

Statement of Financial Position

As at 30 June 2022

	Note	2022 \$	2021 \$
INVESTMENTS			
Property - Commercial	9	455,000 ³⁸	455,000
		455,000	455,000
OTHER ASSETS			
Cash at Bank	10	5,944 ⁴⁸	1,785
Sundry Debtors - Fund Level	11	2,116 ⁴⁷	2,116
		8,060	3,901
TOTAL ASSETS		463,060	458,901
LIABILITIES			
Provisions for Tax - Fund	12	11,903 ⁴⁷	11,908
Loans	13	64,422 ¹³	77,280
Financial Position Rounding		1	-
		76,326	89,188
TOTAL LIABILITIES		76,326	89,188
NET ASSETS AVAILABLE TO PAY BENEFITS		386,734	369,713
REPRESENTED BY: LIABILITY FOR MEMBERS' BENEFITS			
Allocated to Members' Accounts	14	386,734	369,713
		386,734	369,713

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

Operating Statement

For the year ended 30 June 2022

	Note	2022 \$	2021 \$
REVENUE			
Investment Revenue			
Property - Commercial	2	18,409	18,936
		18,409	18,936
Contribution Revenue			
Self-Employed Concessional Contributions		900	3,426
		900	3,426
Other Revenue			
Cash at Bank	3	2	1
Market Movement Non-Realised	4	-	38,000
		2	38,001
Total Revenue		19,311	60,363
EXPENSES			
General Expense			
Fund Administration Expenses	5	2,067	2,488
Property / Real Estate Expenses - Commercial 1	6	8,201	8,283
Fund Lodgement Expenses	7	666	-
		10,934	10,771
BENEFITS ACCRUED AS A RESULT OF OPERATIONS BEFORE INCOME TAX		8,377	49,592
Tax Expense			
Fund Tax Expenses	8	1,356	5,539
		1,356	5,539
BENEFITS ACCRUED AS A RESULT OF OPERATIONS		7,021	44,053

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

Tsai-Yun Superfund

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
Hsieh, Tsai-Yun (39)									
Accumulation									
Accum (00001)	369,713.13	10,000.00	900.00	-	135.00	-	-	6,255.83	386,733.96
Reserve									
	369,713.13	10,000.00	900.00	-	135.00	-	-	6,255.83	386,733.96
TOTALS	369,713.13	10,000.00	900.00	-	135.00	-	-	6,255.83	386,733.96

CALCULATED FUND EARNING RATE: APPLIED FUND EARNING RATE:

1.6642 %

1.6642 %

Trial Balance

As at 30 June 2022

Account Number	Account Description	Units	2022		2021	
			Debit \$	Credit \$	Debit \$	Credit \$
125	Accumulation Member Balance					
125 0001	Hsieh, Tsai-Yun			369,713.13		325,659.51
210	Property - Commercial					
210 0003	Property - Commercial Account 3		455,000.00		455,000.00	
290	Cash at Bank					
290 0001	Cash at Bank		5,084.95		683.00	
290 0002	Cash at Bank		858.99		1,101.93	
300	Sundry Debtors - Fund Level					
300 0001	Sundry Debtors Number 1		2,115.69		2,115.69	
450	Provisions for Tax - Fund					
450 0006	Provision for Deferred Tax (Fund)			11,510.00		11,510.00
450 0008	Provision for GST (Fund)			(130.52)		(509.34)
450 0009	Provision for Income Tax (Fund)			524.45		906.65
495	Loans					
495 0001	Loans - Other			64,421.74		77,280.18
610	Property - Commercial					
610 0003	Property - Commercial Account 3			18,409.09		18,936.36
690	Cash at Bank					
690 0001	Cash at Bank - Bank Interest			1.95		0.66
690 0002	Cash at Bank - Trading (Fund)			0.06		0.08
704	Self-Employed Concessional Contributions					
704 00001	Hsieh, Tsai-Yun			900.00		3,426.00
705	Member Rollovers Received					
705 00001	Hsieh, Tsai-Yun			10,000.00		-
780	Market Movement Non-Realised					
780 0013	Market Movement Non-Realised - Real Property			-		38,000.00
801	Fund Administration Expenses					
801 0011	Professional Fees		810.00		1,420.00	
801 0017	Bank Charges (Admin)		210.28		196.20	
801 0019	Subscriptions and Registrations (Admin)		754.00		581.00	
801 0021	Interest Paid (Admin)		2.16		-	
801 0022	Insurance (Admin)		290.91		290.91	
803	Property / Real Estate Expenses - Commercial 1					
803 0003	Property - Commercial 1 - Body Corporate Fees		1,557.33		1,040.66	
803 0010	Property - Commercial 1 - Interest		3,917.56		4,391.75	
803 0016	Property - Commercial 1 - Rates		1,587.05		1,692.05	
803 0023	Property - Commercial 1 - Water Charges		1,138.53		1,158.26	

Trial Balance

As at 30 June 2022

Account Number	Account Description	Units	2022		2021	
			Debit \$	Credit \$	Debit \$	Credit \$
825	Fund Lodgement Expenses					
825 0008	ATO Late Lodgement Fee		666.00		-	
860	Fund Tax Expenses					
860 0004	Income Tax Expense		1,356.45		1,738.65	
860 0008	Tax Accrued During Period (Deferred Tax)		-		3,800.00	
			475,349.90	475,349.90	475,210.10	475,210.10

Tax Reconciliation

For the year ended 30 June 2022

INCOME

Gross Interest Income		2.00	
Gross Dividend Income			
Imputation Credits	-		
Franked Amounts	-		
Unfranked Amounts	-	-	
Gross Rental Income		18,409.00	
Gross Foreign Income		-	
Gross Trust Distributions		-	
Gross Assessable Contributions			
Employer Contributions/Untaxed Transfers	-		
Member Contributions	900.00	900.00	
Gross Capital Gain			
Net Capital Gain	-		
Pension Capital Gain Revenue	-	-	
Non-arm's length income		-	
Net Other Income		-	
Gross Income			19,311.00
Less Exempt Current Pension Income		-	
Total Income			19,311.00
LESS DEDUCTIONS			
Other Deduction		10,268.00	
Total Deductions			10,268.00
TAXABLE INCOME			9,043.00
Gross Income Tax Expense (15% of Standard Component)		1,356.45	
(45% of Non-arm's length income)		-	
Less Foreign Tax Offset	-		
Less Other Tax Credit	-	-	
Tax Assessed			1,356.45
Less Imputed Tax Credit		-	
Less Amount Already paid (for the year)		-	
TAX DUE OR REFUNDABLE			1,356.45
Supervisory Levy			259.00
AMOUNT DUE OR REFUNDABLE			1,615.45

2022 tax 1,356.45
 Sep payg: (416)
 Dec payg: (416)
524.45

Tsai-Yun Superfund

Notes to the Financial Statements

For the year ended 30 June 2022

Note 1: Summary of Significant Accounting Policies

The financial statements are special purpose financial statements that have been prepared in order to meet the requirements of the Superannuation Industry (Supervision) Act 1993 and accompanying Regulations, the trust deed of the fund and the needs of members.

The financial statements have also been prepared on a cash basis unless otherwise stated and are based on historical costs, except for investments, which have been measured at market values.

The following significant accounting policies, which are consistent with the policies applied in the previous period unless otherwise stated, have been adopted in the preparation of the financial statements.

a. Measurement of Investments

The fund initially recognises:

- i. an investment when it controls the future economic benefits expected to flow from the asset. For financial assets, the trade date is considered the date on which control of the future economic benefits attributable to the asset passes to the fund; and
- ii. a financial liability on the date it becomes a party to the contractual provisions of the instrument.

Investments of the fund have been measured at their market values, which is the amount that a willing buyer of the asset could reasonably be expected to pay to acquire the asset from a willing seller if the following assumptions were made:

- that the buyer and seller deal with each other at arm's length in relation to the sale;
- that the sale occurred after proper marketing of the asset; and
- that the buyer and the seller acted knowledgeably and prudentially in relation to the sale.

Market values have been determined as follows:

- i. shares and other securities listed on the Australian Securities Exchange by reference to the relevant market quotations at the end of the reporting period;
- ii. units in managed funds by reference to the unit redemption price at the end of the reporting period;
- iii. fixed interest securities by reference to the redemption price at the end of the reporting period; and
- iv. investment properties at trustees' assessment of their realisable value.

Financial liabilities, such as trade creditors and other payables, are measured at the gross value of the outstanding balance at the reporting date. The trustees have determined that the gross values of the fund's financial liabilities are equivalent to their market values. Any remeasurement changes in the gross values of non-current financial liabilities (including liabilities for members accrued benefits) are recognised in the operating statement in the periods in which they occur.

b. Cash and Cash Equivalents

Cash and cash equivalents include cash on hand and at call, deposits with banks and short-term, highly liquid investments that are readily convertible to cash and are subject to an insignificant risk of change in value.

c. Revenue

Revenue is recognised at the market value of the consideration received or receivable.

Interest revenue

Tsai-Yun Superfund

Notes to the Financial Statements

For the year ended 30 June 2022

Interest revenue is recognised in respect of fixed-interest securities, and cash and cash equivalent balances. Interest revenue is recognised upon receipt.

Dividend revenue

Dividend revenue is recognised when the dividend has been paid or, in the case of dividend reinvestment schemes, when the dividend is credited to the benefit of the fund.

Rental revenue

Rental revenue arising from operating leases on investment properties is recognised upon receipt.

Distribution revenue

Distributions from trusts are recognised as at the date the unit value is quoted ex-distributions and if not received at the end of the reporting period, are reflected in the statement of financial position as a receivable.

Contributions and Transfers

Contributions received and transfers in are recognised when the control and the benefits from the revenue is transferred to the fund. Contributions and transfers in are recognised gross of any taxes.

Remeasurement changes in market values

Remeasurement changes in the market values of assets are recognised as income and are determined as the difference between the market value at year-end or consideration received (if sold during the year) and the market value as at the prior year-end or cost (if the investment was acquired during the period).

d. Expenses

Expense are recognised and reflected in the operating statement when they are incurred.

e. Benefits Paid

Benefits are recognised when a valid withdrawal notice is received and approved by the trustee(s) in accordance with the fund's Trust Deed.

f. Liability for Accrued Benefits

The liability for accrued benefits represents the fund's present obligation to pay benefits to members and beneficiaries and has been calculated as the difference between the carrying amount of the assets and the carrying amount of the other payables and income tax liabilities as at the end of the reporting period.

g. Income Tax

The income tax expense (revenue) for the year comprises current income tax expense (revenue) and deferred income tax expense (revenue).

Current income tax expense charged to the profit or loss is the tax payable (refundable) on taxable income. Current tax liabilities (assets) are therefore measured at the amounts expected to be paid to (refunded from) the relevant taxation authority.

Deferred income tax expense reflects movements in deferred tax liability balances during the year as well as unused tax losses.

Except for business combinations, no deferred income tax is recognised from the initial recognition of an asset or liability where there is no effect on accounting or taxable profit or loss.

Tsai-Yun Superfund

Notes to the Financial Statements

For the year ended 30 June 2022

Deferred tax assets and liabilities are calculated at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled and their measurement also reflects the manner in which the trustees expect to recover or settle the carrying amount of the related asset or liability.

Deferred tax assets relating to temporary differences and unused tax losses are recognised only to the extent that it is probable that future taxable profit will be available against which the benefits of the deferred tax asset can be utilised.

Current tax assets and liabilities are offset where a legally enforceable right of set-off exists and it is intended that net settlement or simultaneous realisation and settlement of the respective asset and liability will occur. Deferred tax assets and liabilities are offset where:

(a) a legally enforceable right of set-off exists; and

(b) the deferred tax assets and liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities, where it is intended that net settlement or simultaneous realisation and settlement of the respective asset and liability will occur in future periods in which significant amounts of deferred tax assets or liabilities are expected to be recovered or settled.

