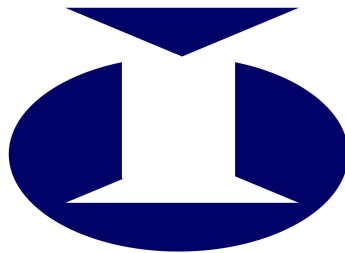


LA Property Trust  
ABN 56 331 702 895

Financial Statements  
For the year ended 30 June 2022



Accrual Accounting & Taxation  
Suite 2/115 Currumburra Road  
Ashmore, QLD 4214

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## Compilation Report to LA Property Trust

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We have compiled the accompanying special purpose financial statements of LA Property Trust, which comprise the balance sheet as at 30 June 2022, the Statement of Profit and Loss for the year then ended, a summary of significant accounting policies and other explanatory notes. The specific purpose for which the special purpose financial statements have been prepared is to provide information relating to the performance and financial position of the trust that satisfies the information needs of the directors of the trustee company and of the beneficiaries.

### *The Responsibility of the Directors of the Trustee Company*

The directors of the trustee company are solely responsible for the information contained in the special purpose financial statements, the reliability, accuracy and completeness of the information and for the determination that the significant accounting policies used are appropriate to meet their needs and for the purpose that the financial statements were prepared.

### *Our Responsibility*

On the basis of information provided by the directors of the trustee company, we have compiled the accompanying special purpose financial statements in accordance with the significant accounting policies as described in Note 1 to the financial statements and APES 315 Compilation of Financial Information.

We have applied our expertise in accounting and financial reporting to compile these financial statements in accordance with the significant accounting policies described in Note 1 to the financial statements. We have complied with the relevant ethical requirements of APES 110 Code of Ethics for Professional Accountants (including Independence Standards).

### *Assurance Disclaimer*

Since a compilation engagement is not an assurance engagement, we are not required to verify the reliability, accuracy or completeness of the information provided to us by management to compile these financial statements. Accordingly, we do not express an audit opinion or a review conclusion on these financial statements.

The special purpose financial statements were compiled exclusively for the benefit of the directors of the trustee company who are responsible for the reliability, accuracy and completeness of the information used to compile them. Accordingly, these special purpose financial statements may not be suitable for other purposes. We do not accept responsibility for the contents of the special purpose financial statements.



Accrual Accounting & Taxation  
Suite 2/115 Currumburra Road  
Ashmore, QLD

21 June, 2023

## Trustee's Declaration

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The directors of LA Properties (WA) Pty Ltd declare that the trust is not a reporting entity and that this special purpose financial report should be prepared in accordance with the accounting policies outlined in Note 1 to the financial statements

The directors of the trustee company declare that:

- (i) the financial statements and notes, present fairly the trust's financial position as at 30 June 2022 and its performance for the year ended on that date in accordance with the accounting policies described in Note 1 to the financial statements; and
- (ii) in the directors' opinion there are reasonable grounds to believe that the trust will be able to pay its debts as and when they become due and payable.

The declaration is made in accordance with a resolution of the Board of Directors of the trustee company.

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Wen Bo Xie , (Director)

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Pitsun Chern , (Director)

