

Me and AV Superannuation Fund

# Statement of Financial Position

As at 30 June 2022

	Note	2022 \$	2021 \$
<b>INVESTMENTS</b>			
Property - Residential	12	1,190,000	770,000
		<b>1,190,000</b>	<b>770,000</b>
<b>OTHER ASSETS</b>			
Term Deposits	11	7	7
Borrowing Costs	13	800	800
Cash at Bank	14	15,032	248,387
		<b>15,839</b>	<b>249,194</b>
<b>TOTAL ASSETS</b>		<b>1,205,839</b>	<b>1,019,194</b>
<b>LIABILITIES</b>			
Provisions for Tax - Fund	15	5,359	2,352
Loans	16	342,555	388,803
Financial Position Rounding		1	-
		<b>347,915</b>	<b>391,155</b>
<b>TOTAL LIABILITIES</b>		<b>347,915</b>	<b>391,155</b>
<b>NET ASSETS AVAILABLE TO PAY BENEFITS</b>		<b>857,924</b>	<b>628,039</b>
<b>REPRESENTED BY: LIABILITY FOR MEMBERS' BENEFITS</b>			
Allocated to Members' Accounts	17	857,924	628,039
		<b>857,924</b>	<b>628,039</b>

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

# Operating Statement

For the year ended 30 June 2022

	Note	2022 \$	2021 \$
<b>REVENUE</b>			
<b>Investment Revenue</b>			
Property - Residential	3	39,003	27,355
		<b>39,003</b>	<b>27,355</b>
<b>Contribution Revenue</b>			
Self-Employed Non-Concessional Contributions		180,000	-
Employer Concessional Contributions		54,654	48,867
		<b>234,654</b>	<b>48,867</b>
<b>Other Revenue</b>			
Term Deposits	2	-	1,871
Cash at Bank	4	59	30
Market Movement Non-Realised	5	(980)	19,883
Market Movement Realised	6	(141)	117
		<b>(1,062)</b>	<b>21,901</b>
<b>Total Revenue</b>		<b>272,595</b>	<b>98,123</b>
<b>EXPENSES</b>			
<b>General Expense</b>			
Fund Administration Expenses	7	5,215	1,421
Property / Real Estate Expenses - Residential 1	8	28,186	33,741
Property / Real Estate Expenses - Residential 3	9	440	-
		<b>33,841</b>	<b>35,162</b>
<b>BENEFITS ACCRUED AS A RESULT OF OPERATIONS BEFORE INCOME TAX</b>		<b>238,754</b>	<b>62,961</b>
<b>Tax Expense</b>			
Fund Tax Expenses	10	8,869	7,485
		<b>8,869</b>	<b>7,485</b>
<b>BENEFITS ACCRUED AS A RESULT OF OPERATIONS</b>		<b>229,885</b>	<b>55,476</b>

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

Me and AV Superannuation Fund

# Member Account Balances

For the year ended 30 June 2022

Member Accounts	Opening Balance	Transfers & Tax Free Contributions	Taxable Contributions	Transfers to Pension Membership	Less: Member Tax	Less: Member Expenses	Withdrawals	Distributions	Closing Balance
<b>Esposito, Massimo (54)</b>									
Accumulation	354,727.67	90,000.00	28,402.85	-	4,260.43	-	-	1,937.09	470,807.18
Accum (00001)	<b>354,727.67</b>	<b>90,000.00</b>	<b>28,402.85</b>	<b>-</b>	<b>4,260.43</b>	<b>-</b>	<b>-</b>	<b>1,937.09</b>	<b>470,807.18</b>
<b>Velardi, Angela (53)</b>									
Accumulation	273,311.06	90,000.00	26,251.27	-	3,937.69	-	-	1,492.50	387,117.14
Accum (00002)	<b>273,311.06</b>	<b>90,000.00</b>	<b>26,251.27</b>	<b>-</b>	<b>3,937.69</b>	<b>-</b>	<b>-</b>	<b>1,492.50</b>	<b>387,117.14</b>
Reserve	-	-	-	-	-	-	-	-	-
<b>TOTALS</b>	<b>628,038.73</b>	<b>180,000.00</b>	<b>54,654.12</b>	<b>-</b>	<b>8,198.12</b>	<b>-</b>	<b>-</b>	<b>3,429.59</b>	<b>857,924.32</b>

CALCULATED FUND EARNING RATE: 0.5461 %  
 APPLIED FUND EARNING RATE: 0.5461 %

## Trial Balance

As at 30 June 2022

Account Number	Account Description	Units	2022		2021	
			Debit \$	Credit \$	Debit \$	Credit \$
<b>125</b>	<b>Accumulation Member Balance</b>					
125 0001	Esposito, Massimo			354,727.67		325,887.57
125 0002	Velardi, Angela			273,311.06		246,675.42
<b>201</b>	<b>Term Deposits</b>					
201 0001	Term Deposits - Account 1		6.84		6.84	
<b>211</b>	<b>Property - Residential</b>					
211 0001	4/24 Highland Steet		400,000.00		385,000.00	
211 0002	3/24 Highland Street		400,000.00		385,000.00	
211 0003	5/24 Highland Street		390,000.00		-	
<b>221</b>	<b>Borrowing Costs</b>					
221 0001	Borrowing Cost		800.00		800.00	
<b>290</b>	<b>Cash at Bank</b>					
290 0001	Cash at Bank		15,031.73		248,386.66	
<b>450</b>	<b>Provisions for Tax - Fund</b>					
450 0006	Provision for Deferred Tax (Fund)			928.75		1,040.87
450 0009	Provision for Income Tax (Fund)			4,430.10		1,310.70
<b>495</b>	<b>Loans</b>					
495 0001	Loan - Unit 4			-		248,540.89
495 0002	Loan - Unit 3			-		140,262.31
495 0003	Loan - Unit 5			342,555.40		-
<b>601</b>	<b>Term Deposits</b>					
601 0001	Term Deposits Account 1			-		1,870.90
<b>611</b>	<b>Property - Residential</b>					
611 0001	Property - 4/24 Highland Street			16,152.48		13,211.99
611 0002	Property - Residential Account 2			14,252.84		14,142.67
611 0003	5/24 Highland Street			8,598.49		-
<b>690</b>	<b>Cash at Bank</b>					
690 0001	Cash at Bank - Bank Interest			59.05		30.32
<b>701</b>	<b>Self-Employed Non-Concessional Contributions</b>					
701 00001	Esposito, Massimo			90,000.00		-
701 00002	Velardi, Angela			90,000.00		-
<b>702</b>	<b>Employer Concessional Contributions</b>					
702 00001	Esposito, Massimo			28,402.85		24,595.79
702 00002	Velardi, Angela			26,251.27		24,271.02
<b>780</b>	<b>Market Movement Non-Realised</b>					
780 0013	Market Movement Non-Realised - Real Property			(980.04)		19,883.47
<b>785</b>	<b>Market Movement Realised</b>					
785 0013	Market Movement Realised - Real Property			(141.18)		116.53



## Trial Balance

As at 30 June 2022

Account Number	Account Description	Units	2022		2021	
			Debit \$	Credit \$	Debit \$	Credit \$
<b>801</b>	<b>Fund Administration Expenses</b>					
801 0001	Accountancy Fees		3,971.00		-	
801 0008	Legal Expenses		608.00		-	
801 0011	Professional Fees		-		561.00	
801 0019	Subscriptions and Registrations (Admin)		259.00		860.00	
801 0020	Management Fees (Admin)		377.48		-	
<b>808</b>	<b>Property / Real Estate Expenses - Residential 1</b>					
808 0003	Property - Residential 1 - Body Corporate Fees		-		2,824.70	
808 0005	Property - Residential 1 - Depreciation		11,760.00		9,836.00	
808 0007	Property - Residential 1 - Fees & Commissions		860.00		-	
808 0010	Property - Residential 1 - Interest		10,920.81		17,904.46	
808 0016	Property - Residential 1 - Rates		1,332.40		1,736.80	
808 0018	Property - Residential 1 - Repairs & Maintenance		1,128.00		-	
808 0023	Property - Residential 1 - Water Charges		2,184.50		1,439.42	
<b>810</b>	<b>Property / Real Estate Expenses - Residential 3</b>					
810 0005	Property - Residential 3 - Depreciation		440.00		-	
<b>860</b>	<b>Fund Tax Expenses</b>					
860 0004	Income Tax Expense		8,981.10		6,443.70	
860 0008	Tax Accrued During Period (Deferred Tax)		(112.12)		1,040.87	
			<b>1,248,548.74</b>	<b>1,248,548.74</b>	<b>1,061,840.45</b>	<b>1,061,840.45</b>

# Tax Reconciliation

For the year ended 30 June 2022

**INCOME**

<b>Gross Interest Income</b>		59.00	
<b>Gross Dividend Income</b>			
Imputation Credits	-		
Franked Amounts	-		
Unfranked Amounts	-		
<b>Gross Rental Income</b>		39,003.00	
<b>Gross Foreign Income</b>		-	
<b>Gross Trust Distributions</b>		-	
<b>Gross Assessable Contributions</b>			
Employer Contributions/Untaxed Transfers	54,654.00		
Member Contributions	-	54,654.00	
<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>93,716.00</b>
Less Exempt Current Pension Income		-	
<b>Total Income</b>			<b>93,716.00</b>
<b>LESS DEDUCTIONS</b>			
<b>Other Deduction</b>		33,842.00	
<b>Total Deductions</b>			<b>33,842.00</b>
<b>TAXABLE INCOME</b>			<b>59,874.00</b>
Gross Income Tax Expense (15% of Standard Component)		8,981.10	
(45% of Non-arm's length income)		-	
Less Foreign Tax Offset	-		
Less Other Tax Credit	-		
<b>Tax Assessed</b>			<b>8,981.10</b>
Less Imputed Tax Credit		-	
Less Amount Already paid (for the year)		-	
<b>TAX DUE OR REFUNDABLE</b>			<b>8,981.10</b>
<b>Supervisory Levy</b>			<b>259.00</b>
<b>AMOUNT DUE OR REFUNDABLE</b>			<b>9,240.10</b>

$\$1517 \times 3 = \$4551$   
 page 118  
 Sep - Mar PAYG  $(4,551) - 8981.10$   
4,430.10

## Notes to the Financial Statements

For the year ended 30 June 2022

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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

## Me and AV Superannuation Fund

# Notes to the Financial Statements

For the year ended 30 June 2022

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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.

## Me and AV Superannuation Fund

# Notes to the Financial Statements

For the year ended 30 June 2022

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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.

**Me and AV Superannuation Fund**

Notes to the Financial Statements

For the year ended 30 June 2022

	2022 \$	2021 \$
<b>Note 2: Term Deposits</b>		
Term Deposits Account 1	-	1,871
	<b>-</b>	<b>1,871</b>
<b>Note 3: Property - Residential</b>		
5/24 Highland Street	8,598	-
Property - 4/24 Highland Street	16,152 100	13,212
Property - Residential Account 2	14,253 101	14,143
	<b>39,003</b>	<b>27,355</b>
<b>Note 4: Cash at Bank</b>		
Cash at Bank - Bank Interest	59	30
	<b>59</b>	<b>30</b>
<b>Note 5: Market Movement Non-Realised</b>		
Market Movement Non-Realised - Real Property	(980)	19,883
	<b>(980)</b>	<b>19,883</b>
<b>Note 6: Market Movement Realised</b>		
Market Movement Realised - Real Property	(141)	117
	<b>(141)</b>	<b>117</b>
<b>Note 7: Fund Administration Expenses</b>		
Accountancy Fees	3,971	-
Legal Expenses	608	-
Management Fees (Admin)	377	-
Professional Fees	-	561
Subscriptions and Registrations (Admin)	259	860
	<b>5,215</b>	<b>1,421</b>
<b>Note 8: Property / Real Estate Expenses - Residential 1</b>		
Property - Residential 1 - Body Corporate Fees	-	2,825
Property - Residential 1 - Depreciation	11,760 95	9,836
Property - Residential 1 - Fees & Commissions	860	-
Property - Residential 1 - Interest	10,921	17,904
Property - Residential 1 - Rates	1,332	1,737
Property - Residential 1 - Repairs & Maintenance	1,128	-
Property - Residential 1 - Water Charges	2,185	1,439
	<b>28,186</b>	<b>33,741</b>
<b>Note 9: Property / Real Estate Expenses - Residential 3</b>		
Property - Residential 3 - Depreciation	440	-
	<b>440</b>	<b>-</b>

**Me and AV Superannuation Fund**

Notes to the Financial Statements

For the year ended 30 June 2022

	2022 \$	2021 \$
<b>Note 10: Fund Tax Expenses</b>		
Income Tax Expense	8,981 <sup>134</sup>	6,444
Tax Accrued During Period (Deferred Tax)	(112)	1,041
	<b>8,869</b>	<b>7,485</b>
<b>Note 11: Term Deposits</b>		
Term Deposits - Account 1	7	7
	<b>7</b>	<b>7</b>
<b>Note 12: Property - Residential</b>		
3/24 Highland Street	400,000 <sup>114</sup>	385,000
4/24 Highland Steet	400,000 <sup>115</sup>	385,000
5/24 Highland Street	390,000 <sup>116</sup>	-
	<b>1,190,000</b>	<b>770,000</b>
<b>Note 13: Borrowing Costs</b>		
Borrowing Cost	800	800
	<b>800</b>	<b>800</b>
<b>Note 14: Cash at Bank</b>		
Cash at Bank	15,032 <sup>8</sup>	248,387
	<b>15,032</b>	<b>248,387</b>
<b>Note 15: Provisions for Tax - Fund</b>		
Provision for Deferred Tax (Fund)	929 <sup>121</sup>	1,041
Provision for Income Tax (Fund)	4,430 <sup>134</sup>	1,311
	<b>5,359</b>	<b>2,352</b>
<b>Note 16: Loans</b>		
Loan - Unit 3	-	140,262
Loan - Unit 4	-	248,541
Loan - Unit 5	342,555 <sup>96</sup>	-
	<b>342,555</b>	<b>388,803</b>

**Me and AV Superannuation Fund**

**Notes to the Financial Statements**

For the year ended 30 June 2022

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	<b>2022</b>	<b>2021</b>
	<b>\$</b>	<b>\$</b>
<hr/> <b>Note 17A: Movements in Members' Benefits</b> <hr/>		
Liability for Members' Benefits Beginning:	628,039	572,563
Add: Increase (Decrease) in Members' Benefits	229,885	55,476
<b>Liability for Members' Benefits End</b>	<b>857,924</b>	<b>628,039</b>

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**Note 17B: Members' Other Details**

Total Unallocated Benefits	-	-
Total Forfeited Benefits	-	-
Total Preserved Benefits	856,374	626,488
Total Vested Benefits	857,924	628,039



# Net Capital Gain/Loss Summary

For the year ended 30 June 2022

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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	-
LESS current year capital loss	-
LESS discounting where applicable	-
Net capital gain	-

# Notes to the Tax Reconciliation

## Deductions

For the year ended 30 June 2022

Account	Member	Date	Description	Transaction Amount	Deductible %	Deductible \$	Pension Exempt Apportionment	Apportionment Factor	Tagged to Member	Deduction
801 0001		30/06/2022	Accounting fees	2,255.00	100.00	2,255.00	Yes	1.0000		2,255.00
801 0001		30/06/2022	SMSF Accounting fees	1,716.00	100.00	1,716.00	Yes	1.0000		1,716.00
801 0008		30/06/2022	ASIC FEES	608.00	100.00	608.00	Yes	1.0000		608.00
801 0019		30/06/2022	super levy 2021	259.00	100.00	259.00	Yes	1.0000		259.00
801 0020		30/06/2022	Registration title U4	188.74	100.00	188.74	Yes	1.0000		188.74
801 0020		30/06/2022	Registration title U3	188.74	100.00	188.74	Yes	1.0000		188.74
808 0005		30/06/2022	DEPN	11,760.00	100.00	11,760.00	Yes	1.0000		11,760.00
808 0007		30/06/2022	Mortgage discharge fee Unit 3	430.00	100.00	430.00	Yes	1.0000		430.00
808 0007		30/06/2022	Mortgage fees discharge Unit 4	430.00	100.00	430.00	Yes	1.0000		430.00
808 0010		30/06/2022	Interest on loan Unit 3	2,284.50	100.00	2,284.50	Yes	1.0000		2,284.50
808 0010		30/06/2022	Interest Loan expenses Unit 5	4,555.40	100.00	4,555.40	Yes	1.0000		4,555.40
808 0010		30/06/2022	Interest Loan Expenses Unit 4	4,080.91	100.00	4,080.91	Yes	1.0000		4,080.91
808 0016		30/06/2022	Rates U4	1,332.40	100.00	1,332.40	Yes	1.0000		1,332.40
808 0018		30/06/2022	Electricity safety check	600.00	100.00	600.00	Yes	1.0000		600.00
808 0018		30/06/2022	Plumbing Check	528.00	100.00	528.00	Yes	1.0000		528.00
808 0023		30/06/2022	Water	2,184.50	100.00	2,184.50	Yes	1.0000		2,184.50
810 0005		30/06/2022	Tax depreciation U5	440.00	100.00	440.00	Yes	1.0000		440.00
<b>TOTALS</b>				<b>33,841.19</b>		<b>33,841.19</b>				<b>33,841.19</b>

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# Notes to the Tax Reconciliation

## Revenue Summary

For the year ended 30 June 2022

Account	Description	Date	Revenue Amount	TFN Credit	TFN Closely Held Trusts	ABN Credit	Notes
<b>Assessable Revenue Accounts</b>							
611 0001	Property - 4/24 Highland Street	30/06/2022	16,152.48	-	-	-	
611 0002	Property - Residential Account 2	30/06/2022	14,252.84	-	-	-	
611 0003	5/24 Highland Street	30/06/2022	8,598.49	-	-	-	
690 0001	Cash at Bank - Bank Interest	30/06/2022	59.05	-	-	-	
	<b>Total Assessable Revenue</b>		<b>39,062.86</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>Non-assessable Revenue Accounts</b>							
	<b>Total Non-assessable Revenue</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
	<b>Total Revenue</b>		<b>39,062.86</b>	<b>-</b>	<b>-</b>	<b>-</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

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Me and AV Superannuation Fund

# Notes to the Tax Reconciliation

## Non-Trust Income - Assessable Amounts

For the year ended 30 June 2022

Account	Description	Date	Rent	Unfranked	Unfranked CFI	Franked	Imputation Credit	NALI	Interest	Other Taxable	Total
611 0001	Property - 4/24 Highland Street	30/06/2022	16,152.48	-	-	-	-	-	-	-	16,152.48
611 0002	Property - Residential Account 2	30/06/2022	14,252.84	-	-	-	-	-	-	-	14,252.84
611 0003	5/24 Highland Street	30/06/2022	8,598.49	-	-	-	-	-	-	-	8,598.49
690 0001	Cash at Bank - Bank Interest	30/06/2022	-	-	-	-	-	-	59.05	-	59.05
<b>TOTALS</b>			<b>39,003.81</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>59.05</b>	<b>-</b>	<b>39,062.86</b>

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# Notes to the Tax Reconciliation

## Exempt Pension Income / Deduction Apportionment

For the year ended 30 June 2022

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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 2022

## APPORTIONMENT FACTOR FOR GENERAL ADMINISTRATIVE EXPENSES

### Fund Income:

Gross Income	93,716.00
PLUS Non-assessable Contributions	180,000.00
PLUS Rollins	-
	273,716.00

### Reduced Fund Income:

Fund Income	273,716.00
LESS Exempt Current Pension Income	-
	273,716.00

### Apportionment Factor:

Reduced Fund Income	273,716.00
Fund Income	273,716.00
	1.0000000000

## APPORTIONMENT FACTOR FOR INVESTMENT EXPENSES

### Assessable Investment Income:

Gross Income	93,716.00
LESS Gross Taxable Contributions	54,654.00
LESS Exempt Current Pension Income	-
	39,062.00

### Total Investment Income:

Gross Income	93,716.00
LESS Gross Taxable Contributions	54,654.00
	39,062.00

### Apportionment Factor:

Assessable Investment Income	39,062.00
Total Investment Income	39,062.00
	1.0000000000

# Accrued Capital Gains

For the year ended 30 June 2022

	Date Acquired	Units	Market Value	Cost Base Used	Cost Base Adjustment	Gain Method	Adjusted Cost	Gain/Loss
<b>Capital Gains Tax Assets</b>								
211 0001 4/24 Highland Street	21/12/2018	-	400,000.00	378,430.07	-	Discount	378,430.07	21,569.93
		-	<b>400,000.00</b>	<b>378,430.07</b>	-		<b>378,430.07</b>	<b>21,569.93</b>
211 0002 3/24 Highland Street	18/04/2019	-	394,346.74	366,077.25	-	Discount	366,077.25	28,269.49
	18/04/2019	-	5,653.26	5,248.00	-	Discount	5,248.00	405.26
		-	<b>400,000.00</b>	<b>371,325.25</b>	-		<b>371,325.25</b>	<b>28,674.75</b>
211 0003 5/24 Highland Street	18/09/2021	-	388,258.85	429,033.22	-	Loss	429,033.22	(40,774.37)
	18/09/2021	-	1,741.15	1,924.00	-	Loss	1,924.00	(182.85)
		-	<b>390,000.00</b>	<b>430,957.22</b>	-		<b>430,957.22</b>	<b>(40,957.22)</b>
								(3,095.82)
<b>TOTALS</b>			<b>1,190,000.00</b>	<b>1,180,712.54</b>	-		<b>1,180,712.54</b>	<b>6,191.64</b>
<b>GRAND TOTAL</b>								<b>6,191.64</b>

Provision for Deferred Income Tax = 6,191.64 x 0.15 = 928.75

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Me and AV Superannuation Fund

# Market Value Movements

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

Account Number	Account Description	Code	Opening Balance	Purchases	Sales	Adjustments	Closing Market Value	Realised Movement	Unrealised Movement
<b>Property</b>									
2110001	4/24 Highland Street		385,000.00	-	4,588.00	-	400,000.00	(23.74)	19,611.74
2110002	3/24 Highland Street		385,000.00	-	5,248.00	-	400,000.00	(117.44)	20,365.44
2110003	5/24 Highland Street		-	432,881.22	1,924.00	-	390,000.00	-	(40,957.22)
			<b>770,000.00</b>	<b>432,881.22</b>	<b>11,760.00</b>	<b>-</b>	<b>1,190,000.00</b>	<b>(141.18)</b>	<b>(980.04)</b>
	<b>TOTALS</b>		<b>770,000.00</b>	<b>432,881.22</b>	<b>11,760.00</b>	<b>-</b>	<b>1,190,000.00</b>	<b>(141.18)</b>	<b>(980.04)</b>



Me and AV Superannuation Fund

# Investment Summary

As at 30 June 2022

Investment	Code	Units	Average Unit Cost \$	Market Price \$	Adjusted Cost \$	Market Value \$	Gain / Loss \$	Gain / Loss %	Portfolio Weight %
<b>Cash</b>									
Cash at Bank	-	-	-	-	15,031.73	15,031.73	-	-	1.25
					<b>15,031.73</b>	<b>15,031.73</b>	<b>-</b>	<b>-</b>	<b>1.25</b>
<b>Fixed Interest Securities</b>									
Term Deposits - Account 1	-	-	-	-	6.84	6.84	-	-	-
					<b>6.84</b>	<b>6.84</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Property</b>									
3/24 Highland Street	-	-	-	-	371,325.25	400,000.00	28,674.75	7.72	33.19
4/24 Highland Street	-	-	-	-	378,430.07	400,000.00	21,569.93	5.70	33.19
5/24 Highland Street	-	-	-	-	430,957.22	390,000.00	(40,957.22)	(9.50)	32.36
					<b>1,180,712.54</b>	<b>1,190,000.00</b>	<b>9,287.46</b>	<b>0.79</b>	<b>98.75</b>
<b>Total Investments</b>					<b>1,195,751.11</b>	<b>1,205,038.57</b>	<b>9,287.46</b>	<b>0.78</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.

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**Australian Government**  
**Australian Taxation Office**

**Agent** J I CONSULTING PTY LTD  
**Client** THE TRUSTEE FOR ME AND AV  
SUPERANNUATION FUND  
**ABN** 15 460 625 320  
**TFN** 531 190 834

## Activity statement 004

<b>Date generated</b>	24 March 2023
<b>Overdue</b>	\$0.00
<b>Not yet due</b>	\$0.00
<b>Balance</b>	\$0.00

## Transactions

8 results found - from 01 July 2021 to 30 June 2022 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
21 Apr 2022	20 Apr 2022	Payment received		\$1,517.00	\$0.00
8 Apr 2022	28 Apr 2022	Original Activity Statement for the period ending <u>31 Mar 22</u> - PAYG Instalments	\$1,517.00		\$1,517.00 DR
25 Jan 2022	24 Jan 2022	Payment received		\$1,517.00	\$0.00
24 Jan 2022	28 Feb 2022	Original Activity Statement for the period ending <u>31 Dec 21</u> - PAYG Instalments	\$1,517.00		\$1,517.00 DR
11 Oct 2021	8 Oct 2021	Payment received		\$1,517.00	\$0.00
8 Oct 2021	28 Oct 2021	Original Activity Statement for the period ending <u>30 Sep 21</u> - PAYG Instalments	\$1,517.00		\$1,517.00 DR
13 Jul 2021	12 Jul 2021	Payment received		\$936.00	\$0.00
9 Jul 2021	28 Jul 2021	Original Activity Statement for the period ending <u>30 Jun 21</u> - PAYG Instalments	\$936.00		\$936.00 DR



**Australian Government**  
**Australian Taxation Office**

**Agent** J I CONSULTING PTY LTD  
**Client** THE TRUSTEE FOR ME AND AV  
 SUPERANNUATION FUND  
**ABN** 15 460 625 320  
**TFN** 531 190 834

## Income tax 002

<b>Date generated</b>	24 March 2023
<b>Overdue</b>	\$0.00
<b>Not yet due</b>	\$0.00
<b>Balance</b>	\$0.00

## Transactions

3 results found - from 01 July 2021 to 30 June 2022 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
21 Apr 2022	20 Apr 2022	Payment received		\$633.70	\$0.00
6 Apr 2022	11 Apr 2022	Client initiated amended Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21		\$1,475.40	\$633.70 DR
1 Apr 2022	16 May 2022	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21	\$2,109.10		\$2,109.10 DR

30<sup>th</sup> June 2022

Angela Velardi  
31 Symons Street  
PRESTON WEST VIC 3072

## Estimated selling price range

### 3/24 HIGHLAND STREET, KINGSBURY VIC 3083

After careful consideration and analysis of recent sales gathered from our own resources and those of the REIV (Property Data Online), we believe your property will attract buyers looking in the broad range of \$400,000.

Obviously, any marketing campaign and efforts would be geared towards achieving a premium outcome for you above and beyond this price, however this can be used as a reliable price point for the purpose of future planning.

With properties such as 3/24 Highland Street, it is quite normal to find potential purchasers who have been looking for the 'right place' and will pay a premium to acquire just such a property.

