 114.96
<b>YARRA VALLEY WATER</b> Property not yet rated separately. Adjustments based on parent rates and prorata Lot Liability/Total Liability. All charges \$347.64 on quarterly basis 01/10/2020 to 31/12/2020 Lot Rate for Adjustments = \$ 3.91 Purchaser allows 22/365 days		\$ .24
<b>STATE LAND TAX</b> Property not yet rated separately. Adjustments based on parent rates and prorata Lot Liability/Total Liability. 2020 PARENT LAND TAX \$123,975.00 Lot Rate for Adjustments = \$1,261.16 Purchaser allows 22/365 days		\$ 76.02
<b>OWNERS CORPORATION NO. 1</b> \$ 500.12 period 01/11/2020 to 31/04/2021 Purchaser allows 142/184 days		\$ 392.36
<b>OWNERS CORPORTION NO. 1 INSURANCE SPECIAL LEVY</b> \$ 244.12 payable by Purchaser		\$ 244.12
<b>OWNERS CORPORATION NO. 2</b> \$1,065.56 period 01/11/2020 to 31/04/2021 Purchaser allows 142/184 days		\$ 835.96
<b>CONNECTION FEES</b> \$988.52 Purchaser allows connection fees payable pursuant to the terms of the Contract (Origin Energy \$588.52 and NBN \$400.00)		\$ 988.52
<b>PURCHASER ALLOWS</b> Nomination fee payable pursuant to terms of Contract and included in Vendor's legal fees in payment destinations		
<b>VENDOR ALLOWS</b> Interest earned on deposit payable to Purchaser under Contract amendment	\$3,227.55	
<b>DISCHARGES OF MORTGAGE x 2 - Vendor allows</b>		
	\$ 221.60	
<b>Sub-Totals</b>	<b>\$3,449.15</b>	<b>\$2,652.18</b>
<b>Less Vendor Allows</b>		<b>\$3,449.15</b>
<b>TOTAL ADJUSTMENTS PAYABLE BY PURCHASER</b>		<b>\$- 796.97</b>

### Settlement Statement

<b>PURCHASE PRICE</b>	\$640,000.00
<b>PLUS OR MINUS ADJUSTMENTS</b>	\$- 796.97
<b>LESS CASH DEPOSIT PAID</b>	\$64,000.00
(see notation below for any Bank Guarantee*)	
<b>BALANCE DUE TO VENDOR</b>	<u>\$575,203.03</u>

\*\$ .00 BANK GUARANTEE DEPOSIT HELD BY HWLE available for collection from our office after settlement

### PEXA Settlement Distribution Amounts

Balance due to Vendor at Settlement	\$575,203.03
Vendor's Source Funds (Deposit + Interest)	\$67,227.55
<b>TOTAL VENDOR FUNDS AVAILABLE FOR DISBURSEMENT</b>	<u>\$642,430.58</u>

Origin Energy	\$ 588.52 ✓
Owners Corporation 1 (Fee & Insurance Levy)	\$ 744.24 ✓
Owners Corporation 2 (Fee)	\$1,065.56 ✓
GST Withholding	\$44,800.00 ✓
HWL Ebsworth Lawyers	\$ 797.50 ✓
Capital Property Marketing	\$8,800.00 ✓
Gadens	\$ 220.00
PEXA Fees	\$ 156.31
Balance to Mulpha Finance Pty Ltd (includes Vendor's source funds)	\$585,258.45
<b>TOTAL VENDOR FUNDS DISBURSED</b>	<b>\$642,430.58</b>

E & O E  
Prepared by HWLE  
Matter No. 681852



Moonee Valley Conveyancing  
 Level 2, 8 Keilor Road  
 Essendon North VIC 3041

PH: 03 9379 3135  
 M: 0438 171 429  
 info@mooneevalleyconveyancing.com.au  
 ABN: 85 872 530 819

**TAX INVOICE**

**Invoice to:**

Ms M Michieli  
 Oliva Pty Ltd  
 Unit 315 & C78 & 595, 15 Brunswick Road  
 BRUNSWICK EAST VIC 3057

**INVOICE NO:** INV20/0658  
**DATE:** 9/12/2020  
**DUE DATE:** 9 December 2020  
**TERMS:** Net14

<b>Professional Fees</b>			<b>Total Ex GST</b>
<b>Subject</b>			
Fixed Conveyancing Fee			\$795.00
	Sub-Total		\$795.00
	GST on fees		\$79.50
<b>Disbursements</b>			<b>Total Ex GST</b>
<b>Subject</b>	<b>GST</b>		
Disbursements for Purchase of an Apartment, Unit or Commercial Property	\$50.00		\$500.00
			\$500.00
<b>Total incl GST</b>			<b>\$1,424.50</b>
<b>Paid amount</b>			<b>-\$1,424.50</b>
<b>Balance Owning</b>			<b>\$ NIL</b>

**PAYMENT METHOD:**  
 DIRECT BANK DEPOSIT  
**NAME:** Moonee Valley Conveyancing  
**BSB:** 06 3491  
**Account No:** 10215696

Proprietor: Laura Roso  
 A Licenced Conveyancer under the Conveyancers Act 2006  
 Business Licence No: 000614L  
 Associate Member: Australian Institute of Conveyancers  
 This company holds Professional Indemnity Insurance against Civil Liability



# Oliva Pty Ltd - 20/0658

OLIVA PTY LTD

Unit 315 15 BRUNSWICK Road BRUNSWICK EAST VIC 3057

Workspace ID PEXA205234083

Workspace Status Completed & Disbursed

## Financial Settlement Schedule

Settlement Summary  
Balanced

Source Funds  
\$679,459.35

Adjustments and Payments  
\$679,459.35

Adjustments as at: 09/12/2020  Use Settlement date of 09/12/2020

Vendor  
BRUNSWICK ROAD HOLDINGS PTY LTD

Purchaser  
OLIVA PTY LTD

Property Address  
Unit 315 15 BRUNSWICK Road BRUNSWICK EAST VIC 3057

0 adjustment

Add Adjustment

Filters

#	Adjustment Description	Description	Treat As	From	To	Days Allowed	Outgoing Amount (\$)	Vendor (\$)	Purchaser (\$)	Actions

