

# Trust tax return 2022

01/07/2021 to 30/06/2022

<b>Tax file number</b> See the Privacy note in the Taxpayer's declaration	<input type="text"/>	<b>Other attachments?</b>	<input type="text" value="N"/>			
<b>Name of trust</b> <b>ABN</b>	<input type="text" value="Esplanade Central Unit Trust"/> <input type="text" value="56 952 884 110"/>					
<b>Current postal address</b>	<input type="text" value="PO BOX 454"/> <table><tr><td><input type="text" value="SPRING HILL"/></td><td><input type="text" value="QLD"/></td><td><input type="text" value="4004"/></td></tr></table>			<input type="text" value="SPRING HILL"/>	<input type="text" value="QLD"/>	<input type="text" value="4004"/>
<input type="text" value="SPRING HILL"/>	<input type="text" value="QLD"/>	<input type="text" value="4004"/>				
<b>Full name of the trustee to whom the notices should be sent</b>	<input type="text" value="Esplanade Central Pty Ltd"/> <input type="text" value="ABN 26 147 187 871"/>					
<b>Daytime number</b>	<input type="text" value="07 38311055"/>					
<b>Type of trust</b>	<input type="text" value="U"/>					
<b>Managed investment trusts</b> <b>Is the trust a managed investment trust (MIT)?</b>	<input type="text" value="N"/>					
<b>Tax payable by trustee?</b>	<input type="text" value="N"/>	<b>Final tax return</b>	<input type="text" value="N"/>			
<b>Electronic funds transfer (EFT)</b>	<input type="text"/>					

**Sensitive** (when completed)

ABN 56 952 884 110

1 Description of main business activity

Renting or leasing of non-residential buildings as own  
er 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	H 2027943	2027943
<b>Total business income</b>		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	K 722881
Repairs & maintenance		17956	M 17956
All other expenses		595547	N 595547
<b>Total expenses</b>		2174168	O 2174168

Reconciliation items	Primary production	Non-primary production	Totals
Expense reconciliation adjustments		72054	B 72054
<b>Net income/loss from business</b>	Q	R 74171 L	S 74171 L

11 Gross interest - including Australian government loan interest J 6

15 Total of items 5 to 14 74165 L

20 Net Australian income or loss Subtract item 19 from item 15 \$ 74165 L  
- other than capital gains

21 Capital gains

Did you have a CGT event during the year? G N

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 N

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24 Total of items 20 to 23

74165 / L

26 Total net income or loss

74165 / L

27 Losses information

Tax losses carried forward to later income years

U 4055934

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?

W N

Did the thin capitalisation provisions affect you?

O N

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?

A N

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

C N

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?

N N

Key financial information

33 All current assets

F 526844

34 Total assets

G 27355765

35 All current liabilities

I 303136

36 Total liabilities

J 20743549

Business and professional items

37 Business name of main business

Esplanade Central Unit Trust

38 Business address of main business

59-63 The Esplanade

CAIRNS

QLD

Postcode

A 4870

43 Trade creditors

H 28635

Sensitive (when completed)

ABN 56 952 884 110

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#### 49 Aggregated turnover

Aggregated turnover range

**P** **G**

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#### 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

<b>S</b>	67602
<b>T</b>	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** 7585842

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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.

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#### 57 Statement of distribution

**Sensitive** (when completed)

ABN 56 952 884 110

**Total of all distribution statements**

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

**Sensitive** (when completed)

ABN 56 952 884 110

## 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](https://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>B</b> 74165
2020-2021	<b>C</b> 3777909
2019-2020	<b>D</b> 203860
2018-2019	<b>E</b> 0
2017-2018	<b>F</b> 0
2016-2017 and earlier income years	<b>G</b> 0
Total	<b>U</b> 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

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

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**Small Business Income for distribution**

Business Name:

Small business entity?

Taxable income/loss from item 24	-74165
<b>Income</b>	<b>Amounts</b>
PP income/loss	
Non-PP income/loss	-74171
<b>Additions:</b>	
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	
<b>Total small business income/loss</b>	<b>-74171</b>
<b>Subtractions:</b>	
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	
<b>Total small business deductions</b>	
<b>Net small business income (including foreign income)</b>	<b>0</b>

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

3981769.00

-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

**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](http://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](http://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  Client's reference   
Agent's Contact Name   
Agent's reference number