

Statement of Financial Position

As at 30 June 2021

	Note	2021 \$	2020 \$
INVESTMENTS			
Property - Residential	7	480,000 ²¹	480,000
		480,000	480,000
OTHER ASSETS			
Fixtures & Fittings	8	3,154 ²⁰	3,154
Accumulated Depreciation	9	(1,539) ²⁶	(1,135)
Cash at Bank	10	5,679 ³²	13,429
		7,294	15,448
TOTAL ASSETS		487,294	495,448
LIABILITIES			
Provisions for Tax - Fund	11	18,672 ³²	18,672
Loans	12	185,529 ¹⁴	189,563
		204,201	208,235
TOTAL LIABILITIES		204,201	208,235
NET ASSETS AVAILABLE TO PAY BENEFITS		283,093	287,213
REPRESENTED BY: LIABILITY FOR MEMBERS' BENEFITS			
Allocated to Members' Accounts	13	283,093	287,213
		283,093	287,213

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

Operating Statement

For the year ended 30 June 2021

	Note	2021 \$	2020 \$
REVENUE			
Investment Revenue			
Property - Residential	2	17,208	17,054
		17,208	17,054
Contribution Revenue			
Member Non-Concessional Contributions		2,027	-
Employer Concessional Contributions		-	5,333
		2,027	5,333
Other Revenue			
Market Movement Non-Realised	3	-	50,000
		-	50,000
Total Revenue		19,235	72,387
EXPENSES			
General Expense			
Fund Administration Expenses	4	144	144
Property / Real Estate Expenses	5	18,118	25,239
Member Insurance Premium Fully Deductible		5,093	4,153
		23,355	29,536
BENEFITS ACCRUED AS A RESULT OF OPERATIONS BEFORE INCOME TAX		(4,120)	42,851
Tax Expense			
Fund Tax Expenses	6	-	5,000
		-	5,000
BENEFITS ACCRUED AS A RESULT OF OPERATIONS		(4,120)	37,851

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

Member Account Balances

For the year ended 30 June 2021

Member Accounts	Opening Balance	Transfers & Tax Free Contributions	Taxable Contributions	Transfers to Pension Membership	Less: Member Tax	Less: Member Expenses	Less: Withdrawals	Distributions	Closing Balance
Franceschini, Melanie (46)									
Accumulation									
Accum (00002)	131,829.89	1,013.40	-	-	-	1,633.60	-	(484.08)	130,725.61
	131,829.89	1,013.40	-	-	-	1,633.60	-	(484.08)	130,725.61
Franceschini, Paolo (42)									
Accumulation									
Accum (00001)	155,383.19	1,013.41	-	-	-	3,459.09	-	(570.57)	152,366.94
	155,383.19	1,013.41	-	-	-	3,459.09	-	(570.57)	152,366.94
Reserve	-	-	-	-	-	-	-	-	-
TOTALS	287,213.08	2,026.81	-	-	-	5,092.69	-	(1,054.65)	283,092.55

CALCULATED FUND EARNING RATE: (0.3672)%
 APPLIED FUND EARNING RATE: (0.3672)%

Trial Balance

As at 30 June 2021

Account Number	Account Description	Units	2021		2020	
			Debit \$	Credit \$	Debit \$	Credit \$
125	Accumulation Member Balance					
125 0001	Franceschini, Paolo			155,383.19		145,104.12
125 0002	Franceschini, Melanie			131,829.89		124,255.89
211	Property - Residential					
211 0001	Property - Residential Account 1		480,000.00		480,000.00	
232	Fixtures & Fittings					
232 0001	Fixtures & Fittings Account 1		1,270.00		1,270.00	
232 0002	Fixtures & Fittings Account 2		714.00		714.00	
232 0003	Fixtures & Fittings Account 3		1,170.00		1,170.00	
233	Accumulated Depreciation					
233 0001	Accumulated Depreciation Account 1		(620.00)		(457.00)	
233 0002	Accumulated Depreciation Account 2		(348.00)		(257.00)	
233 0003	Accumulated Depreciation Account 3		(571.00)		(421.00)	
290	Cash at Bank					
290 0001	Cash at Bank		-		0.35	
290 0002	Cash at Bank		0.06		0.06	
290 0003	Cash at Bank		5,678.67		13,428.76	
450	Provisions for Tax - Fund					
450 0006	Provision for Deferred Tax (Fund)			18,850.00		18,850.00
450 0009	Provision for Income Tax (Fund)			(177.75)		(177.75)
495	Loans					
495 0001	Loans - Other			185,528.93		189,562.84
611	Property - Residential					
611 0001	Property - Residential Account 1			17,208.00		17,054.00
700	Member Non-Concessional Contributions					
700 00001	Franceschini, Paolo			1,013.41		-
700 00002	Franceschini, Melanie			1,013.40		-
702	Employer Concessional Contributions					
702 00001	Franceschini, Paolo			-		3,218.21
702 00002	Franceschini, Melanie			-		2,115.15
780	Market Movement Non-Realised					
780 0013	Market Movement Non-Realised - Real Property			-		50,000.00
801	Fund Administration Expenses					
801 0017	Bank Charges (Admin)		144.35		144.00	
804	Property / Real Estate Expenses					
804 0002	Property - Agent Fees / Commissions		999.24		990.77	
804 0003	Property - Body Corporate Fees		1,115.52		1,115.52	
804 0005	Property - Depreciation		404.00		504.00	
804 0009	Property - Insurance		-		457.56	
804 0010	Property - Interest		10,402.09		9,868.53	

Trial Balance

As at 30 June 2021

Account Number	Account Description	Units	2021		2020	
			Debit \$	Credit \$	Debit \$	Credit \$
804 0016	Property - Rates		1,442.00		1,447.70	
804 0017	Property - Other		-		221.00	
804 0018	Property - Repairs & Maintenance		3,098.00		9,962.99	
804 0019	Property - Stationery, Telephone & Postage		-		4.94	
804 0023	Property - Water Charges		657.45		664.40	
828	Member Insurance Premium Fully Deductible					
828 00001	Franceschini, Paolo		3,459.09		2,714.48	
828 00002	Franceschini, Melanie		1,633.60		1,438.40	
860	Fund Tax Expenses					
860 0008	Tax Accrued During Period (Deferred Tax)		-		5,000.00	
925	Accumulation Member Payments					
925 00001	Franceschini, Paolo		-		10,000.00	
925 00002	Franceschini, Melanie		-		10,000.00	
			510,649.07	510,649.07	549,982.46	549,982.46

