

Statement of Financial Position

As at 30 June 2022

	Note	2022 \$	2021 \$
INVESTMENTS			
Property - Residential	7	1,047,837 ⁴⁴	1,044,313
		1,047,837	1,044,313
OTHER ASSETS			
Accumulated Depreciation	8	(32,837) ³⁷	(29,313)
Cash at Bank	9	4,683 ¹	6,935
		(28,154)	(22,378)
TOTAL ASSETS		1,019,683	1,021,935
LIABILITIES			
Provisions for Tax - Fund	10	5,580 ⁵³	5,365
Loans	11	420,593 ⁵³	463,992
Financial Position Rounding		(1)	(1)
		426,172	469,356
TOTAL LIABILITIES		426,172	469,356
NET ASSETS AVAILABLE TO PAY BENEFITS		593,511	552,579
REPRESENTED BY: LIABILITY FOR MEMBERS' BENEFITS			
Allocated to Members' Accounts	12	593,511	552,579
		593,511	552,579

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 - Residential	2	38,755	44,656
		38,755	44,656
Contribution Revenue			
Member Non-Concessional Contributions		23,709	15,000
Employer Concessional Contributions		28,024	28,418
Co-Contribution Financed Benefits		54	2,000
		51,787	45,418
Other Revenue			
Market Movement Non-Realised	3	3,524	14,313
		3,524	14,313
Total Revenue		94,066	104,387
EXPENSES			
General Expense			
Fund Administration Expenses	4	2,860	4,669
Property / Real Estate Expenses - Residential 1	5	42,501	44,227
		45,361	48,896
BENEFITS ACCRUED AS A RESULT OF OPERATIONS BEFORE INCOME TAX		48,705	55,491
Tax Expense			
Fund Tax Expenses	6	3,565	5,057
Excess Contribution Tax Expense (Member)		4,209	-
		7,774	5,057
BENEFITS ACCRUED AS A RESULT OF OPERATIONS		40,931	50,434

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

E & D IACONO SUPERANNUATION FUND

Member Account Balances

For the year ended 30 June 2022

Member Accounts	Opening Balance	Transfers & Tax Free Contributions	Taxable Contributions	Transfers to Pension Membership	Less: Member Tax	Less: Member Expenses	Less: Withdrawals	Distributions	Closing Balance
Iacono, Diana (62)									
Accumulation	130,692.72	19,554.05	-	-	-	-	-	(577.72)	149,669.05
Accum (00002)	130,692.72	19,554.05	-	-	-	-	-	(577.72)	149,669.05
Iacono, Emanuele (63)									
Accumulation	421,885.97	4,208.65	28,024.28	-	4,203.64	4,208.65	-	(1,864.92)	443,841.69
Accum (00001)	421,885.97	4,208.65	28,024.28	-	4,203.64	4,208.65	-	(1,864.92)	443,841.69
Reserve	-	-	-	-	-	-	-	-	-
TOTALS	552,578.69	23,762.70	28,024.28	-	4,203.64	4,208.65	-	(2,442.64)	593,510.74

CALCULATED FUND EARNING RATE: (0.4420)%
 APPLIED FUND EARNING RATE: (0.4420)%

Trial Balance

As at 30 June 2022

Account Number	Account Description	Units	2022		2021	
			Debit \$	Credit \$	Debit \$	Credit \$
125	Accumulation Member Balance					
125 00001	Iacono, Emanuele			421,885.97		376,088.01
125 00002	Iacono, Diana Antonietta			130,692.72		126,057.54
211	Property - Residential					
211 0001	Property - 5/174-178 Riversdale Rd, HAWTHORN		545,000.00		545,000.00	
211 0002	Property - Unit 1M, 657 Chapel Street. SOUTH YARRA		502,837.00		499,313.00	
233	Accumulated Depreciation					
233 0001	Accumulated Depreciation Account 1		(32,837.00)		(29,313.00)	
290	Cash at Bank					
290 0001	Cash at Bank		4,682.56		6,935.29	
450	Provisions for Tax - Fund					
450 0006	Provision for Deferred Tax (Fund)			4,848.56		4,496.16
450 0009	Provision for Income Tax (Fund)			730.90		868.75
495	Loans					
495 0001	Loans - Investment Property			215,425.83		237,342.54
495 0002	Loan - Investment Property			205,166.53		226,649.15
611	Property - Residential					
611 0001	Property - Residential Account 1			16,590.75		20,867.32
611 0002	Property - Residential Account 2			22,164.00		23,788.82
690	Cash at Bank					
690 0001	Cash at Bank - Bank Interest			0.26		0.39
700	Member Non-Concessional Contributions					
700 00001	Iacono, Emanuele			4,208.65		15,000.00
700 00002	Iacono, Diana Antonietta			19,500.00		-
702	Employer Concessional Contributions					
702 00001	Iacono, Emanuele			28,024.28		28,057.84
702 00002	Iacono, Diana Antonietta			-		360.10
707	Co-Contribution Financed Benefits					
707 00002	Iacono, Diana Antonietta			54.05		2,000.00
780	Market Movement Non-Realised					
780 0013	Market Movement Non-Realised - Real Property			3,524.00		14,313.00
801	Fund Administration Expenses					
801 0011	Professional Fees		1,993.09		3,546.18	
801 0017	Bank Charges (Admin)		-		4.00	
801 0019	Subscriptions and Registrations (Admin)		867.00		1,119.00	
808	Property / Real Estate Expenses - Residential 1					

Trial Balance

As at 30 June 2022

Account Number	Account Description	Units	2022		2021	
			Debit \$	Credit \$	Debit \$	Credit \$
808 0001	Property - Residential 1 - Advertising		662.73		440.00	
808 0002	Property - Residential 1 - Agent Fees / Commissions		1,290.00		3,137.36	
808 0003	Property - Residential 1 - Body Corporate Fees		7,800.11		7,479.35	
808 0005	Property - Residential 1 - Depreciation		3,524.00		3,603.00	
808 0007	Property - Residential 1 - Fees & Commissions		2,080.67		-	
808 0009	Property - Residential 1 - Insurance		737.00		1,380.00	
808 0010	Property - Residential 1 - Interest		22,600.67		24,664.93	
808 0011	Property - Residential 1 - Land Tax		425.00		415.00	
808 0016	Property - Residential 1 - Rates		1,747.18		1,730.65	
808 0017	Property - Residential 1 - Other		224.15		-	
808 0020	Property - Residential 1 - Sundry Rental Expenses		55.00		-	
808 0023	Property - Residential 1 - Water Charges		1,353.74		1,377.16	
860	Fund Tax Expenses					
860 0004	Income Tax Expense		3,212.55		3,626.40	
860 0008	Tax Accrued During Period (Deferred Tax)		352.40		1,431.30	
874	Excess Contribution Tax Expense (Member)					
874 00001	Iacono, Emanuele		4,208.65		-	
			1,072,816.50	1,072,816.50	1,075,889.62	1,075,889.62

Tax Reconciliation

For the year ended 30 June 2022

INCOME

Gross Interest Income		-	
Gross Dividend Income			
Imputation Credits	-		
Franked Amounts	-		
Unfranked Amounts	-		
Gross Rental Income		38,754.00	
Gross Foreign Income		-	
Gross Trust Distributions		-	
Gross Assessable Contributions			
Employer Contributions/Untaxed Transfers	28,024.00		
Member Contributions	-	28,024.00	
Gross Capital Gain			
Net Capital Gain	-		
Pension Capital Gain Revenue	-		
Non-arm's length income			-
Net Other Income			-
Gross Income			66,778.00
Less Exempt Current Pension Income			-
Total Income			66,778.00
LESS DEDUCTIONS			
Other Deduction		45,361.00	
Total Deductions			45,361.00
TAXABLE INCOME			21,417.00
Gross Income Tax Expense (15% of Standard Component) (45% of Non-arm's length income)		3,212.55	
Less Foreign Tax Offset	-		
Less Other Tax Credit	-		
Tax Assessed			3,212.55
Less Imputed Tax Credit			-
Less Amount Already paid (for the year)			-
TAX DUE OR REFUNDABLE			3,212.55
Supervisory Levy			259.00
AMOUNT DUE OR REFUNDABLE			3,471.55

Sep - March PAYG = (3,183)
 2022 Tax = \$ 3,212.55
 RBA = \$ 701.40
\$ 730.95

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

E & D IACONO SUPERANNUATION FUND

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.

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.

E & D IACONO SUPERANNUATION FUND

Notes to the Financial Statements

For the year ended 30 June 2022

	2022	2021
	\$	\$
Note 2: Property - Residential		
Property - Residential Account 1	16,591	20,867
Property - Residential Account 2	22,164	23,789
	38,755	44,656
Note 3: Market Movement Non-Realised		
Market Movement Non-Realised - Real Property	3,524	14,313
	3,524	14,313
Note 4: Fund Administration Expenses		
Bank Charges (Admin)	-	4
Professional Fees	1,993	3,546
Subscriptions and Registrations (Admin)	867	1,119
	2,860	4,669
Note 5: Property / Real Estate Expenses - Residential 1		
Property - Residential 1 - Advertising	663	440
Property - Residential 1 - Agent Fees / Commissions	1,290	3,137
Property - Residential 1 - Body Corporate Fees	7,800	7,479
Property - Residential 1 - Depreciation	3,524	3,603
Property - Residential 1 - Fees & Commissions	2,081	-
Property - Residential 1 - Insurance	737	1,380
Property - Residential 1 - Interest	22,601	24,665
Property - Residential 1 - Land Tax	425	415
Property - Residential 1 - Other	224	-
Property - Residential 1 - Rates	1,747	1,731
Property - Residential 1 - Sundry Rental Expenses	55	-
Property - Residential 1 - Water Charges	1,354	1,377
	42,501	44,227
Note 6: Fund Tax Expenses		
Income Tax Expense	3,213	3,626
Tax Accrued During Period (Deferred Tax)	352	1,431
	3,565	5,057
Note 7: Property - Residential		
Property - 5/174-178 Riversdale Rd, HAWTHORN	545,000	545,000
Property - Unit 1M, 657 Chapel Street. SOUTH YARRA	502,837	499,313
	1,047,837	1,044,313

E & D IACONO SUPERANNUATION FUND
Notes to the Financial Statements
For the year ended 30 June 2022

