

**51-53 CAPELLA CRESCENT UNIT TRUST  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2020**

**51-53 CAPELLA CRESCENT UNIT TRUST**

**ABN: 90 776 770 228**

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**FOR THE YEAR ENDED 30 JUNE 2020**

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**51-53 CAPELLA CRESCENT UNIT TRUST**

**ABN: 90 776 770 228**

**COMPILATION REPORT**

I have compiled the accompanying special purpose financial statements of 51-53 Capella Crescent Unit Trust which comprise the balance sheet as at 30 June 2020, and the income statement 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 director of the trustee company and of the unit holders.

*The responsibility of the trustee*

The director 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 basis of accounting used is appropriate to meet their needs and for the purpose that the financial statements were prepared.

*My responsibility*

On the basis of information provided by the director of the trustee company, I have compiled the accompanying special purpose financial statements in accordance with the basis of accounting as described in the notes to the financial statements and APES 315: Compilation of Financial Information.

I have applied my expertise in accounting and financial reporting to compile these financial statements in accordance with the basis of accounting described in the notes to the financial statements. I have complied with the relevant ethical requirements of APES 110 Code of Ethics for Professional Accountants.

*Assurance disclaimer*

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

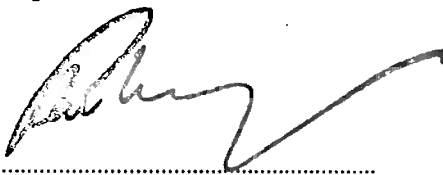
The special purpose financial statements were compiled exclusively for the benefit of the trustee of the trustee company who are responsible for the reliability, accuracy and completeness of the information used to compile them. I do not accept responsibility for the contents of the special purpose financial statements.

Firm                    PDK Financial Synergy Pty Ltd  
                             Certified Practicing Accountants

Address                Level 5, 195 North Terrace Adelaide, SA, 5000

Date                    06 August 2020

Signed



.....

Phil Lounder

**51-53 CAPELLA CRESCENT UNIT TRUST**

**ABN: 90 776 770 228**

**TRUSTEE'S DECLARATION**

The directors of the trustee company have determined that the unit trust is not a reporting entity and that this special purpose financial report should be prepared in accordance with the accounting policies described in Note 2 to the financial statements.

The director of the trustee company declare that:

1. The financial statements and notes present fairly the unit trust's financial position as at 30 June 2020 and its performance for the year ended on that date in accordance with the accounting policies described in Note 2 to the financial statements;
2. In the trustee's opinion there are reasonable grounds to believe that the unit trust will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the trustee.

Director \_\_\_\_\_

Anthony Brougham

Director \_\_\_\_\_

Michael Wloszczak

Dated 06 August 2020

**51-53 CAPELLA CRESCENT UNIT TRUST**

**ABN: 90 776 770 228**

**PROFIT AND LOSS STATEMENT  
FOR THE YEAR ENDED 30 JUNE 2020**

	<i>2020</i>	<i>2019</i>
	\$	\$
<b>INCOME</b>		
Interest Received	10	-
Rent Income	97,750	93,500
	<hr/>	<hr/>
	97,760	93,500
<b>EXPENSES</b>		
Accountancy Fees	1,520	1,520
Administration Costs	480	480
Amortisation	762	762
Bank Charges	900	942
Filing Fees	267	263
Interest Paid	42,935	45,304
Land Tax	3,988	3,551
	<hr/>	<hr/>
	50,852	52,822
<b>NET PROFIT</b>		
	<hr/> <hr/>	<hr/> <hr/>
	46,908	40,678

The accompanying notes form part of these financial statements.

These statements should be read in conjunction with the attached compilation report of PDK Financial Synergy Pty Ltd.

**51-53 CAPELLA CRESCENT UNIT TRUST**

**ABN: 90 776 770 228**

**APPROPRIATION STATEMENT**

**FOR THE YEAR ENDED 30 JUNE 2020**

	<i>2020</i>	<i>2019</i>
	\$	\$
Net profit	46,908	40,678
Retained earnings (accumulated losses) at the beginning of the financial year	-	-
<b>TOTAL AVAILABLE FOR DISTRIBUTION</b>	<hr/> 46,908	<hr/> 40,678
Distribution to Beneficiaries	46,908	40,678
<b>RETAINED EARNINGS (ACCUMULATED LOSSES) AT THE END OF THE FINANCIAL YEAR</b>	<hr/> <hr/> -	<hr/> <hr/> -
<b>UNITHOLDERS DISTRIBUTION:</b>		
Brougham Super Fund	23,454	20,339
Vlos Family Super Fund	23,454	20,339
	<hr/> <hr/> 46,908	<hr/> <hr/> 40,678

The accompanying notes form part of these financial statements.

These statements should be read in conjunction with the attached compilation report of PDK Financial Synergy Pty Ltd.