Tax Reconciliation

For the year ended 30 June 2021

INCOME

Gross Interest Income		-	
Gross Dividend Income			
Imputation Credits	-		
Franked Amounts	-		
Unfranked Amounts	-	-	
Gross Rental Income		17,208.00	
Gross Foreign Income		-	
Gross Trust Distributions		-	
Gross Assessable Contributions			
Employer Contributions/Untaxed Transfers	-		
Member Contributions	-	-	
Gross Capital Gain			
Net Capital Gain	-		
Pension Capital Gain Revenue	-	-	
Non-arm's length income		-	
Net Other Income		-	
Gross Income			17,208.00
Less Exempt Current Pension Income	-		
Total Income			17,208.00
LESS DEDUCTIONS			
Other Deduction		23,356.00	
Prior Year Losses Recouped		19,685.00	
Total Deductions			43,041.00
Current Year Loss			(25,833.00)
TAXABLE INCOME			-
Gross Income Tax Expense (15% of Standard Component)	-		
(45% of Non-arm's length income)	-		
Less Foreign Tax Offset	-		
Less Other Tax Credit	-		
Tax Assessed			-
Less Imputed Tax Credit	-		
Less Amount Already paid (for the year)	-		
TAX DUE OR REFUNDABLE			-
Supervisory Levy			259.00
AMOUNT DUE OR REFUNDABLE			259.00

No Tax to be paid. Loss to be carried forward to next year: \$ 25,833.00

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

Note: Refund of imputation credits will be \$ 0.00

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

P & M Franceschini Superannuation Fund

Notes to the Financial Statements

For the year ended 30 June 2021

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.

P & M Franceschini Superannuation Fund

Notes to the Financial Statements

For the year ended 30 June 2021

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

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

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

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

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

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

h. Goods and Services Tax (GST)

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

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

i. Critical Accounting Estimates and Judgments

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

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

j. Events Subsequent to Balance Date

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

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

P & M Franceschini Superannuation Fund
Notes to the Financial Statements
For the year ended 30 June 2021

	2021	2020
	\$	\$
Note 2: Property - Residential		
Property - Residential Account 1	17,208	17,054
	17,208	17,054
Note 3: Market Movement Non-Realised		
Market Movement Non-Realised - Real Property	-	50,000
	-	50,000
Note 4: Fund Administration Expenses		
Bank Charges (Admin)	144	144
	144	144
Note 5: Property / Real Estate Expenses		
Property - Agent Fees / Commissions	999	991
Property - Body Corporate Fees	1,116	1,116
Property - Depreciation	404	504
Property - Insurance	-	458
Property - Interest	10,402	9,869
Property - Other	-	221
Property - Rates	1,442	1,448
Property - Repairs & Maintenance	3,098	9,963
Property - Stationery, Telephone & Postage	-	5
Property - Water Charges	657	664
	18,118	25,239
Note 6: Fund Tax Expenses		
Tax Accrued During Period (Deferred Tax)	-	5,000
	-	5,000
Note 7: Property - Residential		
Property - Residential Account 1	480,000	480,000
	480,000	480,000
Note 8: Fixtures & Fittings		
Fixtures & Fittings Account 1	1,270	1,270
Fixtures & Fittings Account 2	714	714
Fixtures & Fittings Account 3	1,170	1,170
	3,154	3,154

P & M Franceschini Superannuation Fund
Notes to the Financial Statements
For the year ended 30 June 2021

	2021 \$	2020 \$
Note 9: Accumulated Depreciation		
Accumulated Depreciation Account 1	(620)	(457)
Accumulated Depreciation Account 2	(348)	(257)
Accumulated Depreciation Account 3	(571)	(421)
	(1,539)	(1,135)
Note 10: Cash at Bank		
Cash at Bank	5,679 ⁷	13,429
	5,679	13,429
Note 11: Provisions for Tax - Fund		
Provision for Deferred Tax (Fund)	18,850	18,850
Provision for Income Tax (Fund)	(178) ²²	(178)
	18,672	18,672
Note 12: Loans		
Loans - Other	185,529	189,563
	185,529	189,563
Note 13A: Movements in Members' Benefits		
Liability for Members' Benefits Beginning:	287,213	269,360
Add: Increase (Decrease) in Members' Benefits	(4,120)	37,853
Less: Benefit Paid	-	20,000
Liability for Members' Benefits End	283,093	287,213
Note 13B: Members' Other Details		
Total Unallocated Benefits	-	-
Total Forfeited Benefits	-	-
Total Preserved Benefits	283,093	287,213
Total Vested Benefits	283,093	287,213

Net Capital Gain/Loss Summary

For the year ended 30 June 2021

CAPITAL GAINS SUMMARY

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

Notes to the Tax Reconciliation

Other Deductions

For the year ended 30 June 2021

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

Notes to the Tax Reconciliation

Revenue Summary

For the year ended 30 June 2021

Account	Description	Date	Revenue Amount	TFN Credit	TFN Closely Held Trusts	ABN Credit	Notes
Assessable Revenue Accounts							
611 0001	Property - Residential Account 1	30/06/2021	4,742.21	-	-	-	
611 0001	Property - Residential Account 1	30/06/2021	12,465.79	-	-	-	
	Total Assessable Revenue		17,208.00				
Non-assessable Revenue Accounts							
	Total Non-assessable Revenue						
	Total Revenue		17,208.00				

Notes:

FMS - 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 2021

Account	Description	Date	Rent	Unfranked	Unfranked CFI	Franked	Imputation Credit	NALI	Interest	Other Taxable	Total
611 0001	Property - Residential Account 1	30/06/2021	4,742.21	-	-	-	-	-	-	-	4,742.21
611 0001	Property - Residential Account 1	30/06/2021	12,465.79	-	-	-	-	-	-	-	12,465.79
TOTALS			17,208.00	-	-	-	-	-	-	-	17,208.00

Notes to the Tax Reconciliation

Exempt Pension Income / Deduction Apportionment

For the year ended 30 June 2021

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	-
Gross Rental Income	-
Gross Foreign Income	-
Gross Trust Distributions	-
Net Capital Gains	-
Net Other Income	-
Exempt Current Pension Income	-

Notes to the Tax Reconciliation

Exempt Pension Income / Deduction Apportionment

For the year ended 30 June 2021

APPORTIONMENT FACTOR FOR GENERAL ADMINISTRATIVE EXPENSES

Fund Income:

Gross Income	17,208.00
PLUS Non-assessable Contributions	2,026.81
PLUS Rollins	-
	<u>19,234.81</u>

Reduced Fund Income:

Fund Income	19,234.81
LESS Exempt Current Pension Income	-
	<u>19,234.81</u>

Apportionment Factor:

<u>Reduced Fund Income</u>	<u>19,234.81</u>
Fund Income	19,234.81
	<u>1.0000000000</u>

APPORTIONMENT FACTOR FOR INVESTMENT EXPENSES

Assessable Investment Income:

Gross Income	17,208.00
LESS Gross Taxable Contributions	-
LESS Exempt Current Pension Income	-
	<u>17,208.00</u>

Total Investment Income:

Gross Income	17,208.00
LESS Gross Taxable Contributions	-
	<u>17,208.00</u>

Apportionment Factor:

<u>Assessable Investment Income</u>	<u>17,208.00</u>
Total Investment Income	17,208.00
	<u>1.0000000000</u>