	2022 \$	2021 \$
Note 8: Accumulated Depreciation		
Accumulated Depreciation Account 1	(32,837)	(29,313)
	(32,837)	(29,313)
Note 9: Cash at Bank		
Cash at Bank	4,683	6,935
	4,683	6,935
Note 10: Provisions for Tax - Fund		
Provision for Deferred Tax (Fund)	4,849	4,496
Provision for Income Tax (Fund)	731 <i>58</i>	869
	5,580	5,365
Note 11: Loans		
Loan - Investment Property	205,167	226,649
Loans - Investment Property	215,426	237,343
	420,593	463,992
Note 12A: Movements in Members' Benefits		
Liability for Members' Benefits Beginning:	552,579	502,146
Add: Increase (Decrease) in Members' Benefits	40,932	50,432
Liability for Members' Benefits End	593,511	552,579
Note 12B: Members' Other Details		
Total Unallocated Benefits	-	-
Total Forfeited Benefits	-	-
Total Preserved Benefits	582,383	541,451
Total Vested Benefits	593,511	552,579

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	-

E & D IACONO SUPERANNUATION FUND

Notes to the Tax Reconciliation

Other Deductions

For the year ended 30 June 2022

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

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							
611 0001	Property - Residential Account 1	30/06/2022	16,590.75	-	-	-	
611 0002	Property - Residential Account 2	30/06/2022	22,164.00	-	-	-	
690 0001	Cash at Bank - Bank Interest	30/06/2022	0.26	-	-	-	
	Total Assessable Revenue		<u>38,755.01</u>	-	-	-	
Non-assessable Revenue Accounts							
	Total Non-assessable Revenue		-	-	-	-	
	Total Revenue		<u>38,755.01</u>	-	-	-	

Notes:

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

E & D IACONO SUPERANNUATION FUND

Notes to the Tax Reconciliation

Non-Trust Income - Assessable Amounts

For the year ended 30 June 2022

Account	Description	Date	Rent	Unfranked	Unfranked CFI	Franked	Imputation Credit	NALI	Interest	Other Taxable	Total
611 0001	Property - Residential Account 1	30/06/2022	16,590.75	-	-	-	-	-	-	-	16,590.75
611 0002	Property - Residential Account 2	30/06/2022	22,164.00	-	-	-	-	-	-	-	22,164.00
690 0001	Cash at Bank - Bank Interest	30/06/2022	-	-	-	-	-	-	0.26	-	0.26
TOTALS			38,754.75	-	-	-	-	-	0.26	-	38,755.01

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	66,778.00
PLUS Non-assessable Contributions	23,762.70
PLUS Rollins	-
	90,540.70

Reduced Fund Income:

Fund Income	90,540.70
LESS Exempt Current Pension Income	-
	90,540.70

Apportionment Factor:

Reduced Fund Income	90,540.70
Fund Income	90,540.70
	1.0000000000

APPORTIONMENT FACTOR FOR INVESTMENT EXPENSES

Assessable Investment Income:

Gross Income	66,778.00
LESS Gross Taxable Contributions	28,024.00
LESS Exempt Current Pension Income	-
	38,754.00

Total Investment Income:

Gross Income	66,778.00
LESS Gross Taxable Contributions	28,024.00
	38,754.00

Apportionment Factor:

Assessable Investment Income	38,754.00
Total Investment Income	38,754.00
	1.0000000000

E & D IACONO SUPERANNUATION FUND

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								
211 0001 Property - 5/174-178 Riversdale Rd, HAWTHORN								
	21/06/2013	-	410,281.76	384,800.00	-	Discount	384,800.00	25,481.76
	21/06/2013	-	51,285.22	48,100.00	-	Discount	48,100.00	3,185.22
	19/07/2013	-	52,296.49	49,048.46	-	Discount	49,048.46	3,248.03
	30/06/2014	-	31,136.53	29,202.70	-	Discount	29,202.70	1,933.83
		-	545,000.00	511,151.16	-		511,151.16	33,848.84
211 0002 Property - Unit 1M, 657 Chapel Street, SOUTH YARRA								
	17/06/2014	-	47,379.13	46,000.00	-	Discount	46,000.00	1,379.13
	22/08/2014	-	25,749.53	25,000.00	-	Discount	25,000.00	749.53
	25/08/2014	-	366,673.29	356,000.00	-	Discount	356,000.00	10,673.29
	21/11/2014	-	63,035.05	61,200.20	-	Discount	61,200.20	1,834.85
		-	502,837.00	488,200.20	-		488,200.20	14,636.80
		-						(16,161.88)
		-	1,047,837.00	999,351.36	-		999,351.36	32,323.76
		-						32,323.76
		-						32,323.76

Provision for Deferred Income Tax = 32,323.76 x 0.15 = 4,848.56

E & D IACONO SUPERANNUATION FUND

Market Value Movements

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

Account Number	Account Description	Code	Opening Balance	Purchases	Sales	Adjustments	Closing Market Value	Realised Movement	Unrealised Movement
Property									
2110001	Property - 5/174-178 Riversdale Rd.		545,000.00	-	-	-	545,000.00	-	-
2110002	Property - Unit 1M, 657 Chapel Street.		499,313.00	-	-	-	502,837.00	-	3,524.00
			1,044,313.00	-	-	-	1,047,837.00	-	3,524.00
	TOTALS		1,044,313.00	-	-	-	1,047,837.00	-	3,524.00

E & D IACONO SUPERANNUATION FUND

Investment Summary

As at 30 June 2022

Investment	Code	Units	Average Unit Cost \$	Market Price \$	Adjusted Cost \$	Market Value \$	Gain / Loss \$	Gain / Loss %	Portfolio Weight %
Cash									
Cash at Bank		-	-	-	4,682.56	4,682.56	-	-	0.44
Property									
Property - 5/174-178 Riversdale Rd, HAW		-	-	-	511,151.16	545,000.00	33,848.84	6.62	51.78
Property - Unit 1M, 657 Chapel Street, S		-	-	-	488,200.20	502,837.00	14,636.80	3.00	47.77
Total Investments					999,351.36	1,047,837.00	48,485.64	4.85	99.56
					1,004,033.92	1,052,519.56	48,485.64	4.83	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.

Less Deum Def (32,837) 37

\$470,000 43



LONGVIEW

E & D Greenacre Pty
C/O 8 Annan Court
Greenvale VIC 3059

22 March 2022

Hi Emanuele,

Welcome to your new Annual Appraisal & Market Review. Longview is committed to providing our clients with industry-leading insights and advice relating to your property to help you navigate these uncertain times with confidence.

We have reviewed your property carefully and considered its attributes including size, location, and condition along with the current market conditions. This appraisal has been conducted using photos, floor/site plans, condition reports, and other data and information we have on file regarding your property. Included in this report is a detailed summary of this research, a list of the relevant sales & listings as well as historical market data for your suburb.

Our appraisal price in the current market is \$450,000 - \$490,000 — \$470,000

Please note, we have not disturbed your tenant by physically inspecting your property to prepare this report. The appraisal price we have provided may need to be adjusted given these changing market conditions should you decide to sell in the coming months. If you are considering selling please contact us to discuss your options on how to best navigate the current market conditions.

Should you have any questions relating to the information contained within this report please do not hesitate to contact us.

Regards

Mark Brilliant
Licensed Estate Agent
m: 0450 101 955

Longview Real Estate
31 Hardner Road
MOUNT WAVERLEY VIC 3149

106/178 Riversdale

Market Appraisal

RT Edgar has recently achieved some outstanding results for its clients in your area.

There are many factors that contribute to determining an estimated selling price, including an analysis of recently sold properties that are comparable to your own. We then consider the condition of improvements, characteristics and scale of the property in the context of current market demand and availability.

This process has enabled us to recommend a value in the following price range.

\$ 520,000 - \$ 570,000

\$545,000

RT Edgar

Folio Summary

Folio: OWIN01481
From: 1/07/2021
To: 30/06/2022
Created: 1/07/2022

Emanuele Iacono - E & D
Iacono SMSF Pty Ltd
E & D Iacono SMSF Pty Ltd
8 Annan Court
Greenvale Vic 3059



Money In

\$17,541.00



Money Out

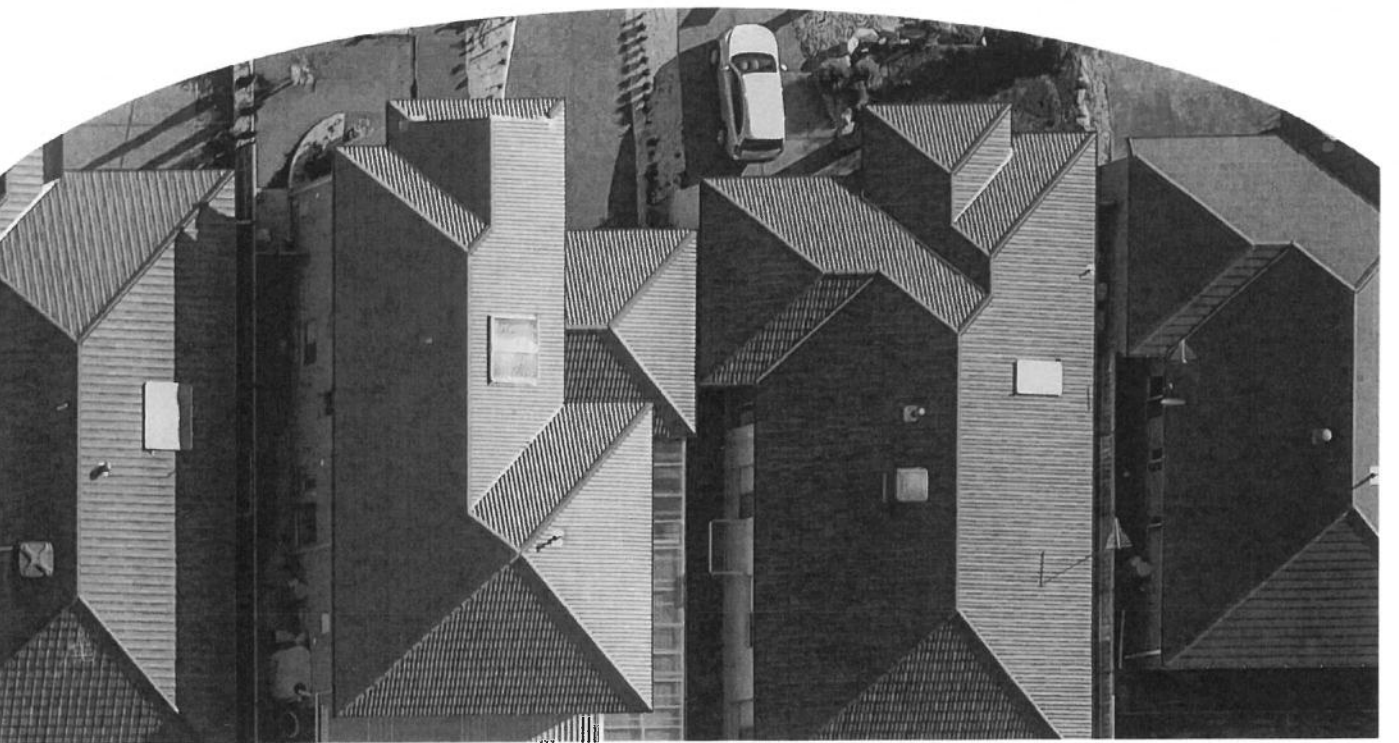
\$2,797.72



Balance

\$14,743.28

(w) 0388882080 | www.rtedgar.com.au | dvounisios@rtedgar.com.au
1153-1157 Burke Road | Kew Victoria 3101 | ABN: 49142999086 | Licence: 086244L