The rate of tax used to determine income tax expense (revenue) and current tax liabilities (assets) is 15%, the applicable rate for a complying superannuation fund. This rate is applied to taxable income, after any claim for exempt current pension income, where applicable. The top personal marginal tax rate is applied to a non-complying superannuation fund and to non-arm's length income (NALI).

h. Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

The net amount of GST recoverable from, or payable to, the ATO is included with other receivables or other payables in the statement of financial position.

i. Critical Accounting Estimates and Judgments

The preparation of financial statements requires the trustees to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future period affected.

j. Events Subsequent to Balance Date

The superannuation fund is an Accumulation fund and consequently any reduction or increment in market value of the fund is a reduction in member benefits. Any significant movement in the market value of investments after balance date has not been brought to account. Investments are in principle held for the long term and it is not appropriate to bring any subsequent reduction or increment in market values to account as at year end. Net movement in market values subsequent to balance date will be recognised in the next financial year.

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

Tsai-Yun Superfund

Notes to the Financial Statements

For the year ended 30 June 2022

	2022	2021
	\$	\$
Note 2: Property - Commercial		
Property - Commercial Account 3	18,409	18,936
	18,409	18,936
Note 3: Cash at Bank		
Cash at Bank - Bank Interest	2	1
	2	1
Note 4: Market Movement Non-Realised		
Market Movement Non-Realised - Real Property	-	38,000
	-	38,000
Note 5: Fund Administration Expenses		
Bank Charges (Admin)	210	196
Insurance (Admin)	291	291
Interest Paid (Admin)	2	-
Professional Fees	810	1,420
Subscriptions and Registrations (Admin)	754	581
	2,067	2,488
Note 6: Property / Real Estate Expenses - Commercial 1		
Property - Commercial 1 - Body Corporate Fees	1,557	1,041
Property - Commercial 1 - Interest	3,918	4,392
Property - Commercial 1 - Rates	1,587	1,692
Property - Commercial 1 - Water Charges	1,139	1,158
	8,201	8,283
Note 7: Fund Lodgement Expenses		
ATO Late Lodgement Fee	666	-
	666	-
Note 8: Fund Tax Expenses		
Income Tax Expense	1,356	1,739
Tax Accrued During Period (Deferred Tax)	-	3,800
	1,356	5,539
Note 9: Property - Commercial		
Property - Commercial Account 3	455,000	455,000
	455,000	455,000
Note 10: Cash at Bank		
Cash at Bank	5,085 ⁹	683
Cash at Bank	859 ⁵	1,102
	5,944	1,785

Tsai-Yun Superfund

Notes to the Financial Statements

For the year ended 30 June 2022

	2022 \$	2021 \$
Note 11: Sundry Debtors - Fund Level		
Sundry Debtors Number 1 <i>In house asset</i>	2,116 ¹	2,116
	2,116	2,116
Note 12: Provisions for Tax - Fund		
Provision for Deferred Tax (Fund)	11,510	11,510
Provision for GST (Fund)	(131) ³²	(509)
Provision for Income Tax (Fund)	524 ⁵²	907
	11,903	11,908
Note 13: Loans		
Loans - Other	64,422	77,280
	64,422	77,280
Note 14A: Movements in Members' Benefits		
Liability for Members' Benefits Beginning:	369,713	325,660
Add: Increase (Decrease) in Members' Benefits	7,021	44,054
Add: Members Transfers	10,000	-
Liability for Members' Benefits End	386,734	369,713
Note 14B: Members' Other Details		
Total Unallocated Benefits	-	-
Total Forfeited Benefits	-	-
Total Preserved Benefits	386,734	369,713
Total Vested Benefits	386,734	369,713

Net Capital Gain/Loss Summary

For the year ended 30 June 2022

CAPITAL GAINS SUMMARY

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

Tsai-Yun Superfund

Notes to the Tax Reconciliation

Other Deductions

For the year ended 30 June 2022

Account	Member	Date	Description	Transaction Amount	Deductible %	Deductible \$	Pension Exempt Appportionment	Apportionment Factor	Tagged to Member	Deduction
TOTALS										
-										

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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
Assessable Revenue Accounts							
610 0003	Property - Commercial Account 3	30/06/2022	18,409.09	-	-	-	
690 0001	Cash at Bank - Bank Interest	30/06/2022	1.95	-	-	-	
690 0002	Cash at Bank - Trading (Fund)	30/06/2022	0.06	-	-	-	
	Total Assessable Revenue		18,411.10	-	-	-	
Non-assessable Revenue Accounts							
	Total Non-assessable Revenue		-	-	-	-	
	Total Revenue		18,411.10	-	-	-	

Notes:

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

Tsai-Yun Superfund

Notes to the Tax Reconciliation

Non-Trust Income - Assessable Amounts

For the year ended 30 June 2022

Account	Description	Date	Rent	Unfranked	Unfranked CFI	Franked	Imputation Credit	NALI	Interest	Other Taxable	Total
610 0003	Property - Commercial Account 3	30/06/2022	18,409.09	-	-	-	-	-	-	-	18,409.09
690 0001	Cash at Bank - Bank Interest	30/06/2022	-	-	-	-	-	-	1.95	-	1.95
690 0002	Cash at Bank - Trading (Fund)	30/06/2022	-	-	-	-	-	-	0.06	-	0.06
TOTALS			18,409.09	-	-	-	-	-	2.01	-	18,411.10

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Notes to the Tax Reconciliation

Exempt Pension Income / Deduction Apportionment

For the year ended 30 June 2022

EXEMPT CURRENT PENSION INCOME

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

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

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

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	19,311.00
PLUS Non-assessable Contributions	-
PLUS Rollins	<u>10,000.00</u>
	29,311.00

Reduced Fund Income:

Fund Income	29,311.00
LESS Exempt Current Pension Income	<u>-</u>
	29,311.00

Apportionment Factor:

<u>Reduced Fund Income</u>	<u>29,311.00</u>
Fund Income	29,311.00
	<u>1.0000000000</u>

APPORTIONMENT FACTOR FOR INVESTMENT EXPENSES

Assessable Investment Income:

Gross Income	19,311.00
LESS Gross Taxable Contributions	900.00
LESS Exempt Current Pension Income	<u>-</u>
	18,411.00

Total Investment Income:

Gross Income	19,311.00
LESS Gross Taxable Contributions	<u>900.00</u>
	18,411.00

Apportionment Factor:

<u>Assessable Investment Income</u>	<u>18,411.00</u>
Total Investment Income	18,411.00
	<u>1.0000000000</u>

Tsai-Yun Superfund

Accrued Capital Gains

For the year ended 30 June 2022

	Date Acquired	Units	Market Value	Cost Base Used	Cost Base Adjustment	Gain Method	Adjusted Cost	Gain/Loss
Capital Gains Tax Assets								
210 0003 Property - Commercial Account 3	3/05/2016	-	455,000.00	339,900.00	-	Discount	339,900.00	115,100.00
		-	455,000.00	339,900.00	-		339,900.00	115,100.00
Less Discounting								(38,366.67)
TOTALS			455,000.00	339,900.00	-		339,900.00	76,733.33
GRAND TOTAL								76,733.33

Provision for Deferred Income Tax = 76,733.33 x 0.15 = 11,510.00

Tsai-Yun Superfund

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
2100003	Property - Commercial Account 3		455,000.00	-	-	-	455,000.00	-	-
	TOTALS		455,000.00	-	-	-	455,000.00	-	-

Tsai-Yun Superfund

Investment Summary

As at 30 June 2022

Investment	Code	Units	Average Unit Cost \$	Market Price	Adjusted Cost \$	Market Value \$	Gain / Loss \$	Gain / Loss %	Portfolio Weight %
Cash									
Cash at Bank	-	-	-	-	5,084.95	5,084.95	-	-	1.10
Cash at Bank	-	-	-	-	858.99	858.99	-	-	0.19
					5,943.94	5,943.94	-		1.29
Property									
Property - Commercial Account 3	-	-	-	-	339,900.00	455,000.00	115,100.00	33.86	98.71
					339,900.00	455,000.00	115,100.00	33.86	98.71
Total Investments					345,843.94	460,943.94	115,100.00	33.28	100.00

Gain / Loss \$ is equal to Market Value \$ less Adjusted Cost \$
 Gain / Loss % is equal to Gain Loss \$ divided by Adjusted Cost \$, expressed as a percentage.

Rollover benefits statement

Section A: Receiving fund

1 **Australian business number (ABN)**

2 **Fund name**

3 **Postal address**

Suburb/town/locality State/territory Postcode
Country if outside Australia

4 (a) **Unique Superannuation Identifier (USI)**
(b) **Member Client Identifier**

Section B: Member details

5 **Tax file number (TFN)**

6 **Full name**
Title
Family name
First given name Other given names

7 **Residential address**
Street address

Suburb/town/locality State/territory Postcode
Country if outside Australia

8 **Date of birth** Day/Month/Year

9 **Sex** Male Female

10 **Daytime phone number (include area Code)**

11 **Email address (if applicable)**

Section C: Rollover transaction details

12	Service period start date	Day/Month/Year 01/01/2007
13	Tax components:	
	Tax-free component	\$ 0.00
	KiwiSaver tax-free component	\$ 0.00
	Taxable component:	
	Element taxed in the fund	\$ 10,000.00
	Element untaxed in the fund	\$ 0.00
	TOTAL Tax components	\$ 10,000.00
14	Preservation amounts:	
	Preserved amount	\$ 10,000.00
	KiwiSaver preserved amount	\$ 0.00
	Restricted non-preserved amount	\$ 0.00
	Unrestricted non-preserved amount	\$ 0.00
	TOTAL Preservation amounts	\$ 10,000.00

Section D: Non-complying funds

15 Contributions made to a non-complying fund on or after 10 May 2006 \$ 0.00

Section E: Transferring fund

16	Fund's ABN	64 971 749 321
17	Fund's name	HESTA
18	Contact name	HESTA Contact Centre
19	Daytime phone number (include area Code)	1800 813 327
20	Email address (if applicable)	hesta@hesta.com.au

Section F: Declaration

AUTHORISED REPRESENTATIVE DECLARATION:

Complete this declaration if you are an authorised representative of the superannuation fund or other provider shown in section E.

I declare that:

- I have prepared the statement with the information supplied by the superannuation provider
- I have received a declaration made by the superannuation provider that the information provided to me for the preparation of this statement is true and correct
- I am authorised by the superannuation provider to give the information in the statement to the ATO.

Name

Joe Nekic

Authorised representative signature

Joe Nekic

Date Day / Month / Year
16/11/2021



Australian Government
Australian Taxation Office

Agent WALKER PARTNERS (AUST) PTY LTD
Client THE TRUSTEE FOR TSAI-YUN SUPERFUND
ABN 63 941 880 145

Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 004 – THE TRUSTEE FOR TSAI-YUN SUPERFUND	Apr 2022 – Jun 2022	48307241275	Accrual

Receipt ID 3828393165
Date lodged 05 August 2022
Payment due date 25 August 2022

Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
Goods and services tax (GST)			
1A Owed to ATO		\$537.00	
1B Owed by ATO			\$0.00
G1 Total sales	\$5,910.00		
Does this include GST?	Yes		
PAYG income tax instalment			
5A Owed to ATO		\$489.00	
5B Owed by ATO			\$0.00
T7 Instalment amount – Based on the notional tax \$ 1,738.65 from the 2021 assessment.	\$489.00		

Amount owing to ATO

\$1,026.00

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Biller code 75556
Ref 4639418801459660

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Australian Government
Australian Taxation Office

Agent WALKER PARTNERS (AUST) PTY LTD
Client THE TRUSTEE FOR TSAI-YUN SUPERFUND
ABN 63 941 880 145

Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 004 – THE TRUSTEE FOR TSAI-YUN SUPERFUND	Jan 2022 – Mar 2022	48126112485	Accrual

Receipt ID 891477122
Date lodged 05 August 2022
Payment due date 26 May 2022

Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
Goods and services tax (GST)			
1A Owed to ATO		\$494.00	
1B Owed by ATO			\$15.00
G1 Total sales	\$5,430.00		
Does this include GST?	Yes		
PAYG income tax instalment			
5A Owed to ATO		\$416.00	
5B Owed by ATO			\$0.00
T7 Instalment amount – Based on the notional tax \$ 1,665.00 from the 2020 assessment.	\$416.00		