Accrued Capital Gains

For the year ended 30 June 2021

	Date Acquired	Units	Market Value	Cost Base Used	Cost Base Adjustment	Gain Method	Adjusted Cost	Gain/Loss
Capital Gains Tax Assets								
211 0001 Property - Residential Account 1	18/04/2015	-	480,000.00	291,500.00	-	Discount	291,500.00	188,500.00
Less Discounting		-	480,000.00	291,500.00	-		291,500.00	188,500.00
TOTALS			480,000.00	291,500.00	-		291,500.00	(62,833.33)
GRAND TOTAL								125,666.67

Provision for Deferred Income Tax = 125,666.67 x 0.15 = 18,850.00

Market Value Movements

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

Account Number	Account Description	Code	Opening Balance	Purchases	Sales	Adjustments	Closing Market Value	Realised Movement	Unrealised Movement
2110001	Property - Residential Account 1		480,000.00	-	-	-	480,000.00	-	-
	TOTALS		480,000.00	-	-	-	480,000.00	-	-

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Investment Summary

As at 30 June 2021

Investment	Code	Units	Average Unit Cost \$	Market Price \$	Adjusted Cost \$	Market Value \$	Gain / Loss \$	Gain / Loss %	Portfolio Weight %
Cash									
Cash at Bank	-	-	-	-	0.06	0.06	-	-	-
Cash at Bank	-	-	-	-	5,678.67	5,678.67	-	-	1.17
					5,678.73	5,678.73	-	-	1.17
Property									
Property - Residential Account 1	-	-	-	-	291,500.00	480,000.00	188,500.00	64.67	98.83
					291,500.00	480,000.00	188,500.00	64.67	98.83
Total Investments					297,178.73	485,678.73	188,500.00	63.43	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.



Australian Government
Australian Taxation Office

Agent FERRAS MERHI
Client THE TRUSTEE FOR P & M
FRANCESCHINI
SUPERANNUATION FUND
ABN 94 835 258 218
TFN 358 965 185

Income tax 552

Date generated	26/09/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

2 results found - from 01 July 2018 to 30 June 2021 sorted by processed date ordered oldest to newest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
12 Apr 2019	15 May 2019	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 17 to 30 Jun 18	\$433.15		\$433.15 DR
15 Apr 2019	12 Apr 2019	Payment received		\$610.90	\$177.75 CR

P & M FRANCESCHINI PROPERTY PTY LTD
172 High Street
DONCASTER VIC 3108

Dear Paul.

Thank you for the opportunity to appraise your property at 9/2 Spray Street Frankston VIC 3199

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, age, location and general condition along with current trends conditions and similar properties recently sold or currently on the market.

We anticipate that the current market would produce buyer interest, resulting in a sale values of \$460,000 - \$500,000.

Media commentary on the economy, auction results, interest rate movements and other factors that affect the mood of the real estate market mean that price movements sometimes occur very quickly. We must therefore stress the importance of consulting with us again should there be a significant time delay before you decide to sell.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

Daniel DAssisi
Noel Jones Doncaster
702 Doncaster Road
DONCASTER VIC 3108
m: 0411863338

June 2021

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

Asset Code	Description	Acquisition Date	Priv. Use %	Cost	Open Adj. Value	Disposals		Decline in		Deduction for Decline		Prime Cost	Diminishing Value	Close Adj. Value
						Disposal Date	Term. Value	Assessable	Deductible	Eff. Life or %	YTD			
742001	Plant & Equipment Aircon Wall Split 3.5Kw	01/07/2017	-	1270	813	-	-	-	20.00 D	163	163	650	163	650
742002	Capital Improve Asset	01/07/2017	-	714	457	-	-	-	20.00 D	91	91	366	91	366
742003	Hot Water System	01/07/2017	-	1170	749	-	-	-	20.00 D	150	150	599	150	599
TOTAL				<u>3154</u>	<u>2019</u>	<u>0</u>	<u>0</u>	<u>0</u>					<u>404</u>	<u>1615</u>
				Less balancing adjustment offset	0									
				Assessable income	0									
				Total deduction for decline in value						404				

* Asset has cost limit

Notes:

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

Taxpayer's Signature

$3,184 - 1,615 = 1,539$



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 0985313 00

BSB/Acct ID No. 193-911 098531300

Statement Start Date 01/07/2020

Statement End Date 24/12/2020

Page 1 of 2

Loan Account

P & M FRANCESCHINI SUPERFUND P/L ATF P & M FRANCESCHINI SUPERANNUATION FUND

Account Summary as at 24 Dec 2020



Opening Balance		Interest Charge for the Period		Total Debits excluding Interest		Total Credits		Closing Balance
189,562.84	+	\$5,203.96	+	72.00	-	7,290.00	=	187,548.80
		Contract Term Remaining		Forecasted Term		Interest Offset Benefit for Statement Period		Annual Percentage Rate
		24yrs 06mths		24yrs 06mths		\$351.79		5.870%

Repayment Details as at 24 Dec 2020

Monthly Repayment	Monthly Repayment Due Date	Repayment Account
\$1,215.00	due on the 24th	458 957 592
Additional Monthly Repayment	Repayment Frequency	Repayment Frequency Amount
\$0.00	Monthly	\$0.00



Bill Code: 22871
Ref: 193911098531300

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 0985313 00

BSB/Acct ID No. 193-911 098531300

Statement Start Date 01/07/2020

Statement End Date 24/12/2020

Page 2 of 2

Transaction Details

Date	Transaction Description	Debit	Credit	Loan Balance
01 Jul 2020	<i>Opening Balance</i> Interest Rate 5.870% PA			189,562.84
23 Jul 2020	INTEREST	851.63		190,414.47
23 Jul 2020	ADMIN FEE	12.00		190,426.47
24 Jul 2020	REPAYMT A/C TFR		1,215.00	189,211.47
23 Aug 2020	INTEREST	877.76		190,089.23
23 Aug 2020	ADMIN FEE	12.00		190,101.23
24 Aug 2020	REPAYMT A/C TFR		1,215.00	188,886.23
23 Sep 2020	INTEREST	881.07		189,767.30
23 Sep 2020	ADMIN FEE	12.00		189,779.30
24 Sep 2020	REPAYMT A/C TFR		1,215.00	188,564.30
23 Oct 2020	INTEREST	857.61		189,421.91
23 Oct 2020	ADMIN FEE	12.00		189,433.91
24 Oct 2020	REPAYMT A/C TFR		1,215.00	188,218.91
23 Nov 2020	INTEREST	883.10		189,102.01
23 Nov 2020	ADMIN FEE	12.00		189,114.01
24 Nov 2020	REPAYMT A/C TFR		1,215.00	187,899.01
23 Dec 2020	INTEREST	852.79		188,751.80
23 Dec 2020	ADMIN FEE	12.00		188,763.80
24 Dec 2020	REPAYMT A/C TFR		1,215.00	187,548.80
24 Dec 2020	<i>Closing Balance</i>			187,548.80