50c

15

106/178 Riversdale Road, Hawthorn VIC

	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Tax	Total
MONEY IN														
Rent	\$1,781.00	\$1,781.00	\$1,781.00	\$819.75	\$0.00	\$0.00	\$1,738.00	\$1,738.00	\$1,738.00	\$1,738.00	\$1,738.00	\$1,738.00	-	\$16,590.75
SUBTOTAL	\$1,781.00	\$1,781.00	\$1,781.00	\$819.75	\$0.00	\$0.00	\$1,738.00	\$1,738.00	\$1,738.00	\$1,738.00	\$1,738.00	\$1,738.00	-	\$16,590.75

	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Tax	Total
MONEY OUT														
Advertising	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$440.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40.00	\$440.00
Leasing Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$440.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40.00	\$440.00
Management Fees	\$97.95	\$97.95	\$97.95	\$45.08	\$0.00	\$0.00	\$95.59	\$95.59	\$95.59	\$95.59	\$95.59	\$95.59	\$82.94	\$912.47
Owners Corporation Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$950.25	\$0.00	\$0.00	-	\$950.25
SUBTOTAL	\$1,683.05	\$1,683.05	\$1,683.05	\$774.67	\$0.00	\$0.00	\$762.41	\$1,642.41	\$1,642.41	\$692.16	\$1,642.41	\$1,642.41	-	\$13,848.03

Account Transactions

	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Tax	Total
MONEY IN														
Owners Corporation Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$950.25	\$0.00	\$0.00	-	\$950.25
SUBTOTAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$950.25	\$0.00	\$0.00	-	\$950.25

MONEY OUT

Sundry Fees	\$5.50	\$5.50	\$5.50	\$5.50	\$5.50	\$0.00	\$0.00	\$0.00	\$0.00	\$5.50	\$5.50	\$5.50	\$5.50	\$5.50	\$5.50	\$5.50	\$5.50	\$5.50	\$5.00	\$55.00
	\$5.50	\$5.50	\$5.50	\$5.50	\$5.50	\$0.00	\$0.00	\$0.00	\$0.00	\$5.50	\$5.50	\$5.50	\$5.50	\$5.50	\$5.50	\$5.50	\$5.50	\$5.50	\$5.00	\$55.00

SUBTOTAL (\$5.50) (\$5.50) (\$5.50) (\$5.50) (\$5.50) (\$5.50) (\$5.50) (\$5.50) (\$5.50) \$944.75 (\$5.50) (\$5.50) (\$5.50) - \$895.25

TOTAL \$1,677.55 \$1,677.55 \$1,677.55 \$769.17 \$0.00 \$0.00 \$756.91 \$1,636.91 \$1,636.91 \$1,636.91 \$1,636.91 \$1,636.91 \$1,636.91 \$1,636.91 \$1,636.91 \$1,636.91 \$1,636.91 \$1,636.91 \$1,636.91 - \$14,743.28

Total Tax on Money Out: **\$167.94**

Total Tax on Money In: **\$0.00**



E & D Greenacre Pty
 C/O 8 Annan Court
 Greenvale, Vic, 3059

ABN: 63 113 387 072
 1/07/2022
 Page 1 of 1
 Manager
 Alexandra Wooffindin
 Account Id: RPT150117

Financial Statement for the period : 1/07/2021 to 30/06/2022
Re: 113/657 Chapel Street, South Yarra, Vic, 3144

	YTD	July	August	September	October	November	December	January	February	March	April	May	June
Revenue													
Rent	\$22,164.00	\$1,847.00	\$1,847.00	\$1,847.00	\$1,847.00	\$1,847.00	\$1,847.00	\$1,847.00	\$1,847.00	\$1,847.00	\$1,847.00	\$1,847.00	\$1,847.00
Expenses													
Accounts Admin Fee	-\$60.00	-\$5.00	-\$5.00	-\$5.00	-\$5.00	-\$5.00	-\$5.00	-\$5.00	-\$5.00	-\$5.00	-\$5.00	-\$5.00	-\$5.00
Advertising Fee	-\$222.73	-\$222.73	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Leasing Fee	-\$850.00	-\$850.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Management Fees	-\$1,108.20	-\$92.35	-\$92.35	-\$92.35	-\$92.35	-\$92.35	-\$92.35	-\$92.35	-\$92.35	-\$92.35	-\$92.35	-\$92.35	-\$92.35
GST on Fees	-\$224.15	-\$117.01	-\$9.74	-\$9.74	-\$9.74	-\$9.74	-\$9.74	-\$9.74	-\$9.74	-\$9.74	-\$9.74	-\$9.74	-\$9.74
Other GST	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Landlord Payments													
E & D Greenacre Pty	-\$2,465.08	-\$1,287.09	-\$107.09	-\$107.09	-\$107.09	-\$107.09	-\$107.09	-\$107.09	-\$107.09	-\$107.09	-\$107.09	-\$107.09	-\$107.09
	-\$19,698.92	-\$659.91	-\$1,739.91	-\$1,739.91	-\$1,739.91	-\$1,739.91	-\$1,739.91	-\$1,739.91	-\$1,739.91	-\$1,739.91	-\$1,739.91	-\$1,739.91	-\$1,739.91
Balance Carried Forward	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

31 HARDNER ROAD, MOUNT WAVERLEY, VIC, 3149

Year	Diminishing Value Method	Prime Cost Method
1 2015	\$5,201	\$5,202
2 2016	\$4,655	\$4,790
3 2017	\$4,287	\$4,501
4 2018	\$4,025	\$4,297
5 2019	^{14,166} \$3,841	\$4,141
6 2020	\$3,701	\$4,017
7 2021	\$3,603	\$3,912
8 2022	^{29,313} \$3,524 12,113 132,827	\$3,829
9 2023	\$3,465	\$3,753
10 2024	\$3,419	\$3,691

1M 657 Chapel Street South Yarra

Property Tax Allowance Report

July 2014



THE TRUSTEE FOR E & D IACONO
SUPERANNUATION
8 ANNAN CT
GREENVALE VIC 3059

Our reference: 7129522605398
Phone: 13 10 20
ABN: 42 157 250 276

26 May 2022

Superannuation remittance advice

To whom it may concern

An amount of \$54.05 has been forwarded to you from the low income super amount account for THE TRUSTEE FOR E & D IACONO SUPERANNUATION FUND as per the enclosed remittance advice.

More information about the remittance process is provided on the back of this page, but if you have any questions please phone **13 10 20** between 8.00am and 6.00pm, Monday to Friday.

Yours faithfully

Grant Brodie
Deputy Commissioner of Taxation

Reading your remittance advice

This remittance advice provides details of low income super amounts credited to you for one or more of your members.

Payment for and account details

These details are provided so you can reconcile each payment with the correct member account.

Where you have made a claim for payment, the member and account details will match those you reported to us as part of your claim.

Remittance reference number

This is a unique identifier we assign to the remittance of a member's low income super amount payment.

It is important to note this number as it needs to be quoted if you are not accepting a particular payment on this remittance.

Payment

This is the total amount of low income super amounts being credited for a member.

Tax file numbers

From 1 July 2007, funds cannot accept any member contributions, including low income super amount paid by the Australian Taxation Office unless the fund holds a tax file number for that member.

What should you do if you will not be accepting one or more payments on the remittance?

You will need to complete a *Superannuation payment variation advice* (NAT 8451) statement and lodge it and your repayment with us on or before **1 July 2022**.

The *Completing the Superannuation payment variation advice* (NAT 8450) statement instructions will help you fill out this form.

Your repayment can be sent electronically to us by BPAY® or direct credit, or by cheque enclosed with the completed form.

If you are paying by cheque, please refer to the 'How to pay' information on the *Superannuation payment variation advice* (NAT 8451) statement. This will help you to complete the repayment details.

HOW TO PAY

Your payment reference number (PRN) is:

BPAY®



Billers code: 75556

Ref:

Telephone & Internet Banking – BPAY®

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

More info: www.bpay.com.au

CREDIT OR DEBIT CARD

Pay online with your credit or debit card at www.governmenteasypay.gov.au/PayATO

To pay by phone, call the Government EasyPay service on **1300 898 089**.

A card payment fee applies.

OTHER PAYMENT OPTIONS

For other payment options, visit www.ato.gov.au/paymentoptions

Superannuation remittance advice

Provider: THE TRUSTEE FOR E & D IACONO SUPERANNUATION FUND
Tax file number: 944 730 585
Remittance type: Low income super amount

Payment for	Account/Other ID	TFN	Date of birth	Remittance reference number	Financial year	Payment
Diana Iacono	1	333 546 771	23/3/1960	7027846447287	2021	\$54.05

Payment details	Description	Processed date	Credit
	Low income super amount remittance	25 May 2022	\$54.05 CR
		Total payment amount	\$54.05 CR



MR EMANUELE IACONO
8 ANNAN CT
GREENVALE VIC 3059

Our reference: 7128935821474

Phone: 13 10 20

Website: ato.gov.au/division293

TFN: 318 478 193

6 May 2022

Additional tax on concessional contributions (Division 293) notice for 2020-21

Dear EMANUELE

There is an additional tax on super contributions which reduces the tax concession for individuals whose combined income and contributions are more than the \$250,000 threshold.

Why does the additional tax apply to you

For the 2020-21 financial year, your combined income and super contributions were more than \$250,000. This means you now have to pay an additional tax of 15% on your concessional contributions.

How much additional tax do you need to pay

Your additional tax for this notice is:

Taxable super contributions	\$28,057.84
Additional tax due and payable	\$4,208.65
Due date for payment	31 May 2022
Your Payment Reference Number for this amount is:	5510 0318 4781 9319 11

What you need to do now

There are two options for making a payment (your payment can be made using any combination of these):

1. Pay with your own money
2. Elect to release money from any of your existing super balances by completing a Division 293 election form online, instructions to do this are on the final page of this notice.