Amount owing to ATO

\$895.00

BPAY®



Biller code 75556
Ref 4639418801459660

Telephone and Internet Banking - BPAY®

34



Australian Government
Australian Taxation Office

Agent WALKER PARTNERS (AUST) PTY LTD
Client THE TRUSTEE FOR TSAI-YUN SUPERFUND
ABN 63 941 880 145
TFN 995 532 021

Activity statement 004

Date generated 13/09/2022
Overdue \$1,161.00 DR
Not yet due \$0.00
Balance \$1,161.00 DR

Transactions

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

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
13 Jul 2021	25 Aug 2021	Original Activity Statement for the period ending 30 Jun 21	\$825.00		\$117.00 DR
13 Jul 2021	25 Aug 2021	- GST	\$409.00		
13 Jul 2021	25 Aug 2021	- PAYG Instalments	\$416.00		
19 Jul 2021	16 Jul 2021	Payment received		\$825.00	\$708.00 CR
30 Nov 2021	29 Nov 2021	Payment received		\$907.00	\$1,615.00 CR
27 Jan 2022	25 Nov 2021	Original Activity Statement for the period ending 30 Sep 21	\$907.00		\$708.00 CR
27 Jan 2022	25 Nov 2021	- GST	\$491.00		
27 Jan 2022	25 Nov 2021	- PAYG Instalments	\$416.00		
27 Jan 2022	1 Dec 2021	General interest charge			\$708.00 CR
14 Feb 2022	11 Feb 2022	Payment received		\$639.00	\$1,347.00 CR
26 Apr 2022	28 Feb 2022	Original Activity Statement for the period ending 31 Dec 21	\$639.00		\$708.00 CR
26 Apr 2022	28 Feb 2022	- GST	\$223.00		
26 Apr 2022	28 Feb 2022	- PAYG Instalments	\$416.00		

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
4 May 2022	31 May 2022	Penalty for failure to lodge Activity Statement on time for the period from 01 Dec 21 to 31 Dec 21	\$666.00		\$42.00 CR
25 May 2022	24 May 2022	Payment received		\$895.00	\$937.00 CR

	IA	LB	NET
Sep	545	54	491
Dec	264	41	223
Mar	494	15	479
Jun	537	-	537
	<u>1,840</u>	<u>110</u>	<u>1,730</u>
	1,841	110	
	1	-	

diff in BAS = 1
\$ acc

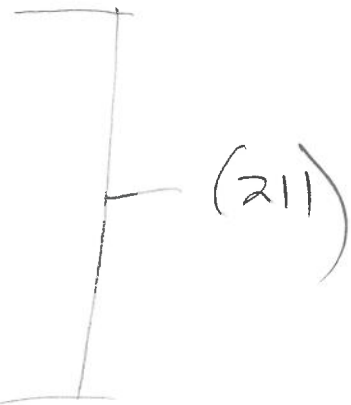
Jun BAS = 537

Mar BAS = 479

RBA = (937)

prior adj = (212)

(132)





Australian Government
Australian Taxation Office

Agent WALKER PARTNERS (AUST) PTY LTD
Client THE TRUSTEE FOR TSAI-YUN SUPERFUND
ABN 63 941 880 145
TFN 995 532 021

Income tax 002

Date generated	13/09/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

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

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
20 Apr 2022	19 Apr 2022	Payment received		\$749.65	\$749.65 CR
21 Apr 2022	16 May 2022	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21	\$749.65		\$0.00



ASIC
Australian Securities & Investments Commission

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

ABN 86 768 265 615

TSAI-YUN PROPERTY PTY LTD
WALKER PARTNERS (AUST) PTY LTD
PO BOX 706 HEIDELBERG VIC 3084

*Paid
24-8-21
M1706 8070*

INVOICE STATEMENT

Issue date 18 Aug 21

TSAI-YUN PROPERTY PTY LTD

ACN 619 755 798

Account No. 22 619755798

Summary

Opening Balance	\$273.00
New items	\$83.00
Payments & credits	\$0.00
TOTAL DUE	\$356.00

Please pay

Immediately \$356.00

- Amounts are not subject to GST. (Treasurer's determination - exempt taxes, fees and charges).
- Payment of your annual review fee will maintain your registration as an Australian company.

Transaction details are listed on the back of this page

If you have already paid please ignore this invoice statement.

- Late fees will apply if you do NOT
 - tell us about a change during the period that the law allows
 - bring your company or scheme details up to date within 28 days of the date of issue of the annual statement, or
 - pay your review fee within 2 months of the annual review date.
- Information on late fee amounts can be found on the ASIC website.



ASIC
Australian Securities & Investments Commission

TOTAL DUE \$356.00
Immediately \$356.00

PAYMENT SLIP

TSAI-YUN PROPERTY PTY LTD

Payment options are listed on the back of this payment slip



Biller Code: 17301
Ref: 2296197557988

ACN 619 755 798

Account No: 22 619755798



22 619755798



*B14 129 0002296197557988 97

30



ASIC
Australian Securities & Investments Commission

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

ABN 86 768 265 615

TSAI-YUN PTY LTD
WALKER PARTNERS (AUST) PTY LTD
PO BOX 706 HEIDELBERG VIC 3084

*Paid
23-2-22
M 3118-3685*

INVOICE STATEMENT
Issue date 22 Feb 22
TSAI-YUN PTY LTD

ACN 616 501 485
Account No. 22 616501485

Summary

Opening Balance	\$56.00
New items	\$83.00
Payments & credits	\$0.00
TOTAL DUE	\$139.00

Please pay

Immediately **\$139.00**

- Amounts are not subject to GST. (Treasurer's determination - exempt taxes, fees and charges).
- Payment of your annual review fee will maintain your registration as an Australian company.

Transaction details are listed on the back of this page

If you have already paid please ignore this invoice statement.

- Late fees will apply if you do NOT
 - tell us about a change during the period that the law allows
 - bring your company or scheme details up to date within 28 days of the date of issue of the annual statement, or
 - pay your review fee within 2 months of the annual review date.
- Information on late fee amounts can be found on the ASIC website.



ASIC
Australian Securities & Investments Commission

TOTAL DUE \$139.00
Immediately **\$139.00**

PAYMENT SLIP
TSAI-YUN PTY LTD

Payment options are listed on the back of this payment slip



Biller Code: 17301
Ref: 2296165014855

ACN 616 501 485 Account No: 22 616501485



22 616501485



*814 129 0002296165014855 47

29

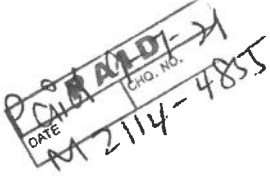
Walker Partners (Aust) Pty. Ltd.

A.C.N. 134 317 516 - A.B.N. 88 255 901 873
 Level 1, Suites 9-11, 40 Burgundy Street, Heidelberg, Victoria, 3084
 P.O. Box 708, Heidelberg, Victoria, 3084
 Phone: (03) 8414 6700 Fax: (03) 8414 6750
 Email: Info@wpaust.com.au

Tsai-Yun Superfund
 45B Whitelaw Street
 RESERVOIR VIC 3073

Statement

 Ref: TSASUP66
 As at 30 June, 2021

Date	Description	Debit	Credit
16/06/2021	Invoice 011580 	165.00	
120+ Days 0.00	90 Days 0.00	60 Days 0.00	30 Days 0.00
Current 165.00			
Amount Due:			165.00
Terms: 30 Days			

Please detach the portion below and forward with your payment

Remittance Advice

Tsai-Yun Superfund Ref: TSASUP66
As at 30 June, 2021

Cheque Direct Deposit Amount Due: 165.00

Banking Details: Walker Partners (Aust) Pty Ltd CBA BSB 063 163 Account Number 10565948
Please use Client Ref as your reference.

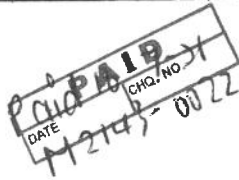
We would be grateful if you could settle any overdue amounts on this account promptly. Our terms are strictly 30 days. If you have already sent payment to clear this balance, subsequent to the statement date, then kindly disregard this statement.

Liability limited by a scheme approved under Professional Standards Legislation

Walker Partners (Aust) Pty. Ltd.

A.C.N. 134 317 516 - A.B.N. 88 255 901 873
 Level 1, Suites 9-11, 40 Burgundy Street, Heidelberg, Victoria, 3084
 P.O. Box 706, Heidelberg, Victoria, 3084
 Phone: (03) 8414 6700 Fax: (03) 8414 6750
 Email: info@wpaust.com.au

Tsai-Yun Superfund
 45B Whitelaw Street
 RESERVOIR VIC 3073



Tax Invoice
011867
 Client Ref: TSASUP66
 15 July, 2021

Description	Amount
To our Professional Fees and Charges in attending to the following:	
Reviewing information provided, preparing, advising and lodging Business Activity Statements in respect to the quarters ended 31st March 2021 and 30th June 2021.	
To all other GST & BAS related advice and attendances provided or as and when required or requested.	
8In accordance with the term of our engagement we have not performed, and therefore not charged for, any review or verification of the accuracy or reliability of the figures and information provided by you in completing the Business Activity Statement nor have we made any enquiries or undertaken any due diligence regarding any supporting documentation or tax invoices held by you.	
Our costs herein amount to:	240.00
<i>GST</i>	24.00
Terms: 30 Days	Amount Due: \$ 264.00
Date Due: 14 August, 2021	

Please detach the portion below and forward with your payment

Tsai-Yun Superfund

Remittance Advice

**WE NOW HAVE CREDIT
CARD FACILITIES**

Invoice: 011867
 Client Ref: TSASUP66
 15 July, 2021
 Amount Due: \$ 264.00

Credit Card: Mastercard/Visa (please circle)

Name on Card: _____ Exp ____ / ____

Card Number:

Signature: _____

For Direct Deposit:
 BSB: 063 - 184
 Account No. 10455315

If paying by cheque:
 Please make cheque payable to Walker Partners (Aust) Pty Ltd

When making a direct deposit please quote your 'Client Ref' as your reference.

Walker Partners (Aust) Pty. Ltd.

A.C.N. 134 317 516 - A.B.N. 88 255 901 873
Level 1, Suites 9-11, 40 Burgundy Street, Heidelberg, Victoria, 3084
P.O. Box 706, Heidelberg, Victoria, 3084
Phone: (03) 8414 6700 Fax: (03) 8414 6750
Email: info@wpaust.com.au

Tsai-Yun Superfund
45B Whitelaw Street
RESERVOIR VIC 3073

PAID
DATE 18/8/21
CHQ. NO. 1736

Statement

Ref: TSASUP66
As at 31 July, 2021

Date	Description	Debit	Credit			
01/07/2021	Balance Brought Forward	165.00				
120+ Days 0.00	90 Days 0.00	60 Days 0.00	30 Days 165.00	Current 0.00	Amount Due:	165.00
Terms: 30 Days						

Please detach the portion below and forward with your payment

Tsai-Yun Superfund	Remittance Advice	Ref: TSASUP66
	<u>WE NOW HAVE CREDIT</u>	As at 31 July, 2021
	<u>CARD FACILITIES</u>	
Credit Card - Visa / Mastercard (please circle)		Amount Due: 165.00
Name on Card: _____	Exp _____ / _____	
Card Number: <input type="text"/>	<input type="text"/>	
Signature: _____		
For Direct Deposit: BSB 063 184 Account Number 10455315		*Please quote your 'Client Ref when making a direct deposit

Walker Partners (Aust) Pty. Ltd.