12/19/2020

Financial Settlement Schedule

#No adjustment or Deactivated	Description	Treat As	From To Days Allowed	Outgoing Amount (\$)	Vendor (\$)	Purchaser (\$)	Actions
-------------------------------	-------------	----------	----------------------	----------------------	-------------	----------------	---------

0 adjustment

Total Adjustments	0.00						
Less Vendor's Portion					0.00		
Purchaser to Pay Vendor						0.00	

Statement of Settlement

Values default from the Transfer and supporting documents in the workspace

Purchase Price	AUD (\$)	640,000.00
Less Deposit Paid	AUD (\$)	64,000.00
Balance of Purchase Price	AUD (\$)	576,000.00
Plus Adjustments	AUD (\$)	0.00
<input type="checkbox"/> Plus GST	AUD (\$)	
Balance Due to Vendor	AUD (\$)	576,000.00

Payment Directions

Vendor Destination Line items

Total of \$642,871.38

10 destination

Filters

#	Category	Bank Name	Account Name	Account Details	Owner	Last Updated By	Last Updated	Amount
D01	Other	-	-	-	HWL EBSWORTH LAWYERS	-	-	588.52 ✓
D02	Other	-	-	-	HWL EBSWORTH LAWYERS	-	-	744.24 ✓
D03	Other	-	-	-	HWL EBSWORTH LAWYERS	-	-	1,065.56 ✓
D04	GST Withholding	-	ATO direct credit account	093003	316385	-	-	44,800.00 ✓
D05	Professional Fees	-	-	-	HWL EBSWORTH LAWYERS	-	-	797.50 ✓
D06	Other	-	-	-	HWL EBSWORTH LAWYERS	-	-	8,800.00 ✓
D09	Professional Fees	-	-	-	HWL EBSWORTH LAWYERS	-	-	330.00 ✓
D14	PEXA Fees	-	-	-	HWL EBSWORTH LAWYERS	-	-	114.07 ✓
D17	Loan Payout	-	-	-	CORRS CHAMBERS WESTGARTH	-	-	568,146.63 ✓
D18	Professional Fees	-	-	-	CORRS CHAMBERS WESTGARTH	-	-	17,484.86 ✓

10 destination

Purchaser Destination Line items

Total of \$36,587.97

5 destination

Filters

#	Category	Bank Name	Account Name	Account Details	Owner	Last Updated By	Last Updated	Amount
D10	Professional Fees	-	Laura Raso T/As Mooney Valley Conveyancing	063491	MOONEE VALLEY	Laura Raso	09/12/2020	1,137.10
				10215696	CONVEYANCING	(laura@mooneevalleyconveyancing.com.au)	10:56 AEDT	

12/9/2020

Financial Settlement Schedule

#	Category	Bank Name	Account Name	Account Details	Owner	Last Updated By	Last Updated	Amount
D11	Stamp Duty Disbursement	-	State Revenue Office Victoria	-	MOONEE VALLEY CONVEYANCING	-	-	33,470.00
D13	PEXA Fees	-	-	-	PURCELL PARTNERS	-	-	57.20
D16	PEXA Fees	-	PEXA	-	MOONEE VALLEY CONVEYANCING	-	-	114.07
D19	Lodgement Fees	-	-	-	PURCELL PARTNERS	-	-	1,809.60

5 destination



22 July 2020

**Private & Confidential**

Ms M Michieli  
6 Canning Street  
BRUNSWICK EAST VIC 3057

**Catholic Super  
Membership Number: 25794  
Partial Withdrawals**

Dear Ms Michieli

Thank you for being a valued member of Catholic Super.

At your request we have arranged for a partial withdrawal from your superannuation account.

In respect of this we enclose:

- A copy of the rollover benefits statement sent to each of your rollover institutions.
- We have also sent an amount of \$72,000.00, and the information detailed in the rollover benefit statement to MICHIELI SUPERANNUATION FUND.

The details of your super payout are shown below:

Gross super payout amount:	\$72,000.00
Less tax:	\$0.00
<b>Net super payout amount:</b>	<b>\$72,000.00</b>

If you have any questions, please call us between 8:30am and 6pm AEST/AEDT Monday to Friday on **1300 655 002** or email [info@csf.com.au](mailto:info@csf.com.au).

Yours sincerely



**Craig Voyer**  
**Head of Customer Experience**

Helpline: 1300 655 002  
Email: [info@csf.com.au](mailto:info@csf.com.au)  
Website: [csf.com.au](http://csf.com.au)

# Rollover benefits statement

## Section A: Receiving fund

### Name and Postal Address

MICHIELI SUPERANNUATION FUND  
6 Canning St  
  
BRUNSWICK EAST VIC 3057

### Australian Business Number (ABN)

60618187472

### Unique superannuation identifier (USI)

### Member client identifier

SMSF1

## Section B: Member's details

Tax File Number (TFN)

160781411

### Full Name

Family Name

Michieli

First Given Name

Maria

Other Given Names

Oliva

### Residential Address

Street Address

6 Canning Street

Suburb/Town/Locality

BRUNSWICK EAST

State

VIC

Postcode

3057

Country

Sex

Date of Birth

19/07/1969

Male

Email Address

ziamicky@hotmail.com

Female

Daytime phone number

03 9380 4443

X

## Section C: Rollover transaction details

Service period start date

30/11/1990

### Tax components:

Tax-free component

\$355.73

KiwiSaver tax-free component

\$0.00

### Taxable component:

Element taxed in the fund

\$71,644.27

Element untaxed in the fund

\$0.00

**Total**

**\$72,000.00**

### Preservation Amounts:

Preserved amount

\$72,000.00

KiwiSaver preserved amount

\$0.00

Restricted non-preserved

\$0.00

Unrestricted non-preserved

\$0.00

**Total**

**\$72,000.00**

## Section D: Non-complying funds

Contributions made to a non-complying fund on or after 10 May 2006

## Section E: Transferring fund

Fund's ABN

50237896957

Fund's name

Catholic Super

Contact name

the Catholic Super Service Centre

Email address

# Rollover benefits statement

## Section A: Receiving fund

### Name and Postal Address

MICHIELI SUPERANNUATION FUND  
6 Canning St

BRUNSWICK EAST VIC 3057

### Australian Business Number (ABN)

60618187472

### Unique superannuation identifier (USI)

### Member client identifier

SMSF1

## Section B: Member's details

Tax File Number (TFN)

