

## Statement of Financial Position

As at 30 June 2022

	Note	2022 \$	2021 \$
<b>INVESTMENTS</b>			
Property - Residential	8	543,509 <sup>44</sup>	550,000
		<b>543,509</b>	<b>550,000</b>
<b>OTHER ASSETS</b>			
Fixtures & Fittings	9	950	950
Accumulated Depreciation	10	(43,509) <sup>44A</sup>	(34,817)
Cash at Bank	11	77,027 <sup>9</sup>	51,700
		<b>34,468</b>	<b>17,833</b>
<b>TOTAL ASSETS</b>		<b>577,977</b>	<b>567,833</b>
<b>LIABILITIES</b>			
Provisions for Tax - Fund	12	13,680	11,524
Loans	13	199,376 <sup>2</sup>	206,822
Financial Position Rounding		(1)	-
		<b>213,055</b>	<b>218,346</b>
<b>TOTAL LIABILITIES</b>		<b>213,055</b>	<b>218,346</b>
<b>NET ASSETS AVAILABLE TO PAY BENEFITS</b>		<b>364,922</b>	<b>349,487</b>
<b>REPRESENTED BY: LIABILITY FOR MEMBERS' BENEFITS</b>			
Allocated to Members' Accounts	14	364,922	349,487
		<b>364,922</b>	<b>349,487</b>

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	2	19,296	17,944
		<b>19,296</b>	<b>17,944</b>
<b>Contribution Revenue</b>			
Employer Concessional Contributions		21,968	11,524
Salary Sacrifice Concessional Contributions		10,000	-
		<b>31,968</b>	<b>11,524</b>
<b>Other Revenue</b>			
Market Movement Non-Realised	3	(6,491)	-
		<b>(6,491)</b>	-
<b>Total Revenue</b>		<b>44,773</b>	<b>29,468</b>
<b>EXPENSES</b>			
<b>General Expense</b>			
Fund Administration Expenses	4	2,326	2,051
Property / Real Estate Expenses	5	22,754	23,568
Property / Real Estate Expenses - Residential 5	6	1,154	-
		<b>26,234</b>	<b>25,619</b>
<b>BENEFITS ACCRUED AS A RESULT OF OPERATIONS BEFORE INCOME TAX</b>		<b>18,539</b>	<b>3,849</b>
<b>Tax Expense</b>			
Fund Tax Expenses	7	3,105	577
		<b>3,105</b>	<b>577</b>
<b>BENEFITS ACCRUED AS A RESULT OF OPERATIONS</b>		<b>15,434</b>	<b>3,272</b>

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

# Member Account Balances

For the year ended 30 June 2022

Member Accounts	Opening Balance	Transfers & Tax Free Contributions	Taxable Contributions	Transfers to Pension Membership	Less: Member Tax	Less: Member Expenses	Less: Withdrawals	Distributions	Closing Balance
<b>Di Lizio, Renato (47)</b>									
<b>Accumulation</b>									
Accum (00001)	182,327.20	-	15,626.87	-	2,344.03	-	-	(6,123.60)	189,486.44
	<b>182,327.20</b>	<b>-</b>	<b>15,626.87</b>	<b>-</b>	<b>2,344.03</b>	<b>-</b>	<b>-</b>	<b>(6,123.60)</b>	<b>189,486.44</b>
<b>Di Lizio, Tania (47)</b>									
<b>Accumulation</b>									
Accum (00002)	167,159.67	-	16,340.71	-	2,451.11	-	-	(5,614.18)	175,435.09
	<b>167,159.67</b>	<b>-</b>	<b>16,340.71</b>	<b>-</b>	<b>2,451.11</b>	<b>-</b>	<b>-</b>	<b>(5,614.18)</b>	<b>175,435.09</b>
<b>Reserve</b>									
<b>TOTALS</b>	<b>349,486.87</b>	<b>-</b>	<b>31,967.58</b>	<b>-</b>	<b>4,795.14</b>	<b>-</b>	<b>-</b>	<b>(11,737.78)</b>	<b>364,921.53</b>

**CALCULATED FUND EARNING RATE:** (3.3586)%  
**APPLIED FUND EARNING RATE:** (3.3586)%

## 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 00001	Di Lizio, Renato			182,327.20		180,630.48
125 00002	Di Lizio, Tania			167,159.67		165,583.71
<b>211</b>	<b>Property - Residential</b>					
211 0005	Property - Residential Account 5		543,509.00		550,000.00	
<b>232</b>	<b>Fixtures &amp; Fittings</b>					
232 0001	Fixtures & Fittings Account 1		950.00		950.00	
<b>233</b>	<b>Accumulated Depreciation</b>					
233 0001	Accumulated Depreciation Account 1		(43,509.00)		(34,817.00)	
<b>290</b>	<b>Cash at Bank</b>					
290 0003	Cash at Bank		77,026.84		51,700.10	
<b>450</b>	<b>Provisions for Tax - Fund</b>					
450 0006	Provision for Deferred Tax (Fund)			11,606.62		12,255.72
450 0009	Provision for Income Tax (Fund)			2,072.70		(731.65)
<b>495</b>	<b>Loans</b>					
495 0001	Loans - Other			199,375.99		206,822.16
<b>611</b>	<b>Property - Residential</b>					
611 0005	Property - Residential Account 5			19,295.97		17,944.32
<b>702</b>	<b>Employer Concessional Contributions</b>					
702 00001	Di Lizio, Renato			5,626.87		6,000.00
702 00002	Di Lizio, Tania			16,340.71		5,524.41
<b>703</b>	<b>Salary Sacrifice Concessional Contributions</b>					
703 00001	Di Lizio, Renato			10,000.00		-
<b>780</b>	<b>Market Movement Non-Realised</b>					
780 0013	Market Movement Non-Realised - Real Property			(6,491.00)		-
<b>801</b>	<b>Fund Administration Expenses</b>					
801 0004	Administration Fee		116.00		144.00	
801 0011	Professional Fees		1,359.54		1,320.00	
801 0019	Subscriptions and Registrations (Admin)		850.00		587.00	
<b>804</b>	<b>Property / Real Estate Expenses</b>					
804 0003	Property - Body Corporate Fees		2,748.00		2,590.00	
804 0005	Property - Depreciation		8,692.00		9,313.00	
804 0009	Property - Insurance		349.00		369.00	
804 0010	Property - Interest		8,501.83		9,400.82	
804 0016	Property - Rates		1,178.18		1,175.17	
804 0018	Property - Repairs & Maintenance		361.90		-	
804 0020	Property - Sundry Rental Expenses		212.00		-	
804 0023	Property - Water Charges		710.54		719.71	

## Trial Balance

As at 30 June 2022

Account Number	Account Description	Units	2022		2021	
			Debit \$	Credit \$	Debit \$	Credit \$
<b>812</b>	<b>Property / Real Estate Expenses - Residential 5</b>					
812 0002	Property - Residential 5 - Agent Fees / Commissions		1,153.65		-	
<b>860</b>	<b>Fund Tax Expenses</b>					
860 0004	Income Tax Expense		3,754.35		577.35	
860 0008	Tax Accrued During Period (Deferred Tax)		(649.10)		-	
			<b>607,314.73</b>	<b>607,314.73</b>	<b>594,029.15</b>	<b>594,029.15</b>

# Tax Reconciliation

For the year ended 30 June 2022

**INCOME**

<b>Gross Interest Income</b>		-
<b>Gross Dividend Income</b>		-
Imputation Credits	-	-
Franked Amounts	-	-
Unfranked Amounts	-	-
<b>Gross Rental Income</b>		19,295.00
<b>Gross Foreign Income</b>		-
<b>Gross Trust Distributions</b>		-
<b>Gross Assessable Contributions</b>		-
Employer Contributions/Untaxed Transfers	31,967.00	
Member Contributions	-	31,967.00
<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>51,262.00</b>
Less Exempt Current Pension Income		-
<b>Total Income</b>		<b>51,262.00</b>
<b>LESS DEDUCTIONS</b>		
<b>Other Deduction</b>		26,233.00
<b>Total Deductions</b>		<b>26,233.00</b>
<b>TAXABLE INCOME</b>		<b>25,029.00</b>
Gross Income Tax Expense (15% of Standard Component)		3,754.35
(45% of Non-arm's length income)		-
Less Foreign Tax Offset	-	-
Less Other Tax Credit	-	-
<b>Tax Assessed</b>		<b>3,754.35</b>
Less Imputed Tax Credit		-
Less Amount Already paid (for the year)		-
<b>TAX DUE OR REFUNDABLE</b>		<b>3,754.35</b>
<b>Supervisory Levy</b>		<b>259.00</b>
<b>AMOUNT DUE OR REFUNDABLE</b>		<b>4,013.35</b>

2022 Tax 3,754.35  
 Sep PAYG (367)  
 Dec PAYG (367)  
 Mar PAYG (367)  
 RBA (367)  
 STA (213.65)  
 2,072.70

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# 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 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



## 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.

## 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.

R & T Di Lizio Superannuation Fund

Notes to the Financial Statements

For the year ended 30 June 2022

	2022 \$	2021 \$
<b>Note 2: Property - Residential</b>		
Property - Residential Account 5	19,296	17,944
	<b>19,296</b>	<b>17,944</b>
<b>Note 3: Market Movement Non-Realised</b>		
Market Movement Non-Realised - Real Property	(6,491)	-
	<b>(6,491)</b>	<b>-</b>
<b>Note 4: Fund Administration Expenses</b>		
Administration Fee	116	144
Professional Fees	1,360	1,320
Subscriptions and Registrations (Admin)	850	587
	<b>2,326</b>	<b>2,051</b>
<b>Note 5: Property / Real Estate Expenses</b>		
Property - Body Corporate Fees	2,748	2,590
Property - Depreciation	8,692	9,313
Property - Insurance	349	369
Property - Interest	8,502	9,401
Property - Rates	1,178	1,175
Property - Repairs & Maintenance	362	-
Property - Sundry Rental Expenses	212	-
Property - Water Charges	711	720
	<b>22,754</b>	<b>23,568</b>
<b>Note 6: Property / Real Estate Expenses - Residential 5</b>		
Property - Residential 5 - Agent Fees / Commissions	1,154	-
	<b>1,154</b>	<b>-</b>
<b>Note 7: Fund Tax Expenses</b>		
Income Tax Expense	3,754	577
Tax Accrued During Period (Deferred Tax)	(649)	-
	<b>3,105</b>	<b>577</b>
<b>Note 8: Property - Residential</b>		
Property - Residential Account 5	543,509	550,000
	<b>543,509</b>	<b>550,000</b>
<b>Note 9: Fixtures &amp; Fittings</b>		
Fixtures & Fittings Account 1	950	950
	<b>950</b>	<b>950</b>

**R & T Di Lizio Superannuation Fund**  
**Notes to the Financial Statements**  
For the year ended 30 June 2022

	<b>2022</b>	<b>2021</b>
	<b>\$</b>	<b>\$</b>
<b>Note 10: Accumulated Depreciation</b>		
Accumulated Depreciation Account 1	(43,509) <sup>44A</sup>	(34,817)
	<b>(43,509)</b>	<b>(34,817)</b>
<b>Note 11: Cash at Bank</b>		
Cash at Bank	77,027 <sup>3</sup>	51,700
	<b>77,027</b>	<b>51,700</b>
<b>Note 12: Provisions for Tax - Fund</b>		
Provision for Deferred Tax (Fund)	11,607	12,256
Provision for Income Tax (Fund)	2,073	(732)
	<b>13,680</b>	<b>11,524</b>
<b>Note 13: Loans</b>		
Loans - Other	199,376 <sup>2</sup>	206,822
	<b>199,376</b>	<b>206,822</b>
<b>Note 14A: Movements in Members' Benefits</b>		
Liability for Members' Benefits Beginning:	349,487	346,214
Add: Increase (Decrease) in Members' Benefits	15,435	3,273
<b>Liability for Members' Benefits End</b>	<b>364,922</b>	<b>349,487</b>
<b>Note 14B: Members' Other Details</b>		
Total Unallocated Benefits	-	-
Total Forfeited Benefits	-	-
Total Preserved Benefits	364,922	349,487
Total Vested Benefits	364,922	349,487

