Self-managed superannuation fund annual return

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 2022 (NAT 71287).

1

The Self-managed superannuation fund annual return instructions 2022 (NAT 71606) (the instructions) can assist you to complete this annual return.

via ABR.gov.au or complete the Change of details for	
	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.



Place |X| 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

******* Tax file number (TFN)

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

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.

2 Name of self-managed superannuation fund (SMSF) Realty Partners Superannuation Fund 3 Australian business number (ABN) (if applicable) 27627361762 **Current postal address** 4 Unit 2 116 Tudor Street Suburb/town State/territory Postcode NSW 2303 Hamilton

5 Annual return status

Is this an amendment to the SMSF's 2022 return?
Is this the first required return for a newly registered SMSF?

No

B No

Yes

Yes

1000%+' \$' MS

Fund's tax file number (TFN) ********

6 SMSF auditor

Auditor's name			
Title: MR			
Family name			
Boys			
First given name	Other given names		
Tony			
SMSF Auditor Number Auditor's phon	e number		
100014140 04 107	12708		
Postal address			
PO Box 3376			
Suburb/town		State/territory	Postcode
Rundle Mall		SA	5000
Date audit was completed A	Year		
Date audit was completed A			
Was Part A of the audit report qualified?	B No 🗙 Yes		
Was Part B of the audit report qualified?	C No 🗙 Yes		
If Part B of 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	182222	Fund account number 112695838
Fund account name		
Sjnj Group Pty Ltd A	TF Realty Pa	

I would like my tax refunds made to this account. \square 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.

smsfdataflow

	1000%' \$' MS
	Fund's tax file number (TFN)
8	Status of SMSF Australian superannuation fund A No Yes X Fund benefit structure B A Code
	Does the fund trust deed allow acceptance of the Government's Super Co-contribution and Low Income Super Amounts?
9	Was the fund wound up during the income year? No Yes If yes, provide the date on which the fund was wound up Moment Year Have all tax lodgment and payment obligations been met?
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 X) Exempt current pension income amount A \$ 122123 •00
	Which method did you use to calculate your exempt current pension income?
	Segregated assets method B
	Unsegregated assets method $\mathbf{C}(\mathbf{X})$ Was an actuarial certificate obtained? \mathbf{D} Yes \mathbf{X}
	Did the fund have any other income that was assessable?
	E Yes X) 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

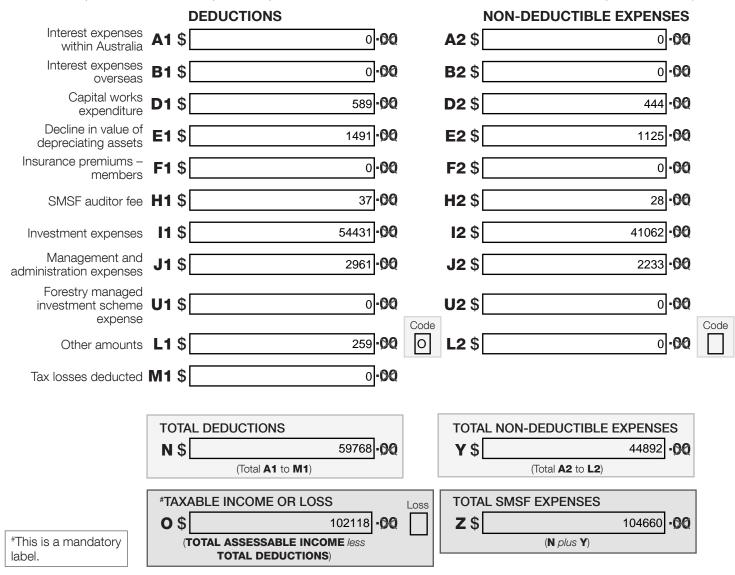
Do not complete this section if all superannuation interests in the SMSF were supporting superannuation income streams in the retirement phase for the entire year, there was no other income that was assessable, and you have not realised a deferred notional gain. If you are entitled to claim any tax offsets,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