*6/6/22
9:23 PM.
RECEIPT NO
6159949*

HOW TO PAY

Your payment reference number (PRN) is: 551003184781931911

BPAY®



Billier code: 75556
Ref: 551003184781931911

Telephone & Internet Banking – BPAY®

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

CREDIT OR DEBIT CARD

Pay online with your credit or debit card at www.governmenteasypay.gov.au/PayATO

To pay by phone, call the Government EasyPay service on **1300 898 089**.

A card payment fee applies.

For other payment options, visit ato.gov.au/paymentoptions

RELEASE MONEY FROM SUPER

You can ask your fund to pay some or all of the amount from your existing super balance. To do this, access our online services through myGov and complete the Division 293 election form.

Division 293 tax notice of assessment

Income Tax Assessment Act 1997 and Schedule 1 of the Taxation Administration Act 1953

This is your Division 293 tax assessment for the year ended 30 June 2021.

Your additional tax (Division 293 tax) is 15% of your taxable super contributions. Your taxable super contributions are only those Division 293 super contributions that are above the threshold.

Division 293 income (see below)		\$270,078.00 (a)
Division 293 super contributions (see below)		\$28,057.84 (b)
Combined income and super contributions	(a) + (b)	\$298,135.84 (c)
Less the Division 293 threshold		\$250,000.00 (d)
Amount above the threshold	(c) - (d)	\$48,135.84 (e)
Taxable super contributions	the lesser of (b) or (e)	\$28,057.84 (f)
ADDITIONAL TAX	(f) x 15%	\$4,208.65

Yours sincerely
Melinda Smith
 Deputy Commissioner of Taxation

(a) Division 293 income

Your Division 293 income is based on your taxable income and other information from your income tax return.

Taxable Income	+	Rental property loss	=	DIVISION 293 INCOME
\$269,839		\$239		\$270,078

(b) Division 293 super contributions

Your Division 293 super contributions are the total of all your concessional contributions.

Your concessional contributions

E & D IACONO SUPERANNUATION FUND SMSF118593982409	Employer contributions	\$28,057.84
DIVISION 293 SUPER CONTRIBUTIONS		\$28,057.84

Avoid interest charges

- › You need to pay the due and payable amount by the due date to avoid paying interest charges.
- › Though your election form is valid for 60 days you still need to pay by the due date to avoid interest charges.

Releasing money from super

To release money from any of your existing super balances you can access our ATO online services through myGov and complete the Division 293 election form before 5 July 2022.

When you complete the election form we will ask your nominated super fund(s) to release the amount you elected and send the money to us.

If you are not already registered with myGov visit our website at ato.gov.au/online-services to register.

You can also download the form via our website ato.gov.au/div293electionform, or order the form via our website ato.gov.au/onlineordering, and send it to us.

View your online statement of account

To view your tax and super accounts online all you need is a myGov account linked to our ATO online services.

If you are not already registered with myGov visit our website at ato.gov.au/online-services to register.

If you have a tax agent, they can also view your tax and super accounts through the Tax Agent Portal.

If you disagree

If you disagree with:

- › the income we have used, you will need to review your income tax return.
- › the contributions reported, contact your super fund.
- › our assessment, you can lodge an objection. Visit ato.gov.au/objections to find out more. If you do lodge an objection to the assessment you still need to pay the due and payable amount by the due date.

Find out more

For more information about Division 293 tax:

- › visit ato.gov.au/division293
- › phone us on **13 10 20** between 8:00am and 6:00pm, Monday to Friday.

Visit our website at ato.gov.au/contactus for more contact options.

DIANA IACONO & Emanuele

30/06/2022 Co-Contribution Financed Benefits (Diana) \$ 54.05 \$ 54.05

Member Non-Concessional Contribution

30/06/2022 Iacono choice DI	\$ 500.00	
30/06/2022 Iacono choice DI	\$ 500.00	
30/06/2022 Iacono choice DI	\$ 1,000.00	
30/06/2022 Iacono choice DI	\$ 1,000.00	
30/06/2022 Iacono choice DI	\$ 2,000.00	
30/06/2022 Iacono choice DI	\$ 2,000.00	
30/06/2022 Iacono choice DI	\$ 2,000.00	
30/06/2022 Iacono choice DI	\$ 2,000.00	
30/06/2022 Iacono choice DI	\$ 2,000.00	
30/06/2022 Iacono choice DI	\$ 2,500.00	
30/06/2022 Iacono choice DI	\$ 4,000.00	
30/06/2022 Emanuele Contribution	\$ 4,208.65	\$ 23,708.65

Employer Concessional Contribution

EMANUELE IACONO

30/06/2022 Quick super	\$ 113.96	
30/06/2022 Quick super	\$ 151.99	
30/06/2022 Quick super	\$ 170.94	
30/06/2022 Quick super	\$ 178.88	
30/06/2022 Quick super	\$ 281.88	
30/06/2022 Quick super	\$ 620.61	
30/06/2022 Quick super	\$ 1,096.16	
30/06/2022 Quick super	\$ 1,730.76	
30/06/2022 Quick super	\$ 2,353.84	
30/06/2022 Quick super	\$ 3,331.50	
30/06/2022 Quick super	\$ 3,982.36	
30/06/2022 Quick super	\$ 4,117.55	
30/06/2022 Quick super	\$ 4,153.84	
30/06/2022 Quick super	\$ 5,740.01	\$ 28,024.28



Australian Government
Australian Taxation Office

Agent WALKER PARTNERS (AUST) PTY LTD
Client THE TRUSTEE FOR E & D IACONO SUPERANNUATION FUND
ABN 42 157 250 276
TFN 944 730 585

Activity statement 001

Date generated 21/11/2022
Overdue \$1,141.40 DR
Not yet due \$0.00
Balance \$1,141.40 DR

Transactions

23 results found - from 21 November 2020 to 21 November 2022 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
1 Nov 2022	1 Nov 2022	General interest charge			\$1,141.40 DR
30 Oct 2022	28 Oct 2022	Original Activity Statement for the period ending 30 Sep 22 - PAYG Instalments	\$924.00		\$1,141.40 DR
11 Oct 2022	10 Oct 2022	Payment received		\$924.00	\$217.40 DR
1 Aug 2022	1 Aug 2022	General interest charge			\$1,141.40 DR
31 Jul 2022	28 Jul 2022	Original Activity Statement for the period ending 30 Jun 22 - PAYG Instalments	\$440.00		\$1,141.40 DR
1 May 2022	1 May 2022	General interest charge			\$701.40 DR
1 May 2022	28 Apr 2022	Original Activity Statement for the period ending 31 Mar 22 - PAYG Instalments	\$1,061.00		\$701.40 DR
12 Apr 2022	11 Apr 2022	Payment received		\$1,061.00	\$359.60 CR
11 Apr 2022	11 Apr 2022	Credit transfer received from Income Tax Account		\$359.60	\$701.40 DR
1 Apr 2022	1 Mar 2022	General interest charge			\$1,061.00 DR
18 Mar 2022	17 Mar 2022	Payment received		\$2,548.40	\$1,061.00 DR

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
7 Mar 2022	28 Feb 2022	Original Activity Statement for the period ending 31 Dec 21 - PAYG Instalments	\$1,061.00		\$3,609.40 DR
1 Nov 2021	1 Nov 2021	General interest charge			\$2,548.40 DR
31 Oct 2021	28 Oct 2021	Original Activity Statement for the period ending 30 Sep 21 - PAYG Instalments	\$1,061.00		\$2,548.40 DR
2 Aug 2021	2 Aug 2021	General interest charge			\$1,487.40 DR
1 Aug 2021	28 Jul 2021	Original Activity Statement for the period ending 30 Jun 21 - PAYG Instalments	\$1,061.00		\$1,487.40 DR
1 Jun 2021	1 Jun 2021	General interest charge			\$426.40 DR
1 Jun 2021	31 May 2021	Payment received		\$841.60	\$426.40 DR
3 May 2021	3 May 2021	General interest charge			\$1,268.00 DR
2 May 2021	28 Apr 2021	Original Activity Statement for the period ending 31 Mar 21 - PAYG Instalments	\$1,268.00		\$1,268.00 DR
30 Mar 2021	30 Mar 2021	General interest charge			\$0.00
30 Mar 2021	29 Mar 2021	Payment received		\$944.00	\$0.00
7 Mar 2021	2 Mar 2021	Original Activity Statement for the period ending 31 Dec 20 - PAYG Instalments	\$944.00		\$944.00 DR



Australian Government
Australian Taxation Office

PAYG Instalments report 2022

Tax Agent 55610000
Last Updated 12/11/2022

TFN	Client Name	Quarter 1 (\$)	Quarter 2 (\$)	Quarter 3 (\$)	Quarter 4 (\$)	Total Instalment (\$)
944730585	THE TRUSTEE FOR E & D IACONO SUPERANNUATION FUND	1,061.00	1,061.00	1,061.00	440.00	3,623.00

Total No of Clients: 1



Australian Government
Australian Taxation Office

Agent WALKER PARTNERS (AUST) PTY LTD
Client THE TRUSTEE FOR E & D IACONO SUPERANNUATION FUND
ABN 42 157 250 276
TFN 944 730 585

Income tax 551

Date generated	21/11/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

4 results found - from 21 November 2020 to 21 November 2022 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
11 Apr 2022	11 Apr 2022	Credit transferred to Integrated Client Account	\$359.60		\$0.00
11 Apr 2022	11 Apr 2022	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21		\$359.60	\$359.60 CR
9 Mar 2021	8 Mar 2021	Payment received		\$426.40	\$0.00
18 Feb 2021	17 May 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$426.40		\$426.40 DR

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

John Iacono
 E & D Iacono Superannuation Fund
 c/- J I Consulting Pty Ltd
 PO Box 76
 MOONEE PONDS VIC 3039

Tax Invoice
013758
 Client Ref: IAC555
 30 April, 2022

Description	Amount
To our professional Fees and Charges in attending to the following:	
To work carried out up to April 2022, being the finalisation of accounts for the Superannuation Fund in conformity with the requirements of the Australian Taxation Office, to the preparation of the Superannuation Fund Income Tax Return including necessary Minutes etc for the year ended 30 June, 2021.	
To attending to the Audit of the Superannuation Fund for the year ended 30 June, 2021, in accordance with the regulations as laid down by the Australian Taxation Office.	1,271.90
GST	127.19
Terms: 30 Days	Date Due: 30 May, 2022
	Amount Due: \$ 1,399.09

Please detach the portion below and forward with your payment

E & D Iacono Superannuation Fund

Remittance Advice

**WE NOW HAVE CREDIT
 CARD FACILITIES**

Invoice: 013758
 Client Ref: IAC555
 30 April, 2022

Credit Card: Mastercard/Visa (please circle)

Amount Due: \$ 1,399.09

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.