A reminder to periodically check with your insurer that the insurance on the property has adequate cover, as your mortgage terms require that the property is fully insured. Find out more at the Australian Securities and Investments Commission website: moneysmart.gov.au. Strata titles may be covered by body corporate insurance. To talk through specific insurance needs, contact the insurer, body corporate, or visit bankofmelbourne.com.au/building-insurance

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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 0985313 00

BSB/Acct ID No. 193-911 098531300

Statement Start Date 25/12/2020

Statement End Date 24/06/2021

Page 1 of 2

Loan Account

P & M FRANCESCHINI SUPERFUND P/L ATF P & M FRANCESCHINI SUPERANNUATION FUND

Account Summary as at 24 Jun 2021



Opening Balance 187,548.80	+	Interest Charge for the Period \$5,198.13	+	Total Debits excluding Interest 72.00	-	Total Credits 7,290.00	=	Closing Balance 185,528.93
		Contract Term Remaining 24yrs 00mths		Forecasted Term 24yrs 00mths		Interest Offset Benefit for Statement Period \$266.32		Annual Percentage Rate 5.870%

Repayment Details as at 24 Jun 2021

Monthly Repayment \$1,215.00	Monthly Repayment Due Date due on the 24th	Repayment Account 458 957 592
Additional Monthly Repayment \$0.00	Repayment Frequency Monthly	Repayment Frequency Amount \$0.00

BOMST00 05/11



Bill Code: 22871
Ref: 193911098531300

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Loan Acct Number S311 0985313 00

BSB/Acct ID No. 193-911 098531300

Statement Start Date 25/12/2020

Statement End Date 24/06/2021

Page 2 of 2

Phone Banking Plus

☎ 13 33 22

Transaction Details

Date	Transaction Description	Debit	Credit	Loan Balance
25 Dec 2020	Opening Balance Interest Rate 5.870% PA			187,548.80
23 Jan 2021	INTEREST	878.30		188,427.10
23 Jan 2021	ADMIN FEE	12.00		188,439.10
24 Jan 2021	REPAYMT A/C TFR		1,215.00	187,224.10
23 Feb 2021	INTEREST	877.71		188,101.81
23 Feb 2021	ADMIN FEE	12.00		188,113.81
24 Feb 2021	REPAYMT A/C TFR		1,215.00	186,898.81
23 Mar 2021	INTEREST	791.22		187,690.03
23 Mar 2021	ADMIN FEE	12.00		187,702.03
24 Mar 2021	REPAYMT A/C TFR		1,215.00	186,487.03
23 Apr 2021	INTEREST	885.82		187,372.85
23 Apr 2021	ADMIN FEE	12.00		187,384.85
24 Apr 2021	REPAYMT A/C TFR		1,215.00	186,169.85
23 May 2021	INTEREST	868.93		187,038.78
23 May 2021	ADMIN FEE	12.00		187,050.78
24 May 2021	REPAYMT A/C TFR		1,215.00	185,835.78
23 Jun 2021	INTEREST	896.15		186,731.93
23 Jun 2021	ADMIN FEE	12.00		186,743.93
24 Jun 2021	REPAYMT A/C TFR		1,215.00	185,528.93
24 Jun 2021	Closing Balance			185,528.93

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

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HOME LOAN

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ABN 33 007 457 141
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Customer Enquiries 13 22 66
(8am to 8pm (EST), Mon-Sat)

Loan Acct Number S311 0985313 00

BSB/Acct ID No. 193-911 098531300

Statement Start Date 25/06/2021

Statement End Date 30/06/2021

Page 1 of 2

Loan Account

P & M FRANCESCHINI SUPERFUND P/L ATF P & M FRANCESCHINI SUPERANNUATION FUND

Account Summary as at 30 Jun 2021



Opening Balance		Interest Charge for the Period		Total Debits excluding Interest		Total Credits		Closing Balance
185,528.93	+	\$0.00	+	0.00	-	0.00	=	185,528.93
		Contract Term Remaining		Forecasted Term		Interest Offset Benefit for Statement Period		Annual Percentage Rate
		24yrs 00mths		24yrs 00mths		\$0.00		5.870%

Repayment Details as at 30 Jun 2021

Monthly Repayment	Monthly Repayment Due Date	Repayment Account
\$1,215.00	due on the 24th	458 957 592
Additional Monthly Repayment	Repayment Frequency	Repayment Frequency Amount
\$0.00	Monthly	\$0.00

INTEREST CHARGED FOR FINANCIAL YEAR END 30/06/2021 IS \$10,402.09.

BOMESTDOO 05/11



Bill Code: 22871
Ref: 193911098531300

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).

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Loan Acct Number S311 0985313 00

BSB/Acct ID No. 193-911 098531300

Statement Start Date 25/06/2021

Statement End Date 30/06/2021

Page 2 of 2

Phone Banking Plus

☎ 13 33 22

Transaction Details

 Date	Transaction Description	Debit	Credit	Loan Balance
25 Jun 2021	<i>Opening Balance</i> Interest Rate 5.870% PA			185,528.93
30 Jun 2021	<i>Closing Balance</i>			185,528.93

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Receipts & Expenditure Statement

Mr P. Franceschini
172 High Street
DONCASTER VIC 3108

Manager
NJD RESIDENTIAL

Financial Statement for the period 01/07/2020 to 30/06/2021
RE: 9/2 Spray Street, FRANKSTON, VIC, 3199

	Y.T.D.	July	August	September	October	November	December	January	February	March	April	May	June
Revenue													
02. Rent	\$17,208.00	\$1,434.00	\$1,434.00	\$1,434.00	\$1,434.00	\$1,434.00	\$1,434.00	\$1,434.00	\$1,434.00	\$1,434.00	\$1,434.00	\$1,434.00	\$1,434.00
	\$17,208.00	\$1,434.00	\$1,434.00	\$1,434.00	\$1,434.00	\$1,434.00	\$1,434.00	\$1,434.00	\$1,434.00	\$1,434.00	\$1,434.00	\$1,434.00	\$1,434.00
Expenses													
27. Electrical	-\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$300.00
26. Plumbing	-\$180.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$180.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
45. Council Rates	-\$1,442.00	\$0.00	\$0.00	-\$362.00	\$0.00	-\$360.00	\$0.00	-\$360.00	\$0.00	\$0.00	\$0.00	-\$360.00	\$0.00
46. Water Rates	-\$657.45	\$0.00	-\$223.65	\$0.00	\$0.00	-\$144.60	\$0.00	\$0.00	-\$144.60	\$0.00	\$0.00	-\$144.60	\$0.00
20. Administration/Transfer Fee	-\$48.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00	-\$4.00
12. G.S.T.	-\$90.84	-\$7.57	-\$7.57	-\$7.57	-\$7.57	-\$7.57	-\$7.57	-\$7.57	-\$7.57	-\$7.57	-\$7.57	-\$7.57	-\$7.57
40.08 G.S.T.	-\$48.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$18.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$30.00
03. Body Corporate Management Fees	-\$1,115.52	-\$278.88	\$0.00	\$0.00	-\$278.88	\$0.00	\$0.00	-\$278.88	\$0.00	\$0.00	-\$278.88	\$0.00	\$0.00
00. Commission on Rental	-\$860.40	-\$71.70	-\$71.70	-\$71.70	-\$71.70	-\$71.70	-\$71.70	-\$71.70	-\$71.70	-\$71.70	-\$71.70	-\$71.70	-\$71.70
	-\$4,742.21	-\$362.15	-\$306.92	-\$445.27	-\$362.15	-\$785.87	-\$83.27	-\$722.15	-\$227.87	-\$83.27	-\$362.15	-\$587.87	-\$413.1
Capital													
02. Distribution to Owner	-\$12,465.79	-\$1,071.85	-\$1,127.08	-\$988.73	-\$1,071.85	-\$648.13	-\$1,350.73	-\$711.85	-\$1,206.13	-\$1,350.73	-\$1,071.85	-\$846.13	-\$1,020.73
	-\$12,465.79	-\$1,071.85	-\$1,127.08	-\$988.73	-\$1,071.85	-\$648.13	-\$1,350.73	-\$711.85	-\$1,206.13	-\$1,350.73	-\$1,071.85	-\$846.13	-\$1,020.73
Owner Distribution													
Paolo Franceschini	\$12,465.79	\$1,071.85	\$1,127.08	\$988.73	\$1,071.85	\$648.13	\$1,350.73	\$711.85	\$1,206.13	\$1,350.73	\$1,071.85	\$846.13	\$1,020.73
	\$12,465.79	\$1,071.85	\$1,127.08	\$988.73	\$1,071.85	\$648.13	\$1,350.73	\$711.85	\$1,206.13	\$1,350.73	\$1,071.85	\$846.13	\$1,020.73



