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Plan LSR Super Fund

ABN 80 556 287 556 Trustees: Plan LSR Pty Ltd

Financial Statement For the year ended 30 June 2020



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Plan LSR Super Fund Operating Statement For the period 1 July 2019 to 30 June 2020

	Note	2020 \$	2019 \$
Income			
Member Receipts			
Contributions			
Employer		20,248	25,000
Member		9,157	205,101
Investment Gains			
Increase in Market Value	8A	39,223	92,460
Investment Income			
Interest	7A	29	73
Rent	7B	108,028	77,026
	-	176,685	399,661
Expenses	•	_	_
Other Expenses			
Accountancy Fee		2,244	2,215
Auditor Fee		1,100	770
Bank Fees		2,530	1,471
General Expense		440	-
Interest Paid		41,242	37,021
Legal Fee		265	-
Property Expenses		23,532	11,820
Regulatory Fees		721	-
SMSF Supervisory Levy	_	259	259
	-	72,334	53,556
Benefits Accrued as a Result of Operations before Inc	come Tax	104,351	346,104
Income Tax			
Income Tax Expense		8,462	7,281
	-	8,462	7,281
Benefits Accrued as a Result of Operations	-	95,889	338,823

Plan LSR Super Fund Statement of Financial Position as at 30 June 2020

	Note	2020 \$	2019 \$
Assets			
Investments			
Direct Property	6A	1,386,983	1,347,760
Other Assets			
Cash At Bank		44,728	35,068
Sundry Assets		7,429	5,969
Current Tax Assets		192	(3,209)
Prepaid Contribution Tax		-	2,325
Total Assets	=	1,439,332	1,387,912
Liabilities			
Other Creditors and Accruals			
Accountancy Fee		2,244	-
Auditor Fee		1,100	-
Borrowings			
Limited Recourse Borrowing Arrangement		731,683	764,019
Income Tax Suspense		2,473	-
Other Taxes Payable		11,409	13,860
Unallocated Contributions		· -	15,500
Total Liabilities		748,910	793,379
Net Assets Available to Pay Benefits	-		504 522
Represented by:	=	690,422	594,533
Liability for Accrued Benefits	2		
Ms Xiaolin Clifford		690,422	594,533
Total Liability for Accrued Benefits		690,422	594,533

Note 1 - Statement of Significant Accounting Policies

The following significant accounting policies have been adopted in the preparation and presentation of the financial statements. They have been consistently applied in the current and previous periods unless otherwise stated to ensure the financial information satisfies the concept of relevance and reliability.

(a) Statement of Compliance

The trustees have prepared the financial statements on the basis that the superannuation fund is a non-reporting entity because the members are able to command the preparation of tailored reports so as to satisfy specifically all of their information needs and there are no other users dependent on the financial statements. The financial statements are therefore special purpose financial statements that have been prepared in accordance with the legislative requirements of the *Superannuation Industry (Supervision) Act 1993* and *Regulations 1994* and the provisions of the Trust Deed. The trustees have determined that the accounting policies adopted are appropriate to meet their needs.

(b) Basis of Preparation

The financial statements have been prepared on a cash basis using historical costs convention unless stated otherwise. For investments and financial liabilities, they are measured at market values.

The financial statements are presented in Australian dollars, which is the functional currency of the fund.

(c) Use of Accounting Estimates and Judgments

The preparation of financial statements requires the trustees to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstance, the results of which form the basis of making the judgments. 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.

(d) Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, deposits held at call with banks or financial institutions and short-term, highly liquid investments that are readily convertible to cash and are subject to an insignificant risk of change in value.

(e) Foreign Currency

Any foreign currency transactions during the financial year are brought to account using the exchange rate in effect at the date of the transaction. Foreign currency monetary items at reporting date are translated at the exchange rate existing at reporting date. Exchange differences are recognised in the operating statement in the period in which they arise.

(f) Valuation of Assets

Investment

An investment is initially recognised when as a result of past transactions or events, the Fund controls the future economic benefits expected to flow from the asset.

The investment assets are firstly recorded at cost, being the fair value of the consideration given. After initial recognition, they are measured at market value. Gains or losses arising from changes in market value are recognised on the Operating Statement in the periods in which they occur.

Market value as defined in s10 of SISA 1993, in relation to an asset, means the amount that a willing buyer of the asset could reasonably be expected to pay to acquire the asset from a willing seller if the following assumptions were made:

- i. that the buyer and the seller dealt with each other at arm's length in relation to the sale;
- ii. that the sale occurred after proper marketing of the asset;
- iii. that the buyer and the seller acted knowledgeably and prudentially in relation to the sale.

