
Financial statements and reports for the year ended
30 June 2019

MBO Superannuation Fund

Prepared for: Brian Osborn, Gavin Osborn, Brent Osborn and Kristie Osborn

MBO Superannuation Fund

Reports Index

Statement of Financial Position

Detailed Statement of Financial Position

Operating Statement

Detailed Operating Statement

Notes to the Financial Statements

Trustees Declaration

Compilation Report

Statement of Taxable Income

Trustee Minute / Resolution

Members Statement

Investment Summary

Investment Summary with Market Movement

Investment Income

Members Summary

SMSF Annual Return

Rental Property Statement

Investment Strategy

MBO Superannuation Fund

Statement of Financial Position

As at 30 June 2019

| | Note | 2019 \$ | 2018 \$ |
|--|------|---------------------|---------------------|
| Assets | | | |
| Investments | | | |
| Plant and Equipment (at written down value) - Unitised | 2 | 0.00 | 2.20 |
| Real Estate Properties (Australian - Non Residential) | 3 | 600,000.00 | 600,000.00 |
| Total Investments | | <u>600,000.00</u> | <u>600,002.20</u> |
| Other Assets | | | |
| Formation Expenses | | 3,476.47 | 4,694.95 |
| Sundry Debtors | | 2,364.98 | 0.00 |
| Access Advantage Cheque Account - B&M | | 0.00 | 2,794.08 |
| Westpac DIY Super Working Account | | 40,715.29 | 75,830.22 |
| Westpac Loan Account Unit 5 | | (129,477.99) | (132,425.70) |
| Westpac Loan Account Unit 7 | | (113,144.59) | (115,342.80) |
| GST Refundable | | 0.00 | 1,730.21 |
| Total Other Assets | | <u>(196,065.84)</u> | <u>(162,719.04)</u> |
| Total Assets | | <u>403,934.16</u> | <u>437,283.16</u> |
| Less: | | | |
| Liabilities | | | |
| GST Payable | | 31.42 | 0.00 |
| Income Tax Payable | | 0.00 | 1,216.80 |
| Sundry Creditors | | 0.00 | 474.00 |
| Total Liabilities | | <u>31.42</u> | <u>1,690.80</u> |
| Net assets available to pay benefits | | <u>403,902.74</u> | <u>435,592.36</u> |
| Represented by: | | | |
| Liability for accrued benefits allocated to members' accounts | 5, 6 | | |
| Osborn, Brent - Accumulation | | 111,760.46 | 115,082.89 |
| Osborn, Brian - Pension (Pension) | | 0.00 | 4,021.83 |
| Osborn, Kristie - Accumulation | | 4,082.84 | 4,279.25 |
| Osborn, Gavin - Accumulation | | 288,001.83 | 312,208.39 |
| Osborn, Lauren - Accumulation | | 57.61 | 0.00 |
| Total Liability for accrued benefits allocated to members' accounts | | <u>403,902.74</u> | <u>435,592.36</u> |

MBO Superannuation Fund

Detailed Statement of Financial Position

As at 30 June 2019

| | Note | 2019 \$ | 2018 \$ |
|--|------|---------------------|---------------------|
| Assets | | | |
| Investments | | | |
| Plant and Equipment (at written down value) - Unitised | 2 | | |
| Computer Equipment | | 0.00 | 2.20 |
| Real Estate Properties (Australian - Non Residential) | 3 | | |
| 5/16 The Avenue, Midland | | 300,000.00 | 300,000.00 |
| 7/16 the Avenue, Midland | | 300,000.00 | 300,000.00 |
| Total Investments | | <u>600,000.00</u> | <u>600,002.20</u> |
| Other Assets | | | |
| Bank Accounts | 4 | | |
| Access Advantage Cheque Account - B&M | | 0.00 | 2,794.08 |
| Westpac DIY Super Working Account | | 40,715.29 | 75,830.22 |
| Westpac Loan Account Unit 5 | | (129,477.99) | (132,425.70) |
| Westpac Loan Account Unit 7 | | (113,144.59) | (115,342.80) |
| Formation Expenses | | 3,476.47 | 4,694.95 |
| Sundry Debtors | | 2,364.98 | 0.00 |
| GST Refundable | | 0.00 | 1,730.21 |
| Total Other Assets | | <u>(196,065.84)</u> | <u>(162,719.04)</u> |
| Total Assets | | <u>403,934.16</u> | <u>437,283.16</u> |
| Less: | | | |
| Liabilities | | | |
| GST Payable | | 31.42 | 0.00 |
| Income Tax Payable | | 0.00 | 1,216.80 |
| Sundry Creditors | | 0.00 | 474.00 |
| Total Liabilities | | <u>31.42</u> | <u>1,690.80</u> |
| Net assets available to pay benefits | | <u>403,902.74</u> | <u>435,592.36</u> |
| Represented By : | | | |
| Liability for accrued benefits allocated to members' accounts | 5, 6 | | |
| Osborn, Brent - Accumulation | | 111,760.46 | 115,082.89 |
| Osborn, Brian - Pension (Pension) | | 0.00 | 4,021.83 |
| Osborn, Kristie - Accumulation | | 4,082.84 | 4,279.25 |
| Osborn, Gavin - Accumulation | | 288,001.83 | 312,208.39 |
| Osborn, Lauren - Accumulation | | 57.61 | 0.00 |
| Total Liability for accrued benefits allocated to members' accounts | | <u>403,902.74</u> | <u>435,592.36</u> |

MBO Superannuation Fund

Detailed Statement of Financial Position

As at 30 June 2019

| | Note | 2019 | 2018 |
|--|------|------|------|
| | | \$ | \$ |

MBO Superannuation Fund
Operating Statement
For the year ended 30 June 2019

| | Note | 2019 \$ | 2018 \$ |
|---|------|--------------------|-------------------|
| Income | | | |
| Investment Income | | | |
| Interest Received | | 294.48 | 1,142.09 |
| Property Income | 8 | 809.10 | 0.00 |
| Contribution Income | | | |
| Employer Contributions | | 14,093.17 | 13,503.77 |
| Total Income | | <u>15,196.75</u> | <u>14,645.86</u> |
| Expenses | | | |
| Accountancy Fees | | 6,242.50 | 740.91 |
| ATO Supervisory Levy | | 0.00 | 259.00 |
| Auditor's Remuneration | | 1,155.00 | 0.00 |
| ASIC Fees | | 263.00 | 0.00 |
| Bank Charges | | 0.00 | 20.00 |
| Depreciation | | 231.64 | 1,003.72 |
| General Expenses | | 0.00 | 254.00 |
| Investment Expenses | | 1,218.48 | 21,034.23 |
| Property Expenses - Bank Charges | | 924.00 | 0.00 |
| Property Expenses - Council Rates | | 4,119.15 | 0.00 |
| Property Expense - Electricity and Gas | | 631.41 | 0.00 |
| Property Expenses - Insurance Premium | | 1,817.74 | 0.00 |
| Property Expenses - Interest on Loans | | 14,193.08 | 0.00 |
| Property Expenses - Repairs Maintenance | | 849.72 | 0.00 |
| Property Expenses - Water Rates | | 2,472.52 | 0.00 |
| | | <u>34,118.24</u> | <u>23,311.86</u> |
| Member Payments | | | |
| Pensions Paid | | 3,819.86 | 0.00 |
| Investment Losses | | | |
| Changes in Market Values | 9 | 8,948.27 | (39.85) |
| Total Expenses | | <u>46,886.37</u> | <u>23,272.01</u> |
| Benefits accrued as a result of operations before income tax | | <u>(31,689.62)</u> | <u>(8,626.15)</u> |
| Income Tax Expense | 10 | 0.00 | 0.00 |
| Benefits accrued as a result of operations | | <u>(31,689.62)</u> | <u>(8,626.15)</u> |

MBO Superannuation Fund

Detailed Operating Statement

For the year ended 30 June 2019

| | 2019 | 2018 |
|--|------------------|------------------|
| | \$ | \$ |
| Income | | |
| Interest Received | | |
| ATO Interest on Overpayments | 8.36 | 0.00 |
| Cash Management Account - G,B&K | 0.00 | 452.32 |
| Westpac DIY Super Working Account | 286.12 | 689.77 |
| | <u>294.48</u> | <u>1,142.09</u> |
| Property Income | | |
| 5/16 The Avenue, Midland | 404.55 | 0.00 |
| 7/16 the Avenue, Midland | 404.55 | 0.00 |
| | <u>809.10</u> | <u>0.00</u> |
| Contribution Income | | |
| Employer Contributions - Concessional | | |
| Brent Osborn | 8,764.70 | 8,471.70 |
| Gavin Osborn | 5,032.07 | 5,032.07 |
| Kristie Osborn | 228.00 | 0.00 |
| Lauren Osborn | 68.40 | 0.00 |
| | <u>14,093.17</u> | <u>13,503.77</u> |
| Total Income | <u>15,196.75</u> | <u>14,645.86</u> |
| Expenses | | |
| Accountancy Fees | 6,242.50 | 740.91 |
| ASIC Fees | 263.00 | 0.00 |
| ATO Supervisory Levy | 0.00 | 259.00 |
| Auditor's Remuneration | 1,155.00 | 0.00 |
| Bank Charges | 0.00 | 20.00 |
| General Expenses | 0.00 | 254.00 |
| | <u>7,660.50</u> | <u>1,273.91</u> |
| Depreciation | | |
| Computer Equipment | 2.20 | 1.47 |
| Fixtures & Fittings 5/16 The Avenue | 229.44 | 1,002.25 |
| | <u>231.64</u> | <u>1,003.72</u> |
| Investment Expenses | | |
| 5/16 The Avenue, Midland | 609.24 | 11,299.18 |
| 7/16 the Avenue, Midland | 609.24 | 9,735.05 |
| | <u>1,218.48</u> | <u>21,034.23</u> |
| Property Expense - Electricity and Gas | | |
| 5/16 The Avenue, Midland | 631.41 | 0.00 |
| | <u>631.41</u> | <u>0.00</u> |
| Property Expenses - Bank Charges | | |
| 5/16 The Avenue, Midland | 432.00 | 0.00 |
| 7/16 The Avenue, Midland | 492.00 | 0.00 |
| | <u>924.00</u> | <u>0.00</u> |
| Property Expenses - Council Rates | | |
| 5/16 The Avenue, Midland | 2,052.32 | 0.00 |

