

Trust tax return 2022

01/07/2021 to 30/06/2022

Tax file number **Other attachments?** N
See the Privacy note in the Taxpayer's declaration

Name of trust Esplanade Central Unit Trust
ABN 56 952 884 110

Current postal address PO BOX 454
 SPRING HILL QLD 4004

Full name of the trustee to whom the notices should be sent Esplanade Central Pty Ltd

ABN 26 147 187 871

Daytime number 07 38311055

Type of trust U

Managed investment trusts
Is the trust a managed investment trust (MIT)? N

Tax payable by trustee? N **Final tax return** N

Electronic funds transfer (EFT)

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ABN 56 952 884 110

1 Description of main business activity

Renting or leasing of non-residential buildings as owner or leaseholder

Industry code

A 67120

Income excluding foreign income

5 Business income and expenses

	Primary production	Non-primary production	Totals
Other business income	G <input type="text"/>	H 2027943	2027943
Total business income	<input type="text"/>	2027943	2027943

Expenses	Primary production	Non-primary production	Totals
Bad debts		54707	F 54707
Lease expenses		12665	G 12665
Rent expenses		4846	H 4846
Total interest expenses		765566	I 765566
Depreciation expenses		722881	J 722881
Repairs & maintenance		17956	K 17956
All other expenses		595547	L 595547
Total expenses	<input type="text"/>	2174168	M 2174168

Reconciliation items	Primary production	Non-primary production	Totals
Expense reconciliation adjustments	<input type="text"/>	72054	N 72054
Net income/loss from business	O <input type="text"/>	P 74171	Q 74171

11 Gross interest - including Australian government loan interest **J**

15 Total of items 5 to 14 **L**

20 Net Australian income or loss Subtract item 19 from item 15 **\$** **L**
- other than capital gains

21 Capital gains

Did you have a CGT event during the year?

G

Foreign Income

22 Attributed foreign income

Did you have overseas branch operations or a direct or indirect interest in a foreign trust, foreign company, controlled foreign entity or transferor trust?

S

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24 Total of items 20 to 23 /

26 Total net income or loss /

27 Losses information

Tax losses carried forward to later income years

Overseas transactions / thin capitalisation

29 Overseas transactions

Was the aggregate amount of your transactions or dealings with international related parties (including the value of any property/service transferred or the balance of any loans) greater than \$2 million?

Did the thin capitalisation provisions affect you?

Was any beneficiary who was not a resident of Australia at any time during the year of income presently entitled to a share of the income of the trust?

Transactions with specified countries

Did you directly or indirectly send to, or receive from, one of the countries specified in the instructions, any funds or property; or
Do you have the ability or expectation to control, whether directly or indirectly, the disposition of any funds, property, assets or investments located in, or located elsewhere but controlled or managed from one of those countries?

30 Personal services income

Does your income include an individual's PSI?

Key financial information

33 All current assets	<input checked="" type="radio"/>	<input type="text" value="526844"/>
34 Total assets	<input checked="" type="radio"/>	<input type="text" value="27355765"/>
35 All current liabilities	<input type="radio"/>	<input type="text" value="303136"/>
36 Total liabilities	<input checked="" type="radio"/>	<input type="text" value="20743549"/>

Business and professional items

37 Business name of main business

38 Business address of main business

Postcode

43 Trade creditors

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49 Aggregated turnover

Aggregated turnover range

P **G**

50 Capital allowances

Depreciating assets first deducted in this income year

Have you self-assessed the effective life of any of these assets?

C **N**

Temporary full expensing deductions
Number of assets you are claiming for

S	67602
T	5

For all depreciating assets

Did you recalculate the effective life for any of your assets in this income year?

D **N**

Total adjustable values at end of income year

E

Note: It is not an offence not to quote a TFN for a beneficiary. However, TFNs help the ATO to correctly identify each beneficiary's tax records. The ATO is authorised by the *Income Tax Assessment Act 1936* and the *Income Tax Assessment Act 1997* to ask for information in this tax return. We need this information to help administer the tax laws. To make a correct Trustee Beneficiary (TB) statement you must quote the TFN of a resident trustee beneficiary of a closely held trust.

Note: If the trust needs to provide annual reports under the Trustee Beneficiary Rules or the TFN withholding rules you will be able to do so by completing the information in the statement of distribution.