Bank of Melbourne
Statement of Account
COMPLETE FREEDOM OFFSET

Customer Enquiries 13 22 66
 (24 hours, seven days)
BSB Number 193-879
Account Number 458957592
Statement Period 24/05/2020 to 23/11/2020
Statement No. 11(page 1 of 4)

P & M FRANCESCHINI SUPERFUND P/L ATF
 P & M FRANCESCHINI SUPERANNUATION FUND

Account Summary

Opening Balance		Total Credits		Total Debits		Closing Balance
13,680.96	+	6,645.03	-	8,828.81	=	11,497.18

Transaction Details

Date	Transaction Description	Debit	Credit	Balance \$
24 MAY	OPENING BALANCE			13,680.96
25 MAY	LOAN REPAYMENT S.311.0985313.00	902.95		12,778.01
	EFFECTIVE DATE 24MAY			
29 MAY	NOEL JONES DONCA RENT-SPRA92		235.88	13,013.89
24 JUN	LOAN REPAYMENT S.311.0985313.00	935.86		12,078.03
26 JUN	NOEL JONES DONCA RENT-SPRA92		1,350.73	13,428.76
24 JUL	LOAN REPAYMENT S.311.0985313.00	1,215.00		12,213.76
28 JUL	NOEL JONES DONCA RENT-SPRA92		1,071.85	13,285.61
24 AUG	LOAN REPAYMENT S.311.0985313.00	1,215.00		12,070.61
28 AUG	NOEL JONES DONCA RENT-SPRA92		1,127.08	13,197.69
11 SEP	OSKO WITHDRAWAL 11SEP 19:10 47787 Heating Cooling for Spr NGC Heatin	2,130.00		11,067.69
24 SEP	LOAN REPAYMENT S.311.0985313.00	1,215.00		9,852.69
25 SEP	NOEL JONES DONCA RENT-SPRA92		988.73	10,841.42
24 OCT	LOAN REPAYMENT S.311.0985313.00	1,215.00		9,626.42
27 OCT	NOEL JONES DONCA RENT-SPRA92		1,071.85	10,698.27
	SUB TOTAL CARRIED FORWARD TO NEXT PAGE			10,698.27

Account Number 458957592
Statement Period 24/05/2020 to 23/11/2020
Statement No. 11(page 2 of 4)

Transaction Details continued

Date	Transaction Description	Debit	Credit	Balance \$
	<i>SUB TOTAL CARRIED FORWARD FROM PREVIOUS PAGE</i>			10,698.27
05 NOV	P & M FRANCESCHI Super Payment		798.91	11,497.18
23 NOV	<i>CLOSING BALANCE</i>			11,497.18

Interest Details

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

Information

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- When enquiring about the "termination value" of your account, you can visit your nearest branch or call 1300 601 266 and say "existing account".
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Summary of Transaction Fees 01/05/2020 TO 31/05/2020

Transaction Type	Total Trans	Free	Charged	Rate \$	Total \$
Phone Banking	0	0	0	0.00	0.00
Internet/Business Banking Online	0	0	0	0.00	0.00
EFTPOS	0	0	0	0.00	0.00
Cheque	0	0	0	0.00	0.00
Over The Counter	0	0	0	0.00	0.00
St.George/BankSA/BankMelbourne ATM	0	0	0	0.00	0.00
Bank@Post	0	0	0	0.00	0.00
Agency	0	0	0	0.00	0.00
Direct Debits	0	0	0	0.00	0.00
Overseas Cash Withdrawal	0	0	0	5.00	0.00
VISA Debit	0	0	0	0.00	0.00
St.George/BankSA/BankMelb ATM Mini Trans. History	0	0	0	0.00	0.00
Periodical Payments	0	0	0	4.00	0.00
Account Service Fee					0.00
SUB TOTAL	0	0	0		0.00
FEE REBATE					0.00
TOTALS	0	0	0		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 458957592
Statement Period 24/11/2020 to 24/11/2020
Statement No. 12(page 1 of 1)

P & M FRANCESCHINI SUPERFUND P/L ATF
 P & M FRANCESCHINI SUPERANNUATION FUND

Account Summary

Opening Balance		Total Credits		Total Debits		Closing Balance
11,497.18	+	0.00	-	1,215.00	=	10,282.18

Transaction Details

Date	Transaction Description	Debit	Credit	Balance \$
24 NOV	OPENING BALANCE			11,497.18
24 NOV	LOAN REPAYMENT S.311.0985313.00	1,215.00		10,282.18
24 NOV	CLOSING BALANCE			10,282.18

Interest Details

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

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Bank of Melbourne
Statement of Account
COMPLETE FREEDOM OFFSET

Customer Enquiries 13 22 66
 (24 hours, seven days)
BSB Number 193-879
Account Number 458957592
Statement Period 25/11/2020 to 24/05/2021
Statement No. 13(page 1 of 4)

P & M FRANCESCHINI SUPERFUND P/L ATF
 P & M FRANCESCHINI SUPERANNUATION FUND

Account Summary

Opening Balance		Total Credits		Total Debits		Closing Balance
10,282.18	+	7,060.99	-	12,382.69	=	4,960.48

