

Financial Report

for the year ended
30 June 2023

L & K Narunsky Superannuation Fund



L & K Narunsky Superannuation Fund

Statement of Financial Position



As at 30 June 2023

	Note	2023 \$	2022 \$
Assets			
Investments			
Managed Investments & ETFs	2	575,493.08	517,551.19
Real Estate Properties (Australian - Non Residential)	3	406,350.00	368,725.00
Units in Unlisted Unit Trusts (Australian)	4	302,111.58	232,983.26
Total Investments		<u>1,283,954.66</u>	<u>1,119,259.45</u>
Other Assets			
CBA *7166		4,922.13	22,778.52
Distributions Receivable		2,937.06	2,849.76
Sundry Debtors		170.56	261.36
GST Refundable		1,104.66	2,440.49
Income Tax Refundable		7,924.64	0.00
Total Other Assets		<u>17,059.05</u>	<u>28,330.13</u>
Total Assets		<u>1,301,013.71</u>	<u>1,147,589.58</u>
Less:			
Liabilities			
Income Tax Payable		0.00	4,980.10
Total Liabilities		<u>0.00</u>	<u>4,980.10</u>
Net assets available to pay benefits		<u>1,301,013.71</u>	<u>1,142,609.48</u>
Represented by:			
Liability for accrued benefits allocated to members' accounts	6		
Narunsky, Larry - Accumulation		1,039,902.65	910,519.96
Narunsky, Katie - Accumulation		261,111.06	232,089.52
Total Liability for accrued benefits allocated to members' accounts		<u>1,301,013.71</u>	<u>1,142,609.48</u>

Operating Statement

For the year ended 30 June 2023

	Note	2023	2022
		\$	\$
Income			
Investment Income			
Trust Distributions		41,471.70	28,133.81
Interest Received		307.97	19.58
Other Investment Income		0.00	10,411.46
Property Income		26,314.27	25,193.56
Investment Gains			
Changes in Market Values			
Realised Movements in Market Value		(77,811.48)	47,863.12
Unrealised Movements in Market Value		170,709.82	(147,421.05)
Contribution Income			
Employer Contributions		18,000.00	10,000.00
Personal Concessional		0.00	16,000.00
Other Income			
Interest Received - ATO General Interest		21.36	0.00
Total Income		<u>179,013.64</u>	<u>(9,799.52)</u>
Expenses			
Accountancy Fees		1,282.27	0.00
Administration Costs		51.25	0.00
ATO Supervisory Levy		259.00	259.00
Auditor's Remuneration		400.00	0.00
ASIC Fees		407.00	0.00
Depreciation		1,844.00	2,504.00
FX Loss		3,402.61	0.00
Investment Expenses		8,254.89	44,371.08
Interest Paid		3.89	0.00
Property Expenses - Council Rates		1,912.63	1,892.95
Property Expenses - Insurance Premium		306.59	306.60
Property Expenses - Water Rates		385.92	384.77
		<u>18,510.05</u>	<u>49,718.40</u>
Total Expenses		<u>18,510.05</u>	<u>49,718.40</u>
Benefits accrued as a result of operations before income tax		<u>160,503.59</u>	<u>(59,517.92)</u>
Income Tax Expense		2,099.36	4,980.10
Benefits accrued as a result of operations		<u>158,404.23</u>	<u>(64,498.02)</u>

L & K Narunsky Superannuation Fund

Notes to the Financial Statements

For the year ended 30 June 2023



Note 1: Summary of Significant Accounting Policies

The trustees have prepared the financial statements on the basis that the Superannuation Fund is not a reporting entity because it is not publicly accountable and is not required by law or governing document to prepare financial statements that comply with Australian Accounting Standards. 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 Director(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.

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

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

L & K Narunsky Superannuation Fund

Notes to the Financial Statements

For the year ended 30 June 2023



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

Upon entering into each contract as a lessor, the Fund assesses if the lease is a finance or operating lease. All leases have been assessed as operating leases. Rental revenue arising from operating leases on investment properties is recognised on straight-line basis over the term of the specific lease.