As disposal costs are generally immaterial unless otherwise stated, market value approximates fair value.

Market values for various types of investment have been determined as follows:

- listed securities, government and other fixed interest securities for which there is a readily available market quotation, the valuation is recorded as the last quoted sale price as at the close of business on reporting date. If the listed securities are foreign, they are also converted to Australian dollars using the exchange rate at the close of business on the reporting date;
- ii. unit trusts and managed funds are stated by reference to the unit redemption price quoted by the fund manager at the end of the reporting period;
- iii. unlisted investments are stated at the Trustees' valuation based on estimated market value at balance date; or where necessary, upon external valuers' expert opinions;
- iv. Investment properties are carried at market value and are held for the purpose of generating long-term rental yields and capital appreciation. The Trustees give consideration to the value of the investment property each financial year and revalue when a significant event occurs or when deemed appropriate. Where an external valuation has been obtained, the valuation is based on objective and supportable data and has been carried out by a property valuation service provider or qualified independent valuer as appropriate.

Financial Liabilities

The Fund initially recognises a financial liability on the date it becomes a party to the contractual provisions of the instrument.

Financial liabilities including credit balances of hedging instruments and derivatives are measured at market values as at the reporting date. Any change in market values of the financial liabilities since the beginning of the reporting period shall be included in the profit or loss for the reporting period. As disposal costs are generally immaterial, unless otherwise stated, market value approximates fair value.

Receivables and Payables

Current assets such as accounts receivable, which are expected to be recovered within twelve months after the reporting period, are carried at nominal amounts which approximate the fair values.

Accounts payable are recognised when the Fund becomes obliged to make future payments resulting from the goods and services received, whether or not billed to the Fund and are carried at nominal amounts which are equivalent to fair values.

(g) Revenue Recognition

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 measured at the fair value of consideration received or receivable. The following recognition criteria relate to the specific items of revenue the Fund receives:

Interest

The interest revenue is recognised by the Fund on a cash receipt basis, unless the Fund chooses the accrual method and the amount can be reliably measured by reference to the principal outstanding and using the effective interest rate of the instrument calculated at the acquisition or origination date.

Dividend Revenue

The entitlement to a dividend is based on the date the shares are quoted ex-dividend; the actual dividend revenue is recognised by the Fund when it is received.

Distribution Revenue

Distributions from unit trusts and managed funds are recognised as at the date the unit value is quoted ex-distributions 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.

Rental Income

Rent from investment properties is recognised by the Fund on a cash receipt basis.

Movement in market values

Changes in the market value of investments are determined as the difference between the market value at balance date or consideration received (if sold during the year) and the market value as at the prior year end or cost (if the investment was acquired during the period). All movements are recognised in the Operating Statement.

Contributions and Rollovers In

Contributions and rollovers 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.

The financial report was authorised for issue on 23 June 2021 by the directors of the trustee company.

Note 2 - 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. Changes in the Liability for Accrued Benefits are as follows:

	Current	Previous
Liability for Accrued Benefits at beginning of period	594,533	255,710
Benefits Accrued during the period	95,889	338,823
Benefits Paid during the period	0	0
Liability for Accrued Benefits at end of period	690,422	594,533

Any amount in the Unallocated Contributions account represent amounts that have been received by the fund from either the members of the fund or a third party but have not been allocated to any specific member as at the reporting date. It is the intention of the trustee to allocate any such amounts recorded as unallocated contributions within 28 days following the end of the month to specific fund member, which will increase the liability for members accrued benefits.

Note 3 – Vested Benefits

Vested benefits are benefits which 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 reporting period.

	Current	Previous
Vested Benefits at beginning of period	594,533	255,710
Benefits Accrued during the period	95,889	338,823
Benefits Paid during the period	0	0
Vested Benefits at end of period	690,422	594,533

Note 4 - Guaranteed Benefits

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

Note 5 - Funding Arrangements

No fixed funding arrangements were in place for the Fund as at year end.