160781411

### Full Name

Family Name

Michieli

First Given Name

Maria

Other Given Names

Oliva

### Residential Address

Street Address

6 Canning Street

Suburb/Town/Locality

BRUNSWICK EAST

State

VIC

Postcode

3057

Country

Date of Birth

19/07/1969

Email Address

ziamicky@hotmail.com

Daytime phone number

03 9380 4443

### Sex

Male

Female

X

## Section C: Rollover transaction details

Service period start date

30/11/1990

### Tax components:

Tax-free component

\$16.25

KiwiSaver tax-free component

\$0.00

### Taxable component:

Element taxed in the fund

\$5,983.75

Element untaxed in the fund

\$0.00

**Total**

**\$6,000.00**

### Preservation Amounts:

Preserved amount

\$6,000.00

KiwiSaver preserved amount

\$0.00

Restricted non-preserved

\$0.00

Unrestricted non-preserved

\$0.00

**Total**

**\$6,000.00**

## Section D: Non-complying funds

Contributions made to a non-complying fund on or after 10 May 2006

## Section E: Transferring fund

Fund's ABN

50237896957

Fund's name

Catholic Super



La Trobe Financial Services Pty Limited • ACN 006 479 527  
La Trobe Financial Asset Management Limited • ACN 007 332 363 • AFSL 222213  
**Account Number 40 539 486 1**

Page No 1 of 3

Statement Period 01.04.21 to 30.06.21

BPAY® Biller Code 18309 Reference No. 40 539 486 1

ONLINE STATEMENTS NOW AVAILABLE on our website -  
*Login, My Home Loan, New Registration*

Michieli SMSF Pty Ltd ATF Michieli Supera  
6 Canning St  
EAST BRUNSWICK VIC 3057

## Interest Certificate for Year Ended 30 June 2021

Interest Charges - 01.07.20 to 30.06.21	\$	10,255.91
Bank Processing &/or BPAY Transaction Fees - 01.07.20 to 30.06.21	\$	1.05

### Loan Detail Summary

Security Address: Unit 315 11-15 Brunswick Rd BRUNSWICK EAST VIC 3057

Current Interest Rate at 07 Jul 2021 (calculated (Daily Rests) - Variable)	5.59% p.a.
Loan Approved Amount	\$ 330,000.00
Closing Loan Balance at 30 Jun 2021	\$ 325,815.82
Loan Settlement Month	December 2020
Original Loan Maturity	December 2050
Contract Term Remaining	29 years 6 months
Forecast Term (based on current repayment profile)	20 years 9 months
National Credit Code Regulated	No
Privacy Password Protected	Yes

Repayments Received during Statement Period	\$	7,663.71
Minimum Monthly Repayment Amount	\$	1,907.38
Monthly Repayment Due Date		20th each month
Loan Account Ahead by	\$	1,926.57

### Loan Guarantor Details

Miss MO Michieli 6 Canning St BRUNSWICK EAST VIC 3057  
Oliva Pty Ltd Sē 5 2 Walker St MOONEE PONDS VIC 3039

### La Trobe Financial LoanManager App now available

Download the App and access your Loan Account for the following options:

- View your Loan balance;
- Check your Redraw balance; and
- Request a Statement.

Visit App Store for Apple devices or Play Store for Android devices and search, **La Trobe Financial LoanManager**.

### You can also save money with La Trobe Financial

Did you know that you can reduce the amount of interest you pay and your loan term by making extra weekly, fortnightly or monthly payments?

### You can invest with us too

Judged Australia's Best Credit Fund - Mortgages 12 years in a row by *Money* magazine and currently offering a return of **4.35% p.a.\*** for the 12 Month Term Account.

La Trobe Financial Asset Management Limited ACN 007 332 363 Australian Financial Services Licence 222213 Australian Credit Licence 222213 is the issuer and manager of the La Trobe Australian Credit Fund ARSN 088 178 321. It is important for you to consider the PDS for the Credit Fund in deciding whether to invest, or to continue to invest, in the Credit Fund. You can read the PDS on our website, or ask for a copy by phoning us. \*Returns on our investments are variable and paid monthly. Past performance is not a reliable indicator of future performance. The rates of return from the Credit Fund are not guaranteed and are determined by the future revenue of the Credit Fund and may be lower than expected. Investors risk losing some or all of their principal investment. An investment in the Credit Fund is not a bank deposit. Withdrawal rights are subject to liquidity and may be delayed or suspended. Visit our website for further information.



La Trobe Financial Services Pty Limited - ACN 006 479 527  
La Trobe Financial Asset Management Limited - ACN 007 332 363 - AFSL 222213  
**Account Number 40 539 486 1**  
Page No 1 of 1  
Statement Period 01.11.20 to 28.05.21

Michieli SMSF Pty Ltd ATF Michieli Supera  
6 Canning St  
EAST BRUNSWICK VIC 3057

BPAY® Biller Code 18309 Reference No. 40 539 486 1  
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*Login, My Home Loan, New Registration*