TAX INVOICE

EDI Greenacre Pty Ltd
8 Annan Ct
GREENVALE VIC 3059
AUSTRALIA

Invoice Date
12 Apr 2022

Invoice Number
006381

Account Number
EDIG0001

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

Description	GST	Amount AUD
Professional fees for the calendar year 2022		
Preparation of statutory documents and minutes for the annual company statement in accordance with the Corporation Law as required by the Australian Securities & Investments Commission.	10%	180.00
	Subtotal	180.00
	Total GST 10%	18.00
	Invoice Total AUD	198.00
	Total Net Payments AUD	0.00
	Amount Due AUD	198.00

Due Date: 26 Apr 2022

1/5/22 1.08 PM

RECEIVED ~ 100003426778840

REMITTANCE

Invoice Number:006381 **Account Number:**EDIG0001 **Amount Due:** 198.00

Payment Options:

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

Account Name: J I Consulting Pty Ltd BSB: 083 363 Account No: 145767632

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

Card No: _____ Expiry Date: _____ CVV Code: _____

TAX INVOICE

E & D Greenacre Pty Ltd
8 Annan Ct
GREENVALE VIC . 059
AUSTRALIA

Invoice Date
17 May 2022

Invoice Number
006451

Account Number
EDGR0001

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

Description	GST	Amount AUD
Professional fees for the calendar year 2022		
Preparation of statutory documents and minutes for the annual company statement in accordance with the Corporation Law as required by the Australian Securities & Investments Commission.	10%	180.00
	Subtotal	180.00
	Total GST 10%	18.00
	Invoice Total AUD	198.00
	Total Net Payments AUD	0.00
	Amount Due AUD	198.00

Due Date: 31 May 2022

RECEIVED ~
WPAC 4254472022060500000
3579640810
5/6/22 10:37

REMITTANCE

Invoice Number:006451 Account Number:EDGR0001 Amount Due: 198.00

Payment Options:

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

Account Name: J I Consulting Pty Ltd BSB: 083 363 Account No: 145767632

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

Card No: _____ Expiry Date: _____ CVV Code: _____

TAX INVOICE

E & D Iacono SMSF Pty Ltd ATF E & D Iacono
Superannuation Fund
8 Annan Ct
GREENVALE VIC 3059
AUSTRALIA

Invoice Date
03 Feb 2022

Invoice Number
006287

Account Number
EDIA0001

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

Description	GST	Amount AUD
Professional fees for the calendar year 2022		
Preparation of statutory documents and minutes for the annual company statement in accordance with the Corporation Law as required by the Australian Securities & Investments Commission.	10%	180.00
	Subtotal	180.00
	Total GST 10%	18.00
	Invoice Total AUD	198.00
	Total Net Payments AUD	0.00
	Amount Due AUD	198.00

Receipt no 113790940 13/2/22 2:48PM

Due Date: 17 Feb 2022

REMITTANCE

Invoice Number:006287 Account Number:EDIA0001 Amount Due: 198.00

Payment Options:

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

Account Name: J I Consulting Pty Ltd

BSB: 083 363

Account No: 145767632

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

Card No: _____ Expiry Date: _____ CVV Code: _____



ASIC
Australian Securities & Investments Commission

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

ABN 86 768 265 615

13/2/22 2:44 PM
RECIPT 0119998

E & D IACONO SMSF PTY LTD
C WU
PO BOX 697 RESERVOIR VIC 3073

INVOICE STATEMENT

Issue date 30 Jan 22
E & D IACONO SMSF PTY LTD

ACN 162 144 103
Account No. 22 162144103

Summary

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

Please pay

Immediately	\$0.00
By 30 Mar 22	\$56.00

If you have already paid please ignore this invoice statement.

- 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

- 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	\$56.00
Immediately	\$0.00
By 30 Mar 22	\$56.00

PAYMENT SLIP
E & D IACONO SMSF PTY LTD

Payment options are listed on the back of this payment slip

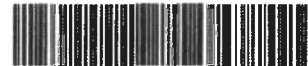


Billor Code: 17301
Ref: 2291621441032

ACN 162 144 103 Account No: 22 162144103



22 162144103



*814 129 0002291621441032 48



ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

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

E & D GREENACRE PTY LTD
C WU
PO BOX 697 RESERVOIR VIC 3073

RECEIPT no
0563691
5/6/22 10:34 AM

INVOICE STATEMENT
Issue date 13 May 22
E & D GREENACRE PTY LTD

ACN 169 509 657
Account No. 22 169509657

Summary

Opening Balance	\$0.00
New items	\$276.00
Payments & credits	\$0.00
TOTAL DUE	\$276.00

- 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

Please pay

Immediately	\$0.00
By 13 Jul 22	\$276.00

If you have already paid please ignore this invoice statement.

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



ASIC
Australian Securities & Investments Commission

PAYMENT SLIP
E & D GREENACRE PTY LTD

ACN 169 509 657 Account No: 22 169509657

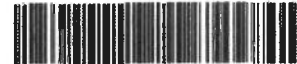


22 169509657

TOTAL DUE	\$276.00
Immediately	\$0.00
By 13 Jul 22	\$276.00

Payment options are listed on the back of this payment slip

B PAY	Billor Code: 17301
	Ref: 2291695096571



*814 129 0002291695096571 73

Transaction details:

page 2 of 2

	Transactions for this period	ASIC reference	\$ Amount
2022-05-13	Annual Review - Pty Co	3X9897503480B A	\$276.00
	Outstanding transactions		
2022-05-13	Annual Review - Pty Co	3X9897503480B A	\$276.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2291 6950 9657 173

Australia Post

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

Phone

Call 13 18 16 to pay by Mastercard or Visa

On-line

Go to postbillpay.com.au to pay by Mastercard or Visa

Mail

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



Biller Code: 17301
Ref: 2291695096571

Telephone & Internet Banking – BPAY*

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au



ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

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

EDI GREENACRE PTY LTD
C WU
PO BOX 697 RESERVOIR VIC 3073

1/5/22
1.05 PM
ACCOUNT no
3434642

INVOICE STATEMENT
Issue date 11 Apr 22
EDI GREENACRE PTY LTD

ACN 163 253 496
Account No. 22 163253496

Summary

Opening Balance	\$0.00
New items	\$276.00
Payments & credits	\$0.00
TOTAL DUE	\$276.00

- 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

Please pay

Immediately	\$0.00
By 11 Jun 22	\$276.00

If you have already paid please ignore this invoice statement.

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



ASIC
Australian Securities & Investments Commission

PAYMENT SLIP
EDI GREENACRE PTY LTD

ACN 163 253 496 Account No: 22 163253496

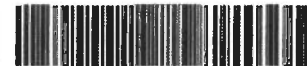


22 163253496

TOTAL DUE	\$276.00
Immediately	\$0.00
By 11 Jun 22	\$276.00

Payment options are listed on the back of this payment slip

	Billier Code: 17301 Ref: 2291632534965
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*814 129 0002291632534965 91

Transaction details:

page 2 of 2

	Transactions for this period	ASIC reference	\$ Amount
2022-04-11	Annual Review - Pty Co	3X9640662480B A	\$276.00
	Outstanding transactions		
2022-04-11	Annual Review - Pty Co	3X9640662480B A	\$276.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2291 6325 3496 591

Australia Post

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

Phone

Call 13 18 16 to pay by Mastercard or Visa

On-line

Go to postbillpay.com.au to pay by Mastercard or Visa

Mail

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



Biller Code: 17301
Ref: 2291632534965

Telephone & Internet Banking – BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au



SMSF Investment Property Loan

 024
 THE DIRECTOR
 8 ANNAN CT
 GREENVALE VIC 3059

Statement Period

15 July 2021 - 14 January 2022

Account No.

033-067 28-4328

YOUR ACCOUNT SUMMARY

YOUR ACCOUNT STATUS as at 14 JAN 2022

Opening Balance	- \$237,342.54	Limit	\$340,285.00
Total Credits	+ \$16,800.00	Funds Available ¹	\$0.00
Total Debits	- \$5,956.09		
Closing Balance ¹	- \$226,498.63		

YOUR ACCOUNT DETAILS

YOUR CUSTOMER DETAILS

Account Name	Your Name	Your Customer Number
E & D IACONO SMSF PTY LTD	E & D IACONO SMSF PTY LTD	6613 9192
ATF E & D IACONO SUPERANNUATION FUND		

YOUR LOAN SUMMARY

Loan Expiry Date ²	18 July 2043
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TRANSACTIONS

033-067 28-4328

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
15/07/21	Statement Opening Balance			-237,342.54
20/07/21	Periodical Payment From E & D Iacono Sms			
	Loan Repayment		2,800.00	-234,542.54
20/07/21	Interest	967.38		-235,509.92
20/08/21	Periodical Payment From E & D Iacono Sms			
	Loan Repayment		2,800.00	-232,709.92
20/08/21	Interest	1,026.11		-233,736.03
20/09/21	Periodical Payment From E & D Iacono Sms			
	Loan Repayment		2,800.00	-230,936.03
20/09/21	Interest	1,018.38		-231,954.41
20/10/21	Periodical Payment From E & D Iacono Sms			
	Loan Repayment		2,800.00	-229,154.41
20/10/21	Interest	978.02		-230,132.43

S005585 / M002268 / 015 / CN3CNC PW

15

**TRANSACTIONS**

033-067 28-4328

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
22/11/21	Periodical Payment From E & D Iacono SMS Loan Repayment		2,800.00	-227,332.43
22/11/21	Interest	1,067.37		-228,399.80
20/12/21	Periodical Payment From E & D Iacono SMS Loan Repayment		2,800.00	-225,599.80
20/12/21	Interest	898.83		-226,498.63
14/01/22	Closing Balance			-226,498.63

CONVENIENCE AT YOUR FINGERTIPS


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

INTEREST RATES SUMMARY**Annual Percentage Rate (per annum) on Debit Balances**

Effective Date	Annual Rate
17 Mar 2020	5.13 %



SMSF Investment Property Loan

 025
 THE DIRECTOR
 8 ANNAN CT
 GREENVALE VIC 3059

Statement Period

14 January 2022 - 15 July 2022

Account No.