# 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 0004		30/06/2022	BANK FEE	116.00	100.00	116.00	Yes	1.0000		116.00
801 0011		30/06/2022	ACCOUNTING FEES	1,359.54	100.00	1,359.54	Yes	1.0000		1,359.54
801 0019		30/06/2022	ASIC	332.00	100.00	332.00	Yes	1.0000		332.00
801 0019		30/06/2022	super levy 2021	259.00	100.00	259.00	Yes	1.0000		259.00
801 0019		30/06/2022	missed super levy 2019 tax	259.00	100.00	259.00	Yes	1.0000		259.00
804 0003		30/06/2022	U5/7 ORR STREET ROBERT	2,748.00	100.00	2,748.00	Yes	1.0000		2,748.00
804 0005		30/06/2022	Depreciation	8,692.00	100.00	8,692.00	Yes	1.0000		8,692.00
804 0009		30/06/2022	TERRI SCHEER	349.00	100.00	349.00	Yes	1.0000		349.00
804 0010		30/06/2022	INTEREST	8,501.83	100.00	8,501.83	Yes	1.0000		8,501.83
804 0016		30/06/2022	COUNCIL RATES	1,178.18	100.00	1,178.18	Yes	1.0000		1,178.18
804 0018		30/06/2022	REPAIRS AND MAINTENANCE	361.90	100.00	361.90	Yes	1.0000		361.90
804 0020		30/06/2022	LEASE FEES	212.00	100.00	212.00	Yes	1.0000		212.00
804 0023		30/06/2022	WATER RATES	710.54	100.00	710.54	Yes	1.0000		710.54
812 0002		30/06/2022	MANAGEMENT FEES	1,153.65	100.00	1,153.65	Yes	1.0000		1,153.65
<b>TOTALS</b>				<b>26,232.64</b>		<b>26,232.64</b>				<b>26,232.64</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 0005	Property - Residential Account 5	30/06/2022	1,727.55	-	-	-	
611 0005	Property - Residential Account 5	30/06/2022	17,568.42	-	-	-	
	<b>Total Assessable Revenue</b>		<u>19,295.97</u>				
<b>Non-assessable Revenue Accounts</b>							
	<b>Total Non-assessable Revenue</b>		<u>-</u>				
	<b>Total Revenue</b>		<u>19,295.97</u>				

**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

# Notes to the Tax Reconciliation

## Non-Trust Income - Assessable Amounts

For the year ended 30 June 2022

Account	Description	Date	Rent	Unfranked	Unfranked	Unfranked CFI	Franked	Imputation Credit	NALI	Interest	Other Taxable	Total
611 0005	Property - Residential Account 5	30/06/2022	1,727.55	-	-	-	-	-	-	-	-	1,727.55
611 0005	Property - Residential Account 5	30/06/2022	17,568.42	-	-	-	-	-	-	-	-	17,568.42
<b>TOTALS</b>			<b>19,295.97</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>19,295.97</b>

# 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>		<u>-</u>

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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	51,262.00
PLUS Non-assessable Contributions	-
PLUS Rollins	-
	51,262.00

**Reduced Fund Income:**

Fund Income	51,262.00
LESS Exempt Current Pension Income	-
	51,262.00

**Apportionment Factor:**

Reduced Fund Income	51,262.00
Fund Income	51,262.00
	1.0000000000

### APPORTIONMENT FACTOR FOR INVESTMENT EXPENSES

**Assessable Investment Income:**

Gross Income	51,262.00
LESS Gross Taxable Contributions	31,967.00
LESS Exempt Current Pension Income	-
	19,295.00

**Total Investment Income:**

Gross Income	51,262.00
LESS Gross Taxable Contributions	31,967.00
	19,295.00

**Apportionment Factor:**

Assessable Investment Income	19,295.00
Total Investment Income	19,295.00
	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 0005 Property - Residential Account 5	19/08/2016	-	543,509.00	427,442.84	-	Discount	427,442.84	116,066.16
Less Discounting		-	<b>543,509.00</b>	<b>427,442.84</b>	-		<b>427,442.84</b>	<b>116,066.16</b>
<b>TOTALS</b>			<b>543,509.00</b>	<b>427,442.84</b>	<b>-</b>		<b>427,442.84</b>	<b>(38,688.72)</b>
<b>GRAND TOTAL</b>								<b>77,377.44</b>

Provision for Deferred Income Tax = 77,377.44 x 0.15 = 11,606.62

# 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
2110005	Property - Residential Account 5		550,000.00	-	-	-	543,509.00	-	(6,491.00)
	<b>TOTALS</b>		<b>550,000.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>543,509.00</b>	<b>-</b>	<b>(6,491.00)</b>

# 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	-	-	-	-	77,026.84	77,026.84	-	-	12.41
					<b>77,026.84</b>	<b>77,026.84</b>			<b>12.41</b>
<b>Property</b>									
Property - Residential Account 5	-	-	-	-	427,442.84	543,509.00	116,066.16	27.15	87.59
					<b>427,442.84</b>	<b>543,509.00</b>	<b>116,066.16</b>	<b>27.15</b>	<b>87.59</b>
<b>Total Investments</b>					<b>504,469.68</b>	<b>620,535.84</b>	<b>116,066.16</b>	<b>23.01</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.

**ASIC**

Australian Securities &amp; Investments Commission

**Forms Manager**

Registered Agents

Company: R &amp; T DI LIZIO SMSF PTY LTD ACN 612 423 819

**Company details**

Date company registered 16-05-2016  
 Company next review date 16-05-2024  
 Company type Australian Proprietary Company  
 Company status Registered  
 Home unit company No  
 Superannuation trustee company Yes  
 Non profit company No

**Registered office**

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

**Principal place of business**

17 MELCOMBE ROAD , IVANHOE VIC 3079

**Officeholders**

DI LIZIO, RENATO

Born 15-09-1974 at MELBOURNE VIC

17 MELCOMBE ROAD , IVANHOE VIC 3079

Office(s) held: Director, appointed 16-05-2016  
 Secretary, appointed 16-05-2016

DI LIZIO, TANIA

Born 01-01-1975 at MELBOURNE VIC

17 MELCOMBE ROAD , IVANHOE VIC 3079

Office(s) held: Director, appointed 16-05-2016  
 Secretary, appointed 16-05-2016

**Company share structure**

Share class	Share description	Number issued	Total amount paid	Total amount unpaid
ORD	ORD SHARES	12	12.00	0.00

**Members**

DI LIZIO , RENATO

17 MELCOMBE ROAD , IVANHOE VIC 3079

Share class	Total number held	Fully paid	Beneficially held
ORD	6	Yes	Yes

DI LIZIO , TANIA

17 MELCOMBE ROAD , IVANHOE VIC 3079

Share class	Total number held	Fully paid	Beneficially held
ORD	6	Yes	Yes

**Document history**

These are the documents most recently received by ASIC from this organisation.

Received	Number	Form	Description	Status
03-08-2016	7E8214995	484	CHANGE TO COMPANY DETAILS	Processed and imaged
16-05-2016	2E3698476	201	APPLICATION FOR INCORPORATION (DIVN 1)	Processed and imaged

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

**Agent** WALKER PARTNERS (AUST) PTY LTD  
**Client** THE TRUSTEE FOR R & T DI LIZIO SUPERANNUATION FUND  
**ABN** 38 961 761 823  
**TFN** 983 175 260

## Activity statement 004

<b>Date generated</b>	19 September 2023
<b>Overdue</b>	\$0.00
<b>Not yet due</b>	\$0.00
<b>Balance</b>	\$0.00

## Transactions

13 results found - from 01 July 2021 to 01 September 2022 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
31 Jul 2022	31 Jul 2022	General interest charge			\$0.00
31 Jul 2022	28 Jul 2022	Original Activity Statement for the period ending 30 Jun 22 - PAYG Instalments	\$367.00		\$0.00
30 Jun 2022	29 Jun 2022	Payment received		\$367.00	\$367.00 CR
1 May 2022	1 May 2022	General interest charge			\$0.00
1 May 2022	28 Apr 2022	Original Activity Statement for the period ending 31 Mar 22 - PAYG Instalments	\$367.00		\$0.00
29 Mar 2022	28 Mar 2022	Payment received		\$367.00	\$367.00 CR
7 Mar 2022	7 Mar 2022	General interest charge			\$0.00
7 Mar 2022	28 Feb 2022	Original Activity Statement for the period ending 31 Dec 21 - PAYG Instalments	\$367.00		\$0.00
5 Jan 2022	4 Jan 2022	Payment received		\$367.00	\$367.00 CR
31 Oct 2021	31 Oct 2021	General interest charge			\$0.00
31 Oct 2021	28 Oct 2021	Original Activity Statement for the period ending 30 Sep 21 - PAYG Instalments	\$367.00		\$0.00
1 Oct 2021	30 Sep 2021	Payment received		\$367.00	\$367.00 CR

47

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
1 Aug 2021	28 Jul 2021	Original Activity Statement for the period ending 30 Jun 21		\$0.00	\$0.00





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

**Agent** WALKER PARTNERS (AUST) PTY LTD  
**Client** THE TRUSTEE FOR R & T DI LIZIO SUPERANNUATION FUND  
**ABN** 38 961 761 823  
**TFN** 983 175 260

## Income tax 002

<b>Date generated</b>	19 September 2023
<b>Overdue</b>	\$0.00
<b>Not yet due</b>	\$0.00
<b>Balance</b>	\$0.00

## Transactions

2 results found - from 01 July 2021 to 01 September 2022 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
30 Jun 2022	5 Jul 2022	EFT refund for Income Tax for the period from 01 Jul 20 to 30 Jun 21	\$213.65		\$0.00
30 Jun 2022	16 May 2022	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21		\$213.65	\$213.65 CR

SCHEDULE METHOD BY

**DIMINISHING VALUE**



Year	Financial Years	Plant & Equipment*	Capital Works	Total Depreciation
1	22/02/18 - 30/06/18	\$2,733	\$2,127	\$4,860
2	1/07/18 - 30/06/19	\$4,709	\$6,064	\$10,774
3	1/07/19 - 30/06/20	\$3,742	\$6,064	\$9,807
4	1/07/20 - 30/06/21	\$3,249	\$6,064	\$9,313
5	1/07/21 - 30/06/22	\$2,628	\$6,064	<u>\$8,692</u>
6	1/07/22 - 30/06/23	\$2,454	\$6,064	\$8,518
7	1/07/23 - 30/06/24	\$1,761	\$6,064	\$7,825
8	1/07/24 - 30/06/25	\$1,573	\$6,064	\$7,637
9	1/07/25 - 30/06/26	\$1,134	\$6,064	\$7,198
10	1/07/26 - 30/06/27	\$840	\$6,064	\$6,904
11	1/07/27 - 30/06/28	\$638	\$6,064	\$6,702
12	1/07/28 - 30/06/29	\$497	\$6,064	\$6,561
13	1/07/29 - 30/06/30	\$398	\$6,064	\$6,462
14	1/07/30 - 30/06/31	\$554	\$6,064	\$6,618
15	1/07/31 - 30/06/32	\$593	\$6,064	\$6,657
16	1/07/32 - 30/06/33	\$372	\$6,064	\$6,436
17	1/07/33 - 30/06/34	\$233	\$6,064	\$6,297
18	1/07/34 - 30/06/35	\$146	\$6,064	\$6,210
19	1/07/35 - 30/06/36	\$90	\$6,064	\$6,154
20	1/07/36 - 30/06/37	\$57	\$6,064	\$6,121
21	1/07/37 - 30/06/38	\$34	\$6,064	\$6,098
22	1/07/38 - 30/06/39	\$22	\$6,064	\$6,086
23	1/07/39 - 30/06/40	\$13	\$6,064	\$6,077
24	1/07/40 - 30/06/41	\$8	\$6,064	\$6,072
25	1/07/41 - 30/06/42	\$5	\$6,064	\$6,069
26	1/07/42 - 30/06/43	\$3	\$6,064	\$6,067
27	1/07/43 - 30/06/44	\$2	\$6,064	\$6,066
28	1/07/44 - 30/06/45	\$3	\$6,064	\$6,067
29	1/07/45 - 30/06/46	\$0	\$6,064	\$6,064
30	1/07/46 - 30/06/47	\$0	\$6,064	\$6,064
31	1/07/47 - 30/06/48	\$0	\$6,064	\$6,064
32	1/07/48 - 30/06/49	\$0	\$6,064	\$6,064
33	1/07/49 - 30/06/50	\$0	\$6,064	\$6,064
34	1/07/50 - 30/06/51	\$0	\$6,064	\$6,064
35	1/07/51 - 30/06/52	\$0	\$6,064	\$6,064
36	1/07/52 - 30/06/53	\$0	\$6,064	\$6,064
37	1/07/53 - 30/06/54	\$0	\$6,064	\$6,064
38	1/07/54 - 30/06/55	\$0	\$6,064	\$6,064
39	1/07/55 - 30/06/56	\$0	\$6,064	\$6,064
40	1/07/56 - 30/06/57	\$0	\$6,064	\$6,064
41	1/07/57 - 30/06/58	\$0	\$3,938	\$3,938
<b>Total</b>		<b>\$28,493</b>	<b>\$242,564</b>	<b>\$271,057</b>

2021: Deprc  
 34817  
 + 8692  
 = 43509  
**44A**

\* low value pool values in annexure 1



updated

30 June, 2022

Renato Dilizio  
Via Email to: rdilizio74@gmail.com

Dear Renato,

**RE: 5/7 ORR STREET, HEIDELBERG HEIGHTS VIC 3081**

As requested, we have made an investigation to ascertain the market value of the above-mentioned property and we believe likely market value to be in vicinity of \$500,000.