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. Trade and Other Payables

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 value of the Fund's financial liabilities is equivalent to the market value. Any remeasurement changes in the gross value of non-current financial liabilities (including liabilities for members' accrued benefits) are recognised in the operating statement in the periods in which they occur.

g. 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: Managed Investments & ETFs

	2023 \$	2022 \$
Tamim Account (U2398102 - U7398102)	112,265.28	102,861.26

Notes to the Financial Statements

For the year ended 30 June 2023



Tamim Account (U1949676 - U7949676)	118,328.93	121,157.14
Tamim Account (U1949682 - U7949682)	201,959.28	171,190.80
Tamim Account (U1903730 - U7903730)	142,939.59	122,341.99
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	575,493.08	517,551.19
	<hr/>	<hr/>

Note 3: Real Estate Properties (Australian - Non Residential)

	2023	2022
	\$	\$
7/84-100 Pacific Drive, Keysborough VIC 3173 (50% Owned)	406,350.00	368,725.00
	<hr/>	<hr/>
	406,350.00	368,725.00
	<hr/>	<hr/>

Note 4: Units in Unlisted Unit Trusts (Australian)

	2023	2022
	\$	\$
Tamim Global Mobility Fund	45,223.28	45,512.78
TAMIM Property Fund - Listed Property Trust	20,707.30	9,620.48
TAMIM Fund - TVG SPV2	12,622.00	17,850.00
The TAMIM Fund - TVG Take/Over	44,559.00	0.00
Tamim Property Trust - Fairfield Heights	119,000.00	100,000.00
Tamim Property Trust - LFR Rutherford Unit Class	60,000.00	60,000.00
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	302,111.58	232,983.26
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Note 5: Banks and Term Deposits

	2023	2022
	\$	\$
Banks		
CBA *7166	4,922.13	22,778.52
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	4,922.13	22,778.52
	<hr/>	<hr/>

Note 6: Liability for Accrued Benefits

	2023	2022
	\$	\$
Liability for accrued benefits at beginning of year	1,142,609.48	1,207,107.50
Benefits accrued as a result of operations	158,404.23	(64,498.02)

Notes to the Financial Statements

For the year ended 30 June 2023



Current year member movements	0.00	0.00
Liability for accrued benefits at end of year	1,301,013.71	1,142,609.48

Note 7: Subsequent Event - COVID-19

The Coronavirus (Covid-19) pandemic is expected to cause material decline in the market value of the fund investments. The trustees are aware of the uncertainty surrounding the global markets during this time and the effects it will have on the value of the fund investments after the reporting date.

Trustees Declaration

The directors of the trustee company have determined that the fund is not a reporting entity and that this special purpose financial statements should be prepared in accordance with the accounting policies described in Note 1 to the financial statements.

In the opinion of the directors of the trustee company:

- (i) the financial statements and notes to the financial statements for the year ended 30 June 2023 present fairly, in all material respects, the financial position of the superannuation fund at 30 June 2023 and the results of its operations for the year then ended 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 2023.

Signed in accordance with a resolution of the directors of the trustee company by:

.....
Larry Narunsky
LK Narunsky Nominees Pty Ltd
Director

.....
Katie Narunsky
LK Narunsky Nominees Pty Ltd
Director

DATED:

L & K Narunsky Superannuation Fund
Statement of Taxable Income

For the year ended 30 June 2023



	2023
	\$
Benefits accrued as a result of operations	160,503.59
Less	
Increase in MV of investments	170,709.82
Realised Accounting Capital Gains	(77,811.48)
Accounting Trust Distributions	41,471.70
Tax Adjustment - Capital Works Expenditure (D1)	4,043.00
	<u>138,413.04</u>
Add	
Other Non Deductible Expenses	3,402.61
Franking Credits	7,877.98
Foreign Credits	13.46
Taxable Trust Distributions	33,358.32
	<u>44,652.37</u>
SMSF Annual Return Rounding	0.08
Taxable Income or Loss	<u>66,743.00</u>
Income Tax on Taxable Income or Loss	10,011.45
Less	
Franking Credits	7,877.98
Foreign Credits	13.46
TAX PAYABLE	<u>2,120.01</u>
Less	
TFN Credits	20.65
CURRENT TAX OR REFUND	<u>2,099.36</u>
Supervisory Levy	259.00
Income Tax Instalments Raised	(10,024.00)
AMOUNT DUE OR REFUNDABLE	<u>(7,665.64)</u>

