

**Keates Balmer Family Super Fund**  
**Keates Balmer Superannuation Nominees Pty Ltd ACN: 167566565**  
**Trustees Declaration**

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

The directors of the trustee company declare that:

- (i) the financial statements and notes to the financial statements for the year ended 30 June 2019 present fairly, in all material respects, the financial position of the Superannuation Fund at 30 June 2019 and the results of its operations for the year ended on that date 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 2019.

Specifically, the directors of the trustee company declare that:

- in accordance with s120 of the Superannuation Industry (Supervision) Act 1993, no individual trustee has been or is a disqualified person;
- the Fund has satisfactory title to all assets, all assets are unencumbered and free from charge as prescribed by s50 of the Superannuation Industry (Supervision) Act 1993 and reg13.14 of the Superannuation Industry (Supervision) Act 1994; and
- to the knowledge of the directors of the trustee company, there have been no events or transactions subsequent to the balance date which could have a material impact on the Fund. Where such events have occurred, the effect of such events has been accounted and noted in the Fund's financial statements.

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

.....  
Warwick Keates  
Keates Balmer Superannuation Nominees Pty Ltd  
Director

.....  
Amanda Balmer  
Keates Balmer Superannuation Nominees Pty Ltd  
Director

30 June 2019

**Keates Balmer Family Super Fund**  
**Statement of Financial Position**

As at 30 June 2019

	Note	2019 \$	2018 \$
<b>Assets</b>			
<b>Investments</b>			
Plant and Equipment (at written down value) - Unitised	2	18,884.27	23,019.53
Real Estate Properties (Australian - Non Residential)	3	474,550.68	475,250.96
<b>Total Investments</b>		<u>493,434.95</u>	<u>498,270.49</u>
<b>Other Assets</b>			
Prepaid Borrowing Expenses		0.00	696.28
Westpac Super Working ***4708		7,052.21	2,501.35
Income Tax Refundable		0.00	571.75
<b>Total Other Assets</b>		<u>7,052.21</u>	<u>3,769.38</u>
<b>Total Assets</b>		<u>500,487.16</u>	<u>502,039.87</u>
Less:			
<b>Liabilities</b>			
Income Tax Payable		3,467.20	0.00
PAYG Payable		446.00	412.00
Deferred Tax Liability		5,125.75	5,125.75
Limited Recourse Borrowing Arrangements		162,382.58	197,192.51
<b>Total Liabilities</b>		<u>171,421.53</u>	<u>202,730.26</u>
<b>Net assets available to pay benefits</b>		<u>329,065.63</u>	<u>299,309.61</u>
Represented by:			
<b>Liability for accrued benefits allocated to members' accounts</b>	5, 6		
Keates, Warwick - Accumulation		163,722.85	149,438.58
Balmer, Amanda - Accumulation		165,342.78	149,871.03
<b>Total Liability for accrued benefits allocated to members' accounts</b>		<u>329,065.63</u>	<u>299,309.61</u>

## Keates Balmer Family Super Fund

# Detailed Statement of Financial Position

As at 30 June 2019

	Note	2019 \$	2018 \$
<b>Assets</b>			
<b>Investments</b>			
Plant and Equipment (at written down value) - Unitised	2		
Samsung 360 Round Aircon x2		11,637.94	14,547.42
Solar System		4,217.78	4,686.42
Split System		3,028.55	3,785.69
Real Estate Properties (Australian - Non Residential)	3		
Shop Fittings 2014		2,164.75	2,226.63
Shop Fittings 2015		22,385.93	23,024.33
Unit 3 / 241 Pirie Street, Adelaide SA 5000		450,000.00	450,000.00
<b>Total Investments</b>		<u>493,434.95</u>	<u>498,270.49</u>
<b>Other Assets</b>			
Bank Accounts	4		
Westpac Super Working ***4708		7,052.21	2,501.35
Prepaid Borrowing Expenses		0.00	696.28
Income Tax Refundable		0.00	571.75
<b>Total Other Assets</b>		<u>7,052.21</u>	<u>3,769.38</u>
<b>Total Assets</b>		<u>500,487.16</u>	<u>502,039.87</u>
Less:			
<b>Liabilities</b>			
Income Tax Payable		3,467.20	0.00
Limited Recourse Borrowing Arrangements			
Westpac Business Loan ***9672		162,382.58	197,192.51
PAYG Payable		446.00	412.00
Deferred Tax Liability		5,125.75	5,125.75
<b>Total Liabilities</b>		<u>171,421.53</u>	<u>202,730.26</u>
<b>Net assets available to pay benefits</b>		<u>329,065.63</u>	<u>299,309.61</u>
Represented By :			
<b>Liability for accrued benefits allocated to members' accounts</b>			
Keates, Warwick - Accumulation	5, 6	163,722.85	149,438.58
Balmer, Amanda - Accumulation		165,342.78	149,871.03
<b>Total Liability for accrued benefits allocated to members' accounts</b>		<u>329,065.63</u>	<u>299,309.61</u>