033-067 28-4328

YOUR ACCOUNT SUMMARY

YOUR ACCOUNT STATUS as at 15 JUL 2022

Opening Balance	- \$226,498.63	Limit	\$332,557.00
Total Credits	+ \$16,800.00	Funds Available ¹	\$0.00
Total Debits	- \$5,727.20		
Closing Balance ¹	- \$215,425.83		

YOUR ACCOUNT DETAILS

YOUR CUSTOMER DETAILS

Account Name	Your Name	Your Customer Number
E & D IACONO SMSF PTY LTD ATF E & D IACONO SUPERANNUATION FUND	E & D IACONO SMSF PTY LTD	6613 9192

YOUR LOAN SUMMARY

Loan Expiry Date ² 18 July 2043

TRANSACTIONS

033-067 28-4328

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
14/01/22	Statement Opening Balance			-226,498.63
20/01/22	Periodical Payment From E & D Iacono Sms Loan Repayment		2,800.00	-223,698.63
20/01/22	Interest	986.85		-224,685.48
21/02/22	Periodical Payment From E & D Iacono Sms Loan Repayment		2,800.00	-221,885.48
21/02/22	Interest	1,010.53		-222,896.01
21/03/22	Periodical Payment From E & D Iacono Sms Loan Repayment		2,800.00	-220,096.01
21/03/22	Interest	877.17		-220,973.18
20/04/22	Periodical Payment From E & D Iacono Sms Loan Repayment		2,800.00	-218,173.18
20/04/22	Interest	931.71		-219,104.89

S007231 / M002652 / 197 / CN3CNCFW



TRANSACTIONS

033-067 28-4328

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
20/05/22	Periodical Payment From E & D Iacono Sms Loan Repayment		2,800.00	-216,304.89
20/05/22	Interest	928.34		-217,233.23
20/06/22	Periodical Payment From E & D Iacono Sms Loan Repayment		2,800.00	-214,433.23
20/06/22	Interest	992.60		-215,425.83
15/07/22	Closing Balance			-215,425.83

CONVENIENCE AT YOUR FINGERTIPS

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

INTEREST RATES SUMMARY

Annual Percentage Rate (per annum) on Debit Balances

Effective Date	Annual Rate
17 Mar 2020	5.13 %
17 May 2022	5.38 %
21 Jun 2022	5.88 %

MORE INFORMATION

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

Information for customers that have a Westpac Transaction account for personal use, and have a Commonwealth Concession or Health Care card (Concession card).

The Westpac Choice Concession account is a transaction account designed for Concession card holders and offers no monthly service fees, no outward dishonour fees, no account overdrawn fees and there are no informal overdrafts (except where it is impossible or reasonably impractical for us to prevent your account from being overdrawn).

To be eligible for this account, you must have your government payments paid into the account. There is a limit of one Westpac Choice Concession account per customer, this includes joint account holders. All account holders must be eligible.

If you would like more information or would like to apply for the Westpac Choice Concession account please visit www.westpac.com.au/personal-banking/bank-accounts/transaction/choice/basic/, call 132 032 or visit your local branch.

Before making a decision about any of our products, please read all the terms and conditions available at westpac.com.au and consider whether the product is right for you. Please consider that the features of the Concession account may differ to the features and benefits of your existing account. To view our full range of transaction accounts visit www.westpac.com.au/personal-banking/bank-accounts/transaction/

If any loan you hold with us is secured by a real property mortgage; the mortgage terms require the property to be insured. Please review the replacement value of the property and check with your insurer to ensure you have adequate cover. For general information on property insurance, visit the Australian Securities and Investments Commission's



E & D Iacono SMSF Pty Ltd ATF E & D Iacono Superannuation Fund
8 Annan Court
GREENVALE VIC 3059

Your Macquarie Home Loan

Deposit BSB 183-712

Withdraw BSB 183-711

BPAY® Biller Code 94094

®Registered to BPAY Pty Ltd ABN 69 079 137 518
Please refer to your deposit card for your customer reference number

Borrowers:

E & D Iacono SMSF Pty Ltd ATF E & D Iacono Superannuation Fund

Statement period 01 Jul 2021 to 31 Dec 2021

Macquarie Bank Mortgage Solutions Investment Variable Rate

Account No: 44721828
Account Limit: \$339,093.07

Opening rate of the statement period:	5.02%	Current rate:	5.02%
Opening balance:	\$226,649.15	Closing balance:	\$216,043.49
Total debits:	\$5,594.34	Total credits:	\$16,200.00
Total interest:	\$5,594.34	Total interest YTD:	\$5,594.34
Total fees:	\$0.00	Account funds available:	\$0.00

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

Date	Description	Debit	Credit	Balance
01 Jul 2021	Opening Balance			226,649.15DR
01 Jul 2021	Direct Debit Payment		2,700.00	223,949.15DR
01 Jul 2021	Interest Charged	935.16		224,884.31DR
02 Aug 2021	Direct Debit Payment		2,700.00	222,184.31DR
02 Aug 2021	Interest Charged	989.74		223,174.05DR
01 Sep 2021	Direct Debit Payment		2,700.00	220,474.05DR
01 Sep 2021	Interest Charged	920.82		221,394.87DR
01 Oct 2021	Direct Debit Payment		2,700.00	218,694.87DR
01 Oct 2021	Interest Charged	913.48		219,608.35DR
01 Nov 2021	Direct Debit Payment		2,700.00	216,908.35DR
01 Nov 2021	Interest Charged	936.31		217,844.66DR
01 Dec 2021	Direct Debit Payment		2,700.00	215,144.66DR
01 Dec 2021	Interest Charged	898.83		216,043.49DR



E & D Iacono SMSF Pty Ltd ATF E & D Iacono Superannuation Fund
 8 Annan Court
 GREENVALE VIC 3059

Your Macquarie Home Loan

Deposit BSB 183-712

Withdraw BSB 183-711

BPAY® Biller Code 94094

®Registered to BPAY Pty Ltd ABN 69 079 137 518
 Please refer to your deposit card for your customer reference number

Borrowers:

E & D Iacono SMSF Pty Ltd ATF E & D Iacono Superannuation Fund

Statement period 01 Jan 2022 to 30 Jun 2022

Page 1 of 2

Macquarie Bank Mortgage Solutions Investment Variable Rate

Account No: 44721828
Account Limit: \$335,243.58

Opening rate of the statement period:	5.02%	Current rate:	5.77%
Opening balance:	\$216,043.49	Closing balance:	\$205,166.53
Total debits:	\$5,323.04	Total credits:	\$16,200.00
Total interest:	\$5,323.04	Total interest YTD:	\$10,917.38
Total fees:	\$0.00	Account funds available:	\$0.00

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

Date	Description	Debit	Credit	Balance
01 Jan 2022	Opening Balance			216,043.49DR
04 Jan 2022	Direct Debit Payment		2,700.00	213,343.49DR
04 Jan 2022	Interest Charged	1,010.25		214,353.74DR
01 Feb 2022	Direct Debit Payment		2,700.00	211,653.74DR
01 Feb 2022	Interest Charged	825.47		212,479.21DR
01 Mar 2022	Direct Debit Payment		2,700.00	209,779.21DR
01 Mar 2022	Interest Charged	818.25		210,597.46DR
01 Apr 2022	Direct Debit Payment		2,700.00	207,897.46DR
01 Apr 2022	Interest Charged	897.90		208,795.36DR
02 May 2022	Direct Debit Payment		2,700.00	206,095.36DR
02 May 2022	Interest Charged	890.21		206,985.57DR
13 May 2022	(Rate Change to 5.27%)			206,985.57DR
01 Jun 2022	Direct Debit Payment		2,700.00	204,285.57DR
01 Jun 2022	Interest Charged	880.96		205,166.53DR
17 Jun 2022	(Rate Change to 5.77%)			205,166.53DR

E-2691 6-3003 I-6006



Statement Period
30 June 2021 - 30 September 2021

Westpac DIY Super Working Account

Account Name
E & D IACONO SMSF PTY LTD ATF E & D IACONO SUPERANNUATION FUND



024

THE DIRECTOR
8 ANNAN CT
GREENVALE VIC 3059

Customer ID
6613 9192 E & D IACONO SMSF PTY LTD

BSB Account Number
033-067 281 135

Opening Balance	+ \$6,935.29
Total Credits	+ \$15,881.75
Total Debits	- \$19,329.33
Closing Balance	+ \$3,487.71

INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

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

Effective Date	Over \$499999
17 Mar 2020	0.02 %

TRANSACTIONS

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

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
30/06/21	STATEMENT OPENING BALANCE			6,935.29
01/07/21	Payment By Authority To Perpetual 44721828 Sfb1 Mmg	2,700.00		4,235.29
06/07/21	Deposit Longview Real Es 113/657 Chapel Str		559.91	4,795.20
15/07/21	Deposit Online 2528373 Pymt Rt Edgar B Rt Edgar		1,677.55	6,472.75
20/07/21	Periodical Payment To E & D Iacono Sms Loan Repayment	2,800.00		3,672.75
21/07/21	Deposit Quicksuper Quickspr3009765272		1,096.16	4,768.91
26/07/21	Withdrawal Mobile 1350643 Bpay South East water Chapel st	220.95		4,547.96
30/07/21	Interest Paid		0.04	4,548.00
02/08/21	Withdrawal Mobile 7116452 Bpay Yarra Vall 174 Riversdale wat	239.09		4,308.91

5902221 / M000916 / 274 / CN3CNCPPW

**TRANSACTIONS**

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

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
02/08/21	Payment By Authority To Perpetual 44721828 Sfb1 Mmg	2,700.00		1,608.91
06/08/21	Deposit Longview Real Es 113/657 Chapel Str		1,739.91	3,348.82
17/08/21	Deposit Online 2606130 Pymt Rt Edgar B Rt Edgar		1,677.55	5,026.37
20/08/21	Periodical Payment To E & D Iacono Sms Loan Repayment	2,800.00		2,226.37
23/08/21	Withdrawal Mobile 0030738 Bpay Deft Insur insurance Chapel s	737.00		1,489.37
25/08/21	Deposit Quicksuper Quickspr3032269802		3,982.36	5,471.73
31/08/21	Interest Paid		0.03	5,471.76
01/09/21	Payment By Authority To Perpetual 44721828 Sfb1 Mmg	2,700.00		2,771.76
07/09/21	Deposit Longview Real Es 113/657 Chapel Str		1,739.91	4,511.67
13/09/21	Withdrawal Mobile 3189325 Bpay Deft Payme body Corp 174 Rive	652.70		3,858.97
13/09/21	Withdrawal Mobile 8074787 Bpay Deft Payme body Corp Chapel	979.59		2,879.38
16/09/21	Deposit Online 2608261 Pymt Rt Edgar B Rt Edgar		1,677.55	4,556.93
20/09/21	Periodical Payment To E & D Iacono Sms Loan Repayment	2,800.00		1,756.93
29/09/21	Deposit Quicksuper Quickspr3054578464		1,730.76	3,487.69
30/09/21	Interest Paid		0.02	3,487.71
30/09/21	CLOSING BALANCE			3,487.71