Transaction Details

Date	Transaction Description	Debit	Credit	Balance \$
25 NOV	OPENING BALANCE			10,282.18
26 NOV	NOEL JONES DONCA RENT-SPRA92		648.13	10,930.31
02 DEC	P & M FRANCESCHI Super Account		349.76	11,280.07
24 DEC	LOAN REPAYMENT S.311.0985313.00	1,215.00		10,065.07
31 DEC	NOEL JONES DONCA RENT-SPRA92		1,350.73	11,415.80
05 JAN	P & M FRANCESCHI SMSF Payment		371.81	11,787.61
25 JAN	LOAN REPAYMENT S.311.0985313.00 EFFECTIVE DATE 24JAN	1,215.00		10,572.61
29 JAN	NOEL JONES DONCA RENT-SPRA92		711.85	11,284.46
24 FEB	LOAN REPAYMENT S.311.0985313.00	1,215.00		10,069.46
26 FEB	NOEL JONES DONCA RENT-SPRA92		1,206.13	11,275.59
24 MAR	LOAN REPAYMENT S.311.0985313.00	1,215.00		10,060.59
26 MAR	NOEL JONES DONCA RENT-SPRA92		1,350.73	11,411.32
08 APR	AIA AUSTRALIA . 64201806 11/04/21	1,633.60		9,777.72
09 APR	CLEARVIEWLIFEINV 513135250013253147	3,459.09		6,318.63
	SUB TOTAL CARRIED FORWARD TO NEXT PAGE			6,318.63

Account Number 458957592
Statement Period 25/11/2020 to 24/05/2021
Statement No. 13(page 2 of 4)

Transaction Details continued

Date	Transaction Description	Debit	Credit	Balance \$
	<i>SUB TOTAL CARRIED FORWARD FROM PREVIOUS PAGE</i>			6,318.63
24 APR	LOAN REPAYMENT S.311.0985313.00	1,215.00		5,103.63
27 APR	NOEL JONES DONCA RENT-SPRA92		1,071.85	6,175.48
24 MAY	LOAN REPAYMENT S.311.0985313.00	1,215.00		4,960.48
24 MAY	<i>CLOSING BALANCE</i>			4,960.48

Interest Details

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

Information

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Bank of Melbourne
Statement of Account
COMPLETE FREEDOM OFFSET

Customer Enquiries 13 22 66
 (24 hours, seven days)
BSB Number 193-879
Account Number 458957592
Statement Period 25/05/2021 to 24/11/2021
Statement No. 14(page 1 of 4)

P & M FRANCESCHINI SUPERFUND P/L ATF
 P & M FRANCESCHINI SUPERANNUATION FUND

Account Summary

Opening Balance		Total Credits		Total Debits		Closing Balance
4,960.48	+	6,573.24	-	9,018.00	=	2,515.72

Transaction Details

Date	Transaction Description	Debit	Credit	Balance \$
25 MAY	OPENING BALANCE			4,960.48
27 MAY	NOEL JONES DONCA RENT-SPRA92		846.13	5,806.61
02 JUN	P & M FRANCESCHI Payment to SMSF		506.33	6,312.94
24 JUN	LOAN REPAYMENT S.311.0985313.00	1,215.00		5,097.94
25 JUN	NOEL JONES DONCA RENT-SPRA92		1,020.73	6,118.67
29 JUN	OSKO WITHDRAWAL 29JUN 20:45 Painting spray street N Egonidis	440.00		5,678.67
13 JUL	OSKO WITHDRAWAL 13JUL 09:58 Painting deck Spray str N Egonidis	495.00		5,183.67
15 JUL	OSKO WITHDRAWAL 15JUL 11:42 Painting materials N Egonidis	268.00		4,915.67
24 JUL	LOAN REPAYMENT S.311.0985313.00	1,215.00		3,700.67
27 JUL	Noel Jones Donca 9 2 Spray Street F		1,048.15	4,748.82
14 AUG	TFR WDL BPAY INTERNET14AUG 07:54 TO ASIC 2291691315249	529.00		4,219.82
24 AUG	LOAN REPAYMENT S.311.0985313.00	1,215.00		3,004.82
27 AUG	Noel Jones Donca 9 2 Spray Street F		1,129.78	4,134.60
24 SEP	LOAN REPAYMENT S.311.0985313.00	1,215.00		2,919.60
30 SEP	Noel Jones Donca 9 2 Spray Street F		974.58	3,894.18
	SUB TOTAL CARRIED FORWARD TO NEXT PAGE			3,894.18

BOCM100_05/11

Account Number 458957592
Statement Period 25/05/2021 to 24/11/2021
Statement No. 14(page 2 of 4)

Transaction Details continued

Date	Transaction Description	Debit	Credit	Balance \$
	<i>SUB TOTAL CARRIED FORWARD FROM PREVIOUS PAGE</i>			3,894.18
25 OCT	LOAN REPAYMENT S.311.0985313.00	1,215.00		2,679.18
	EFFECTIVE DATE 24OCT			
29 OCT	Noel Jones Donca 9 2 Spray Street F		1,047.54	3,726.72
24 NOV	LOAN REPAYMENT S.311.0985313.00	1,211.00		2,515.72
24 NOV	<i>CLOSING BALANCE</i>			2,515.72

Interest Details

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

Information

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Bank of Melbourne
Statement of Account
COMPLETE FREEDOM OFFSET

Customer Enquiries 13 22 66
 (24 hours, seven days)
BSB Number 193-879
Account Number 458957592
Statement Period 25/11/2021 to 24/05/2022
Statement No. 15(page 1 of 7)

P & M FRANCESCHINI SUPERFUND P/L ATF
 P & M FRANCESCHINI SUPERANNUATION FUND

Account Summary

Opening Balance		Total Credits		Total Debits		Closing Balance
2,515.72	+	26,440.33	-	28,866.68	=	89.37

Transaction Details

Date	Transaction Description	Debit	Credit	Balance \$
25 NOV	OPENING BALANCE			2,515.72
26 NOV	Noel Jones Donca 9 2 Spray Street F		836.98	3,352.70
03 DEC	OSKO DEPOSIT 03DEC 06:49 Paolo Super GLENYVILLE PTY LTD		500.00	3,852.70
24 DEC	LOAN REPAYMENT S.311.0985313.00	1,211.00		2,641.70
31 DEC	OSKO DEPOSIT 31DEC 08:53 Paolo Super Payment Dec GLENYVILLE PTY		500.00	3,141.70
31 DEC	Noel Jones Donca Spray St 9 2		1,350.73	4,492.43
04 JAN	OSKO WITHDRAWAL 01JAN 22:49 Pilot light repair N Egonidis	100.00		4,392.43
05 JAN	OSKO WITHDRAWAL 05JAN 18:45 Repair and replace leak N Egonidis	220.00		4,172.43
24 JAN	LOAN REPAYMENT S.311.0985313.00	1,211.00		2,961.43
27 JAN	OSKO WITHDRAWAL 26JAN 22:21 Painting and materials N Egonidis	930.00		2,031.43
28 JAN	Noel Jones Donca Spray St 9 2		1,047.85	3,079.28
29 JAN	OSKO WITHDRAWAL 29JAN 20:05 Outdoor Maintenance N Egonidis	275.00		2,804.28
31 JAN	OSKO WITHDRAWAL 31JAN 20:15 Window replacement N Egonidis	440.00		2,364.28
31 JAN	GLENYVILLE PTY L GV Jewellery Super		500.00	2,864.28
04 FEB	OSKO WITHDRAWAL 04FEB 20:04 Clean and repair gutter N Egonidis	160.00		2,704.28
	SUB TOTAL CARRIED FORWARD TO NEXT PAGE			2,704.28