**Keates Balmer Family Super Fund****Operating Statement**

For the year ended 30 June 2019

	Note	2019 \$	2018 \$
<b>Income</b>			
<b>Investment Income</b>			
Interest Received		102.41	5.30
Property Income	8	30,000.00	28,988.00
<b>Contribution Income</b>			
Employer Contributions		17,575.02	21,984.15
Personal Concessional		25,000.00	0.00
Personal Non Concessional		0.00	3,910.83
<b>Total Income</b>		<u>72,677.43</u>	<u>54,888.28</u>
<b>Expenses</b>			
Accountancy Fees		2,640.00	2,640.00
ATO Supervisory Levy		259.00	259.00
Auditor's Remuneration		990.00	990.00
ASIC Fees		53.00	302.00
Advisor Fees		2,400.00	2,400.00
Amortisation		696.28	836.00
Bank Charges		0.00	20.00
Depreciation		4,835.54	5,804.26
Property Expenses - Interest on Loans		11,290.07	12,361.83
Property Expenses - Sundry Expenses		480.00	480.00
<b>Member Payments</b>			
Life Insurance Premiums		14,026.32	13,650.11
<b>Investment Losses</b>			
Changes in Market Values	9	0.00	(4,796.00)
<b>Total Expenses</b>		<u>37,670.21</u>	<u>34,947.20</u>
<b>Benefits accrued as a result of operations before income tax</b>			
		<u>35,007.22</u>	<u>19,941.08</u>
Income Tax Expense	10	5,251.20	2,164.85
<b>Benefits accrued as a result of operations</b>		<u>29,756.02</u>	<u>17,776.23</u>

# Keates Balmer Family Super Fund

## Detailed Operating Statement

For the year ended 30 June 2019

	2019	2018
	\$	\$
<b>Income</b>		
Interest Received		
Westpac Super Working ***4708	102.41	5.30
	<u>102.41</u>	<u>5.30</u>
Property Income		
Unit 3 / 241 Pirie Street, Adelaide SA 5000	30,000.00	28,988.00
	<u>30,000.00</u>	<u>28,988.00</u>
<b>Contribution Income</b>		
Employer Contributions - Concessional		
Amanda Balmer	8,325.02	9,959.15
Warwick Keates	9,250.00	12,025.00
	<u>17,575.02</u>	<u>21,984.15</u>
Personal Contributions - Concessional		
Amanda Balmer	12,500.00	0.00
Warwick Keates	12,500.00	0.00
	<u>25,000.00</u>	<u>0.00</u>
Personal Contributions - Non Concessional		
Amanda Balmer	0.00	1,955.41
Warwick Keates	0.00	1,955.42
	<u>0.00</u>	<u>3,910.83</u>
<b>Total Income</b>	<u>72,677.43</u>	<u>54,888.28</u>
<b>Expenses</b>		
Accountancy Fees	2,640.00	2,640.00
Advisor Fees	2,400.00	2,400.00
Amortisation	696.28	836.00
ASIC Fees	53.00	302.00
ATO Supervisory Levy	259.00	259.00
Auditor's Remuneration	990.00	990.00
Bank Charges	0.00	20.00
	<u>7,038.28</u>	<u>7,447.00</u>
Depreciation		
Samsung 360 Round Aircon x2	2,909.48	3,636.85
Shop Fittings 2014	61.88	61.88
Shop Fittings 2015	638.40	638.40
Solar System	468.64	520.71
Split System	757.14	946.42
	<u>4,835.54</u>	<u>5,804.26</u>
Property Expenses - Interest on Loans		
Unit 3 / 241 Pirie Street, Adelaide SA 5000	11,290.07	12,361.83
	<u>11,290.07</u>	<u>12,361.83</u>
Property Expenses - Sundry Expenses		
Unit 3 / 241 Pirie Street, Adelaide SA 5000	480.00	480.00
	<u>480.00</u>	<u>480.00</u>
<b>Member Payments</b>		
Life Insurance Premiums		