57 Statement of distribution

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Total of all distribution statements

Share of income of the trust estate	W <input type="text"/>	Capital gains	F <input type="text"/>
Share of credit for tax w'held - FRW (excl. CGT)	L <input type="text"/>	NCMI Capital gains	F1 <input type="text"/>
Aust. franking credits from a NZ franking co.	N <input type="text"/>	Excluded from NCMI Capital gains	F2 <input type="text"/>
Primary production	A <input type="text"/>	Share of credit for foreign source income	Z <input type="text"/>
PP - NCMI	A1 <input type="text"/>	Attributed foreign inc.	G <input type="text"/>
PP - Excluded from NCMI	A2 <input type="text"/>	Other assessable foreign source income	H <input type="text"/>
Non-primary production	B <input type="text"/>	For. inc. tax offset	I <input type="text"/>
Non-PP - NCMI	B1 <input type="text"/>	NRAS scheme tax offset	R <input type="text"/>
Non-PP - Excluded from NCMI	B2 <input type="text"/>		
Credit for tax withheld where ABN not quoted	C <input type="text"/>	Expl. credits distrib.	M <input type="text"/>
Franked distributions	U <input type="text"/>	Other refund. tax offsets	X <input type="text"/>
Franking credit	D <input type="text"/>	ESVCLP tax offset	T <input type="text"/>
TFN amounts withheld	E <input type="text"/>	ESVCLP tax offset c/f from prev. year	K <input type="text"/>
Share of cr. for TFN amounts w'held from payments from closely held trusts	O <input type="text"/>	ESIC tax offset	J <input type="text"/>
		ESIC tax offset c/f from previous year	M <input type="text"/>
		Div 6AA Eligible Income	C1 <input type="text"/>

Small business income tax offset information

Net small business income **Y**

Non-resident beneficiary additional information

s98(3) assessable amt **J** s98(4) assessable amt **K**

TB statement information

Tax preferred amounts **P** Untaxed part of share of net income **Q**

Annual Trustee Payment report information

Distrib. from ordinary or statutory income during income year **S** Total TFN amounts withheld from payments **T**

59 Beneficiary under legal disability who is presently entitled to income from another trust

Was any beneficiary in this trust, who was under a legal disability on 30 June 2022, also presently entitled to a share of the income of another trust? **N**

60 Non-resident trust

Is the trust a non-resident trust? **N**

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TAX PAYER'S DECLARATION

Important

Before making this declaration check to ensure that all income has been disclosed and the tax return, all attached schedules and any additional documents are true and correct in every detail. If you are in doubt about any aspect of the tax return, place all the facts before the ATO. The income tax law imposes heavy penalties for false or misleading statements in tax returns.

This declaration must be signed by a trustee or public officer.

Privacy

The ATO is authorised by the *Taxation Administration Act 1953* to request the provision of tax file numbers (TFNs). The ATO will use the TFNs to identify each beneficiary in our records. It is not an offence not to provide the TFNs. However, if the TFNs are not provided, it could increase the chance of delay or error in each beneficiary's assessment.

Taxation law authorises the ATO to collect information including personal information about the person authorised to sign the declaration. For information about your privacy go to ato.gov.au/privacy

DECLARATION:

I declare that the information on this tax return, all attached schedules and any additional documents is true and correct.

Signature Date

Hours taken to prepare and complete this return

Tax agent's declaration: We, HALL BROWNS ACCOUNTANTS, declare that this tax return has been prepared in accordance with information supplied by the taxpayer, that the taxpayer has given us a declaration stating that the information provided to us is true and correct and that the taxpayer has authorised us to lodge the tax return.

Agent's signature Date

Agent's telephone Client's reference
Contact name Agent's reference no

NOTE: THIS PRINT-OUT IS NOT TO BE LODGED WITH THE ATO.