We take this opportunity to thank you for allowing us to be of service and look forward to assisting you with any future real estate matters.

Kind Regards,  
**Lewis Realty Pty. Ltd.**

\$ 543,509  
Depreciation \$ 43,509 <sup>page 44A</sup>  

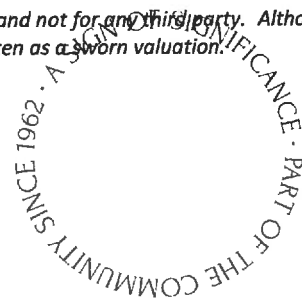
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\$ 500,000 <sup>page 44</sup>

Daniel Veronese  
**Licensed Estate Agent**  
086253L

**Disclaimer**

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



Lewis Realty – Sales  
Phone. 9383 5888  
289–291 Sydney Rd  
Coburg, VIC 3058

lewisre.com.au

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(w) 03 9383 5788  
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rent@lewisre.com.au  
ABN: 76903358644  
Licence: 070982L

Renato Dilizio  
5/2 Walker St  
Moonee Ponds VIC 3039

**Tax Invoice**  
Account OWN01533  
Statement #42  
16 Jul 2021

Money In	\$1,608.00
Money Out	\$96.14
<b>You Received</b>	<b>\$1,511.86</b>

**Details for Account OWN01533**

Balance brought forward

Money Out	Money In
	\$0.00

**5/7 Orr St, Heidelberg Heights VIC 3081**

Rented for \$1,608.00 per month

James Lancaster & Hannah Petocz paid to 14/08/2021

Rent paid to 14/08/2021 (previously paid to 14/07/2021)

Management Fees \*

	\$1,608.00
\$88.44	

Total

\$88.44	\$1,608.00
---------	------------

**Account Transactions**

Administration \*

Withdrawal by EFT to owner R&T Dilizio SMSF P/L

[EFT Transfer to: R&T Dilizio SMSF P/L, (193879) - \*\*\*890]

\$7.70
\$1,511.86

Balance remaining

\$0.00

**GST Summary**

Total Tax on agency fees

\$8.74

(\* includes Tax)

43



289-291 Sydney Rd  
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 rent@lewisre.com.au  
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Renato Dilizio  
 5/2 Walker St  
 Moonee Ponds VIC 3039

**Tax Invoice**  
 Account OWN01533  
 Statement #43  
 18 Aug 2021

Money In	\$1,608.00
Money Out	\$96.14
<b>You Received</b>	<b>\$1,511.86</b>

**Details for Account OWN01533**

Balance brought forward

**5/7 Orr St, Heidelberg Heights VIC 3081**

Rented for \$1,608.00 per month

James Lancaster & Hannah Petocz paid to 14/09/2021

Rent paid to 14/09/2021 (previously paid to 14/08/2021)

Management Fees \*

Total

	Money Out	Money In
Balance brought forward		\$0.00
Rent paid to 14/09/2021 (previously paid to 14/08/2021)		\$1,608.00
Management Fees *	\$88.44	
<b>Total</b>	<b>\$88.44</b>	<b>\$1,608.00</b>

**Account Transactions**

Administration \*

Withdrawal by EFT to owner R&T Dilizio SMSF P/L

[EFT Transfer to: R&T Dilizio SMSF P/L, (193879) - \*\*\*890]

Balance remaining

Administration *	\$7.70	
Withdrawal by EFT to owner R&T Dilizio SMSF P/L	\$1,511.86	
Balance remaining		\$0.00

**GST Summary**

Total Tax on agency fees

(\* includes Tax)

\$8.74



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Licence: 070982L

Renato Dilizio  
5/2 Walker St  
Moonee Ponds VIC 3039

**Tax Invoice**  
Account OWN01533  
Statement #44  
16 Sep 2021

Money In	\$1,608.00
Money Out	\$96.14
<b>You Received</b>	<b>\$1,511.86</b>

**Details for Account OWN01533**

Balance brought forward

Money Out	Money In
	\$0.00

**5/7 Orr St, Heidelberg Heights VIC 3081**

Rented for \$1,608.00 per month

James Lancaster & Hannah Petocz paid to 14/10/2021

Rent paid to 14/10/2021 (previously paid to 14/09/2021)

Management Fees \*

	\$1,608.00
\$88.44	

Total

\$88.44	\$1,608.00
---------	------------

**Account Transactions**

Administration \*

Withdrawal by EFT to owner R&T Dilizio SMSF P/L

[EFT Transfer to: R&T Dilizio SMSF P/L, (193879) - \*\*\*890]

\$7.70
\$1,511.86

Balance remaining

\$0.00

**GST Summary**

Total Tax on agency fees

\$8.74

(\* includes Tax)



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Renato Dilizio  
5/2 Walker St  
Moonee Ponds VIC 3039

**Tax Invoice**  
Account OWN01533  
Statement #45  
18 Oct 2021

Money In	\$1,608.00
Money Out	\$96.14
<b>You Received</b>	<b>\$1,511.86</b>

**Details for Account OWN01533**

Balance brought forward

Money Out	Money In
	\$0.00

**5/7 Orr St, Heidelberg Heights VIC 3081**

Rented for \$1,608.00 per month

James Lancaster & Hannah Petocz paid to 14/11/2021

Rent paid to 14/11/2021 (previously paid to 14/10/2021)

Management Fees \*

	\$1,608.00
\$88.44	

Total

\$88.44	\$1,608.00
---------	------------

**Account Transactions**

Administration \*

Withdrawal by EFT to owner R&T Dilizio SMSF P/L

[EFT Transfer to: R&T Dilizio SMSF P/L, (193879) - \*\*\*890]

\$7.70
\$1,511.86

Balance remaining

\$0.00

**GST Summary**

Total Tax on agency fees

\$8.74

(\* includes Tax)



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Renato Dilizio  
5/2 Walker St  
Moonee Ponds VIC 3039

**Tax Invoice**  
Account OWN01533  
Statement #46  
18 Nov 2021

Money In	\$1,608.00
Money Out	\$96.14
<b>You Received</b>	<b>\$1,511.86</b>

**Details for Account OWN01533**

Balance brought forward

**5/7 Orr St, Heidelberg Heights VIC 3081**

Rented for \$1,608.00 per month

James Lancaster & Hannah Petocz paid to 14/12/2021

Rent paid to 14/12/2021 (previously paid to 14/11/2021)

Management Fees \*

Total

	Money Out	Money In
Balance brought forward		\$0.00
Rent paid to 14/12/2021 (previously paid to 14/11/2021)		\$1,608.00
Management Fees *	\$88.44	
<b>Total</b>	<b>\$88.44</b>	<b>\$1,608.00</b>

**Account Transactions**

Administration \*

Withdrawal by EFT to owner R&T Dilizio SMSF P/L

[EFT Transfer to: R&T Dilizio SMSF P/L, (193879) - \*\*\*890]

\$7.70  
\$1,511.86

Balance remaining

\$0.00

**GST Summary**

Total Tax on agency fees

\$8.74

(\* includes Tax)





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Renato Dilizio  
5/2 Walker St  
Moonee Ponds VIC 3039

**Tax Invoice**  
Account OWN01533  
Statement #47  
16 Dec 2021

Money In	\$1,608.00
Money Out	\$96.14
<b>You Received</b>	<b>\$1,511.86</b>

**Details for Account OWN01533**

Balance brought forward

**5/7 Orr St, Heidelberg Heights VIC 3081**

Rented for \$1,608.00 per month

James Lancaster & Hannah Petocz paid to 14/01/2022

Rent paid to 14/01/2022 (previously paid to 14/12/2021)

Management Fees \*

Total

Money Out	Money In
	\$0.00
	\$1,608.00
\$88.44	
\$88.44	\$1,608.00

**Account Transactions**

Administration \*

Withdrawal by EFT to owner R&T Dilizio SMSF P/L

[EFT Transfer to: R&T Dilizio SMSF P/L, (193879) - \*\*\*890]

Balance remaining

\$7.70  
\$1,511.86

\$0.00

**GST Summary**

Total Tax on agency fees

(\* includes Tax)

\$8.74



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Renato Dilizio  
5/2 Walker St  
Moonee Ponds VIC 3039

**Tax Invoice**  
Account OWN01533  
Statement #48  
18 Jan 2022

Money In	\$1,608.00
Money Out	\$96.14
<b>You Received</b>	<b>\$1,511.86</b>

**Details for Account OWN01533**

Balance brought forward

**5/7 Orr St, Heidelberg Heights VIC 3081**

Rented for \$1,608.00 per month

James Lancaster & Hannah Petocz paid to 14/02/2022

Rent paid to 14/02/2022 (previously paid to 14/01/2022)

Management Fees \*

Total

Money Out	Money In
	\$0.00
	\$1,608.00
\$88.44	
<hr/>	
\$88.44	\$1,608.00

**Account Transactions**

Administration \*

Withdrawal by EFT to owner R&T Dilizio SMSF P/L

[EFT Transfer to: R&T Dilizio SMSF P/L, (193879) - \*\*\*\*890]

Balance remaining

\$7.70	
\$1,511.86	
	\$0.00

**GST Summary**

Total Tax on agency fees

(\* includes Tax)

\$8.74



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Licence: 070982L

Renato Dilizio  
5/2 Walker St  
Moonee Ponds VIC 3039

**Tax Invoice**  
Account OWN01533  
Statement #49  
17 Feb 2022

Money In	\$1,608.00
Money Out	\$96.14
<b>You Received</b>	<b>\$1,511.86</b>

**Details for Account OWN01533**

Balance brought forward

Money Out	Money In
	\$0.00

**5/7 Orr St, Heidelberg Heights VIC 3081**

Rented for \$1,608.00 per month

James Lancaster & Hannah Petocz paid to 14/03/2022

Rent paid to 14/03/2022 (previously paid to 14/02/2022)

Management Fees \*

	\$1,608.00
\$88.44	

Total

\$88.44	\$1,608.00
---------	------------

**Account Transactions**

Administration \*

Withdrawal by EFT to owner R&T Dilizio SMSF P/L

[EFT Transfer to: R&T Dilizio SMSF P/L, (193879) - \*\*\*890]

\$7.70
\$1,511.86

Balance remaining

\$0.00

**GST Summary**

Total Tax on agency fees

\$8.74

(\* includes Tax)



289-291 Sydney Rd  
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Licence: 070982L