MBO Superannuation Fund

Detailed Operating Statement

For the year ended 30 June 2019

| | 2019 | 2018 |
|--|------------------|--------------------|
| | \$ | \$ |
| 7/16 the Avenue, Midland | 2,066.83 | 0.00 |
| | <u>4,119.15</u> | <u>0.00</u> |
| Property Expenses - Insurance Premium | | |
| 5/16 The Avenue, Midland | 835.18 | 0.00 |
| 7/16 the Avenue, Midland | 982.56 | 0.00 |
| | <u>1,817.74</u> | <u>0.00</u> |
| Property Expenses - Interest on Loans | | |
| 5/16 The Avenue, Midland | 7,580.29 | 0.00 |
| 7/16 the Avenue, Midland | 6,612.79 | 0.00 |
| | <u>14,193.08</u> | <u>0.00</u> |
| Property Expenses - Repairs Maintenance | | |
| 5/16 The Avenue, Midland | 849.72 | 0.00 |
| | <u>849.72</u> | <u>0.00</u> |
| Property Expenses - Water Rates | | |
| 5/16 The Avenue, Midland | 1,421.19 | 0.00 |
| 7/16 the Avenue, Midland | 1,051.33 | 0.00 |
| | <u>2,472.52</u> | <u>0.00</u> |
| Member Payments | | |
| Pensions Paid | | |
| Osborn, Brian - Pension (Pension) | 3,819.86 | 0.00 |
| | <u>3,819.86</u> | <u>0.00</u> |
| Investment Losses | | |
| Realised Movements in Market Value | | |
| Plant and Equipment (at written down value) - Unitised | | |
| Computer Equipment | 28.34 | 0.00 |
| | <u>28.34</u> | <u>0.00</u> |
| Unrealised Movements in Market Value | | |
| Fixtures and Fittings (at written down value) - Unitised | | |
| Fixtures & Fittings 5/16 The Avenue | 8,948.27 | 0.00 |
| | <u>8,948.27</u> | <u>0.00</u> |
| Plant and Equipment (at written down value) - Unitised | | |
| Computer Equipment | (28.34) | 1.47 |
| | <u>(28.34)</u> | <u>1.47</u> |
| Real Estate Properties (Australian - Non Residential) | | |
| 5/16 The Avenue, Midland | 0.00 | (20,908.60) |
| 7/16 the Avenue, Midland | 0.00 | (21,914.77) |
| | <u>0.00</u> | <u>(42,823.37)</u> |
| Other Investment Gains/Losses | 0.00 | 42,782.05 |
| Changes in Market Values | <u>8,948.27</u> | <u>(39.85)</u> |
| Total Expenses | <u>46,886.37</u> | <u>23,272.01</u> |

MBO Superannuation Fund
Detailed Operating Statement

For the year ended 30 June 2019

| | 2019 | 2018 |
|---|--------------------|-------------------|
| | \$ | \$ |
| Benefits accrued as a result of operations before income tax | <u>(31,689.62)</u> | <u>(8,626.15)</u> |
| Total Income Tax | <u>0.00</u> | <u>0.00</u> |
| Benefits accrued as a result of operations | <u>(31,689.62)</u> | <u>(8,626.15)</u> |

Notes to the Financial Statements

For the year ended 30 June 2019

Note 1: Summary of Significant Accounting Policies

The trustees have prepared the financial statements on the basis that the Superannuation Fund is a non-reporting entity because there are no users dependent on general purpose financial statements. The financial statements are therefore special purpose financial statements that have been prepared in order to meet the requirements of the Superannuation Industry (Supervision) Act 1993 and associated Regulations, the trust deed of the Fund and the needs of members.

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

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.

The financial statements were authorised for issue by the Trustee(s).

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 to be 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 market value, which refers to the amount that a willing buyer could reasonably be expected to pay to acquire an asset from a willing seller if the following assumptions were made:

- that the buyer and the 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 value has 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;
- (iv) unlisted investments are stated at trustees' assessment based on estimated market value at balance date or where necessary, an external valuer's opinion; and
- (v) investment properties at the trustees' assessment of the market value or where necessary a qualified independent valuer's opinion at the end of reporting period.

Financial liabilities, such as trade creditors and other payables, are measured at the gross value of the outstanding balance at the end of the reporting period. The trustees have determined that the gross values of the Fund's financial liabilities is 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 subject to an insignificant risk of change in value.

c. Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Fund and the revenue can be reliably measured. Revenue is recognised at the fair value of the consideration received or receivable.

Notes to the Financial Statements

For the year ended 30 June 2019

Interest revenue

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

Remeasurement changes in market values

Remeasurement changes in the market values of assets are recognised as income and 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 acquired during the period).

Contributions

Contributions and transfers in are recognised when the control and the benefits from the revenue have been attained and are recorded by the Fund, gross of any taxes, in the period to which they relate.

d. 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.

e. 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.

f. Critical Accounting Estimates and Judgements

The preparation of financial statements requires the trustees to make judgements, 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.

Note 2: Plant and Equipment (at written down value) - Unitised

| | 2019 \$ | 2018 \$ |
|--------------------|------------|------------|
| Computer Equipment | 0.00 | 2.20 |

Notes to the Financial Statements

For the year ended 30 June 2019

| | 0.00 | 2.20 |
|--|-------------------|-------------------|
| Note 3: Real Estate Properties (Australian - Non Residential) | | |
| | 2019 | 2018 |
| | \$ | \$ |
| 5/16 The Avenue, Midland | 300,000.00 | 300,000.00 |
| 7/16 the Avenue, Midland | 300,000.00 | 300,000.00 |
| | <u>600,000.00</u> | <u>600,000.00</u> |

Note 4: Banks and Term Deposits

| | | |
|---------------------------------------|---------------------|---------------------|
| | 2019 | 2018 |
| | \$ | \$ |
| Banks | | |
| Access Advantage Cheque Account - B&M | 0.00 | 2,794.08 |
| Westpac DIY Super Working Account | 40,715.29 | 75,830.22 |
| Westpac Loan Account Unit 5 | (129,477.99) | (132,425.70) |
| Westpac Loan Account Unit 7 | (113,144.59) | (115,342.80) |
| | <u>(201,907.29)</u> | <u>(169,144.20)</u> |

Note 5: Liability for Accrued Benefits

| | | |
|---|-------------------|-------------------|
| | 2019 | 2018 |
| | \$ | \$ |
| Liability for accrued benefits at beginning of year | 435,592.36 | 444,218.51 |
| Benefits accrued as a result of operations | (31,689.62) | (8,626.15) |
| Current year member movements | 0.00 | 0.00 |
| | <u>403,902.74</u> | <u>435,592.36</u> |

Note 6: Vested Benefits

Vested benefits are benefits that are not conditional upon continued membership of the fund (or any factor other than resignation from the plan) and include benefits which members were entitled to receive had they terminated their fund membership as at the end of the reporting period.

| | | |
|-----------------|-------------------|-------------------|
| | 2019 | 2018 |
| | \$ | \$ |
| Vested Benefits | <u>403,902.74</u> | <u>435,592.36</u> |

Note 7: Guaranteed Benefits

No guarantees have been made in respect of any part of the liability for accrued benefits.

Notes to the Financial Statements

For the year ended 30 June 2019

Note 8: Rental Income

| | 2019 \$ | 2018 \$ |
|--------------------------|------------|------------|
| 5/16 The Avenue, Midland | 404.55 | 0.00 |
| 7/16 the Avenue, Midland | 404.55 | 0.00 |
| | 809.10 | 0.00 |

Note 9: Changes in Market Values

Unrealised Movements in Market Value

| | 2019 \$ | 2018 \$ |
|---|------------|------------|
| Fixtures and Fittings (at written down value) - Unitised | | |
| Fixtures & Fittings 5/16 The Avenue | (8,948.27) | 0.00 |
| | (8,948.27) | 0.00 |
| Plant and Equipment (at written down value) - Unitised | | |
| Computer Equipment | 28.34 | (1.47) |
| | 28.34 | (1.47) |
| Real Estate Properties (Australian - Non Residential) | | |
| 5/16 The Avenue, Midland | 0.00 | 20,908.60 |
| 7/16 the Avenue, Midland | 0.00 | 21,914.77 |
| | 0.00 | 42,823.37 |
| Total Unrealised Movement | (8,919.93) | 42,821.90 |

Realised Movements in Market Value

| | 2019 \$ | 2018 \$ |
|---|------------|------------|
| Plant and Equipment (at written down value) - Unitised | | |
| Computer Equipment | (28.34) | 0.00 |
| | (28.34) | 0.00 |
| Total Realised Movement | (28.34) | 0.00 |
| Changes in Market Values | (8,948.27) | 42,821.90 |

Note 10: Income Tax Expense

| 2019 | 2018 |
|------|------|
|------|------|

MBO Superannuation Fund

Notes to the Financial Statements

For the year ended 30 June 2019

The components of tax expense comprise \$ \$

The prima facie tax on benefits accrued before income tax is reconciled to the income tax as follows:

Prima facie tax payable on benefits accrued before income tax at 15% (4,753.44) (1,293.90)

Less:

Tax effect of:

Increase in MV of Investments 0.00 6.00

Realised Accounting Capital Gains (4.25) 0.00

Tax Adjustment – Investment Expenses (I1) 0.00 0.00

Other Non-Taxable Income 0.00 (0.15)

Add:

Tax effect of:

Decrease in MV of Investments 1,337.99 0.00

SMSF Non-Deductible Expenses 0.00 0.15

Pension Payments 572.98 0.00

Tax Losses 2,838.15 0.00

Rounding 0.07 1,299.60

Less credits:

Current Tax or Refund 0.00 0.00

MBO Superannuation Fund Trustees Declaration

The trustees have determined that the Fund is not a reporting entity and that these special purpose financial statements should be prepared in accordance with the accounting policies described in Note 1 to the financial statements.

The trustees declare that:

- (i) the financial statements and notes to the financial statements for the year ended 30 June 2019 present fairly, in all material respects, the financial position of the Superannuation Fund at 30 June 2019 and the results of its operations for the year ended on that date in accordance with the accounting policies described in Note 1 to the financial statements;
- (ii) the financial statements and notes to the financial statements have been prepared in accordance with the requirements of the trust deed; and
- (iii) the operation of the superannuation fund has been carried out in accordance with its trust deed and in compliance with the requirements of the Superannuation Industry (Supervision) Act 1993 and associated Regulations during the year ended 30 June 2019.