# Keates Balmer Family Super Fund

## Detailed Operating Statement

For the year ended 30 June 2019

	2019	2018
	\$	\$
Balmer, Amanda - Accumulation (Accumulation)	5,865.72	5,647.68
Keates, Warwick - Accumulation (Accumulation)	8,160.60	8,002.43
	<u>14,026.32</u>	<u>13,650.11</u>
<b>Investment Losses</b>		
Unrealised Movements in Market Value		
Real Estate Properties (Australian - Non Residential)		
Unit 3 / 241 Pirie Street, Adelaide SA 5000	0.00	(4,796.00)
	<u>0.00</u>	<u>(4,796.00)</u>
<b>Changes in Market Values</b>	<u>0.00</u>	<u>(4,796.00)</u>
<b>Total Expenses</b>	<u>37,670.21</u>	<u>34,947.20</u>
<b>Benefits accrued as a result of operations before income tax</b>	<u>35,007.22</u>	<u>19,941.08</u>
<b>Income Tax Expense</b>		
Income Tax Expense	5,251.20	2,164.85
<b>Total Income Tax</b>	<u>5,251.20</u>	<u>2,164.85</u>
<b>Benefits accrued as a result of operations</b>	<u>29,756.02</u>	<u>17,776.23</u>

**Keates Balmer Family Super Fund**  
**Statement of Taxable Income**

For the year ended 30 June 2019

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	<b>2019</b>
	<b>\$</b>
Benefits accrued as a result of operations	35,007.22
SMSF Annual Return Rounding	0.78
<b>Taxable Income or Loss</b>	<u>35,008.00</u>
Income Tax on Taxable Income or Loss	5,251.20
 <b>CURRENT TAX OR REFUND</b>	 <u>5,251.20</u>
Supervisory Levy	259.00
Income Tax Instalments Paid	(1,784.00)
<b>AMOUNT DUE OR REFUNDABLE</b>	<u>3,726.20</u>

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**Keates Balmer Family Super Fund**  
**Deferred Tax Reconciliation**

For The Period 01 July 2018 - 30 June 2019

Investment Code	Investment Name	Revaluation/Tax Deferred	Permanent Difference (Non- Assessable)	Temporary Difference (Assessable)	Temporary Difference (Accumulation Portion)
<b>Deferred Tax Liability (Asset) Summary</b>					
<b>Opening Balance</b>		5,125.75			
Current Year Transactions		0.00			
Total Capital Losses		0.00			
Total Tax Losses		0.00			
Deferred Tax WriteBacks/Adjustment		0.00			
Capital Loss carried forward recouped		0.00			
Tax Loss carried forward recouped		0.00			
<b>Closing Balance</b>		5,125.75			



# Notes to the Financial Statements

For the year ended 30 June 2019

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

The trustees have prepared the financial statements on the basis that the Superannuation Fund 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 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.

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

### **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**

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 recognised at the fair value of the consideration received or receivable.

# **Notes to the Financial Statements**

For the year ended 30 June 2019

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## **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**

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**

Rental revenue arising from operating leases on investment properties is recognised upon receipt.

## **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. Income Tax**

The income tax expense (income) for the year comprises current income tax expense (income) and deferred tax expense (income).

Current tax expense charged to profit or loss is the tax payable on taxable income. Current tax liabilities (assets) are therefore measured at the amounts expected to be paid to (recovered from) the relevant taxation authority.