11 Income Did you have a capit (CGT) event during	al gains tax g the year? G	No 🗙 Yes 🚺	\$10,000 or you 2017 and the de complete and at	al loss or total capital gain is greater than elected to use the transitional CGT relief in eferred notional gain has been realised, ttach a <i>Capital gains tax (CGT) schedule 202</i>
Have you exemption	or rollover?			
		Net capital gair		0.00
Gross ren	t and other leasing	and hiring income	• B \$	281689 •00
		Gross interest	C \$	2320 -00
	Forestry m	anaged investment scheme income		0.00
Gross foreign inco		Net foreign income	D \$	0- 60
Australian franking o	credits from a New	Zealand company	E \$	0.00
		Transfers from foreign funds		0 • OQ
	Gros	s payments where ABN not quoted		•00
Calculation of assessable of Assessable employer co		Gross distribution from partnerships	1 4	• 60
R1 \$		Jnfranked dividenc amount		0 .00
plus Assessable personal co	ortributions	*Franked dividence amount	κ.	0 -00
plus #*No-TFN-quoted cont		*Dividend franking credit		0.00
R3 \$ (an amount must be included	0-00 d even if it is zero)	*Gross trust distributions	M \$	0 •00
less Transfer of liability to life i company or PST		Assessable contributions (R1 plus R2 plus R3 less R6	R \$	0.00
Calculation of non-arm's le *Net non-arm's length private cor		*Other income	s \$	0 • DO
plus *Net non-arm's length trust		Assessable income due to changed tax status of func	с Т \$	0-00
plus *Net other non-arm's len	gth income	Net non-arm's length income ubject to 45% tax rate (U1 plus U2 plus U3		0-00
[#] This is a mandatory label.	(S	GROSS INCOME um of labels A to U		284009 •00
*If an amount is entered at this label,	Exempt curre	nt pension income	Y \$	122123 •00
check the instructions to ensure the correct tax treatment has been applied.	TOTAL ASSI INCOME	ESSABLE V \$		161886 •00

Section C: Deductions and non-deductible expenses

12 Deductions and non-deductible expenses

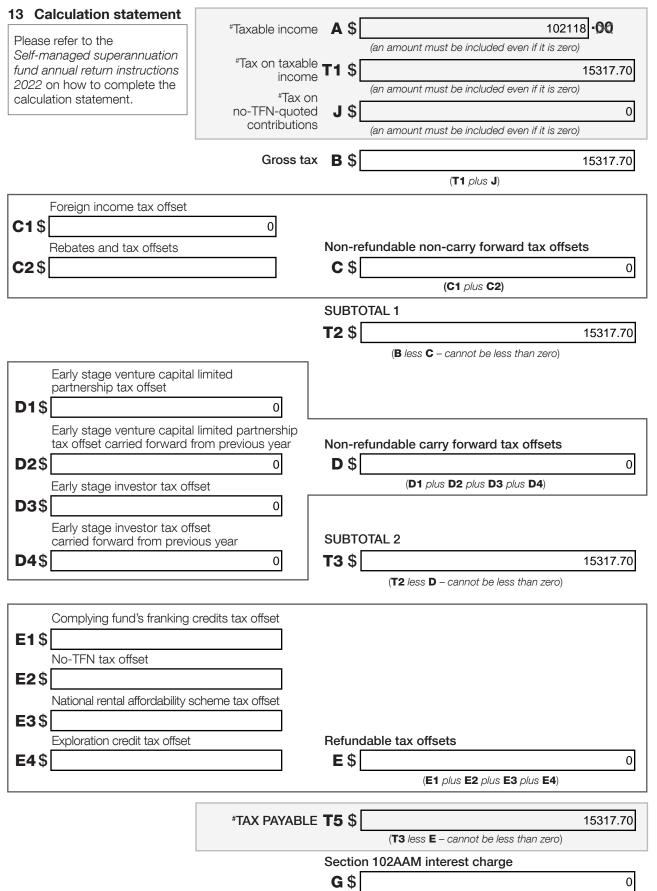
Under 'Deductions' list all expenses and allowances you are entitled to claim a deduction for. Under 'Non-deductible expenses', list all other expenses or normally allowable deductions that you cannot claim as a deduction (for example, all expenses related to exempt current pension income should be recorded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



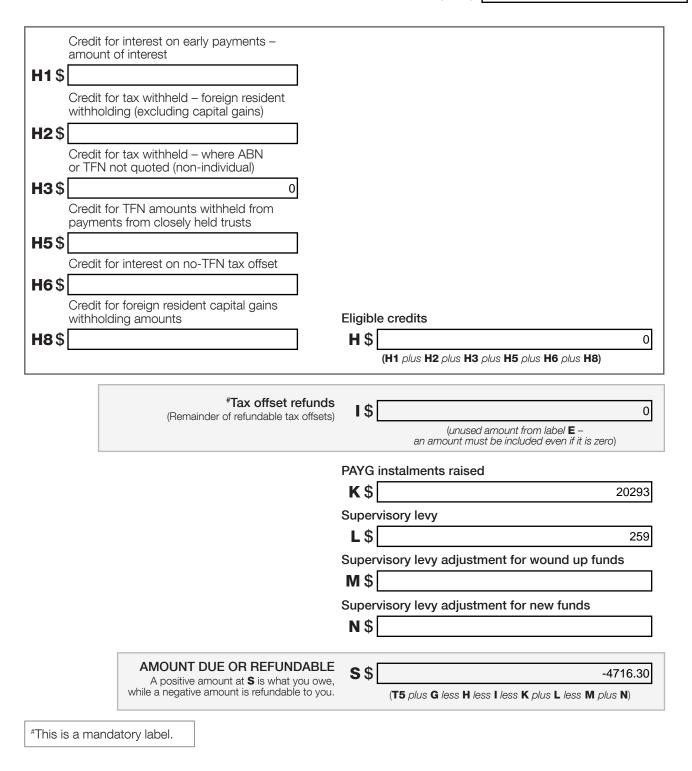
Section D: Income tax calculation statement