We prefer to be conservative in our appraisal, so that you are provided with a reliable and accurate guide. We qualify our opinion by identifying comparable sales and have attached several of these for your reference

Yours sincerely

*Stefan Dzanovski*

**Stefan Dzanovski CEA (REIV)**  
Sales Manager, Licensed Estate Agent & Auctioneer  
M 0404 828 723  
[stefan@haus.com.au](mailto:stefan@haus.com.au)

30th June 2022

Angela Velardi  
31 Symons Street  
PRESTON WEST VIC 3072

## Estimated selling price range

### 4/24 HIGHLAND STREET, KINGSBURY VIC 3083

After careful consideration and analysis of recent sales gathered from our own resources and those of the REIV (Property Data Online), we believe your property will attract buyers looking in the broad range of \$400,000.

Obviously, any marketing campaign and efforts would be geared towards achieving a premium outcome for you above and beyond this price, however this can be used as a reliable price point for the purpose of future planning.

With properties such as 4/24 Highland Street, it is quite normal to find potential purchasers who have been looking for the 'right place' and will pay a premium to acquire just such a property.

We prefer to be conservative in our appraisal, so that you are provided with a reliable and accurate guide. We qualify our opinion by identifying comparable sales and have attached several of these for your reference

Yours sincerely

*Stefan Dzanovski*

**Stefan Dzanovski CEA (REIV)**  
Sales Manager, Licensed Estate Agent & Auctioneer  
M 0404 828 723  
[stefan@haus.com.au](mailto:stefan@haus.com.au)

30<sup>th</sup> June 2022

Angela Velardi  
31 Symons Street  
PRESTON WEST VIC 3072

## Estimated selling price range

### 5/24 HIGHLAND STREET, KINGSBURY VIC 3083

After careful consideration and analysis of recent sales gathered from our own resources and those of the REIV (Property Data Online), we believe your property will attract buyers looking in the broad range of \$390,000

Obviously, any marketing campaign and efforts would be geared towards achieving a premium outcome for you above and beyond this price, however this can be used as a reliable price point for the purpose of future planning.

With properties such as 5/24 Highland Street, it is quite normal to find potential purchasers who have been looking for the 'right place' and will pay a premium to acquire just such a property.

We prefer to be conservative in our appraisal, so that you are provided with a reliable and accurate guide. We qualify our opinion by identifying comparable sales and have attached several of these for your reference

Yours sincerely

*Stefan Dzanovski*

**Stefan Dzanovski CEA (REIV)**  
Sales Manager, Licensed Estate Agent & Auctioneer  
M 0404 828 723  
[stefan@haus.com.au](mailto:stefan@haus.com.au)

# CONTRACT OF SALE OF LAND

Property address: Unit 5/24 Highland Street, Kingsbury 3083

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Vendor: Leane Heidi Dabitz

---



All correspondence - P.O BOX 335 THOMASTOWN 3074

Tel: 9460 1255 Fax: 9469 5499

Email: [office@amaconveyancing.com.au](mailto:office@amaconveyancing.com.au)

# Contract of Sale of Real Estate

**Property address:** Unit 5/24 Highland Street, Kingsbury 3083

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.

The terms of this contract are contained in the -

- particulars of sale, and
  - special conditions, if any; and
  - general conditions
- in that order of priority.

## SIGNING OF THIS CONTRACT

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

Purchasers 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 Division 2 of Part II of that Act; and
- a copy of the full terms of this contract.

The authority of a person signing -

- under power of attorney; or
  - as director of a corporation; or
  - as agent authorised in writing by one of the parties -
- must be noted beneath the signature.

Any person whose signature is secured by an estate agent acknowledges being given by the agent at the time of signing a copy of the terms of this contract.

This offer will lapse unless accepted within [ ] clear business days (3 business days if none specified).

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

### IMPORTANT NOTICE TO PURCHASERS

**Cooling-off period (Section 31 of the Sale of Land Act 1962)**

You may not be bound when 3 clear business days of the Day on which you sign the contract if none of the exceptions listed below applies to you.

You must either give the vendor or the vendor's agent written notice that you are ending the contract or state the notice at the address of the vendor or the vendor's agent to end the contract within the time in accordance with this cooling-off provision.

You are entitled to a refund of all the money you paid EXCEPT for \$100 or 2.2% of the purchase price (whichever is more) if you end the contract in this way.

**EXCEPTIONS:** The 3-day cooling-off period does not apply if

- you bought the property at or within 3 clear business days before or after a publicly advertised auction;
- the property is used primarily for industrial or commercial purposes; or
- the property is more than 25 hectares in size and is used primarily for farming; or
- you and the vendor have previously signed a contract for the sale of the same land on substantially the same terms; or
- you are an estate agent or a corporate body.

### NOTICE TO PURCHASERS OF PROPERTY OFF-THE-PLAN

**Off-the-plan sales (Section 3AA(1A) of the Sale of Land Act 1962)**

You may negotiate with the vendor about the amount of the deposit moneys payable under the contract of sale, up to 10 per cent of the purchase price.

A substantial period of time may elapse between the day on which you sign

the contract of sale and the day on which you become the registered proprietor of the lot.

The value of the lot may change between the day on which you sign the contract of sale of that lot and the day on which you become the registered proprietor.



# Particulars of sale

## Vendor's estate agent

LOVE REAL ESTATE  
307 Spring Street Reservoir 3073  
Email: kannan.s@love.com.au  
Tel: 94606511 Ref: Kanna Mob: 0411711232

## Vendor

Leana Heidi Dabitz

## Vendor's Conveyancer

AMA CONVEYANCING  
All Correspondence - P.O Box 585 Thomastown Vic 3074  
Office address: Factory 7, 27 Tuscan Court Thomastown.  
Email: office@amaconveyancing.com.au  
Tel: 9460 1265

Ref: 4027/21/S

## Purchaser

Name: ME AND AN (SMSF) TRUSTEE FOR ME AND AN SUPERANNUATION FUND  
ACN/ABN: 1546 0625 320  
Address: 31 SYMONS ST PRESTON - 3072  
Email:

## Purchaser's legal practitioner or conveyancer

Name: PHILLIPS & WILKINS SOLICITORS  
Address: 823 HIGH ST THORNHURST - 3071  
Email:  
Tel: 94801155 Fax: Ref: Mob:

## Land

The land is described in the table below -

Certificate of Title reference	Being Lot	On Plan of Subdivision
VOLUME 11501 FOLIO 130	5	PS716038M

described in the copy of the Register Search Statement and the document or part document referred to as the diagram location in the Register Search Statement, as attached to the Section 32 Statement.

The land includes all improvements and fixtures.

## Property Address

Unit 5/24 Highland Street, Kingsbury 3083

## Goods sold with the land

All goods of a permanent nature as inspected on the day of sale.

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SIGNATURES OF THE PARTIES

SIGNED BY THE PURCHASER:  

Print name(s) of person(s) signing: MASSIMO F. POSITO and ANGELINA VELARDI  
ME and AN (SMF) PSC LTD as TRUSTEES FOR ME and AN SUPERANNUATION FUND

State nature of authority if applicable (e.g. 'director', 'attorney under power of attorney') ..... ~~TRUSTEE~~ DIRECTOR, SECRETARY

DATE: 18 / 09 / 2021

SIGNED BY THE VENDORS .....  
LEANE HEIDI DABITZ

DAY OF SALE: ..... / ..... / 2021

**Payment**

Price \$ 410,000

Deposit \$ 41,000

Being 10% of the price payable on signing  
(of which \$ 9,000 — as been paid)

Balance \$ 369,000

payable at settlement

**GST**

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

[ ]

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

Not applicable

Settlement is due on the 10 / 12 / 2021 OR EARLIER BY MUTUAL AGREEMENT

**Lease**

At settlement the purchaser is entitled to vacant possession of the property unless the words 'subject to lease' appear in this box

[ ]

If 'subject to lease' then particulars of the lease are: N/A

**Terms contract**

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 add any further provisions by way of special conditions.

Not applicable

**Loan**

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

Lender: \_\_\_\_\_

Loan amount: \_\_\_\_\_

Approval date: \_\_\_\_\_

**Building report**

General condition 21 applies only if the box is checked

**Pest report**



General condition 22 applies only if the box is checked

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

Special conditions

# SPECIAL CONDITIONS

1. The property is offered for sale by public auction, subject to the vendor's reserve price. The rules for the conduct of the auction shall be as set out in the schedules in the Sale of Land Regulations 2014 or any rules prescribed by regulation which modify or replace those rules.
2. The purchaser acknowledges that to the vendor's knowledge any improvements on the property comply with the Victorian Building Regulations, council by laws, relevant statutes, and any regulations there under. No such failure to comply shall constitute a defect in the vendor's title and the purchaser shall not make any requisition or claim any compensation from the Vendor in relation thereto.
3. This contract shall not be avoided on the ground that the chattels or personal property sold or any of them are not or cannot be delivered to the purchaser and the purchaser's right for non-delivery shall be limited to any claim the purchaser may have for compensation or damages.
4. Any signatory for a corporate or other purchaser shall be personally liable for the due performance of the purchaser's obligations as if the signatory was the purchaser.
5. The purchaser agrees that should he be in default in addition to interest and charges as due as per general condition 33, he acknowledges he will pay to the vendor consequential costs which the purchaser deems to be reasonable and foreseeable.
  - i. Professional costs and expenses between the Vendor and the Vendor's representatives incurred
  - ii. Penalties payable by the Vendor to a third party through any delay in completion of a Vendor's purchase matter.
  - iii. Any other costs suffered by the Vendor resulting from the purchaser's default.
6. General Conditions 31.4, 31.5 & 31.6 do not apply to this contract.
7. The purchaser purchases the property subject to any easement or five encumbrances which truly encumber the property (including any easements or rights vested in or claimed by any statutory authority) and subject to any restrictions and covenants imposed by and pursuant to the provisions of the Municipal Planning Scheme and any other Town Planning Acts or Schemes, notwithstanding that the same may not be registered upon the titles described in the particulars of sale.
8. The Purchaser warrants that in the event that he or she is a person as defined by the Foreign Acquisitions & Takeovers Act, all requirements with the Act have been observed and that any loss occasioned by a breach of such warranty shall form the basis of damages recoverable from the Purchaser.
9. Any provision of this contract that is capable of taking effect after the completion of this contract shall not merge on completion but rather shall continue in full force and effect.
10. The Purchaser hereby acknowledges that prior to the execution hereof and prior to his signing any document relating to the sale hereby effected he has been given by the Agent the due diligence check list and the Vendor's Statement as required by Section 32(1) of the Sale of Land (Amendment) Act 1962.
11. If the Purchaser is or includes a company, the company simultaneously with the execution of this contract must procure the execution of the Guarantee annexed to this contract by:
  - i. two directors of the Purchaser company; or
  - ii. one director and the company secretary
12. The purchaser agrees that he will not make any claim against the Vendor as to any representations or statements made by the Vendor's Agent in the course of the marketing campaign including in any brochures, pamphlets or in any marketing material whatsoever in respect of the sale of the property unless the same are included in this Contract.
13. The Purchaser agrees that he has inspected the property sold and agrees that save as may otherwise be expressly provided herein that he purchased the property sold in its present condition/state of repair and with such defects as may exist therein, latent or patent, as at the date of this Contract. This condition shall endure for the benefit of the Vendor.
14. The vendor agrees to allow the Purchaser's real estate agent access to the property 14 days prior to the settlement to conduct rental inspections.

**MASSIMO ESPOSITO AND ANGELINA VELARDI  
BOTH OF 31 SYMONS STREET, PRESTON VIC 3072  
{“The Lender”}**

**and**

**ME AND AV (SMSF) PTY LTD  
A.C.N. 621 535 233  
AS TRUSTEE FOR  
ME AND AV SUPERANNUATION FUND  
{“The Borrower”}**

**LOAN AGREEMENT**

## LOAN AGREEMENT

**THIS AGREEMENT** is made on

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**BETWEEN**

The person named and described in Item A of the Schedule ("THE LENDER")

**AND**

The person named and described in Item B of the Schedule ("THE BORROWER")

**AND**

The person named and described in Item C of the Schedule ("THE SECURITY TRUSTEE")

**WHEREAS**

- A The Lender has offered to lend the Borrower the sum set out in Item D of the Schedule (the Loan) on the date hereof which the Borrower will advance to the Security Trustee for the purposes of purchasing the Mortgaged Property;
- B The Loan will be secured by a registered mortgage entered into between the Security Trustee and the Lender; and
- C The Security Trustee will acquire the Mortgaged Property as the apparent purchaser upon trust for the Beneficiary.

**WHEREBY IT IS AGREED:**

1. The Lender agrees to lend the Borrower the sum set out in Item D of the Schedule (the Loan) on the date hereof.
2. The Borrower agrees to pay to the Lender interest annually after the commencement of the loan at the rate set out in Item E of the Schedule, whilst any part of the Loan remains outstanding.
3. Except as provided in clause 4, the Borrower agrees to fully repay the Loan to the Lender by the Repayment Date that is set out in Item F of the Schedule.
4. At the Borrower's discretion the Borrower may repay all or part of the Loan to the Lender at anytime prior to the Repayment Date and with the written consent of the Lender, the Repayment Date may be extended beyond the Repayment Date.

5. In the event that the Borrower defaults in any payment due under this Agreement the Lender's recourse against the Borrower in respect of the Loan is limited to the amount the Lender obtains by enforcing its rights in respect of the Mortgaged Property, which are set out in clause 8.
6. The Borrower's liability to the Lender for repayment of the Loan is limited to the amount of the Lender's recourse referred to in clause 5 and the Lender will not take any action against the Borrower to recover any amount in relation to the loan other than enforcing the Mortgage referred to in clause 7.
7. The Borrower acknowledges that after the date of this Agreement the Mortgaged Property will be subject to a registered mortgage entered into by the Security Trustee and the Lender and that the Security Trustee is empowered to receive a discharge of the mortgage.
8. The Borrower acknowledges that its rights in respect of the Mortgaged Property are limited to the Prescribed Percentage of its market value which is set out in Item C of the Schedule.
9. The Lender acknowledges that its rights in respect of the Mortgaged Property are limited to the Prescribed Percentage of its market value which is set out in Item C of the Schedule.
10. If the Borrower breaches any term of this Agreement, the Lender may:
  - (a) Enforce its rights in respect of the Mortgage and sell the Mortgaged Property;
  - (b) Exercise the Security Trustee's rights comprised in the Mortgaged Property; and
  - (c) Apply the proceeds in repayment of the loan, which proceeds are limited to the Prescribed Percentage of the market value of the Mortgaged Property that is set out in Item C of The Schedule in repayment of the Loan and pay the balance of the proceeds to the Security Trustee.
11. Any notice to be given under this Agreement will be:
  - (a) Sufficiently made if it is writing, and is signed by the Lender, its attorney or agent authorised in writing; and
  - (b) sufficiently served by delivery to the Borrower in person by ordinary prepaid post addressed to the Borrower's address as set out in Item B of the Schedule or their principal place of business or residence for the time being.

12. The Borrower and the Lender agree to do all acts and execute all documents reasonably required to carry out and give full effect to this Agreement and any transaction contemplated by this Agreement.
13. This Agreement is governed by the law in force in Victoria.
14. In this Agreement:  
"Mortgage" means the mortgage referred to in clause 7 in respect of the Mortgaged Property.  
"Mortgaged Property" comprises the original assets listed at Item H of the Schedule and any asset that the Lender and Borrower agree is a replacement asset for an original asset.
15. Unless the context indicates otherwise:
  - (a) Words indicating the singular include the plural and vice versa;
  - (b) Words indicating a gender include the other gender;
  - (c) References to a person are construed as references to an individual, company, firm, partnership, joint venture, trust, body corporate, club, association, government or governmental authority and their successors, permitted assigns, substitutes, executors and administrators;
  - (d) References to statutes or regulations (including any section thereof) include all statutes or regulations amending, consolidating or replacing any of them.



## SCHEDULE

ITEM	
A. LENDER	MASSIMO ESPOSITO AND ANGELINA VELARDI
B. BORROWER	ME AND AV (SMSF) PTY LTD A.C.N. 621 535 233 As trustee for ME AND AV SUPERANNUATION FUND
C. SECURITY TRUSTEE	ME AND AV INVESTMENTS 1 PTY LTD A.C.N. 621 535 242
D. LOAN	\$380,000
E. RATE OF INTEREST	2.5%
F. REPAYMENT DATE	To be paid by 30 November 2031
G. PRESCRIBED PERCENTAGE	$\frac{\text{LOAN}}{\text{PURCHASE PRICE}} \times 100$
H. MORTGAGED PROPERTY	land described in certificate of title Volume 11501 Folio 130 and known as Unit 5/24 Highland Street, Kingsbury VIC 3083
I. PURCHASE PRICE	\$410,000

**EXECUTED AS AN AGREEMENT**

The Lender



**MASSIMO ESPOSITO**



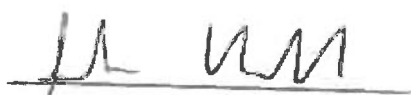
**ANGELINA VELARDI**

The Borrower

**EXECUTED by ME AND AV (SMSF) PTY LTD  
A.C.N. 621 535 233 in accordance with section 127 of the Corporations Act 2001.**



**Director**



**Director/Secretary**

Rental statements  
3 properties

# HAUGHTON STOTTS

ME and AV (SMSF) PTY LTD  
31 Symons Street  
PRESTON WEST VIC 3072

Page 1 of 1  
11/07/2022  
EL-FAHKRI

Financial Report for the period 01/07/2021 to 30/06/2022

Re: 3/24 Highland Street, KINGSBURY, VIC, 3083

Y.T.D.

**Revenue**

402	Rent	\$15,378.00
		\$15,378.00

**Expenses**

512	G.S.T.	-\$102.15
500	Commission on Rental	-\$692.01
506	Letting Fee	-\$330.00
		-\$1,124.16

**Capital**

102	Distribution to Owner	-\$14,253.84
		-\$14,253.84

**Owner Distribution**

	ME and AV (SMSF) Pty Ltd	\$14,253.84
		\$14,253.84

HAUGHTON STOTTS PTY LTD LICENSED ESTATE AGENT ABN 73 006 849 174  
Chris Dzambasar Managing Director Licensed Real Estate Agent Officer in effective Control  
email [haus@haus.com.au](mailto:hous@haus.com.au) haus.com.au

100 Upper Heidelberg Road (Yanboe) VIC 3079 t+61 3 9497 1990 f+61 3 9497 4374  
118 High Street Preston VIC 3072 t+61 3 9470 2799 f+61 3 9478 3034  
119 High Street Northcote VIC 3070 t+61 3 9489 8777 f+61 3 9481 3200

101

# HAUGHTON STOTTS

ME and AV (SMSF) PTY LTD  
31 Symons Street  
PRESTON WEST VIC 3072

Page 1 of 1  
11/07/2022  
EL-FAHKRI

Financial Report for the period 01/07/2021 to 30/06/2022

Re: 4/24 Highland Street, KINGSBURY, VIC, 3083

Y.T.D.

## Revenue

402.	Rent	\$16,428.00
401.50	Rental Adjustment	\$1,051.10
471.1	Landlord Compensation	\$50.00
		<hr/>
		\$17,529.10

## Expenses

539.01	Cleaning	-\$150.00
512.	G.S.T.	-\$110.15
740.08	G.S.T.	-\$15.00
500.	Commission on Rental	-\$786.50
506.	Letting Fee	-\$315.00
		<hr/>
		-\$1,376.66

## Capital

102.	Distribution to Owner	-\$16,152.45
		<hr/>
		-\$16,152.45

## Owner Distribution

ME and AV (SMSF) Pty Ltd	\$16,152.45
	<hr/>
	\$16,152.45

HAUGHTON STOTTS PTY LTD LICENSED ESTATE AGENT ABN 72 080 849 379  
Chris Dzanovska Managing Director Licensed Real Estate Agent Officer in Charge  
email [haus@haus.com.au](mailto:haus@haus.com.au) haus.com.au

120 Upper Heidelberg Road Ivanhoe VIC 3079 t+61 3 9497 1990 f+61 3 9497 4324  
318 High Street Preston VIC 3072 t+61 3 9470 2799 f+61 3 9478 3034  
310 High Street Northcote VIC 3070 t+61 3 9489 8777 f+61 3 9481 3700

100

# HAUGHTON STOTTS

ME and AV (SMSF) Pty Ltd  
31 Symons Street  
PRESTON WEST VIC 3072

## TAX INVOICE / STATEMENT

Reference: 19750D  
Account Code: ME AND AV (SMSF)  
Manager: EL-FAHKRI

Page 1 of 1  
21 June 2022

Detail	Charge	Paid From	Paid To	On Account	Amount
<b>Income</b>					
<i>Cody Foster</i>	<b>5/24 Highland Street, KINGSBURY, VIC, 3083</b>				
Rent	\$1,347.00	15-Jun-22	14-Jul-22	\$0.00	\$1,347.00
	Total Income				\$1,347.00
<b>Agent Fees</b>					
G.S.T.					-\$6.06
Commission on Rental					-\$60.62
Statement Fee					-\$2.85
G.S.T. on Statement Fee					-\$0.30
	Total Agent Fees				-\$69.83
<b>Distribution of Funds</b>					
ME and AV (SMSF) Pty Ltd	Banked into Account 063-157 10733897				\$1,277.07
	Total Distribution of Funds				\$1,277.07

HAUGHTON STOTTS PTY LTD LICENSED ESTATE AGENT ABN 72 086 849 379  
Chris Djandjari Managing Director Licensed Real Estate Agent (REVE) in the Real Estate Institute  
email: [haus@haus.com.au](mailto:haus@haus.com.au) [haus.com.au](http://haus.com.au)

110 Upper Heidelberg Road Ivanhoe VIC 3079 1-61 3 9497 1990 Fax: 1-9497 4574  
358 High Street Preston VIC 3072 1-61 3 9470 2799 Fax: 1-9478 3031  
114 High Street Northcote VIC 3070 1-61 3 9489 8777 Fax: 1-9481 1200

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# Macquarie Bank Mortgage Solution

ABN 45 006 583 542

Enquiries 1800 007 722 | mortgages@macquarie.com | Opening hours - 8.30am to 7pm Monday to Friday (Sydney time)

## Your Macquarie Home Loan



**ME and AV (SMSF) Pty Ltd ATF ME and AV Superannuation Fund**  
Unit 5  
2 Walker St  
MOONEE PONDS VIC 3039

Deposit BSB 183-712

Withdraw BSB 183-711

BPAY® Biller Code 94094

Registered to BPAY Pty Ltd ABN 68 079 131 616  
Please refer to your deposit card for your customer reference number.

### Borrowers:

ME and AV (SMSF) Pty Ltd ATF ME and AV Superannuation Fund

### Statement period 01 Jul 2021 to 31 Oct 2021

Page 1 of 2

#### Macquarie Bank SMSF Variable Rate

Account No: 21531025  
Account Limit: \$248,499.84

#### Opening rate of the statement period:

4.49%

#### Current rate:

4.49%

Opening balance: \$140,262.31

#### Closing balance:

\$0.00

Total debits: \$2,684.50

#### Total credits:

\$142,946.81

Total interest: \$2,284.50

#### Total interest YTD:

\$2,284.50

Total fees: \$400.00

#### Account funds available:

\$0.00

We've included some important notices for you at the end of this statement.

Date	Description	Debit	Credit	Balance
01 Jul 2021	Opening Balance			140,262.31DR
01 Jul 2021	Direct Debit Payment		1,500.00	138,762.31DR
01 Jul 2021	Interest Charged	517.63		139,279.94DR
02 Aug 2021	Direct Debit Payment		1,500.00	137,779.94DR
02 Aug 2021	Interest Charged	548.27		138,328.21DR
01 Sep 2021	Direct Debit Payment		1,500.00	136,828.21DR
01 Sep 2021	Interest Charged	510.49		137,338.70DR
01 Oct 2021	Direct Debit Payment		1,500.00	135,838.70DR
01 Oct 2021	Interest Charged	506.84		136,345.54DR
14 Oct 2021	Interest Charged Effective: 13 Oct 21	201.27		136,546.81DR
14 Oct 2021	Principal Payment (discharge) Effective: 13 Oct 21		136,546.81	400.00CR
14 Oct 2021	Mortgage Discharge Fee Effective: 13 Oct 21	400.00		0.00DR

000-1-105-3-186-1

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Massimo Esposito  
31 Symons St  
PRESTON VIC 3072

Your Macquarie Home Loan

Deposit BSB 183-712

Withdraw BSB 183-711

BPAY<sup>®</sup> Biller Code 94094

Registered to BPAY Pty Ltd ABN 60 079 137 510  
Please refer to your BPAY card for your  
customer reference number.

**Borrowers:**

ME and AV (SMSF) Pty Ltd ATF ME and AV Superannuation Fund

Statement period 01 Jul 2021 to 31 Oct 2021

Macquarie Bank SMSF Variable Rate

Account No: 69569608  
Account Limit: \$251,819.80

Opening rate of the  
statement period:

4.49%

Current rate:

4.49%

Opening balance:

\$248,540.89

Closing balance:

\$0.00

Total debits:

\$4,480.91

Total credits:

\$253,021.80

Total interest:

\$4,080.91

Total interest YTD:

\$4,080.91

Total fees:

\$400.00

Account funds available:

\$0.00

We've included some important notices for you at the end of this statement.