L & K Narunsky Superannuation Fund

Members Statement



Larry Narunsky
28 Peel Street
Dover Heights, New South Wales, 2030, Australia

Your Details

Date of Birth : Provided
Age: 55
Tax File Number: Provided
Date Joined Fund: 11/10/2016
Service Period Start Date: 01/07/1998
Date Left Fund:
Member Code: NARLAR00001A
Account Start Date: 11/10/2016
Account Phase: Accumulation Phase
Account Description: Accumulation

Nominated Beneficiaries: Katie Amanda Narunsky
Nomination Type: Binding Nomination
Vested Benefits: 1,039,902.65
Total Death Benefit: 1,039,902.65

Your Balance

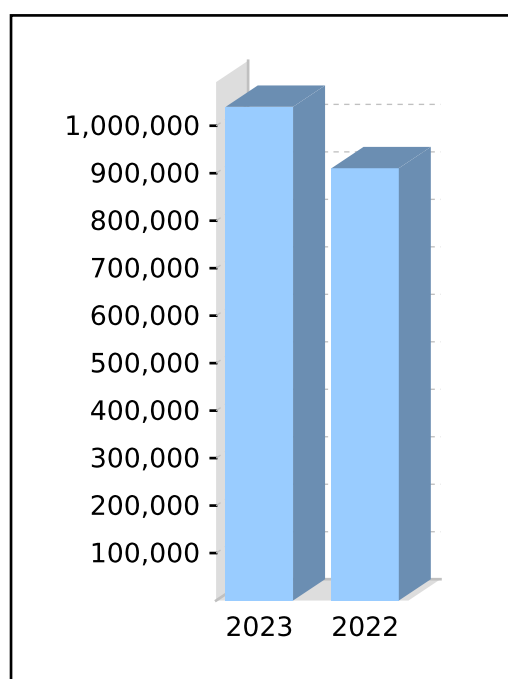
Total Benefits 1,039,902.65

Preservation Components

Preserved 1,039,902.65
Unrestricted Non Preserved
Restricted Non Preserved

Tax Components

Tax Free 496,300.01
Taxable 543,602.64



Your Detailed Account Summary

	This Year	Last Year
Opening balance at 01/07/2022	910,519.96	971,740.02
<u>Increases to Member account during the period</u>		
Employer Contributions	18,000.00	10,000.00
Personal Contributions (Concessional)		
Personal Contributions (Non Concessional)		
Government Co-Contributions		
Other Contributions		
Proceeds of Insurance Policies		
Transfers In		
Net Earnings	119,911.38	(64,339.98)
Internal Transfer In		
<u>Decreases to Member account during the period</u>		
Pensions Paid		
Contributions Tax	2,700.00	1,500.00
Income Tax	5,828.69	5,380.08
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 30/06/2023	1,039,902.65	910,519.96

L & K Narunsky Superannuation Fund

Members Statement



Katie Amanda Narunsky
28 Peel Street
Dover Heights, New South Wales, 2030, Australia

Your Details

Date of Birth : Provided
Age: 51
Tax File Number: Provided
Date Joined Fund: 11/10/2016
Service Period Start Date: 19/02/1990
Date Left Fund:
Member Code: NARKAT00001A
Account Start Date: 11/10/2016
Account Phase: Accumulation Phase
Account Description: Accumulation

Nominated Beneficiaries: Larry Narunsky
Nomination Type: Binding Nomination
Vested Benefits: 261,111.06
Total Death Benefit: 261,111.06