Date

**Detailed Profit and Loss Statement**  
**For the year ended 30 June 2022**

	2022	2021
	\$	\$
Income		
Gross Receipts	529,134.54	619,790.20
Interest received		54.95
JobKeeper Subsidy (No GST)		27,000.00
Covid-19 Business Support Grant	10,000.00	
Total income	<u>539,134.54</u>	<u>646,845.15</u>
Expenses		
Accountancy	10,349.09	5,715.45
Advertising and promotion	4,105.47	5,219.89
Bank Fees And Charges	4,922.09	4,823.78
Rubbish removals	6,259.76	7,691.11
Cleaning/helper fees	52,000.00	40,560.00
Computer & Internet	1,676.36	1,320.87
Minor Asset > \$1000 write off	1,504.00	362.73
Electricity	9,012.03	8,749.81
Filing Fees	475.00	
General expenses		384.88
Gas	3,197.74	3,537.04
Insurance	9,069.72	15,388.67
Laundry		360.00
Uniforms and Costumes		371.82
Legal fees	8,331.25	
License fees	43,750.00	40,404.36
Materials & supplies	18,956.26	21,016.33
M/V car - Rego/Insurance	1,018.50	1,011.48
M/V other - Fuel & oil	2,241.41	2,011.17
M/V other - Repairs	1,734.94	1,370.40
Postage	213.50	182.05
Printing & stationery	1,272.16	1,854.71
Rates & land taxes	535.00	
Rent on land & buildings	54,436.35	65,323.62
Repairs & maintenance	2,969.56	2,835.67
Security	906.36	520.00

**These financial statements are unaudited. They must be read in conjunction with the attached Accountant's Compilation Report and Notes which form part of these financial statements.**

**Detailed Profit and Loss Statement  
For the year ended 30 June 2022**

	<b>2022</b>	<b>2021</b>
	<b>\$</b>	<b>\$</b>
Staff amenities	2,338.90	1,780.80
Subscriptions	1,426.36	1,420.84
Superannuation	14,941.19	26,572.18
Superannuation - Assoc persons	55,000.00	50,000.00
Telephone	2,392.19	2,475.05
Travel, accom & conference	337.00	402.58
Wages	169,765.26	178,526.80
Total expenses	<u>485,137.45</u>	<u>492,194.09</u>
<b>Net Profit from Ordinary Activities before income tax</b>	<b><u>53,997.09</u></b>	<b><u>154,651.06</u></b>

**Detailed Balance Sheet as at 30 June 2022**

	Note	2022 \$	2021 \$
<hr/>			
Current Assets			
<b>Cash Assets</b>			
Cash at bank		3,362.34	51,136.05
		<u>3,362.34</u>	<u>51,136.05</u>
<b>Receivables</b>			
Loan - XWB Property Trust		20,500.00	18,500.00
		<u>20,500.00</u>	<u>18,500.00</u>
<b>Total Current Assets</b>		<u><b>23,862.34</b></u>	<u><b>69,636.05</b></u>
Non-Current Assets			
<b>Property, Plant and Equipment</b>			
Motor vehicles - at cost		60,717.00	60,717.00
Less: Accumulated depreciation		<u>(60,717.00)</u>	<u>(37,033.00)</u>
			<u>23,684.00</u>
<b>Other</b>			
Goodwill - LuvAsian (Purchase Cost)		386,705.00	386,705.00
		<u>386,705.00</u>	<u>386,705.00</u>
<b>Total Non-Current Assets</b>		<u><b>386,705.00</b></u>	<u><b>410,389.00</b></u>
<b>Total Assets</b>		<u><b>410,567.34</b></u>	<u><b>480,025.05</b></u>

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**These financial statements are unaudited. They must be read in conjunction with the attached Accountant's Compilation Report and Notes which form part of these financial statements.**

**Detailed Balance Sheet as at 30 June 2022**

	Note	2022 \$	2021 \$
Current Liabilities			
<b>Financial Liabilities</b>			
<b>Unsecured:</b>			
Loan- 2020 Xie and Chern Pty Ltd		9,500.00	9,500.00
Beneficiary loan: Pitsun Chern		110,853.23	74,469.05
UPE: TLP Properties Pty Ltd		26,998.54	77,325.53
Loan - TLP Properties Pty Ltd		94,651.33	90,651.33
Loan - LA Supplement Trust		118,424.00	105,424.00
		<u>360,427.10</u>	<u>357,369.91</u>
<b>Current Tax Liabilities</b>			
ATO Integrated Client Account		17,431.00	33,090.25
		<u>17,431.00</u>	<u>33,090.25</u>
<b>Provisions</b>			
Employee entitlements		5,690.69	12,219.36
		<u>5,690.69</u>	<u>12,219.36</u>
<b>Total Current Liabilities</b>		<b><u>383,548.79</u></b>	<b><u>402,679.52</u></b>
<b>Total Liabilities</b>		<b><u>383,548.79</u></b>	<b><u>402,679.52</u></b>
<b>Net Assets</b>		<b><u>27,018.55</u></b>	<b><u>77,345.53</u></b>
Equity			
Contribution by settlor		20.00	20.00
UPE: Xie and Chern Pty Ltd		26,998.55	77,325.53
<b>Total Equity</b>		<b><u>27,018.55</u></b>	<b><u>77,345.53</u></b>