Date	Description	Debit	Credit	Balance
01 Jul 2021	Opening Balance			248,540.89DR
01 Jul 2021	Direct Debit Payment		1,500.00	247,040.89DR
01 Jul 2021	Interest Charged	917.22		247,958.11DR
02 Aug 2021	Direct Debit Payment		1,500.00	246,458.11DR
02 Aug 2021	Interest Charged	976.07		247,434.18DR
01 Sep 2021	Direct Debit Payment		1,500.00	245,934.18DR
01 Sep 2021	Interest Charged	913.13		246,847.31DR
01 Oct 2021	Direct Debit Payment		1,500.00	245,347.31DR
01 Oct 2021	Interest Charged	910.97		246,258.28DR
14 Oct 2021	Interest Charged Effective: 13 Oct 21	363.52		246,821.80DR
14 Oct 2021	Principal Payment (discharge) Effective: 13 Oct 21		247,021.80	400.00DR
14 Oct 2021	Mortgage Discharge Fee Effective: 13 Oct 21	400.00		0.00DR

199031 1231 5 12/21

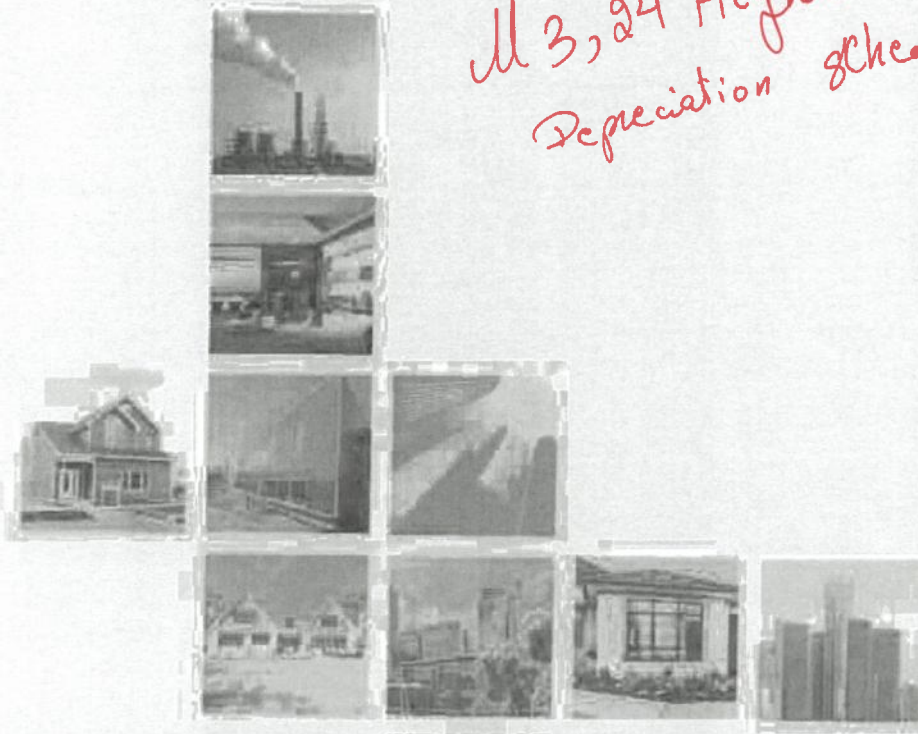
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UNIT 5/24 HIGHLAND ST. KINGSBURY  
 LOAN STATEMENT

Simple Loan Calculator						
			Enter values			
Loan amount			\$ 380,000.00			
Annual interest rate			2.50%			
Loan period in years			5			
Start date of loan			4/12/21			
Monthly payment			\$ 7,000.01			
Number of payments			58			
<b>Total interest</b>			<b>\$ 23,679.27</b>			
<b>Total cost of loan</b>			<b>\$ 403,679.27</b>			
No.	Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
1	4/1/22	\$ 380,000.00	\$ 7,000.01	\$ 6,208.34	\$ 791.67	\$ 373,791.66
2	4/2/22	\$ 373,791.66	\$ 7,000.01	\$ 6,221.28	\$ 778.73	\$ 367,570.38
3	4/3/22	\$ 367,570.38	\$ 7,000.01	\$ 6,234.24	\$ 765.77	\$ 361,336.15
4	4/4/22	\$ 361,336.15	\$ 7,000.01	\$ 6,247.22	\$ 752.78	\$ 355,088.92
5	4/5/22	\$ 355,088.92	\$ 7,000.01	\$ 6,260.24	\$ 739.77	\$ 348,828.68
6	4/6/22	\$ 348,828.68	\$ 7,000.01	\$ 6,273.28	\$ 726.73	\$ 342,555.40



all 3, 24 Highland street  
Depreciation schedule...



- unit 3: \$ 5,248 page 89
  - unit 4: \$ 4,588 page 79
  - unit 5: \$ 1,924 page 69
- \$ 11,760



**duotax**  
QUANTITY SURVEYORS  
Property Tax Depreciation Experts



130486 - 3-24-17 Highland Street Springfield MA 01103

6 September, 2019

REF: 136450

ME and AV Investments 2 Pty Ltd  
ME and AV (SMSF) PTY LTD  
ME and AV Superannuation Fund

**3/24 Highland Street  
Kingsbury VIC 3083**

Dear Client,

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. 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 there is no private use on this property.

Yours faithfully,



Tuan Duong  
**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
Division 43 Assets	4
Jointly Held Property & Splitting of Assets	5
Used Asset Valuation for Capital Loss	5
<b>Capital Works</b>	<b>6</b>
Schedule Particulars	6
<b>Capital Works Schedule</b>	<b>7</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.

### Division 43 Assets

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 8 and 9 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

### 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.*

### Used Asset Valuation for Capital Loss

The Income Tax Assessment Act 1997 Section 40-27 states that residential property investors can no longer claim plant and equipment depreciation on those assets that are second hand where the property exchanges contract after the 9th of May 2017. However, where second hand plant and equipment is part of the purchase of a rental property, a capital loss schedule is produced by Duo Tax.

In the event that an asset within the schedule is no longer installed in the property (i.e. due to demolition or upgrading of equipment), the asset value may be claimed as a capital loss to offset any capital gains at present or future where applicable. Duo Tax recommends you receive advice from your tax agent or accountant as this information is general knowledge and not tax advice.

**SCHEDULE PARTICULARS**

This capital works 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 owners</b>	<b>Property Type</b>	Townhouse
ME and AV Investments 2 Pty Ltd	<b>Property Address</b>	3/24 Highland Street
ME and AV (SMSF) PTY LTD		Kingsbury VIC 3083
ME and AV Superannuation Fund	<b>Local Council Authority</b>	Darebin
	<b>Purchase Price</b>	\$365,000
	<b>Purchase Date</b>	25 March, 2019
	<b>Settlement Date</b>	21 June, 2019
	<b>Year of Construction</b>	2010
	<b>Rental Start Date</b>	21 June, 2019
	<b>Report Start Date</b>	21 June, 2019
	<b>Date of Structural Improvement</b>	Not Applicable
	<b>Initial Construction Cost</b>	\$209,931
	<b>Capital Allowance (Div43)</b>	\$162,826
	<b>Total Expenditure (Inc. GST)</b>	\$162,826



Year	Financial Years		Plant & Equipment	Capital Works	Total Depreciation
1	21/06/19	30/06/19	\$0	\$129	\$129
2	1/07/19	30/06/20	\$0	\$5,248	\$5,248
3	1/07/20	30/06/21	\$0	\$5,248	\$5,248
4	1/07/21	30/06/22	\$0	\$5,248	\$5,248
5	1/07/22	30/06/23	\$0	\$5,248	\$5,248
6	1/07/23	30/06/24	\$0	\$5,248	\$5,248
7	1/07/24	30/06/25	\$0	\$5,248	\$5,248
8	1/07/25	30/06/26	\$0	\$5,248	\$5,248
9	1/07/26	30/06/27	\$0	\$5,248	\$5,248
10	1/07/27	30/06/28	\$0	\$5,248	\$5,248
11	1/07/28	30/06/29	\$0	\$5,248	\$5,248
12	1/07/29	30/06/30	\$0	\$5,248	\$5,248
13	1/07/30	30/06/31	\$0	\$5,248	\$5,248
14	1/07/31	30/06/32	\$0	\$5,248	\$5,248
15	1/07/32	30/06/33	\$0	\$5,248	\$5,248
16	1/07/33	30/06/34	\$0	\$5,248	\$5,248
17	1/07/34	30/06/35	\$0	\$5,248	\$5,248
18	1/07/35	30/06/36	\$0	\$5,248	\$5,248
19	1/07/36	30/06/37	\$0	\$5,248	\$5,248
20	1/07/37	30/06/38	\$0	\$5,248	\$5,248
21	1/07/38	30/06/39	\$0	\$5,248	\$5,248
22	1/07/39	30/06/40	\$0	\$5,248	\$5,248
23	1/07/40	30/06/41	\$0	\$5,248	\$5,248
24	1/07/41	30/06/42	\$0	\$5,248	\$5,248
25	1/07/42	30/06/43	\$0	\$5,248	\$5,248
26	1/07/43	30/06/44	\$0	\$5,248	\$5,248
27	1/07/44	30/06/45	\$0	\$5,248	\$5,248
28	1/07/45	30/06/46	\$0	\$5,248	\$5,248
29	1/07/46	30/06/47	\$0	\$5,248	\$5,248
30	1/07/47	30/06/48	\$0	\$5,248	\$5,248
31	1/07/48	30/06/49	\$0	\$5,248	\$5,248
32	1/07/49	30/06/50	\$0	\$5,248	\$5,248
33	1/07/50	30/06/51	\$0	\$0	\$0
34	1/07/51	30/06/52	\$0	\$0	\$0
<b>Total</b>			<b>\$0</b>	<b>\$162,826</b>	<b>\$162,826</b>

**DIVISION 43 CAPITAL WORKS**  
TABLE 11.0 CALDWELL

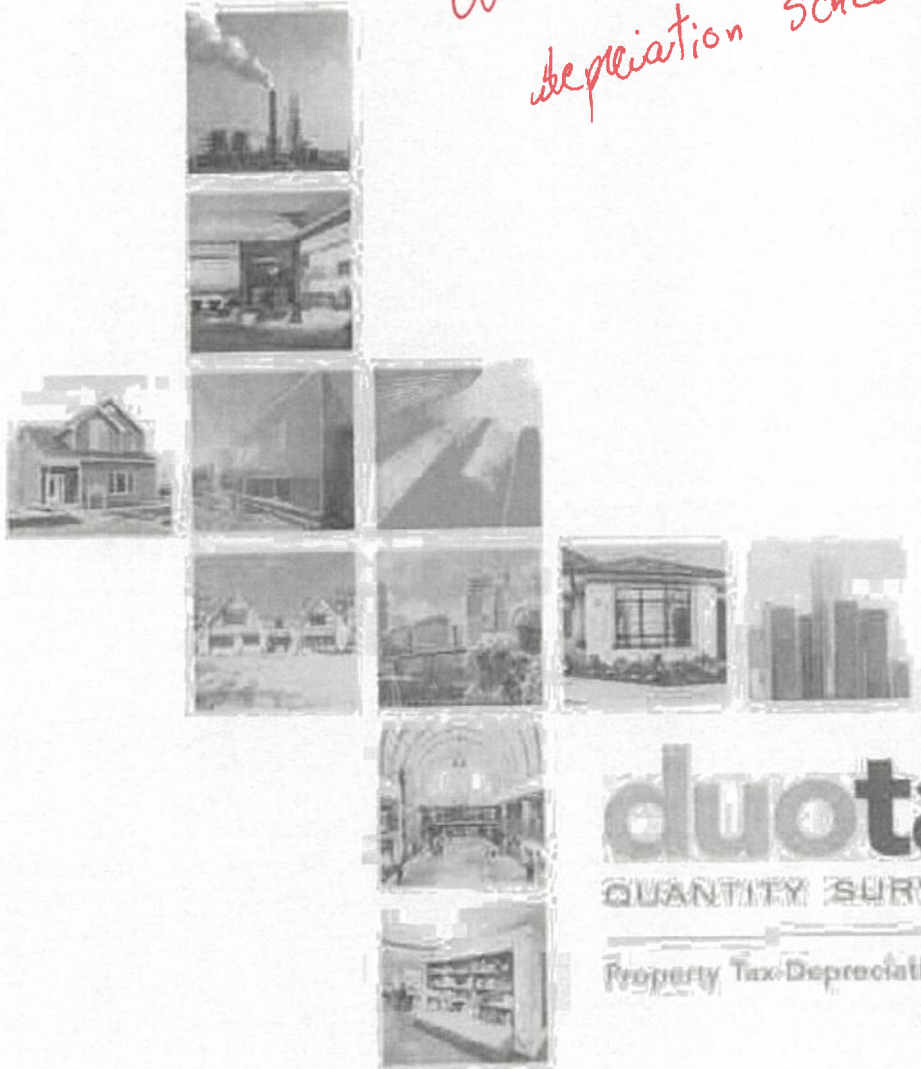
	Financial Year	Starting	Ending	Total Capital Works	Additional Renovation	Total Div 43 Depreciation
1	01/01/2014	31/03/2014		129	0	129
2	01/07/2017	30/06/2020		5205	0	5205
3	01/07/2018	30/06/2021		5248	0	5248
4	01/07/2021	30/06/2022		5248	0	5248
5	01/07/2022	30/06/2023		5248	0	5248
6	01/07/2023	30/06/2024		5248	0	5248
7	01/07/2024	30/06/2025		5248	0	5248
8	01/07/2025	30/06/2026		5248	0	5248
9	01/07/2026	30/06/2027		5248	0	5248
10	01/07/2027	30/06/2028		5248	0	5248
11	01/07/2028	30/06/2029		5248	0	5248
12	01/07/2029	30/06/2030		5248	0	5248
13	01/07/2030	30/06/2031		5248	0	5248
14	01/07/2031	30/06/2032		5248	0	5248
15	01/07/2032	30/06/2033		5248	0	5248
16	01/07/2033	30/06/2034		5248	0	5248
17	01/07/2034	30/06/2035		5248	0	5248
18	01/07/2035	30/06/2036		5248	0	5248
19	01/07/2036	30/06/2037		5248	0	5248
20	01/07/2037	30/06/2038		5248	0	5248
21	01/07/2038	30/06/2039		5248	0	5248
22	01/07/2039	30/06/2040		5248	0	5248
23	01/07/2040	30/06/2041		5248	0	5248
24	01/07/2041	30/06/2042		5248	0	5248
25	01/07/2042	30/06/2043		5248	0	5248
26	01/07/2043	30/06/2044		5248	0	5248
27	01/07/2044	30/06/2045		5248	0	5248
28	01/07/2045	30/06/2046		5248	0	5248
29	01/07/2046	30/06/2047		5248	0	5248
30	01/07/2047	30/06/2048		5248	0	5248
31	01/07/2048	30/06/2049		5248	0	5248
32	01/07/2049	30/06/2050		5248	0	5248
33	01/07/2050	30/06/2051		0	0	0
34	01/07/2051	30/06/2052		0	0	0
35	01/07/2052	30/06/2053		0	0	0
36	01/07/2053	30/06/2054		0	0	0
37	01/07/2054	30/06/2055		0	0	0
38	01/07/2055	30/06/2056		0	0	0
39	01/07/2056	30/06/2057		0	0	0
40	01/07/2057	30/06/2058		0	0	0
41	01/07/2058	30/06/2059		0	0	0
<b>Total</b>				<b>162424</b>	<b>0</b>	<b>162424</b>







*Unit 4, 24 Highland Street  
depreciation schedule..*



**duotax**

QUANTITY SURVEYORS

Property Tax Depreciation Experts

123800, 4/24 Highland Street (KIRKBY) VIC 3083

2 May 2019

REF:133800

ME and AV Superannuation Fund

4/24 Highland Street  
Kingsbury VIC 3083

Dear Client,

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. 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 there is no private use on this property.

Yours faithfully,



Tuan Duong

**Duo Tax Quantity Surveyors**

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

Accounting for depreciation on pages 6 & 7



<b>Explanatory Notes &amp; Basis of Calculations</b>	<b>4</b>
First Financial Year's Apportioned Depreciation	4
Division 43 Assets	4
Jointly Held Property & Splitting of Assets	5
Used Asset Valuation for Capital Loss	5
<b>Capital Works</b>	<b>6</b>
Schedule Particulars	6
<b>Capital Works Schedule</b>	<b>7</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.

### Division 43 Assets

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 8 and 9 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

### 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)*

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

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

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

### Used Asset Valuation for Capital Loss

The Income Tax Assessment Act 1997 Section 40-27 states that residential property investors can no longer claim plant and equipment depreciation on those assets that are second hand where the property exchanges contract after the 9th of May 2017. However, where second-hand plant and equipment is part of the purchase of a rental property, a capital loss schedule is produced by Duo Tax.

In the event that an asset within the schedule is no longer installed in the property (i.e. due to demolition or upgrading of equipment), the asset value may be claimed as a capital loss to offset any capital gains at present or future where applicable. Duo Tax recommends you receive advice from your tax agent or accountant as this information is general knowledge and not tax advice.

**SCHEDULE PARTICULARS**

This capital works 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>	House
ME and AV Superannuation Fund	<b>Property Address</b>	4/24 Highland Street Kingsbury VIC 3083
	<b>Local Council Authority</b>	Darebin
	<b>Purchase Price</b>	\$371,000
	<b>Purchase Date</b>	20 December, 2018
	<b>Settlement Date</b>	20 March, 2019
	<b>Year of Construction</b>	2014
	<b>Rental Start Date</b>	20 March, 2019
	<b>Report Start Date</b>	20 March, 2019
	<b>Date of Structural Improvement</b>	Not Applicable
	<b>Initial Construction Cost</b>	\$183,533
	<b>Capital Allowance (Div43)</b>	\$161,874
	<b>Total Expenditure</b>	\$161,874



Year	Financial Years		Plant & Equipment	Capital Works	Total Depreciation
1	20/03/19	30/06/19	\$0	\$1,282	\$1,282
2	1/07/19	30/06/20	\$0	\$4,588	\$4,588
3	1/07/20	30/06/21	\$0	\$4,588	\$4,588
4	1/07/21	30/06/22	\$0	\$4,588	\$4,588
5	1/07/22	30/06/23	\$0	\$4,588	\$4,588
6	1/07/23	30/06/24	\$0	\$4,588	\$4,588
7	1/07/24	30/06/25	\$0	\$4,588	\$4,588
8	1/07/25	30/06/26	\$0	\$4,588	\$4,588
9	1/07/26	30/06/27	\$0	\$4,588	\$4,588
10	1/07/27	30/06/28	\$0	\$4,588	\$4,588
11	1/07/28	30/06/29	\$0	\$4,588	\$4,588
12	1/07/29	30/06/30	\$0	\$4,588	\$4,588
13	1/07/30	30/06/31	\$0	\$4,588	\$4,588
14	1/07/31	30/06/32	\$0	\$4,588	\$4,588
15	1/07/32	30/06/33	\$0	\$4,588	\$4,588
16	1/07/33	30/06/34	\$0	\$4,588	\$4,588
17	1/07/34	30/06/35	\$0	\$4,588	\$4,588
18	1/07/35	30/06/36	\$0	\$4,588	\$4,588
19	1/07/36	30/06/37	\$0	\$4,588	\$4,588
20	1/07/37	30/06/38	\$0	\$4,588	\$4,588
21	1/07/38	30/06/39	\$0	\$4,588	\$4,588
22	1/07/39	30/06/40	\$0	\$4,588	\$4,588
23	1/07/40	30/06/41	\$0	\$4,588	\$4,588
24	1/07/41	30/06/42	\$0	\$4,588	\$4,588
25	1/07/42	30/06/43	\$0	\$4,588	\$4,588
26	1/07/43	30/06/44	\$0	\$4,588	\$4,588
27	1/07/44	30/06/45	\$0	\$4,588	\$4,588
28	1/07/45	30/06/46	\$0	\$4,588	\$4,588
29	1/07/46	30/06/47	\$0	\$4,588	\$4,588
30	1/07/47	30/06/48	\$0	\$4,588	\$4,588
31	1/07/48	30/06/49	\$0	\$4,588	\$4,588
32	1/07/49	30/06/50	\$0	\$4,588	\$4,588
33	1/07/50	30/06/51	\$0	\$4,588	\$4,588
34	1/07/51	30/06/52	\$0	\$4,588	\$4,588
35	1/07/52	30/06/53	\$0	\$4,588	\$4,588
36	1/07/53	30/06/54	\$0	\$4,588	\$4,588
37	1/07/54	30/06/55	\$0	\$0	\$0
<b>Total</b>			\$0	<b>\$161,874</b>	<b>\$161,874</b>

**DIVISION 44 CAPITAL WORKS  
(RELATED CAPEX)**

REF: 11602

	Financial Year	Starting	Ending	Initial Capital Works	Additional Renovations	Total Div 44 Depreciation
	1	01/01/2019	30/06/2019	1550	0	1550
	2	01/07/2019	30/06/2020	4500	0	4500
	3	01/07/2020	30/06/2021	4500	0	4500
	4	01/07/2021	30/06/2022	4500	0	4500
	5	01/07/2022	30/06/2023	4500	0	4500
	6	01/07/2023	30/06/2024	4500	0	4500
	7	01/07/2024	30/06/2025	4500	0	4500
	8	01/07/2025	30/06/2026	4500	0	4500
	9	01/07/2026	30/06/2027	4500	0	4500
	10	01/07/2027	30/06/2028	4500	0	4500
	11	01/07/2028	30/06/2029	4500	0	4500
	12	01/07/2029	30/06/2030	4500	0	4500
	13	01/07/2030	30/06/2031	4500	0	4500
	14	01/07/2031	30/06/2032	4500	0	4500
	15	01/07/2032	30/06/2033	4500	0	4500
	16	01/07/2033	30/06/2034	4500	0	4500
	17	01/07/2034	30/06/2035	4500	0	4500
	18	01/07/2035	30/06/2036	4500	0	4500
	19	01/07/2036	30/06/2037	4500	0	4500
	20	01/07/2037	30/06/2038	4500	0	4500
	21	01/07/2038	30/06/2039	4500	0	4500
	22	01/07/2039	30/06/2040	4500	0	4500
	23	01/07/2040	30/06/2041	4500	0	4500
	24	01/07/2041	30/06/2042	4500	0	4500
	25	01/07/2042	30/06/2043	4500	0	4500
	26	01/07/2043	30/06/2044	4500	0	4500
	27	01/07/2044	30/06/2045	4500	0	4500
	28	01/07/2045	30/06/2046	4500	0	4500
	29	01/07/2046	30/06/2047	4500	0	4500
	30	01/07/2047	30/06/2048	4500	0	4500
	31	01/07/2048	30/06/2049	4500	0	4500
	32	01/07/2049	30/06/2050	4500	0	4500
	33	01/07/2050	30/06/2051	4500	0	4500
	34	01/07/2051	30/06/2052	4500	0	4500
	35	01/07/2052	30/06/2053	4500	0	4500
	36	01/07/2053	30/06/2054	4500	0	4500
	37	01/07/2054	30/06/2055	0	0	0
	38	01/07/2055	30/06/2056	0	0	0
	39	01/07/2056	30/06/2057	0	0	0
	40	01/07/2057	30/06/2058	0	0	0
	41	01/07/2058	30/06/2059	0	0	0
<b>Total</b>				<b>141074</b>	<b>0</b>	<b>141074</b>

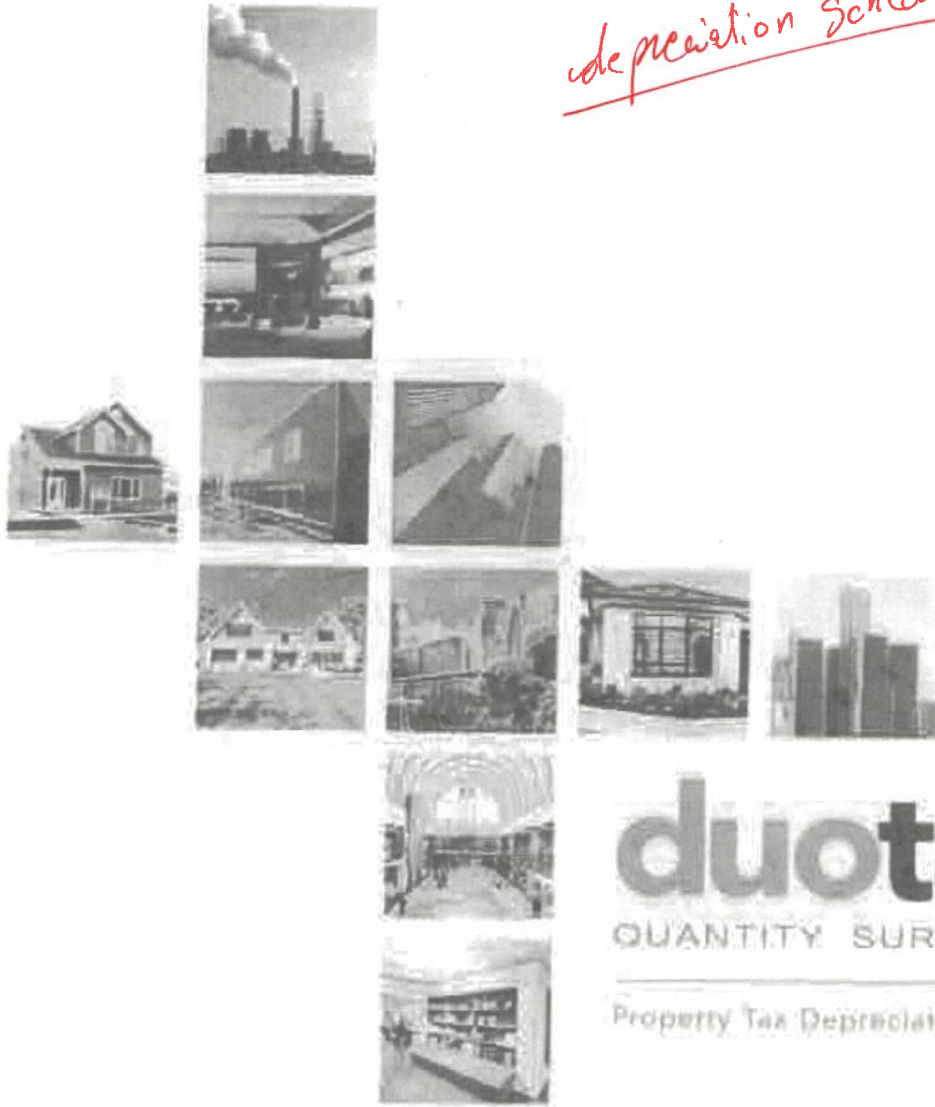
Original Build Date: 01/07/2019  
 Initial Construction Cost: \$100,000  
 Schedule Start: 20/01/2019  
 Schedule Start Cost: \$100,000



CAPITAL LOSS SCHEDULE	2017	2018	2021	2022	2023	2024	2025	2026	2027	2028
<b>REF:133800</b>										
<b>Client-owned items</b>										
<b>Residual (\$)</b>										
501 Ordinary Investment	3440	4000	7840	4400	2400	1800	0			
502 Other Investment										
503 Real Estate	100	0								
504 Other Assets	100	100	440	0						
505 Other Liabilities	0	0								
506 Other Items	0	0								
507 Total	1100	1500	11780	4400	2400	1800	0			
508 Total	324	100	90	0						
509 Other Assets	40	0								
510 Other Liabilities	300	100	80	0						
511 Total	284	100	80	0						
512 Total	100	0	10	0	0					
<b>TOTAL</b>	<b>408</b>	<b>320</b>	<b>2708</b>	<b>1410</b>	<b>2400</b>	<b>1800</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



U5, 24 Highland Street.  
depreciation schedule.



**duotax**

QUANTITY SURVEYORS

Property Tax Depreciation Experts



20 January, 2022

REF:224813

ME and AV Investments 1 Pty Ltd  
ME and AV (SMSF) PTY LTD  
ME and AV Superannuation Fund

**5/24 Highland Street  
Kingsbury VIC 3083**

Dear Client,

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
Division 43 Assets	4
Jointly Held Property & Splitting of Assets	5
Used Asset Valuation for Capital Loss	5
<b>Capital Works</b>	<b>6</b>
Schedule Particulars	6
<b>Capital Works Schedule</b>	<b>7</b>

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### 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.

### Division 43 Assets

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 8 and 9 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.