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Part A - Losses carried forward to the 2022-2023 income year -excludes film losses

1 Tax losses carried forward to later income years

Year of loss	
2021-2022	B 74165
2020-2021	C 3777909
2019-2020	D 203860
2018-2019	E 0
2017-2018	F 0
2016-2017 and earlier income years	G 0
Total	U 4055934

Transfer the amount at label U to the corresponding label on your tax return

Part F - Tax losses reconciliation statement

Balance of tax losses brought forward from the prior income years **A** 3981769

ADD Tax loss incurred (if any) during current year **D** 74165

Total Tax losses carried forward to later income years **J** 4055934

Transfer the amount at **J** to the **Tax losses carried forward to later income years** label on your tax return

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Small Business Income for distribution

Business Name:

Small business entity?

Taxable income/loss from item 24	-74165
Income	Amounts
PP income/loss	
Non-PP income/loss	-74171
Additions:	
Foreign entities business income included at item 22 labels M and/or X	
Foreign source business income included at item 23 label V	
Business interest income included at Item 11, label J	
Business related dividend income included at item 12:	
- label K	
- label L	
- label M	
Other business related income included at item 14, label O	
Attributable deductions under Sec-328-370	
Total small business income/loss	-74171
Subtractions:	
Net capital gains on disposal of assets used in the business	
Personal services income that was attributed to another person	
Tax related expenses	
Gifts and donations	
Debt deductions against foreign source business income included at item 18, label Q	
Prior year losses that might have been applied to arrive at net business	
Total small business deductions	
Net small business income (including foreign income)	0

Total allowable prior year losses

Prior year losses carried forward (by year)	PP Amount	NPP Amount
2020/2021		3777909.00
2019/2020		203860.00
		3981769.00

Total prior year loss available to offset 3981769.00

2021-2022 Net Income
Net income or loss per return -74165.00

Total losses to carry forward at the end of the year 3981769.00

Current year loss 74165.00

Total tax losses to carry forward 4055934.00

PART A**Electronic lodgment declaration (Form P, T, F, SMSF or EX)**

This declaration is to be completed where the tax return is to be lodged via an approved ATO electronic channel. It is the responsibility of the taxpayer to retain this declaration for a period of five years after the declaration is made, penalties may apply for failure to do so.

Tax File Number Year of return

Name of Partnership, Trust, Fund or Entity

Total Income/Loss	Total Deductions	Net Income/Loss
<input type="text" value="-74165"/>	<input type="text"/>	<input type="text" value="-74165"/>

Privacy

The ATO is authorised by the Taxation Administration Act 1953 to request the provision of tax file numbers (TFNs). The ATO will use the TFNs to identify each partner or beneficiary or entity in our records. It is not an offence not to provide the TFNs. However, you cannot lodge your tax return electronically if you do not quote your TFN.

Taxation law authorises the ATO to collect information and disclose it to other government agencies, including personal information about the person authorised to sign the declaration. For information about privacy go to ato.gov.au/privacy

The Australian Business Register

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

Please refer to the privacy statement on the Australian Business Register (ABR) website (www.abr.gov.au) for further information - it outlines our commitment to safeguarding your details.

Electronic funds transfer - direct debit

Where you have requested an EFT direct debit some of your details will be provided to your financial institution and the Tax Office's sponsor bank to facilitate the payment of your taxation liability from your nominated account.

I authorise my tax agent to electronically transmit this tax return via an approved ATO electronic channel.

Important: Before making this declaration please check to ensure that all income has been disclosed and the tax return is true and correct in every detail. If you are in doubt about any aspect of the tax return, place all the facts before the Tax Office. The tax law provides heavy penalties for false or misleading statements on tax returns.

Declaration: I declare that:

- * all the information I have provided to my registered tax agent for the preparation of this tax return, including any applicable schedules is true and correct, and
- * I authorise the agent to give this document to the Commissioner of Taxation.

Signature of Partner, Trustee or Director Date

PART D**Tax agent's certificate (shared facilities only)**

We, HALL BROWNS ACCOUNTANTS declare that:

- * We have prepared this tax return in accordance with the information supplied by the partner, trustee, director or public officer
- * We have received a declaration made by the entity that the information provided to us for the preparation of this tax return is true and correct, and
- * We are authorised by the partner, trustee, director or public officer to lodge this tax return, including any applicable schedules.

Agent's Signature Date

Agent's phone	<input type="text" value="07 38311055"/>	Client's reference	<input type="text" value="ESCU"/>
Agent's Contact Name	<input type="text" value="MCKELVIE ALLISON"/>		
Agent's reference number	<input type="text" value="69460008"/>		