**These financial statements are unaudited. They must be read in conjunction with the attached Accountant's Compilation Report and Notes which form part of these financial statements.**



**Beneficiaries Profit Distribution Summary**  
**For the year ended 30 June 2022**

	2022	2021
	\$	\$
<hr/>		
<b>Beneficiaries Share of Profit</b>		
- Wenbo Xie		
- Pitsun Chern		
- Xie and Chern Pty Ltd	26,998.55	77,325.53
- XWB Property Trust		
- TLP Properties Pty Ltd	26,998.54	77,325.53
Total Profit	<u>53,997.09</u>	<u>154,651.06</u>

**Beneficiaries Profit Distribution Summary**  
**For the year ended 30 June 2022**

	2022 \$	2021 \$
<b>Pitsun Chern</b>		
Opening Balance - Benefy	74,469.05	207,118.83
Funds loaned to Trust	36,384.18	(161,745.78)
Cash Flow Boost		29,096.00
	<u>110,853.23</u>	<u>74,469.05</u>
	<u>110,853.23</u>	<u>74,469.05</u>
<b>Xie and Chern Pty Ltd</b>		
Cash Flow Boost	77,325.53	64,105.58
Share of profit	(77,325.53)	(64,105.58)
Profit distribution for year	26,998.55	77,325.53
	<u>26,998.55</u>	<u>77,325.53</u>
	<u>26,998.55</u>	<u>77,325.53</u>
<b>TLP Properties Pty Ltd</b>		
Opening Balance - Benefy	77,325.53	
Funds loaned to Trust	(77,325.53)	
Profit distribution for year	26,998.54	77,325.53
	<u>26,998.54</u>	<u>77,325.53</u>
	<u>26,998.54</u>	<u>77,325.53</u>
Total of beneficiary loans	<u>110,853.23</u>	<u>74,469.05</u>
Total of Non-Equity based UPEs	<u>26,998.54</u>	<u>77,325.53</u>
Total of Equity based UPEs	<u>26,998.55</u>	<u>77,325.53</u>
Total Beneficiary Funds	<u>164,850.32</u>	<u>229,120.11</u>

**These financial statements are unaudited. They must be read in conjunction with the attached Accountant's Compilation Report and Notes which form part of these financial statements.**

## **Notes to the Financial Statements**

### **For the year ended 30 June 2022**

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#### **Note 1: Summary of Significant Accounting Policies**

##### **Basis of Preparation**

The directors of the trustee company have prepared the financial statements of the trust on the basis that the trust is a non-reporting entity because there are no users dependent on general purpose financial statements. The financial statements are therefore special purpose financial statements that have been prepared in order to meet the requirements of the trust deed, the information needs of the beneficiaries and for the basis of preparation of the income tax return.

The financial statements have been prepared in accordance with the significant accounting policies disclosed below, which the directors of the trustee company have determined are appropriate to meet the purposes of preparation. Such accounting policies are consistent with the previous period unless stated otherwise.

The financial statements have been prepared on an accrual basis and are based on historical costs unless otherwise stated in the notes. The accounting policies that have been adopted in the preparation of the statements are as follows:

##### **(a) Property, Plant and Equipment (PPE)**

Property, plant and equipment are carried at cost or at independent of directors' valuation. All assets, excluding freehold land and buildings are depreciated over the useful lives of the assets to the trust. Increases in the carrying amount arising on revaluation of land and buildings are credited to a revaluation reserve in shareholders' equity. Decreases that offset previous increases of the same asset are charged against fair value reserves directly in equity; all other decreases are charged to the income statement. Each year the difference between depreciation based on the revalued carrying amount of the assets charged to the income statement and depreciation based on the asset's original cost is transferred from the revaluation reserve to retained earnings.