## 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)*

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

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

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

## Used Asset Valuation for Capital Loss

The Income Tax Assessment Act 1997 Section 40-27 states that residential property investors can no longer claim Division 40, otherwise referred to as plant and equipment, depreciation on those assets that are second-hand where the property exchanges contract after the 9th of May 2017. However, where second-hand plant and equipment is part of the purchase of a rental property, a capital loss schedule is produced by Duo Tax. The plant and equipment have been valued from the date the property had been acquired and its residual value in each Financial Year has been determined through the diminishing value and prime cost methods.

In the event that an asset within the schedule is no longer installed in the property (i.e. due to demolition or upgrading of equipment), the asset value may be claimed as a capital loss to offset any capital gains at present or future where applicable. Duo Tax recommends you receive advice from your tax agent or accountant as this information is general knowledge and not tax advice.

# DEPRECIATION SCHEDULE

## Schedule Particulars

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

### Asset owners

ME and AV Investments 1  
Pty Ltd

ME and AV (SMSF) PTY LTD

ME and AV  
Superannuation Fund

**Property Type** Townhouse

**Property Address** 5/24 Highland Street

Kingsbury VIC 3083

**Local Council Authority** Darebin

**Purchase Price** \$410,000.00

**Purchase Date** 18 September, 2021

**Settlement Date** 10 December, 2021

**Year of Construction** 2010

**Date of Structural Improvement** Not Applicable

**Rental Start Date** 10 December, 2021

**Report Start Date** 10 December, 2021

**Initial Capital Works** \$138,370

**Capital Improvements** Not Applicable

**Capital Works (Div43)** \$98,783

**Plant & Equipment (Div40) (Not eligible)** \$0.00

**Total Expenditure (Inc. GST)** \$98,783

*Building cost of the original structure at time of completion*

*Additional capital works by the owner or previous owners*

*Residual value of the original structure and/or capital improvements*

*Acquisition cost of Plant & Equipment at Settlement/OC Date*

# CAPITAL WORKS SCHEDULE



Year	Financial Years		Plant & Equipment	Capital Works	Total Depreciation
1	10/12/21	- 30/06/22	\$0	\$1,924	\$1,924
2	1/07/22	- 30/06/23	\$0	\$3,459	\$3,459
3	1/07/23	- 30/06/24	\$0	\$3,459	\$3,459
4	1/07/24	- 30/06/25	\$0	\$3,459	\$3,459
5	1/07/25	- 30/06/26	\$0	\$3,459	\$3,459
6	1/07/26	- 30/06/27	\$0	\$3,459	\$3,459
7	1/07/27	- 30/06/28	\$0	\$3,459	\$3,459
8	1/07/28	- 30/06/29	\$0	\$3,459	\$3,459
9	1/07/29	- 30/06/30	\$0	\$3,459	\$3,459
10	1/07/30	- 30/06/31	\$0	\$3,459	\$3,459
11	1/07/31	- 30/06/32	\$0	\$3,459	\$3,459
12	1/07/32	- 30/06/33	\$0	\$3,459	\$3,459
13	1/07/33	- 30/06/34	\$0	\$3,459	\$3,459
14	1/07/34	- 30/06/35	\$0	\$3,459	\$3,459
15	1/07/35	- 30/06/36	\$0	\$3,459	\$3,459
16	1/07/36	- 30/06/37	\$0	\$3,459	\$3,459
17	1/07/37	- 30/06/38	\$0	\$3,459	\$3,459
18	1/07/38	- 30/06/39	\$0	\$3,459	\$3,459
19	1/07/39	- 30/06/40	\$0	\$3,459	\$3,459
20	1/07/40	- 30/06/41	\$0	\$3,459	\$3,459
21	1/07/41	- 30/06/42	\$0	\$3,459	\$3,459
22	1/07/42	- 30/06/43	\$0	\$3,459	\$3,459
23	1/07/43	- 30/06/44	\$0	\$3,459	\$3,459
24	1/07/44	- 30/06/45	\$0	\$3,459	\$3,459
25	1/07/45	- 30/06/46	\$0	\$3,459	\$3,459
26	1/07/46	- 30/06/47	\$0	\$3,459	\$3,459
27	1/07/47	- 30/06/48	\$0	\$3,459	\$3,459
28	1/07/48	- 30/06/49	\$0	\$3,459	\$3,459
29	1/07/49	- 30/06/50	\$0	\$3,459	\$3,459
30	1/07/50	- 30/06/51	\$0	\$0	\$0
<b>Total</b>			\$0	<b>\$98,783</b>	<b>\$98,783</b>

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ANNEXURE 1

REF:774011

DIVISION 43 CAPITAL WORKS  
TABULATED DATA

	Financial Year	Starting	Ending	Initial Capital Works	Additional Renovations	Total Div 43 Depreciation
	1	30/06/2021	30/06/2022	1924	0	1924
Original Build Date	01/07/2019	2	01/07/2022	3459	0	3459
Initial Construction Cost	3139.379	3	01/07/2023	3459	0	3459
Schedule Start	30/06/2021	4	01/07/2024	3459	0	3459
Schedule Start Cost	346.363	5	01/07/2025	3459	0	3459
	6	01/07/2026	30/06/2027	3459	0	3459
	7	01/07/2027	30/06/2028	3459	0	3459
	8	01/07/2028	30/06/2029	3459	0	3459
	9	01/07/2029	30/06/2030	3459	0	3459
	10	01/07/2030	30/06/2031	3459	0	3459
	11	01/07/2031	30/06/2032	3459	0	3459
	12	01/07/2032	30/06/2033	3459	0	3459
	13	01/07/2033	30/06/2034	3459	0	3459
	14	01/07/2034	30/06/2035	3459	0	3459
	15	01/07/2035	30/06/2036	3459	0	3459
	16	01/07/2036	30/06/2037	3459	0	3459
	17	01/07/2037	30/06/2038	3459	0	3459
	18	01/07/2038	30/06/2039	3459	0	3459
	19	01/07/2039	30/06/2040	3459	0	3459
	20	01/07/2040	30/06/2041	3459	0	3459
	21	01/07/2041	30/06/2042	3459	0	3459
	22	01/07/2042	30/06/2043	3459	0	3459
	23	01/07/2043	30/06/2044	3459	0	3459
	24	01/07/2044	30/06/2045	3459	0	3459
	25	01/07/2045	30/06/2046	3459	0	3459
	26	01/07/2046	30/06/2047	3459	0	3459
	27	01/07/2047	30/06/2048	3459	0	3459
	28	01/07/2048	30/06/2049	3459	0	3459
	29	01/07/2049	30/06/2050	3459	0	3459
	30	01/07/2050	30/06/2051	0	0	0
	31	01/07/2051	30/06/2052	0	0	0
	32	01/07/2052	30/06/2053	0	0	0
	33	01/07/2053	30/06/2054	0	0	0
	34	01/07/2054	30/06/2055	0	0	0
	35	01/07/2055	30/06/2056	0	0	0
	36	01/07/2056	30/06/2057	0	0	0
	37	01/07/2057	30/06/2058	0	0	0
	38	01/07/2058	30/06/2059	0	0	0
	39	01/07/2059	30/06/2060	0	0	0
	40	01/07/2060	30/06/2061	0	0	0
	41	01/07/2061	30/06/2062	0	0	0
	<b>Total</b>			<b>98793</b>	<b>0</b>	<b>98793</b>

ANNEXURE 2

CAPITAL LOSS SCHEDULE  
DIMINISHING VALUE

2022 2023 2024 2025 2026 2027 2028 2029 2030 2031

REF:224813

Client-owned items	Acquisition Cost (\$)	Residual Value (\$)											
Air conditioning - Split system	1005	1005	870	738	609	486	363	240	118	95	73	51	21
Antenna	158	158	0										
Bathroom accessories - Frostlocking	130	130	0										
Blinds	1004	1004	893	788	689	596	508	425	348	275	208	145	71
Ceiling - Type A	944	944	829	724	625	532	444	361	283	210	143	86	32
Flooring - Carpet	774	774	658	553	454	361	273	190	112	65	38	22	15
Flooring - Floating timber	837	837	720	615	516	423	335	252	174	101	62	35	18
Hot water system	820	820	700	596	497	404	316	233	155	82	50	29	16
Light fittings	1181	1181	918	674	429	184	140	88	49	28	15	8	21
Oven - Type A	742	742	603	477	354	237	127	82	52	28	16	9	16
Rangecook - Type A	607	607	495	384	273	170	105	67	42	27	16	9	11
Smoke alarm	157	157	0										
Storage shelves & racks	228	228	0										
Water tank - Polyethylene	338	338	274	171	107	67	37	20	11	6	3	1	4
<b>Total</b>	<b>8628</b>	<b>8628</b>	<b>6575</b>	<b>4109</b>	<b>2569</b>	<b>1608</b>	<b>1001</b>	<b>627</b>	<b>397</b>	<b>241</b>	<b>158</b>	<b>87</b>	<b>108</b>

ANNEXURE 2

CAPITAL LOSS SCHEDULE DIMINISHING VALUE	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
--	------	------	------	------	------	------	------	------	------	------	------

REF:224813

Client-owned items

Air-conditioning - Split system	13	2	5	5	3	0					
Antenna											
Bathroom accessories - Freestanding											
Blinds	13	5	5	3	2	0					
Cooktop - Type A	8	5	3	1	0						
Flooring - Carpet	9	5	4	2	1	0					
Flooring - Floating timber	10	5	4	2	0	0					
Hot water system	10	5	4	2	1	0					
Light fitting	12	8	5	3	2	1	0				
Dish - Type A	9	5	4	3	1	0					
Rangehood - Type A	7	4	2	1	0						
Disposal system											
Storage stall(s) & racks											
Water tank - Polyethylene	4	4	2	0							
<b>Total</b>	<b>96</b>	<b>60</b>	<b>47</b>	<b>23</b>	<b>12</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



ANNEXURE 3

CAPITAL LOSS SCHEDULE  
PRIME COST

2022 2023 2024 2025 2026 2027 2028 2029 2030 2031

REF:224813

Client-owned Items	Acquisition Cost (\$)	Residual Value (\$)										
Air-conditioning - Split system	1005	1005	949	897	848	798	747	697	646	596	545	495
Altimax	158	158	140	100	77	48	14	0				
Bathroom accessories - Free-standing	105	105	119	44	20	0						
Blinds	1004	1004	999	910	740	647	547	445	346	245	140	
Cooktop - Type A	643	643	614	552	509	458	401	347	298	239	183	
Flooring - Carpet	774	774	720	678	627	480	378	236	140	41	0	
Framing - Floating timber	837	837	804	750	694	622	550	427	271	114	260	
Hot water system	829	829	780	714	641	577	504	440	372	304	235	
Light fittings	1181	1181	1050	814	577	341	101	0				
Oven - Type A	742	742	709	640	564	422	240	99	207	275	213	
Rangehood - Type A	607	607	578	520	477	427	374	324	275	226	174	
Smoke alarm	157	157	140	116	90	64	38	12	0			
Storage shelves & racks	226	226	218	190	181	150	144	124	117	94	77	
Water tank - Polyethylene	328	328	322	307	280	227	226	212	190	167	146	
<b>Total</b>	<b>8628</b>	<b>8628</b>	<b>8001</b>	<b>7104</b>	<b>6167</b>	<b>5218</b>	<b>4294</b>	<b>3521</b>	<b>2881</b>	<b>2254</b>	<b>1679</b>	

65





Final 9/5/22  
Ref: MEAN0001761

# TAX INVOICE

ME and AV (SMSF) Pty Ltd ATF ME and AV  
Superannuation Fund  
31 Symons St  
PRESTON VIC 3072  
AUSTRALIA

**Invoice Date**  
04 May 2022

**Invoice Number**  
006422

**Account Number**  
MEAN0001

J1 Consulting Pty Ltd  
72 160 831 621  
PO Box 76  
MOONLEE PONDS VIC 3039  
AUSTRALIA  
Accounts Contact:  
Candy Wu  
Email:  
[candy.j1consulting@gmail.com](mailto:candy.j1consulting@gmail.com)  
Phone:  
(03) 9572 0380

Description	GST	Amount AUD
<b>Professional fees for the year ended 30 June 2021</b>		
Work carried out being finalisation of accounts for the Superannuation Fund in conformity with the requirements of the Australian Taxation Office, to the preparation of the Superannuation Fund Income Tax Return including necessary minutes etc for the year.	10%	1,560.00
Attending to the audit of the Superannuation Fund for the year, in accordance with the regulations as laid down by the Australian Taxation Office.		
Subtotal		1,560.00
Total GST 10%		156.00
Invoice Total AUD		1,716.00
Total Net Payments AUD		0.00
<b>Amount Due AUD</b>		<b>1,716.00</b>

**Due Date: 18 May 2022**

## REMITTANCE

Invoice Number: 006422 Account Number: MEAN0001 Amount Due: 1,716.00

**Payment Options:**

*EFT Bank Transfer: (please include invoice number when making payment)*

**Account Name:** J1 Consulting Pty Ltd

**BSB:** 083 363

**Account No:** 145767632

*Credit Card: (fill out details below and send back to our office for processing, alternatively payment can be processed over the phone)*

Card No: \_\_\_\_\_ Expiry Date: \_\_\_\_\_ CVV Code: \_\_\_\_\_

63

# TAX INVOICE

paid 14/1/22  
next 22/1/22 7754

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

ME and AV Investments 1 Pty Ltd, ME and AV  
(SMSF) PTY LTD & ME and AV Superannuation  
Fund

Invoice Date  
10 Jan 2022

Invoice Number  
224813

Description	Quantity	Unit Price	GST	Amount AUD
Provision of a tax depreciation schedule for the townhouse at 5/24 Highland Street Kingsbury, VIC, 3083	1.00	400.00	10%	400.00
			Subtotal	400.00
			Total GST 10%	40.00
			Invoice Total AUD	440.00
			Total Net Payments AUD	0.00
			Amount Due AUD	440.00

## Payment Options

Due Date: 13 Jan 2022

### Credit Card



View and pay online now

### Bank Transfer

Bank ANZ Bank  
Name Duo Tax  
BSB 012325  
Account 390268129  
Reference with invoice No. 224813

### Cheques

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

**duotax**  
QUANTITY SURVEYORS

62

Inv 7/12/21  
acct N2957860014

# TAX INVOICE

ME and AV Investments 2 Pty Ltd  
31 Syroons St  
PRESTON VIC 3072  
AUSTRALIA

Invoice Date  
23 Nov 2021

Invoice Number  
006183

Account Number  
MEAN0003

J1 Consulting Pty Ltd  
72 LEO 831 521  
PO Box 76  
MOONEE PONDS VIC 3039  
AUSTRALIA  
Accounts Contact  
Candy Wu  
Email:  
[candy.j1consulting@gmail.com](mailto:candy.j1consulting@gmail.com)  
Phone:  
(03) 9372 0380

Description	GST	Amount AUD
<b>Professional fees for the calendar year 2021</b>		
Preparation of statutory documents and minutes for the annual company statement in accordance with the Corporation Law as required by the Australian Securities & Investments Commission.	10%	170.00
	Subtotal	170.00
	Total GST 10%	17.00
	Invoice Total AUD	187.00
	Total Net Payments AUD	0.00
	<b>Amount Due AUD</b>	<b>187.00</b>

**Due Date: 07 Dec 2021**

## REMITTANCE

Invoice Number:006183 Account Number:MEAN0003 Amount Due: 187.00

### Payment Options:

**EFT Bank Transfer:** (please include invoice number when making payment)

Account Name: J1 Consulting Pty Ltd      BSB: 083 363      Account No: 145767632

*Credit Card: (fill out details below and send back to our office for processing, alternatively payment can be processed over the phone)*

Card No: \_\_\_\_\_ Expiry Date: \_\_\_\_\_ CVV Code: \_\_\_\_\_

61

Inv 18/9/21  
ref: 229181929 of 1

# TAX INVOICE

ME and AV (SMSF) Pty Ltd ATT ME and AV  
Superannuation Fund  
31 Symons St  
PRESTON VIC 3072  
AUSTRALIA

Invoice Date  
09 Sep 2021

Invoice Number  
005947

Account Number  
MEAN0001

JJ Consulting Pty Ltd  
72-160 831 623  
PO Box 76  
MCDONNELL PARK VIC 3039  
AUSTRALIA  
Accounts Contact:  
Candy Wu  
Email:  
[candy.jjconsulting@gmail.com](mailto:candy.jjconsulting@gmail.com)  
Phone:  
(03) 9372 0380

Description	GST	Amount AUD
<b>Professional fees for the calendar year 2021</b>		
Preparation of statutory documents and minutes for the annual company statement in accordance with the Corporation Law as required by the Australian Securities & Investments Commission.	10%	170.00
	Subtotal	170.00
	Total GST 10%	17.00
	Invoice Total AUD	187.00
	Total Net Payments AUD	0.00
	<b>Amount Due AUD</b>	<b>187.00</b>

Due Date: 23 Sep 2021

## REMITTANCE

Invoice Number: 005947 Account Number: MEAN0001 Amount Due: 187.00

### Payment Options:

EFT Bank Transfer: (please include invoice number when making payment)

Account Name: JJ Consulting Pty Ltd BSB: 083 363 Account No: 145767632

Credit Card: (fill out details below and send back to our office for processing, alternatively payment can be processed over the phone)

Card No: \_\_\_\_\_ Expiry Date: \_\_\_\_\_ CVV Code: \_\_\_\_\_

60

Paid 11/7/21  
Receipt N271118195453

# TAX INVOICE

ME and AV (SMSF) Pty Ltd ATF ME and AV  
Superannuation Fund  
31 Symons St  
PRESTON VIC 3072  
AUSTRALIA

Invoice Date  
28 Jun 2021

Invoice Number  
005506

Account Number  
MEAN0001

J1 Consulting Pty Ltd  
72 160.831 621  
PO Box 76  
MOONEE PONDS VIC 3039  
AUSTRALIA  
Accounts Contact:  
Candy Wu  
Email:  
[candy.j1consulting@gmail.com](mailto:candy.j1consulting@gmail.com)  
Phone:  
(03) 9372 0380

Description	GST	Amount AUD
<b>Professional fees for the year ended 30 June 2020</b>		
Work carried out being finalisation of accounts for the Superannuation Fund in conformity with the requirements of the Australian Taxation Office, to the preparation of the Superannuation Fund Income Tax Return including necessary minutes etc for the year. Attending to the audit of the Superannuation Fund for the year, in accordance with the regulations as laid down by the Australian Taxation Office.	10%	1,540.00
	Subtotal	1,540.00
	Total GST 10%	154.00
	Invoice Total AUD	1,694.00
	Total Net Payments AUD	0.00
	<b>Amount Due AUD</b>	<b>1,694.00</b>

Due Date: 12 Jul 2021

## REMITTANCE

Invoice Number:005506 Account Number:MEAN0001 Amount Due: 1,694.00

### Payment Options:

EFT Bank Transfer: (please include invoice number when making payment)

Account Name: J1 Consulting Pty Ltd

BSB: 083 363

Account No: 145767632

Credit Card: (fill out details below and send back to our office for processing, alternatively payment can be processed over the phone)

Card No: \_\_\_\_\_ Expiry Date: \_\_\_\_\_ CVV Code: \_\_\_\_\_

59



Paid 12/12/21  
ref # 2271810018944

# TAX INVOICE

ME and AV Investments 1 Pty Ltd  
31 Symons St  
PRESTON VIC 3072  
AUSTRALIA

Invoice Date  
09 Sep 2021

Invoice Number  
005948

Account Number  
MEAN0002

J J Consulting Pty Ltd  
72 160 831 621  
PO Box 76  
MOONEE PONDS VIC 3039  
AUSTRALIA  
Accounts Contact:  
Candy Wu  
Email:  
[candy.jiconsulting@gmail.com](mailto:candy.jiconsulting@gmail.com)  
Phone:  
(03) 9372 0380

Description	GST	Amount AUD
Professional fees for the calendar year 2021		
Preparation of statutory documents and minutes for the annual company statement in accordance with the Corporation Law as required by the Australian Securities & Investments Commission.	10%	170.00
	Subtotal	170.00
	Total GST 10%	17.00
	Invoice Total AUD	187.00
	Total Net Payments AUD	0.00
	Amount Due AUD	187.00

Due Date: 23 Sep 2021

## REMITTANCE

Invoice Number: 005948 Account Number: MEAN0002 Amount Due: 187.00

Payment Options:

EFT Bank Transfer: (please include invoice number when making payment)

Account Name: J J Consulting Pty Ltd

BSB: 083 363

Account No: 145767632

Credit Card: (fill out details below and send back to our office for processing, alternatively payment can be processed over the phone)

Card No: \_\_\_\_\_ Expiry Date: \_\_\_\_\_ CVV Code: \_\_\_\_\_

58





ASIC  
Australian Securities & Investments Commission

ABN 86 768 265 815

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

band 22/11/21  
recept N32218282091

ME AND AV INVESTMENTS 2 PTY LTD  
C WU  
PO BOX 697 RESERVOIR VIC 3073

INVOICE STATEMENT

Issue date 22 Nov 21

ME AND AV INVESTMENTS 2 PTY LTD

ACH 630 174 953  
Account No. 22 630174953

Summary

Opening Balance	\$0.00
New items	\$276.00
Payments & credits	\$0.00
<b>TOTAL DUE</b>	<b>\$276.00</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 22 Jan 22	\$276.00

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

ME AND AV INVESTMENTS 2 PTY LTD

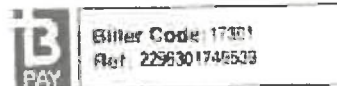
ACH 630 174 953 Account No: 22 630174953



22 630174953

<b>TOTAL DUE</b>	<b>\$276.00</b>
Immediately	\$0.00
By 22 Jan 22	\$276.00

Payment options are listed on the back of this payment slip



Billor Code: 17301  
Ref: 226301749533



614 129 0002206301749530 22

57



**ASIC**  
Australian Securities & Investments Commission

ABN 86 768 285 015

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

*paid 25/10/21  
ref: 229251291020*

ME AND AV (SMSF) PTY LTD  
C WU  
PO BOX 697 RESERVOIR VIC 3073

**INVOICE STATEMENT**

Issue date 06 Sep 21  
**ME AND AV (SMSF) PTY LTD**

ACH 621 535 233  
Account No. 22 621535233

**Summary**

Opening Balance	\$0.00
New Items	\$56.00
Payments & credits	\$0.00
<b>TOTAL DUE</b>	<b>\$56.00</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**

<b>Immediately</b>	<b>\$0.00</b>
<b>By 06 Nov 21</b>	<b>\$56.00</b>

*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**  
**ME AND AV (SMSF) PTY LTD**

ACN 621 535 233 Account No: 22 621535233



22 621535233

<b>TOTAL DUE</b>	<b>\$56.00</b>
<b>Immediately</b>	<b>\$0.00</b>
<b>By 06 Nov 21</b>	<b>\$56.00</b>

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



Billor Code: 17301  
Ref: 2296215352339



\*914 120 0002295215352339 35

56



ASIC  
Australian Securities & Investments Commission

ABN 26 760 265 415

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

*Hand 25/9/21  
MPT 227251304382K*

ME AND AV INVESTMENTS 1 PTY LTD  
C WL  
PO BOX 697 RESERVOIR VIC 3073

ANNUAL STATEMENT

Issue date 06 Sep 21

ME AND AV INVESTMENTS 1 PTY LTD

ACN 621 535 242

Account No. 22 621535242

Summary

Opening Balance	\$0.00
New items	\$276.00
Payments & credits	\$0.00
<b>TOTAL DUE</b>	<b>\$276.00</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 06 Nov 21	\$276.00

*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

ME AND AV INVESTMENTS 1 PTY LTD

ACN 621 535 242

Account No: 22 621535242



22 621535242

<b>TOTAL DUE</b>	<b>\$276.00</b>
Immediately	\$0.00
By 06 Nov 21	\$276.00

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



Billor Code: 17301  
Ref: 226215352420



\*814 129 0002296215352420 04

55



**Yarra  
Valley  
Water**

Yarra Valley Water ABN 93 066 902 501

*Inv 21/1/22  
NCP 7144 5326 95074*

**ME & AV INVESTMENTS 1 PTY LTD, CUSTODIAN/BARE**  
31 SYMONS ST  
PRESTON VIC 3072

**Tax Invoice** emailed to [angaustramedex@hotmail.com](mailto:angaustramedex@hotmail.com) 20 Dec. 2021

## Quarterly Bill

**Enquiries 1300 900 229**

**Faults 13 2762** (24 hrs)

Account Number 71 4942 5782

Invoice Number 7144 5326 95074

**Total Due \$239.09**

**Due Date 10 January 2022**

**Need more time to pay?**  
**Request online** or call 1300 304 688.

### ACCOUNT SUMMARY

#### UNIT 5 24 HIGHLAND ST, KINGSBURY

Property Number 5033 803, PS 716036

Product/Service	Amount
Water Supply System Charge	\$19.71
Sewerage System Charge	\$112.57
<b>Yarra Valley Water Total</b>	<b>\$132.28</b>

#### Other Authority Charges

Waterways and Drainage Charge on behalf of Melbourne Water	\$26.61
Annual Parks Charge	\$80.20

**TOTAL (GST does not apply) \$239.09**

### PAYMENT SUMMARY

Last Account	\$0.00
Paid/Adjusted	\$0.00
Balance	\$0.00
<b>Total this Account</b>	<b>+\$239.09</b>
<b>Amount Due</b>	<b>\$239.09</b>

### WATER USAGE

**No Water Usage  
has been charged  
on this account.**



\*3042 714453269507 4

To claim an automatic concession on your account, update your details at [www.yarra.com.au/online](http://www.yarra.com.au/online) or call 1800 680 824. Please see reverse for details.