Renato Dilizio  
5/2 Walker St  
Moonee Ponds VIC 3039

**Tax Invoice**  
Account OWN01533  
Statement #50  
17 Mar 2022

Money In	\$1,608.00
Money Out	\$195.14
<b>You Received</b>	<b>\$1,412.86</b>

**Details for Account OWN01533**

Balance brought forward

Money Out	Money In
	\$0.00

**5/7 Orr St, Heidelberg Heights VIC 3081**

Rented for \$1,608.00 per month

James Lancaster & Hannah Petocz paid to 14/04/2022

Rent paid to 14/04/2022 (previously paid to 14/03/2022)

General Maintenance - Smarthouse - Smoke Alarm maintenance \*

Management Fees \*

	\$1,608.00
\$99.00	
\$88.44	
<b>\$187.44</b>	<b>\$1,608.00</b>

Total

**Account Transactions**

Administration \*

Withdrawal by EFT to owner R&T Dilizio SMSF P/L

[EFT Transfer to: R&T Dilizio SMSF P/L, (193879) - \*\*\*890]

\$7.70
<b>\$1,412.86</b>

Balance remaining

\$0.00

**GST Summary**

Total Tax on attached expenses

\$9.00

Total Tax on agency fees

\$8.74

(\* includes Tax)





289-291 Sydney Rd  
Coburg VIC 3058  
(w) 0393835888  
www.lewisre.com.au  
rent@lewisre.com.au  
ABN: 76903358644  
Licence: 070982L

Renato Dilizio  
5/2 Walker St  
Moonee Ponds VIC 3039

**Tax Invoice**  
Account OWN01533  
Statement #52  
12 May 2022

Money In	\$1,608.00
Money Out	\$96.14
<b>You Received</b>	<b>\$1,511.86</b>

**Details for Account OWN01533**

Balance brought forward

Money Out	Money In
	\$0.00

**5/7 Orr St, Heidelberg Heights VIC 3081**

Rented for \$1,608.00 per month

James Lancaster & Hannah Petocz paid to 14/06/2022

Rent paid to 14/06/2022 (previously paid to 14/05/2022)

Management Fees \*

	\$1,608.00
\$88.44	

Total

\$88.44	\$1,608.00
---------	------------

**Account Transactions**

Administration \*

Withdrawal by EFT to owner R&T Dilizio SMSF P/L

[EFT Transfer to: R&T Dilizio SMSF P/L, (193879) - \*\*\*890]

\$7.70
\$1,511.86

Balance remaining

\$0.00

**GST Summary**

Total Tax on agency fees

\$8.74

(\* includes Tax)

33



289-291 Sydney Rd  
Coburg VIC 3058  
(w) 0393835888  
www.lewisre.com.au  
rent@lewisre.com.au  
ABN: 76903358644  
Licence: 070982L

Renato Dilizio  
5/2 Walker St  
Moonee Ponds VIC 3039

**Tax Invoice**  
Account OWN01533  
Statement #53  
13 Jun 2022

Money In	\$1,608.00
Money Out	\$359.04
<b>You Received</b>	<b>\$1,248.96</b>

**Details for Account OWN01533**

Balance brought forward

**5/7 Orr St, Heidelberg Heights VIC 3081**

Rented for \$1,608.00 per month

James Lancaster & Hannah Petocz paid to 14/07/2022

Rent paid to 14/07/2022 (previously paid to 14/06/2022)

gas safety checks - Smart House - Gas Safety Checks \*

Management Fees \*

Total

Money Out	Money In
	\$0.00
	\$1,608.00
\$262.90	
\$88.44	
<b>\$351.34</b>	<b>\$1,608.00</b>

**Account Transactions**

Administration \*

Withdrawal by EFT to owner R&T Dilizio SMSF P/L

[EFT Transfer to: R&T Dilizio SMSF P/L, (193879) - \*\*\*890]

Balance remaining

\$7.70
<b>\$1,248.96</b>
\$0.00

**GST Summary**

Total Tax on attached expenses

\$23.90

Total Tax on agency fees

\$8.74

(\* includes Tax)







# Rates and Valuation Notice

## Tax Invoice



6.2152 - 2581 704205 023  
Gigi Jett Pty Ltd  
SE 5 2 Walker Street  
MOONEE PONDS VIC 3039

Issue Date: 24/07/2021

Assessment Number: 704205

Due Date: 30/09/2021

### Property and Valuation Information

Address: 5/7 Orr Street HEIDELBERG HEIGHTS VIC 3081  
Ward: Ibbott Legal Description: LOT 5 PS 747237B  
AVPCO: Single Strata Unit/Villa Unit/Townhouse  
Date of Valuation: 1 January 2021 Valuation First Used: 1 July 2021  
Capital Improved Value: \$500,000 Site Value: \$88,000

*Paid*  
*12/08/2021*  
Net Annual Value: \$25,000

### Rating Information

Rate Category: Residential Improved Rate in \$ on CIV: 0.00206935

### Fire Services Property Levy Information

Location: MFB Classification: Residential Rate in \$ on CIV: 0.00005900

### Details of Rates and Charges

### Instalment Due Dates

Residential Improved	\$1,034.68	30/09/2021	\$296.18
Fire Levy - Residential Fixed	\$114.00	30/11/2021	\$294.00
Fire Levy - Residential	\$29.50	28/02/2022	\$294.00
<b>Total</b>	<b>\$1,178.18</b>	31/05/2022	<b>\$294.00</b>

**Due 30/09/2021 : \$296.18**

Rates are payable in four instalments, however, Council will accept payment in full as long as the amount owing is paid by the due date of each instalment.

### Payment Options



Biller Code: 8755  
Ref: 600 0000 0070 4205



Billpay Code: 0708  
Ref: 7042 0519

BPAY® this payment via internet or phone banking.  
BPAY View® - View and pay this bill using internet banking.  
BPAY View Registration No.: 600 0000 0070 4205  
BPAY View Registration Name: Gigi Jett Pty Ltd

In person at any Post Office, by phone 13 18 16, or go to  
[www.postbillpay.com.au](http://www.postbillpay.com.au)



\*708 704205 19

Assessment No: 704205  
Due Date: 30/09/2021  
1st Instalment: \$296.18



Address:  
5/7 Orr Street HEIDELBERG HEIGHTS VIC 3081

30



Yarra Valley Water ABN 93 066 902 501

*Paid 2/09/21*



413162-001 000061(121) 0023 H1

GIGI JETT PTY LTD  
UNIT 5/2 WALKER ST  
MOONEE PONDS VIC 3039

### Quarterly Bill

Enquiries **1300 304 688**  
Faults **13 2762** (24hrs)

Account Number **06 4334 8434**  
Invoice Number **0644 8816 77620**

Total Due **\$239.09**

Due Date **13 September 2021**

Need more time to pay?  
Go to [yvwm.com.au/extend](http://yvwm.com.au/extend) or call 1300 304 688

Tax Invoice Issued 23 Aug 2021

#### ACCOUNT SUMMARY

**UNIT 5 7 ORR ST, HEIDELBERG HEIGHTS**  
Property Number **5137 401**, PS 747237

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	-\$159.73
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 064488167762 0

UNIT 5 7 ORR ST, HEIDELBERG HEIGHTS

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

### Payment Slip

Account Number **06 4334 8434**  
Invoice Number **0644 8816 77620**

Total Due **\$239.09**

Due Date **13 September 2021**

*29*

R



47531119

# Quarterly PAYG instalment notice

July to September 2021

014304  
023



THE TRUSTEE FOR R & T DI LIZIO  
SUPERANNUATION FUND  
C/- J I CONSULTING PTY LTD  
PO BOX 76  
MOONEE PONDS VIC 3039

Document ID **46 971 005 426**

ABN **38 961 761 823**

**004**

Variations due on **28 Oct 2021**

Payment due on **28 Oct 2021**

## PAYG income tax instalment

ATO Instalment amount for the period shown above is **T7 \$ 367** From 2020 assessment

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

**OR**

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

*Paid  
30/09/2021*

NAT 4753-11.2019 [DE-9137]

149ATBA\_Form\_R\_VIC\_288/014304/014304/1

### HOW TO PAY

Your payment reference number (PRN) is: **4 38961 761 823 5060**

BPAY®



Bill code: 75556  
Ref: **4389617618235060**

Telephone & Internet Banking – BPAY®

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

#### CREDIT OR DEBIT CARD

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

#### OTHER PAYMENT OPTIONS

For other payment options, visit [ato.gov.au/paymentoptions](http://ato.gov.au/paymentoptions)

#### HOW TO LODGE

This form can be lodged online. Visit [ato.gov.au/general/online-services](http://ato.gov.au/general/online-services)



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# Rates and Valuation Instalment Notice



7.930 - 1132 023  
Gigi Jett Pty Ltd  
SE 5 2 Walker Street  
MOONEE PONDS VIC 3039

*PAID 15/11/2021*

Issue Date: 29 October 2021

Assessment Number: 704205

Instalment Amount Due: \$294.00

Instalment Due Date: 30 Nov 2021

## Property and Valuation Information

Address: 5/7 Orr Street HEIDELBERG HEIGHTS VIC 3081

Ward: Ibbott

Legal Description: LOT 5 PS 747237B

AVPCG: Single Strata Unit/Villa Unit/Townhouse

Date of Valuation: 1 January 2021

Valuation First Used: 1 July 2021

Capital Improved Value: \$500,000

Site Value: \$88,000

Net Annual Value: \$25,000

## Rating Information

Rate Category: Residential Improved

Rate in \$ on CIV: 0.00206935

## Fire Services Property Levy Information

Location: MFB

Classification: Residential

Rate in \$ on CIV: 0.000059

## Instalment Details

**Instalment Amount** **\$294.00**

**Total Due** **\$294.00**

## Other Information

Late payments will be charged penalty interest at the rate of 10.00% per annum from the date the instalment was due.

### Arrears

Any arrears or interest shown are due immediately to avoid further interest. Arrears not paid immediately may be subject to legal action without further notice.

Council has established hardship provisions for ratepayers of owner occupied, residential properties who are impacted by the COVID-19 pandemic. Depending on your circumstances, you may be eligible for partial waivers of rates up to \$500.

If you are an owner occupier of a residential property and are suffering from financial hardship as a result of the pandemic, you can apply for a waiver via

<https://www.banyule.vic.gov.au/RatesHelp>

## Payment Options



Billcode: 8755  
Ref: 600 0000 0070 4205



Billpay Code: 0708  
Ref: 7042 0519

Assessment No 704205  
Due Date: 30 Nov 2021  
Amount Due: \$294.00

BPAY® this payment via Internet or phone banking.  
BPAY View® - View and pay this bill using internet banking.  
BPAY View Registration No.: 600 0000 0070 4205  
BPAY View Registration Name: Gigi Jett Pty Ltd

in person at any Post Office, by phone 13 18 16, or go to [www.postbillpay.com.au](http://www.postbillpay.com.au)



\*708 704205 19

Address:  
5/7 Orr Street HEIDELBERG HEIGHTS VIC 3081



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**Yarra  
Valley  
Water**

Yarra Valley Water ABN 93 066 902 501

*Paul  
7/12/2021*

432953-001 000089(177) D023 H1

GIGI JETT PTY LTD  
UNIT 5/2 WALKER ST  
MOONEE PONDS VIC 3039

## Quarterly Bill

**Enquiries 1300 304 688**

**Faults 13 2762** (24hrs)

Account Number **06 4334 8434**

Invoice Number **0646 6715 07083**

Total Due **\$158.89**

Due Date **15 December 2021**

**Need more time to pay?**

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

**Tax Invoice** Issued 24 Nov 2021

### ACCOUNT SUMMARY

**UNIT 5 7 ORR ST, HEIDELBERG HEIGHTS**

Property Number **5137 401**, PS 747237

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 064667150708 3

UNIT 5 7 ORR ST, HEIDELBERG HEIGHTS

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

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

## Payment Slip

Account Number **06 4334 8434**

Invoice Number **0646 6715 07083**

Total Due **\$158.89**

Due Date **15 December 2021**

25

R



47531119

# Quarterly PAYG instalment notice

October to December 2021

011908  
023



THE TRUSTEE FOR R & T DI LIZIO  
SUPERANNUATION FUND  
C/- J I CONSULTING PTY LTD  
PO BOX 76  
MOONEE PONDS VIC 3039

Document ID 47 143 146 149

ABN 38 961 761 823

004

Variations due on 28 Feb 2022

Payment due on 28 Feb 2022

## PAYG income tax instalment

ATO Instalment amount for the period shown above is T7 \$ **367** From 2020 assessment