CONVENIENCE AT YOUR FINGERTIPS

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Statement Period
30 September 2021 - 31 December 2021

Westpac DIY Super Working Account

 024
THE DIRECTOR
8 ANNAN CT
GREENVALE VIC 3059

Account Name
E & D IACONO SMSF PTY LTD ATF E &
D IACONO SUPERANNUATION FUND

Customer ID
6613 9192 E & D IACONO SMSF PTY
LTD

BSB Account Number
033-067 281 135

Opening Balance + \$3,487.71
Total Credits + \$22,610.18
Total Debits - \$20,338.91
Closing Balance + \$5,758.98

INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

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

TRANSACTIONS

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

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
30/09/21	STATEMENT OPENING BALANCE			3,487.71
01/10/21	Payment By Authority To Perpetual 44721828 Sfb1 Mmg	2,700.00		787.71
06/10/21	Deposit Longview Real Es 113/657 Chapel Str		1,739.91	2,527.62
18/10/21	Deposit-Osko Payment 2037214 Emanuele Iacono choice/Smsf Smsf payment 17 Oct 2021		4,000.00	6,527.62
18/10/21	Withdrawal Mobile 1316832 Bpay Stonningto chapel rates	840.60		5,687.02
18/10/21	Withdrawal Mobile 4878414 Bpay City Of Bo 174 Riversda Rates	906.58		4,780.44
18/10/21	Withdrawal Mobile 8775283 Bpay South East water rate chapel	140.75		4,639.69
19/10/21	Deposit Online 2700736 Pymt Rt Edgar B Rt Edgar		769.17	5,408.86

S001873 / M000809 / 001 / CNSCNCPPW

**TRANSACTIONS**

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

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
20/10/21	Periodical Payment To E & D Iacono Sms Loan Repayment	2,800.00		2,608.86
29/10/21	Interest Paid		0.01	2,608.87
29/10/21	Deposit Quicksuper Quickspr3074422230		170.94	2,779.81
29/10/21	Deposit Quicksuper Quickspr3074422232		178.88	2,958.69
01/11/21	Payment By Authority To Perpetual 44721828 Sfb1 Mmg	2,700.00		258.69
08/11/21	Withdrawal Mobile 1033975 Bpay Yarra Vall water 174 Riversda	158.89		99.80
08/11/21	Withdrawal Mobile 1978257 Bpay Deft Payme body Corp 174 Rive	79.20		20.60
09/11/21	Deposit Longview Real Es 113/657 Chapel Str		1,739.91	1,760.51
18/11/21	Deposit-Osko Payment 2674924 Emanuele Iacono choice/super personal contribution		2,000.00	3,760.51
22/11/21	Periodical Payment To E & D Iacono Sms Loan Repayment	2,800.00		960.51
30/11/21	Interest Paid		0.01	960.52
30/11/21	Deposit-Osko Payment 2969507 Emanuele Iacono choice/Smsf self payment		2,000.00	2,960.52
01/12/21	Deposit Quicksuper Quickspr3096327177		4,117.55	7,078.07
01/12/21	Payment By Authority To Perpetual 44721828 Sfb1 Mmg	2,700.00		4,378.07
06/12/21	Withdrawal Mobile 6530463 Bpay Deft Payme body Corp chapel s	979.59		3,398.48
07/12/21	Deposit Longview Real Es 113/657 Chapel Str		1,739.91	5,138.39
10/12/21	Deposit Quicksuper Quickspr3102722354		4,153.84	9,292.23
20/12/21	Withdrawal Mobile 7233438 Bpay Deft Payme body Corp 174 Riv	733.30		8,558.93
20/12/21	Periodical Payment To E & D Iacono Sms Loan Repayment	2,800.00		5,758.93
31/12/21	Interest Paid		0.05	5,758.98
31/12/21	CLOSING BALANCE			5,758.98

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Statement Period
31 December 2021 - 31 March 2022

Westpac DIY Super Working Account

Account Name
E & D IACONO SMSF PTY LTD ATF E &
D IACONO SUPERANNUATION FUND



THE DIRECTOR
8 ANNAN CT
GREENVALE VIC 3059

025

Customer ID
6613 9192 E & D IACONO SMSF PTY
LTD

BSB Account Number
033-067 281 135

Opening Balance	+ \$5,758.98
Total Credits	+ \$20,006.99
Total Debits	- \$21,311.47
Closing Balance	+ \$4,454.50

INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

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

TRANSACTIONS

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

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
31/12/21	STATEMENT OPENING BALANCE			5,758.98
04/01/22	Payment By Authority To Perpetual 44721828 Sfb1 Mmg	2,700.00		3,058.98
06/01/22	Deposit Longview Real Es 113/657 Chapel Str		1,739.91	4,798.89
06/01/22	Deposit Quicksuper Quickspr3119007616		113.96	4,912.85
20/01/22	Periodical Payment To E & D Iacono Sms Loan Repayment	2,800.00		2,112.85
25/01/22	Deposit Online 2604315 Pymt Rt Edgar B Rt Edgar		756.91	2,869.76
27/01/22	Withdrawal Mobile 3695988 Bpay South East water Chapel str	140.75		2,729.01
31/01/22	Interest Paid		0.03	2,729.04
31/01/22	Deposit Quicksuper Quickspr3134283925		281.88	3,010.92

S002807 / M001270 / 091 / CN8CNCPPW



TRANSACTIONS

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


DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
01/02/22	Payment By Authority To Perpetual 44721828 Sfb1 Mmg	2,700.00		310.92
02/02/22	Deposit Quicksuper Quickspr3136186352		620.61	931.53
08/02/22	Deposit Longview Real Es 113/657 Chapel Str		1,739.91	2,671.44
14/02/22	Deposit-Osko Payment 2430716 Emanuele Iacono choice/Smsf choice/Smsf 13 Feb 2022		1,000.00	3,671.44
14/02/22	Withdrawal-Osko Payment 1485189 J I Consulting PI 006287/Edia0001 006287/Edia0001 13 Feb 2022	198.00		3,473.44
14/02/22	Withdrawal Mobile 0119998 Bpay Asic E&d Iacono Smsf.PI	56.00		3,417.44
21/02/22	Periodical Payment To E & D Iacono Sms Loan Repayment	2,800.00		617.44
28/02/22	Interest Paid		0.01	617.45
28/02/22	Deposit-Osko Payment 2065037 Emanuele Iacono Choice/E& D Smsf. choice E&d Smsf		500.00	1,117.45
28/02/22	Deposit Online 2709843 Pymt Rt Edgar B Rt Edgar		1,636.91	2,754.36
01/03/22	Deposit Quicksuper Quickspr3155165428		5,740.01	8,494.37
01/03/22	Payment By Authority To Perpetual 44721828 Sfb1 Mmg	2,700.00		5,794.37
08/03/22	Deposit Longview Real Es 113/657 Chapel Str		1,739.91	7,534.28
15/03/22	Withdrawal Mobile 1806582 Bpay Deft Payme Body Corp 174 Ri	733.30		6,800.98
15/03/22	Withdrawal Mobile 8803960 Bpay Yarra Vall water 174 Riversda	155.43		6,645.55
15/03/22	Withdrawal Mobile 9365140 Bpay Deft Payme Body Corp 657 Chap	979.59		5,665.96
16/03/22	Withdrawal Mobile 7175893 Bpay Tax Office Smsf tax payment	2,548.40		3,117.56
21/03/22	Periodical Payment To E & D Iacono Sms Loan Repayment	2,800.00		317.56
29/03/22	Deposit Online 2802606 Pymt Rt Edgar B Rt Edgar		1,636.91	1,954.47
31/03/22	Interest Paid		0.03	1,954.50
31/03/22	Deposit-Osko Payment 2954873 Emanuele Iacono choice Ed super contribution E&d I contribution		2,500.00	4,454.50
31/03/22	CLOSING BALANCE			4,454.50

S002907 / M001270 / 091 / CN3CNCNPW



Statement Period
31 March 2022 - 30 June 2022

Westpac DIY Super Working Account

 025
THE DIRECTOR
8 ANNAN CT
GREENVALE VIC 3059

Account Name
E & D IACONO SMSF PTY LTD ATF E &
D IACONO SUPERANNUATION FUND

Customer ID
6613 9192 E & D IACONO SMSF PTY
LTD

BSE
033-067

Account Number
281 135

Opening Balance	+ \$4,454.50
Total Credits	+ \$27,730.52
Total Debits	- \$27,502.46
Closing Balance	+ \$4,682.56

INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

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

TRANSACTIONS

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

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
31/03/22	STATEMENT OPENING BALANCE			4,454.50
01/04/22	Payment By Authority To Perpetual 44721828 Sfb1 Mmg	2,700.00		1,754.50
06/04/22	Deposit Longview Real Es 113/657 Chapel Str		1,739.91	3,494.41
11/04/22	Withdrawal Mobile 3297289 Bpay Tax Office E&d Smsf payment	1,061.00		2,433.41
19/04/22	Deposit-Osko Payment 2974293 Emanuele Iacono choice/Smsf contribution Smsf contribution		500.00	2,933.41
20/04/22	Periodical Payment To E & D Iacono Sms Loan Repayment	2,800.00		133.41
21/04/22	Deposit Quicksuper Quickspr3190149920		151.99	285.40
26/04/22	Deposit Online 2712813 Pymt Rt Edgar B Rt Edgar		686.66	972.06