DATE	TRANSACTION DETAILS	DEBIT	CREDIT	BALANCE
01. 11. 20	Opening Loan Balance			0. 00
		<i>1,550.50</i>		
01. 12. 20	Valuation/Inspection Fee	310. 50		310. 50
09. 12. 20	Balance Of Upfront Fees	995. 00		1, 305. 50
09. 12. 20	Advances	328, 444. 50		329, 750. 00
09. 12. 20	Electronic File Fee	130. 00		329, 880. 00
09. 12. 20	Settlement Disbursement Fee	120. 00		330, 000. 00
31. 12. 20	Interest (31 days)	1, 159. 24		331, 159. 24
20. 01. 21	La Trobe Financial Quick Pay Repayment		3, 066. 62	328, 092. 62
31. 01. 21	Account Service Fee	15. 00		328, 107. 62
31. 01. 21	Interest (31 days)	1, 566. 60		329, 674. 22
22. 02. 21	La Trobe Financial Quick Pay Repayment		1, 907. 38	327, 766. 84
28. 02. 21	Account Service Fee	15. 00		327, 781. 84
28. 02. 21	Interest (28 days)	1, 411. 67		329, 193. 51
22. 03. 21	La Trobe Financial Quick Pay Repayment		1, 907. 38	327, 286. 13
31. 03. 21	Account Service Fee	15. 00		327, 301. 13
31. 03. 21	Interest (31 days)	1, 559. 98		328, 861. 11
20. 04. 21	La Trobe Financial Quick Pay Repayment		1, 907. 38	326, 953. 73
30. 04. 21	Account Service Fee	15. 00		326, 968. 73
30. 04. 21	Interest (30 days)	1, 507. 75		328, 476. 48
20. 05. 21	La Trobe Financial Quick Pay Repayment		<u>1, 907. 38</u>	326, 569. 10
21. 05. 21	Dishonoured Repayment	<u>1, 907. 38</u>		328, 476. 48
21. 05. 21	Dishonoured Repayment Fee	15. 00		328, 491. 48
21. 05. 21	Interest	0. 29		328, 491. 77
24. 05. 21	Repayment Made - Bpay (Savings/Chq)		3, 848. 95	324, 642. 82
28. 05. 21	Closing Loan Balance			324, 642. 82

## Loan Account Information

### Interest: rates and methods of calculation

The interest rate used to calculate any interest on this statement and a clear explanation of how it has been calculated are available on request.

### Payment assistance: how we can help you

We offer different types of payment assistance, including more frequent repayments which assist with budgeting and arrears repayment arrangements for customers experiencing repayment difficulties. If you experience difficulties in paying promptly, please advise us immediately and help us to help you. Please contact our Asset Management Team on our toll free national service number 1800 620 639.

### Renting, vacating property or changing address

If you are renting or vacating the security property for more than one (1) month or changing address, please call our Customer Service Team on 13 80 10 so we can amend our records immediately.

### Insurance

La Trobe Financial offers property, contents and landlord insurance for your needs. The advantages of insuring through La Trobe Financial include competitive premiums, ability to settle eligible claims promptly and ability to pay premiums monthly. Once you indicate your requirements, insurance is effective immediately, including twenty million dollars (\$20M) of public liability insurance coverage. Please contact our Insurance Team on 13 80 10 for a competitive quote for your insurance needs.

### Renovation refinance and debt consolidation available

We can provide additional funding for renovations or extensions by increasing your existing loan or providing a new loan depending on your own requirements. Should you be considering refinancing your existing loans or any other form of debt consolidation we can assist you with this at competitive rates. Contact our Loan Hotline on 13 80 10 for more information. Our Loan Hotline is open 8.30am – 5.30pm weekdays.

### Reduce your loan term and save interest

Did you know that you can save interest and shorten your loan term by making extra payments weekly, fortnightly or monthly? Please contact our Customer Service Team on 13 80 10 for details.


### Changes to fees and charges

The fees and charges applicable to your account are payable by you as a borrower. All fees and charges are subject to change and may be varied, or additional new fees may apply, from time to time without your consent. You will be notified of any change to the fees and charges which apply to your loan.

## Repayment advice

All loan repayments are due on or before your advised repayment date. To help you pay on time we now offer a variety of repayment options to suit your needs:

Direct Debit	Free
BPAY® – Savings or Cheque Account	\$1.05 per transaction amount, deducted from the repayment
BPAY® – Visa or MasterCard	0.5% of the transaction amount, deducted from the repayment
Cash, Cheque or Bank Transfer	\$2.50 per transaction amount, deducted from the repayment
By telephone – Visa or MasterCard	1.0% of the transaction amount, deducted from the repayment

**Biller Code – 18309**  
**Telephone & Internet Banking – BPAY®**  
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: [www.bpay.com.au](http://www.bpay.com.au)

Your BPAY® reference is noted on the front of this statement. Please contact our Customer Service Team to organise your preferred repayment method.

### Email address

If you wish to clarify any matters regarding your statement by email please send your questions direct to:

**La Trobe Statement Assistance**  
Email: [customerservices@latrobefinancial.com.au](mailto:customerservices@latrobefinancial.com.au)

Please include your full name, address and account number with your correspondence, so that we may respond to you immediately.

### Mistakes

No mistake in this statement or in any document rendered by La Trobe Financial shall prevent the recovery of any amount due, or make us liable to any action, liability, claim or demand from such mistake.

### Privacy

We comply with the Privacy Act in handling your personal information. A copy of La Trobe Financial's Privacy Policy is available at [latrobefinancial.com](http://latrobefinancial.com) or upon request.

### Complaints

If you have a complaint, we have an internal dispute resolution process that can assist you. Please contact our Customer Resolutions Team, who will guide you through this process on 13 80 10.