Account Number 458957592
Statement Period 25/11/2021 to 24/05/2022
Statement No. 15(page 2 of 7)

Transaction Details continued

Date	Transaction Description	Debit	Credit	Balance \$
	<i>SUB TOTAL CARRIED FORWARD FROM PREVIOUS PAGE</i>			2,704.28
07 FEB	OSKO WITHDRAWAL 07FEB 12:54 Roof repair N Egonidis	200.00		2,504.28
14 FEB	OSKO WITHDRAWAL 14FEB 12:40 Gardening N Egonidis	200.00		2,304.28
14 FEB	OSKO WITHDRAWAL 14FEB 13:06 Gardening materials N Egonidis	220.00		2,084.28
16 FEB	OSKO WITHDRAWAL 16FEB 11:43 Garden materials N Egonidis	400.00		1,684.28
22 FEB	OSKO WITHDRAWAL 22FEB 09:53 Gardening materials N Egonidis	380.00		1,304.28
24 FEB	LOAN REPAYMENT S.311.0985313.00	1,211.00		93.28
25 FEB	Noel Jones Donca Spray St 9 2		857.77	951.05
26 FEB	OSKO WITHDRAWAL 26FEB 19:22 Gardening N Egonidis	220.00		731.05
26 FEB	OSKO WITHDRAWAL 26FEB 20:07 Materials N Egonidis	230.00		501.05
28 FEB	GLENYVILLE PTY L GV Jewellery Super		500.00	1,001.05
07 MAR	OSKO WITHDRAWAL 07MAR 11:13 Painting invoice N Egonidis	440.00		561.05
09 MAR	OSKO WITHDRAWAL 09MAR 13:16 Gardening materials N Egonidis	220.00		341.05
15 MAR	OSKO WITHDRAWAL 15MAR 13:34 Maintenance N Egonidis	270.00		71.05
21 MAR	OSKO WITHDRAWAL 21MAR 10:36 Maintenance N Egonidis	220.00		148.95 -
21 MAR	OSKO WITHDRAWAL 21MAR 11:44 Labour N Egonidis	330.00		478.95 -
21 MAR	OSKO WITHDRAWAL 21MAR 12:52 Maintenance N Egonidis	330.00		808.95 -
21 MAR	OSKO DEPOSIT 20MAR 22:52 After Tax Contribution MELANIE FRANCESC		2,200.00	1,391.05
24 MAR	LOAN REPAYMENT S.311.0985313.00	1,211.00		180.05
25 MAR	OSKO WITHDRAWAL 24MAR 23:18 Gardening invoice fin N Egonidis	180.00		0.05
29 MAR	Noel Jones Donca Spray St 9 2		1,371.52	1,371.57
31 MAR	GLENYVILLE PTY L GV Jewellery Super		500.00	1,871.57
	<i>SUB TOTAL CARRIED FORWARD TO NEXT PAGE</i>			1,871.57



Account Number 458957592
 Statement Period 25/11/2021 to 24/05/2022
 Statement No. 15(page 3 of 7)

Transaction Details continued

Date	Transaction Description	Debit	Credit	Balance \$
	<i>SUB TOTAL CARRIED FORWARD FROM PREVIOUS PAGE</i>			1,871.57
04 APR	OSKO WITHDRAWAL 04APR 11:11 Gardening N Egonidis	440.00		1,431.57
04 APR	OSKO WITHDRAWAL 04APR 12:12 Gardening materials N Egonidis	440.00		991.57
05 APR	OSKO WITHDRAWAL 05APR 15:13 Maintenance N Egonidis	330.00		661.57
07 APR	OSKO DEPOSIT 07APR 10:32 5 April 2022 Maintenance reversal MELANI		330.00	991.57
07 APR	OSKO DEPOSIT 07APR 10:33 5 April 2022 Gardening materials rev MEL		880.00	1,871.57
07 APR	OSKO DEPOSIT 07APR 10:35 25 March 2022 Gardening reversal MELANIE		180.00	2,051.57
07 APR	OSKO DEPOSIT 07APR 10:36 21 March 2022 Labour Maintenance reve ME		880.00	2,931.57
07 APR	OSKO DEPOSIT 07APR 10:37 15 March 2022 Maintenance reversal MELAN		270.00	3,201.57
07 APR	OSKO DEPOSIT 07APR 10:38 9 March 2022 Gardening materials rev MEL		220.00	3,421.57
07 APR	OSKO DEPOSIT 07APR 10:39 7 March 2022 Painting invoice revers MEL		440.00	3,861.57
07 APR	OSKO DEPOSIT 07APR 10:40 26 February 2022 Gardening materials rev		450.00	4,311.57
07 APR	OSKO DEPOSIT 07APR 10:41 22 Feb 2022 Gardening materials rev MELA		380.00	4,691.57
07 APR	OSKO DEPOSIT 07APR 12:57 14 Feb 2022 Gardening reversal MELANIE F		200.00	4,891.57
07 APR	OSKO WITHDRAWAL 07APR 21:33 Painting N Egonidis	330.00		4,561.57
08 APR	OSKO WITHDRAWAL 08APR 20:56 Maintenance Materials N Egonidis	70.00		4,491.57
08 APR	OSKO WITHDRAWAL 07APR 22:49 Maintenance N Egonidis	360.00		4,131.57
08 APR	AIA AUSTRALIA . 64201806 11/04/22	1,885.65		2,245.92
11 APR	TFR WDL BPAY INTERNET10APR 07:53 TO TAX OFFICE PAYMENTS 552003589651854321	340.25		1,905.67
11 APR	CLEARVIEWLIFEINV 513135250013979230	3,844.89		1,939.22 -
12 APR	DIRECT DEBIT DISHONOUR EFFECTIVE DATE 11APR		3,844.89	1,905.67
12 APR	OSKO WITHDRAWAL 12APR 12:51 Painting N Egonidis	400.00		1,505.67
	<i>SUB TOTAL CARRIED FORWARD TO NEXT PAGE</i>			1,505.67

Account Number 458957592
Statement Period 25/11/2021 to 24/05/2022
Statement No. 15(page 4 of 7)