Specifically, the trustees declare that:

- in accordance with s120 of the Superannuation Industry (Supervision) Act 1993, no individual trustee has been or is a disqualified person;
- the Fund has satisfactory title to all assets, all assets are unencumbered and free from charge as prescribed by s50 of the Superannuation Industry (Supervision) Act 1993 and reg13.14 of the Superannuation Industry (Supervision) Regulations 1994; and
- to the knowledge of the trustees, there have been no events or transactions subsequent to the balance date which could have a material impact on the Fund. Where such events have occurred, the effect of such events has been accounted and noted in the Fund's financial statements.

Signed in accordance with a resolution of the trustees by:

.....
Brian Osborn

Trustee

.....
Gavin Osborn

Trustee

.....
Brent Osborn

Trustee

.....
Kristie Osborn

Trustee

23 September 2021

MBO Superannuation Fund Compilation Report

We have compiled the accompanying special purpose financial statements of the MBO Superannuation Fund which comprise the statement of financial position as at 30/06/2019 the operating statement for the year then ended, a summary of significant accounting policies and other explanatory notes. The specific purpose for which the special purpose financial statements have been prepared is set out in Note 1 to the financial statements.

The Responsibility of the Trustee(s)

The Trustee(s) of MBO Superannuation Fund are solely responsible for the information contained in the special purpose financial statements, the reliability, accuracy and completeness of the information and for the determination that the financial reporting framework used is appropriate to meet their needs and for the purpose that the financial statements were prepared.

Our Responsibility

On the basis of information provided by the Trustee(s), we have compiled the accompanying special purpose financial statements in accordance with the financial reporting framework as described in Note 1 to the financial statements and APES 315: Compilation of Financial Information.

We have applied our expertise in accounting and financial reporting to compile these financial statements in accordance with the financial reporting framework described in Note 1 to the financial statements. We have complied with the relevant ethical requirements of APES 110: Code of Ethics for Professional Accountants.

Assurance Disclaimer

Since a compilation engagement is not an assurance engagement, we are not required to verify the reliability, accuracy or completeness of the information provided to us by management to compile these financial statements. Accordingly, we do not express an audit opinion or a review conclusion on these financial statements.

The special purpose financial statements were compiled exclusively for the benefit of the trustees who are responsible for the reliability, accuracy and completeness of the information used to compile them. We do not accept responsibility for the contents of the special purpose financial statements.

Cosway Accounting

of

PO Box 1900, Midland Dc, Western Australia 6936

Signed:

Dated: 23/09/2021

MBO Superannuation Fund

Statement of Taxable Income

For the year ended 30 June 2019

| | 2019 |
|--|--------------------|
| | \$ |
| Benefits accrued as a result of operations | (31,689.62) |
| Less | |
| Realised Accounting Capital Gains | (28.34) |
| | <u>(28.34)</u> |
| Add | |
| Decrease in MV of investments | 8,919.93 |
| Pension Payments | 3,819.86 |
| | <u>12,739.79</u> |
| SMSF Annual Return Rounding | 0.49 |
| | <u>(18,921.00)</u> |
| Taxable Income or Loss | (18,921.00) |
| Income Tax on Taxable Income or Loss | 0.00 |
| | <u>0.00</u> |
| CURRENT TAX OR REFUND | 0.00 |
| Supervisory Levy | 259.00 |
| | <u>259.00</u> |
| AMOUNT DUE OR REFUNDABLE | 259.00 |

Minutes of a meeting of the Trustee(s)

held on 23 September 2021 at 7 Galaxy St, Bridgeman, Queensland 4035

| | |
|---|---|
| PRESENT: | Brian Osborn, Brent Osborn and Kristie Osborn |
| APOLOGIES: | Gavin Osborn |
| MINUTES: | The Chair reported that the minutes of the previous meeting had been signed as a true record. |
| FINANCIAL STATEMENTS OF SUPERANNUATION FUND: | <p>It was resolved that the financial statements would be prepared as special purpose financial statements as, in the opinion of the trustee(s), the Superannuation Fund is a non-reporting entity and therefore is not required to comply with all Australian Accounting Standards.</p> <p>The Chair tabled the financial statements and notes to the financial statements of the Superannuation Fund in respect of the year ended 30 June 2019 and it was resolved that such statements be and are hereby adopted as tabled.</p> |
| TRUSTEE'S DECLARATION: | It was resolved that the trustee's declaration of the Superannuation Fund be signed. |
| ANNUAL RETURN: | Being satisfied that the Fund had complied with the requirements of the Superannuation Industry (Supervision) Act 1993 (SISA) and Regulations during the year ended 30 June 2019, it was resolved that the annual return be approved, signed and lodged with the Australian Taxation Office. |
| TRUST DEED: | The Chair tabled advice received from the Fund's legal adviser confirming that the fund's trust deed is consistent with all relevant superannuation and trust law. |
| INVESTMENT STRATEGY: | The allocation of the Fund's assets and the Fund's investment performance over the financial year were reviewed and found to be within the acceptable ranges outlined in the investment strategy. After considering the risk, rate of return, diversification and liquidity of the investments and the ability of the Fund to discharge its existing liabilities, it was resolved that the investment strategy continues to reflect the purposes and circumstances of the Fund and its members. Accordingly, no changes in the investment strategy were required. |
| INSURANCE COVER: | The trustee(s) reviewed the current life and total and permanent disability insurance coverage on offer to the members and resolved that the current insurance arrangements were appropriate for the Fund. |
| ALLOCATION OF INCOME: | It was resolved that the income of the Fund would be allocated to the members based on their average daily balance (an alternative allocation basis may be percentage of opening balance). |
| INVESTMENT ACQUISITIONS: | It was resolved to ratify the investment acquisitions throughout the financial year ended 30 June 2019. |
| INVESTMENT DISPOSALS: | It was resolved to ratify the investment disposals throughout the financial year ended 30 June 2019. |
| AUDITORS: | <p>It was resolved that</p> <p>Tony Boys</p> <p>of</p> <p>Box 3376, Rundle Mall, South Australia 5000</p> <p>act as auditors of the Fund for the next financial year.</p> |

Minutes of a meeting of the Trustee(s)

held on 23 September 2021 at 7 Galaxy St, Bridgeman, Queensland 4035

TAX AGENTS:

It was resolved that
Cosway Accounting
act as tax agents of the Fund for the next financial year.

TRUSTEE STATUS:

Each of the trustee(s) confirmed that they are qualified to act as trustee(s) of the Fund and that they are not disqualified persons as defined by s 120 of the SISA.

CONTRIBUTIONS RECEIVED:

It was resolved that the contributions during the year be allocated to members on the basis of the schedule provided by the principal Fund employer.

ACCEPTANCE OF ROLLOVERS:

The trustee has ensured that any rollover made to the Fund, meets the requirements of the Fund's deed and does not breach the superannuation laws in relation to:

1. making rollover between Funds; and,
2. breaching the Fund or the member investment strategy.

The trustee has reviewed the rollover and received advice that the rollover is in accordance with the Trust Deed and the rules of the Fund and the superannuation laws. As such the trustee has resolved to accept the rollover on behalf of the member.

PAYMENT OF BENEFITS:

The trustee has ensured that any payment of benefits made from the Fund, meets the requirements of the Fund's deed and does not breach the superannuation laws in relation to:

1. making payments to members; and,
2. breaching the Fund or the member investment strategy.

The trustee has reviewed the payment of the benefit and received advice that the transfer is in accordance with the Deed and the superannuation laws. As such the trustee has resolved to allow the payment of the benefits on behalf of the member.

CLOSURE:

All resolutions for this meeting were made in accordance with the SISA and Regulations.

There being no further business the meeting then closed.

Signed as a true record –

.....

Brent Osborn

Chairperson

MBO Superannuation Fund Members Statement

Brent Osborn
7 Galaxy St
Bridgeman, Queensland, 4035, Australia

Your Details

Date of Birth : Provided
Age: 43
Tax File Number: Provided
Date Joined Fund: 08/07/2008
Service Period Start Date: 08/07/2008
Date Left Fund:
Member Code: OSBBRE00002A
Account Start Date: 08/07/2008
Account Phase: Accumulation Phase
Account Description: Accumulation

Nominated Beneficiaries N/A
Vested Benefits 111,760.46
Total Death Benefit 111,760.46
Current Salary 0.00
Previous Salary 0.00
Disability Benefit 0.00

Your Balance

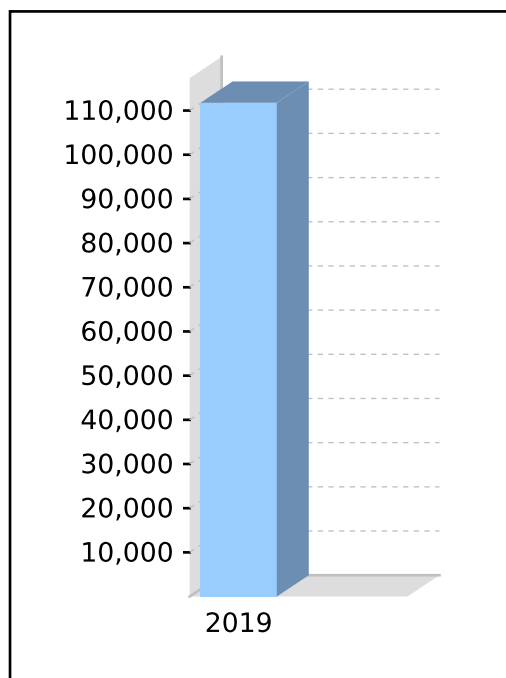
Total Benefits 111,760.46

Preservation Components

Preserved 111,703.44
Unrestricted Non Preserved 57.02
Restricted Non Preserved

Tax Components

Tax Free 899.45
Taxable 110,861.01



Your Detailed Account Summary

| | This Year |
|--|-------------|
| Opening balance at 01/07/2018 | 115,082.89 |
| <u>Increases to Member account during the period</u> | |
| Employer Contributions | 8,764.70 |
| Personal Contributions (Concessional) | |
| Personal Contributions (Non Concessional) | |
| Government Co-Contributions | |
| Other Contributions | |
| Proceeds of Insurance Policies | |
| Transfers In | |
| Net Earnings | (11,346.53) |
| Internal Transfer In | |
| <u>Decreases to Member account during the period</u> | |
| Pensions Paid | |
| Contributions Tax | 1,314.72 |
| Income Tax | (574.12) |
| No TFN Excess Contributions Tax | |
| Excess Contributions Tax | |
| Refund Excess Contributions | |
| Division 293 Tax | |
| Insurance Policy Premiums Paid | |
| Management Fees | |
| Member Expenses | |
| Benefits Paid/Transfers Out | |
| Superannuation Surcharge Tax | |
| Internal Transfer Out | |
| Closing balance at 30/06/2019 | 111,760.46 |