Your Balance

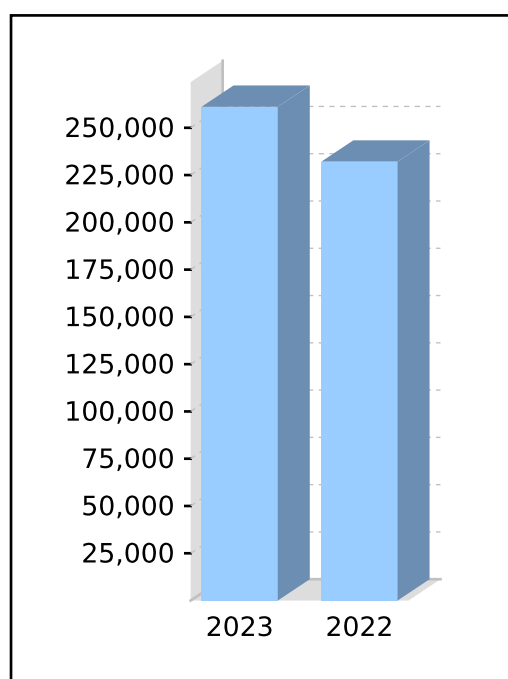
Total Benefits 261,111.06

Preservation Components

Preserved 261,111.06
Unrestricted Non Preserved
Restricted Non Preserved

Tax Components

Tax Free
Taxable 261,111.06



Your Detailed Account Summary

	This Year	Last Year
Opening balance at 01/07/2022	232,089.52	235,367.48
<u>Increases to Member account during the period</u>		
Employer Contributions		
Personal Contributions (Concessional)		16,000.00
Personal Contributions (Non Concessional)		
Government Co-Contributions		
Other Contributions		
Proceeds of Insurance Policies		
Transfers In		
Net Earnings	30,504.30	(15,575.54)
Internal Transfer In		
<u>Decreases to Member account during the period</u>		
Pensions Paid		
Contributions Tax		2,400.00
Income Tax	1,482.76	1,302.42
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 30/06/2023	261,111.06	232,089.52

L & K Narunsky Superannuation Fund

Members Summary

As at 30 June 2023



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	
Larry Narunsky (Age: 55)											
NARLAR00001A - Accumulation											
910,519.96	18,000.00		119,911.38			2,700.00	5,828.69				1,039,902.65
910,519.96	18,000.00		119,911.38			2,700.00	5,828.69				1,039,902.65
Katie Amanda Narunsky (Age: 51)											
NARKAT00001A - Accumulation											
232,089.52			30,504.30				1,482.76				261,111.06
232,089.52			30,504.30				1,482.76				261,111.06
1,142,609.48	18,000.00		150,415.68			2,700.00	7,311.45				1,301,013.71

L & K Narunsky Superannuation Fund

Investment Summary Report



As at 30 June 2023

Investment	Units	Market Price	Market Value	Average Cost	Accounting Cost	Unrealised Gain/(Loss)	Gain/ (Loss)%	Portfolio Weight%	
Cash/Bank Accounts									
CBA *7166		4,922.130000	4,922.13	4,922.13	4,922.13			0.38 %	
			4,922.13		4,922.13			0.38 %	
Managed Investments & ETFs									
LKN_TamAc c730	Tamim Account (U1903730 - U7903730)	1.00	142,939.590000	142,939.59	130,069.11	130,069.11	12,870.48	9.90 %	11.09 %
LKN_TamAc c676	Tamim Account (U1949676 - U7949676)	1.00	118,328.930000	118,328.93	117,572.33	117,572.33	756.60	0.64 %	9.18 %
LKN_TamAc c682	Tamim Account (U1949682 - U7949682)	1.00	201,959.280000	201,959.28	177,560.99	177,560.99	24,398.29	13.74 %	15.67 %
LKN_TamAc c102	Tamim Account (U2398102 - U7398102)	1.00	112,265.280000	112,265.28	110,866.41	110,866.41	1,398.87	1.26 %	8.71 %
			575,493.08		536,068.84	39,424.24	7.35 %	44.65 %	
Real Estate Properties (Australian - Non Residential)									
LKN_IP1-784100PDK5 0	7/84-100 Pacific Drive, Keysborough VIC 3173 (50% Owned)	1.00	406,350.000000	406,350.00	339,812.49	339,812.49	66,537.51	19.58 %	31.53 %
			406,350.00		339,812.49	66,537.51	19.58 %	31.53 %	
Units in Unlisted Unit Trusts (Australian)									
TAMIMTVGS PV2	TAMIM Fund - TVG SPV2	20,000.00	0.631100	12,622.00	1.00	20,000.00	(7,378.00)	(36.89) %	0.98 %
TAMIMFGM	Tamim Global Mobility Fund	61,595.32	0.734200	45,223.28	0.97	60,000.00	(14,776.72)	(24.63) %	3.51 %
TAMIMLPF	TAMIM Property Fund - Listed Property Trust	24,078.25	0.860000	20,707.30	0.95	22,908.35	(2,201.05)	(9.61) %	1.61 %
TPTFFH	Tamim Property Trust - Fairfield Heights	100,000.00	1.190000	119,000.00	1.00	100,000.00	19,000.00	19.00 %	9.23 %
TPTRUC	Tamim Property Trust - LFR Rutherford Unit Class	60,000.00	1.000000	60,000.00	1.00	60,000.00	0.00	0.00 %	4.66 %
TAMIMTVGT O	The TAMIM Fund - TVG Take/Over	30,000.00	1.485300	44,559.00	1.50	45,000.00	(441.00)	(0.98) %	3.46 %
			302,111.58		307,908.35	(5,796.77)	(1.88) %	23.44 %	
			1,288,876.79		1,188,711.81	100,164.98	8.43 %	100.00 %	