## Payment Slip

Account Number 71 4942 5782

Invoice Number 7144 5326 95074

**Total Due \$239.09**

**Due Date 10 January 2022**

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# Your quarterly bill



Emailed to: [angaustram@dex@hotmail.com](mailto:angaustram@dex@hotmail.com)  
ME & AV INVESTMENTS 1 PTY LTD,  
CUSTODIAN/BARE  
31 SYMONS ST  
PRESTON VIC 3072

Enquiries 1300 304 688  
Faults (24/7) 13 27 62

Account number 71 4942 5782  
Invoice number 7148 1409 88298  
Issue date 9 Mar 2022

Tax Invoice Yarra Valley Water ABN 93 058 902 501

Balance  
**\$76.82 CR**

No payment  
required

## Summary

**UNIT 5 24 HIGHLAND ST, KINGSBURY**

Property Number 5039 603, PS 718036

Product/Service	Amount
Water Supply System Charge	\$19.28
Sewerage System Charge	\$110.12
Yarra Valley Water Total	<b>\$129.40</b>
Other Authority Charges	
Waterways and Drainage Charge on behalf of Melbourne Water	\$26.03
<b>TOTAL (GST does not apply)</b>	<b>\$155.43</b>

## Payment summary

Last Account	\$239.50
Fold/Adjusted	-547.34
Balance	\$232.26 CR
Total this Account	+\$155.43
<b>Total Balance</b>	<b>\$76.82 CR</b>



## How to pay



**Direct debit**  
Sign up for direct debit  
at [yvw.com.au/online](http://yvw.com.au/online) or  
call 1300 304 688.



**Credit Card**  
Online: [yvw.com.au/paying](http://yvw.com.au/paying)  
Phone: 1300 362 932



**Cheque**  
Send a cheque with this  
portion of your bill to:  
Yarra Valley Water,  
GPO Box 2080 Melbourne  
VIC 3001



**BPAV\***  
Biller code 344366  
Ref: 714 9428 7529



**Post Billpay\***  
Biller code 3042  
Ref: 7148 1409 88298



**Centrelink**  
Arrange regular deductions  
from your Centrelink payments  
Online: via your myGov account  
at [my.gov.au](http://my.gov.au)  
ORR: 555 054 1167

ME & AV INVESTMENTS 1 PTY LTD,  
CUSTODIAN/BARE

Account number 71 4942 5782  
Invoice number 7148 1409 88298  
Balance **\$76.82 CR**

Payment not required

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# Your quarterly bill

for 20/6/22  
 ref: 126202096736



Emailed to: angeustramedex@hotmail.com  
 ME & AV INVESTMENTS 1 PTY LTD,  
 CUSTODIAN/BARE  
 31 SYMONS ST  
 PRESTON VIC 3072

Enquiries 1300 304 688  
 Faults (24/7) 13 27 67  
 Account number 71 4942 5782  
 Invoice number 7147 3391 96736  
 Issue date 9 Jun 2022  
 Tax Invoice Yarra Valley Water ABN 83 086 902 501

Amount due **\$80.33** Due date **29 Jun 2022**

## Summary

**UNIT 8 24 HIGHLAND ST, KINGSBURY**

Property Number 6033 803, PS 718036

Product/Service	Amount
Water Supply System Charge	\$18.48
Sewerage System Charge	\$71.34
<b>Yarra Valley Water Total</b>	<b>\$130.83</b>
Other Authority Charges	
Waterways and Drainage Charge on behalf of Melbourne Water	\$26.32
<b>TOTAL (GST does not apply)</b>	<b>\$157.15</b>

## Payment summary

Last Account	\$76.82 CR
Paid/Adjusted	\$0.00
Balance	\$76.82 CR
Total this Account	\$157.15
<b>Total Balance</b>	<b>\$80.33</b>

No water usage has been charged on this account.



## How to pay



\*3042 714733919673 6

- Direct Debit**  
Sign up for Direct Debit at [yvwm.com.au](http://yvwm.com.au) or call 1300 304 688
- BPAY®**  
Biller code: 344366  
Ref: 714 9425 7823
- Credit card**  
Online [yvwm.com.au/paying](http://yvwm.com.au/paying)  
Phone: 1300 392 332
- Centrelink**  
Arrange regular deductions from your Centrelink payments  
Visit [yvwm.com.au/paying](http://yvwm.com.au/paying)  
CRS reference: 555 084 1187

- Post Billpay®**  
Pay in person at any post office by phone on 13 16 16 or at [postbillpay.com.au](http://postbillpay.com.au)  
Biller code: 3042  
Ref: 7147 3391 96736
- Cheque**  
Send a cheque with this portion of your bill to  
Yarra Valley Water  
GPO Box 2860 Melbourne  
VIC 3001

ME & AV INVESTMENTS 1 PTY LTD,  
 CUSTODIAN/BARE  
 Account number 71 4942 5782  
 Invoice number 7147 3391 96736  
 Total due \$80.33  
 Due date 29 Jun 2022  
 Amount paid \$

+07147339196736> +009120+ <7149425782> <0000008033> +444+

52

LOVE & CO

F J Love & Co Pty Ltd T/AS Love Real Estate  
ABN: 16 949 147 524 | Licensee: Michael Love  
307 Spring Street, Reservoir VIC 3073  
Ph: 03 9460 6511 | Fax: 03 9460 4059

Trust Account Receipt

Received From Me And Av Smsf Pty Ltd As Trustees For Me  
And Av Superannuation Fund  
21 Symond Street Preston VIC 3072

Date 20 September 2021

Received Amount Forty-One Thousand Dollars

Receipt No. 1589

\$41,000.00

Received Via Cheque

Cheque No. 000012

Drawer ME and AV SMSF PTY LTD as trustees for ME  
and AV Superannuation Fund

Account No. 10733697

Bank Commonwealth Bank of Australia

BSB No. 063-157

Reason/being for Sale Deposit

Internal Ref# 2404

Listing / Ledger 2P16703 - 5/24 Highland Street, Kingsbury  
Sale: 10UP30274-6001 - Lease Dabitz TO Me And Av  
Smsf Pty Ltd As Trustees For Me And Av  
Superannuation Fund

Operator: RM

Comment N/A

05

Issued 20/09/2021 by: Rizza Mantilla

51





ABN 75 815 960 522



ME and AV Investments 1 Pty Ltd  
31 Symons St  
PRESTON VIC 3072

POST



325  
0731364  
72\_10080

# RATE INSTALMENT NOTICE 2021/2022

Date of Issue: 7th April 2022

Assessment Number: 731364

Instalment Amount Due  
**\$222.00**

Payable By:  
**31st May 2022**

*paid 31/5/22  
ref: 025222485110*

Property Description: **4/24 Highland Street KINGSBURY VIC 3083  
LOT 4 PS 716036M**

## 4th Instalment Details

4th Instalment Amount

\$222.00

**Total Amount Due**

**\$222.00**

### COVID-19 Financial Hardship Policy

Payment of this notice is due by 31st May 2022, however if your income has been impacted by the pandemic and you can't pay your rates, you can defer payment until 30th June 2022 with no interest. You do not need to do anything. You can make part payments at any time.

Payments made after the 6th April 2022 are not included in the Total Amount Due



Receive your notice via email  
Go to [darebin.enotices.com.au](http://darebin.enotices.com.au)

Your eNotice Reference No:

**3A33B0113X**

PLEASE SEE REVERSE FOR IMPORTANT INFORMATION, PAYMENT METHODS AND CONTACT DETAILS

Name: ME and AV Investments 1 Pty Ltd

Property Address: 4/24 Highland Street KINGSBURY VIC 3083

Assessment No. 731364

Amount Due: \$222.00

Payable By: 31st May 2022



Source Use Only

CREDIT of CITY OF DAREBIN

Drawer	Bank	Branch

### Locked Bag Payment Advice



Visit: [www.darebin.vic.gov.au](http://www.darebin.vic.gov.au)  
Assessment No. 73136 4



Billpay Code: 0325  
Ref: 0731 364

POSTbillpay



\*325 0731364 Amount \$222.00

To pay this bill visit any Post Office, phone 13 18 18 or go to [postbillpay.com.au](http://postbillpay.com.au)



Bill Code: 7831  
Ref: 0731364



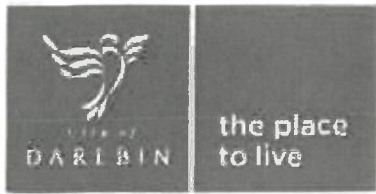
Call: 1300 954 297  
Assessment No. 73136 4

BPAY is the payment via internet or phone banking.  
BPAY View - View and pay this bill using internet banking.  
BPAY View Registration No.: 0731364

\$

+00000000731364> +000692+ <0000000000> <0000022200> +444+

50



ABN 75 075 050 522

*And 21/2/22  
Receipt N22046920426*

# RATE INSTALMENT NOTICE 2021/2022

Date of Issue: 9th January 2022

Assessment Number: 731364

Instalment Amount Due

**\$222.00**

Payable By:

**28th February 2022**



ME and AV Investments 1 Pty Ltd  
31 Symons St  
PRESTON VIC 3072



075  
1013565  
R2\_9519

Property Description: **4/24 Highland Street KINGSBURY VIC 3083**  
**LOT 4 PS 716036M**

### 3rd Instalment Details

3rd Instalment Amount

**\$222.00**

**Total Amount Due**

**\$222.00**

#### COVID-19 Financial Hardship Policy

Payment of this notice is due by 28th February 2022, however if your income has been impacted by the pandemic and you can't pay your rates, you can defer payment until 30th June 2022 with no interest. You do not need to do anything. You can make part payments at any time.

Payments made after the 7th January 2022 are not included in the Total Amount Due

Receive your notice via email  
Go to [darebin.enotices.com.au](http://darebin.enotices.com.au)

Your eNotice Reference No. **E27432E88Z**

PLEASE SEE REVERSE FOR IMPORTANT INFORMATION, PAYMENT METHODS AND CONTACT DETAILS

Name: ME and AV Investments 1 Pty Ltd  
Property Address: 4/24 Highland Street KINGSBURY VIC 3083

Assessment No. 731364

Amount Due: **\$222.00**

Payable By: **28th February 2022**



Council Use Only

#### Locked Bag Payment Advice

Visit: [www.darebin.vic.gov.au](http://www.darebin.vic.gov.au)  
Assessment No. 73136 4

Post Office  
Billpay Code: 0325  
Ref: 0731 364

To pay this bill visit any Post Office, phone 13 18 18, or go to [postbillpay.com.au](http://postbillpay.com.au)

POSTbillpay  
\*325 0731364 Amount \$222.00

Biller Code: 7831  
Ref: 0731364

Call: 1300 954 297  
Assessment No. 73136 4

BPAY this payment via internet or phone banking.  
BPAY Views: View and pay this bill using internet banking.  
BPAY View Registration No.: 0731364

#### CREDIT of CITY OF DAREBIN

Drawer	Bank	Branch
<input type="text"/>	<input type="text"/>	<input type="text"/>

\$

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49





ABN 75 015 980 522

*Ind 29/11/21  
NCP# N310615421833*

# RATE INSTALMENT NOTICE 2021/2022

Date of Issue: 18th October 2021

Assessment Number: 731364

Instalment Amount Due  
**\$222.00**

Payable By:  
**30th November 2021**



ME and AV Investments 1 Pty Ltd  
31 Symons St  
PRESTON VIC 3072



025  
014185  
R3\_10913

Property Description: **4/24 Highland Street KINGSBURY VIC 3083  
LOT 4 PS 716036M**

## 2nd Instalment Details

2nd Instalment Amount	\$222.00
<b>Total Amount Due</b>	<b>\$222.00</b>

### COVID-19 Financial Hardship Policy

Payment of this notice is due by 30th November 2021, however if your income has been impacted by the pandemic and you can't pay your rates, you can defer payment until 30th June 2022 with no interest. You do not need to do anything. You can make part payments at any time.

Payments made after the 11th October 2021 are not included in the Total Amount Due

Receive your notice via email  
Go to [darebin.enotices.com.au](http://darebin.enotices.com.au)

Your eNotice Reference No: 9A29E67F6Z

PLEASE SEE REVERSE FOR IMPORTANT INFORMATION, PAYMENT METHODS AND CONTACT DETAILS

Name: ME and AV Investments 1 Pty Ltd  
Property Address: 4/24 Highland Street KINGSBURY VIC 3083

### Locked Bag Payment Advice

Visit: [www.darebin.vic.gov.au](http://www.darebin.vic.gov.au)  
Assessment No. 731364

Assessment No. 731364  
Amount Due: **\$222.00**  
Payable By: **30th November 2021**



Billpay Code: 0325  
Ref. 0731 364



\*325 0731364 Amount \$222.00

To pay the bill visit any Post Office, phone 13 18 18, or go to [www.billpay.com.au](http://www.billpay.com.au)



Biller Code: 7831  
Ref. 0731364



Call: 1300 954 297  
Assessment No. 731364

BPAY this payment via internet or phone banking.  
BPAY View®. View and pay this bill using internet banking.  
BPAY View Registration No.: 0731364



CREDIT of CITY OF DAREBIN

Drawer	Bank	Branch

\$

+00000000731364> +000692+ <0000000000> <0000022200> \*\*444\*

48



ABN 75 815 980 522

*land 18/9/21  
accept 22/9/21 819607660*

# VALUATION AND RATES NOTICE

For Period 1 July, 2021 to 30 June, 2022

Date of issue: 31st August 2021

Assessment Number: 73136 4

## 1st INSTALMENT DUE

**\$222.20**

Payable By:  
30th September 2021



ME and AV Investments 1 Pty Ltd  
31 Symons St  
PRESTON VIC 3072



DCS  
1008410  
R1 15195

Property Description: 4/24 Highland Street KINGSBURY VIC 3083  
LOT 4 PS 716036M

### Rating Details:

Date Rates Declared	1st July 2021
Residential Rate	0.00203344 x 370,000 \$752.35
Fire Services Property Levy	
Fire Services Levy Classification: Residential	
Fire Services Levy \$114 + (0.000059 x 370,000)	\$135.85

### Valuation Details:

Level of Value Date:	1st January 2021
Site Value	145,000
Capital Improved Value	370,000
Net Annual Value	18,500

Description: Townhouse  
AVPCC: 121.4



For emailed notices  
darebin.notices.com.au  
Reference No: 1EC6401BAS

### PAYMENT OPTIONS

Total **\$888.20**

Four Instalments  
(Direct Debit Available)

DUE DATE	AMOUNT
30/09/2021	\$222.20
30/11/2021	\$222.00
28/02/2022	\$222.00
31/05/2022	\$222.00

OR

Ten Monthly Direct Debit Instalments

(Can ONLY be paid via Council's Direct Debit Option)

DUE DATE	AMOUNT	DUE DATE	AMOUNT
15/09/2021	\$88.20	15/02/2022	\$88.00
15/10/2021	\$88.00	15/03/2022	\$88.00
15/11/2021	\$88.00	15/04/2022	\$88.00
15/12/2021	\$88.00	16/05/2022	\$88.00
17/01/2022	\$88.00	15/06/2022	\$88.00

SEE REVERSE FOR IMPORTANT INFORMATION AND PAYMENT METHODS

### Locked Bag Payment Advice

Name: ME and AV Investments 1 Pty Ltd  
Property Address: 4/24 Highland Street KINGSBURY VIC 3083  
Assessment No. 73136 4  
1st Instalment: \$222.20  
Payable By: 30th September 2021



Call: 1300 954 297  
Assessment No. 731364



Visit: www.darebin.vic.gov.au  
Assessment No. 731364



Billpay Code: 7831  
Ref: 0731364



Billpay Code: 0325  
Ref: 0731 364

Pay in-store at Australia Post, by phone 13 18 16, or online at [auspost.com.au/postbillpay](http://auspost.com.au/postbillpay)



Council Use Only

CREDIT of CITY OF DAREBIN

Drawer	Bank	Branch
<input type="text"/>	<input type="text"/>	<input type="text"/>



\*325 0731364

\$

+00000000731364> +000692+ <0000000000> <0000088820> +444+

47

# Your quarterly bill



*paid 22/3/22  
Ref: 5209058624862*



454308-001 000710(1421) 0030 111

ME AND AV INVESTMENTS 1 PTY LTD ATF TRUSTEE M  
31 SYMONS ST  
PRESTON VIC 3072

Enquiries 1300 304 688  
Faults (24/7) 13 27 62

Account number 52 0660 9121  
Invoice number 5209 0586 24862  
Issue date 9 Mar 2022  
Tax Invoice Yarra Valley Water ABN 83 656 902 501

Amount due **\$155.43** Due date **30 Mar 2022**

## Summary

**UNIT 4 24 HIGHLAND ST, KINGSBURY**

Property Number 5033 802, PS 716036

Product/Service	Amount
Water Supply System Charge	\$19.28
Sewerage System Charge	\$110.12
<b>Yarra Valley Water Total</b>	<b>\$129.40</b>
<b>Other Authority Charges</b>	
Waterways and Drainage Charge on behalf of Melbourne Water	\$26.03
<b>TOTAL (GST does not apply)</b>	<b>\$155.43</b>

## Payment summary

Last Account	\$158.89
Paid/Adjusted	-\$158.89
Balance	\$0.00
Total this Account	+\$155.43
<b>Total Balance</b>	<b>\$155.43</b>



## How to pay



\*3042 520905862486 7



**Direct debit**  
Sign up for direct debit at [yvw.com.au/online](http://yvw.com.au/online) or call 1300 304 688.



**Credit Card**  
Online: [yvw.com.au/paying](http://yvw.com.au/paying)  
Phone: 1300 362 332



**Cheque**  
Send a cheque with this period of your bill to: Yarra Valley Water, GPO Box 2060 Melbourne VIC 3001



**BPAY\***  
Biller code: 344356  
Ref: 520 6609 1210



**Post ePay\***  
Biller code: 3042  
Ref: 5209 0586 24862



**Centrelink**  
Arrange regular deductions from your Centrelink payments  
Online: via your myGov account at [my.gov.au](http://my.gov.au)  
CRN: 658 054 1187

ME AND AV INVESTMENTS 1 PTY LTD ATF TRUSTEE M

Account number 52 0660 9121  
Invoice number 5209 0586 24862  
**Total due \$155.43**  
Due date **30 Mar 2022**  
Amount paid

+05209058624862>

+009120+

<5206609121>

<0000015543>

+444+

46





**Yarra  
Valley  
Water**

Yarra Valley Water ARN 93 066 902 501

*Paid 21/12/21  
A/c # 5200458705967*



435270-001 000275(551) 0025 H1

ME AND AV INVESTMENTS 1 PTY LTD ATF TRUSTEE M  
31 SYMONS ST  
PRESTON VIC 3072

## Quarterly Bill

Enquiries 1300 304 688

Faults 13 2762 (24hrs)

Account Number 52 0660 9121

Invoice Number 5200 4587 05967

Total Due \$158.89

Due Date 29 December 2021

Need more time to pay?

Go to [yvw.com.au/extend](http://yvw.com.au/extend) or call 1300 304 688

Tax Invoice Issued 06 Dec 2021

### ACCOUNT SUMMARY

**UNIT 4 24 HIGHLAND ST, KINGSBURY**

Property Number 5033 802, PS 716036

Product/Service	Amount
Water Supply System Charge	\$19.71
Sewerage System Charge	\$112.57
<b>Yarra Valley Water Total</b>	<b>\$132.28</b>
<b>Other Authority Charges</b>	
Waterways and Drainage Charge on behalf of Melbourne Water	\$26.61
<b>TOTAL (GST does not apply)</b>	<b>\$158.89</b>

### PAYMENT SUMMARY

Last Account	\$239.09
Paid/Adjusted	-\$239.09
Balance	\$0.00
Total this Account	+\$158.89
<b>Amount Due</b>	<b>\$158.89</b>

### WATER USAGE

No Water Usage  
has been charged  
on this account.



**Yarra  
Valley  
Water**



\*3042 5200458705967

UNIT 4 24 HIGHLAND ST, KINGSBURY

Go paperless and switch to eBilling at [yvw.com.au/online](http://yvw.com.au/online)

To claim an automatic concession on your account, update your details online at [yvw.com.au/online](http://yvw.com.au/online) or call 1800 680 824. Please see reverse for details

## Payment Slip

Account Number 52 0660 9121

Invoice Number 5200 4587 05967

Total Due \$158.89

Due Date 29 December 2021



Yarra Valley Water

YOUR QUARTERLY BILL

*Handwritten:* 1md 18/9/21  
N/A 2291 81978057



415464-001 007709(15417) R H1

ME AND AV INVESTMENTS 1 PTY LTD ATF TRUSTEE M  
31 SYMONS ST  
PRESTON VIC 3072

Enquiries	1300 304 688
Faults (24/7)	13 2762
Payment assistance	1800 994 788

Account number	52 0660 9121
Invoice number	5206 7495 95718
Issue date	2 Sep 2021

Property address	UNIT 4, 24 HIGHLAND ST KINGSBURY
Property reference	5033802, PS 716036

Tax Invoice Yarra Valley Water ABN 97 300 402 901

yvw.com.au

## SUMMARY

Previous bill	\$159.73
Payment received thank you	-\$159.73
Balance carried forward	\$0.00
<b>This bill</b>	
Service charges	
Water supply system	\$19.71
Sewerage system	\$112.57
Other authority charges	
Waterways and drainage	\$26.61
Annual parks	\$80.20
Total this bill (GST does not apply)	\$239.09
<b>Total balance</b>	<b>\$239.09</b>



- Service charges
- Other authority charges

## YOUR HOUSEHOLD'S DAILY WATER USE

No water usage has been charged on this account.

## YOUR DAILY SPEND



Excludes other authority charges

43



# Your quarterly bill



Inv 20/6/22  
MUR 126202140669



473410-001 000498(1403) 0030 H2

ME AND AV INVESTMENTS 1 PTY LTD ATF TRUSTEE  
M  
31 SYMONS ST  
PRESTON VIC 3072

Enquiries 1300 304 688  
Faults (24/7) 13 27 62

Account number 52 0660 9121  
Invoice number 5209 9194 89903  
Issue date 8 Jun 2022  
Tax Invoice Yarra Valley Water ABN 93 066 902 501

Amount due **\$157.13**  
Due date **29 Jun 2022**

## Summary

UNIT 4 24 HIGHLAND ST, KINGSBURY

Property Number 6033 802, PG 716036

Product/Service	Amount
Water Supply System Charge	\$19.49
Sewerage System Charge	\$111.53
<b>Yarra Valley Water Total</b>	<b>\$130.92</b>
<b>Other Authority Charges</b>	
Waterways and Drainage Charge on behalf of Melbourne Water	\$26.31
<b>TOTAL (GST does not apply)</b>	<b>\$157.13</b>

## Payment summary

Last Account	\$155.43
Paid/Adjusted	-\$155.43
Balance	\$0.00
<b>Total this Account</b>	<b>-\$157.13</b>
<b>Total Balance</b>	<b>\$157.13</b>

No water usage has been charged on this account.



## How to pay



\*3042 5209919469903



### Direct Debit

Sign up for Direct Debit at [yvw.com.au](http://yvw.com.au) or call 1300 304 688.



### BPAY®

Billier code: 544366  
Ref: 520 6609 1210



### Credit card

Online: [yvw.com.au/paying](http://yvw.com.au/paying)  
Phone: 1300 362 332



### Gantrispay

Arrange regular deductions from your Gantrispay payments. Visit [yvw.com.au/paying](http://yvw.com.au/paying). QRN reference: 555 054 118T



### Post Billpay®

Pay in person at any post office. By phone on 13 18 16 or at [postbillpay.com.au](http://postbillpay.com.au)

Billier code: 2042  
Ref: 5209 9194 89903



### Cheque

Send a cheque with this carbon of your bill to:  
**Yarra Valley Water**  
GPO Box 2860 Melbourne VIC 3001

ME AND AV INVESTMENTS 1 PTY LTD ATF TRUSTEE M

Account number 52 0660 9121  
Invoice number 5209 9194 89903  
Total due \$157.13  
Due date 29 Jun 2022  
Amount paid \$

+05209919469903>

+009120+

<5206609121>

<0000015713>

+444+

49



ABN 75 818 960 527



ME And AV Investments 2 Pty Ltd  
31 Symons St  
PRESTON VIC 3072

*paid 31/5/22  
N25252577067*

# RATE INSTALMENT NOTICE 2021/2022

Date of Issue: 7th April 2022

Assessment Number: 731356

Instalment Amount Due

**\$222.00**

Payable By:  
**31st May 2022**



030  
1018572  
R2 1889

Property Description: **3/24 Highland Street KINGSBURY VIC 3083  
LOT 3 PS 716036M**

## 4th Instalment Details

4th Instalment Amount

**\$222.00**

Total Amount Due

**\$222.00**

### COVID-19 Financial Hardship Policy

Payment of this notice is due by 31st May 2022, however if your income has been impacted by the pandemic and you can't pay your rates, you can defer payment until 30th June 2022 with no interest. You do not need to do anything. You can make part payments at any time.

Payments made after the 6th April 2022 are not included in the Total Amount Due



Receive your notice via email  
Go to [darebin.enotices.com.au](http://darebin.enotices.com.au)

Your eNotice Reference No:

**B42DB1233B**

PLEASE SEE REVERSE FOR IMPORTANT INFORMATION, PAYMENT METHODS AND CONTACT DETAILS

Name: ME And AV Investments 2 Pty Ltd  
Property Address: 3/24 Highland Street KINGSBURY VIC 3083

### Locked Bag Payment Advice

Visit: [www.darebin.vic.gov.au](http://www.darebin.vic.gov.au)  
Assessment No. 731356

Assessment No. **731356**  
Amount Due: **\$222.00**  
Payable By: **31st May 2022**



CREDIT of CITY OF DAREBIN

Transfer	Bank	Branch



Billpay Code: 0325  
Ref: 0731 356

To pay this bill visit any Post Office, phone 13 18 18, or go to [www.pay.com.au](http://www.pay.com.au)



Billier Code: 7831  
Ref: 0731356



\*325 0731356 Amount \$222.00



Call: 1300 954 297  
Assessment No. 731356

BPAY this payment via Internet or phone banking  
BPAY Views- View and pay this bill using internet banking  
BPAY View Registration No.: 0731356

\$

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41





# RATE INSTALMENT NOTIC

2021/2022

Date of Issue: 9th January 2022

Assessment Number: 731356

Instalment Amount Due

\$222.00

Payable By:

28th February 2022



ME And AV Investments 2 Pty Ltd  
31 Symons St  
PRESTON VIC 3072



025  
013356  
R2\_9621

Property Description: 3/24 Highland Street KINGSBURY VIC 3083  
LOT 3 P8 716036M

### 3rd Instalment Details

3rd Instalment Amount

\$222.00

Total Amount Due

\$222.00

### COVID-19 Financial Hardship Policy

Payment of this notice is due by 28th February 2022, however if your income has been impacted by the pandemic and you can't pay your rates, you can defer payment until 30th June 2022 with no interest. You do not need to do anything. You can make part payments at any time.

Payments made after the 7th January 2022 are not included in the Total Amount Due



Receive your notice via email  
Go to [darebin.enotices.com.au](http://darebin.enotices.com.au)

Your eNotice Reference No:

08C1B7CB0T

PLEASE SEE REVERSE FOR IMPORTANT INFORMATION, PAYMENT METHODS AND CONTACT DETAILS

Name: ME And AV Investments 2 Pty Ltd  
Property Address: 3/24 Highland Street KINGSBURY VIC 3083

Assessment No. 731356  
Amount Due: \$222.00

Payable By: 28th February 2022



Council Use Only

CREDIT OF CITY OF DAREBIN

Drawer	Bank	Branch

### Locked Bag Payment Advice

Visit: [www.darebin.vic.gov.au](http://www.darebin.vic.gov.au)  
Assessment No. 73135 6



Billpay Code: 0325  
Ref. 0731 356

POST billpay



\*0325 0731356 Amount \$222.00

To pay this bill visit my Post Office phone 13 18 18, or go to [post-billpay.com.au](http://post-billpay.com.au)



Bill Code: 7831  
Ref. 0731356



Call: 1300 954 297  
Assessment No. 73135 6

BPAY this payment via internet or phone banking  
BPAY View - View and pay this bill using internet banking  
BPAY View Registration No.: 0731356

\$

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<0000022200>

+444+



ABN 75 815 980 522

*paid 28/11/21  
receipt N312615958771*

# RATE INSTALMENT NOTICE 2021/2022

Date of Issue: 18th October 2021

Assessment Number: 731356

Instalment Amount Due  
**\$222.00**

Payable By:  
**30th November 2021**



ME And AV Investments 2 Pty Ltd  
31 Symons St  
PRESTON VIC 3072



025  
R04196  
R2\_10915

Property Description: **3/24 Highland Street KINGSBURY VIC 3083**  
**LOT 3 PS 716036M**

## 2nd Instalment Details

2nd Instalment Amount	<b>\$222.00</b>
<b>Total Amount Due</b>	<b>\$222.00</b>

### COVID-19 Financial Hardship Policy

Payment of this notice is due by 30th November 2021, however if your income has been impacted by the pandemic and you can't pay your rates, you can defer payment until 30th June 2022 with no interest. You do not need to do anything. You can make part payments at any time.