A.C.N. 134 317 516 - A.B.N. 88 255 901 873
 Level 1, Suites 9-11, 40 Burgundy Street, Heidelberg, Victoria, 3084
 P.O. Box 706, Heidelberg, Victoria, 3084
 Phone: (03) 8414 6700 Fax: (03) 8414 6750
 Email: info@wpaust.com.au

*Paid 27-11-21
 M1226-0393*

Tsai-Yun Superfund
 60 Main Drive
 BUNDOORA VIC 3083

Tax Invoice
012552
 Client Ref: TSASUP66
 19 October, 2021

Description	Amount
<p>To our Professional Fees and Charges in attending to the following:</p> <p>Reviewing information provided, preparing, advising, and lodging Business Activity Statements in respect to the quarter ended 30th September 2021.</p> <p>To all other GST & BAS related advice and attendances provided or as and when required or requested.</p> <p>In accordance with the term of our engagement we have not performed, and therefore not charged for, any review or verification of the accuracy or reliability of the figures and information provided by you in completing the Business Activity Statement nor have we made any enquiries or undertaken any due diligence regarding any supporting documentation or tax invoices held by you.</p> <p>Our costs herein amount to:</p> <p style="padding-left: 20px;"><i>GST</i></p>	<p>120.00</p> <p>12.00</p>
<p>Terms: 30 Days Date Due: 18 November, 2021 Amount Due: \$ 132.00</p>	

Please detach the portion below and forward with your payment

Tsai-Yun Superfund

**WE NOW HAVE CREDIT
 CARD FACILITIES**

Invoice: 012552
 Client Ref: TSASUP66
 19 October, 2021
 Amount Due: \$ 132.00

Credit Card: Mastercard/Visa (please circle)

Name on Card: _____ Exp ____ / ____

Card Number:

Signature: _____

For Direct Deposit:
 BSB: 063 - 184
 Account No. 10455315
 When making a direct deposit please quote your 'Client Ref' as your reference.

If paying by cheque:
 Please make cheque payable to Walker Partners (Aust) Pty Ltd

Walker Partners (Aust) Pty. Ltd.

A.C.N. 134 317 516 - A.B.N. 88 255 901 873
 Level 1, Suite 109, 40 Burgundy Street, Heidelberg, Victoria, 3084
 P.O. Box 706, Heidelberg, Victoria, 3084
 Phone: (03) 8414 6700 Fax: (03) 8414 6750
 Email: info@wpaust.com.au

CLIENT ACCEPTANCE FORM

Tsai-Yun Superfund 45B Whitelaw St RESERVOIR VIC 3073 <i>Paid 27-11-21 M 9229-3907</i>	TAI-22695926 Client Code: TSASUP66 23 November 2021
---	---

This *Client Acceptance Form* is your invitation to participate in the Walkers Accountants & Advisors Audit Shield service.
 Participation in the Audit Shield service is active the next business day upon receipt of payment.
 Liability limited by a scheme approved under Professional Standards Legislation.
 This document serves as a tax invoice/receipt upon payment.

Details
 Expiry Date: 31 December 2022 at 4p.m.
 Level of Cover: \$ 10,000.00
 Turnover Category: Self-Managed Super Fund

Name of Entities / Individuals to be covered:
Tsai-Yun Superfund



Payment	
Fee for Audit Shield service participation:	\$ 290.91
GST Added:	\$ 29.09
Amount Due:	\$ 320.00

Privacy Statement
 By paying this invoice, and in the event of any claims, you authorise us to provide reasonable personal/private information about you and/or any related entity to support the claim.

-----<----- For cheque payments, please detach beneath this line and forward it along with your cheque payment to the address listed below. ----->-----



DEFT Reference Number: 404251226959260

<p>BPAY To pay via BPAY, use the following details:  Bill Code: 253575 Bill Reference: 404251226959260</p> <p>Contact your participating financial institution to make a payment from your cheque or savings account.</p>	<p>Mail Post cheques to: GPO Box 20015, MELBOURNE VIC 3001.</p> <p> We ONLY accept cheques issued by Australian financial institutions. Cheques must accompany this form and are payable to: Audit Shield - Walkers Accountants & Advisors Please note this GPO Box is for cheque payments only.</p>	<p>Total Due \$320.00</p>
---	---	---

Please ensure payment for this remittance advice is made from your Super Fund only.
 +404251 226959260< 00032000<3+

Walker Partners (Aust) Pty. Ltd.

A.C.N. 134 317 516 - A.B.N. 88 255 901 873
 Level 1, Suites 9-11, 40 Burgundy Street, Heidelberg, Victoria, 3084
 P.O. Box 706, Heidelberg, Victoria, 3084
 Phone: (03) 8414 6700 Fax: (03) 8414 6750
 Email: info@wpaust.com.au

Tsai-Yun Superfund
 60 Main Drive
 BUNDOORA VIC 3083

Statement

 Ref: TSASUP66
 As at 31 December, 2021

Date	Description	Debit	Credit
23/12/2021	Invoice013032	165.00	
		Paid 05-01-22 M 4147-3576	
120+ Days 0.00	90 Days 0.00	60 Days 0.00	30 Days 0.00
		Current 165.00	Amount Due: 165.00
Terms: 30 Days			

Please detach the portion below and forward with your payment

Remittance Advice	
Tsai-Yun Superfund	Ref: TSASUP66 As at 31 December, 2021
Cheque <input type="checkbox"/>	Amount Due: 165.00
Direct Deposit <input type="checkbox"/>	
Banking Details: Walker Partners (Aust) Pty Ltd CBA BSB 063 184 Account Number 10455315	
<u>Please use Client Ref as your reference.</u>	
We would be grateful if you could settle any overdue amounts on this account promptly. Our terms are strictly 30 days. If you have already sent payment to clear this balance, subsequent to the statement date, then kindly disregard this statement.	

Liability limited by a scheme approved under Professional Standards Legislation



CREG Pty Ltd
243 Lower Heidelberg Road
Ivanhoe East VIC 3079
1800 18 18 88 | www.creg.property

21st January 2022

Selina Hsieh
0434 288 691
celina.hsieh@yahoo.com.au

Dear Selina,

Thank you for giving us the opportunity to appraise your property at **17/326 Settlement Road, Thomastown VIC 3074**. In accordance with your instruction, we are delighted to provide you with this market appraisal. We have based this opinion on current market conditions as well as our extensive knowledge of the commercial property market in the local area.

Property:

17/326 Settlement Road, Thomastown VIC 3074
Factory Size (approx.): 129 m²
Office Size (approx.): 37 m²
Total Size (approx.): 166 m²

Council:

City of Whittlesea - 25 Ferres Boulevard, South Morang VIC 3752

Zoning:

Industrial 1 Zone

Appraisal:

Estimated Rental: \$22,000 - \$24,000 per annum + Outgoings + GST
Estimated Price Guide approx.: \$440,000 - \$470,000

Please note, although it is considered an opinion of an experienced property professional, this report is not a valuation and is for the use of the party to whom it is addressed and for no other purposes. No responsibility is accepted to any third party who may use or rely overall or part of the content of this report.

If you have any questions, please don't hesitate to give me a call.

Kind Regards,

A handwritten signature in black ink, appearing to read "Robert Renner".

Robert Renner
Director
0400 244 044

Commercial Real Estate Group - Setting the standards others follow



Valuations, rates and charges

For the period 1 July 2021 to 30 June 2022

Issue date 21/10/2021

*PAID 27-11-21
M 2222-7321*

Tsai-Yun Property Pty Ltd
 60 Main Dr
 BUNDOORA VIC 3083

Assessment number
994699

Rates and charges details

Overdue balance as at 30/06/2021	\$0.00
General rate (17000.00 X 0.05138479)	\$873.54
Fire services charge (Ind) (1.00 X 233.00)	\$233.00
Fire services levy (Ind) (340000.00 X 0.00089800)	\$305.32
Waste Service Charge (Com/Ind) (1.00 X 175.20) (X)	\$175.20
Interest charges this rating year up to 15/10/2021	\$0.00
Other adjustments including legal costs (net)	-\$0.01
Less Pensioner concessions	\$0.00
Rebates	\$0.00
Payments received this rating year	\$0.00

Property details

17/326 Settlement Road THOMASTOWN
 3074
 LOT: 17 PS: 739112T
Ward South West
AVPCC 320.4 Warehouse/Factory
Land Use Industrial
Land use is for State fire services levy purposes only

Valuation details

These annual valuations are prepared by the State Government for rating and taxation purposes.
Site value \$55,000
Capital improved value \$340,000
Net annual value \$17,000
Level of value date 01/01/2021
Valuation operative date 01/07/2021

New rates and charges raised for 2021/2022 \$1,587.05

Balance payable (including any overdue amounts) \$1,587.05

Payment options

Overdue amount

To be paid immediately
\$0.00

Quarterly instalments

1st instalment
 By 30/09/2021
\$399.05

2nd instalment
 By 30/11/2021
\$396.00

3rd instalment
 By 28/02/2022
\$396.00

4th instalment
 By 31/05/2022
\$396.00

Full payment of the 1st instalment (and any overdue amount shown above) must be received by 30/09/2021 in order to receive instalment notice reminders. If payment is not received by 30/09/2021, your account will revert to the lump sum option shown below.

Lump sum

Payable by 15/02/2022
\$1,587.05

9 monthly payments

1st payment by 30/09/2021
By application only - closes 31/08/2021
 See application form for details.

18 fortnightly payments

1st payment by 02/10/2021
By application only - closes 31/08/2021
 See application form for details.

Where to pay

www.whittlesea.vic.gov.au

Bill Code: 5157
Ref: 994699
 BPAY™ this payment via internet or phone banking.
 BPAY View™ - View and pay this bill using internet banking
 BPAY View Registration No.:

Billpay Code: 0350
Ref: Not available on this notice
 Pay in person at any post office, phone 13 18 16 or go to postbillpay.com.au
 Scan & pay this invoice with your iPhone, iPad or Android device. Download the Australia Post mobile app.

Phone 1300 301 185

Council Offices
 Cash, Cheque or EFTPOS
 Hours - 8.30am to 5.00 pm Mon. to Fri.
 (except public holidays).

[Redacted]
 Please allow for postal delays.

Brick & Rubble Waste

Timber Waste

Green Waste

Hard Waste

Terms and Conditions apply



Yarra Valley Water ABN 93 066 902 501

Quarterly Bill

Enquiries **1300 304 688**

Faults **13 2762** (24hrs)

Account Number **40 4297 4422**

Invoice Number **4042 8896 39861**

TSAI-YUN PROPERTY PTY LTD
45B WHITELAW ST
RESERVOIR VIC 3073

PAID
DATE: 18/8/21 CHG. NO.: 3488

Total Due **\$348.03**

Due Date **31 August 2021**

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

Tax Invoice emailed to SELINA.HSIEH@YAHOO.COM.AU 10 Aug 2021

ACCOUNT SUMMARY

UNIT 17 326 SETTLEMENT RD, THOMASTOWN

Property Number **5113 603**, PS 739112

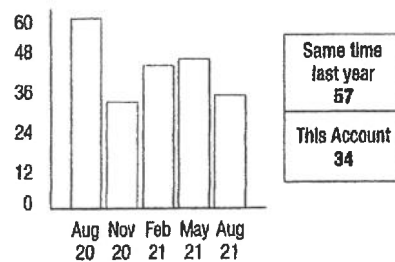
Product/Service	Amount
Usage Charges	\$14.21
Water Supply System Charge	\$73.08
Sewerage System Charge	\$140.56
Yarra Valley Water Total	\$227.85
Other Authority Charges	
Waterways and Drainage Charge on behalf of Melbourne Water	\$39.98
Annual Parks Charge	\$80.20
TOTAL (GST does not apply)	\$348.03

PAYMENT SUMMARY

Last Account	\$269.11
Paid/Adjusted	-\$269.11
Balance	\$0.00
Total this Account	+\$348.03
Amount Due	\$348.03

WATER USAGE

Your average usage in litres per day



*3042 404288963986 1

Payment Slip

Account Number **40 4297 4422**

Invoice Number **4042 8896 39861**

Total Due **\$348.03**

Due Date **31 August 2021**

Your quarterly bill



Emailed to: selina.hsieh@yahoo.com.au
 TSAI-YUN PROPERTY PTY LTD
 45B WHITELAW ST
 RESERVOIR VIC 3073

*Paid 15-04-2022
 M3094-8582*

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

Account number 40 4297 4422
Invoice number 4040 9714 10944
Issue date 13 Apr 2022
 Copy Tax Invoice Yarra Valley Water ABN 93 066 902

Amount due **\$530.15**
Due date **7 Mar 2022**

Summary

UNIT 17 326 SETTLEMENT RD, THOMASTOWN

Property Number 5113 603, PS 739112

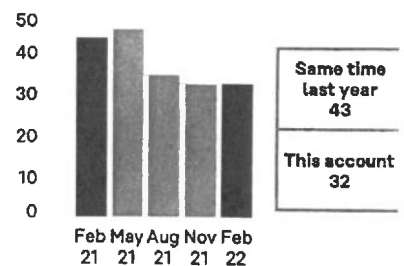
Product/Service	Amount
Usage Charges	\$14.21
Water Supply System Charge	\$71.49
Sewerage System Charge	\$137.51
Yarra Valley Water Total	\$223.21
Other Authority Charges	
Waterways and Drainage Charge on behalf of Melbourne Water	\$39.11
TOTAL (GST does not apply)	\$262.32

Payment summary

Last Account	\$267.83
Paid/Adjusted	\$0.00
Balance	\$267.83
Total this Account	+\$262.32
Total Balance	\$530.15

Daily water use

Your average usage in litres per day



How to pay



*3042 404097141094 4



Direct Debit
 Sign up for Direct Debit at yvw.com.au or call 1300 304 688.