MBO Superannuation Fund Members Statement

Brian Osborn
Unit 7, 59 Scaddan St
Bassendean, Western Australia, 6054, Australia

Your Details

Date of Birth : Provided
Age: 86
Tax File Number: Provided
Date Joined Fund: 30/06/2010
Service Period Start Date: 20/04/1994
Date Left Fund: 23/02/2019
Member Code: OSBBRI00002P
Account Start Date: 30/06/2010
Account Phase: Retirement Phase
Account Description: Pension

Nominated Beneficiaries N/A
Vested Benefits
Total Death Benefit 0.00
Current Salary 0.00
Previous Salary 0.00
Disability Benefit 0.00

Your Balance

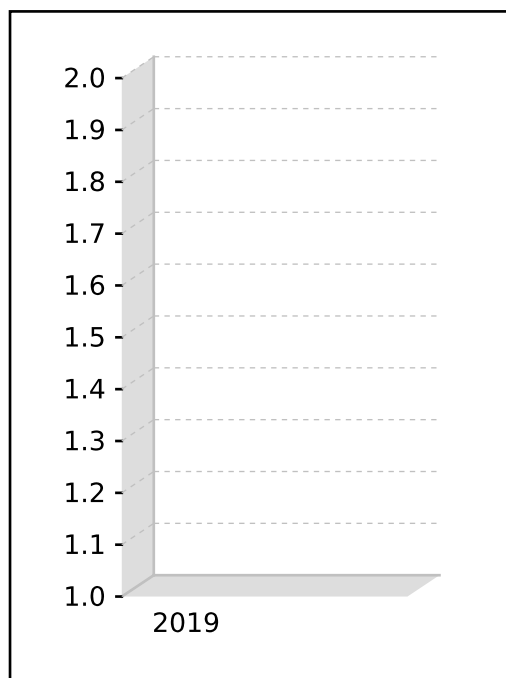
Total Benefits

Preservation Components

Preserved
Unrestricted Non Preserved
Restricted Non Preserved

Tax Components

Tax Free (100.00%)
Taxable



Your Detailed Account Summary

| | This Year |
|--|-----------|
| Opening balance at 01/07/2018 | 4,021.83 |
| <u>Increases to Member account during the period</u> | |
| Employer Contributions | |
| Personal Contributions (Concessional) | |
| Personal Contributions (Non Concessional) | |
| Government Co-Contributions | |
| Other Contributions | |
| Proceeds of Insurance Policies | |
| Transfers In | |
| Net Earnings | (201.97) |
| Internal Transfer In | |
| <u>Decreases to Member account during the period</u> | |
| Pensions Paid | 3,819.86 |
| Contributions Tax | |
| Income Tax | |
| No TFN Excess Contributions Tax | |
| Excess Contributions Tax | |
| Refund Excess Contributions | |
| Division 293 Tax | |
| Insurance Policy Premiums Paid | |
| Management Fees | |
| Member Expenses | |
| Benefits Paid/Transfers Out | |
| Superannuation Surcharge Tax | |
| Internal Transfer Out | |
| Closing balance at 30/06/2019 | 0.00 |

MBO Superannuation Fund Members Statement

Kristie Osborn
7 Galaxy St
Bridgeman, Queensland, 4035, Australia

Your Details

| | | | |
|----------------------------|--------------------|-------------------------|----------|
| Date of Birth : | Provided | Nominated Beneficiaries | N/A |
| Age: | 44 | Vested Benefits | 4,082.84 |
| Tax File Number: | Provided | Total Death Benefit | 4,082.84 |
| Date Joined Fund: | 01/07/2010 | Current Salary | 0.00 |
| Service Period Start Date: | 01/07/2010 | Previous Salary | 0.00 |
| Date Left Fund: | | Disability Benefit | 0.00 |
| Member Code: | OSBKRI00002A | | |
| Account Start Date | 01/07/2010 | | |
| Account Phase: | Accumulation Phase | | |
| Account Description: | Accumulation | | |

Your Balance

Total Benefits 4,082.84

Preservation Components

Preserved 4,082.84

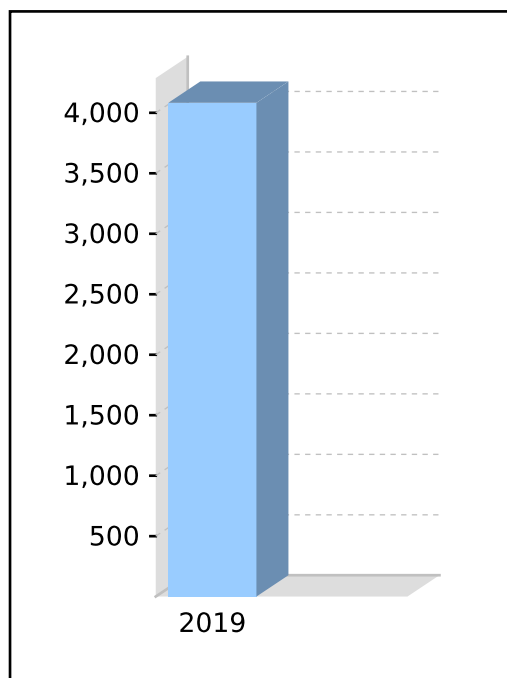
Unrestricted Non Preserved

Restricted Non Preserved

Tax Components

Tax Free

Taxable 4,082.84



Your Detailed Account Summary

| | This Year |
|--|-----------|
| Opening balance at 01/07/2018 | 4,279.25 |
| <u>Increases to Member account during the period</u> | |
| Employer Contributions | 228.00 |
| Personal Contributions (Concessional) | |
| Personal Contributions (Non Concessional) | |
| Government Co-Contributions | |
| Other Contributions | |
| Proceeds of Insurance Policies | |
| Transfers In | |
| Net Earnings | (411.08) |
| Internal Transfer In | |
| <u>Decreases to Member account during the period</u> | |
| Pensions Paid | |
| Contributions Tax | 34.20 |
| Income Tax | (20.87) |
| No TFN Excess Contributions Tax | |
| Excess Contributions Tax | |
| Refund Excess Contributions | |
| Division 293 Tax | |
| Insurance Policy Premiums Paid | |
| Management Fees | |
| Member Expenses | |
| Benefits Paid/Transfers Out | |
| Superannuation Surcharge Tax | |
| Internal Transfer Out | |
| Closing balance at 30/06/2019 | 4,082.84 |

MBO Superannuation Fund Members Statement

Gavin Osborn
Unit 8/20 The Crescent
Midland, Western Australia, 6056, Australia

Your Details

Date of Birth : Provided
Age: 52
Tax File Number: Provided
Date Joined Fund: 23/11/2016
Service Period Start Date: 23/11/2016
Date Left Fund:
Member Code: OSBGAV00002A
Account Start Date: 23/11/2016
Account Phase: Accumulation Phase
Account Description: Accumulation

Nominated Beneficiaries N/A
Vested Benefits 288,001.83
Total Death Benefit 288,001.83
Current Salary 0.00
Previous Salary 0.00
Disability Benefit 0.00

Your Balance

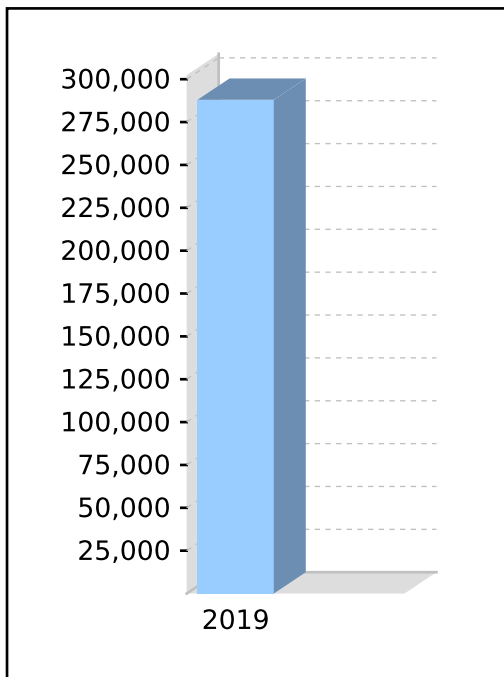
Total Benefits 288,001.83

Preservation Components

Preserved 288,001.83
Unrestricted Non Preserved
Restricted Non Preserved

Tax Components

Tax Free 235.42
Taxable 287,766.41



Your Detailed Account Summary

| | This Year |
|--|-------------|
| Opening balance at 01/07/2018 | 312,208.39 |
| <u>Increases to Member account during the period</u> | |
| Employer Contributions | 5,032.07 |
| Personal Contributions (Concessional) | |
| Personal Contributions (Non Concessional) | |
| Government Co-Contributions | |
| Other Contributions | |
| Proceeds of Insurance Policies | |
| Transfers In | |
| Net Earnings | (30,002.72) |
| Internal Transfer In | |
| <u>Decreases to Member account during the period</u> | |
| Pensions Paid | |
| Contributions Tax | 754.81 |
| Income Tax | (1,518.90) |
| No TFN Excess Contributions Tax | |
| Excess Contributions Tax | |
| Refund Excess Contributions | |
| Division 293 Tax | |
| Insurance Policy Premiums Paid | |
| Management Fees | |
| Member Expenses | |
| Benefits Paid/Transfers Out | |
| Superannuation Surcharge Tax | |
| Internal Transfer Out | |
| Closing balance at 30/06/2019 | 288,001.83 |

MBO Superannuation Fund Members Statement

Lauren Osborn
7 Galaxy St
Bridgeman, Queensland, 4035, Australia

Your Details

Date of Birth : Provided
Age: 17
Tax File Number: Provided
Date Joined Fund: 23/02/2019
Service Period Start Date: 06/05/2019
Date Left Fund:
Member Code: OSBLAU00002A
Account Start Date 23/02/2019
Account Phase: Accumulation Phase
Account Description: Accumulation