Note 6A - Direct Property

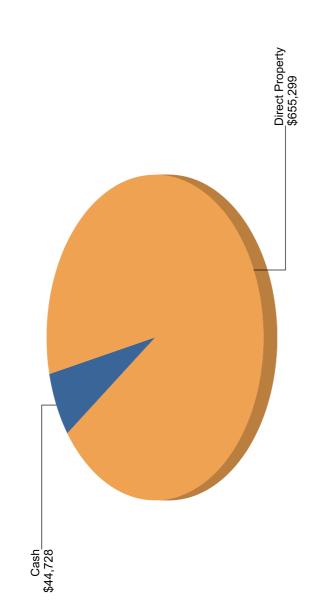
Hoto or Biloot Froporty	Current	Previous
At market value:		
Archer Street, Chatswood	480,223	441,000
Pacific Hwy, Chatswood	906,760	906,760
	1,386,982	1,347,760
Note 7A – Interest		
	Current	Previous
ANZ Premium Business Saver	29	73
	29	73
Note 7B – Rent		
	Current	Previous
Archer Street, Chatswood	48,028	54,645
Pacific Hwy, Chatswood	60,000	22,381
	108,028	77,026

Note 8A – Increase in Market Valu	ncrease in Market Val	lue
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	Current	Previous
Direct Property		
Archer Street, Chatswood	39,223	92,460
	39,223	92,460

Plan LSR Super Fund Investment Allocation as at 30 June 2020





6.4% 93.6% 100.0%

CashDirect PropertyTotal:

Self-Managed Superannuation Fund Independent Audit Report for the period 1 July 2019 to 30 June 2020

Approved SMSF auditor details

Name Julie Stewart

Business name DSR Partners

Business postal address PO Box 125 The Entrance NSW 2261

SMSF auditor number (SAN) 100249652

Self-managed superannuation fund details

Self-managed super fund (SMSF) name Plan LSR Super Fund

Australian business number (ABN) 80 556 287 556

Address Suite 313, 71-73 Archer Street, Chatswood, NSW 2067,

Australia

Year of income being audited 2020

To the SMSF trustees

To the SMSF trustees of Plan LSR Super Fund

Part A: Financial report

Opinion

I have audited the special purpose financial report of the Plan LSR Super Fund comprising the statement of financial position as at 30 June 2020, and the operating statement, a summary of significant accounting policies and other explanatory notes of the Plan LSR Super Fund for the year ended 30 June 2020.

In my opinion, the financial report presents fairly, in all material respects, in accordance with the accounting policies described in the notes to the financial report, the financial position of the fund at 30 June 2020 and the results of its operations for the year then ended.

Basis for Opinion

My audit has been conducted in accordance with Australian Auditing Standards¹. My responsibilities under those standards are further described in the *Approved SMSF Auditor's Responsibilities for the Audit of the Financial Report* section of this report. I am independent of the SMSF in accordance with the auditor independence requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to this audit and as required by the Superannuation Industry (Supervision) Regulations 1994 (SISR). I have also fulfilled my other ethical responsibilities in accordance with the Code.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Basis of accounting

Without modifying my opinion, I draw attention to note 1 of the financial report, which describes the basis of accounting. The financial report has been prepared to assist Plan LSR Super Fund meet the requirements of the SMSF's governing rules, the *Superannuation Industry (Supervision) Act 1993* (SISA) and the *Superannuation Industry (Supervision) Regulations 1994* (SISR). As a result, the financial report may not be suitable for other purposes.

Responsibilities of SMSF trustees for the financial report

Each SMSF trustee (individual trustee or director of corporate trustee) is responsible for the preparation and fair presentation of the financial report in accordance with the financial reporting requirements of the SMSF's governing rules, the SISA and the SISR. Each trustee is also responsible for such internal controls as they determine are necessary to enable the preparation and fair presentation of a financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the trustees are responsible for assessing the fund's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the trustees intend to wind-up the fund or have no realistic alternative but to do so.

Each SMSF trustee is responsible for overseeing the fund's financial reporting process.

Approved SMSF auditor's responsibilities for the audit of the financial report

My objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of trustees taken on the basis of this financial report.

As part of an audit in accordance with Australian Auditing Standards, I exercise professional judgment and

¹ The Australian Auditing Standards issued by the Auditing and Assurance Standards Board.

maintain professional scepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud
 or error, design and perform audit procedures responsive to those risks, and obtain audit evidence
 that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a
 material misstatement resulting from fraud is higher than for one resulting from error, as fraud may
 involve collusion, forgery, intentional omissions, misrepresentations, or the override of an internal
 control.
- Obtain an understanding of internal controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the fund's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the fund's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in the auditor's report to the related disclosures in the financial report or if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of the auditor's report. However, future events or conditions may cause the fund to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

I have communicated with the trustees regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during the audit.

Part B: Compliance engagement

Opinion

I have undertaken a reasonable assurance engagement on Plan LSR Super Fund's compliance, in all material respects, with the applicable provisions of the SISA and the SISR as listed below ("the listed provisions") for the year ended 30 June 2020.