BPAY*
 Biller code: 344366
 Ref: 404 2974 4228



Credit card
 Online: yvw.com.au/paying
 Phone: 1300 362 332



Centrepay
 Arrange regular deductions from your Centrelink payments. Visit 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

Biller code: 3042
 Ref: 4040 9714 10944



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

TSAI-YUN PROPERTY PTY LTD

Account number 40 4297 4422
Invoice number 4040 9714 10944
Total due **\$530.15**
Due date **7 Mar 2022**
Amount paid \$

Your quarterly bill



Emailed to: selina.hsieh@yahoo.com.au
 TSAI-YUN PROPERTY PTY LTD
 45B WHITELAW ST
 RESERVOIR VIC 3073

*Paid
 21-5-22
 M 1105-6277*

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

Account number 40 4297 4422
Invoice number 4043 5424 32102
Issue date 16 May 2022
 Tax Invoice Yarra Valley Water ABN 93 066 902 501

Amount due **\$260.35** **Due date** **6 Jun 2022**

Summary

UNIT 17 326 SETTLEMENT RD, THOMASTOWN
Property Number 5113 603, PS 739112

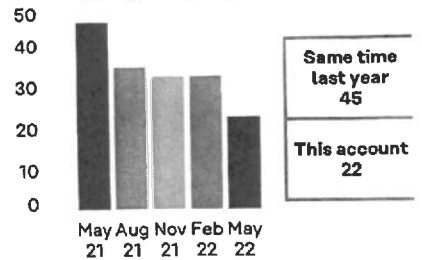
Product/Service	Amount
Usage Charges	\$9.47
Water Supply System Charge	\$72.30
Sewerage System Charge	\$139.04
Yarra Valley Water Total	\$220.81
Other Authority Charges	
Waterways and Drainage Charge on behalf of Melbourne Water	\$39.54
TOTAL (GST does not apply)	\$260.35

Payment summary

Last Account	\$530.15
Paid/Adjusted	-\$530.15
Balance	\$0.00
Total this Account	+\$260.35
Total Balance	\$260.35

Daily water use

Your average usage in litres per day



How to pay



*3042 404354243210 2

Direct Debit
 Sign up for Direct Debit at yvwm.com.au or call 1300 304 688.

Post Billpay
 Pay in person at any post office, by phone on 13 18 16 or at postbillpay.com.au
 Biller code: 3042
 Ref: 4043 5424 32102

BPAY
 Biller code: 344366
 Ref: 404 2974 4228

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

Credit card
 Online: yvwm.com.au/paying
 Phone: 1300 362 332

Centrepay
 Arrange regular deductions from your Centrelink payments.
 Visit yvwm.com.au/paying
 CRN reference: 555 054 118T

TSAI-YUN PROPERTY PTY LTD

Account number	40 4297 4422
Invoice number	4043 5424 32102
Total due	\$260.35
Due date	6 Jun 2022
Amount paid	\$

OWNERS CORPORATION FEE NOTICE / TAX INVOICE
Owners Corp No. PS739112T
324-326 Settlement Road, THOMASTOWN, VIC, 3074



Tsai-Yun Property Pty Ltd
 Attention: Selina Hsieh
 4 Coventry Crescent
 MILL PARK VIC 3082

PAID
 DATE: 13/07/21
 CHQ. NO.: 107

CVA Property Consultants Pty Ltd
 18-20 Russell Street,
 MELBOURNE VIC 3000
 Phone 9654 2311
 Fax 9654 4264
 ABN 82 596 462 685
 Manager Kasey Parkinson
 Date: 10/06/2021
 PS No: PS739112T
 Lot: 17
 OC ABN: 17 293 039 309
 Doc No: 587808
 Page: 1 of 2

Owners Corporation Act 2006 Section 31, Owners Corporations Regulations 2007 and Owners Corporation Rules. The following fees/charges are due. All amounts listed include GST unless otherwise specified. Payment is due within 28 days of this notice or by the due date specified below. Interest will be charged on any overdue fees/charges at 10.00 % annual interest rate. The rate of interest has been calculated in accordance with the current rate under the Penalty Interest Rate Act 1983 (VIC). The rate is subject to change.

Property Ref: 17/326 Settlement Road, THOMASTOWN, VIC, 3074

Detail	From	To	Charge	GST	Interest	Paid	Amount Due	Due Date
Current Charges								
Owners Corporation Fees	15/07/21	14/10/21	\$247.59	\$0.00	\$0.00	\$0.00	\$247.59	15/07/2021
							Total Current Charges	\$247.59
							TOTAL AMOUNT PAYABLE	\$247.59
							No GST has been charged.	

FOR CHEQUE PAYMENTS PLEASE DETACH THIS PAYMENT SLIP AND POST TOGETHER WITH YOUR CHEQUE



DEFT Reference Number 30208423110255583

Pay by credit card or registered bank account at www.deft.com.au or call 1300 30 10 80.
 Payments by credit card may attract a surcharge.



Please present page intact at any Post Office.
 Payments may be made by cash, cheque or EFTPOS.
 *\$2.75 Processing fees applies



*442 302084231 10255583

CVA Property Consultants Pty Ltd

10/06/2021 #587808

Mail Payment

Please detach this payment slip and mail with your cheque to:
DEFT Payment Systems
GPO Box 2464, MELBOURNE VIC 3001

All cheques must be made payable to:
CVA PROPERTY CONSULTANTS PTY LTD



Billor Code: 96503
Ref: 302084231 10255583

Contact your participating bank, credit union or building society to
 make payment directly from your cheque or savings account.
 Enter the Biller Code and BPAY reference number as detailed above.

Total Amount Payable: \$247.59

OWNERS CORPORATION FEE NOTICE / TAX INVOICE
Owners Corp No. PS739112T
324-326 Settlement Road, THOMASTOWN, VIC, 3074

CREATING
WORTH



Tsai-Yun Property Pty Ltd
 Attention: Selina Hsieh
 4 Coventry Crescent
 MILL PARK VIC 3082

PAID
27-11-21
114278-1813

CVA Property Consultants Pty Ltd
 18-20 Russell Street,
 MELBOURNE VIC 3000
 Phone 9654 2311
 Fax 9654 4264
 ABN 82 596 462 685
 Manager Kasey Parkinson
 Date: 10/09/2021
 PS No: PS739112T
 Lot: 17
 OC ABN: 17 293 039 309
 Doc No: 604932
 Page: 1 of 2

Owners Corporation Act 2006 Section 31, Owners Corporations Regulations 2007 and Owners Corporation Rules. The following fees/charges are due. All amounts listed include GST unless otherwise specified. Payment is due within 28 days of this notice or by the due date specified below. Interest will be charged on any overdue fees/charges at 10.00 % annual interest rate. The rate of interest has been calculated in accordance with the current rate under the Penalty Interest Rate Act 1983 (VIC). The rate is subject to change.

Property Ref: 17/326 Settlement Road, THOMASTOWN, VIC, 3074

Detail	From	To	Charge	GST	Interest	Paid	Amount Due	Due Date	
Current Charges									
Owners Corporation Insurance Levy	01/11/21	31/10/22	\$524.30	\$0.00	\$0.00	\$0.00	\$524.30	01/11/2021	
Budget Adjustment Levy	15/04/21	14/10/21	\$11.65	\$0.00	\$0.00	\$0.00	\$11.65	14/10/2021	
Owners Corporation Fees	15/10/21	14/01/22	\$253.41	\$0.00	\$0.00	\$0.00	\$253.41	15/10/2021	
Total Current Charges							<u>\$789.36</u>		
TOTAL AMOUNT PAYABLE							\$789.36		
No GST has been charged.									

FOR CHEQUE PAYMENTS PLEASE DETACH THIS PAYMENT SLIP AND POST TOGETHER WITH YOUR CHEQUE



DEFT Reference Number 30208423110255583

Pay by credit card or registered bank account at www.deft.com.au or call 1300 30 10 90.
 Payments by credit card may attract a surcharge.



CVA Property Consultants Pty Ltd

10/09/2021 #604932

Mail Payment

Please detach this payment slip and mail with your cheque to:

DEFT Payment Systems
GPO Box 2464, MELBOURNE VIC 3001

All cheques must be made payable to:
CVA PROPERTY CONSULTANTS PTY LTD



Please present page intact at any Post Office.
 Payments may be made by cash, cheque or EFTPOS.
 *\$2.75 Processing fees applies



*442 302084231 10255583



Biller Code: 96503
Ref: 302084231 10255583

Contact your participating bank, credit union or building society to make payment directly from your cheque or savings account.
 Enter the Biller Code and BPAY reference number as detailed above.

Total Amount Payable: \$789.36



SETT326 OCPS 739112T
326 Settlement Road THOMASTOWN VIC 3074

Final Notice / INVOICE

ABN: 17 293 039 309

Owners Corporations Act 2006 Section 32, Owners Corporations Regulations 2018 and Owners Corporation Rules

Tsai-Yun Property Pty Ltd
4 Coventry Crescent
MILL PARK VIC 3082

Issued To: Tsai-Yun Property Pty Ltd

Date of Notice	14/04/2022
Invoice No.	18599
Plan Ref.	739112T
Property Address	Unit 17 Lot 17 17/326 Settlement Road THOMASTOWN VIC 3074
Lot Liability	129.00
Enquiries (9am-5pm Mon-Fri)	9654 2311
Mail	18-20 Russell Street Melbourne VIC 3000
Email	sin.truong@cva.melbourne
Website	www.cva.melbourne

*paid
15-4-22
M5094-0634*

Please Pay

\$ 520.38

Current Charges Due

See 'Payable by'

column

Account Summary

Opening Balance	\$ 517.95
New Fees (see over for details)	\$2.43
Total Amount Payable	\$ 520.38

You must pay the overdue fees, charges and interest immediately. If payment is not received within 28 days of the date of this Notice the Owners Corporation intends to take action under Part 11 of the Owners Corporation Act 2006 to recover the amount due. This includes applying to the Victorian Civil and Administrative Tribunal (VCAT) seeking an order requiring you to pay. Interest Rate: 10.00% per annum (0.0274% daily). Interest will not be re-calculated before 14 day(s). The rate of interest has been calculated in accordance with the current rate under the Penalty Interest Rates Act 1983 (Vic). This rate is subject to change.