#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.



1000%+' \$' MS

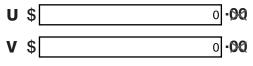


Section E: Losses

14 Losses

If total loss is greater than \$100,000, complete and attach a *Losses schedule 2022*.

Tax losses carried forward to later income years Net capital losses carried forward to later income years



Section F: Member information

MEMBER 1

Title: MR					
Family name					
Karmas					
First given name	Other given n	ames			
John				Day Month	Year
Member's TFN See the Privacy note in the Declaration.			Date of birth	7/08/1947	Total
Contributions OPENING ACCOL	INT BALANCE	\$		3752495.29	
Refer to instructions for completing these labe	010.	⊃roceed H \$	s from primary residen	ce disposal 0	
Employer contributions A \$ ABN of principal employer A1 Personal contributions B \$		I \$[ble foreign superannua		
CGT small business retirement exemption C \$ CGT small business 15-year exemption am D \$	0	Transfer K \$	from reserve: assessal	ble amount 0	
Personal injury election E \$ Spouse and child contributions F \$ Other third party contributions G \$		and prev T \$[Anv othe	tions from non-comply iously non-complying t er contributions g Super Co-contributic ome Super Amounts)	funds 0	
TOTAL CONTRIBUTIONS	•	labels A	to M)	0	
Other transactions Allo	ocated earnings or losses	o \$[74510.14	Loss
Accumulation phase account balance S1 \$ 2071038.78	Inward rollovers and transfers Outward	P \$[0	
Retirement phase account balance - Non CDBIS 52 \$ 1638586.65	rollovers and transfers Lump Sum	Q \$[0	Code
S2 \$	payments Income stream	R1 \$[41090	
S3 \$0	payments	חב שן		41090	
0 TRIS Count CLOSING ACCO	UNT BALANCE	E S\$[(S1 plus S2 plus	3709625.43 S3)	
Accumulati	on phase value	X1 \$[
	ent phase value	-			
Outstanding li borrowing arrang	imited recourse gement amount	Y \$[

1000%+' \$' MS

Fund's tax file number (TFN)

М	FN	ИВ	F	R	2
					_

	Other given names				
Mandy					
		Day	Month Year		
See the Privacy note in the Declaration.		Date of birth 6/09/19	55		
mission mission gen name ddy miber's TEN miber's TEN miber's TEN Date of birth @OPENING ACCOUNT EALANCE \$ Secont distributions OPENING ACCOUNT EALANCE \$ Secont distributions OPENING ACCOUNT EALANCE \$ Secont distributions Proceeds from primary residence disposal H \$ Secont distributions OPENING ACCOUNT EALANCE \$ Secont distributions Secont distributions					
	as				
Refer to instructions for completing these labe		rimary residence disposal			
			0		
	· · · · · ·	Day Month Year			
Ť	L				
		in superannuation fund amou			
		foreign augeropaustion fund			
		toreign superannuation tund	amount		
	- +	enve: assessable amount	0		
			0		
CGT small business 15-year exemption amount		erve: non-assessable amour	 nt		
D \$ 0					
Personal injury election	Contributions fro	m non-complying funds			
T		on-complying funds			
	- +	Nutiona	0		
- +	(including Super	Co-contributions and			
		per Amounts)			
mile random image image andy image andy image ima					
TOTAL CONTRIBUTIONS N S	\$	0			
			Loss		
Other transactions Allo			80839.85		
	rollovers and P\$		0		
S1 \$ 2337940.34					
	rollovers and Q \$		0		
			Code		
S2 \$ 1699475.70	payments R1 \$				
	Incomo		Code		
			42620 M		
	payments				
0 TRIS Count CLOSING ACCOU	JNT BALANCE S S		037416.04		
		(S1 plus S2 plus S3)			
A]		
Accumulatio					
Retireme	nt phase value X2 \$				
Outstanding li	mited recourse v ¢]		
borrowing arrang	ement amount				