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

**OR**

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

*Paid  
3/01/2022*

NAT 4753-11.2019 [DE-9137]

149ATBA\_Form\_R\_VIC\_301/011908/0119084

### HOW TO PAY

Your payment reference number (PRN) is: **4 38961 761 823 5060**

BPAY<sup>®</sup>



Bill code: 75556  
Ref: **4389617618235060**

Telephone & Internet Banking – BPAY<sup>®</sup>

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

#### CREDIT OR DEBIT CARD

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

#### OTHER PAYMENT OPTIONS

For other payment options, visit [ato.gov.au/paymentoptions](http://ato.gov.au/paymentoptions)

#### HOW TO LODGE

This form can be lodged online. Visit [ato.gov.au/general/online-services](http://ato.gov.au/general/online-services)



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# Policy Schedule

## Landlord Preferred Policy



023

R & T Di Lizio SMSF Pty Lty ATF R & T Di Lizio  
Superannuation Fund  
5/2 Walker street  
MOONEE PONDS VIC 3039

22 December 2021

To sign up to receive your policy documents electronically please visit [terrischeer.com.au/paperless](http://terrischeer.com.au/paperless)

*Paid  
25/01/2022*

**POLICY NUMBER:** TS1041940LPP  
**AMOUNT DUE:** \$ 349.00  
**DUE DATE:** 10/02/2022

**Insured: R & T Di Lizio SMSF Pty Lty ATF R & T Di Lizio Superannuation Fund**

**Insured Address: 5/7 Orr Street, HEIDELBERG HEIGHTS VIC 3081**

### Premium Type

Renewal

### Sum Insured

Contents/Building \$60,000  
Liability to Other \$20,000,000  
Weekly rent Up to \$1,000

### Expiry Date

10/02/2022. We invite you to renew your policy until 12:01am  
10/02/2023

### Managing Agent

Lewis Real Estate

### Excess per claim

Loss of rent \$0  
Add. benefits in Sect 1, Liability \$0  
Tenant damage \$500  
Scorching or pet damage \$250  
Earthquake or Tsunami \$200  
Other claims \$100

### Property Details

The land size is less than 2 acres.  
There is no business activity operated from this property.  
The property is kept well maintained and in good condition\*

### Annual Premium

**\$349.00**

Last year's annual premium

\$369.00  
Change on last year  
-5.4 %

This Policy Schedule is based on the information you gave us. Please check that this information is correct and complete. If any changes or additions need to be made now or during the period of insurance you must call us.

**Insurer:** AAI Limited ABN 48 005 297 807 AFSL 230859

### Special Conditions/Additional Information

A new Product Disclosure Statement (PDS) applies to your policy on renewal and is enclosed for you. There are new and changed benefits, features, terms, conditions and exclusions. Please read the PDS for full details. For more information about the changes in our new PDS please visit [www.terrischeer.com.au/pds-update](http://www.terrischeer.com.au/pds-update)

Please turn over for important policy information and payment details **23**

TS00033 01/03/14 A



Renato Di Lizio  
17 Melcombe Road  
IVANHOE VIC 3079

Invoice 2022-5

ABN 13 794 759 534

**OWNERS CORPORATION FEES  
OWNERS CORPORATION PS 747237  
7 ORR STREET, HEIDELBERG HEIGHTS 3081**

To: 31<sup>st</sup> January 2022 to 31<sup>st</sup> January 2023

\$2,623.00

**DUE AND PAYABLE**

Bank Details  
Robert Pedersen Real Estate Trust Account  
BSB 013 313  
A/c No 5282 70674



# Rates and Valuation Instalment Notice



7.77 - 88 023  
Gigi Jett Pty Ltd  
SE 5 2 Walker Street  
MOONEE PONDS VIC 3039

*PAID  
12/02/2022*

<b>Issue Date:</b>	31 January 2022
<b>Assessment Number:</b>	704205
<b>Instalment Amount Due:</b>	\$294.00
<b>Instalment Due Date:</b>	28 Feb 2022

3rd Instalment

## Property and Valuation Information

Address: Unit 5 7 Orr Street HEIDELBERG HEIGHTS VIC 3081  
 Ward: Ibbott Legal Description: LOT 5 PS 747237B  
 AVPOC: Single Strata Unit/Villa Unit/Townhouse  
 Date of Valuation: 1 January 2021 Valuation First Used: 1 July 2021  
 Capital Improved Value: \$500,000 Site Value: \$88,000 Net Annual Value: \$25,000

## Rating Information

Rate Category: Residential Improved Rate in \$ on CIV: 0.00206935

## Fire Services Property Levy Information

Location: MFB Classification: Residential Rate in \$ on CIV: 0.000059

## Instalment Details

**Instalment Amount** **\$294.00**  
**Total Due** **\$294.00**

## Other Information

Late payments will be charged penalty interest at the rate of 10.00% per annum from the date the instalment was due.

### Arrears

Any arrears or interest shown are due immediately to avoid further interest. Arrears not paid immediately may be subject to legal action without further notice.

Council has established hardship provisions for ratepayers of owner occupied, residential properties who are impacted by the COVID-19 pandemic. Depending on your circumstances, you may be eligible for partial waivers of rates up to \$500.

If you are an owner occupier of a residential property and are suffering from financial hardship as a result of the pandemic, you can apply for a waiver via <https://www.banyule.vic.gov.au/RatesHelp>

## Payment Options



**Bill Code: 8755**  
**Ref: 600 0000 0070 4205**

BPAY® this payment via internet or phone banking.  
 BPAY View® - View and pay this bill using internet banking.  
 BPAY View Registration No.: 600 0000 0070 4205  
 BPAY View Registration Name: Gigi Jett Pty Ltd



**Billpay Code: 0708**  
**Ref: 7042 0519**

In person at any Post Office, by phone 13 18 18, or go to [www.postbillpay.com.au](http://www.postbillpay.com.au)



\*708 704205 19

**Assessment No 704205**  
**Due Date: 28 Feb 2022**  
**Amount Due: \$294.00**



**Address:**  
Unit 5 7 Orr Street HEIDELBERG HEIGHTS VIC 3081

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# Your quarterly bill



451832-001 000056(111) 0023 H1

GIGI JETT PTY LTD  
UNIT 5/2 WALKER ST  
MOONEE PONDS VIC 3039

*Paied  
7/03/2022*

Enquiries 1300 304 688  
Faults (24/7) 13 27 62  
Account number 06 4334 8434  
Invoice number 0641 3223 49280  
Issue date 25 Feb 2022  
Tax Invoice Yarra Valley Water ABN 93 066 802 501

Amount due  
**\$155.43**

Due date  
**18 Mar 2022**

## Summary

**UNIT 5 7 ORR ST, HEIDELBERG HEIGHTS**

Property Number 5137 401, PS 747237

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 064132234928 0



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



**BPAY®**  
Bill code: 344366  
Ref: 064 3348 4343



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



**Post Billpay®**  
Bill code: 3042  
Ref: 0641 3223 49280



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



**Centrelink**  
Arrange regular deductions from your Centrelink payments  
Online: via your myGov account at [my.gov.au](http://my.gov.au)  
CRN: 555 054 118T

GIGI JETT PTY LTD

Account number 06 4334 8434  
Invoice number 0641 3223 49280  
Total due \$155.43  
Due date 18 Mar 2022  
Amount paid \$

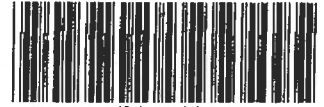
+00641322349280>

+009120+

<0643348434>

<0000015543> +444+

20



47531119

# Quarterly PAYG instalment notice

January to March 2022

T 011933  
023



THE TRUSTEE FOR R & T DI LIZIO  
SUPERANNUATION FUND  
C/- J I CONSULTING PTY LTD  
PO BOX 76  
MOONEE PONDS VIC 3039

Document ID 48 117 750 136

ABN 38 961 761 823

004

Variations due on 28 Apr 2022

Payment due on 28 Apr 2022

## PAYG income tax instalment

ATO instalment amount for the period shown above is T7 \$ **367** From 2020 assessment

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

**OR**

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

*Paid  
28/03/2022*

NAT 4753-11.2019 [DE-9137]

149ATBA\_Form\_R\_VIC\_318/011933/0119336

### HOW TO PAY

Your payment reference number (PRN) is: **4 38961 761 823 5060**

BPAY®



Bill code: 75556  
Ref: **4389617618235060**

#### Telephone & Internet Banking – BPAY®

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

#### CREDIT OR DEBIT CARD

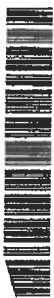
Pay online with your credit or debit card at [www.governmenteasypay.gov.au/PayATO](http://www.governmenteasypay.gov.au/PayATO)  
To pay by phone, call the Government EasyPay service on 1300 898 089.  
A card payment fee applies.

#### OTHER PAYMENT OPTIONS

For other payment options, visit [ato.gov.au/paymentoptions](http://ato.gov.au/paymentoptions)

#### HOW TO LODGE

This form can be lodged online. Visit [ato.gov.au/general/online-services](http://ato.gov.au/general/online-services)





# Rates and Valuation Instalment Notice



6.4436 - 4885 023  
Gigi Jett Pty Ltd  
SE 5 2 Walker Street  
MOONEE PONDS VIC 3039

*Paid 12/05/2022*

Issue Date:	2 May 2022
Assessment Number:	704205
Instalment Amount Due:	\$294.00
Instalment Due Date:	31 May 2022

4th Instalment

## Property and Valuation Information

Address: Unit 5 7 Orr Street HEIDELBERG HEIGHTS VIC 3081  
 Ward: Ibbott Legal Description: LOT 5 PS 747237B  
 AVPCC: Single Strata Unit/Villa Unit/Townhouse  
 Date of Valuation: 1 January 2021 Valuation First Used: 1 July 2021  
 Capital Improved Value: \$500,000 Site Value: \$88,000 Net Annual Value: \$25,000

## Rating Information

Rate Category: Residential Improved Rate in \$ on CIV: 0.00206935

## Fire Services Property Levy Information

Location: MFB Classification: Residential Rate in \$ on CIV: 0.000059

## Instalment Details

**Instalment Amount** \$294.00  
**Total Due** \$294.00

## Other Information

Late payments will be charged penalty interest at the rate of 10.00% per annum from the date the instalment was due.

### Arrears

Any arrears or interest shown are due immediately to avoid further interest. Arrears not paid immediately may be subject to legal action without further notice.

Council has established hardship provisions for ratepayers of owner occupied, residential properties who are impacted by the COVID-19 pandemic. Depending on your circumstances, you may be eligible for partial waivers of rates up to \$500.