### More information?

For more information call us on 13 80 10, or visit our website [latrobefinancial.com](http://latrobefinancial.com)



La Trobe Financial Services Pty Limited • ACN 006 479 527  
La Trobe Financial Asset Management Limited • ACN 007 332 363 • AFSL 222213  
**Account Number 40 539 486 1**

Page No 2 of 3

Statement Period 01.04.21 to 30.06.21

Michieli SMSF Pty Ltd ATF Michieli Supera  
6 Canning St  
EAST BRUNSWICK VIC 3057

BPAY® Biller Code 18309 Reference No. 40 539 486 1  
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DATE	TRANSACTION DETAILS	DEBIT	CREDIT	BALANCE
01.04.21	Opening Loan Balance			328,861.11
20.04.21	La Trobe Financial Quick Pay Repayment		1,907.38	326,953.73
30.04.21	Account Service Fee	15.00		326,968.73
30.04.21	Interest (30 days 5.59% p.a.)	1,507.75		328,476.48
20.05.21	La Trobe Financial Quick Pay Repayment		1,907.38	326,569.10
21.05.21	Dishonoured Repayment Fee	15.00		326,584.10
21.05.21	Dishonoured Repayment	1,907.38		328,491.48
21.05.21	Interest	0.29		328,491.77
24.05.21	Repayment Made - Bpay (Savings/Chq)		3,848.95	324,642.82
31.05.21	Account Service Fee	15.00		324,657.82
31.05.21	Interest (31 days 5.59% p.a.)	1,554.51		326,212.33
21.06.21	La Trobe Financial Quick Pay Repayment		1,907.38	324,304.95
30.06.21	Account Service Fee	15.00		324,319.95
30.06.21	Interest (30 days 5.59% p.a.)	1,495.87		325,815.82
30.06.21	Closing Loan Balance			325,815.82

From 1 May 2021 the Priority Discharge Fee will increase from \$190.00 to \$299.00.

Please check all entries on this statement and inform us promptly of any error or unauthorised transactions.



La Trobe Financial Services Pty Limited • ACN 006 479 527  
La Trobe Financial Asset Management Limited • ACN 007 332 363 • AFSL 222213  
**Account Number 40 539 486 1**  
Page No 3 of 3  
Statement Period 01.04.21 to 30.06.21

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Michieli SMSF Pty Ltd ATF Michieli Supera  
6 Canning St  
EAST BRUNSWICK VIC 3057

BPAY® Biller Code 18309 Reference No. 40 539 486 1  
ONLINE STATEMENTS NOW AVAILABLE on our website -  
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**Security Documents in Custody & Insurance Summary**

Registered Mortgages  
AT848388D

Security Property  
Unit 315 11-15 Brunswick Rd BRUNSWICK EAST VIC 3057

Title Reference  
12261/295

**Insurance Records**

Property Insurance	Minimum Cover Required \$	Policy No.	Sum Insured \$	Expiry Date
Unit 315 11-15 Brunswick Rd BRUNSWICK EAST (Strata or Body )	30, 000, 000	hu0006053750	30, 000, 000	01/01/2030

# If your policy has expired we may, in our sole discretion, take out insurance with an insurer to protect La Trobe Financial's interests as mortgagee and charge the insurance premium to your account.

Contents Insurance Nil  
Private Health Cover Nil





Statement Period  
30 April 2020 - 31 July 2020

**Westpac DIY Super Working Account**

Account Name  
**MICHEL I SMSF PTY LTD ATF MICHEL I  
SUPERANNUATION FUND**



MICHEL I SMSF PTY LTD  
THE DIRECTOR  
6 CANNING ST  
BRUNSWICK EAST VIC 3057

025

Customer ID  
**3031 2644 MICHEL I SMSF PTY LTD**

BSB Account Number  
**033-174 451 363**

Opening Balance	+ \$17,677.02
Total Credits	+ \$0.43
Total Debits	- \$0.00
Closing Balance	+ \$17,677.45

**INTEREST RATES (PER ANNUM) ON CREDIT BALANCES**

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
17 Mar 2020	0.01 %	0.01 %	0.01 %	0.01 %
Effective Date	Over \$499999			
17 Mar 2020	0.02 %			

**TRANSACTIONS**

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
30/04/20	STATEMENT OPENING BALANCE			17,677.02
29/05/20	Interest Paid		0.14	17,677.16
30/06/20	Interest Paid		0.15	17,677.31
31/07/20	Interest Paid		0.14	17,677.45
31/07/20	CLOSING BALANCE			17,677.45

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S016579 / M009362 / 214 / CN3CNCPW

11



Statement Period  
31 July 2020 - 30 October 2020

**Westpac DIY Super Working Account**

Account Name  
**MICHIELI SMSF PTY LTD ATF MICHIELI  
SUPERANNUATION FUND**



MICHIELI SMSF PTY LTD  
THE DIRECTOR  
6 CANNING ST  
BRUNSWICK EAST VIC 3057

025

Customer ID  
**3031 2644 MICHIELI SMSF PTY LTD**

BSB Account Number  
**033-174 451 363**

Opening Balance	+ \$17,677.45
Total Credits	+ \$0.41
Total Debits	- \$1,414.00
Closing Balance	+ \$16,263.86

**INTEREST RATES (PER ANNUM) ON CREDIT BALANCES**

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
17 Mar 2020	0.01 %	0.01 %	0.01 %	0.01 %
Effective Date	Over \$499999			
17 Mar 2020	0.02 %			

**TRANSACTIONS**

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
31/07/20	<b>STATEMENT OPENING BALANCE</b>			<b>17,677.45</b>
31/08/20	Interest Paid		0.14	17,677.59
24/09/20	Withdrawal-Osko Payment 1233972 J I Consulting Pty Ltd Smsf Professional Fees 005028	1,155.00		16,522.59
30/09/20	Interest Paid		0.14	16,522.73
05/10/20	Withdrawal Online 6467635 Bpay Tax Office Income Tax	259.00		16,263.73
30/10/20	Interest Paid		0.13	16,263.86
30/10/20	<b>CLOSING BALANCE</b>			<b>16,263.86</b>

**CONVENIENCE AT YOUR FINGERTIPS**

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more



Statement Period  
30 October 2020 - 29 January 2021

**Westpac DIY Super Working Account**

Account Name  
**MICHIELI SMSF PTY LTD ATF MICHIELI  
SUPERANNUATION FUND**



MICHIELI SMSF PTY LTD  
THE DIRECTOR  
6 CANNING ST  
BRUNSWICK EAST VIC 3057

025

Customer ID  
**3031 2644 MICHIELI SMSF PTY LTD**

BSB Account Number  
**033-174 451 363**

Opening Balance	+ \$16,263.86
Total Credits	+ \$7,000.21
Total Debits	- \$21,154.93
Closing Balance	+ \$2,109.14