Nominated Beneficiaries N/A
Vested Benefits 57.61

Your Balance

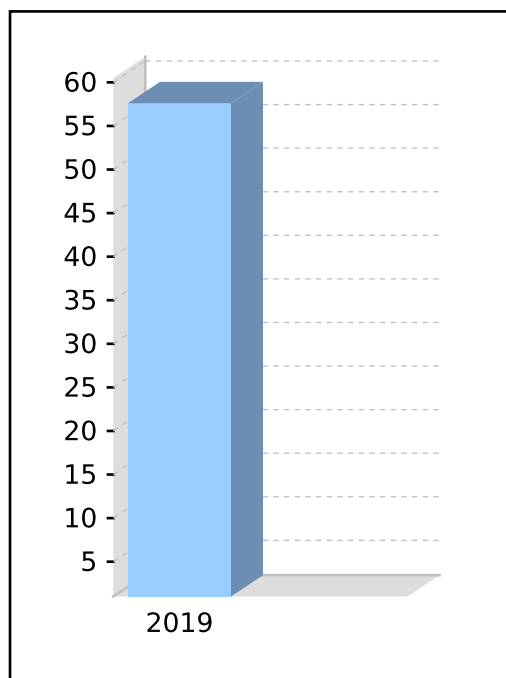
Total Benefits 57.61

Preservation Components

Preserved 57.61
Unrestricted Non Preserved
Restricted Non Preserved

Tax Components

Tax Free
Taxable 57.61



Your Detailed Account Summary

| | This Year |
|--|-----------|
| Opening balance at 01/07/2018 | |
| <u>Increases to Member account during the period</u> | |
| Employer Contributions | 68.40 |
| Personal Contributions (Concessional) | |
| Personal Contributions (Non Concessional) | |
| Government Co-Contributions | |
| Other Contributions | |
| Proceeds of Insurance Policies | |
| Transfers In | |
| Net Earnings | (0.63) |
| Internal Transfer In | |
| <u>Decreases to Member account during the period</u> | |
| Pensions Paid | |
| Contributions Tax | 10.26 |
| Income Tax | (0.10) |
| No TFN Excess Contributions Tax | |
| Excess Contributions Tax | |
| Refund Excess Contributions | |
| Division 293 Tax | |
| Insurance Policy Premiums Paid | |
| Management Fees | |
| Member Expenses | |
| Benefits Paid/Transfers Out | |
| Superannuation Surcharge Tax | |
| Internal Transfer Out | |
| Closing balance at 30/06/2019 | 57.61 |

MBO Superannuation Fund

Investment Summary Report

As at 30 June 2019

| Investment | Units | Market Price | Market Value | Average Cost | Accounting Cost | Unrealised Gain/(Loss) | Gain/(Loss)% | Portfolio Weight% | |
|--|--------------------------|------------------|---------------------|--------------|---------------------|------------------------|------------------|-------------------|-----------------|
| Cash/Bank Accounts | | | | | | | | | |
| Westpac DIY Super Working Account | | 40,715.290000 | 40,715.29 | 40,715.29 | 40,715.29 | | | 10.23 % | |
| Westpac Loan Account Unit 5 | | (129,477.990000) | (129,477.99) | (129,477.99) | (129,477.99) | | | (32.52) % | |
| Westpac Loan Account Unit 7 | | (113,144.590000) | (113,144.59) | (113,144.59) | (113,144.59) | | | (28.42) % | |
| | | | (201,907.29) | | (201,907.29) | | 0.00 % | (50.72) % | |
| Real Estate Properties (Australian - Non Residential) | | | | | | | | | |
| 516THE | 5/16 The Avenue, Midland | 1.00 | 300,000.000000 | 300,000.00 | 279,091.40 | 279,091.40 | 20,908.60 | 7.49 % | 75.36 % |
| 716THE | 7/16 the Avenue, Midland | 1.00 | 300,000.000000 | 300,000.00 | 278,085.23 | 278,085.23 | 21,914.77 | 7.88 % | 75.36 % |
| | | | 600,000.00 | | 557,176.63 | | 42,823.37 | 7.69 % | 150.72 % |
| | | | 398,092.71 | | 355,269.34 | | 42,823.37 | 12.05 % | 100.00 % |

MBO Superannuation Fund

Investment Summary with Market Movement

As at 30 June 2019

| Investment | Units | Market Price | Market Value | Average Cost | Accounting Cost | Unrealised | | Realised Movement |
|---|-------------------------------------|------------------|---------------------|--------------|---------------------|-------------------|-------------------|-------------------|
| | | | | | | Overall | Current Year | |
| Cash/Bank Accounts | | | | | | | | |
| Westpac DIY Super Working Account | | 40,715.290000 | 40,715.29 | 40,715.29 | 40,715.29 | | | |
| Westpac Loan Account Unit 5 | | (129,477.990000) | (129,477.99) | (129,477.99) | (129,477.99) | | | |
| Westpac Loan Account Unit 7 | | (113,144.590000) | (113,144.59) | (113,144.59) | (113,144.59) | | | |
| | | | (201,907.29) | | (201,907.29) | | | |
| Fixtures and Fittings (at written down value) - Unitised | | | | | | | | |
| 516THE | Fixtures & Fittings 5/16 The Avenue | 0.00 | 300,000.000000 | 0.00 | 0.00 | 0.00 | (8,948.27) | 0.00 |
| | | | 0.00 | | 0.00 | 0.00 | (8,948.27) | 0.00 |
| Plant and Equipment (at written down value) - Unitised | | | | | | | | |
| MBOS01_CO | Computer Equipment | 0.00 | 0.000000 | 0.00 | 0.00 | 0.00 | 28.34 | (28.34) |
| MPUTEREQ | UIP | | | | | | | |
| | | | 0.00 | | 0.00 | 0.00 | 28.34 | (28.34) |
| Real Estate Properties (Australian - Non Residential) | | | | | | | | |
| 516THE | 5/16 The Avenue, Midland | 1.00 | 300,000.000000 | 300,000.00 | 279,091.40 | 279,091.40 | 20,908.60 | 0.00 |
| 716THE | 7/16 the Avenue, Midland | 1.00 | 300,000.000000 | 300,000.00 | 278,085.23 | 278,085.23 | 21,914.77 | 0.00 |
| | | | 600,000.00 | | 557,176.63 | 557,176.63 | 42,823.37 | 0.00 |
| | | | 398,092.71 | | 355,269.34 | 355,269.34 | 42,823.37 | (8,919.93) |

MBO Superannuation Fund

Investment Income Report

As at 30 June 2019

| Investment | Total Income | Franked | Unfranked | Interest/ Other | Franking Credits | Foreign Income | Foreign Credits * 1 | Assessable Income (Excl. Capital Gains) * 2 | TFN Credits | Other Deductions | Distributed Capital Gains | Non- Assessable Payments |
|--|-----------------|---------|-----------|--------------------|---------------------|-------------------|------------------------|---|----------------|---------------------|---------------------------------|--------------------------------|
| Bank Accounts | | | | | | | | | | | | |
| Westpac DIY Super Working Account | 286.12 | | | 286.12 | 0.00 | 0.00 | 0.00 | 286.12 | | | 0.00 | 0.00 |
| | 286.12 | | | 286.12 | 0.00 | 0.00 | 0.00 | 286.12 | | | 0.00 | 0.00 |
| Interest Received | | | | | | | | | | | | |
| ATO Interest on Overpayments | 8.36 | | | 8.36 | 0.00 | 0.00 | 0.00 | 8.36 | | | 0.00 | 0.00 |
| | 8.36 | | | 8.36 | 0.00 | 0.00 | 0.00 | 8.36 | | | 0.00 | 0.00 |
| Real Estate Properties (Australian - Non Residential) | | | | | | | | | | | | |
| 516THE 5/16 The Avenue, Midland | 404.55 | | | | | | | 404.55 | | | | |
| 716THE 7/16 the Avenue, Midland | 404.55 | | | | | | | 404.55 | | | | |
| | 809.10 | | | | | | | 809.10 | | | | |
| | 1,103.58 | | | 294.48 | 0.00 | 0.00 | 0.00 | 1,103.58 | | | 0.00 | 0.00 |

Assessable Income (Excl. Capital Gains) **1,103.58**

Net Capital Gain **0.00**

Total Assessable Income 1,103.58

* 1 Includes foreign credits from foreign capital gains.

* 2 Assessable Income in the SMSF Annual Return will be different as capital gains and losses from disposals of assets have not been included.

For a breakdown of Distributed Capital Gains and Non-Assessable Payments refer to Distributions Reconciliation Report.

MBO Superannuation Fund

Members Summary

As at 30 June 2019

| Opening Balances | Increases | | | | Decreases | | | | | Closing Balance | |
|--|-----------------|--------------|--------------------|--------------------|-----------------|-------------------|-------------------|---------------------------------|--------------------|-----------------|-------------------|
| | Contributions | Transfers In | Net Earnings | Insurance Proceeds | Pensions Paid | Contributions Tax | Taxes Paid | Benefits Paid/ Transfers Out | Insurance Premiums | | Member Expenses |
| Brent Osborn (Age: 43) | | | | | | | | | | | |
| OSBBRE00002A - Accumulation | | | | | | | | | | | |
| 115,082.89 | 8,764.70 | | (11,346.53) | | | 1,314.72 | (574.12) | | | | 111,760.46 |
| 115,082.89 | 8,764.70 | | (11,346.53) | | | 1,314.72 | (574.12) | | | | 111,760.46 |
| Brian Osborn (Age: 86) | | | | | | | | | | | |
| OSBBRI00002P - Pension - Tax Free: 100.00% | | | | | | | | | | | |
| 4,021.83 | | | (201.97) | | 3,819.86 | | | | | | |
| 4,021.83 | | | (201.97) | | 3,819.86 | | | | | | |
| Kristie Osborn (Age: 44) | | | | | | | | | | | |
| OSBKRI00002A - Accumulation | | | | | | | | | | | |
| 4,279.25 | 228.00 | | (411.08) | | | 34.20 | (20.87) | | | | 4,082.84 |
| 4,279.25 | 228.00 | | (411.08) | | | 34.20 | (20.87) | | | | 4,082.84 |
| Gavin Osborn (Age: 52) | | | | | | | | | | | |
| OSBGAV00002A - Accumulation | | | | | | | | | | | |
| 312,208.39 | 5,032.07 | | (30,002.72) | | | 754.81 | (1,518.90) | | | | 288,001.83 |
| 312,208.39 | 5,032.07 | | (30,002.72) | | | 754.81 | (1,518.90) | | | | 288,001.83 |
| Lauren Osborn (Age: 17) | | | | | | | | | | | |
| OSBLAU00002A - Accumulation | | | | | | | | | | | |

MBO Superannuation Fund
Members Summary

As at 30 June 2019

| Opening Balances | Increases | | | | Decreases | | | | | Closing Balance | |
|-------------------|------------------|--------------|--------------------|--------------------|-----------------|-------------------|-------------------|---------------------------------|--------------------|-----------------|-------------------|
| | Contributions | Transfers In | Net Earnings | Insurance Proceeds | Pensions Paid | Contributions Tax | Taxes Paid | Benefits Paid/ Transfers Out | Insurance Premiums | | Member Expenses |
| | 68.40 | | (0.63) | | | 10.26 | (0.10) | | | | 57.61 |
| | 68.40 | | (0.63) | | | 10.26 | (0.10) | | | | 57.61 |
| 435,592.36 | 14,093.17 | | (41,962.93) | | 3,819.86 | 2,113.99 | (2,113.99) | | | | 403,902.74 |

Self-managed superannuation fund annual return **2019**

Who should complete this annual return?