If you are an owner occupier of a residential property and are suffering from financial hardship as a result of the pandemic, you can apply for a waiver via

<https://www.banyule.vic.gov.au/RatesHelp>

## Payment Options

**B** **PAY** **Code: 8755**  
Ref: 600 0000 0070 4205

BPAY® this payment via internet or phone banking.  
 BPAY View® - View and pay this bill using internet banking.  
 BPAY View Registration No.: 600 0000 0070 4205  
 BPAY View Registration Name: Gigi Jett Pty Ltd

**Post** **Billpay** **Code: 0708**  
Ref: 7042 0519

In person at any Post Office, by phone 13 18 16, or go to [www.postbillpay.com.au](http://www.postbillpay.com.au)



\*708 704205 19

**Assessment No 704205**  
**Due Date: 31 May 2022**  
**Amount Due: \$294.00**

Address:  
Unit 5 7 Orr Street HEIDELBERG HEIGHTS VIC 3081





**ASIC**  
Australian Securities & Investments Commission

ABN 86 788 265 615

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

*Handwritten:* Paid 78/05/2022

GIGI JETT PTY LTD  
C WU  
PO BOX 697 RESERVOIR VIC 3073

INVOICE STATEMENT  
Issue date 16 May 22  
GIGI JETT PTY LTD

ACN 612 423 882  
Account No. 22 612423882

### 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 16 Jul 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  
GIGI JETT PTY LTD

ACN 612 423 882      Account No: 22 612423882



22 612423882

<b>TOTAL DUE</b>	<b>\$276.00</b>
Immediately	\$0.00
By 16 Jul 22	\$276.00

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

	<b>Billier Code:</b> 17301
	<b>Ref:</b> 2296124238827



\*814 129 0002296124238827 71



**ASIC**  
Australian Securities & Investments Commission

ABN 86 768 265 615

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

R & T DI LIZIO SMSF PTY LTD  
C WU  
PO BOX 697 RESERVOIR VIC 3073

*Paid  
18/05/2022*

INVOICE STATEMENT  
Issue date 16 May 22  
R & T DI LIZIO SMSF PTY LTD

ACN 612 423 819  
Account No. 22 612423819

### 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

Immediately	<b>\$0.00</b>
By 16 Jul 22	<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  
R & T DI LIZIO SMSF PTY LTD

ACN 612 423 819 Account No: 22 612423819



22 612423819

<b>TOTAL DUE</b>	<b>\$56.00</b>
Immediately	<b>\$0.00</b>
By 16 Jul 22	<b>\$56.00</b>

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

<b>B</b> PAY	<b>Billers Code:</b> 17301
	<b>Ref:</b> 2296124238199



\*814 129 0002296124238199 81

# Your quarterly bill



470919-001 000053(105) D023 H2

GIGI JETT PTY LTD  
UNIT 5/2 WALKER ST  
MOONEE PONDS VIC 3039

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

Account number 06 4334 8434  
Invoice number 0646 0252 58043  
Issue date 27 May 2022  
Tax Invoice Yarra Valley Water ABN 93 066 902 501

Amount due  
**\$157.13**

Due date  
**17 Jun 2022**

## Summary

**UNIT 5 7 ORR ST, HEIDELBERG HEIGHTS**

Property Number 5137 401, PS 747237

Product/Service	Amount
Water Supply System Charge	\$19.49
Sewerage System Charge	\$111.33
<b>Yarra Valley Water Total</b>	<b>\$130.82</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
Total this Account	+\$157.13
<b>Total Balance</b>	<b>\$157.13</b>

*Paid 2/06/2022*

No water usage has been charged on this account.



## How to pay



\*3042 064602525804 3



### Direct Debit

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



### BPAY®

Bill code: 344366  
Ref: 064 3348 4343



### Credit card

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



### Centrepay

Arrange regular deductions from your Centrepay payments. Visit [yvw.com.au/paying](http://yvw.com.au/paying)  
CRN 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)

Bill code: 3042  
Ref: 0646 0252 58043



### Cheque

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

GIGI JETT PTY LTD

Account number 06 4334 8434  
Invoice number 0646 0252 58043  
Total due **\$157.13**  
Due date 17 Jun 2022  
Amount paid \$

+00646025258043>

+009120+

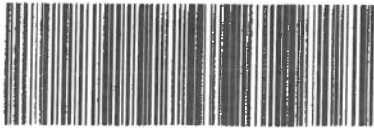
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THE TRUSTEE FOR R & T DI LIZIO  
SUPERANNUATION FUND  
C/- J I CONSULTING PTY LTD  
PO BOX 76  
MOONEE PONDS VIC 3039

# Quarterly PAYG instalment notice

April to June 2022

Document ID **48 298 942 341**

ABN **38 961 761 823**

**004**

Variations due on **28 Jul 2022**

Payment due on **28 Jul 2022**

## PAYG income tax instalment

ATO Instalment amount  
for the period shown above is **T7 \$ 367** From 2020 assessment

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

**OR**

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

*Paid.  
29/06/2022*

NAT 4753-11.2019 [DE-9137]

149ATBA\_Form\_R\_VIC\_333/010845/010845/

### HOW TO PAY

Your payment reference number (PRN) is: **4 38961 761 823 5060**

BPAY®



Bill code: 75556  
Ref: **4389617618235060**

Telephone & Internet Banking – BPAY®

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

#### CREDIT OR DEBIT CARD

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

#### OTHER PAYMENT OPTIONS

For other payment options, visit [ato.gov.au/paymentoptions](http://ato.gov.au/paymentoptions)

#### HOW TO LODGE

This form can be lodged online. Visit [ato.gov.au/general/online-services](http://ato.gov.au/general/online-services)



Bank of Melbourne  
Statement of Account  
**COMPLETE FREEDOM OFFSET**

Loans? 495 0001 → 206,822.16 → \$ 7,2146.17.  
↳ 199,1375.99

**Customer Enquiries** 13 22 66  
(24 hours, seven days)  
**BSB Number** 193-879  
**Account Number** 423810890  
**Statement Period** 20/06/2021 to 19/12/2021  
**Statement No.** 8(page 1 of 5)

R & T DI LIZIO SMSF PTY LTD ACN 61242381  
9 ATF R & T DI LIZIO SUPERANNUATION FUND

**Account Summary**

<b>Opening Balance</b>		<b>Total Credits</b>		<b>Total Debits</b>		<b>Closing Balance</b>
52,327.45	+	21,120.46	-	11,359.05	=	62,088.86

**Transaction Details**

Date	Transaction Description	Debit	Credit	Balance \$
20 JUN	OPENING BALANCE			52,327.45
24 JUN	TFR WDL BPAY INTERNET24JUN 13:47 TO TAX OFFICE PAYMENTS 002009831752602821	627.35		51,700.10 O/P.
01 JUL	ALTRAD INVESTMEN Renato Super		500.00	52,200.10
08 JUL	LOAN REPAYMENT S.311.0583437.00	1,316.00		50,884.10
16 JUL	Lewis Asset Mana 5 7 Orr Street Hei		1,511.86	52,395.96
23 JUL	OSKO WITHDRAWAL 23JUL 12:17 011715 XRTDI001 Walker Partners Pty Ltd	1,359.54		51,036.42
02 AUG	ALTRAD INVESTMEN Renato Super		500.00	51,536.42
02 AUG	SuperChoice P/L PC270721-159881002		3,745.03	55,281.45
09 AUG	LOAN REPAYMENT S.311.0583437.00 EFFECTIVE DATE 08AUG	1,316.00		53,965.45
12 AUG	TFR WDL BPAY INTERNET12AUG 12:02 TO BANYULE CITY COUNCIL600000000704205	296.18		53,669.27
18 AUG	Lewis Asset Mana 5 7 Orr Street Hei		1,511.86	55,181.13
24 AUG	SuperChoice P/L PC180821-143718668		1,041.62	56,222.75
01 SEP	ALTRAD INVESTMEN Renato Super		500.00	56,722.75
02 SEP	TFR WDL BPAY INTERNET02SEP 12:33 TO Yarra Valley Water 06433484343	239.09		56,483.66
	<b>SUB TOTAL CARRIED FORWARD TO NEXT PAGE</b>			56,483.66

Electronic Statement

Account Number 423810890  
 Statement Period 20/06/2021 to 19/12/2021  
 Statement No. 8(page 2 of 5)

Transaction Details continued

Date	Transaction Description	Debit	Credit	Balance \$
	<i>SUB TOTAL CARRIED FORWARD FROM PREVIOUS PAGE</i>			56,483.66
08 SEP	LOAN REPAYMENT S.311.0583437.00	1,316.00		55,167.66
16 SEP	Lewis Asset Mana 5 7 Orr Street Hei		1,511.86	56,679.52
23 SEP	SuperChoice P/L PC170921-163942105		1,041.62	57,721.14
- 30 SEP	TFR WDL BPAY INTERNET30SEP 12:29 TO TAX OFFICE PAYMENTS 4389617618235060	367.00		57,354.14
01 OCT	ALTRAD INVESTMEN Renato Super		500.00	57,854.14
- 04 OCT	OSKO WITHDRAWAL 04OCT 13:56 U5 7Orr Street Heidelbe Robert Pedersen	125.00		57,729.14
08 OCT	LOAN REPAYMENT S.311.0583437.00	1,316.00		56,413.14
18 OCT	Lewis Asset Mana 5 7 Orr Street Hei		1,511.86	57,925.00
01 NOV	ALTRAD INVESTMEN Renato Super		500.00	58,425.00
08 NOV	LOAN REPAYMENT S.311.0583437.00	1,316.00		57,109.00
12 NOV	SuperChoice P/L PC081121-191281668		2,179.40	59,288.40
- 15 NOV	TFR WDL BPAY INTERNET15NOV 14:18 TO BANYULE CITY COUNCIL600000000704205	294.00		58,994.40
18 NOV	Lewis Asset Mana 5 7 Orr Street Hei		1,511.86	60,506.26
01 DEC	ALTRAD INVESTMEN Renato Super		500.00	61,006.26
- 07 DEC	TFR WDL BPAY INTERNET07DEC 11:36 TO Yarra Valley Water 06433484343	158.89		60,847.37
08 DEC	LOAN REPAYMENT S.311.0583437.00	1,312.00		59,535.37
14 DEC	ClickSuper p_vu_cc_9906333080		1,041.63	60,577.00
16 DEC	Lewis Asset Mana 5 7 Orr Street Hei		1,511.86	62,088.86
19 DEC	<i>CLOSING BALANCE</i>			62,088.86

Interest Details

	Credit Interest	Debit Interest
Year to Date	\$0.00	\$0.00
Previous Year	\$0.00	\$0.00



Bank of Melbourne  
Statement of Account  
**COMPLETE FREEDOM OFFSET**

**Customer Enquiries** 13 22 66  
(24 hours, seven days)  
**BSB Number** 193-879  
**Account Number** 423810890  
**Statement Period** 20/12/2021 to 18/06/2022  
**Statement No.** 9(page 1 of 5)

R & T DI LIZIO SMSF PTY LTD ACN 61242381  
9 ATF R & T DI LIZIO SUPERANNUATION FUND

**Account Summary**

<b>Opening Balance</b>		<b>Total Credits</b>		<b>Total Debits</b>		<b>Closing Balance</b>
62,088.86	+	17,373.91	-	13,110.56	=	66,352.21

**Transaction Details**

Date	Transaction Description	Debit	Credit	Balance \$
20 DEC	OPENING BALANCE			62,088.86
- 04 JAN	TFR WDL BPAY INTERNET03JAN 13:07 TO TAX OFFICE PAYMENTS 4389617618235060	367.00		61,721.86
04 JAN	ALTRAD INVESTMEN Renato Super		500.00	62,221.86
08 JAN	LOAN REPAYMENT S.311.0583437.00	1,312.00		60,909.86
18 JAN	Lewis Asset Mana 5 7 Orr Street Hei		1,511.86	62,421.72
19 JAN	ClickSuper p_vu_cc_9906362174		1,041.63	63,463.35
-- 25 JAN	TFR WDL BPAY INTERNET25JAN 14:11 TO TERRI SCHEER 710419409	349.00		63,114.35
- 31 JAN	OSKO WITHDRAWAL 31JAN 15:20 2022 5 Invoice 2022 5 Robert Pedersen Re	2,623.00		60,491.35
02 FEB	ClickSuper p_vu_cc_9906375973		1,041.63	61,532.98
08 FEB	LOAN REPAYMENT S.311.0583437.00	1,312.00		60,220.98
- 12 FEB	TFR WDL BPAY INTERNET12FEB 12:46 TO BANYULE CITY COUNCIL60000000704205	294.00		59,926.98
17 FEB	Lewis Asset Mana 5 7 Orr Street Hei		1,511.86	61,438.84
01 MAR	ALTRAD INVESTMEN Renato Super		500.00	61,938.84
- 07 MAR	TFR WDL BPAY INTERNET07MAR 13:32 TO Yarra Valley Water 06433484343	155.43		61,783.41
08 MAR	LOAN REPAYMENT S.311.0583437.00	1,312.00		60,471.41
	<b>SUB TOTAL CARRIED FORWARD TO NEXT PAGE</b>			<b>60,471.41</b>

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Electronic Statement

Account Number 423810890  
 Statement Period 20/12/2021 to 18/06/2022  
 Statement No. 9(page 2 of 5)