SD01818 / M000785 / 182 / CASCNCNPW



TRANSACTIONS

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

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
26/04/22	Withdrawal Mobile 4355463 Bpay South East water 174 Riversda	140.75		831.31
28/04/22	Deposit-Osko Payment 2013313 Emanuele lacono Smsf contribution Smsf contribution		2,000.00	2,831.31
29/04/22	Interest Paid		0.01	2,831.32
29/04/22	Deposit Online 2714606 Pymt Rt Edgar B Rt Edgar		950.25	3,781.57
02/05/22	Withdrawal-Osko Payment 1378387 J I Consulting PI invoice 006381 Edig0001 01 May 2022	198.00		3,583.57
02/05/22	Withdrawal Mobile 3434642 Bpay Asic Edi Greenacre Asic	276.00		3,307.57
02/05/22	Payment By Authority To Perpetual 44721828 Sfb1 Mmg	2,700.00		607.57
06/05/22	Deposit Longview Real Es 113/657 Chapel Str		1,739.91	2,347.48
10/05/22	Deposit-Osko Payment 2387074 Emanuele lacono Smsf contribution Smsf contribution		2,000.00	4,347.48
10/05/22	Withdrawal-Osko Payment 1329402 Walker Partners Aust Pty Ltd inv 013758 Xiac555	1,399.09		2,948.39
10/05/22	Withdrawal Mobile 5372418 Bpay Yarra Vall water 174 Riversda	157.13		2,791.26
10/05/22	Withdrawal Mobile 8085958 Bpay Deft Payme 174 body Corp fees	950.25		1,841.01
19/05/22	Deposit-Osko Payment 2265002 Emanuele lacono choice/Smsf contribution Smsf		1,000.00	2,841.01
20/05/22	Periodical Payment To E & D lacono Sms Loan Repayment	2,800.00		41.01
26/05/22	Deposit Online 2606414 Pymt Rt Edgar B Rt Edgar		1,636.91	1,677.92
26/05/22	Deposit Ato Ato003000016334363		54.05	1,731.97
26/05/22	Deposit Quicksuper Quickspr3214871361		3,331.50	5,063.47
31/05/22	Interest Paid		0.01	5,063.48
01/06/22	Payment By Authority To Perpetual 44721828 Sfb1 Mmg	2,700.00		2,363.48
06/06/22	Deposit-Osko Payment 2082504 Emanuele lacono Smsf tax payment Smsf tax payment 05 Jun 2022		4,208.65	6,572.13
06/06/22	Withdrawal-Osko Payment 1068262 J I Consulting PI 006451 Edgr0001 inv 006451 Edgr0001 05 Jun 2022	198.00		6,374.13

S001818 / M000785 / 182 / CNGCNCPCW



TRANSACTIONS

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

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
06/06/22	Withdrawal Mobile 0563691 Bpay Asic Asic E&d Greenacre	276.00		6,098.13
06/06/22	Withdrawal Mobile 2881733 Bpay Srovic Lan Land tax Chapel st	425.00		5,673.13
06/06/22	Withdrawal Mobile 3742197 Bpay Deft Payme body Corp 174 Rive	733.00		4,940.13
06/06/22	Withdrawal Mobile 6159949 Bpay Tax Office additional tax Sms	4,208.65		731.48
07/06/22	Deposit Longview Real Es 113/657 Chapel Str		1,739.91	2,471.39
13/06/22	Withdrawal Mobile 1189223 Bpay Deft Payme body Corp Chapel	979.59		1,491.80
17/06/22	Deposit-Osko Payment 2321985 Emanuele Iacono Smsf contribution Smsf contribution		2,000.00	3,491.80
20/06/22	Periodical Payment To E & D Iacono Sms Loan Repayment	2,800.00		691.80
24/06/22	Deposit Quicksuper Quickspr3236306477		2,353.84	3,045.64
28/06/22	Deposit Online 2606973 Pymt Rt Edgar B Rt Edgar		1,636.91	4,682.55
30/06/22	Interest Paid		0.01	4,682.56
30/06/22	CLOSING BALANCE			4,682.56

Div 293



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MORE INFORMATION

Further information in relation to your account, including details of product benefits and applicable fees and charges, is available on request. That information is also contained in the Product Disclosure Statement (PDS) or other disclosure document for your account. For a copy of that document, or if you have any other enquiries, you can call Telephone Banking on 132 032 from Australia or +61 2 9155 7700 from overseas.

The above Closing Balance amount may not be the same as the balance payable to you on closure of your account (the 'termination value'). Details of the termination value can be obtained by calling Telephone Banking on the numbers quoted above. Further information on how to close accounts, including calculation of the termination value, is contained in the Product Disclosure Statement (PDS) booklet or other disclosure document for your account.

We have an internal process for handling and resolving any problem you may have with, or complaints relating to, your account or this product. Information about this process can be found in the Product Disclosure Statement (PDS) or other disclosure document for your account, or you can contact us on 1300 130 467.

SD01619 / M000785 / 182 / CN3CNCPPW

Audit Trail

As at 30 June 2022

Date	Account Number	Cash/ Journal	Batch	Details	Debit \$	Credit \$
30/06/2022	290 0001	C	2	Quick super	28,024.28	-
30/06/2022	290 0001	C	3	Iacono choice	23,708.65	-
30/06/2022	290 0001	C	4	Longview RS	19,698.92	-
30/06/2022	290 0001	C	5	RT Edger	14,743.28	-
30/06/2022	290 0001	C	6	ATO Deposit	54.05	-
30/06/2022	290 0001	C	7	interest	0.26	-
30/06/2022	290 0001	C	8	Loan repayment	-	33,600.00
30/06/2022	290 0001	C	9	Perpetual	-	32,400.00
30/06/2022	290 0001	C	10	body corps	-	7,800.11
30/06/2022	290 0001	C	11	Additional Tax (Div 293)	-	4,208.65
30/06/2022	290 0001	C	12	ATO Payment	-	3,609.40
30/06/2022	290 0001	C	13	Rates	-	1,747.18
30/06/2022	290 0001	C	14	walker partners	-	1,399.09
30/06/2022	290 0001	C	15	water rates	-	1,353.74
30/06/2022	290 0001	C	16	Insurance ch	-	737.00
30/06/2022	290 0001	C	17	asic	-	608.00
30/06/2022	290 0001	C	18	ji consulting	-	594.00
30/06/2022	290 0001	C	19	land tax	-	425.00
30/06/2022	808 0009	C	20	Insurance ch	737.00	-
30/06/2022	808 0011	C	21	land tax	425.00	-
30/06/2022	801 0011	C	22	ji consulting	594.00	-
30/06/2022	801 0019	C	23	asic	608.00	-
30/06/2022	808 0023	C	24	water rates	1,353.74	-
30/06/2022	801 0011	C	25	walker partners	1,399.09	-
30/06/2022	808 0016	C	26	Rates	1,747.18	-
30/06/2022	690 0001	C	27	interest	-	0.26
30/06/2022	808 0003	C	28	body corps	7,800.11	-
30/06/2022	495 0001	C	40	Loan Repayment	21,916.71	-
30/06/2022	808 0010	C	41	Interest Paid	11,683.29	-
30/06/2022	874 00001	C	45	Additional Tax (Div 293)	4,208.65	-
30/06/2022	702 00001	C	47	Contribution Employer Concessional Contribu	-	28,024.28
30/06/2022	700 00001	C	48	Contribution Member Non-Concessional Cont	-	4,208.65
30/06/2022	700 00002	C	48	Contribution Member Non-Concessional Cont	-	19,500.00
30/06/2022	290 0001	C	49	Depn	-	3,524.00
30/06/2022	290 0001	C	50	Accum Depn	3,524.00	-
30/06/2022	808 0005	C	51	Depn	3,524.00	-
30/06/2022	233 0001	C	52	Accum Depn	-	3,524.00
30/06/2022	611 0001	C	53	Rent	-	16,590.75
30/06/2022	808 0001	C	54	Advertising	440.00	-
30/06/2022	808 0002	C	55	Leasing fee	440.00	-
30/06/2022	808 0007	C	56	Management fees	912.47	-
30/06/2022	808 0020	C	57	Sundry fees	55.00	-
30/06/2022	611 0002	C	58	Rent	-	22,164.00
30/06/2022	808 0007	C	59	Account Admin fees	60.00	-

Audit Trail

As at 30 June 2022

Date	Account Number	Cash/ Journal	Batch	Details	Debit \$	Credit \$
30/06/2022	808 0001	C	60	Advertising	222.73	-
30/06/2022	808 0002	C	61	Leasing fee	850.00	-
30/06/2022	808 0007	C	62	Management fees	1,108.20	-
30/06/2022	808 0017	C	63	GST on fees	224.15	-
30/06/2022	707 00002	C	64	Contribution Co-Contribution Financed Benefi	-	54.05
30/06/2022	801 0019	C	65	super levy	259.00	-
30/06/2022	450 0009	C	66	paygi	3,350.40	-
30/06/2022	495 0002	C	67	Loan Repayment	21,482.62	-
30/06/2022	808 0010	C	68	Interest	10,917.38	-
30/06/2022	860 0004	J	1	Current year tax expense	3,212.55	-
30/06/2022	450 0009	J	1	Current year tax expense	-	3,212.55
30/06/2022	860 0008	J	1	Deferred tax expense	352.40	-
30/06/2022	450 0006	J	1	Provision for deferred tax	-	352.40
30/06/2022	211 0002	J	1	Unrealised market movement	3,524.00	-
30/06/2022	780 0013	J	1	Unrealised market movement - Property	-	3,524.00

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.

E & DIACONO SUPERANNUATION FUND Capital Gains Analysis (2017)

For the year ended 30 June 2017

Account Number	Account Description	Investment Code	Date Acquired	Units	Highest Price	Highest Market Value	Highest Price Date	Purchase/Sale	Adjusted Cost	Gain/Loss
Capital Gains Tax Assets										
211 0001	Property - 5/174-178 Riversdale Rd, HAWTHORN		21/06/2013	0.0000	0.00	410,281.76	30/06/2022	Discount	384,800.00	25,481.76
211 0001	Property - 5/174-178 Riversdale Rd, HAWTHORN		21/06/2013	0.0000	0.00	51,285.22	30/06/2022	Discount	48,100.00	3,185.22
211 0001	Property - 5/174-178 Riversdale Rd, HAWTHORN		30/06/2014	0.0000	0.00	31,136.53	30/06/2022	Discount	29,202.70	1,933.83
211 0001	Property - 5/174-178 Riversdale Rd, HAWTHORN		19/07/2013	0.0000	0.00	52,296.49	30/06/2022	Discount	49,048.46	3,248.03
						<u>545,000.00</u>			<u>511,151.16</u>	<u>33,848.84</u>
211 0002	Property - Unit 1M, 657 Chapel Street, SOUTH YARRA		17/06/2014	0.0000	0.00	47,379.13	30/06/2022	Discount	46,000.00	1,379.13
211 0002	Property - Unit 1M, 657 Chapel Street, SOUTH YARRA		25/08/2014	0.0000	0.00	366,673.29	30/06/2022	Discount	356,000.00	10,673.29
211 0002	Property - Unit 1M, 657 Chapel Street, SOUTH YARRA		22/08/2014	0.0000	0.00	25,749.53	30/06/2022	Discount	25,000.00	749.53
211 0002	Property - Unit 1M, 657 Chapel Street, SOUTH YARRA		21/1/2014	0.0000	0.00	63,035.05	30/06/2022	Discount	61,200.20	1,834.85
						<u>502,837.00</u>			<u>488,200.20</u>	<u>14,636.80</u>
	TOTALS					<u><u>1,047,837.00</u></u>			<u><u>999,351.36</u></u>	<u><u>48,485.64</u></u>
	GRAND TOTAL								<u><u>48,485.64</u></u>	

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