Payments made after the 11th October 2021 are not included in the Total Amount Due



Receive your notice via email  
Go to [darebin.enotices.com.au](http://darebin.enotices.com.au)

Your eNotice Reference No: **07E4A4704H**

PLEASE SEE REVERSE FOR IMPORTANT INFORMATION, PAYMENT METHODS AND CONTACT DETAILS

Name: ME And AV Investments 2 Pty Ltd  
Property Address: 3/24 Highland Street KINGSBURY VIC 3083

Assessment No: **731356**  
Amount Due: **\$222.00**  
Payable By: **30th November 2021**

### Locked Bag Payment Advice

Visit: [www.darebin.vic.gov.au](http://www.darebin.vic.gov.au)  
Assessment No. 731356



Billpay Code: 0325  
Ref: 0731 356



\*325 0731356 Amount \$222.00

To pay this bill visit any Post Office, phone 13 18 18 or go to [postbillpay.com.au](http://postbillpay.com.au)



Bill Code: 7831  
Ref: 0731356



Call: 1300 954 297  
Assessment No. 731356

BPAY this payment via internet or phone banking.  
BPAY View: View and pay this bill using internet banking  
BPAY View Registration No.: 0731356



Council Use Only

CREDIT of CITY OF DAREBIN

Drawn	Bank	Branch

\$

+00000000731356> +000692+ <0000000000> <0000022200> +444+

*39*





ABN 75 915 940 522

*paid 10/9/21  
Net 2918192046*

**VALUATION AND RATES NOTICE**  
For Period 1 July, 2021 to 30 June, 2021

Date of issue: 31st August 2021

Assessment Number: 73135 6

**1st INSTALMENT DUE**

**\$222.20**

Payable By:  
**30th September 2021**



ME And AV Investments 2 Pty Ltd  
31 Symons St  
PRESTON VIC 3072



025  
1006411  
R1 1E201

**Property Description: 3/24 Highland Street KINGSBURY VIC 3083  
LOT 3 PS 718036M**

**Rating Details:**

Date Rates Declared: 1st July 2021  
Residential Rate: 0.00203344 x 370,000 = \$752.35  
Fire Services Property Levy  
Fire Services Levy Classification: Residential  
Fire Services Levy \$114 + (0.000059 x 370,000) = \$135.85

**Valuation Details:**

Level of Value Date: 1st January 2021  
Site Value: 145,000  
Capital Improved Value: 370,000  
Net Annual Value: 18,500

Description: Townhouse  
AVPC: 121.4

**Total \$888.20**

**PAYMENT OPTIONS**

**Four Instalments**  
(Direct Debit Available)

OR

**Ten Monthly Direct Debit Instalments**  
(Can ONLY be paid via Council's Direct Debit Option)

DUE DATE	AMOUNT	DUE DATE	AMOUNT	DUE DATE	AMOUNT
30/09/2021	\$222.20	15/09/2021	\$88.20	15/02/2022	\$88.00
30/11/2021	\$222.00	15/10/2021	\$88.00	15/03/2022	\$88.00
28/02/2022	\$222.00	15/11/2021	\$88.00	15/04/2022	\$88.00
31/05/2022	\$222.00	15/12/2021	\$88.00	16/06/2022	\$88.00
		17/01/2022	\$88.00	15/06/2022	\$88.00

SEE REVERSE FOR IMPORTANT INFORMATION AND PAYMENT METHODS

For emailed notices  
darebin.enotices.com.au  
Reference No: **A75DAB07BC**

**Locked Bag Payment Advice**

Name: ME And AV Investments 2 Pty Ltd  
Property Address: 3/24 Highland Street KINGSBURY VIC 3083  
Assessment No. 73135 6  
1st Instalment: \$222.20  
Payable By: 30th September 2021



Council Use Only

**CREDIT of CITY OF DAREBIN**

Drawer:  Bank:  Branch:

+00000000731356> +000692+ <0000000000> <0000088820> +444+



Call: 1300 954 297  
Assessment No. 731356



Visit: www.darebin.vic.gov.au  
Assessment No. 731356



Billpay Code: 7831  
Ref: 0731356



Billpay Code: 0325  
Ref: 0731 356

Pay in-store at Australia Post by phone 13 18 18, or online at auspost.com.au/postbillpay



\*325 0731356

\$



38

# Your quarterly bill

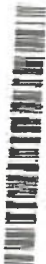


*Paid 22/3/22  
1427 72322 1821816*

454308-001 000670(1341) 0039 W1

ME AND AV INVESTMENTS 2 PTY LTD ATF  
CUSTODIAN  
31 SYMONS ST  
PRESTON VIC 3072

Enquiries 1300 304 681  
Faults (24/7) 13 27 63  
Account number 37 6588 1040  
Invoice number 3760 3802 58532  
Issue date 9 Mar 2022  
Tax Invoice Yarra Valley Water ABN 53 026 802 501



Amount due **\$155.43**  
Due date **30 Mar 2022**

## Summary

**UNIT 3 24 HIGHLAND ST, KINGSBURY**

Property Number 5033 801, PS716036

### Product/Service

	Amount
Water Supply System Charge	\$19.28
Sewerage System Charge	\$110.12
Yarra Valley Water Total	\$129.40
Other Authority Charges	
Waterways and Drainage Charge on behalf of Melbourne Water	\$26.03
<b>TOTAL (GST does not apply)</b>	<b>\$155.43</b>

## Payment summary

Last Account	\$158.80
Paid/Adjusted	-\$156.89
Balance	\$0.00
Total this Account	+\$155.43
<b>Total Balance</b>	<b>\$155.43</b>



## How to pay



**Direct Debit**  
Sign up for direct debit at [yvwm.com.au/online](http://yvwm.com.au/online) or call 1300 304 688.



**BPAY\***  
Billref code: 304266  
Ref: 376 5881 0604



**Credit Card**  
Online: [yvwm.com.au/paying](http://yvwm.com.au/paying)  
Phone: 1300 362 332



**Post Easypay\***  
Billref code: 3042  
Ref: 3760 3802 58532



**Cheque**  
Send a cheque with this section of your bill to:  
**Yarra Valley Water,  
GPO Box 2850 Melbourne  
VIC 3001**



**Centrepay**  
Arrange regular deductions from your Centrelink payments  
Online: via your myGov account at [my.gov.au](http://my.gov.au)  
CRN: 555 054 1187

ME AND AV INVESTMENTS 2 PTY LTD ATF  
CUSTODIAN  
Account number 37 6588 1040  
Invoice number 3760 3802 58532  
Total due **\$155.43**  
Due date **30 Mar 2022**  
Amount paid \$

+03760380258532>

+009120+

<3765881040>

<0000015543> +444+

*37*



Yarra Valley Water ABN 93 066 902 501

*Inv'd 22/12/21  
Rec'd 23/12/21 17368921*



435270-001 000236(473) 0025 #1

ME AND AV INVESTMENTS 2 PTY LTD ATF CUSTODIAN  
31 SYMONS ST  
PRESTON VIC 3072

## Quarterly Bill

Enquiries 1300 304 688

Faults 13 2762 (24hrs)

Account Number 37 6588 1040

Invoice Number 3765 8406 98628

Total Due \$158.89

Due Date 29 December 2021

Need more time to pay?

Go to [yvw.com.au/extend](http://yvw.com.au/extend) or call 1300 304 688

Tax Invoice issued 06 Dec 2021

### ACCOUNT SUMMARY

#### UNIT 3 24 HIGHLAND ST, KINGSBURY

Property Number 5033 801, PS 716036

Product/Service	Amount
Water Supply System Charge	\$19.71
Sewerage System Charge	\$112.57
<b>Yarra Valley Water Total</b>	<b>\$132.28</b>
<b>Other Authority Charges</b>	
Waterways and Drainage Charge on behalf of Melbourne Water	\$26.61
<b>TOTAL (GST does not apply)</b>	<b>\$158.89</b>

### PAYMENT SUMMARY

Last Account	\$239.09
Paid/Adjusted	-\$239.09
Balance	\$0.00
Total this Account	+\$158.89
<b>Amount Due</b>	<b>\$158.89</b>

### WATER USAGE

No Water Usage  
has been charged  
on this account.



\*3042 376584069862 0

#### UNIT 3 24 HIGHLAND ST, KINGSBURY

Go paperless and switch to eBilling at [yvw.com.au/online](http://yvw.com.au/online).

To claim an automatic concession on your account, update your details online at [yvw.com.au/online](http://yvw.com.au/online) or call 1800 680 824. Please see reverse for details.

## Payment Slip

Account Number 37 6588 1040

Invoice Number 3765 8406 98628

Total Due \$158.89

Due Date 29 December 2021

36



# Your quarterly bill



paid 20/6/22  
ref 206202009410



473411-001 003294 (6587) 0030 M2

ME AND AV INVESTMENTS 2 PTY LTD ATF  
CUSTODIAN  
31 SYMONS ST  
PRESTON VIC 3072

Enquiries 1300 304 688  
Faults (24/7) 13 27 62

Account number 37 6588 1040  
invoice number 3768 8983 13325  
issue date 8 Jun 2022

UNIT 3, 24 HIGHLAND ST  
KINGSBURY

Property address  
Property reference 5033801, FS:710036  
Tax Invoice Yarra Valley Water ABN 93 066 802 501

## Summary

<b>Previous bill</b>	<b>\$165.43</b>
Payment received thank you	-\$165.43
<b>Balance carried forward</b>	<b>\$0.00</b>
<b>This bill</b>	
<i>Service charges</i>	
Water supply system	\$19.49
Sewerage system	\$111.33
<b>Other authority charges</b>	
Waterways and drainage	\$26.31
<b>Total this bill (GST does not apply)</b>	<b>\$157.13</b>
<b>Total balance</b>	<b>\$157.13</b>



• Service charges  
■ Other authority charges

## Your daily spend



Excludes other authority charges

35



**Yarra  
Valley  
Water**

Yarra Valley Water ABN 93 066 902 501

*Paid 19/9/21  
Ref: 22919193874*



415463-001 000241(481) 0025 H1

ME AND AV INVESTMENTS 2 PTY LTD ATF CUSTODIAN  
31 SYMONS ST  
PRESTON VIC 3072



**Tax Invoice** issued 02 Sep 2021

## Quarterly Bill

Enquiries **1300 304 688**

Faults **13 2762** (24hrs)

Account Number **37 6588 1040**

Invoice Number **3764 1577 58660**

Total Due **\$239.09**

Due Date **23 September 2021**

Need more time to pay?

Go to [yvw.com.au/extend](http://yvw.com.au/extend) or call 1300 304 688

### ACCOUNT SUMMARY

**UNIT 3 24 HIGHLAND ST, KINGSBURY**

Property Number **5033 801, PS 716836**

Product/Service	Amount
Water Supply System Charge	\$19.71
Sewerage System Charge	\$112.57
<b>Yarra Valley Water Total</b>	<b>\$132.28</b>
<b>Other Authority Charges</b>	
Waterways and Drainage Charge on behalf of Melbourne Water	\$26.61
Annual Parks Charge	\$80.20
<b>TOTAL (GST does not apply)</b>	<b>\$239.09</b>

### PAYMENT SUMMARY

Last Account	\$159.73
Paid/Adjusted	-\$158.73
Balance	\$0.00
Total this Account	+\$239.09
<b>Amount Due</b>	<b>\$239.09</b>

### WATER USAGE

No Water Usage  
has been charged  
on this account.



\*3042 376415775866 0

## Payment Slip

Account Number **37 6588 1040**

Invoice Number **3764 1577 58660**

Total Due **\$239.09**

Due Date **23 September 2021**

UNIT 3 24 HIGHLAND ST, KINGSBURY

To claim an automatic concession on your account, update your details online at [yvw.com.au/online](http://yvw.com.au/online) or call 1800 680 824. Please see reverse for details.

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Australian Government  
Australian Taxation Office

Agent J I CONSULTING PTY LTD  
Client THE TRUSTEE FOR ME AND AV  
SUPERANNUATION FUND  
ABN 15 460 625 320

*paid 14/7/22  
receipt NZX192490701*

## Payment options

If you can't make a payment using BPAY®, credit or debit card, other payment options are also available. It may take up to five business days for your ATO account to reflect any payments.

<b>Account</b>	Activity statement 4 THE TRUSTEE FOR ME AND AV SUPERANNUATION FUND
<b>Payment reference number</b>	004154606253202880
<b>Overdue</b>	\$0.00
<b>Balance</b>	\$1,517.00 DR

BPAY®



**Biller code** 75556  
**Ref** 004154606253202880

### Telephone and Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or credit card account.  
For more information see [www.bpay.com.au](http://www.bpay.com.au)

### Credit or Debit card

Pay online with the Government EasyPay card payment service or ATO online (individuals)

A card payment fee will apply equal to the fee we incur from our bank.

**Payment reference number** 004154606253202880

### Australia Post

Payment can be made in person at Australia Post outlets using cash, cheque or money order.

**Payment reference number** 004154606253202880



\*171 004154606253202880



THE TRUSTEE FOR ME AND AV  
SUPERANNUATION FUND  
31 SYMONS ST  
PRESTON VIC 3072

026

Tax period ending 30 June 2021  
Tax file number 531 190 834  
Date of issue 11 April 2022  
Our reference 312 488 740 6552  
Internet: [www.ato.gov.au](http://www.ato.gov.au) Phone enquiries: 13 28 66

## Notice of amended assessment - year ended 30 June 2021

*Income Tax Assessment Act 1936 and Income Tax Assessment Act 1997*

Thank you for advising us of changes to your income tax return for the period ending 30 June 2021. We have amended your assessment for that period to reflect these changes.

Description	Debits \$	Credits \$
<b>Your previous taxable income was \$52,795</b>		
<b>Your amended taxable income is \$42,059</b>		
Tax on no-TFN-quoted contributions	0.00	
<b>Gross tax</b>	<b>6,443.70</b>	
<b>Amended assessed tax payable</b>	<b>6,443.70</b>	
Less tax offset refunds	0.00	
Less PAYG instalments raised		6,069.00
Plus self managed superannuation fund supervisory levy	259.00	
<b>Result of this amended notice</b>	<b>633.70 DR</b>	
Result of your previous notice for the period	2,109.10	
<b>Difference between this amendment and previous notice</b>		<b>1,475.40</b>
<b>Outcome of this notice</b>		<b>1,475.40 CR</b>

**Outcome of this notice \$1,475.40 CR**

Total amount payable/refundable **Refer to Statement of Account**

Mejinda Smith  
Deputy Commissioner of Taxation

**Please keep this notice for future reference**

**Please see over for important information about your assessment**

3a



**Other information relevant to your assessment:**

The Commissioner rounds down certain small amounts that may be owed by you or may be refunded to you. You may have transactions on your account where this has occurred.

Your taxable income includes \$0.00 of no-TFN-quoted contributions income.



and 19/7/22  
 receipt N26154850352



Australian Government  
 Australian Taxation Office



THE TRUSTEE FOR ME AND AV  
 SUPERANNUATION FUND  
 31 SYMONS ST  
 PRESTON VIC 3072

Statement period 01 Jul 21 to 06 Apr 22  
 Tax file number 531 190 834  
 Date of issue 11 April 2022  
 Statement number 1  
 Our reference 7128384963230  
 Internet: www.ato.gov.au Account enquiries: 13 28 66

**Income Tax Account  
 Statement of Account**

Overdue amount as at 06 April 2022  
 You are required to pay this amount immediately.  
 General interest charges (GIC) may be accruing

**\$0.00**

Amounts not yet due **\$633.70 DR**

This statement has been issued to provide supplementary account information in relation to your assessment.

Transaction list - This statement shows transactions for the period 01 July 2021 to 06 April 2022 (inclusive).

Process date	Effective date	Description of transaction	Debit \$	Credit \$	Balance \$
		<b>OPENING BALANCE</b>			0.00
01 Apr 22	16 May 22	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21	2,109.10		2,109.10
06 Apr 22	11 Apr 22	Client initiated amended Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21		1,475.40	633.70
06 Apr 22		<b>CLOSING BALANCE</b>			<b>633.70 DR</b>

Melinda Smith  
 Deputy Commissioner of Taxation

Please see over for important information about your statement

EO1054-S00003-F248/06

NAT73365

71092 100071-12-2021

Page 1 of 2

NAT71568-10.2016 JS 38063

Australian Taxation Office

**PAYMENT SLIP - 21**  
 THE TRUSTEE FOR ME AND AV  
 SUPERANNUATION FUND

TFN 531 190 834/00002

Amount paid \$

Australian Taxation Office  
 Locked Bag 1936  
 ALBURY NSW 1836

PRN 002 00531 190 834 2921



<531190834>002< > < 000000> 210< >

30



Australian Government  
Australian Taxation Office

*paid 24/1/22  
receipt 24/1/22 250260*

Agent J I CONSULTING PTY LTD  
Client THE TRUSTEE FOR ME AND AV  
SUPERANNUATION FUND  
ABN 15 460 625 320

## Payment options

If you can't make a payment using BPAY®, credit or debit card, other payment options are also available. It may take up to five business days for your ATO account to reflect any payments

<b>Account</b>	Activity statement 4 THE TRUSTEE FOR ME AND AV SUPERANNUATION FUND
<b>Payment reference number</b>	004154606253202860
<b>Overdue</b>	\$0.00
<b>Balance</b>	\$1,517.00 DR

BPAY®



**Biller code** 75556  
**Ref** 004154606253202860

### Telephone and Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or credit card account.  
For more information see [www.bpay.com.au](http://www.bpay.com.au)

### Credit or Debit card

Pay online with the Government EasyPay card payment service or ATO online (individuals).

A card payment fee will apply equal to the fee we incur from our bank.

**Payment reference number** 004154606253202860

### Australia Post

Payment can be made in person at Australia Post outlets using cash, cheque or money order.

**Payment reference number** 004154606253202860



\*171 004154606253202860





Australian Government  
Australian Taxation Office

*paid 3/10/21  
super 250095071802*

**Agent** J | CONSULTING PTY LTD  
**Client** THE TRUSTEE FOR ME AND AV  
SUPERANNUATION FUND  
**ABN** 15 460 626 320

## Payment options

If you can't make a payment using BPAY®, credit or debit card, other payment options are also available. It may take up to five business days for your ATO account to reflect any payments.

<b>Account</b>	Activity statement 4 THE TRUSTEE FOR ME AND AV SUPERANNUATION FUND
<b>Payment reference number</b>	004154606253202860
<b>Overdue</b>	\$0.00
<b>Balance</b>	\$1,517.00 DR

### BPAY®



**Biller code** 75556  
**Ref** 004154606253202860

#### Telephone and Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or credit card account.

For more information see [www.bpay.com.au](http://www.bpay.com.au)

### Credit or Debit card

Pay online with the Government EasyPay card payment service or ATO online (Individuals).

A card payment fee will apply equal to the fee we incur from our bank.

<b>Payment reference number</b>	004154606253202860
---------------------------------	--------------------

### Australia Post

Payment can be made in person at Australia Post outlets using cash, cheque or money order.

<b>Payment reference number</b>	004154606253202860
---------------------------------	--------------------



\*171 004154606253202860



Australian Government  
Australian Taxation Office

Agent J J CONSULTING PTY LTD  
Client THE TRUSTEE FOR ME AND AV  
SUPERANNUATION FUND  
ABN 15 460 625 320

## Payment options

If you can't make a payment using BPAY<sup>®</sup>, credit or debit card, other payment options are also available. It may take up to five business days for your ATO account to reflect any payments.

<b>Account</b>	Activity statement 4 THE TRUSTEE FOR ME AND AV SUPERANNUATION FUND
<b>Payment reference number</b>	004154606253202860
<b>Overdue</b>	\$0.00
<b>Balance</b>	\$936.00 DR

BPAY<sup>®</sup>



**Biller code** 75556  
**Ref** 004154606253202860

### Telephone and Internet Banking - BPAY<sup>®</sup>

Contact your bank or financial institution to make this payment from your cheque, savings, debit or credit card account.

For more information see [www.bpay.com.au](http://www.bpay.com.au)

### Credit or Debit card

Pay online with the Government EasyPay card payment service or ATO online (individuals).

A card payment fee will apply equal to the fee we incur from our bank.

<b>Payment reference number</b>	004154606253202860
---------------------------------	--------------------

### Australia Post

Payment can be made in person at Australia Post outlets using cash, cheque or money order.

<b>Payment reference number</b>	004154606253202860
---------------------------------	--------------------



\*171 004154606253202860



Inv'd 4/6/22  
M467 N2676291091X7

# TAX INVOICE

ME and AV SMSF PTY LTD c/o Haughton Stotts  
Attention: ME AND AV SMSF PTY LTD c/o Haughton Stotts  
319 High St  
NORTHCOTE VIC 3070  
AUSTRALIA

Invoice Date  
20 Apr 2022

Invoice Number  
INV-0891

Reference  
Electrical Safety Check :  
4/24 Highland St  
Kingsbury 3083

ABN  
19 673 274 594

Omni Electrical  
Attention: Paul Kang  
PO Box 422  
RESERVOIR VIC 3073  
AUSTRALIA  
Ph: 0419 358 923

Description	Quantity	Unit Price	GST	Amount AUD
Service Address: 4/24 Highland St Kingsbury 3083				
Electrical Safety Check	1.00	200.00	10%	200.00
		INCLUDES GST 10%		18.18
		TOTAL AUD		200.00

**Due Date: 3 Jun 2022**

Please pay  
Omni Electrical  
BSB: 063-385  
Account Number: 1068-9125  
Please include invoice number as reference

Airon?

# PAYMENT ADVICE

To: Omni Electrical  
Attention: Paul Kang  
PO Box 422  
RESERVOIR VIC 3073  
AUSTRALIA  
Ph: 0419 358 923

Customer	ME and AV SMSF PTY LTD c/o Haughton Stotts
Invoice Number	INV-0891
Amount Due	200.00
Due Date	3 Jun 2022
Amount Enclosed	_____

Enter the amount you are paying above

26

*Paid 4/1/22  
Receipt #210429202208*

# Invoice

**Brian Johnson**

**ABN: 67149027425**

**Mobile: 0401 6976 909**

**Date: 03/01/2021**

**Bill To: ME & AV SMSF Pty Ltd.**

<b>Description</b>	<b>Unit price</b>	<b>Amount</b>
<b>Electrical safety audit</b> 5/24 highland St, Highbury <i>Highbury</i>	<b>\$ 200.00</b>	<b>\$ 200.00</b>
<b>Materials.</b>	<b>0</b>	<b>0</b>
<b>Labour</b>	<b>0</b>	<b>0</b>

**Payment Methods:**

\*Cash

Please arrange a meeting

\*By Direct Deposit:

Westpac Brian Johnson

BSB: 733 686. Account Number: 703 410

<b>Sub-Total</b>	<b>\$ 200</b>
<b>GST</b>	
<b>Total</b>	<b>\$ 200</b>



Inv 6/6/22  
Ref: 19 673 274 594

# TAX INVOICE

ME and AV SMSF PTY LTD c/o Haughton Stotts  
Attention: ME AND AV SMSF PTY LTD c/o Haughton Stotts  
319 High St  
NORTHCOTE VIC 3070  
AUSTRALIA

Invoice Date  
20 Apr 2022

Invoice Number  
INV-0890

Reference  
Electrical Safety Check :  
3/24 Highland St  
Kingsbury 3083

ABN  
19 673 274 594

Omni Electrical  
Attention: Paul Kang  
PO Box 422  
RESERVOIR VIC 3073  
AUSTRALIA  
Ph: 0419 358 923

## Description

Quantity Unit Price GST Amount AUD

Service Address:  
3/24 Highland St Kingsbury 3083

Electrical Safety Check

1.00 200.00 10% 200.00

INCLUDES GST 10% 18.18

**TOTAL AUD 200.00**

**Due Date: 3 Jun 2022**

Please pay  
Omni Electrical  
BSB: 063-385  
Account Number: 1068-9125  
Please include invoice number as reference

# PAYMENT ADVICE

To: Omni Electrical  
Attention: Paul Kang  
PO Box 422  
RESERVOIR VIC 3073  
AUSTRALIA  
Ph: 0419 358 923

Customer ME and AV SMSF PTY LTD c/o Haughton Stotts  
Invoice Number INV-0890  
Amount Due 200.00  
Due Date 3 Jun 2022  
Amount Enclosed

Enter the amount you are paying above.

24





Invd 16/1/22  
relept N211620495934

# INVOICE

FREE QUOTES, PROMPT & RELIABLE SERVICE  
ABN: 91 556 349 533  
License No. 50991

23/12/2021  
Invoice No: 12311

Phone: 0407 507 193  
Email: apiplumb@yahoo.com.au

THE OWNER C/- HAUGHTON STOTTS  
RE: 3/24 HIGHLAND ST  
KINGSBURY

DESCRIPTION		AMOUNT
Labor:		
		\$160.00
Materials:		
Job completed;		
*Conducted a pressure test to gas mains fitting line, gas line tested sound.		
*Tested gas cooktop which is good working order and installation complies with installation regulations.		
*Tested gas hot water units gas operating pressure which tested sound and installation complies with installation regulations.		
Notes or additional terms/conditions:	TOTAL	\$160.00
	GST	\$16.00
	TOTAL INC GST	\$176.00



bid 19/12  
 req# N211660737811



# INVOICE

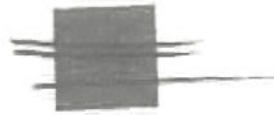
23/12/2021  
 Invoice No: 12312

FREE QUOTES, PROMPT & RELIABLE SERVICE  
 ABN: 91 556 349 533  
 License No. 50991

Phone: 0407 507 193  
 Email: apiplumb@yahoo.com.au

THE OWNER C/- HAUGHTON STOTTS  
 RE: 5/24 HIGHLAND ST  
 KINGSBURY

DESCRIPTION		AMOUNT
Labor:		
		\$160.00
Materials:		
Job completed:		
*Conducted a pressure test to gas mains fitting line, gas line tested sound.		
* Tested gas cooktop which is good working order and installation complies with installation regulations.		
*Tested gas hot water units gas operating pressure which tested sound and installation complies with installation regulations.		
Notes or additional terms/conditions:	TOTAL	\$160.00
	GST	\$16.00
	<b>TOTAL INC GST</b>	<b>\$176.00</b>



LegalStream  
strategic legal outsourcing

28 October 2021

Angelina Velardi & Massimo Esposito  
31 SYMONS STREET  
PRESTON WEST VIC 3072

*M3 Registration Title.*

Dear Angelina

Discharge of Mortgage - Unit 3, 24 Highland Street Kingsbury VIC 3083  
Title - Volume 11501 Folio 128

We now enclose your certificate of title, showing the previously registered mortgage has now been removed.