Transaction Details continued

Date	Transaction Description	Debit	Credit	Balance \$
	<i>SUB TOTAL CARRIED FORWARD FROM PREVIOUS PAGE</i>			60,471.41
08 MAR	ClickSuper p_vu_cc_9906406614		1,041.63	61,513.04
17 MAR	Lewis Asset Mana 5 7 Orr Street Hei		1,412.86	62,925.90
- 28 MAR	TFR WDL BPAY INTERNET28MAR 12:00 TO TAX OFFICE PAYMENTS 4389617618235060	367.00		62,558.90
01 APR	ALTRAD INVESTMEN Renato Super		500.00	63,058.90
05 APR	ClickSuper p_vu_cc_9906430446		1,041.63	64,100.53
08 APR	LOAN REPAYMENT S.311.0583437.00	1,312.00		62,788.53
13 APR	Lewis Asset Mana 5 7 Orr Street Hei		1,299.86	64,088.39
02 MAY	ALTRAD INVESTMEN Renato Super		500.00	64,588.39
09 MAY	LOAN REPAYMENT S.311.0583437.00 EFFECTIVE DATE 08MAY	1,312.00		63,276.39
10 MAY	ATO ATO009000016138750		126.87	63,403.26
11 MAY	ClickSuper p_vu_cc_9906462995		1,041.63	64,444.89
- 12 MAY	TFR WDL BPAY INTERNET12MAY 11:00 TO BANYULE CITY COUNCIL600000000704205	294.00		64,150.89
12 MAY	Lewis Asset Mana 5 7 Orr Street Hei		1,511.86	65,662.75
- 18 MAY	TFR WDL BPAY INTERNET18MAY 12:12 TO ASIC 2296124238199	56.00		65,606.75
- 18 MAY	TFR WDL BPAY INTERNET18MAY 12:13 TO ASIC 2296124238827	276.00		65,330.75
01 JUN	ALTRAD INVESTMEN Renato Super		500.00	65,830.75
02 JUN	INTERNET WITHDRAWAL 02JUN 10:10 Transfer from Cheque acc	300.00		65,530.75
- 02 JUN	TFR WDL BPAY INTERNET02JUN 13:04 TO Yarra Valley Water 06433484343	157.13		65,373.62
02 JUN	ClickSuper p_vu_cc_9906483969		1,041.63	66,415.25
08 JUN	LOAN REPAYMENT S.311.0583437.00	1,312.00		65,103.25
14 JUN	Lewis Asset Mana 5 7 Orr Street Hei		1,248.96	66,352.21
18 JUN	<i>CLOSING BALANCE</i>			66,352.21



Bank of Melbourne  
Statement of Account  
**COMPLETE FREEDOM OFFSET**

**Customer Enquiries** 13 22 66  
(24 hours, seven days)  
**BSB Number** 193-879  
**Account Number** 423810890  
**Statement Period** 19/06/2022 to 19/12/2022  
**Statement No.** 10(page 1 of 5)

R & T DI LIZIO SMSF PTY LTD ACN 61242381  
9 ATF R & T DI LIZIO SUPERANNUATION FUND

**Account Summary**

<b>Opening Balance</b>		<b>Total Credits</b>		<b>Total Debits</b>		<b>Closing Balance</b>
66,352.21	+	27,759.93	-	20,780.95	=	73,331.19

**Transaction Details**

Date	Transaction Description	Debit	Credit	Balance \$
19 JUN	OPENING BALANCE			66,352.21
22 JUN	ClickSuper p_vu_cc_9906501979		1,041.63	67,393.84
29 JUN	ATO ATO001000016741948		10,000.00	77,393.84
- 29 JUN	TFR WDL BPAY INTERNET29JUN 10:52 TO TAX OFFICE PAYMENTS 4389617618235060	367.00		77,026.84
05 JUL	ATO ATO007000016091531		213.65	77,240.49
06 JUL	OSKO WITHDRAWAL 06JUL 17:58 XRTDI001 Super Tax return Walker Partner	1,485.00		75,755.49
08 JUL	LOAN REPAYMENT S.311.0583437.00	1,312.00		74,443.49
13 JUL	Lewis Asset Mana 5 7 Orr Street Hei		1,215.96	75,659.45
03 AUG	ClickSuper p_vu_cc_9906545752		1,095.10	76,754.55
08 AUG	LOAN REPAYMENT S.311.0583437.00	1,298.00		75,456.55
11 AUG	Lewis Asset Mana 5 7 Orr Street Hei		1,511.86	76,968.41
15 AUG	TFR WDL BPAY INTERNET15AUG 11:16 TO BANYULE CITY COUNCIL600000000704205	257.56		76,710.85
02 SEP	ClickSuper p_vu_cc_9906574014		1,105.00	77,815.85
08 SEP	LOAN REPAYMENT S.311.0583437.00	1,358.00		76,457.85
12 SEP	TFR WDL BPAY INTERNET12SEP 11:44 TO Yarra Valley Water 06433484343	242.84		76,215.01
	SUB TOTAL CARRIED FORWARD TO NEXT PAGE			76,215.01

BOM10000571



Bank of Melbourne  
Statement of Account  
**HOME LOAN**

A Division of  
Westpac Banking Corporation  
ABN 33 007 457 141  
AFSL and Australian credit licence 233714

**Customer Enquiries** 13 22 66  
(8am to 8pm (EST), Mon-Sat)

**Loan Acct Number** S311 0583437 00

**BSB/Acct ID No.** 193-911 058343700

**Statement Start Date** 01/07/2021

**Statement End Date** 08/08/2021

**Page** 1 of 2

**Loan Account**

R & T DI LIZIO SMSF PTY LTD ATF R & T DI LIZIO SUPERANNUATION FUND

**Account Summary as at 08 Aug 2021**

<b>Opening Balance</b> 206,822.16	+	<b>Interest Charge for the Period</b> \$1,516.66	+	<b>Total Debits excluding Interest</b> 24.00	-	<b>Total Credits</b> 2,632.00	=	<b>Closing Balance</b> 205,730.82
		<b>Contract Term Remaining</b> 26yrs 06mths		<b>Forecasted Term</b> 25yrs 03mths		<b>Interest Offset Benefit for Statement Period</b> \$509.53		<b>Annual Percentage Rate</b> 5.870%

**Repayment Details as at 08 Aug 2021**

**Monthly Repayment**  
\$1,316.00

**Monthly Repayment Due Date**  
due on the 8th

**Repayment Account**  
423 810 890

**Additional Monthly Repayment**  
\$0.00

**Repayment Frequency**  
Monthly

**Repayment Frequency Amount**  
\$0.00



**Biller Code: 22871**  
**Ref: 193911058343700**

\*\*Please note: If your loan is currently at a fixed rate, then break costs may be payable if you make a prepayment (a payment exceeding your required repayment).\*\*

Please check all entries on this statement. Please inform the Bank promptly of any error or unauthorised transaction.

Electronic Statement

**Phone Banking Plus**  
☎ 13 33 22

**Loan Acct Number** S311 0583437 00

**BSB/Acct ID No.** 193-911 058343700

**Statement Start Date** 01/07/2021

**Statement End Date** 08/08/2021

**Page** 2 of 2

**Transaction Details**

Date	Transaction Description	Debit	Credit	Loan Balance
01 Jul 2021	Opening Balance Interest Rate 5.870% PA			206,822.16
07 Jul 2021	INTEREST	748.19		207,570.35
07 Jul 2021	ADMIN FEE	12.00		207,582.35
08 Jul 2021	REPAYMT A/C TFR		1,316.00	206,266.35
07 Aug 2021	INTEREST	768.47		207,034.82
07 Aug 2021	ADMIN FEE	12.00		207,046.82
08 Aug 2021	REPAYMT A/C TFR		1,316.00	205,730.82
08 Aug 2021	Closing Balance			205,730.82

495000  
Loan  
o/p.

From 31/03/2021 no fees apply for duplicate or interim statements, copies of cheques or documents.

Remember, if you have a card, always keep your passcode (PIN) secret - don't tell anyone or let them see it. Never write your passcode on your card or on anything that could be lost or stolen. If you do need to record a reminder, you must make every effort to disguise it. You may be liable for losses if you don't protect your passcode. To help you learn how you can protect your card against unauthorised transactions, you can find more information at [bankofmelbourne.com.au/dispute](http://bankofmelbourne.com.au/dispute)





Bank of Melbourne  
Statement of Account  
**HOME LOAN**

A Division of  
Westpac Banking Corporation  
ABN 33 007 457 141  
AFSL and Australian credit licence 233714

**Customer Enquiries** 13 22 66  
(8am to 8pm (EST), Mon-Sat)

**Loan Acct Number** S311 0583437 00

**BSB/Acct ID No.** 193-911 058343700

**Statement Start Date** 09/08/2021


**Statement End Date** 08/02/2022

**Page** 1 of 3

**Loan Account**

R &amp; T DI LIZIO SMSF PTY LTD ATF R &amp; T DI LIZIO SUPERANNUATION FUND

**Account Summary as at 08 Feb 2022**

	<b>Opening Balance</b>		<b>Interest Charge for the Period</b>		<b>Total Debits excluding Interest</b>		<b>Total Credits</b>		<b>Closing Balance</b>
	205,730.82	+	\$4,303.86	+	60.00	-	7,884.00	=	202,210.68
			<b>Contract Term Remaining</b>		<b>Forecasted Term</b>		<b>Interest Offset Benefit for Statement Period</b>		<b>Annual Percentage Rate</b>
			26yrs 00mths		24yrs 04mths		\$1,741.22		5.870%

**Repayment Details as at 08 Feb 2022**

**Monthly Repayment**  
\$1,312.00

**Monthly Repayment Due Date**  
due on the 8th

**Repayment Account**  
423 810 890

**Additional Monthly Repayment**  
\$0.00

**Repayment Frequency**  
Monthly

**Repayment Frequency Amount**  
\$0.00



**Bill Code: 22871**  
**Ref: 193911058343700**

\*\*Please note: If your loan is currently at a fixed rate, then break costs may be payable if you make a prepayment (a payment exceeding your required repayment).\*\*

Please check all entries on this statement. Please inform the Bank promptly of any error or unauthorised transaction.

**Phone Banking Plus**  
☎ 13 33 22

**Loan Acct Number** S311 0583437 00

**BSB/Acct ID No.** 193-911 058343700

**Statement Start Date** 09/08/2021

**Statement End Date** 08/02/2022

**Page** 2 of 3

**Transaction Details**

Date	Transaction Description	Debit	Credit	Loan Balance
09 Aug 2021	<i>Opening Balance</i> Interest Rate 5.870% PA			205,730.82
07 Sep 2021	INTEREST	749.96		206,480.78
07 Sep 2021	LOAN ACCOUNT FEE	12.00		206,492.78
08 Sep 2021	REPAYMT A/C TFR		1,316.00	205,176.78
07 Oct 2021	INTEREST	715.87		205,892.65
07 Oct 2021	LOAN ACCOUNT FEE	12.00		205,904.65
08 Oct 2021	REPAYMT A/C TFR		1,316.00	204,588.65
07 Nov 2021	INTEREST	733.05		205,321.70
07 Nov 2021	LOAN ACCOUNT FEE	12.00		205,333.70
08 Nov 2021	REPAYMT A/C TFR		1,316.00	204,017.70
07 Dec 2021	INTEREST	695.36		204,713.06
07 Dec 2021	LOAN ACCOUNT FEE	8.00		204,721.06
08 Dec 2021	REPAYMT A/C TFR		1,312.00	203,409.06
07 Jan 2022	INTEREST	707.47		204,116.53
07 Jan 2022	LOAN ACCOUNT FEE	8.00		204,124.53
08 Jan 2022	REPAYMT A/C TFR		1,312.00	202,812.53
07 Feb 2022	INTEREST	702.15		203,514.68
07 Feb 2022	LOAN ACCOUNT FEE	8.00		203,522.68
08 Feb 2022	REPAYMT A/C TFR		1,312.00	202,210.68
08 Feb 2022	<i>Closing Balance</i>			202,210.68

From 22/11/21: No fees apply for dishonours, paying in branch or by cheque or cash, or requesting a progress payment, loan increase, switch/split or security substitution. Arrears Letter Fee renamed Missed Payment Fee is \$15. Admin. Fee renamed Loan Account Fee is \$8 for all loans if applies. Fees renamed with no change to amount: Valuation Fee now Property Valuer Fee, Settlement Processing Fee now Document Processing Fee & Mortgage Discharge Fee now Loan Discharge Fee.