Only self-managed superannuation funds (SMSFs) can complete this annual return. All other funds must complete the *Fund income tax return 2019* (NAT 71287).

- ❗ The *Self-managed superannuation fund annual return instructions 2019* (NAT 71606) (the instructions) can assist you to complete this annual return.
- ⊖ The SMSF annual return cannot be used to notify us of a change in fund membership. You must update fund details via ABR.gov.au or complete the Change of details for superannuation entities form (NAT 3036).

To complete this annual return

- Print clearly, using a BLACK pen only.
- Use BLOCK LETTERS and print one character per box.

| | | | | | | | | | | | |
|---|---|---|---|---|--|---|---|--|--|--|--|
| S | M | I | T | H | | S | T | | | | |
|---|---|---|---|---|--|---|---|--|--|--|--|
- Place in ALL applicable boxes.

- Postal address for annual returns:

Australian Taxation Office
GPO Box 9845
[insert the name and postcode
of your capital city]

For example;

Australian Taxation Office
GPO Box 9845
SYDNEY NSW 2001

Section A: Fund information

1 Tax file number (TFN)

- ❗ The ATO is authorised by law to request your TFN. You are not obliged to quote your TFN but not quoting it could increase the chance of delay or error in processing your annual return. See the Privacy note in the Declaration.

➤ To assist processing, write the fund's TFN at the top of pages 3, 5, 7 and 9.

2 Name of self-managed superannuation fund (SMSF)

3 Australian business number (ABN) (if applicable)

4 Current postal address

Suburb/town

State/territory

Postcode

5 Annual return status

- | | | |
|--|-------------|-----|
| Is this an amendment to the SMSF's 2019 return? | A No | Yes |
| Is this the first required return for a newly registered SMSF? | B No | Yes |

6 SMSF auditor

Auditor's name

Title: Mr Mrs Miss Ms Other

Family name

First given name

Other given names

SMSF Auditor Number

Auditor's phone number

Postal address

Suburb/town

State/territory

Postcode

Date audit was completed **A** Day / Month / YearWas Part A of the audit report qualified? **B** No YesWas Part B of the audit report qualified? **C** No YesIf the audit report was qualified, have the reported issues been rectified? **D** No Yes**7 Electronic funds transfer (EFT)**

We need your self-managed super fund's financial institution details to pay any super payments and tax refunds owing to you.

A Fund's financial institution account details

This account is used for super contributions and rollovers. Do not provide a tax agent account here.

Fund BSB number

Fund account number

Fund account name

I would like my tax refunds made to this account. **Go to C.****B Financial institution account details for tax refunds**

This account is used for tax refunds. You can provide a tax agent account here.

BSB number

Account number

Account name

C Electronic service address alias

Provide the electronic service address alias (ESA) issued by your SMSF messaging provider. (For example, SMSFdataESAAlias). See instructions for more information.

- 8 Status of SMSF** Australian superannuation fund **A** No Yes Fund benefit structure **B** Code
- Does the fund trust deed allow acceptance of the Government's Super Co-contribution and Low Income Super Amounts? **C** No Yes

9 Was the fund wound up during the income year?

- No Yes **▶** If yes, provide the date on which the fund was wound up Day / Month / Year **▶** Have all tax lodgment and payment obligations been met? No Yes

10 Exempt current pension income

Did the fund pay retirement phase superannuation income stream benefits to one or more members in the income year?

- To claim a tax exemption for current pension income, you must pay at least the minimum benefit payment under the law. Record exempt current pension income at Label **A**.

No **▶** Go to Section B: Income.

Yes **▶** Exempt current pension income amount **A** \$

Which method did you use to calculate your exempt current pension income?

Segregated assets method **B**

Unsegregated assets method **C** **▶** Was an actuarial certificate obtained? **D** Yes

Did the fund have any other income that was assessable?

E Yes **▶** Go to Section B: Income.

No **▶** Choosing 'No' means that you do not have any assessable income, including no-TFN quoted contributions. Go to Section C: Deductions and non-deductible expenses. (Do **not** complete Section B: Income.)

- If you are entitled to claim any tax offsets, you can list these at Section D: Income tax calculation statement.

Section B: Income

Do not complete this section if all superannuation interests in the SMSF were supporting superannuation income streams in the retirement phase for the **entire year**, there was **no** other income that was assessable, and you **have not** realised a deferred notional gain. If you are entitled to claim any tax offsets, you can record these at Section D: Income tax calculation statement.

11 Income

Did you have a capital gains tax (CGT) event during the year? **G** No Yes

If the total capital loss or total capital gain is greater than \$10,000 or you elected to use the transitional CGT relief in 2017 and the deferred notional gain has been realised, complete and attach a *Capital gains tax (CGT) schedule 2019*.

Have you applied an exemption or rollover? **M** No Yes

Code

Net capital gain **A** \$

Gross rent and other leasing and hiring income **B** \$

Gross interest **C** \$

Forestry managed investment scheme income **X** \$

| | | |
|----------------------|--------------------|-------------|
| Gross foreign income | | Loss |
| D1 \$ | Net foreign income | D \$ |

Australian franking credits from a New Zealand company **E** \$

Transfers from foreign funds **F** \$

Number

Gross payments where ABN not quoted **H** \$

Gross distribution from partnerships **I** \$

Loss

Calculation of assessable contributions

Assessable employer contributions

R1 \$

plus Assessable personal contributions

R2 \$

plus **#**No-TFN-quoted contributions

R3 \$

(an amount must be included even if it is zero)

less Transfer of liability to life insurance company or PST

R6 \$

*Unfranked dividend amount **J** \$

*Franked dividend amount **K** \$

*Dividend franking credit **L** \$

*Gross trust distributions **M** \$

Code

Assessable contributions
R \$
(**R1** plus **R2**
plus **R3** less **R6**)

Calculation of non-arm's length income

*Net non-arm's length private company dividends

U1 \$

plus *Net non-arm's length trust distributions

U2 \$

plus *Net other non-arm's length income

U3 \$

*Other income **S** \$

*Assessable income due to changed tax status of fund **T** \$

Net non-arm's length income
U \$
(subject to 45% tax rate)
(**U1** plus **U2** plus **U3**)

Code

#This is a mandatory label.

*If an amount is entered at this label, check the instructions to ensure the correct tax treatment has been applied.

GROSS INCOME **W** \$
(Sum of labels **A** to **U**)

Loss

Exempt current pension income **Y** \$

TOTAL ASSESSABLE INCOME **V** \$
(**W** less **Y**)

Loss

Section C: Deductions and non-deductible expenses

12 Deductions and non-deductible expenses

- Under 'Deductions' list all expenses and allowances you are entitled to claim a deduction for. Under 'Non-deductible expenses', list all other expenses or normally allowable deductions that you cannot claim as a deduction (for example, all expenses related to exempt current pension income should be recorded in the 'Non-deductible expenses' column).

| | DEDUCTIONS | | NON-DEDUCTIBLE EXPENSES |
|--|---|------|--|
| Interest expenses within Australia | A1 \$ | | A2 \$ |
| Interest expenses overseas | B1 \$ | | B2 \$ |
| Capital works expenditure | D1 \$ | | D2 \$ |
| Decline in value of depreciating assets | E1 \$ | | E2 \$ |
| Insurance premiums – members | F1 \$ | | F2 \$ |
| Death benefit increase | G1 \$ | | |
| SMSF auditor fee | H1 \$ | | H2 \$ |
| Investment expenses | I1 \$ | | I2 \$ |
| Management and administration expenses | J1 \$ | | J2 \$ |
| Forestry managed investment scheme expense | U1 \$ | | U2 \$ |
| Other amounts | L1 \$ | Code | L2 \$ |
| Tax losses deducted | M1 \$ | | |
| | TOTAL DEDUCTIONS N \$ (Total A1 to M1) | | TOTAL NON-DEDUCTIBLE EXPENSES Y \$ (Total A2 to L2) |
| | #TAXABLE INCOME OR LOSS O \$ (TOTAL ASSESSABLE INCOME less TOTAL DEDUCTIONS) | Loss | TOTAL SMSF EXPENSES Z \$ (N plus Y) |

#This is a mandatory label.

Section D: Income tax calculation statement

#Important:

Section B label **R3**, Section C label **O** and Section D labels **A, T1, J, T5** and **I** are mandatory. If you leave these labels blank, you will have specified a zero amount.