Payment Slip

CVA

* Register at deft.com.au Your DEFT Reference Number: 2748 9882 4100 3183 6

	Post this payment slip with your cheque made payable to: PS739112T Receipts will not be issued for mailed payments. Do not include correspondence with your payment.	Post: DEFT Payment Systems GPO Box 2174 MELBOURNE VIC 3001	Tsai-Yun Property Pty Ltd Plan Number: 739112T Unit 17 Lot 17
	Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. More info: www.bpay.com.au	Billers Code: 96503 Ref: 2748 9882 4100 3183 6	
	Pay by credit card or registered bank account at www.deft.com.au or phone 1300 30 10 90. Payments by credit card may attract a surcharge.	Ref: 2748 9882 4100 3183 6	

Please Pay

\$ 520.38

Pay in-store at Australia Post by cheque or EFTPOS
Post Billpay



*496 274898824 10031836

Current Charges Due
See 'Payable by' column



SETT326 OCPS 739112T
326 Settlement Road THOMASTOWN VIC 3074

Final Notice / INVOICE
ABN: 17 293 039 309

Owners Corporations Act 2006 Section 32, Owners Corporations Regulations 2018 and Owners Corporation Rules

Fee Notice Details

Note A: If payment has been made in the last 5 days please disregard this notice

Note B: Where partial payments have been made the amount levied and amount outstanding will be highlighted

Interest is charged on a daily basis at a current rate of \$0.07 per day.

Details	Payable by Date	Total	Amt Owing	Daily Interest Accrual
Administration Fund (15/04/22 - 14/07/22)	15/04/2022	\$253.41	\$253.41	
Interest on Overdue Levies at 10.00 % pa (Calculated 14/04/2022)	14/04/2022	\$2.43	\$2.43	
***** Outstanding Levies - Payable Immediately *****				
Interest on Overdue Levies at 10.00 % pa (Calculated 11/03/2022)	11/03/2022	\$3.99	\$3.99	
Administration Fund (15/01/22 - 14/04/22)	15/01/2022	\$253.41	\$253.41	\$0.07
Budget Adjustment Levy(15/4/21-14/10/21)	14/10/2021	\$11.65	\$7.14	
Total			\$520.38	\$0.07

Access Your Account Online

The Owners Portal is an easy way to manage your account – whenever and wherever you like. To register please visit strataco.com.au (have your Plan Number handy - 739112T - and click on Login). Already registered? Login to view your account history as well as access a variety of other online resources. <https://cva.stratasphere-res.tech/> 739112T

Important information on fees and charges

Enquiries

If you have enquiries on the fees listed in this Notice you can contact the Owners Corporation on the telephone number or at the address listed on the front of this form.

Disputes

The Owners Corporations Act 2006 (the Act), Owners Corporations Regulations (the Regulations) and the Owners Corporation Rules (the Rules) provide a number of options in dealing with disputes regarding Owners Corporations, Managers, Lot Owners and Occupiers: These are:

- The Owners Corporation Internal Dispute Resolution Process
- Conciliation through Consumer Affairs Victoria
- Applications to the Victorian Civil and Administrative Tribunal (VCAT)

Internal Dispute Resolution process

If you believe the Manager, a Lot Owner or Occupier has breached their obligations under the Rules, Act, or Regulations, you can try to resolve the problem through the Owners Corporation Internal Dispute Resolution process. The internal dispute resolution process is set out in the Rules. Unless the Rules state differently, the following summary applies:

- You can lodge a complaint by completing an 'Owners Corporation Complaint' form (available from the Owners Corporation).
- A meeting will be held to discuss the matter with all persons involved in the dispute and representatives of the Owners Corporation. The meeting must be held within 14 days of all persons being notified of the dispute.
- Persons involved in the dispute will be notified of decisions by the Owners Corporation.
- If you are not satisfied with the outcome you can contact Consumer Affairs Victoria or VCAT (see below).

Conciliation through Consumer Affairs Victoria

You can contact Consumers Affairs Victoria regarding disputes. There may be times when Consumer Affairs Victoria will advise you to use the internal dispute resolution process if you have not already done so. For more information on complaints or general enquiries call 1300 55 81 81 or go to www.consumer.vic.gov.au

Applications to the Victorian Civil and Administrative Tribunal (VCAT)

For all disputes that affect the Owners Corporation you can apply directly to the Victorian Civil and Administrative Tribunal (VCAT) to hear your case and make an order. For more information on VCAT applications call 1800 133 055 or go to www.vcat.vic.gov.au



Bank of Melbourne
Statement of Account
FDA BUSINESS

025
 TSAI-YUN PTY LTD ATF TSAI-YUN SUPERFUND
 60 MAIN DRIVE
 BUNDOORA VIC 3083

Customer Enquiries 13 22 66
 (24 hours, seven days)
BSB Number 193-879
Account Number 470599644
Statement Period 11/01/2022 to 10/07/2022
Statement No. 11(page 1 of 2)

TSAI-YUN PTY LTD ATF TSAI-YUN SUPERFUND

Account Summary

Opening Balance	Total Credits	Total Debits	Closing Balance
70,839.77 -	+ 8,388.00	- 1,969.97	= 64,421.74 -

Loan Details

Available Credit	Annual Interest
0.00	5.96% p.a.

LOAN INTEREST RATE MOVEMENTS DURING THE STATEMENT PERIOD ARE AS FOLLOWS
 FROM 5.210% TO 5.460% ON 17 MAY 22
 FROM 5.460% TO 5.960% ON 21 JUN 22

Transaction Details

Date	Transaction Description	Debit	Credit	Balance \$
11 JAN	OPENING BALANCE			70,839.77 -
11 JAN	AUTO TSFER FROM 488139259		1,398.00	69,441.77 -
11 JAN	DEBIT INTEREST	313.26		69,755.03 -
11 FEB	AUTO TSFER FROM 488139259		1,398.00	68,357.03 -
11 FEB	DEBIT INTEREST	308.46		68,665.49 -
11 MAR	AUTO TSFER FROM 488139259		1,398.00	67,267.49 -
31 MAR	DEBIT INTEREST	466.27		67,733.76 -
11 APR	AUTO TSFER FROM 488139259		1,398.00	66,335.76 -
30 APR	DEBIT INTEREST	286.05		66,621.81 -
11 MAY	AUTO TSFER FROM 488139259		1,398.00	65,223.81 -
31 MAY	DEBIT INTEREST	297.30		65,521.11 -
11 JUN	AUTO TSFER FROM 488139259		1,398.00	64,123.11 -
30 JUN	DEBIT INTEREST	298.63		64,421.74 -
10 JUL	CLOSING BALANCE			64,421.74 -

Interest Details

	Credit Interest	Debit Interest
Year to Date	\$0.00	\$0.00
Previous Year	\$0.00	\$3,917.56

13



Account Details

-\$66,335.76

Available balance: \$0.00

Business Loan

BSB 193-879 Acc 470 599 644

Account Type	Business Loan
Card Authorisations	\$0.00
Overdraft Rate	5.21%
Overdraft Limit	\$108,100.00
Interest Earned Last Financial Year (01/07/2020 - 30/06/2021)	\$0.00
Interest Earned To Date (01/07/2021 - to date)	\$0.00
Interest Charged Last Financial Year (01/07/2020 - 30/06/2021)	\$4,391.75
Interest Charged To Date (01/07/2021 - to date)	\$3,035.58

Pending Transactions

Request Date	Description	Amount
No Pending transactions found		

Transaction History

Date	Description	Category	Debit	Credit	Balance
	Closing Balance				-\$67,733.76
31/03/2022	Debit Interest	Fees & Charges	\$466.27		-\$67,733.76
11/03/2022	Auto Tsfer From 0000488139259	Deposits		\$1,398.00	-\$67,267.49
11/02/2022	Debit Interest	Fees & Charges	\$308.46		-\$68,665.49
11/02/2022	Auto Tsfer From 0000488139259	Deposits		\$1,398.00	-\$68,357.03
11/01/2022	Debit Interest	Fees & Charges	\$313.26		-\$69,755.03
11/01/2022	Auto Tsfer From 0000488139259	Deposits		\$1,398.00	-\$69,441.77
	Opening Balance				-\$70,839.77

Last 6 Cheques Presented

Date	Cheque Number	Status	Amount
No Cheques found			

* **Note:** This record does not show transactions that have not yet been processed by the Bank. If this record shows an overdrawn, or over the limit amount, payment should be made immediately.

Electronic transactions may appear in a different order after the Bank has completed processing them.

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TSAI-YUN SUPERFUND



Account Details

Business Loan		-\$69,755.03
BSB 193-879 Acc 470 599 644		Available balance: \$0.00
Account Type	Business Loan	
Card Authorisations	\$0.00	
Overdraft Rate	5.21%	
Overdraft Limit	\$109,027.00	
Interest Earned Last Financial Year (01/07/2020 - 30/06/2021)	\$0.00	
Interest Earned To Date (01/07/2021 - to date)	\$0.00	
Interest Charged Last Financial Year (01/07/2020 - 30/06/2021)	\$4,391.75	
Interest Charged To Date (01/07/2021 - to date)	\$2,260.85	

Pending Transactions

Request Date	Description	Amount
No Pending transactions found		

Transaction History

Date	Description	Category	Debit	Credit	Balance
	Closing Balance				-\$70,839.77
11/12/2021	Debit Interest	Fees & Charges	\$307.81		-\$70,839.77
11/12/2021	Auto Tsfer From 0000488139259	Deposits		\$1,398.00	-\$70,531.96
11/11/2021	Debit Interest	Fees & Charges	\$322.84		-\$71,929.96
11/11/2021	Auto Tsfer From 0000488139259	Deposits		\$1,398.00	-\$71,607.12
11/10/2021	Debit Interest	Fees & Charges	\$317.05		-\$73,005.12
11/10/2021	Auto Tsfer From 0000488139259	Deposits		\$1,398.00	-\$72,688.07
	Opening Balance				-\$74,086.07

Last 6 Cheques Presented

Date	Cheque Number	Status	Amount
No Cheques found			

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Account Details

Business Loan		-\$74,086.07
BSB 193-879 Acc 470 599 644		Available balance: \$0.00
Account Type	Business Loan	
Card Authorisations	\$0.00	
Overdraft Rate	5.21%	
Overdraft Limit	\$109,027.00	
Interest Earned Last Financial Year (01/07/2020 - 30/06/2021)	\$0.00	
Interest Earned To Date (01/07/2021 - to date)	\$0.00	
Interest Charged Last Financial Year (01/07/2020 - 30/06/2021)	\$4,391.75	
Interest Charged To Date (01/07/2021 - to date)	\$999.89	

Pending Transactions

Request Date	Description	Amount
No Pending transactions found		

Transaction History

Date	Description	Category	Debit	Credit	Balance
	Closing Balance				-\$74,086.07
11/09/2021	Debit Interest	Fees & Charges	\$332.34		-\$74,086.07
11/09/2021	Auto Tsfer From 0000488139259	Deposits		\$1,398.00	-\$73,753.73
11/08/2021	Debit Interest	Fees & Charges	\$337.03		-\$75,151.73
11/08/2021	Auto Tsfer From 0000488139259	Deposits		\$1,398.00	-\$74,814.70
10/07/2021	Debit Interest	Fees & Charges	\$330.52		-\$76,212.70
10/07/2021	Auto Tsfer From 0000488139259	Deposits		\$1,398.00	-\$75,882.18
	Opening Balance				-\$77,280.18

Last 6 Cheques Presented

Date	Cheque Number	Status	Amount
No Cheques found			

* **Note:** This record does not show transactions that have not yet been processed by the Bank. If this record shows an overdrawn, or over the limit amount, payment should be made immediately.
Electronic transactions may appear in a different order after the Bank has completed processing them.