In September 2022, the redraw daily limit will increase to \$100,000 via internet and phone banking.

A reminder to check with your insurer that the insurance on your property has adequate cover, as your mortgage terms require you to fully insure the property. Find out more at the Australian Securities and Investments Commission website: [moneysmart.gov.au](http://moneysmart.gov.au). If you have a strata title, you may be covered by body corporate insurance. To talk through your specific insurance needs, contact your insurer, body corporate, or visit [bankofmelbourne.com.au/building-insurance](http://bankofmelbourne.com.au/building-insurance)

Your Loan Agreement will be amended to provide clarity if an interest rate discount results in a rate of less than zero. It deems your annual percentage rate to be zero until your relevant variable rate increases or discount period expires. This change takes effect 30 days from the date of this statement. A reminder if the Residential Loan Agreement forms part of your Loan Agreement, it is available at [bankofmelbourne.com.au/personal/home-loans](http://bankofmelbourne.com.au/personal/home-loans) or call 132 266.



# HOME LOAN

A Division of  
Westpac Banking Corporation  
ABN 33 007 457 141  
AFSL and Australian credit licence 233714

**Loan Acct Number** S311 0583437 00

**BSB/Acct ID No.** 193-911 058343700

**Statement Start Date** 09/08/2021

**Statement End Date** 08/02/2022

**Page** 3 of 3

Remember, if you have a card, always keep your passcode (PIN) secret - don't tell anyone or let them see it. Never write your passcode on your card or on anything that could be lost or stolen. If you do need to record a reminder, you must make every effort to disguise it. You may be liable for losses if you don't protect your passcode.

To help you learn how you can protect your card against unauthorised transactions, you can find more information at [bankofmelbourne.com.au/dispute](http://bankofmelbourne.com.au/dispute)

## Complaints

If you have a complaint, contact our dedicated Customer Solutions team on 13 22 66 or write to us at Bank of Melbourne Customer Solutions, Level 5, 150 Collins Street, Melbourne VIC 3000. If an issue has not been resolved to your satisfaction, you can lodge a complaint with the Australian Financial Complaints Authority (AFCA). AFCA provides fair and independent financial services complaint resolution that is free to consumers.

Online: [www.afca.org.au](http://www.afca.org.au)

Email: [info@afca.org.au](mailto:info@afca.org.au)

Phone 1800 931 678

Mail: Australian Financial Complaints Authority GPO Box 3 Melbourne VIC 3001



Bank of Melbourne  
Statement of Account  
**HOME LOAN**

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**Customer Enquiries** 13 22 66  
(8am to 8pm (EST), Mon-Sat)

**Loan Acct Number** S311 0583437 00

**BSB/Acct ID No.** 193-911 058343700

**Statement Start Date** 09/02/2022

**Statement End Date** 30/06/2022

**Page** 1 of 3

**Loan Account**

R & T DI LIZIO SMSF PTY LTD ATF R & T DI LIZIO SUPERANNUATION FUND

**Account Summary as at 30 Jun 2022**

<b>Opening Balance</b> 202,210.68	+	<b>Interest Charge for the Period</b> \$2,681.31	+	<b>Total Debits excluding Interest</b> 32.00	-	<b>Total Credits</b> 5,548.00	=	<b>Closing Balance</b> 199,375.99
<b>Payments in Advance</b> \$300.00		<b>Contract Term Remaining</b> 25yrs 08mths		<b>Forecasted Term</b> 25yrs 08mths		<b>Interest Offset Benefit for Statement Period</b> \$1,231.86		<b>Annual Percentage Rate</b> 6.620%

**Repayment Details as at 30 Jun 2022**

**Monthly Repayment**  
\$1,312.00

**Monthly Repayment Due Date**  
due on the 8th

**Repayment Account**  
423 810 890

**Additional Monthly Repayment**  
\$0.00

**Repayment Frequency**  
Monthly

**Repayment Frequency Amount**  
\$0.00

AS AT 30 JUN 2022 YOUR REPAYMENTS WERE IN ADVANCE BY \$300.00.

INTEREST CHARGED FOR FINANCIAL YEAR END 30/06/2022 IS \$8,501.83.



**Billers Code: 22871**  
**Ref: 193911058343700**

\*\*Please note: If your loan is currently at a fixed rate, then break costs may be payable if you make a prepayment (a payment exceeding your required repayment).\*\*

Please check all entries on this statement. Please inform the Bank promptly of any error or unauthorised transaction.

Electronic Statement

Loan Acct Number S311 0583437 00

BSB/Acct ID No. 193-911 058343700

Statement Start Date 09/02/2022

Statement End Date 30/06/2022

Page 2 of 3

Phone Banking Plus

☎ 13 33 22

Transaction Details

Date	Transaction Description	Debit	Credit	Loan Balance
09 Feb 2022	Opening Balance Interest Rate 5.870% PA			202,210.68
07 Mar 2022	INTEREST	635.36		202,846.04
07 Mar 2022	LOAN ACCOUNT FEE	8.00 ✓		202,854.04
08 Mar 2022	REPAYMT A/C TFR		1,312.00	201,542.04
07 Apr 2022	INTEREST	692.69		202,234.73
07 Apr 2022	LOAN ACCOUNT FEE	8.00 ✓		202,242.73
08 Apr 2022	REPAYMT A/C TFR		1,312.00	200,930.73
07 May 2022	INTEREST	660.78		201,591.51
07 May 2022	LOAN ACCOUNT FEE	8.00 ✓		201,599.51
08 May 2022	REPAYMT A/C TFR		1,312.00	200,287.51
17 May 2022	INTEREST RATE CHANGE TO 6.12% PA			200,287.51
02 Jun 2022	INTERNET PMT		300.00	199,987.51
07 Jun 2022	INTEREST	692.48		200,679.99
07 Jun 2022	LOAN ACCOUNT FEE	8.00 ✓		200,687.99
08 Jun 2022	REPAYMT A/C TFR		1,312.00	199,375.99
21 Jun 2022	INTEREST RATE CHANGE TO 6.62% PA			199,375.99
30 Jun 2022	Closing Balance			199,375.99

In September 2022, the redraw daily limit will increase to \$100,000 via internet and phone banking.

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# HOME LOAN

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**Loan Acct Number** S311 0583437 00

**BSB/Acct ID No.** 193-911 058343700

**Statement Start Date** 09/02/2022

**Statement End Date** 30/06/2022

**Page** 3 of 3

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Email: [info@afca.org.au](mailto:info@afca.org.au)

Phone 1800 931 678

Mail: Australian Financial Complaints Authority GPO Box 3 Melbourne VIC 3001



# Audit Trail

As at 30 June 2022

Date	Account Number	Cash/ Journal	Batch	Details	Debit \$	Credit \$
30/06/2022	290 0003	C	2	RENTAL	17,568.42	-
30/06/2022	290 0003	C	3	ATO	10,126.87	-
30/06/2022	290 0003	C	4	CLICK SUPER	8,333.04	-
30/06/2022	290 0003	C	5	SUPER CHOICE P/L	8,007.67	-
30/06/2022	290 0003	C	6	RENATO SUPER	5,500.00	-
30/06/2022	290 0003	C	8	U5/7 ORR STREET ROBERT	-	2,748.00
30/06/2022	290 0003	C	9	TAX OFFICE PAYMENT	-	1,468.00
30/06/2022	290 0003	C	10	ACCOUNTING FEES	-	1,359.54
30/06/2022	290 0003	C	11	COUNCIL RATES	-	1,178.18
30/06/2022	290 0003	C	12	WATER RATES	-	710.54
30/06/2022	290 0003	C	13	TERRI SCHEER	-	349.00
30/06/2022	290 0003	C	14	ASIC	-	332.00
30/06/2022	801 0019	C	16	ASIC	332.00	-
30/06/2022	801 0011	C	17	ACCOUNTING FEES	1,359.54	-
30/06/2022	611 0005	C	18	RENTAL	-	17,568.42
30/06/2022	804 0023	C	19	WATER RATES	710.54	-
30/06/2022	804 0016	C	20	COUNCIL RATES	1,178.18	-
30/06/2022	702 00001	C	21	Contribution Employer Concessional Contribu	-	5,500.00
30/06/2022	290 0003	C	22	INTEREST	-	8,501.83
30/06/2022	290 0003	C	23	BANK FEE	-	116.00
30/06/2022	290 0003	C	24	LOAN PRINCIPAL	-	7,446.17
30/06/2022	801 0004	C	25	BANK FEE	116.00	-
30/06/2022	804 0003	C	26	U5/7 ORR STREET ROBERT	2,748.00	-
30/06/2022	804 0010	C	27	INTEREST	8,501.83	-
30/06/2022	804 0009	C	28	TERRI SCHEER	349.00	-
30/06/2022	495 0001	C	29	LOAN PRINCIPAL	7,446.17	-
30/06/2022	702 00002	C	30	Contribution Employer Concessional Contribu	-	8,333.04
30/06/2022	702 00002	C	31	Contribution Employer Concessional Contribu	-	8,007.67
30/06/2022	702 00001	C	33	Contribution Employer Concessional Contribu	-	126.87
30/06/2022	703 00001	C	33	Contribution Salary Sacrifice Concessional Co	-	10,000.00
30/06/2022	290 0007	C	34	MANAGEMENT FEES	-	1,153.65
30/06/2022	290 0007	C	35	LEASE FEES	-	212.00
30/06/2022	290 0007	C	36	REPAIRS AND MAINTENANCE	-	361.90
30/06/2022	290 0007	C	37	RENT	1,727.55	-
30/06/2022	804 0020	C	38	LEASE FEES	212.00	-
30/06/2022	804 0018	C	39	REPAIRS AND MAINTENANCE	361.90	-
30/06/2022	812 0002	C	40	MANAGEMENT FEES	1,153.65	-
30/06/2022	611 0005	C	41	RENT	-	1,727.55
30/06/2022	290 0003	C	42	Depreciation	-	8,692.00
30/06/2022	290 0003	C	43	Accumulated Depreciation	8,692.00	-
30/06/2022	233 0001	C	45	Accumulated Depreciation	-	8,692.00
30/06/2022	804 0005	C	46	Depreciation	8,692.00	-
30/06/2022	290 0003	C	47	super levy 2021	-	259.00
30/06/2022	290 0003	C	48	prov for inc tax	259.00	-

## Audit Trail

As at 30 June 2022

Date	Account Number	Cash/ Journal	Batch	Details	Debit \$	Credit \$
30/06/2022	801 0019	C	49	super levy 2021	259.00	-
30/06/2022	450 0009	C	50	prov for inc tax	-	259.00
30/06/2022	450 0009	C	51	TAX OFFICE PAYMENT	1,468.00	-
30/06/2022	290 0003	C	52	missed super levy 2019 tax	-	259.00
30/06/2022	290 0003	C	53	prov for inc tax	259.00	-
30/06/2022	801 0019	C	54	missed super levy 2019 tax	259.00	-
30/06/2022	450 0009	C	55	prov for inc tax	-	259.00
30/06/2022	860 0004	J	1	Current year tax expense	3,754.35	-
30/06/2022	450 0009	J	1	Current year tax expense	-	3,754.35
30/06/2022	860 0008	J	1	Deferred tax expense	(649.10)	-
30/06/2022	450 0006	J	1	Provision for deferred tax	-	(649.10)
30/06/2022	211 0005	J	1	Unrealised market movement	-	6,491.00
30/06/2022	780 0013	J	1	Unrealised market movement - Property	6,491.00	-

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



## R & T DI Lizio 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>Capital Gains Tax Assets</b>										
211 0005	Property - Residential Account 5		19/09/2016	0.0000	0.00	543,509.00	30/06/2022	Discount	427,442.84	116,066.16
						<u>543,509.00</u>			<u>427,442.84</u>	<u>116,066.16</u>
	<b>TOTALS</b>					<u><u>543,509.00</u></u>			<u><u>427,442.84</u></u>	<u><u>116,066.16</u></u>
	<b>GRAND TOTAL</b>									<u><u>116,066.16</u></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.