13 Calculation statement

Please refer to the *Self-managed superannuation fund annual return instructions 2019* on how to complete the calculation statement.

| | | |
|-------------------------------------|--------------|--|
| #Taxable income | A \$ | <i>(an amount must be included even if it is zero)</i> |
| #Tax on taxable income | T1 \$ | <i>(an amount must be included even if it is zero)</i> |
| #Tax on no-TFN-quoted contributions | J \$ | <i>(an amount must be included even if it is zero)</i> |

Gross tax **B \$**

(T1 plus J)

| | |
|---------------------------|--|
| Foreign income tax offset | |
| C1 \$ | |
| Rebates and tax offsets | Non-refundable non-carry forward tax offsets |
| C2 \$ | C \$ |
| | <i>(C1 plus C2)</i> |

SUBTOTAL 1

T2 \$

(B less C – cannot be less than zero)

| | |
|---|---|
| Early stage venture capital limited partnership tax offset | |
| D1 \$ | |
| Early stage venture capital limited partnership tax offset carried forward from previous year | Non-refundable carry forward tax offsets |
| D2 \$ | D \$ |
| Early stage investor tax offset | <i>(D1 plus D2 plus D3 plus D4)</i> |
| D3 \$ | |
| Early stage investor tax offset carried forward from previous year | SUBTOTAL 2 |
| D4 \$ | T3 \$ |
| | <i>(T2 less D – cannot be less than zero)</i> |

| | |
|---|-------------------------------------|
| Complying fund's franking credits tax offset | |
| E1 \$ | |
| No-TFN tax offset | |
| E2 \$ | |
| National rental affordability scheme tax offset | |
| E3 \$ | |
| Exploration credit tax offset | Refundable tax offsets |
| E4 \$ | E \$ |
| | <i>(E1 plus E2 plus E3 plus E4)</i> |

#TAX PAYABLE **T5 \$**

(T3 less E – cannot be less than zero)

Section 102AAM interest charge

G \$

| | |
|--|--|
| Credit for interest on early payments – amount of interest | |
| H1 \$ | |
| Credit for tax withheld – foreign resident withholding (excluding capital gains) | |
| H2 \$ | |
| Credit for tax withheld – where ABN or TFN not quoted (non-individual) | |
| H3 \$ | |
| Credit for TFN amounts withheld from payments from closely held trusts | |
| H5 \$ | |
| Credit for interest on no-TFN tax offset | |
| H6 \$ | |
| Credit for foreign resident capital gains withholding amounts | |
| H8 \$ | |
| | Eligible credits |
| | H \$ |
| | (H1 plus H2 plus H3 plus H5 plus H6 plus H8) |

| | | |
|--|-------------|---|
| #Tax offset refunds (Remainder of refundable tax offsets) | I \$ | (unused amount from label E – an amount must be included even if it is zero) |
|--|-------------|---|

PAYG instalments raised

K \$

Supervisory levy

L \$

Supervisory levy adjustment for wound up funds

M \$

Supervisory levy adjustment for new funds

N \$

| | | |
|---|-------------|---|
| AMOUNT DUE OR REFUNDABLE A positive amount at S is what you owe, while a negative amount is refundable to you. | S \$ | (T5 plus G less H less I less K plus L less M plus N) |
|---|-------------|---|

#This is a mandatory label.

Section E: Losses

14 Losses

! If total loss is greater than \$100,000, complete and attach a *Losses schedule 2019*.

Tax losses carried forward to later income years **U \$**
Net capital losses carried forward to later income years **V \$**

Section F: Member information

MEMBER 1

Title: Mr Mrs Miss Ms Other

Family name

First given name

Other given names

Member's TFN

See the Privacy note in the Declaration.

Date of birth

Contributions

| |
|----------------------------|
| OPENING ACCOUNT BALANCE \$ |
|----------------------------|

| |
|--|
| <p>I Refer to instructions for completing these labels.</p> |
|--|

Employer contributions

A \$

ABN of principal employer

A1

Personal contributions

B \$

CGT small business retirement exemption

C \$

CGT small business 15-year exemption amount

D \$

Personal injury election

E \$

Spouse and child contributions

F \$

Other third party contributions

G \$

Proceeds from primary residence disposal

H \$

Receipt date Day / Month / Year

H1

Assessable foreign superannuation fund amount

I \$

Non-assessable foreign superannuation fund amount

J \$

Transfer from reserve: assessable amount

K \$

Transfer from reserve: non-assessable amount

L \$

Contributions from non-complying funds and previously non-complying funds

T \$

Any other contributions (including Super Co-contributions and Low Income Super Amounts)

M \$

| |
|---------------------------------|
| TOTAL CONTRIBUTIONS N \$ |
|---------------------------------|

(Sum of labels **A** to **M**)

Other transactions

Allocated earnings or losses **O \$**

Loss

Accumulation phase account balance

S1 \$Inward rollovers and transfers **P \$**

Retirement phase account balance – Non CDBIS

S2 \$Outward rollovers and transfers **Q \$**

Retirement phase account balance – CDBIS

S3 \$Lump Sum payments **R1 \$**Income stream payments **R2 \$**

Code

Code

| |
|------------|
| TRIS Count |
|------------|

| |
|-------------------------------------|
| CLOSING ACCOUNT BALANCE S \$ |
|-------------------------------------|

(S1 plus S2 plus S3)Accumulation phase value **X1 \$**Retirement phase value **X2 \$**Outstanding limited recourse borrowing arrangement amount **Y \$**

MEMBER 2

Title: Mr Mrs Miss Ms Other
 Family name

First given name Other given names

Member's TFN

See the Privacy note in the Declaration.

Date of birth

Contributions

OPENING ACCOUNT BALANCE \$

I Refer to instructions for completing these labels.

Employer contributions

A \$

ABN of principal employer

A1

Personal contributions

B \$

CGT small business retirement exemption

C \$

CGT small business 15-year exemption amount

D \$

Personal injury election

E \$

Spouse and child contributions

F \$

Other third party contributions

G \$

Proceeds from primary residence disposal

H \$

Receipt date Day / Month / Year

H1

Assessable foreign superannuation fund amount

I \$

Non-assessable foreign superannuation fund amount

J

Transfer from reserve: assessable amount

K \$

Transfer from reserve: non-assessable amount

L \$

Contributions from non-complying funds and previously non-complying funds

T \$

Any other contributions (including Super Co-contributions and Low Income Super Amounts)

M \$

TOTAL CONTRIBUTIONS N \$

(Sum of labels **A** to **M**)

Other transactions

Allocated earnings or losses **O** \$

Loss

Accumulation phase account balance

S1 \$

Retirement phase account balance – Non CDBIS

S2 \$

Retirement phase account balance – CDBIS

S3 \$

TRIS Count

Inward rollovers and transfers **P** \$

Outward rollovers and transfers **Q** \$

Lump Sum payments **R1** \$

Income stream payments **R2** \$

Code

Code

CLOSING ACCOUNT BALANCE S \$

(**S1** plus **S2** plus **S3**)

Accumulation phase value **X1** \$

Retirement phase value **X2** \$

Outstanding limited recourse borrowing arrangement amount **Y** \$

Sensitive (when completed)

MEMBER 3

Title: Mr Mrs Miss Ms Other
 Family name

First given name Other given names

Member's TFN

See the Privacy note in the Declaration.

Date of birth

Contributions

OPENING ACCOUNT BALANCE \$

I Refer to instructions for completing these labels.

Employer contributions

A \$

ABN of principal employer

A1

Personal contributions

B \$

CGT small business retirement exemption

C \$

CGT small business 15-year exemption amount

D \$

Personal injury election

E \$

Spouse and child contributions

F \$

Other third party contributions

G \$

Proceeds from primary residence disposal

H \$

Receipt date Day / Month / Year

H1

Assessable foreign superannuation fund amount

I \$

Non-assessable foreign superannuation fund amount

J \$

Transfer from reserve: assessable amount

K \$

Transfer from reserve: non-assessable amount

L \$

Contributions from non-complying funds and previously non-complying funds

T \$

Any other contributions (including Super Co-contributions and Low Income Super Amounts)

M \$

TOTAL CONTRIBUTIONS N \$

(Sum of labels **A** to **M**)

Other transactions

Allocated earnings or losses **O \$**

Loss

Accumulation phase account balance

S1 \$

Retirement phase account balance – Non CDBIS

S2 \$

Retirement phase account balance – CDBIS

S3 \$

TRIS Count

Inward rollovers and transfers **P \$**

Outward rollovers and transfers **Q \$**

Lump Sum payments **R1 \$**

Income stream payments **R2 \$**

Code

Code

CLOSING ACCOUNT BALANCE S \$

(**S1** plus **S2** plus **S3**)

Accumulation phase value **X1 \$**

Retirement phase value **X2 \$**

Outstanding limited recourse borrowing arrangement amount **Y \$**

MEMBER 4

Title: Mr Mrs Miss Ms Other
 Family name

First given name Other given names

Member's TFN

See the Privacy note in the Declaration.

Date of birth

Contributions

OPENING ACCOUNT BALANCE \$

I Refer to instructions for completing these labels.

Employer contributions

A \$

ABN of principal employer

A1

Personal contributions

B \$

CGT small business retirement exemption

C \$

CGT small business 15-year exemption amount

D \$

Personal injury election

E \$

Spouse and child contributions

F \$

Other third party contributions

G \$

Proceeds from primary residence disposal

H \$

Receipt date Day / Month / Year

H1

Assessable foreign superannuation fund amount

I \$

Non-assessable foreign superannuation fund amount

J

Transfer from reserve: assessable amount

K

Transfer from reserve: non-assessable amount

L \$

Contributions from non-complying funds and previously non-complying funds

T \$

Any other contributions (including Super Co-contributions and Low Income Super Amounts)

M \$

TOTAL CONTRIBUTIONS N \$

(Sum of labels **A** to **M**)

Other transactions

Allocated earnings or losses **O \$**

Loss

Accumulation phase account balance

S1 \$

Retirement phase account balance – Non CDBIS

S2 \$

Retirement phase account balance – CDBIS

S3 \$

TRIS Count

Inward rollovers and transfers **P \$**

Outward rollovers and transfers **Q \$**

Lump Sum payments **R1 \$**

Income stream payments **R2 \$**

Code

Code

CLOSING ACCOUNT BALANCE S \$

(**S1** plus **S2** plus **S3**)

Accumulation phase value **X1 \$**

Retirement phase value **X2 \$**

Outstanding limited recourse borrowing arrangement amount **Y \$**

Sensitive (when completed)

Section G: Supplementary member information

MEMBER 5

Title: Mr Mrs Miss Ms Other

Account status

Code

Family name

First given name

Other given names

Member's TFN

See the Privacy note in the Declaration.

Date of birth

If deceased, date of death

Day / Month / Year

Contributions

OPENING ACCOUNT BALANCE \$

I Refer to instructions for completing these labels.