**51-53 CAPELLA CRESCENT UNIT TRUST****ABN: 90 776 770 228****BALANCE SHEET****FOR THE YEAR ENDED 30 JUNE 2020**

	<i>Note</i>	<i>2020</i> \$	<i>2019</i> \$
<b>CURRENT ASSETS</b>			
Cash on Hand		10	10
NAB **6981		1,049	-
Prepaid Borrowing Expenses		528	1,290
<b>TOTAL CURRENT ASSETS</b>		<u>1,587</u>	<u>1,300</u>
<b>NON-CURRENT ASSETS</b>			
Property, plant and equipment	<b>3</b>	1,376,544	1,376,544
<b>TOTAL NON-CURRENT ASSETS</b>		<u>1,376,544</u>	<u>1,376,544</u>
<b>TOTAL ASSETS</b>		<u>1,378,132</u>	<u>1,377,844</u>
<b>CURRENT LIABILITIES</b>			
NAB **6981		-	5,577
Other Creditors		(2,463)	-
Provision for GST		2,463	2,388
Brougham Super Fund		32,793	20,339
Vlos Family Super Fund		32,793	20,339
<b>TOTAL CURRENT LIABILITIES</b>		<u>65,587</u>	<u>48,643</u>
<b>NON-CURRENT LIABILITIES</b>			
Loans - NAB Market Loan **9550		172,272	188,928
Loans - NAB Market Loan **3202		660,000	660,000
Loans - Instant Marquee Unit Trust		263	263
<b>TOTAL NON-CURRENT LIABILITIES</b>		<u>832,535</u>	<u>849,191</u>
<b>TOTAL LIABILITIES</b>		<u>898,122</u>	<u>897,834</u>
<b>NET ASSETS</b>		<u>480,010</u>	<u>480,010</u>
<b>EQUITY</b>			
480,010 Ordinary Units of \$1		480,010	480,010
<b>TOTAL EQUITY</b>		<u>480,010</u>	<u>480,010</u>

The accompanying notes form part of these financial statements.

These statements should be read in conjunction with the attached compilation report of PDK Financial Synergy Pty Ltd.

# 51-53 CAPELLA CRESCENT UNIT TRUST

ABN: 90 776 770 228

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2020

The financial statements cover 51-53 Capella Crescent Unit Trust and have been prepared in accordance with the trust deed to meet the needs of stakeholders and to assist in the preparation of the tax return.

Comparatives are consistent with prior years, unless otherwise stated.

### 1 Basis of preparation

The unit trust is non-reporting since there are unlikely to be any users who would rely on the general purpose financial statements.

The special purpose financial statements have been prepared in accordance with the significant accounting policies described below and do not comply with any Australian Accounting Standards unless otherwise stated.

The financial statements have been prepared on an accruals basis and are based on historical costs modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and financial liabilities.

Significant accounting policies adopted in the preparation of these financial statements are presented below and are consistent with prior reporting periods unless otherwise stated.

### 2 Summary of significant accounting policies

#### Revenue and other income

##### Interest revenue

Interest is recognised using the effective interest method.

##### *Rendering of services*

Revenue in relation to rendering of services is recognised depending on whether the outcome of the services can be measured reliably. If this is the case then the stage of completion of the services is used to determine the appropriate level of revenue to be recognised in the period.

If the outcome cannot be reliably measured then revenue is recognised to the extent of expenses recognised that are recoverable.

##### Goods and services tax (GST)

Revenue, expenses and assets are recognised net of the amount of goods and services tax (GST), except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST.

These notes should be read in conjunction with the attached compilation report of PDK Financial Synergy Pty Ltd.



**51-53 CAPELLA CRESCENT UNIT TRUST**

**ABN: 90 776 770 228**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 30 JUNE 2020**

**Cash and cash equivalents**

Cash and cash equivalents comprises cash on hand, demand deposits and short-term investments which are readily convertible to known amounts of cash and which are subject to an insignificant risk of change in value.

**Property, plant and equipment**

Each class of property, plant and equipment is carried at cost less, where applicable, any accumulated depreciation and impairment.

***Depreciation***

Property, plant and equipment, excluding freehold land, is depreciated on a straight-line basis over the assets useful life to the trust, commencing when the asset is ready for use.

These notes should be read in conjunction with the attached compilation report of PDK Financial Synergy Pty Ltd.

**51-53 CAPELLA CRESCENT UNIT TRUST**  
**ABN: 90 776 770 228**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2020**

	<i>Note</i>	<i>2020</i>	<i>2019</i>
		\$	\$
<b>3 PROPERTY, PLANT AND EQUIPMENT</b>			
<b>BUILDINGS</b>			
Buildings - 51-53 Capella Crescent		1,376,544	1,376,544
		<u>1,376,544</u>	<u>1,376,544</u>

These notes should be read in conjunction with the attached compilation report of PDK Financial Synergy Pty Ltd.

**51-53 CAPELLA CRESCENT UNIT TRUST  
PROFIT AND TAX RECONCILIATION 2020**

**PROFIT RECONCILIATION**

<b>Client / MYOB Profit</b>		<b>\$ 47,670.19</b>
 <u>PDK Adjustments:</u>		
<u>Add Back:</u>		
total add backs		-
		47,670.19
 <u>Deduct:</u>		
Borrowing Cost	762.07	
total deductions		762.07
 <b>Accounting Profit per Financial Statements</b>		<b>46,908.12</b>

**TAX RECONCILIATION**

Tax Adjustments:

<b>TAXABLE INCOME</b>		<b>46,908.00</b>
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**Allocated to the Beneficiaries as follows:**

	<b>Accounting</b>	<b>Taxable</b>
Brougham Super Fund	23,454.06	23,454
Vos Family Super Fund	23,454.06	23,454
	<b>\$ 46,908.12</b>	<b>\$ 46,908</b>

Reference Number: 281522\_1