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Bank of Melbourne
Statement of Account
DIY SUPER SAVER

025

TSAL-YUN SUPERFUND
60 MAIN DRIVE
BUNDOORA VIC 3083

Customer Enquiries 13 82 66
8am-8pm (EST) Mon-Sat
BSB Number 193-879
Account Number 469693596
Statement Period 20/01/2022 to 19/07/2022
Statement No. 11(page 1 of 3)

A/C 681

TSAL-YUN SUPERFUND

Account Summary

Opening Balance		Total Credits		Total Debits		Closing Balance
5,083.41	+	1.54	-	1,000.00	=	4,084.95

Transaction Details

Date	Transaction Description	Debit	Credit	Balance \$
20 JAN	OPENING BALANCE			5,083.41
31 JAN	CREDIT INTEREST		0.21	5,083.62
28 FEB	CREDIT INTEREST		0.19	5,083.81
31 MAR	CREDIT INTEREST		0.21	5,084.02
30 APR	CREDIT INTEREST		0.20	5,084.22
31 MAY	CREDIT INTEREST		0.32	5,084.54
30 JUN	CREDIT INTEREST		0.41	5,084.95
11 JUL	INTERNET WITHDRAWAL 10JUL 05:34 Rent cover	1,000.00		4,084.95
19 JUL	CLOSING BALANCE			4,084.95

POSTED

199

5,084.95

Interest Details

	Credit Interest	Debit Interest
Year to Date	\$0.00	\$0.00
Previous Year	\$1.95	\$0.00

Credit Interest Rates

CURRENT RATES APPLICABLE TO THIS ACCOUNT

Balances from	\$0.00 to	\$249,999.99	:	0.100%
Balances from	\$250,000.00 to	\$5,000,000.00	:	0.100%
On the portion of the balance over	\$5,000,000.00		:	0.100%



Account Details

DIY Super Saver	\$5,084.02
BSB 193-879 Acc 469 693 596	Available balance: \$5,084.02
Account Type	DIY Super Saver
Card Authorisations	\$0.00
Interest Rate	0.05% p.a. (variable)
Show more info	
Interest Earned Last Financial Year (01/07/2020 - 30/06/2021)	\$0.66
Interest Earned To Date (01/07/2021 - to date)	\$1.02

Pending Transactions

Request Date	Description	Amount
No Pending transactions found		

Transaction History

Date	Description	Category	Debit	Credit	Balance
	Closing Balance				\$5,084.02
31/03/2022	Credit Interest	Deposits		\$0.21	\$5,084.02
28/02/2022	Credit Interest	Deposits		\$0.19	\$5,083.81
31/01/2022	Credit Interest	Deposits		\$0.21	\$5,083.62
	Opening Balance				\$5,083.41

Last 6 Cheques Presented

Date	Cheque Number	Status	Amount
No Cheques found			

* **Note:** This record does not show transactions that have not yet been processed by the Bank. If this record shows an overdrawn, or over the limit amount, payment should be made immediately.
Electronic transactions may appear in a different order after the Bank has completed processing them.

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TSAI-YUN SUPERFUND



A/C 681

Account Details

DIY Super Saver BSB 193-879 Acc 469 693 596	\$5,083.41 Available balance: \$5,083.41
Account Type	DIY Super Saver
Card Authorisations	\$0.00
Interest Rate	0.05% p.a. (variable)
Show more info	
Interest Earned Last Financial Year (01/07/2020 - 30/06/2021)	\$0.66
Interest Earned To Date (01/07/2021 - to date)	\$0.41

Pending Transactions

Request Date	Description	Amount
No Pending transactions found		

Transaction History

Date	Description	Category	Debit	Credit	Balance
	Closing Balance				\$5,083.41
31/12/2021	Credit Interest	Deposits		\$0.23 1990 2	\$5,083.41
08/12/2021	Internet Withdrawal 08Dec21:10 Rent Cover	Withdrawals & Transfers	\$2,000.00 969		\$5,083.18
30/11/2021	Credit Interest	Deposits		\$0.17 1990 2	\$7,083.18
29/11/2021	Internet Withdrawal 27Nov22:19 Bills Cover	Withdrawals & Transfers	\$3,000.00 969		\$7,083.01
17/11/2021	Hesta 50000000738964014	Deposits		\$10,000.00 5010 4	\$10,083.01
	Opening Balance				\$83.01

Last 6 Cheques Presented

Date	Cheque Number	Status	Amount
No Cheques found			

* Note: This record does not show transactions that have not yet been processed by the Bank. If this record shows an overdraw, or over the limit amount, payment should be made immediately.
Electronic transactions may appear in a different order after the Bank has completed processing them.

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POSTED

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Account Details

DIY Super Saver		\$83.01
BSB 193-879 Acc 469 693 596		Available balance: \$83.01
Account Type	DIY Super Saver	
Card Authorisations	\$0.00	
Interest Rate	0.05% p.a. (variable)	
Show more Info		
Interest Earned Last Financial Year (01/07/2020 - 30/06/2021)	\$0.66	
Interest Earned To Date (01/07/2021 - to date)	\$0.01	

Pending Transactions

Request Date	Description	Amount
No Pending transactions found		

Transaction History

Date	Description	Category	Debit	Credit	Balance
	Closing Balance				\$83.01
31/07/2021	CredR Interest	Deposits		\$0.01 <i>199.02</i>	\$83.01
09/07/2021	Internet Withdrawal 09Jul11:15 Rent Cover	Withdrawals & Transfers	\$600.00	<i>969</i>	\$83.00
	Opening Balance				\$683.00

Last 6 Cheques Presented

Date	Cheque Number	Status	Amount
No Cheques found			

Note: This record does not show transactions that have not yet been processed by the Bank. If this record shows an overdrawn, or over the limit amount, payment should be made immediately.
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Account Number 488139259
 Statement Period 20/01/2022 to 19/07/2022
 Statement No. 11(page 2 of 5)

Transaction Details continued

Date	Transaction Description	Debit	Credit	Balance \$
	<i>SUB TOTAL CARRIED FORWARD FROM PREVIOUS PAGE</i>			638.59 -
12 MAY	OVERDRAWN FEE	15.00 309		653.59 -
17 MAY	RAMSEY,CHRISTOPH RAMSELEC rent		3,600.00 217	2,946.41
21 MAY	TFR WDL BPAY INTERNET21MAY 10:40 TO Yarra Valley Water 40429744228	260.35 222		2,686.06
24 MAY	TFR WDL BPAY INTERNET24MAY 13:43 TO TAX OFFICE PAYMENTS 4639418801459660	895.00 893		1,791.06
31 MAY	CREDIT INTEREST		0.01 19901	1,791.07
31 MAY	DEBIT INTEREST	2.16 38300		1,788.91
31 MAY	LOAN A/C FEE EX 470599644	16.04 309		1,772.87
11 JUN	AUTO TSFER TO 470599644	1,398.00 932		374.87
27 JUN	OSKO DEPOSIT 26JUN 21:03 Statement pay factory C RAMSEY		500.00 217	874.87
30 JUN	LOAN A/C FEE EX 470599644	15.88 309		858.99
05 JUL	INTERNET WITHDRAWAL 05JUL 07:29 Account fee	165.00		693.99
11 JUL	INTERNET DEPOSIT 10JUL 05:34 Rent cover		1,000.00	1,693.99
11 JUL	AUTO TSFER TO 470599644	1,398.00		295.99
19 JUL	<i>CLOSING BALANCE</i>			295.99

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Summary of Automatic Deductions

Date	Paid To	Amount \$
11 FEB	AUTO TSFER TO 470599644	1,398.00
11 MAR	AUTO TSFER TO 470599644	1,398.00
11 APR	AUTO TSFER TO 470599644	1,398.00
11 MAY	AUTO TSFER TO 470599644	1,398.00
11 JUN	AUTO TSFER TO 470599644	1,398.00
11 JUL	AUTO TSFER TO 470599644	1,398.00

Interest Details

	Credit Interest	Debit Interest
Year to Date	\$0.00	\$0.00
Previous Year	\$0.06	\$2.16

Bank of Melbourne
 Statement of Account
INVESTMENT CASH ACCOUNT

TSAL-YUN SUPERFUND
 60 MAIN DRIVE
 BUNDOORA VIC 3083

025

Customer Enquiries 13 22 66
 (24 hours, seven days)
 BSB Number 193-879
 Account Number 488139259
 Statement Period 20/01/2022 to 19/07/2022
 Statement No. 11(page 1 of 5)

Me
650

TSAL-YUN SUPERFUND

Account Summary

Opening Balance		Total Credits		Total Debits		Closing Balance
2,166.81	+	10,530.05	-	12,400.87	=	295.99

Transaction Details

Date	Transaction Description	Debit	Credit	Balance \$
20 JAN	OPENING BALANCE			2,166.81
31 JAN	CREDIT INTEREST		0.01	2,166.82
31 JAN	LOAN A/C FEE EX 470599644	16.35		2,150.47
09 FEB	RAMSEY,CHRISTOPH		1,810.00	3,960.47
	Debit fac ram			
11 FEB	TFR WDL BPAY INTERNET11FEB 10:41	639.00		3,321.47
	TO TAX OFFICE PAYMENTS 4639418801459660			
11 FEB	AUTO TSFER TO 470599644	1,398.00		1,923.47
23 FEB	TFR WDL BPAY INTERNET23FEB 11:30	139.00		1,784.47
	TO ASIC 2296165014855			
28 FEB	CREDIT INTEREST		0.01	1,784.48
28 FEB	LOAN A/C FEE EX 470599644	16.35		1,768.13
11 MAR	AUTO TSFER TO 470599644	1,398.00		370.13
21 MAR	RAMSEY,CHRISTOPH		1,810.00	2,180.13
	Factory rent			
31 MAR	CREDIT INTEREST		0.01	2,180.14
31 MAR	LOAN A/C FEE EX 470599644	16.35		2,163.79
08 APR	RAMSEY,CHRISTOPH		1,810.00	3,973.79
	Factory rent feb			
11 APR	AUTO TSFER TO 470599644	1,398.00		2,575.79
16 APR	TFR WDL BPAY INTERNET15APR 08:39	749.65		1,826.14
	TO TAX OFFICE PAYMENTS 002009955320213721			
16 APR	TFR WDL BPAY INTERNET15APR 09:00	530.15		1,295.99
	TO Yarra Valley Water 40429744228			
16 APR	TFR WDL BPAY INTERNET15APR 09:47	520.38		775.61
	TO DEFT PAYMENTS 27489882410031836			
30 APR	CREDIT INTEREST		0.01	775.62
30 APR	LOAN A/C FEE EX 470599644	16.21		759.41
11 MAY	AUTO TSFER TO 470599644	1,398.00		638.59
	SUB TOTAL CARRIED FORWARD TO NEXT PAGE			638.59

POSTED



Account Details

Investment Cash Account	\$775.61
BSB 193-879 Acc 488 139 259	Available balance: \$775.61
Account Type	Investment Cash Account
Card Authorisations	\$0.00
Current Interest Rate	0.01% p.a.
Interest Earned Last Financial Year (01/07/2020 - 30/06/2021)	\$0.08
Interest Earned To Date (01/07/2021 - to date)	\$0.04

Pending Transactions

Request Date	Description	Amount
No Pending transactions found		

Transaction History

Date	Description	Category	Debit	Credit	Balance
	Closing Balance				\$2,163.79
31/03/2022	Loan A/C Fee Ex 0000470599644	Fees & Charges	\$16.35		\$2,163.79
31/03/2022	Credit Interest	Deposits		\$0.01	\$2,180.14
21/03/2022	Ramsey, Christoph Factory Rent <i>Jan Rent</i>	Deposits		\$1,810.00	\$2,180.13
11/03/2022	Auto Tsfer To 0000470599644	Withdrawals & Transfers	\$1,398.00		\$370.13
28/02/2022	Loan A/C Fee Ex 0000470599644	Fees & Charges	\$16.35		\$1,768.13
28/02/2022	Credit Interest	Deposits		\$0.01	\$1,784.48
23/02/2022	Tfr Wdl BPAY Internet 23Feb11:30 2296165014855 Asic	Bills & Payments	\$139.00	<i>ASIC</i>	\$1,784.47
11/02/2022	Auto Tsfer To 0000470599644	Withdrawals & Transfers	\$1,398.00		\$1,923.47
11/02/2022	Tfr Wdl BPAY Internet 11Feb10:41 4639418801459660 Tax Office Payments	Bills & Payments	\$639.00	<i>ATO</i>	\$3,321.47
09/02/2022	Ramsey, Christoph Dec Rent Fact Ram <i>Dec Rent</i>	Deposits		\$1,810.00	\$3,960.47
31/01/2022	Loan A/C Fee Ex 0000470599644	Fees & Charges	\$16.35		\$2,150.47
31/01/2022	Credit Interest	Deposits		\$0.01	\$2,166.82
17/01/2022	Ramsey, Christoph Factory Pay Rams. <i>Nov Rent</i>	Deposits		\$1,810.00	\$2,166.81
11/01/2022	Auto Tsfer To 0000470599644	Withdrawals & Transfers	\$1,398.00		\$356.81
05/01/2022	Internet Withdrawal 05Jan14:04 Tsasup66	Withdrawals & Transfers	\$165.00	<i>accountant fee</i>	\$1,754.81
	Opening Balance				\$1,919.81