Please ensure that you keep this certificate in a safe place, or in safe keeping. We also attach your Tax Invoice.

Please acknowledge receipt by email to [discharges@legalstream.com.au](mailto:discharges@legalstream.com.au)

Yours sincerely,

Discharge Team  
LegalStream

# LegalStream Australia Pty Ltd

A.B.N. 80 002 801 498  
 Level 19 55 Goulburn Street, SYDNEY NSW 2000 PO BOX 654 Sydney  
 Facsimile (02) 8197 6626 Telephone (02) 9221 7919

## TAX INVOICE - No 331421

ME and AV (SMSF) Pty Ltd  
 ATF ME and AV  
 Superannuation Fund

28 October 2021

Page No: 1

Account	Loan Name	Agent Fee	Outlays	GST	TOTAL
69569608	ME and AV (SMSF) Pty Ltd ATF ME and AV Superannuation Fund	0.00	19.58	1.76	21.34
69569608	Comments: Excess electronic registration costs ME and AV (SMSF) Pty Ltd ATF ME and AV Superannuation Fund	50.00	112.40	0.00	167.40

PAID

INVOICE TOTAL

50.00

131.98

6.76

188.74



**ME and AV (SMSF) Pty Ltd ATF ME and AV Superannuation Fund - 69569608 Loan Payout**

discharges@legalstream.com.au <discharges@legalstream.com.au>

Mon 11/10/2021 12:43 PM

To: angaustramedex@hotmail.com <angaustramedex@hotmail.com>

Cc: discharges@legalstream.com.au <discharges@legalstream.com.au>

Dear ANGELINA,

I am writing to advise you of the final payout figure for your Mortgage Manager.

To register the discharge of mortgage with the VIC land titles Office and return your clear title, we will require you to make two payments to finalise both the repayment of the loan and subsequent return of your deeds.

Payments to be made:

Payment 1

**\$247,021.80** - as final payment for the loan 69569608. Please have the above amount transferred into the following ANZ account today or tomorrow:

Account Name: Perpetual Limited (Puma)  
BSB: 012 003  
Account: 837054617  
Reference Number: 69569608

Payment 2

**\$188.74** to facilitate the online registration and subsequent title return. This payment is to be transferred to the following Westpac account:

Account Name : LegalStream Pty Ltd  
BSB: 032 007  
Account: 288330  
Ref: 69569608

Please confirm once these payments have been made.

Once we have confirmed funds have been received and the discharge of mortgage has been registered, we will return your certificate of title via registered post to:

Angelina Velardi & Massimo Esposito  
31 SYMONS STREET  
PRESTON WEST VIC 3072

\*\*\* PLEASE NOTE: Due to Covid Restrictions currently in place at Land Titles Offices there will be Delays in receiving your title \*\*\*\*\*

Kind regards,



Mortgage Discharge Team  
LegalStream | Level 19, 59 Goulburn Street, Sydney NSW 2000  
e: discharges@legalstream.com.au | t: 02 9223 7919 | f: 02 8197 6626 |  
[www.legalstream.com.au](http://www.legalstream.com.au)

*Handwritten notes:*  
→ All balance 246,258.28  
mortgage discharge fee 400.00  
interest 363.52

*Handwritten notes:*  
15/10/21  
Title  
from  
Mortgage

TRANSACTIONS STATEMENTS & REPORTS ACCOUNT DETAILS DOWNLOAD FORMS

Dashboard

### Smsf Home Loan

183-712 | 66529808 | Monthly repayment: \$1,529.50

n/a\*

-\$246,258.28

Available

Balance

Accounts

Research

### Transactions for all



Help

Date	Category	Description	Amount	Balance
1 Oct	%	Interest Charged	-910.97	-246,258.28
1 Oct	🏠	Direct Debit Payment	1,500.00	-245,347.31
1 Sep	%	Interest Charged	-913.13	-246,847.31
1 Sep	🏠	Direct Debit Payment	1,500.00	-245,894.18
2 Aug	%	Interest Charged	-976.07	-247,434.18
2 Aug	🏠	Direct Debit Payment	1,500.00	-246,458.11
1 Jul	%	Interest Charged	-917.22	-247,858.11
1 Jul	🏠	Direct Debit Payment	1,500.00	-247,040.89
1 Jun	%	Interest Charged	-888.82	-248,540.89
1 Jun	🏠	Direct Debit Payment	1,500.00	-247,652.67
3 May	%	Interest Charged	-982.81	-249,152.67
3 May	🏠	Direct Debit Payment	1,500.00	-248,169.26
1 Apr	%	Interest Charged	-854.18	-249,669.26
1 Apr	🏠	Direct Debit Payment	1,500.00	-248,715.00
1 Mar	%	Interest Charged	-864.63	-250,215.00
1 Mar	🏠	Direct Debit Payment	1,500.00	-249,381.88
1 Feb	%	Interest Charged	-866.21	-250,851.05
1 Feb	🏠	Direct Debit Payment	1,500.00	-249,984.84
4 Jan	%	Interest Charged	-1,053.69	-251,484.84
4 Jan	🏠	Direct Debit Payment	1,500.00	-250,431.15
1 Dec 2020	%	Interest Charged	-908.89	-251,931.15
1 Dec 2020	🏠	Direct Debit Payment	1,500.00	-251,030.27
2 Nov 2020	%	Interest Charged	-866.05	-252,530.27

Feedback

# International Money Transfer

(Customer Copy)

## Section 1 - IMT details

Lodging branch BSB <b>3157</b>	Lodging branch name <b>NORTHCOCK</b>	IMT reference number <b>MO1IMT8014019-01</b>	Date <b>11-OCT-2021</b>
Destination Country <b>AUSTRALIA</b>	Dealer number	Currency Amount <b>AUD</b> <b>247,021.80</b>	Exchange Rate <b>1.0000000</b>
		AUD Amount <b>247,021.80</b>	Fee <b>30.00</b>
		Total amount Paid <b>247,051.80</b>	

## Section 2 - Sender details

Sender's full name & residential address <b>ANGELINA VELARDI 31 SIMONS ST PRESTON VIC AUSTRALIA 3072</b>	Sender's account number <b>315710733897</b>
	CFI Number <b>3338023</b>

## Section 3 - Beneficiary details

Beneficiary's full name & residential address <b>PERPETUAL LIMITED (POMA) 123 PITT STREET SYDNEY NSW 2000 AUSTRALIA</b>	Beneficiary's account number / IBAN <b>/012003837054617</b>
Beneficiary's bank name and address <b>AUSTRALIA AND NEW ZEALAND BANKING G MELBOURNE AUSTRALIA</b>	Beneficiary's bank code <b>ANZBAU3MOXX</b>
Intermediary bank name and address <b>NOT APPLICABLE</b>	Intermediary bank code
	Description/purpose of payment <b>REFERENCE: 69569608</b>

WARNING: We cannot validate the recipient's details, including account name, the relevant bank code or equivalent, account number or IBAN. Before you complete this payment, confirm the payment details with the recipient. If the money is paid to the wrong account, it may not be possible to get it back.

## Section 4 - Terms and Conditions

The Sender (you) agrees:

- We (the Bank) may use other banks to process this transaction
- Payment instructions will be accepted and processed in accordance with CBA's International Payments Information Guide and the relevant account's Product or Service terms and conditions or Product Disclosure Statements (PDS) where applicable (all are available on the ComBank website).
- Money sent overseas is usually available for payment to the beneficiary within three business days (Australian time) of our accepting your instructions, but is subject to the requirements and practices of overseas banks and regulators and circumstances beyond the Bank's control (such as international communications breakdowns and problems or delays in processing of a payment by other banks) which may lengthen the timeframe for receipt of funds. Some payments may be subject to delays due to additional screening and processes
- Exchange rates are indicative only. The exchange rate will be determined when your transaction is confirmed and this is the rate that will apply to your payment, regardless of when the payment is processed.
- We are not liable for:
  - any loss suffered by you as a result of us acting on these instructions in good faith except where our negligence, fraud or willful misconduct causes the loss, including any consequential loss you incur; or
  - any delays in payment to the beneficiary by other banks
- Other banks may charge processing fees which they may deduct from the payment. If however, the other banks charge us instead, you must reimburse us for such fees. We may offer you the option for us to request that all charges be directed to us instead of being deducted from your payment for a fee, in which case we will absorb those costs, however other banks may ignore our instruction in which case we are liable only to the extent of the amount deducted.
- Other banks may convert the currency sent into other currencies. In some cases, they may first convert the currency sent to an intermediate currency (such as U.S. dollars or Euros) prior to conversion to the desired ending currency. This could happen even where the currency sent and the desired ending currency is Australian dollars. We may offer to request non-conversion, however other banks may ignore our instruction in which case we are not liable for any resultant loss or shortfall.



**Transfer to other Bank NetBank online reg title**

- \$188.74

**To**

LegalStream Pty Ltd 032-907 2883 30

Westpac Banking Corporation

**From**

CDIA 063-157 1073 3857

**On**

Mon 11 Oct 2021, 04:54:12 PM (Syd/Melb Time)

**Your description**

online reg title

**Recipient's description**

ref 69569608

**Receipt number**

N301118839721



**ME and AV (SMSF) Pty Ltd ATF ME and AV Superannuation Fund - 21531025 Loan Payout**

discharges@legalstream.com.au <discharges@legalstream.com.au>

Mon 11/10/2021 11:52 AM

To: angaustramedex@hotmail.com <angaustramedex@hotmail.com>

Cc: discharges@legalstream.com.au <discharges@legalstream.com.au>

Dear ANGELINA,

I am writing to advise you of the final payout figure for your Mortgage Manager.

To register the discharge of mortgage with the VIC land titles Office and return your clear title, we will require you to make two payments to finalise both the repayment of the loan and subsequent return of your deeds.

Payments to be made:

Payment 1

**\$136,946.81** - as final payment for the loan 21531025. Please have the above amount transferred into the following ANZ account today or tomorrow:

Account Name: Perpetual Limited (Puma)  
BSB: 012 003  
Account: 833380204  
Reference Number: 21531025

Swift code: ANZBAU3M  
address: 123 Pitt St Sydney 2000  
Level 13  
(Money Transfer)

Payment 2

**\$188.74** to facilitate the online registration and subsequent title return. This payment is to be transferred to the following Westpac account:

Account Name : LegalStream Pty Ltd  
BSB: 032 007  
Account: 288330  
Ref: 21531025

Please confirm once these payments have been made.

Once we have confirmed funds have been received and the discharge of mortgage has been registered, we will return your certificate of title via registered post to:

Angelina Velardi & Massimo Esposito  
31 SYMONS STREET  
PRESTON WEST VIC 3072

\*\*\* PLEASE NOTE: Due to Covid Restrictions currently in place at Land Titles Offices there will be Delays in receiving your title \*\*\*\*\*

Kind regards,

Mortgage Discharge Team  
LegalStream | Level 19, 59 Goulburn Street, Sydney NSW 2000  
e: discharges@legalstream.com.au | t: 02 9223 7919 | f: 02 8197 8626 |  
[www.legalstream.com.au](http://www.legalstream.com.au)





# Transfer

(Customer Copy)

## Withdrawal Receipt

Date: 11/10/2021  
 Time: 11:47:12  
 WSID: WJ7  
 Teller ID: P  
 Account Number: \*\*\*\*\*801-  
 Withdrawal Amount: \$136,976.81  
 Available Balance: \$251,019.15  
 Balance: \$251,019.15



IMT reference number	M01IMTS014018-01	Date	11-OCT-2021
Currency Amount	AUD		136,946.81
Exchange Rate			1.0000000
AUD Amount			136,946.81
Fee			30.00
Total amount Paid			136,976.81

Sender's account number	315710733897
CIF Number	3338023

### Section 3 - Beneficiary details

Beneficiary's full name & residential address PERPETUAL LIMITED (POMA) 123 PITT STREET SYDNEY NSW 2000 AUSTRALIA	Beneficiary's account number / IBAN /01200363338024
Beneficiary's bank name and address AUSTRALIA AND NEW ZEALAND BANKING G MELBOURNE AUSTRALIA	Beneficiary's bank code ANZBAU33000
Intermediary bank name and address NOT APPLICABLE	Intermediary bank code [Empty]
	Description/purpose of payment REFERENCE: 21531025

**WARNING:** We cannot validate the recipient's details, including account name, the relevant bank code or equivalent, account number or IBAN. Before you complete this payment, confirm the payment details with the recipient. If the money is paid to the wrong account, it may not be possible to get it back.

### Section 4 - Terms and Conditions

- The Sender (you) agrees:
- We (the Bank) may use other banks to process this transaction.
  - Payment instructions will be accepted and processed in accordance with CBA's International Payments Information Guide and the relevant account's Product or Service terms and conditions or Product Disclosure Statements (PDS) where applicable (all are available on the CommBank website).
  - Money sent overseas is usually available for payment to the beneficiary within three business days (Australian time) of our accepting your instructions, but is subject to the requirements and practices of overseas banks and regulators and circumstances beyond the Bank's control (such as international communications breakdowns and problems or delays in processing of a payment by other banks) which may lengthen the timeframe for receipt of funds. Some payments may be subject to delays due to additional screening and processes.
  - Exchange rates are indicative only. The exchange rate will be determined when your transaction is confirmed and this is the rate that will apply to your payment, regardless of when the payment is processed.
  - We are not liable for:
    - any loss suffered by you as a result of us acting on these instructions in good faith except where our negligence, fraud or wilful misconduct causes the loss, including any consequential loss you incur; or
    - any delays in payment to the beneficiary by other banks.
  - Other banks may charge processing fees which they may deduct from the payment. If however, the other banks charge us instead, you must reimburse us for such fees. We may offer you the option for us to request that all charges be directed to us instead of being deducted from your payment for a fee, in which case we will absorb those costs, however other banks may ignore our instruction in which case we are liable only to the extent of the amount deducted.
  - Other banks may convert the currency sent into other currencies. In some cases, they may first convert the currency sent to an intermediate currency (such as U.S. dollars or Euros) prior to conversion to the desired ending currency. This could happen even where the currency sent and the desired ending currency is Australian dollars. We may offer to request non-conversion, however other banks may ignore our instruction in which case we are not liable for any resultant loss or shortfall.

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TRANSACTIONS STATEMENTS & REPORTS ACCOUNT DETAILS DOWNLOAD FORMS

Dashboard

Accounts

### Smsf Home Loan

183-712 | 21531025 | Monthly repayment \$1,299.95

n/a

Available

-\$136,345.54

Balance

Research

### Transactions for all



Help

Date	Category	Description	Amount	Balance
<input type="checkbox"/> 1 Oct	%	Interest Charged	-506.84	-136,345.54
1 Oct		Direct Debit Payment	1,500.00	-135,838.70
1 Sep	%	Interest Charged	-510.49	-137,339.70
1 Sep		Direct Debit Payment	1,500.00	-136,826.21
2 Aug	%	Interest Charged	-548.27	-136,328.21
2 Aug		Direct Debit Payment	1,500.00	-137,779.94
1 Jul	%	Interest Charged	-517.85	-139,279.94
1 Jul		Direct Debit Payment	1,500.00	-138,762.31
1 Jun	%	Interest Charged	-503.92	-140,262.31
1 Jun		Direct Debit Payment	1,500.00	-139,758.39
3 May	%	Interest Charged	-559.76	-141,258.39
3 May		Direct Debit Payment	1,500.00	-140,698.63
1 Apr	%	Interest Charged	-545.90	-142,108.63
1 Apr		Direct Debit Payment	1,500.00	-141,652.73
1 Mar	%	Interest Charged	-496.53	-143,152.73
1 Mar		Direct Debit Payment	1,500.00	-142,656.23
1 Feb	%	Interest Charged	-499.07	-144,156.20
1 Feb		Direct Debit Payment	1,500.00	-143,656.23
4 Jan	%	Interest Charged	-610.53	-145,156.23
4 Jan		Direct Debit Payment	1,500.00	-144,545.46
1 Dec 2020	%	Interest Charged	-524.48	-146,045.40
1 Dec 2020		Direct Debit Payment	1,500.00	-145,520.92
2 Nov 2020	%	Interest Charged	-582.95	-147,020.92

Feedback



**Transfer to other Bank NetBank online reg title**

**- \$188.74**

**To**

LegalStream Pty Ltd 032-007 2885 30

Westpac Banking Corporation

**From**

CDIA 063-157 1073 3897

**On**

Mon 11 Oct 2021, 04:53:04 PM (Syd/Melb Time)

**Your description**

online reg title

**Recipient's description**

Ref 21531025

**Receipt number**

N301118844048



**LegalStream**  
strategic legal outsourcing

28 October 2021

Angelina Velardi & Massimo Esposito  
31 SYMONS STREET  
PRESTON WEST VIC 3072

Dear Angelina,

**Discharge of Mortgage - Unit 4, 24 Highland Street Kingsbury VIC 3083**  
**Title - Volume 11501 Folio 129**

We now enclose your certificate of title, showing the previously registered mortgage has now been removed.

Please ensure that you keep this certificate in a safe place, or in safe keeping. We also attach your Tax Invoice.

Please acknowledge receipt by email to [discharges@legalstream.com.au](mailto:discharges@legalstream.com.au)

Yours sincerely,

Discharge Team  
LegalStream

# LegalStream Australia Pty Ltd

A.B.N. 60 002 801 498  
Level 19, 58 Goulburn Street SYDNEY NSW 2000 \* DX 654 Sydney  
Facsimile (02) 8197 6626 \* Telephone (02) 6223 7010

## TAX INVOICE - No 331420

ME and AV (SMSF) Pty Ltd  
ATF ME and AV  
Superannuation Fund

28 October 2021

Page No: 1

<u>Account</u>	<u>Loan Name</u>	<u>Agent Fee</u>	<u>Outlays</u>	<u>GST</u>	<u>TOTAL</u>
21531025	ME and AV (SMSF) Pty Ltd ATF ME and AV Superannuation Fund	0.00	19.56	1.76	21.32
	<b>Comments:</b> Excess electronic registration costs				
21531025	ME and AV (SMSF) Pty Ltd ATF ME and AV Superannuation Fund	50.00	112.40	5.00	167.40

PAID

INVOICE TOTAL

50.00

131.96

6.76

188.74

g





CDIA 063-107 1073 3827

Available **\$647.69**  
 Pending \$0.00  
 Balance **\$647.69**

Pay or transfer

Showing 160 transactions

Date	Description	Debit	Credit	Balance
<del>Thu 04 Aug 2022</del>	<del>Transfer to x5535 NetBank loan repayment</del>	<del>\$7,000.00</del>		<del>\$647.69</del>
<del>Tue 02 Aug 2022</del>	<del>Transfer to x5535 NetBank U3 to fees free</del>	<del>\$103.00</del>		<del>\$7,647.69</del>
<del>Tue 02 Aug 2022</del>	<del>Transfer to other Bank NetBank U3 remove polntree</del>	<del>\$979.00</del>		<del>\$7,750.69</del>
<del>Tue 02 Aug 2022</del>	<del>Direct Credit 384697 HAUGHTON STODTS Rent - 3/24 Highland</del>		<del>+\$1,363.02</del>	<del>\$8,729.69</del>
<del>Mon 01 Aug 2022</del>	<del>Credit Interest</del>		<del>+\$0.27</del>	<del>\$7,965.47</del>
<del>Tue 26 Jul 2022</del>	<del>Direct Credit 384697 HAUGHTON STODTS Rent - 6/24 Highis</del>		<del>+\$1,301.24</del>	<del>\$7,366.30</del>
<del>Thu 21 Jul 2022</del>	<del>TAX OFFICE PAYMENTS Comm Bank app BRAY 73556 4154608753902850 payg</del>	<del>\$1,890.00</del>		<del>\$6,065.08</del>
<del>Wed 20 Jul 2022</del>	<del>Direct Credit 381678 QUICKSUPER QUICKSPR255688991</del>		<del>+\$2,163.04</del>	<del>\$7,995.08</del>
<del>Tue 19 Jul 2022</del>	<del>Direct Credit 384697 HAUGHTON STODTS RENT - 5/24 Highis</del>		<del>+\$1,277.07</del>	<del>\$8,802.02</del>
<del>Tue 05 Jul 2022</del>	<del>Direct Credit 384697 HAUGHTON STODTS Rent - 3/24 Highland</del>		<del>+\$1,363.02</del>	<del>\$4,524.86</del>
<del>Mon 04 Jul 2022</del>	<del>LOVE OWNERS CORP PL NetBank BRAY 223487 34784500574622 CC USHighland</del>	<del>\$1,623.80</del>		<del>\$3,161.83</del>
<del>Mon 04 Jul 2022</del>	<del>LOVE OWNERS CORP PL NetBank BRAY 223487 34784500574648 CC USHighland</del>	<del>\$1,623.80</del>		<del>\$4,768.73</del>
<del>Mon 04 Jul 2022</del>	<del>LOVE OWNERS CORP PL NetBank BRAY 223487 34784500574630 CC USHighland</del>	<del>\$1,623.50</del>		<del>\$8,409.63</del>
<del>Mon 04 Jul 2022</del>	<del>Transfer to x5535 NetBank Loan repayment</del>	<del>\$7,000.00</del>		<del>\$8,083.03</del>
<del>Fri 01 Jul 2022</del>	<del>Credit Interest</del>		<del>+\$1.30</del>	<del>\$16,033.03</del>
<b>Tue 28 Jun 2022</b>	<b>Direct Credit 384697 HAUGHTON STODTS Rent - 6/24 Highis</b>		<b>+\$1,301.24</b>	<b>\$15,031.73</b>
<b>Mon 27 Jun 2022</b>	<b>Direct Credit 381678 QUICKSUPER QUICKSPR255688991</b>		<b>+\$2,093.70</b>	<b>\$13,730.49</b>
<b>Tue 21 Jun 2022</b>	<b>Direct Credit 384697 HAUGHTON STODTS RENT - 5/24 Highis</b>		<b>+\$1,277.07</b>	<b>\$11,656.79</b>

*Super cent Ange*

*rent U4*

*Super max*

*rent U5 →*

*11636.79*

Date	Description	Debit	Credit	Balance
Mon 20 Jun 2022	Yarra Valley Water NetBank BPAY 344366 52066081710 YVW U4 Highland	-\$157.13	YVW U4	\$10,359.72
Mon 20 Jun 2022	Yarra Valley Water NetBank BPAY 344366 37658810404 YVW U3 Highland	-\$157.13	YVW U3	\$10,016.85
Mon 20 Jun 2022	Yarra Valley Water NetBank BPAY 344366 71494257823 YVW U5 Highland	-\$90.33	YVW U5	\$10,673.96
Thu 16 Jun 2022	Direct Credit 361576 QUICKSUPER QUICKSPR3230148891		Super Angela +\$2,794.48	\$10,754.31
Wed 15 Jun 2022	Direct Credit 361576 QUICKSUPER QUICKSPR3229084953		Super Max +\$2,093.70 MAY	\$7,959.83
Mon 06 Jun 2022	Transfer to CBA A/C NetBank elec cert U4	-\$200.00	Electricity info check U4	\$5,865.13
Mon 06 Jun 2022	Transfer to CBA A/C NetBank elec cert U3	-\$200.00	" " " U3	\$5,066.13
Sat 04 Jun 2022	Transfer to xx5535 NetBank SM&F loan	\$7,000.00	loan repmt U5	\$0,266.13
Wed 01 Jun 2022	Direct Credit 384897 HAUGHTON STOTTIS Rent - 3/24 Highland		rent U3 +\$1,363.02	\$13,296.13
Wed 01 Jun 2022	Credit Interest		Interest +\$0.68	\$11,803.11
Tue 24 May 2022	Direct Credit 384897 HAUGHTON STOTTIS Rent - 4/24 Highla		rent U4 +\$1,301.24	\$11,902.45
Mon 23 May 2022	DAREBIN RATES NetBank BPAY 7831 073136 rates U4 Highland	-\$222.00	rates U4	\$10,671.21
Mon 23 May 2022	DAREBIN RATES NetBank BPAY 7831 073136 rates U3 Highland	-\$222.00	rates U3	\$10,873.21
Wed 18 May 2022	Direct Credit 361576 QUICKSUPER QUICKSPR3209052625		Super Angela +\$1,634.03	\$11,045.21
Tue 17 May 2022	Direct Credit 384897 HAUGHTON STOTTIS RENT - 5/24 Highla		rent U5 +\$1,277.07	\$9,411.18
Tue 17 May 2022	Direct Credit 361576 QUICKSUPER QUICKSPR3208270904		Super Max +\$2,093.70 April	\$8,134.11
Mon 09 May 2022	Transfer to other Bank NetBank 2021 tax return	-\$1,718.00	2021 SM&F tax return 2021	\$6,040.41
Wed 04 May 2022	Transfer to xx5535 NetBank SM&F loan	\$7,000.00	loan repmt U5	\$7,766.41
Sun 01 May 2022	Credit Interest		interest +\$0.25	\$14,796.41
Thu 28 Apr 2022	Direct Credit 384897 HAUGHTON STOTTIS Rent - 3/24 Highland		rent U3 +\$1,000.02	\$14,766.16
Tue 26 Apr 2022	Direct Credit 384897 HAUGHTON STOTTIS Rent - 4/24 Highla		rent U4 +\$1,301.24	\$13,758.14
Thu 21 Apr 2022	Direct Credit 384897 HAUGHTON STOTTIS RENT - 5/24 Highla		rent U5 +\$1,277.07	\$12,454.90
Thu 21 Apr 2022	Direct Credit 361576 QUICKSUPER QUICKSPR3199146828		Super Max +\$852.80 MAY	\$11,177.89
Thu 21 Apr 2022	Direct Credit 361576 QUICKSUPER QUICKSPR3199148316		Super Angela +\$2,786.58	\$10,325.03