The carrying amount of plant and equipment is reviewed annually by directors to ensure it is not in excess of the recoverable amount from these assets. The recoverable amount is assessed on the basis of the expected net cash flows that will be received from the asset's employment and subsequent disposal. The expected net cash flows have not been discounted in determining recoverable amounts.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the company and the cost of the item can be measured reliably. All other repairs and maintenance are recognised as expenses in profit or loss during the financial period in which they are incurred.

##### **(b) Cash and Cash Equivalents**

Cash and cash equivalents include cash on hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities on the balance sheet.

**Notes to the Financial Statements**  
**For the year ended 30 June 2022**

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**(c) Revenue and Other Income**

Revenue is measured at the fair value of the consideration received or receivable after taking into account any trade discounts and volume rebates allowed. For this purpose, deferred consideration is not discounted to present values when recognising revenue.

Interest revenue is recognised using the effective interest rate method, which, for floating rate financial assets, is the rate inherent in the instrument. Dividend revenue is recognised when the right to receive a dividend has been established.

Revenue recognised related to the provision of services is determined with reference to the stage of completion of the transaction at the reporting date and where outcome of the contract can be estimated reliably. Stage of completion is determined with reference to the services performed to date as a percentage of total anticipated services to be performed. Where the outcome cannot be estimated reliably, revenue is recognised only to the extent that related expenditure is recoverable.

All revenue is stated net of the amount of goods and services tax (GST).

**(d) 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). In these circumstances, the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense. Receivables and payables in the balance sheet are shown inclusive of GST.

**(e) Employee Benefits**

Provision is made for the liability for employee entitlements arising from services rendered by employees to balance date. Employee benefits have been measured at the amounts expected to be paid when the liability is settled, plus related costs.



**Depreciation Pools for the year ended 30 June, 2022**

**Pool : Low Value Pool**

Opening Value of the Pool:	0
Plus the taxable use percentage of assets allocated to the pool for the income year	0
Less deduction for the decline in value of depreciating assets of the pool for the income year	0
Less deduction for the decline in value of depreciating assets allocated to the pool for the income year	0
Less the taxable use percentage of the termination value of pooled assets disposed of during the income year	0
Closing Value of the Pool	0

		Total	Priv	OWDV	DISPOSAL		ADDITION		DEPRECIATION				CWDV	
					Date	Consid	Date	Cost	Value	T	Rate	Deprec		Priv
<b>Furniture &amp; Fittings</b>														
Fish Tank	0.00	442	0.00	2		0		2	D	37.50	1	0		1
Beds	0.00	1,273	0.00	6		0		6	D	37.50	2	0		4
Beds	0.00	1,568	0.00	8		0		8	D	37.50	3	0		5
Paintings	0.00	545	0.00	3		0		3	D	37.50	1	0		2
Beds	0.00	48	0.00	1		0		1	D	37.50	0	0		1
Furniture	0.00	168	0.00	1		0		1	D	37.50	0	0		1
Furniture	0.00	1,292	0.00	9		0		9	D	37.50	3	0		6
Furniture	0.00	420	0.00	3		0		3	D	37.50	1	0		2
Carpet	0.00	0	0.00	107		0		107	D	37.50	40	0		67
Beds	0.00	5,732	0.00	43		0		43	D	37.50	16	0		27
Beddings	0.00	2,214	0.00	16		0		16	D	37.50	6	0		10
Other	0.00	442	0.00	3		0		3	D	37.50	1	0		2

**These financial statements are unaudited. They must be read in conjunction with the attached Accountant's Compilation Report and Notes which form part of these financial statements.**