**INTEREST RATES (PER ANNUM) ON CREDIT BALANCES**

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
17 Mar 2020	0.01 %	0.01 %	0.01 %	0.01 %

Effective Date	Over \$499999
17 Mar 2020	0.02 %

**TRANSACTIONS**

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
30/10/20	STATEMENT OPENING BALANCE			16,263.86
30/11/20	Interest Paid		0.13	16,263.99
07/12/20	Transfer Withdrawal At Brunswick, 192 Sydney Road VIC	16,000.00		263.99
16/12/20	Deposit Online 2399082 Tfr Westpac Cho		7,000.00	7,263.99
16/12/20	Withdrawal Online 8691052 Bpay General In Landlord Insurance	244.32		7,019.67
18/12/20	Withdrawal-Osko Payment 1556905 Kelly & Shiel Trust Account Yarra Valley Water Account Yvw315bruns	220.10		6,799.57
21/12/20	Withdrawal-Osko Payment 1962392 Ace Body Corporate Management (Col) Invoice Number Inv-8028	230.00		6,569.57
31/12/20	Interest Paid		0.05	6,569.62
04/01/21	Transaction Fee	2.50		6,567.12

9



### TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
04/01/21	Withdrawal-Osko Payment 1359921 Spotlight Pty Ltd Spotlight internal blinds App 315 Lo003230 Michieli 02 Jan 2021	1,391.39		5,175.73
20/01/21	Payment By Authority To Latrobefinancial Repay 40 539 486 1	3,066.62		2,109.11
29/01/21	Interest Paid		0.03	2,109.14
29/01/21	<b>CLOSING BALANCE</b>			<b>2,109.14</b>

### CONVENIENCE AT YOUR FINGERTIPS

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more

### TRANSACTION FEE SUMMARY

To reconcile your Transaction Fee Summary you may need to refer to transactions listed on your previous statement(s).

Fee(s) charged to account 033-174 45-1363  
Transaction fee(s) period 01 OCT 2020 to 31 DEC 2020

		Charged	Unit Price	Fee
Total \$2.50	Branch staff assist wdl	1	\$2.50	\$2.50
	<b>Total</b>	<b>1</b>		<b>\$2.50</b>



Statement Period  
29 January 2021 - 30 April 2021

**Westpac DIY Super Working Account**

Account Name  
MICHIELI SMSF PTY LTD ATF MICHIELI  
SUPERANNUATION FUND



MICHIELI SMSF PTY LTD  
THE DIRECTOR  
6 CANNING ST  
BRUNSWICK EAST VIC 3057

025

Customer ID  
3031 2644 MICHIELI SMSF PTY LTD

BSB Account Number  
033-174 451 363

Opening Balance	+ \$2,109.14
Total Credits	+ \$6,000.08
Total Debits	- \$7,498.41
Closing Balance	+ \$610.81

**INTEREST RATES (PER ANNUM) ON CREDIT BALANCES**

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
17 Mar 2020	0.01 %	0.01 %	0.01 %	0.01 %
Effective Date	Over \$499999			
17 Mar 2020	0.02 %			

**TRANSACTIONS**

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
29/01/21	STATEMENT OPENING BALANCE			2,109.14
15/02/21	Deposit Catholic Super F Payment 9889225		6,000.00	8,109.14
22/02/21	Payment By Authority To Latrobe financial Repay 40 539 486 1	1,907.38		6,201.76
26/02/21	Interest Paid		0.03	6,201.79
16/03/21	Withdrawal-Osko Payment 1109439 Kelly & Shiel Trust Account	650.29		5,551.50
22/03/21	Payment By Authority To Latrobe financial Repay 40 539 486 1	1,907.38		3,644.12
23/03/21	Withdrawal-Osko Payment 1424234 Kelly & Shiel Trust Account Yarra Valley Water Account Payment Yarra Valley Water Account Payment	157.98		3,486.14
23/03/21	Withdrawal-Osko Payment 1886700 J I Consulting Pty Ltd	187.00		3,299.14



TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
23/03/21	Withdrawal-Osko Payment 1920886 J I Consulting Pty Ltd	187.00		3,112.14
23/03/21	Withdrawal Online 0831886 Bpay Asic	273.00		2,839.14
23/03/21	Withdrawal Online 6290517 Bpay Asic	55.00		2,784.14
31/03/21	Interest Paid		0.04	2,784.18
20/04/21	Payment By Authority To Latrobefinancial Repay 40 539 486 1	1,907.38		876.80
27/04/21	Withdrawal-Osko Payment 1436836 Kelly & Shiel Trust Account Moreland Rates 315/11-15 Brunswick	266.00		610.80
30/04/21	Interest Paid		0.01	610.81
30/04/21	<b>CLOSING BALANCE</b>			<b>610.81</b>

CONVENIENCE AT YOUR FINGERTIPS

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TRANSACTION FEE SUMMARY

To reconcile your Transaction Fee Summary you may need to refer to transactions listed on your previous statement(s).