Transaction Details continued

Date	Transaction Description	Debit	Credit	Balance \$
	<i>SUB TOTAL CARRIED FORWARD FROM PREVIOUS PAGE</i>			1,505.67
12 APR	OSKO WITHDRAWAL 12APR 14:31 Painting N Egonidis	200.00		1,305.67
13 APR	OSKO WITHDRAWAL 13APR 12:13 Materials N Egonidis	300.00		1,005.67
20 APR	OSKO WITHDRAWAL 20APR 19:33 Gardening N Egonidis	100.00		905.67
23 APR	OSKO DEPOSIT 23APR 12:35 Painting invoice revers MELANIE FRANCES		330.00	1,235.67
23 APR	OSKO DEPOSIT 23APR 12:36 Maintenance material re MELANIE FRANCES		70.00	1,305.67
26 APR	LOAN REPAYMENT S.311.0985313.00 EFFECTIVE DATE 24APR	1,211.00		94.67
27 APR	Noel Jones Donca Spray St 9 2		855.70	950.37
02 MAY	OSKO WITHDRAWAL 02MAY 13:32 Maintenance N Egonidis	300.00		650.37
02 MAY	GLENYVILLE PTY L GV Jewellery Super		500.00	1,150.37
05 MAY	OSKO WITHDRAWAL 05MAY 11:05 Gardening N Egonidis	300.00		850.37
05 MAY	OSKO WITHDRAWAL 05MAY 11:50 Scheduled maintenance N Egonidis	250.00		600.37
05 MAY	OSKO WITHDRAWAL 05MAY 12:16 Scheduled Maintenance N Egonidis	250.00		350.37
09 MAY	OSKO WITHDRAWAL 09MAY 10:26 Maintenance N Egonidis	300.00		50.37
10 MAY	CLEARVIEWLIFEINV 513135250014037072	3,844.89		3,794.52 -
11 MAY	DIRECT DEBIT DISHONOUR EFFECTIVE DATE 10MAY		3,844.89	50.37
14 MAY	OSKO DEPOSIT 14MAY 20:57 Maintenance reversal 2 MELANIE FRANCES		300.00	350.37
14 MAY	OSKO DEPOSIT 14MAY 20:58 Gardening reversal 5 Ma MELANIE FRANCES		300.00	650.37
16 MAY	OSKO WITHDRAWAL 15MAY 11:36 Gardening N Egonidis	300.00		350.37
16 MAY	OSKO WITHDRAWAL 15MAY 12:43 Garden Materials N Egonidis	350.00		0.37
18 MAY	OSKO DEPOSIT 18MAY 16:21 Painting invoice revers MELANIE FRANCES		400.00	400.37
18 MAY	OSKO DEPOSIT 18MAY 16:22 Materials reversal 13 A MELANIE FRANCES		300.00	700.37
	<i>SUB TOTAL CARRIED FORWARD TO NEXT PAGE</i>			700.37



Account Number 458957592
Statement Period 25/11/2021 to 24/05/2022
Statement No. 15(page 5 of 7)

Transaction Details continued

Date	Transaction Description	Debit	Credit	Balance \$
	<i>SUB TOTAL CARRIED FORWARD FROM PREVIOUS PAGE</i>			700.37
18 MAY	OSKO DEPOSIT 18MAY 16:25 Painting invoice revers MELANIE FRANCES		200.00	900.37
19 MAY	OSKO DEPOSIT 19MAY 20:50 Gardening reversal 12 A MELANIE FRANCES		100.00	1,000.37
21 MAY	OSKO DEPOSIT 21MAY 10:38 Gardening reversal 15 M MELANIE FRANCES		300.00	1,300.37
21 MAY	OSKO WITHDRAWAL 21MAY 14:49 Gardening N Egonidis	200.00		1,100.37
21 MAY	OSKO WITHDRAWAL 21MAY 15:02 Painting N Egonidis	200.00		900.37
23 MAY	OSKO WITHDRAWAL 23MAY 11:56 Garden materials N Egonidis	300.00		600.37
23 MAY	OSKO DEPOSIT 23MAY 14:45 Gardening reversal 21 M MELANIE FRANCES		200.00	800.37
23 MAY	OSKO DEPOSIT 23MAY 14:45 Painting reversal 21 Ma MELANIE FRANCES		200.00	1,000.37
23 MAY	OSKO DEPOSIT 23MAY 14:47 Garden Materials revers MELANIE FRANCES		300.00	1,300.37
24 MAY	LOAN REPAYMENT S.311.0985313.00	1,211.00		89.37
24 MAY	<i>CLOSING BALANCE</i>			89.37

Interest Details

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

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Audit Trail

As at 30 June 2021

Date	Account Number	Cash/ Journal	Batch	Details	Debit \$	Credit \$
30/06/2021	290 0003	C	2	water	-	657.45
30/06/2021	290 0003	C	3	rent	4,742.21	-
30/06/2021	290 0003	C	4	rent	12,465.79	-
30/06/2021	290 0003	C	5	r&m	-	528.00
30/06/2021	290 0003	C	6	R&M	-	2,130.00
30/06/2021	290 0003	C	7	r & m	-	440.00
30/06/2021	290 0003	C	8	loan repay	-	4,033.91
30/06/2021	290 0003	C	9	life ins Paul	-	3,459.09
30/06/2021	290 0003	C	10	interest on loan	-	10,402.09
30/06/2021	290 0003	C	11	fees on loan	-	144.00
30/06/2021	290 0003	C	12	council	-	1,442.00
30/06/2021	290 0003	C	13	cont	2,026.81	-
30/06/2021	290 0003	C	14	Commission	-	999.24
30/06/2021	290 0003	C	15	Body corp	-	1,115.52
30/06/2021	290 0003	C	16	Mel life insur	-	1,633.60
30/06/2021	611 0001	C	17	rent	-	4,742.21
30/06/2021	611 0001	C	18	rent	-	12,465.79
30/06/2021	804 0023	C	19	water	657.45	-
30/06/2021	804 0018	C	20	r&m	528.00	-
30/06/2021	804 0018	C	21	R&M	2,130.00	-
30/06/2021	804 0018	C	22	r & m	440.00	-
30/06/2021	828 00001	C	23	life ins Paul	3,459.09	-
30/06/2021	804 0010	C	24	interest on loan	10,402.09	-
30/06/2021	801 0017	C	25	fees on loan	144.00	-
30/06/2021	495 0001	C	26	loan repay	4,033.91	-
30/06/2021	804 0016	C	27	council	1,442.00	-
30/06/2021	804 0002	C	28	Commission	999.24	-
30/06/2021	804 0003	C	29	Body corp	1,115.52	-
30/06/2021	828 00002	C	30	Mel life insur	1,633.60	-
30/06/2021	290 0001	C	31	depn	-	404.00
30/06/2021	290 0001	C	32	accum depn	404.00	-
30/06/2021	804 0005	C	33	depn	404.00	-
30/06/2021	700 00001	C	37	Contribution Member Non-Concessional Cont	-	1,013.41
30/06/2021	700 00002	C	37	Contribution Member Non-Concessional Cont	-	1,013.40
30/06/2021	290 0001	C	38	bank fee	-	0.35
30/06/2021	801 0017	C	39	bank fee	0.35	-
30/06/2021	233 0001	C	40	1	-	163.00
30/06/2021	233 0002	C	41	2	-	91.00
30/06/2021	233 0003	C	42	3	-	150.00

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.