L & K Narunsky Superannuation Fund

Investment Income Report



As at 30 June 2023

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													
	CBA *7166	307.97			307.97	0.00	0.00	0.00	307.97			0.00	0.00
		307.97			307.97	0.00	0.00	0.00	307.97			0.00	0.00
Managed Investments & ETFs													
LKN_TamAc c730	Tamim Account (U1903730 - U7903730)	5,780.38	3,374.70	2,352.39	56.76	1,446.27	0.00	0.00	7,230.12	3.47	0.00	0.00	0.00
LKN_TamAc c676	Tamim Account (U1949676 - U7949676)	10,658.11	6,512.98	3,672.91	484.55	2,791.30	0.00	0.00	13,461.74	12.33	0.00	0.00	0.00
LKN_TamAc c682	Tamim Account (U1949682 - U7949682)	8,160.14	4,736.12	3,290.04	138.83	2,029.78	0.00	0.00	10,194.77	4.85	0.00	0.00	0.00
LKN_TamAc c102	Tamim Account (U2398102 - U7398102)	4,478.44	3,206.84	1,029.59	242.00	1,374.41	0.00	0.00	5,852.84		0.00	0.00	0.00
		29,077.07	17,830.64	10,344.93	922.14	7,641.76	0.00	0.00	36,739.47	20.65	0.00	0.00	0.00
Real Estate Properties (Australian - Non Residential)													
LKN_IP1-0	7/84-100 Pacific Drive, Keysborough VIC 3173 (50% Owned)	26,314.27							26,314.27				
		26,314.27							26,314.27				
Units in Unlisted Unit Trusts (Australian)													
TAMIMTVGS PV2	TAMIM Fund - TVG SPV2	478.14	478.12		0.02	225.43	0.00	0.00	703.57		0.00	0.00	0.00
TAMIMLPF	TAMIM Property Fund - Listed Property Trust	576.49	13.83		267.92	10.79	0.00	13.46	306.00		0.00	125.59	172.62
TPTFFH	Tamim Property Trust - Fairfield Heights	6,000.00			661.83	0.00	0.00	0.00	661.83		0.00	0.00	5,338.17
TPTRUC	Tamim Property Trust - LFR Rutherford Unit Class	5,340.00			2,838.89	0.00	0.00	0.00	2,838.89		0.00	0.00	2,501.11
		12,394.63	491.95		3,768.66	236.22	0.00	13.46	4,510.29		0.00	125.59	8,011.90

L & K Narunsky Superannuation Fund

Investment Income Report

As at 30 June 2023



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
	68,093.94	18,322.59	10,344.93	4,998.77	7,877.98	0.00	13.46	67,872.00	20.65	0.00	125.59	8,011.90

Assessable Income (Excl. Capital Gains) **67,872.00**

Net Capital Gain **84.15**

Total Assessable Income 67,956.15

* 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.