Sections: 17A, 35AE, 35B, 35C(2), 62, 65, 66, 67, 67A, 67B, 82-85, 103, 104, 104A, 105, 109, 126K

Regulations: 1.06(9A), 4.09, 4.09A, 5.03, 5.08, 6.17, 7.04, 8.02B, 13.12, 13.13, 13.14, 13.18AA

In my opinion, each trustee of Plan LSR Super Fund has complied in all material respects, with the listed provisions for the year ended 30 June 2020.

Basis for Opinion

I have conducted my engagement in accordance with Standard on Assurance Engagements ASAE 3100 *Compliance Engagements* issued by the Auditing and Assurance Standards Board.

I believe that the evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Independence and quality control

I have complied with the independence and other ethical requirements relating to assurance engagements, and applied Auditing Standards ASQC 1 Quality Control for Firms that Perform Audits and Reviews of Financial Reports and Other Financial Information, and Other Assurance Engagements in undertaking this assurance engagement.

SMSF trustee's responsibilities

Each SMSF trustee is responsible for complying with the listed provisions and for the identification of risks that threaten compliance with the listed provisions, controls which will mitigate those risks and monitoring ongoing compliance.

Approved SMSF auditor's responsibilities

My responsibility is to express an opinion on the trustees' compliance, in all material respects, with the listed provisions, for the year ended 30 June 2020. ASAE 3100 *Compliance Engagements* requires that I plan and perform my procedures to obtain reasonable assurance about whether the trustee have complied, in all material respects, with the listed provisions for the year ended 30 June 2020.

An assurance engagement to report on the trustees' compliance with the listed provisions involves performing procedures to obtain evidence about the compliance activity and controls implemented to meet the compliance requirements. The procedures selected depend on my judgement, including the identification and assessment of risks of material non-compliance.

My procedures included examination, on a test basis, of evidence supporting compliance with those requirements of the listed provisions for the year ended 30 June 2020.

These tests have not been performed continuously throughout the period, were not designed to detect all instances of non-compliance, and have not covered any other provisions of the SISA and the SISR apart from those specified.

Inherent limitations

Due to the inherent limitations of an assurance engagement, together with the internal control structure it is possible that fraud, error, or non-compliance with the listed provisions may occur and not be detected.

A reasonable assurance engagement for the year ended 30 June 2020 does not provide assurance on whether compliance with the listed provisions will continue in the future.

Signature of approved SMSF auditor

Name: Julie Stewart

Appendix 1 - Explanation of listed sections and regulations in compliance engagement

This appendix is included to assist with the meaning of the legislation and regulations listed above

Section or Regulation	Explanation	
S17A	The fund must meet the definition of an SMSF	
S35AE	The trustees must keep and maintain accounting records for a minimum of five years	
S35B	The trustees must prepare, sign and retain accounts and statements	
S35C(2)	The trustees must provide the auditor with the necessary documents to complete the audit in a timely and professional manner; and within 14 days of a written request from the auditor	
S62	The fund must be maintained for the sole purpose of providing benefits to any or all of the following:	
	 fund members upon their retirement fund members upon reaching a prescribed age the dependants of a fund member in the case of the member's death before retirement 	
S65	The trustees must not loan monies or provide financial assistance to any member or relative at any time during the financial year	
S66	The trustees must not acquire any assets (not listed as an exception) from any member or related party of the fund	
S67	The trustees of the fund must not borrow any money or maintain an existing borrowing (not listed as an exception)	
S67A & 67B	The fund must comply with the limited recourse borrowing arrangement rules when borrowing to purchase single acquirable asset or replacement assets (not listed as an exception to the borrowing rules)	
S82-85	The trustees must comply with the in-house asset rules	
S103	The trustees must keep minutes of all meetings and retain the minutes for a minimum of 10 years	
S104	The trustees must keep up to date records of all trustee or director of corporate trustee changes and trustee consents for a minimum of 10 years	
S104A	Trustees who became a trustee on or after 1 July 2007 must sign and retain a trustee declaration	
S105	The trustees must ensure that copies of all member or beneficiary reports are kept for a minimum of 10 years	
S109	All investment transactions must be made and maintained at arms-length - that is, purchase, sale price and income from an asset reflects a true market value/rate of return	
S126K	A disqualified person cannot be a trustee, investment manager or custodian of a superannuation fund	
Sub Reg 1.06 (9A)	Pension payments must be made at least annually, and must be at least the amount calculated under Schedule 7	
Reg 4.09	Trustees must formulate, regularly review and give effect to an investment strategy for the fund	
Reg 4.09A	The assets of the SMSF must be held separately from any assets held by the trustee personally or by a standard employer sponsor or an associate of the standard employer sponsor	