15	ASSETS					
15a	Australian managed investments	Listed trusts	Α	\$	0 .00	
		Unlisted trusts	В	\$	0 -00	
		Insurance policy	С	\$	0 -00 -	
	Other	managed investments	D	\$	0 -00	
15b	Australian direct investments C	Cash and term deposits	Е	\$	2664875 - 00	
	Limited recourse borrowing arrangements Australian residential real property	Debt securities	F	\$	0 .00	
	J1 \$ 0.00	Loans	G	\$	0 -00	
	Australian non-residential real property	Listed shares	н	\$	0 .00	
	J2 \$0 •00 Overseas real property	Unlisted shares	T	\$	00.00	
	J3 \$00	Limited recourse orrowing arrangements		\$	0 -00	
	J4 \$ 0.00	Non-residential	K	\$	2105000 -00	
	Overseas shares	real property Residential			2985912 -00	
	J5 \$ 0•00	real property Collectables and				
	J6 \$ 0.00	Collectables and personal use assets	M	\$	0 -00	
	Property count J7 0	Other assets	0	\$	7576 -00	
15c	Other investments	Crypto-Currency	N	\$	0 -00 -	
15d	Overseas direct investments	Overseas shares	Ρ	\$	0 -00	
	Overseas non-i	residential real property	Q	\$	0 -90	
	Overseas r	residential real property	R	\$	0 -00	
	Overseas	s managed investments	S	\$	0 -00 -	
		Other overseas assets	т	\$ <u></u>	00.00	
	TOTAL AUSTRALIAN AND (Sum of labels	OVERSEAS ASSETS			7763363 • 00	
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?	🖌 No 🔀 🛛 Yes 🗌		\$	-00	

Limited recourse borrowing arrangements If the fund had an LRBA were the LRBA borrowings from a licensed financial institution?	No Yes				
Did the members or related parties of the fund use personal guarantees or other security for the LRBA?	3 No Yes				
IABILITIES					
Borrowings for limited recourse borrowing arrangements					
V1 \$00					
Permissible temporary borrowings					
V2 \$00					
Other borrowings					
V3 \$.00	Borrowings	V	\$	0	-00
		w	\$	7747041	-00
	Reserve accounts	Χ	\$	0	-00
	Other liabilities	Y	\$	16322	-00
	TOTAL LIABILITIES	Ζ	\$	7763363	-00
F	ABILITIES Borrowings for limited recourse borrowing arrangements V1 \$ •00 Permissible temporary borrowings V2 \$ •00 Other borrowings V3 \$ •00 Total member closir	ABILITIES Borrowings for limited recourse borrowing arrangements V1 \$	ABILITIES Borrowings for limited recourse corrowing arrangements V1 \$	ABILITIES Borrowings for limited recourse borrowing arrangements V1 \$ Other borrowings V2 \$ Other borrowings V3 \$ Other borrowings V3 \$ Borrowings V \$ Stal of all CLOSING ACCOUNT BALANCEs from Sections F and G) Reserve accounts X \$	ABILITIES Borrowings for limited recourse corrowing arrangements V1 \$

Section I: Taxation of financial arrangements

17	Taxation of financial arrangements (TOFA)	

Total TOFA gains	Н\$	-00
Total TOFA losses	Ι\$	-00

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 ye	ar 🔒
specified of the election (for example, for the 2021–22 income year, write 202)	<u>2</u>). A

If revoking or varying a family trust election, print **R** for revoke or print **V** for variation, and complete and attach the *Family trust election, revocation or variation 2022.*

Interposed entity election status

If the trust or fund has an existing election, write the earliest income year specified. If the trust 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 2022* for each election.

If revoking an interposed entity election, print **R**, and complete and attach the *Interposed entity election or revocation 2022*.



_	 -
D	

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 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

	-	Day	Month Year
Preferred trustee or director contact deta	ails:		1
Title: MR			
Family name			
Karmas			7
First given name	Other given names		
John			
Phone number Email address			
Non-individual trustee name (if applicable)			
SJNJ Group Pty Ltd			
ABN of non-individual trustee	re and complete this annual return	Hrs	
The Commissioner of Taxation, as Registrar of the provide on this annual return to maintain the interview.			
TAX AGENT'S DECLARATION: I declare that the <i>Self-managed superannuation fur</i> provided by the trustees, that the trustees have giv correct, and that the trustees have authorised me t	en me a declaration stating that the i		
Tax agent's signature			
		Day Date	Month Year
Tax agent's contact details Title: MR Family name			
Kilpatrick			7
First given name	Other given names		
Dene			
Tax agent's practice			
Visionary Advisors			
Tax agent's phone number	Reference number	Toy	agent number
02 49267100	KARM0107		00299