Fee(s) charged to account 033-174 45-1363  
Transaction fee(s) period 01 JAN 2021 to 28 FEB 2021

Total \$0.00
-----------------



Statement Period  
30 April 2021 - 30 July 2021

**Westpac DIY Super Working Account**

Account Name  
MICHIELI SMSF PTY LTD ATF MICHIELI  
SUPERANNUATION FUND



MICHIELI SMSF PTY LTD  
THE DIRECTOR  
6 CANNING ST  
BRUNSWICK EAST VIC 3057

025

Customer ID  
3031 2644 MICHIELI SMSF PTY LTD

BSB Account Number  
033-174 451 363

Opening Balance	+ \$610.81
Total Credits	+ \$7,617.63
Total Debits	- \$5,722.64
Closing Balance	+ \$2,505.80

**INTEREST RATES (PER ANNUM) ON CREDIT BALANCES**

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
17 Mar 2020	0.01 %	0.01 %	0.01 %	0.01 %
Effective Date	Over \$499999			
17 Mar 2020	0.02 %			

**TRANSACTIONS**

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
30/04/21	STATEMENT OPENING BALANCE			610.81
20/05/21	Payment By Authority To Latrobe financial Repay 40 539 486 1	1,907.38		-1,296.57
21/05/21	Direct Debit Dishonoured 0064914		1,907.38	610.81
21/05/21	Deposit Kelly & Shiel Tr Rent Ks 31511		260.46	871.27
28/05/21	Deposit Online 2746345 Tfr Westpac Cho <i>Person Contrib</i>		1,908.00	2,779.27
31/05/21	Interest	0.50		2,778.77
03/06/21	Deposit Kelly & Shiel Tr Rent Ks 31511		2,000.73	4,779.50
21/06/21	Payment By Authority To Latrobe financial Repay 40 539 486 1	1,907.38		2,872.12
30/06/21	Interest Paid		0.03	<u>2,872.15</u>
02/07/21	Deposit Kelly & Shiel Tr Rent Ks 31511		1,541.00	4,413.15
20/07/21	Payment By Authority To Latrobe financial Repay 40 539 486 1	1,907.38		2,505.77
30/07/21	Interest Paid		0.03	2,505.80

S009796 / M004790 / 212 / CNSCNCPCW

CSF TB1/TB1CDO1 / 38271  
5



## TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
30/07/21	CLOSING BALANCE			2,505.80

## CONVENIENCE AT YOUR FINGERTIPS

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more





Statement Period  
30 April 2020 - 31 July 2020

**Westpac DIY Super Savings Account**

Account Name  
MICHIELI SMSF PTY LTD ATF MICHIELI  
SUPERANNUATION FUND



MICHIELI SMSF PTY LTD  
THE DIRECTOR  
6 CANNING ST  
BRUNSWICK EAST VIC 3057

025

Customer ID  
3031 2644 MICHIELI SMSF PTY LTD

BSB Account Number  
033-174 451 371

Opening Balance	+ \$184,635.98
Total Credits	+ \$82,024.47
Total Debits	- \$0.00
Closing Balance	+ \$266,660.45

**INTEREST RATES (PER ANNUM) ON CREDIT BALANCES**

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
17 Mar 2020	0.01 %	0.05 %	0.05 %	0.05 %

Effective Date	Over \$499999
17 Mar 2020	0.05 %

**TRANSACTIONS**

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
<b>30/04/20</b>	<b>STATEMENT OPENING BALANCE</b>			<b>184,635.98</b>
29/05/20	Interest Paid		7.33	184,643.31
30/06/20	Interest Paid		8.09	184,651.40
30/06/20	Deposit Online 2423225 Tfr Westpac Cho		10,000.00	194,651.40
23/07/20	Deposit Catholic Super F Payment 9370939		72,000.00	266,651.40
31/07/20	Interest Paid		9.05	266,660.45
<b>31/07/20</b>	<b>CLOSING BALANCE</b>			<b>266,660.45</b>

**CONVENIENCE AT YOUR FINGERTIPS**

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more

S016560 / M009353 / 214 / CNSCNCPW

3



Statement Period  
31 July 2020 - 30 October 2020

**Westpac DIY Super Savings Account**

Account Name  
**MICHIELI SMSF PTY LTD ATF MICHIELI  
SUPERANNUATION FUND**

 025  
MICHIELI SMSF PTY LTD  
THE DIRECTOR  
6 CANNING ST  
BRUNSWICK EAST VIC 3057

Customer ID  
**3031 2644 MICHIELI SMSF PTY LTD**

BSB Account Number  
**033-174 451 371**

Opening Balance	+ \$266,660.45
Total Credits	+ \$33.22
Total Debits	- \$0.00
Closing Balance	+ \$266,693.67

**INTEREST RATES (PER ANNUM) ON CREDIT BALANCES**

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
17 Mar 2020	0.01 %	0.05 %	0.05 %	0.05 %

Effective Date	Over \$499999
17 Mar 2020	0.05 %

**TRANSACTIONS**

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
31/07/20	STATEMENT OPENING BALANCE			266,660.45
31/08/20	Interest Paid		11.32	266,671.77
30/09/20	Interest Paid		10.95	266,682.72
30/10/20	Interest Paid		10.95	266,693.67
30/10/20	CLOSING BALANCE			266,693.67

**CONVENIENCE AT YOUR FINGERTIPS**

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more

2



Statement Period  
30 October 2020 - 07 December 2020

**Westpac DIY Super Savings Account**

Account Name  
**MICHIELI SMSF PTY LTD ATF MICHIELI  
SUPERANNUATION FUND**



MICHIELI SMSF PTY LTD  
THE DIRECTOR  
6 CANNING ST  
BRUNSWICK EAST VIC 3057

025

Customer ID  
**3031 2644 MICHIELI SMSF PTY LTD**

BSB Account Number  
**033-174 451 371**

Opening Balance	+ \$266,693.67
Total Credits	+ \$18,739.87
Total Debits	- \$285,433.54
<b>Closing Balance</b>	<b>\$0.00</b>

**INTEREST RATES (PER ANNUM) ON CREDIT BALANCES**

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
17 Mar 2020	0.01 %	0.05 %	0.05 %	0.05 %

Effective Date	Over \$499999
17 Mar 2020	0.05 %

**TRANSACTIONS**

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
<b>30/10/20</b>	<b>STATEMENT OPENING BALANCE</b>			<b>266,693.67</b>
30/11/20	Interest Paid		11.32	266,704.99
07/12/20	Interest Paid		2.55	266,707.54
07/12/20	Transfer Deposit At Brunswick,192 Sydney Road VIC		2,726.00	269,433.54
07/12/20	Transfer Deposit At Brunswick,192 Sydney Road VIC		16,000.00	285,433.54
07/12/20	Fee For Telephone Transfer	30.00		285,403.54
07/12/20	Withdrawal Cash Brunswick,192 Sydney Road VIC	3.54		285,400.00
07/12/20	Withdrawal Cash Brunswick,192 Sydney Road VIC	285,400.00		0.00
<b>07/12/20</b>	<b>CLOSING BALANCE</b>			<b>0.00</b>