Date	Description	Debit	Credit	Balance
Tue 19 Apr 2022	TAX OFFICE PAYMENTS NetBank BPAY 75556 004154808263202090 PAYG	-\$1,517.00	PAYG	\$7,528.48
Tue 19 Apr 2022	TAX OFFICE PAYMENTS NetBank BPAY 75556 M0200531190H347921 Income Tax 2021	-\$633.70	Income Tax 2021 adj.	\$6,894.78
Tue 19 Apr 2022	Direct Credit 361578 QUICKSUPER QUICKSPR3180281158	Super Max	+\$798.40	\$7,693.18
Mon 04 Apr 2022	Transfer to xx5535 NetBank BMSF loan	-\$7,000.00	loan repmt US	\$6,892.78
Fri 01 Apr 2022	Transfer from CommBank app Reimburse 20th Feb		+\$210.00	\$7,102.78
Fri 01 Apr 2022	Credit Interest	Interest	+\$0.40	\$7,103.18
Fri 25 Mar 2022	Direct Credit 384897 HAUGHTON STOTTIS RENT - 4/24 Highla	rent U4	-\$1,301.24	\$5,801.94
Wed 23 Mar 2022	Direct Credit 361578 QUICKSUPER QUICKSPR3170028100	Super Angela	+\$2,119.46	\$7,921.40
Tue 22 Mar 2022	Yarra Valley Water NetBank BPAY 344388 62066081710 YVW U4 Highland	-\$155.43	YVW U4	\$7,765.97
Tue 22 Mar 2022	Yarra Valley Water NetBank BPAY 344388 37958810404 YVW U3 Highland	-\$155.43	YVW U3	\$7,610.54
Thu 17 Mar 2022	Direct Credit 384897 HAUGHTON STOTTIS RENT - 3/24 Highla	rent U5	-\$1,277.07	\$6,333.47
Mon 24 Mar 2022	Direct Credit 361578 QUICKSUPER QUICKSPR3163876504	Super MAX	+\$2,308.32	\$8,641.79
Thu 10 Mar 2022	Direct Credit 384897 HAUGHTON STOTTIS RENT - 3/24 Highland	rent U3	-\$1,321.20	\$7,320.59
Fri 04 Mar 2022	Transfer to xx5535 NetBank BMSF loan	-\$7,000.00	loan repmt US	\$332.39
Tue 01 Mar 2022	Credit Interest	Interest	+\$6.35	\$338.74
Thu 26 Feb 2022	Direct Credit 384897 HAUGHTON STOTTIS RENT - 4/24 Highla	rent U4	-\$1,301.24	\$1,037.50
Tue 27 Feb 2022	DAREBIN RATES NetBank BPAY 7831 9731384 rates U4 Highland	-\$222.00	rates U4	\$815.50
Tue 22 Feb 2022	DAREBIN RATES NetBank BPAY 7831 9731356 rates U3 Highland	-\$222.00	rates U3	\$593.50
Sun 20 Feb 2022	Transfer To Vicky Ly CommBank App Airline	-\$238.00		\$355.50
Thu 17 Feb 2022	Direct Credit 361578 QUICKSUPER QUICKSPR3146067432	Super Angela	+\$1,117.00	\$1,472.50
Tue 15 Feb 2022	Direct Credit 384897 HAUGHTON STOTTIS RENT - 6/24 Highla	rent U5	-\$1,277.07	\$345.43
Mon 14 Feb 2022	Direct Credit 361578 QUICKSUPER QUICKSPR3144108897	Super Max	+\$2,308.32	\$2,693.75
Thu 10 Feb 2022	Direct Credit 384897 HAUGHTON STOTTIS RENT - 3/24 Highland	rent U3	-\$1,321.20	\$1,372.55
Fri 04 Feb 2022	Transfer to xx5535 NetBank loan repayment	-\$7,000.00	loan repmt US	\$-3,627.45
Tue 01 Feb 2022	Credit Interest	Interest	+\$0.47	\$-3,626.98
Tue 25 Jan 2022	Direct Credit 384897 HAUGHTON STOTTIS RENT - 4/24 Highla	rent U4	-\$1,301.24	\$-4,928.22

Date	Description	Debit	Credit	Balance
Mon 24 Jan 2022	TAX OFFICE PAYMENTS NetBank BPAY75556 004154000253202660 PAYG Activity Stat	\$1,517.00	PAYG	\$13,693.03
Tue 18 Jan 2022	Direct Credit 384897 HAUGHTON STOTTES RENT - 5/24 Highl	rent US	+\$1,277.07	\$15,210.03
Mon 17 Jan 2022	Direct Credit 361578 QUICKSUPER QUICKSPR3126385163	Super MAX	+\$2,508.32	\$13,932.96
Sun 16 Jan 2022	Transfer to other Bank NetBank Plumbing audit US	\$176.00	Plumbing safety check US	\$11,424.64
Sun 16 Jan 2022	Transfer to other Bank NetBank Plumbing audit US	\$176.00	" " " " US	\$11,600.64
Sun 16 Jan 2022	Transfer to other Bank NetBank Plumbing audit US	\$176.00	" " " " US	\$11,776.64
Fri 14 Jan 2022	Direct Credit 361578 QUICKSUPER QUICKSPR3123998653	Super Angela	+\$1,819.58	\$11,952.64
Fri 14 Jan 2022	Transfer to other Bank NetBank tax dep schedul 115	\$440.00	Tax Depreciation Schedule US	\$10,133.06
Tue 11 Jan 2022	Direct Credit 384897 HAUGHTON STOTTES RENT-3/24 Highland	rent US	+\$1,321.20	\$10,573.06
Tue 04 Jan 2022	Transfer to xx5535 NetBank loan repayment	\$7,009.00	loan repmt US	\$3,751.86
Tue 04 Jan 2022	Transfer to other Bank NetBank electric audit US	\$200.00	Electricity safety check US	\$1,751.86
Sat 01 Jan 2022	Credit Interest	Interest	+\$2.42	\$1,751.86
Thu 23 Dec 2021	Direct Credit 384897 HAUGHTON STOTTES RENT - 4/24 Highl	rent US	+\$1,303.24	\$16,449.44
Wed 22 Dec 2021	ANZ NetBank BPAY 17001 2296001748539 ASIC (Investments2)	\$276.00	ASIC US	\$16,148.20
Wed 22 Dec 2021	Yarra Valley Water NetBank BPAY 34450671484257833 YVW US Highland	\$239.09	YVW US	\$15,424.20
Wed 22 Dec 2021	Yarra Valley Water NetBank BPAY 34436637658810404 YVW US Highland	\$158.89	YVW US	\$15,683.29
Wed 22 Dec 2021	Yarra Valley Water NetBank BPAY 34436637658810404 YVW US Highland	\$158.89	YVW US	\$15,872.18
Thu 16 Dec 2021	Direct Credit 384897 HAUGHTON STOTTES RENT - 5/24 Highl	rent US	+\$936.07	\$15,991.07
Wed 16 Dec 2021	Direct Credit 361578 QUICKSUPER QUICKSPR3105848318	Super MAX	+\$2,508.32	\$15,045.00
Tue 14 Dec 2021	Direct Credit 384897 HAUGHTON STOTTES RENT-3/24 Highland	rent US	+\$1,321.20	\$19,536.68
Thu 09 Dec 2021	Direct Credit 361578 QUICKSUPER QUICKSPR3101804990	Super Angela	+\$2,741.14	\$11,215.48
Tue 07 Dec 2021	Transfer to other Bank NetBank ca statement inv2	\$187.00	Programmer statement US	\$8,474.34
Tue 07 Dec 2021	Transfer to other Bank NetBank Purchase US	\$91,851.22	Purchase US	\$8,621.94
Mon 06 Dec 2021	Transfer to other Bank NetBank Purchase US	\$100,000.00		\$100,642.56
Sun 05 Dec 2021	Transfer to other Bank NetBank Purchase US	\$100,000.00		\$200,642.56
Sat 04 Dec 2021	Transfer to other Bank NetBank Purchase US	\$100,000.00		\$300,642.56
Thu 02 Dec 2021	Transfer from NetBank Loan to purchase US	Loan US	+\$380,000.00	\$400,642.56

Date	Description	Debit	Credit	Balance
Wed 01 Dec 2021	Credit Interest	Interest	-\$0.70	\$20,547.86
Sun 28 Nov 2021	DAREBIN RATES NetBank BPAY 7831 0731366 rates U4 Highland	-\$222.00 rates U4		\$20,541.86
Sun 28 Nov 2021	DAREBIN RATES NetBank BPAY 7831 0731356 rates U3 Highland	-\$222.00 rates U3		\$20,763.86
Wed 24 Nov 2021	Direct Credit 361578 QUICKSUPER QUICKSPR3001483320	Super Angelo	-\$1,977.07	\$20,985.80
Tue 23 Nov 2021	Direct Credit 384897 HAUGHTON STOTTS HAUGHTON STOTTS	rent U4	-\$1,901.24	\$19,009.79
Mon 15 Nov 2021	Direct Credit 361578 QUICKSUPER QUICKSPR3085187105	Super Max	-\$1,899.09	\$17,707.55
Tue 09 Nov 2021	Direct Credit 384897 HAUGHTON STOTTS Rent - 3/24 Highland	rent U3	-\$1,321.20	\$15,308.46
Mon 01 Nov 2021	ASIC NetBank BPAY 17301 2296215352420 Investments 1	-\$276.00 ASIC U4		\$13,987.26
Mon 01 Nov 2021	Credit Interest	Interest	-\$5.62	\$14,263.26
Tue 26 Oct 2021	Direct Credit 384897 HAUGHTON STOTTS HAUGHTON STOTTS	rent U4	-\$1,301.24	\$14,267.64
Fri 21 Oct 2021	Direct Credit 361578 QUICKSUPER QUICKSPR3069420488	Super Angelo	-\$1,954.68	\$12,956.40
Tue 19 Oct 2021	Direct Credit 361578 QUICKSUPER QUICKSPR3087476110	Super max	-\$2,180.63	\$10,991.72
Tue 12 Oct 2021	Direct Credit 384897 HAUGHTON STOTTS Rent - 3/24 Highland	rent U3	-\$1,321.20	\$8,811.09
Mon 11 Oct 2021	Transfer to other Bank NetBank online reg title	-\$158.74 registration title U4		\$7,489.89
Mon 11 Oct 2021	Transfer to other Bank NetBank online reg title	-\$158.74 registration title U3		\$7,676.65
Mon 11 Oct 2021	Wf Branch NORTHCOVE	-\$247,051.80 Payment mortgage U3		\$7,867.37
Mon 11 Oct 2021	Wf Branch NORTHCOVE	-\$136,976.81 Payment mortgage U4		\$264,919.17
Fri 08 Oct 2021	TAX OFFICE PAYMENTS NetBank BPAY 75350 4154608253202800 savg	-\$1,617.00 PAYM		\$391,896.83
Fri 01 Oct 2021	Direct Debit 024001 PERPETUAL BR559408_SFE1 MVA	-\$1,500.00 report U3		\$393,412.96
Fri 01 Oct 2021	Direct Debit 024001 PERPETUAL 21531025 MBL MVA	-\$1,500.00 report U4		\$394,912.96
Fri 01 Oct 2021	Credit Interest	Interest	-\$18.23	\$396,412.98
Sat 25 Sep 2021	Transfer from NetBank after tax cont Ang	after tax contribution Angelo	+\$15,000.00	\$396,396.75
Sat 25 Sep 2021	Transfer from NetBank after tax cont Max	after tax contribution Max	+\$15,000.00	\$381,396.75
Sat 25 Sep 2021	ASIC NetBank BPAY 17301 2296215352420 SASF	-\$36.00 ASIC SASF		\$380,390.75
Fri 23 Sep 2021	Direct Credit 384897 HAUGHTON STOTTS HAUGHTON STOTTS	rent U4	-\$1,301.24	\$366,452.75
Wed 22 Sep 2021	Direct Credit 361578 QUICKSUPER QUICKSPR3065033885	Super Max	-\$2,508.32	\$365,151.51
Mon 20 Sep 2021	Chg 000012 presentat	\$41,000.00 deposit purchase U5		\$382,643.19



Date	Description	Debit	Credit	Balance
Sat 18 Sep 2021	DAREBIV RATES NetBank BPAY 7831 0731358 rates U3 Highland	\$222.20	rates U3	\$403,642.19
Sat 18 Sep 2021	DAREBIV RATES NetBank BPAY 7831 0731364 rates U4 Highland	\$222.20	rates U4	\$403,665.39
Sat 18 Sep 2021	Yarra Valley Water NetBank BPAY 344366 52000091230 YVW U4 Highland	\$238.09	YVW U4	\$404,067.59
Sat 18 Sep 2021	Yarra Valley Water NetBank BPAY 344366 37658810404 YVW U3 Highland	\$238.09	YVW U3	\$404,326.68
Sat 18 Sep 2021	Transfer to other Bank NetBank annual stmt smf	\$157.00	Prep annual statement smf	\$404,565.77
Sat 18 Sep 2021	Transfer to other Bank NetBank annual (p stmt) U4	\$157.00	Prep annual statement U4	\$404,752.77
Wed 15 Sep 2021	Direct Credit 361578 QUICKSUPER QUICKSPR2045878908	Super Angela	+\$2,562.36	\$404,839.77
Thu 09 Sep 2021	Direct Credit 384887 HAUGHTON STOTTIS Rent-3/24 Highland	rent U3	+\$1,321.20	\$402,277.41
Wed 01 Sep 2021	Direct Debit 024001 PERPETUAL 21531025 MBL MMR	-\$1,500.00	rept U4	\$400,956.21
Wed 01 Sep 2021	Direct Debit 024001 PERPETUAL 68559608 EF01 MMR	-\$1,500.00	rept U3	\$402,456.21
Wed 01 Sep 2021	Credit Interest	Interest	+\$11.85	\$403,956.21
Thu 26 Aug 2021	Transfer from NetBank After tax cont Ang	after tax contribution Angela	+\$75,000.00	\$403,944.36
Thu 26 Aug 2021	Transfer from NetBank After tax cont Max	after tax contribution Max	+\$75,000.00	\$328,944.36
Tue 24 Aug 2021	Direct Credit 384887 HAUGHTON STOTTIS HAUGHTON STOTTIS	rent U4	+\$1,301.24	\$250,944.36
Fri 20 Aug 2021	Direct Credit 361578 QUICKSUPER QUICKSPR002838515	Super Angela	+\$2,154.74	\$252,641.12
Mon 16 Aug 2021	Direct Credit 361578 QUICKSUPER QUICKSPR002813545	Super Max	+\$2,506.32	\$250,489.36
Wed 11 Aug 2021	Direct Credit 384887 HAUGHTON STOTTIS Rent-3/24 Highland	rent U3	+\$1,321.20	\$247,980.06
Mon 02 Aug 2021	Direct Debit 024001 PERPETUAL 21531025 MBL MMR	-\$1,500.00	rept U4	\$246,658.86
Mon 02 Aug 2021	Direct Debit 024001 PERPETUAL 68559608 EF01 MMR	-\$1,500.00	rept U3	\$248,158.86
Sun 01 Aug 2021	Credit Interest	interest	+\$10.47	\$249,658.86
Thu 22 Jul 2021	Direct Credit 384887 HAUGHTON STOTTIS HAUGHTON STOTTIS	rent U4	+\$1,538.81	\$248,048.39
Wed 21 Jul 2021	Direct Credit 361578 QUICKSUPER QUICKSPR000976597	Super Angela	+\$2,479.18	\$247,808.58
Fri 16 Jul 2021	Direct Credit 361578 QUICKSUPER QUICKSPR000894050	Super Max	+\$1,742.91	\$246,530.40
Tue 13 Jul 2021	Direct Credit 384887 HAUGHTON STOTTIS Rent-3/24 Highland	rent U3	+\$1,391.20	\$244,087.49
Sun 11 Jul 2021	Transfer to other Bank NetBank SMSF contribution 2020	\$1,694.00	Prep tax return 2020	\$242,765.29
Sun 11 Jul 2021	TAX OFFICE PAYMENTS NetBank BPAY 70608 2154609253202860 PAYG	\$936.00	PAYG	\$244,460.29

245396.29

Date	Description	Debit	Credit	Balance
Thu 01 Jul 2021	Direct Debit 024001 PERPETUAL 21531025 MBL MMG	\$1,500.00	rept U4	\$245,396.29
Thu 01 Jul 2021	Direct Debit 024001 PERPETUAL 80569008 XPR1 MMG	\$1,500.00	rept U3	\$246,896.29
Thu 01 Jul 2021	Credit Interest		Interest earned	248396.29 \$248,396.29
Mon 28 Jun 2021	Yarra Valley Water NetBank BPAY 344368 87656210404 YVW U3 Highland	\$159.73		248386.66 \$248,386.66
Mon 28 Jun 2021	Yarra Valley Water NetBank BPAY 344368 82668091210 YVW U4 Highland	\$159.73		\$248,226.93
Thu 17 Jun 2021	Direct Credit 381578 QUICKSUPER QUICKSPR2886749384		+\$2,018.67	\$248,706.12
Wed 16 Jun 2021	Direct Credit 381578 QUICKSUPER QUICKSPR2886808098		+\$2,871.75	\$248,689.45
Mon 14 Jun 2021	TAX OFFICE PAYMENTS NetBank BPAY 75668 062005311908342921 Income tax 2020	\$3,069.55	Income Tax 2020	\$243,817.73
Thu 10 Jun 2021	Direct Credit 384897 HAUGHTON STOTT'S Rent-3/24 Highland		rent U3 \$1,321.20	\$246,897.26
Sun 06 Jun 2021	LOVE OWNERS COMP RL NetBank BPAY 223487 34794560024622 Unit 3 Highland DC	\$1,412.20	OC U3	\$245,566.06
Sun 06 Jun 2021	LOVE OWNERS COMP RL NetBank BPAY 223487 34794560024630 Unit 4 Highland DC	\$1,412.50	OC Unit 4	\$246,879.26
Thu 03 Jun 2021	Early TD Withdrawal TD account AIV063234750235858		T.D. -\$100,093.16	\$248,390.76

11/7/21



ME AND AV SMSF PTY LTD AS TRUSTEES FOR ME  
 AND AV SUPERANNUATION FUND  
 31 SYMONS ST  
 PRESTON VIC Australia 3072

20 February 2022

Dear ME AND AV SMSF PTY LTD AS TRUSTEES FOR ME AND AV SUPERANNUATION FUND,  
 Here's your account information and a list of transactions from 28/06/21-01/07/21.

**Account name** ME AND AV SMSF PTY LTD AS TRUSTEES FOR ME AND AV SUPERANNUATION FUND  
**BSB** 063157  
**Account number** 10733897  
**Account type** CDIA  
**Date opened** 27/09/2017

Date	Transaction details	Amount	Balance
28 Jun 2021	Yarra Valley Water NetBank BPAY 344366 52066091210 YVW U4 Highland	-\$159.73	\$248,546.39
28 Jun 2021	Yarra Valley Water NetBank BPAY 344366 37658810404 YVW U3 Highland	-\$159.73	\$248,386.66
01 Jul 2021	Credit Interest	\$9.63	\$248,396.29
01 Jul 2021	Direct Debit 024001 PERPETUAL 69569508 SFB1 MMG	-\$1,500.00	\$246,896.29
01 Jul 2021	Direct Debit 024001 PERPETUAL 21531025 MBL MMG	-\$1,500.00	\$245,396.29

Any pending transactions haven't been included in this list. Proceeds of cheques aren't available until cleared.

If you have questions or need more information, go to [commbank.com.au/support](http://commbank.com.au/support).

Yours sincerely,

Brian Moseley  
 General Manager, Retail Customer Service

## Audit Trail

As at 30 June 2022

Date	Account Number	Cash/ Journal	Batch	Details	Debit \$	Credit \$
18/09/2021	211 0003	C	39	Purchase U5	432,881.22	-
30/06/2022	290 0001	C	2	Loan U5	380,000.00	-
30/06/2022	290 0001	C	3	Contribution Max	90,000.00	-
30/06/2022	290 0001	C	4	Contribution Angela	90,000.00	-
30/06/2022	290 0001	C	5	Max super	28,402.85	-
30/06/2022	290 0001	C	6	Angela Super	26,251.27	-
30/06/2022	290 0001	C	7	Rent U4	16,152.48	-
30/06/2022	290 0001	C	8	Rent U3	14,252.84	-
30/06/2022	290 0001	C	9	Rent U5	8,598.49	-
30/06/2022	290 0001	C	11	Interest	59.05	-
30/06/2022	290 0001	C	12	Purchase U5	-	432,881.22
30/06/2022	290 0001	C	13	Mortgage U3 Payment	-	247,051.80
30/06/2022	290 0001	C	14	Mortgage U4 payment	-	136,976.81
30/06/2022	290 0001	C	15	loan repay U5	-	42,000.00
30/06/2022	290 0001	C	16	Repayment U4	-	6,000.00
30/06/2022	290 0001	C	17	Repayment U3	-	6,000.00
30/06/2022	290 0001	C	18	PAYG	-	5,487.00
30/06/2022	290 0001	C	19	Accounting fees	-	2,255.00
30/06/2022	290 0001	C	20	Water U5	-	2,184.50
30/06/2022	290 0001	C	21	SMSF Accounting fees	-	1,716.00
30/06/2022	290 0001	C	22	Rates U4	-	1,332.40
30/06/2022	290 0001	C	23	TAX ADJUSTMENT 21	-	633.70
30/06/2022	290 0001	C	24	ASIC FEES	-	608.00
30/06/2022	290 0001	C	25	Electricity safety check U4	-	600.00
30/06/2022	290 0001	C	26	Plumbing Check	-	528.00
30/06/2022	290 0001	C	27	Tax depreciation U5	-	440.00
30/06/2022	290 0001	C	28	Registration title U4	-	188.74
30/06/2022	290 0001	C	29	Registration title U3	-	188.74
30/06/2022	690 0001	C	30	Interest	-	59.05
30/06/2022	702 00001	C	31	Contribution Employer Concessional Contribu	-	28,402.85
30/06/2022	701 00001	C	33	Contribution Self-Employed Non-Concessional	-	90,000.00
30/06/2022	808 0016	C	35	Rates U4	1,332.40	-
30/06/2022	808 0023	C	36	Water	2,184.50	-
30/06/2022	808 0018	C	37	Plumbing Check	528.00	-
30/06/2022	808 0018	C	38	Electricity safety check	600.00	-
30/06/2022	801 0008	C	40	ASIC FEES	608.00	-
30/06/2022	801 0001	C	41	Accounting fees	2,255.00	-
30/06/2022	801 0001	C	42	SMSF Accounting fees	1,716.00	-
30/06/2022	702 00002	C	45	Contribution Employer Concessional Contribu	-	26,251.27
30/06/2022	495 0003	C	46	Loan U5	-	380,000.00
30/06/2022	801 0020	C	47	Registration title U4	188.74	-
30/06/2022	801 0020	C	48	Registration title U3	188.74	-
30/06/2022	495 0003	C	49	loan repay U5	42,000.00	-
30/06/2022	495 0001	C	50	Repayment U4	6,000.00	-

## Audit Trail

As at 30 June 2022

Date	Account Number	Cash/ Journal	Batch	Details	Debit \$	Credit \$
30/06/2022	495 0002	C	51	Repayment U3	6,000.00	-
30/06/2022	810 0005	C	54	Tax depreciation U5	440.00	-
30/06/2022	611 0001	C	55	Rent U4	-	16,152.48
30/06/2022	611 0002	C	56	Rent U3	-	14,252.84
30/06/2022	611 0003	C	57	Rent U5	-	8,598.49
30/06/2022	495 0001	C	58	Mortgage U3 Payment	247,051.80	-
30/06/2022	495 0002	C	59	Mortgage U4 payment	136,976.81	-
30/06/2022	290 0007	C	68	Interest Loan expenses	-	4,555.40
30/06/2022	290 0007	C	69	Loan Account Unit 5	4,555.40	-
30/06/2022	290 0007	C	70	Interest Loan Expenses Unit 4	-	4,080.91
30/06/2022	290 0007	C	71	Mortgage fees discharge Unit 4	-	430.00
30/06/2022	290 0007	C	72	Loan Account Unit 4	4,510.91	-
30/06/2022	290 0007	C	73	Interest on loan Unit 3	-	2,284.50
30/06/2022	290 0007	C	74	Mortgage discharge fee Unit 3	-	430.00
30/06/2022	290 0007	C	75	Loan Account Unit 4	2,714.50	-
30/06/2022	808 0010	C	76	Interest Loan expenses Unit 5	4,555.40	-
30/06/2022	495 0003	C	77	Loan Account Unit 5	-	4,555.40
30/06/2022	808 0010	C	78	Interest Loan Expenses Unit 4	4,080.91	-
30/06/2022	808 0007	C	79	Mortgage fees discharge Unit 4	430.00	-
30/06/2022	495 0001	C	80	Loan Account Unit 4	-	4,510.91
30/06/2022	808 0010	C	81	Interest on loan Unit 3	2,284.50	-
30/06/2022	808 0007	C	82	Mortgage discharge fee Unit 3	430.00	-
30/06/2022	495 0002	C	83	Loan Account Unit 3	-	2,714.50
30/06/2022	290 0007	C	100	DEPN	-	11,760.00
30/06/2022	290 0007	C	101	ACC DEPN U3	5,248.00	-
30/06/2022	290 0007	C	102	ACC DEPN U4	4,588.00	-
30/06/2022	290 0007	C	103	ACC DEPN U5	1,924.00	-
30/06/2022	808 0005	C	104	DEPN	11,760.00	-
30/06/2022	211 0002	C	105	ACC DEPN U3	-	5,248.00
30/06/2022	211 0001	C	106	ACC DEPN U4	-	4,588.00
30/06/2022	211 0003	C	107	ACC DEPN U5	-	1,924.00
30/06/2022	701 00002	C	34	Contribution Employer Concessional Contribu	-	90,000.00
30/06/2022	450 0009	C	108	PAYG	5,487.00	-
30/06/2022	801 0019	C	109	super levy 2021	259.00	-
30/06/2022	450 0009	C	110	2021 tax paid	374.70	-
30/06/2022	860 0004	J	1	Current year tax expense	8,981.10	-
30/06/2022	450 0009	J	1	Current year tax expense	-	8,981.10
30/06/2022	860 0008	J	1	Deferred tax expense	(112.12)	-
30/06/2022	450 0006	J	1	Provision for deferred tax	-	(112.12)
30/06/2022	211 0001	J	1	Realised market movement	-	23.74
30/06/2022	211 0001	J	1	Unrealised market movement	19,611.74	-
30/06/2022	211 0002	J	1	Realised market movement	-	117.44
30/06/2022	211 0002	J	1	Unrealised market movement	20,365.44	-
30/06/2022	211 0003	J	1	Unrealised market movement	-	40,957.22



# Audit Trail

As at 30 June 2022

Date	Account Number	Cash/ Journal	Batch	Details	Debit \$	Credit \$
30/06/2022	785 0013	J	1	Realised market movement - Property	141.18	-
30/06/2022	780 0013	J	1	Unrealised market movement - Property	980.04	-

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.

**Me and AV Superannuation Fund**  
**Capital Gains Analysis (2017)**

For the year ended 30 June 2017

Account Number	Account Description	Investment Code	Date Acquired	Units	Highest Price	Highest Market Value	Highest Price Date	Purchase/Sale	Adjusted Cost	Gain/Loss
<b>TOTALS</b>										
						<u>0.00</u>			<u>0.00</u>	<u>0.00</u>

The Capital Gains Tax Relief measures allow an unsegregated super fund with members affected by the transfer balance cap or TRIS pension integrity measures, to apply CGT relief to all eligible assets as at 30 June 2017.  
 This fund does not contain any active pensioners as at 30 June 2017.