Last 6 Cheques Presented

Date	Cheque Number	Status	Amount
No Cheques found			

* **Note:** This record does not show transactions that have not yet been processed by the Bank. If this record shows an overdrawn, or over the limit amount, payment should be made immediately.
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TSAI-YUN SUPERFUND

Account Details

Investment Cash Account BSB 193-879 Acc 488 139 259	\$2,166.81 Available balance: \$2,166.81
Account Type	Investment Cash Account
Card Authorisations	\$0.00
Current Interest Rate	0.01% p.a.
Interest Earned Last Financial Year (01/07/2020 - 30/06/2021)	\$0.08
Interest Earned To Date (01/07/2021 - to date)	\$0.01

Pending Transactions

Request Date	Description	Amount
No Pending transactions found		

Transaction History

Date	Description	Category	Debit	Credit	Balance
	Closing Balance				\$1,919.81
31/12/2021	Loan A/C Fee Ex 0000470599644	Fees & Charges	\$16.35	309	\$1,919.81
31/12/2021	Credit Interest	Deposits		\$0.01 19901	\$1,936.16
11/12/2021	Auto Tsrfer To 0000470599644	Withdrawals & Transfers	\$1,398.00	932	\$1,936.16
08/12/2021	Internet Deposit 08Dec21:10 Rent Cover	Deposits		\$2,000.00 969	\$5,334.16
30/11/2021	Loan A/C Fee Ex 0000470599644	Fees & Charges	\$16.35	309	\$1,334.16
29/11/2021	Tfr W/dl BPAY Internet 27Nov22:35 0994699 City Of Whittlesea	Bills & Payments	\$1,587.05	226	\$1,350.50
29/11/2021	Tfr W/dl BPAY Internet 27Nov22:32 404251226959280 Audit Shield	Bills & Payments	\$320.00	300	\$2,837.55
29/11/2021	Internet Withdrawal 27Nov22:26 Tssup66	Withdrawals & Transfers	\$132.00	300	\$3,257.55
29/11/2021	Tfr W/dl BPAY Internet 27Nov22:24 4639418801459660 Tax Office Payments	Bills & Payments	\$907.00	893	\$3,389.55
29/11/2021	Tfr W/dl BPAY Internet 27Nov22:21 30208423110255583 Debt Payments	Withdrawals & Transfers	\$789.36	222 NCT	\$4,296.55
29/11/2021	Internet Deposit 27Nov22:19 Bills Cover	Deposits		\$3,000.00 969	\$5,085.94
19/11/2021	Ramsey, Christoph Factory Rent Rams	Deposits		\$1,910.00 217	\$2,085.94
11/11/2021	Auto Tsrfer To 0000470599644	Withdrawals & Transfers	\$1,398.00	932	\$175.94
08/11/2021	Internet Deposit 08Nov07:28 Self Contribution	Deposits		\$900.00 50108	\$1,573.94
30/10/2021	Loan Adm Fee Ex 0000470599644	Fees & Charges	\$16.35	309	\$673.94
11/10/2021	Auto Tsrfer To 0000470599644	Withdrawals & Transfers	\$1,398.00	932	\$880.26
02/10/2021	Osko Deposit 02Oct16:11 Statement Pay Ramselec C Ramsey	Deposits		\$1,000.00 217	\$2,088.26
	Opening Balance				\$1,088.26

Last 6 Cheques Presented

Date	Cheque Number	Status	Amount
No Cheques found			

* Note: This record does not show transactions that have not yet been processed by the Bank. If this record shows an overdraft, or over the limit amount, payment should be made immediately.
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Account Details

Investment Cash Account BSB 193-879 Acc 488 139 259	\$2,088.26 Available balance: \$2,088.26
Account Type	Investment Cash Account
Card Authorisations	\$0.00
Current Interest Rate	0.01% p.a.
Interest Earned Last Financial Year (01/07/2020 - 30/06/2021)	\$0.08
Interest Earned To Date (01/07/2021 - to date)	\$0.00

Pending Transactions

Request Date	Description	Amount
No Pending transactions found		

Transaction History

Date	Description	Category	Debit	Credit	Balance
	Closing Balance				\$1,088.26
30/09/2021	Loan Adm Fee Ex 0000470599644	Fees & Charges	<i>307</i> \$16.35		\$1,088.26
15/09/2021	Osko Deposit 15Sep14:16	Deposits		\$1,000.00 <i>217</i>	\$1,104.61
	Factory Rent Rams C Ramsey				
11/09/2021	Auto Tsfer To 0000470599644	Withdrawals & Transfers	<i>932</i> \$1,398.00		\$104.61
10/09/2021	Ramsey, Christoph	Deposits		\$1,000.00 <i>217</i>	\$1,502.61
	Factory Expenses				
31/08/2021	Loan Adm Fee Ex 0000470599644	Fees & Charges	<i>307</i> \$16.35		\$502.61
24/08/2021	Tfr Wdl BPAY Internet 24Aug20:07 2296197557988 Asic	Bills & Payments	<i>364</i> \$356.00	ASIC	\$518.96
11/08/2021	Auto Tsfer To 0000470599644	Withdrawals & Transfers	<i>932</i> \$1,398.00		\$874.96
11/08/2021	Tfr Wdl BPAY Internet 11Aug16:52 40429744228 Yarra Valley Water	Bills & Payments	<i>226</i> \$348.03	Yarra Accountancy	\$2,272.96
11/08/2021	Internet Withdrawal 11Aug16:50 Acc Fee	Withdrawals & Transfers	<i>300</i> \$165.00		\$2,620.96
09/08/2021	Ramsey, Christoph	Deposits		\$2,500.00 <i>217</i>	\$2,785.96
	Factory Rantrams				
31/07/2021	Loan Adm Fee Ex 0000470599644	Fees & Charges	<i>307</i> \$16.35		\$285.96
16/07/2021	Tfr Wdl BPAY Internet 16Jul14:54 30208423110255583 Debt Payments	Withdrawals & Transfers	<i>222</i> \$247.59	corporation	\$302.34
16/07/2021	Internet Withdrawal 16Jul14:53 Invoice 011867	Withdrawals & Transfers	<i>300</i> \$264.00	Accountancy	\$549.93
16/07/2021	Tfr Wdl BPAY Internet 16Jul14:46 4639418801459660 Tax Office Payments	Bills & Payments	<i>893</i> \$825.00	ATO	\$813.93
13/07/2021	Ramsey, Christoph	Deposits		\$1,500.00 <i>217</i>	\$1,638.93
	Statement Pay Rams				
10/07/2021	Auto Tsfer To 0000470599644	Withdrawals & Transfers	<i>932</i> \$1,398.00		\$138.93
09/07/2021	Internet Withdrawal 09Jul11:16 Invoice 011580	Withdrawals & Transfers	<i>300</i> \$165.00	Accountancy	\$1,536.93
09/07/2021	Internet Deposit 09Jul11:15 Rent Cover	Deposits		\$600.00 <i>969</i>	\$1,701.93
	Opening Balance				\$1,101.93 ✓

Last 6 Cheques Presented

Date	Cheque Number	Status	Amount
No Cheques found			

* Note: This record does not show transactions that have not yet been processed by the Bank. If this record shows an overdrawn, or over the limit amount, payment should be made immediately.

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Tsai-Yun Superfund

Audit Trail

As at 30 June 2022

Date	Account Number	Cash/ Journal	Batch	Details	Debit \$	Credit \$
9/07/2021	290 0001	C	4	trf	-	600.00
9/07/2021	290 0002	C	25	trf	600.00	-
9/07/2021	390 0001	C	32	trf	600.00	-
9/07/2021	390 0001	C	33	trf	-	600.00
17/11/2021	290 0001	C	6	hesta	10,000.00	-
17/11/2021	705 00001	C	64	Rollin	-	10,000.00
29/11/2021	290 0001	C	3	trf	-	3,000.00
29/11/2021	290 0002	C	26	trf	3,000.00	-
29/11/2021	390 0001	C	34	trf	3,000.00	-
29/11/2021	390 0001	C	35	trf	-	3,000.00
8/12/2021	290 0001	C	2	trf	-	2,000.00
8/12/2021	290 0002	C	24	trf	2,000.00	-
8/12/2021	390 0001	C	36	trf	2,000.00	-
8/12/2021	390 0001	C	37	trf	-	2,000.00
30/06/2022	290 0001	C	5	interest	1.95	-
30/06/2022	290 0002	C	7	prov for gst	-	895.00
30/06/2022	290 0002	C	8	prov for gst	666.00	-
30/06/2022	290 0002	C	9	FTL penalty	-	666.00
30/06/2022	290 0002	C	10	water	-	1,138.53
30/06/2022	290 0002	C	11	walkers	-	810.00
30/06/2022	290 0002	C	12	super levy	-	259.00
30/06/2022	290 0002	C	13	rent	18,409.09	-
30/06/2022	290 0002	C	14	PAYGI	-	1,248.00
30/06/2022	290 0002	C	15	loan interest	-	3,917.56
30/06/2022	290 0002	C	16	loan transfer	-	12,858.44
30/06/2022	290 0002	C	17	loan fee	-	210.28
30/06/2022	290 0002	C	18	interest	-	2.16
30/06/2022	290 0002	C	19	interest	0.06	-
30/06/2022	290 0002	C	20	gst on r	1,840.91	-
30/06/2022	290 0002	C	21	gst on p	-	110.09
30/06/2022	290 0002	C	22	GST	-	1,123.00
30/06/2022	290 0002	C	23	council	-	1,587.05
30/06/2022	290 0002	C	27	cont	900.00	-
30/06/2022	290 0002	C	28	body corp	-	1,557.33
30/06/2022	290 0002	C	29	audit ins	-	290.91
30/06/2022	290 0002	C	30	asic	-	495.00
30/06/2022	290 0002	C	31	2021 tax	-	490.65
30/06/2022	450 0008	C	38	prov for gst	895.00	-
30/06/2022	450 0008	C	39	prov for gst	-	666.00
30/06/2022	690 0001	C	40	interest	-	1.95
30/06/2022	825 0008	C	41	FTL penalty	666.00	-
30/06/2022	803 0023	C	42	water	1,138.53	-
30/06/2022	801 0011	C	43	walkers	810.00	-
30/06/2022	801 0019	C	44	super levy	259.00	-

Audit Trail

As at 30 June 2022

Date	Account Number	Cash/ Journal	Batch	Details	Debit \$	Credit \$
30/06/2022	610 0003	C	45	rent	-	18,409.09
30/06/2022	450 0009	C	46	PAYGI	1,248.00	-
30/06/2022	803 0010	C	47	loan interest	3,917.56	-
30/06/2022	495 0001	C	48	loan transfer	12,858.44	-
30/06/2022	801 0017	C	49	loan fee	210.28	-
30/06/2022	801 0021	C	50	interest	2.16	-
30/06/2022	690 0002	C	51	interest	-	0.06
30/06/2022	450 0008	C	52	gst on r	-	1,840.91
30/06/2022	450 0008	C	54	GST	1,123.00	-
30/06/2022	803 0016	C	55	council	1,587.05	-
30/06/2022	801 0022	C	57	audit ins	290.91	-
30/06/2022	801 0019	C	58	asic	495.00	-
30/06/2022	450 0009	C	59	2021 tax	490.65	-
30/06/2022	704 00001	C	60	Contribution Self-Employed Concessional Con	-	900.00
30/06/2022	450 0008	C	61	gst on p	110.09	-
30/06/2022	803 0003	C	62	body corp	1,557.33	-
30/06/2022	860 0004	J	1	Current year tax expense	1,356.45	-
30/06/2022	450 0009	J	1	Current year tax expense	-	1,356.45

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.