the standard employer sponsor

Reg 5.03	Investment returns must be allocated to members in a manner that is fair and reasonable
Reg 5.08	Member minimum benefits must be maintained in the fund until transferred, rolled over, allotted (to the member's spouse) or cashed out in a permitted fashion
Reg 6.17	Payments of member benefits must be made in accordance with Part 6 or Part 7A of the regulations and be permitted by the trust deed
Reg 7.04	Contributions can only be accepted in accordance with the applicable rules for the year being audited
Reg 8.02B	When preparing accounts and statements required by subsection 35B(1) of SISA, an asset must be valued at its market value
Reg 13.12	Trustees must not recognise an assignment of a super interest of a member or beneficiary
Reg 13.13	Trustees must not recognise a charge over or in relation to a member's benefits
Reg 13.14	Trustees must not give a charge over, or in relation to, an asset of the fund
Reg 13.18AA	Investments in collectables and personal use assets must be maintained in accordance with prescribed rules

Trustee Declaration

In the opinion of the Trustees of the Plan LSR Super Fund.

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

- (i) the financial statements and notes to the financial statements for the year ended 30 June 2020 present fairly the financial position of the Fund at 30 June 2020 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; and
- (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 Fund has been carried out in accordance with its Trust Deed and in compliance with the requirements of the Superannuation Industry (Supervision) Act 1993 during the year ended 30 June 2020.

<u> </u>	•	•	•	

......Dated:/......

Signed in accordance with a resolution of the directors of Plan LSR Ptv Ltd bv:

Xiaolin Clifford

Director: Plan LSR Pty Ltd

(ABN: 80 556 287 556)

Consolidated Member Benefit Totals

Period		Member Account Details	
1 July 2019 - 30 Jun	e 2020	Residential Address:	51 Ridge Street Gordon, NSW 2072
Member	Number: 1	Date of Birth:	18 March 1961
Ms Xiaolin Qiu Cli	fford	Date Joined Fund: Eligible Service Date: Tax File Number Held:	26 May 2015 26 May 2015
		i ax File Number Held:	Yes

Note: this report provides a consolidated view of the Member's interests in the SMSF Refer to the Member Benefit Statements produced for each member account for further details

Your Accounts	
Withdrawal Benefit as at 1 Jul 2019	
Accumulation	594,533
Total as at 1 Jul 2019	594,533
Withdrawal Benefit as at 30 Jun 2020 Accumulation	690,422
Total as at 30 Jun 2020	690,422

a ror cuon momber account for farther actune	
Your Tax Components	
Tax Free	434,403
Taxable - Taxed	256,019
Taxable - Untaxed	-
Your Preservation Components	
Preserved	690,422
Restricted Non Preserved	-
Unrestricted Non Preserved	-
Your Insurance Benefits	
No insurance details have been recorded	
Your Beneficiaries	

No beneficiary details have been recorded

(ABN: 80 556 287 556)

Member Benefit Statement

Period		Member Account Details	
1 July 2019 - 30 June 2020		Residential Address:	51 Ridge Street Gordon, NSW 2072
Member	Number: 1	Date of Birth:	18 March 1961
Ms Xiaolin Qiu Clifford		Date Joined Fund: Eligible Service Date:	26 May 2015 26 May 2015
Accumulation Account			•
Accumulation		Tax File Number Held:	Yes
		Account Start Date:	26 May 2015

Your Account Summary		Your Tax Components		
Withdrawal Benefit as at 1 Jul 2019	594,533	Tax Free	62.9185 %	434,403
Increases to your account:		Taxable - Taxed		256,019
Employer Contributions	20,248	Taxable - Untaxed		-
Member Contributions	9,157	Your Preservation Components		
Share Of Net Fund Income	74,946	Preserved		690,422
<u>Total Increases</u>	104,351	Restricted Non Prese	erved	-
Decreases to your account:		Unrestricted Non Pre	served	-
Contributions Tax	3,037	Your Insurance Benefits		
Tax on Net Fund Income	5,425	No insurance details have been recorded		
<u>Total Decreases</u>	8,462	Your Beneficiaries	s	
Withdrawal Benefit as at 30 Jun 2020	690,422	No beneficiary details have been recorded		