S005167 / M002919 / 343 / CN3CNCPPW

Michieli Superannuation Fund

# Audit Trail

As at 30 June 2021

Date	Account Number	Cash/ Journal	Batch	Details	Debit \$	Credit \$
23/07/2020	290 0001	C	4	Catholic Super	72,000.00	-
23/07/2020	705 00001	C	37	Rollin	-	72,000.00
7/12/2020	290 0001	C	2	Payment	-	285,403.54
7/12/2020	290 0001	C	3	interest	56.14	-
7/12/2020	290 0001	C	5	bank fee	-	30.00
7/12/2020	290 0001	C	6	Trf	16,000.00	-
7/12/2020	290 0001	C	7	192 sydney rd	2,726.00	-
7/12/2020	290 0002	C	9	Trf	-	16,000.00
7/12/2020	310 0001	C	38	Payment	285,403.54	-
7/12/2020	690 0001	C	39	interest	-	56.14
7/12/2020	390 0001	C	40	Trf	16,000.00	-
7/12/2020	390 0001	C	41	Trf	-	16,000.00
7/12/2020	801 0017	C	42	bank fee	30.00	-
7/12/2020	700 00001	C	76	Contribution Member Non-Concessional Cont	-	2,726.00
9/12/2020	290 0002	C	14	Payment	285,403.54	-
9/12/2020	290 0002	C	15	non conc cont	1,611.31	-
9/12/2020	290 0002	C	18	Latrobe Loan	330,000.00	-
9/12/2020	290 0002	C	23	Finance cost	-	1,555.50
9/12/2020	290 0002	C	24	Deposit	64,000.00	-
9/12/2020	290 0002	C	32	B 315 11-15 Brunswick Rd	-	679,459.35
9/12/2020	310 0001	C	43	Payment	-	285,403.54
9/12/2020	700 00001	C	44	Contribution Member Non-Concessional Cont	-	1,611.31
9/12/2020	495 0001	C	45	Latrobe Loan	-	330,000.00
9/12/2020	310 0001	C	46	Deposit	-	64,000.00
9/12/2020	211 0001	C	47	B 315 11-15 Brunswick Rd	679,459.35	-
9/12/2020	221 0001	C	50	Finance cost	1,555.50	-
4/01/2021	290 0002	C	30	Blinds	-	1,391.39
4/01/2021	232 0001	C	49	Blinds	1,391.39	-
15/02/2021	290 0002	C	26	Catholic Super	6,000.00	-
15/02/2021	705 00001	C	55	Rollin	-	6,000.00
30/06/2021	290 0002	C	8	water	-	378.08
30/06/2021	290 0002	C	10	super levy	-	259.00
30/06/2021	290 0002	C	11	rent	3,602.00	-
30/06/2021	290 0002	C	12	rates	-	916.29
30/06/2021	290 0002	C	13	personal cont	12,756.95	-
30/06/2021	290 0002	C	16	loan interest	-	10,255.91
30/06/2021	290 0002	C	17	loan fees	-	105.00
30/06/2021	290 0002	C	19	Latrobe	-	4,184.18
30/06/2021	290 0002	C	20	J I consulting	-	1,529.00
30/06/2021	290 0002	C	21	interest	0.37	-
30/06/2021	290 0002	C	22	insurance	-	244.32
30/06/2021	290 0002	C	25	depn	-	9,843.00
30/06/2021	290 0002	C	27	body corp	-	230.00
30/06/2021	290 0002	C	28	blinds depn	-	91.00

Michieli Superannuation Fund

# Audit Trail

As at 30 June 2021

Date	Account Number	Cash/ Journal	Batch	Details	Debit \$	Credit \$
30/06/2021	290 0002	C	29	blinds accum depn	91.00	-
30/06/2021	290 0002	C	31	bank fee	-	2.50
30/06/2021	290 0002	C	33	asic	-	328.00
30/06/2021	290 0002	C	34	agent fees	-	821.61
30/06/2021	290 0002	C	35	advertising	-	519.20
30/06/2021	290 0002	C	36	accum depn	9,843.00	-
30/06/2021	290 0002	C	51	blackhole expense	-	311.10
30/06/2021	290 0002	C	52	borrowing cost deduction	311.10	-
30/06/2021	808 0017	C	53	blackhole expense	311.10	-
30/06/2021	221 0001	C	54	borrowing cost deduction	-	311.10
30/06/2021	808 0023	C	56	water	378.08	-
30/06/2021	801 0019	C	57	super levy	259.00	-
30/06/2021	611 0001	C	58	rent	-	3,602.00
30/06/2021	808 0016	C	59	rates	916.29	-
30/06/2021	704 00001	C	60	Contribution Self-Employed Concessional Con	-	12,756.95
30/06/2021	808 0017	C	62	loan fees	105.00	-
30/06/2021	801 0011	C	64	J I consulting	1,529.00	-
30/06/2021	690 0002	C	65	interest	-	0.37
30/06/2021	808 0009	C	66	insurance	244.32	-
30/06/2021	808 0005	C	67	depn	9,843.00	-
30/06/2021	808 0003	C	68	body corp	230.00	-
30/06/2021	808 0005	C	69	blinds depn	91.00	-
30/06/2021	233 0001	C	70	blinds accum depn	-	91.00
30/06/2021	233 0002	C	71	accum depn	-	9,843.00
30/06/2021	801 0017	C	72	bank fee	2.50	-
30/06/2021	801 0019	C	73	asic	328.00	-
30/06/2021	808 0002	C	74	agent fees	821.61	-
30/06/2021	808 0001	C	75	advertising	519.20	-
30/06/2021	808 0010	C	78	loan interest	10,255.91	-
30/06/2021	495 0001	C	79	Latrobe	4,184.18	-

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.