Employer contributions

A \$

ABN of principal employer

A1

Personal contributions

B \$

CGT small business retirement exemption

C \$

CGT small business 15-year exemption amount

D \$

Personal injury election

E \$

Spouse and child contributions

F \$

Other third party contributions

G \$

Proceeds from primary residence disposal

H \$

Receipt date Day / Month / Year

H1

Assessable foreign superannuation fund amount

I \$

Non-assessable foreign superannuation fund amount

J

Transfer from reserve: assessable amount

K \$

Transfer from reserve: non-assessable amount

L \$

Contributions from non-complying funds and previously non-complying funds

T \$

Any other contributions (including Super Co-contributions and Low Income Super Amounts)

M \$

TOTAL CONTRIBUTIONS N \$

(Sum of labels **A** to **M**)

Other transactions

Allocated earnings or losses

O \$

Loss

Accumulation phase account balance

S1 \$

Retirement phase account balance - Non CDBIS

S2 \$

Retirement phase account balance - CDBIS

S3 \$

TRIS Count

Inward rollovers and transfers

P \$

Outward rollovers and transfers

Q \$

Lump Sum payments

R1 \$

Income stream payments

R2 \$

Code

Code

CLOSING ACCOUNT BALANCE S \$

(**S1** plus **S2** plus **S3**)

Accumulation phase value **X1** \$

Retirement phase value **X2** \$

Outstanding limited recourse borrowing arrangement amount **Y** \$

Section H: Assets and liabilities

15 ASSETS

15a Australian managed investments

Listed trusts **A** \$

Unlisted trusts **B** \$

Insurance policy **C** \$

Other managed investments **D** \$

15b Australian direct investments

Cash and term deposits **E** \$

| | |
|---|---|
| Limited recourse borrowing arrangements Australian residential real property J1 \$ Australian non-residential real property J2 \$ Overseas real property J3 \$ Australian shares J4 \$ Overseas shares J5 \$ Other J6 \$ | Debt securities F \$ Loans G \$ Listed shares H \$ Unlisted shares I \$ Limited recourse borrowing arrangements J \$ |
|---|---|

15c Other investments

Crypto-Currency **N** \$

15d Overseas direct investments

Overseas shares **P** \$

Overseas non-residential real property **Q** \$

Overseas residential real property **R** \$

Overseas managed investments **S** \$

Other overseas assets **T** \$

| |
|--|
| TOTAL AUSTRALIAN AND OVERSEAS ASSETS U \$ (Sum of labels A to T) |
|--|

15e In-house assets

Did the fund have a loan to, lease to or investment in, related parties (known as in-house assets) at the end of the income year?

A No Yes **\$**

15f Limited recourse borrowing arrangements

If the fund had an LRBA were the LRBA borrowings from a licensed financial institution?

A No Yes

Did the members or related parties of the fund use personal guarantees or other security for the LRBA?

B No Yes

16 LIABILITIES

Borrowings for limited recourse
borrowing arrangements

V1 \$

Permissible temporary borrowings

V2 \$

Other borrowings

V3 \$

Borrowings **V \$**

Total member closing account balances **W \$**
(total of all **CLOSING ACCOUNT BALANCES** from Sections F and G)

Reserve accounts **X \$**

Other liabilities **Y \$**

TOTAL LIABILITIES Z \$

Section I: Taxation of financial arrangements**17 Taxation of financial arrangements (TOFA)**

Total TOFA gains **H \$**

Total TOFA losses **I \$**

Section J: Other information**Family trust election status**

If the trust or fund has made, or is making, a family trust election, write the four-digit **income year** **A**
specified of the election (for example, for the 2018–19 income year, write **2019**).


If revoking or varying a family trust election, print **R** for revoke or print **V** for variation, **B**
and complete and attach the *Family trust election, revocation or variation 2019*.

Interposed entity election status

If the trust or fund has an existing election, write the earliest income year specified. If the trust **C**
or fund is making one or more elections this year, write the earliest income year being
specified and complete an *Interposed entity election or revocation 2019* for each election.

If revoking an interposed entity election, print **R**, and complete **D**
and attach the *Interposed entity election or revocation 2019*.

Section K: Declarations

 Penalties may be imposed for false or misleading information in addition to penalties relating to any tax shortfalls.

Important

Before making this declaration check to ensure that all income has been disclosed and the annual return, all attached schedules and any additional documents are true and correct in every detail. If you leave labels blank, you will have specified a zero amount or the label was not applicable to you. If you are in doubt about any aspect of the annual return, place all the facts before the ATO.

Privacy

The ATO is authorised by the *Taxation Administration Act 1953* to request the provision of tax file numbers (TFNs). We will use the TFN to identify the entity in our records. It is not an offence not to provide the TFN. However if you do not provide the TFN, the processing of this form may be delayed.

Taxation law authorises the ATO to collect information and disclose it to other government agencies. For information about your privacy go to ato.gov.au/privacy

TRUSTEE'S OR DIRECTOR'S DECLARATION:

I declare that, the current trustees and directors have authorised this annual return and it is documented as such in the SMSF's records. I have received a copy of the audit report (if required) and are aware of any matters raised therein. The information on this annual return, including any attached schedules and additional documentation is true and correct.

Authorised trustee's, director's or public officer's signature

Date Day / Month / Year

Preferred trustee or director contact details:

Title: Mr Mrs Miss Ms Other

Family name

First given name

Other given names

Phone number

Email address

Non-individual trustee name (if applicable)

ABN of non-individual trustee

Time taken to prepare and complete this annual return **Hrs**

 The Commissioner of Taxation, as Registrar of the Australian Business Register, may use the ABN and business details which you provide on this annual return to maintain the integrity of the register. For further information, refer to the instructions.

TAX AGENT'S DECLARATION:

I declare that the *Self-managed superannuation fund annual return 2019* has been prepared in accordance with information provided by the trustees, that the trustees have given me a declaration stating that the information provided to me is true and correct, and that the trustees have authorised me to lodge this annual return.

Tax agent's signature

Date Day / Month / Year

Tax agent's contact details

Title: Mr Mrs Miss Ms Other

Family name

First given name

Other given names

Tax agent's practice

Tax agent's phone number

Reference number

Tax agent number

MBO Superannuation Fund

Rental Property Statement

For the year ended 30 June 2019

| | | | | |
|-------------------------------|--------------------------|----------------------------|---------------------|------------|
| Property | 5/16 The Avenue, Midland | Market Value | (as at 30/06/2019): | 300,000.00 |
| Property Account Code: | 516THE1 | Gross Rental Yield: | | 0.13% |
| Property Type: | Non Residential | Net Rental Yield: | | (0.14)% |

| | Tax Return Label | GST Label | 2019 \$ | 2018 \$ |
|---|-------------------------|------------------|-----------------|--------------------|
| Income | | | | |
| Property Income | Label B | | 404.55 | 0.00 |
| Total Income | | G1 | 404.55 | 0.00 |
| Expenses | | | | |
| Depreciation | Label E | | 229.44 | 1,002.25 |
| Investment Expenses | Label I | | 609.24 | 11,299.18 |
| Total Expenses | | G11 | 838.68 | 12,301.43 |
| Net Rental Income | | | (434.13) | (12,301.43) |
| GST excluded from total income | | 1A | 40.45 | |
| GST excluded from total expenses | | 1B | 0.00 | |

MBO Superannuation Fund
Rental Property Statement

For the year ended 30 June 2019

| | | | | |
|-------------------------------|--------------------------|----------------------------|---------------------|------------|
| Property | 7/16 the Avenue, Midland | Market Value | (as at 30/06/2019): | 300,000.00 |
| Property Account Code: | 716THE | Gross Rental Yield: | | 0.13% |
| Property Type: | Non Residential | Net Rental Yield: | | (3.64)% |

| | Tax Return Label | GST Label | 2019 \$ | 2018 \$ |
|---|-------------------------|------------------|--------------------|-------------------|
| Income | | | | |
| Property Income | Label B | | 404.55 | 0.00 |
| Total Income | | G1 | 404.55 | 0.00 |
| Expenses | | | | |
| Council Rates | Label I | | 2,066.83 | 0.00 |
| Insurance Premium | Label I | | 982.56 | 0.00 |
| Interest on Loans | Label A | | 6,612.79 | 0.00 |
| Investment Expenses | Label I | | 609.24 | 9,735.05 |
| Water Rates | Label I | | 1,051.33 | 0.00 |
| Total Expenses | | G11 | 11,322.75 | 9,735.05 |
| Net Rental Income | | | (10,918.20) | (9,735.05) |
| GST excluded from total income | | 1A | 40.45 | |
| GST excluded from total expenses | | 1B | 88.44 | |

MBO Superannuation Fund

Projected Investment Strategy

Overview

The aim of this strategy is to provide the Members with an income on retirement.

Investment Objectives

The Trustee(s) will at all times ensure the funds assets are invested in accordance with the trust deed and comply with the applicable legislative requirements.

The Trustee(s) will act prudently to maximise the rate of return, subject to acceptable risk parameters whilst maintaining an appropriate diversification across a broad range of assets whilst assessing the risks where it is determined the fund's portfolio lacks diversification and / or has elected to implement a sector bias.

Having considered the risk profile of the fund and the member's needs and circumstances, the trustee has adopted the following objectives for the investment of assets of the fund;

- to achieve an investment return (based on market values and net of tax and charges) that exceeds the CPI by at least 3% per annum when measured over a rolling 5 year period.
- to have a probability of zero or negative returns in any 12 Month period of less than one in five years; and
- have sufficient liquidity to meet liabilities as and when they fall due.
- to consider the need to hold a policy of insurance for one or more members of the fund.

Investment Strategy

The fund will invest in a portfolio of assets according to market conditions and within the ranges specified below:

Asset Allocation

The targeted asset allocation will be in the following ranges:

| <u>Asset Class</u> | <u>Target Range</u> | <u>Benchmark</u> |
|------------------------------|---------------------|------------------|
| Australian Shares | 0 - 0 % | 0 % |
| International Shares | 0 - 0 % | 0 % |
| Cash | 5 - 15 % | 10 % |
| Australian Fixed Interest | 0 - 0 % | 0 % |
| International Fixed Interest | 0 - 0 % | 0 % |
| Mortgages | 0 - 0 % | 0 % |
| Direct Property | 85 - 95 % | 90 % |
| Listed Property | 0 - 0 % | 0 % |
| Other | 0 - 0 % | 0 % |

Quality companies and trusts as supported by research and fundamental analysis will be selected. Direct investments in property, artwork and lease equipment may form part of the strategy provided there is sufficient basis for the decision.

Insurance

The Trustees have considered and consulted Professional Advice where necessary to ensure that all fund members have the correct type and level of insurance. Insurance may be held within or outside the SMSF.

Review and Monitoring

The trustees will monitor and review the fund's investment activities on a regular basis and to communicate with the members should they feel that any change in strategy is necessary in order to achieve the fund's objective.

Date: 24/02/2019

MBO Superannuation Fund
Projected Investment Strategy

.....
Brian Osborn

.....
Gavin Osborn

.....
Brent Osborn

.....
Kristie Osborn