Deferred income tax expense reflects movements in deferred tax liability balances during the year as well as unused tax losses.

No deferred income tax is recognised from the initial recognition of an asset or liability where there is no effect on accounting or taxable profit or loss.

Deferred tax assets and liabilities are calculated at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, and their measurement also reflects the manner in which the trustees expect to recover or settle the carrying amount of the related asset or liability.

Deferred tax assets relating to temporary differences and unused tax losses are recognised only to the extent that it is probable that future taxable profit will be available against which the benefits of the deferred tax asset can be utilised.

## **f. 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.

## Keates Balmer Family Super Fund

# Notes to the Financial Statements

For the year ended 30 June 2019

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: Plant and Equipment (at written down value) - Unitised

	2019 \$	2018 \$
Samsung 360 Round Aircon x2	11,637.94	14,547.42
Solar System	4,217.78	4,686.42
Split System	3,028.55	3,785.69
	18,884.27	23,019.53

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

	2019 \$	2018 \$
Unit 3 / 241 Pirie Street, Adelaide SA 5000	450,000.00	450,000.00
Shop Fittings 2014	2,164.75	2,226.63
Shop Fittings 2015	22,385.93	23,024.33
	474,550.68	475,250.96

### Note 4: Banks and Term Deposits

	2019 \$	2018 \$
<b>Banks</b>		
Westpac Super Working ***4708	7,052.21	2,501.35
	7,052.21	2,501.35

### Note 5: Liability for Accrued Benefits

	2019 \$	2018 \$
Liability for accrued benefits at beginning of year	299,309.61	281,533.38
Benefits accrued as a result of operations	29,756.02	17,776.23
Current year member movements	0.00	0.00
	329,065.63	299,309.61

## Keates Balmer Family Super Fund

# Notes to the Financial Statements

For the year ended 30 June 2019

### Note 6: Vested Benefits

Vested benefits are benefits that 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 end of the reporting period.

	2019 \$	2018 \$
Vested Benefits	329,065.63	299,309.61

### Note 7: Guaranteed Benefits

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

### Note 8: Rental Income

	2019 \$	2018 \$
Unit 3 / 241 Pirie Street, Adelaide SA 5000	30,000.00	28,988.00
	30,000.00	28,988.00

### Note 9: Unrealised Movements in Market Value

	2019 \$	2018 \$
<b>Real Estate Properties (Australian - Non Residential)</b>		
Unit 3 / 241 Pirie Street, Adelaide SA 5000	0.00	4,796.00
	0.00	4,796.00
<b>Total Unrealised Movement</b>	0.00	4,796.00
<b>Realised Movements in Market Value</b>		
<b>Total Realised Movement</b>	0.00	0.00
<b>Changes in Market Values</b>	0.00	4,796.00

### Note 10: Income Tax Expense

2019	2018
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## Keates Balmer Family Super Fund

# Notes to the Financial Statements

For the year ended 30 June 2019

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The components of tax expense comprise	\$	\$
Current Tax	5,251.20	1,685.25
Deferred Tax Liability/Asset	0.00	479.60
Income Tax Expense	<u>5,251.20</u>	<u>2,164.85</u>

The prima facie tax on benefits accrued before income tax is reconciled to the income tax as follows:

Prima facie tax payable on benefits accrued before income tax at 15%	5,251.08	2,991.16
Less:		
Tax effect of:		
Non Taxable Contributions	0.00	586.62
Increase in MV of Investments	0.00	719.40
Add:		
Tax effect of:		
Rounding	0.12	0.11
Income Tax on Taxable Income or Loss	5,251.20	1,685.25
Less credits:		
Current Tax or Refund	<u>5,251.20</u>	<u>1,685.25</u>

**Keates Balmer Family Super Fund**  
**Members Summary Report**

As at 30 June 2019

Opening Balance	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
<b>Warwick Keates</b> (Age: 51)											
KEAWAR00001A - Accumulation											
149,438.58	21,750.00		3,215.70			3,262.50	(741.67)		8,160.60		163,722.85
<b>149,438.58</b>	<b>21,750.00</b>		<b>3,215.70</b>			<b>3,262.50</b>	<b>(741.67)</b>		<b>8,160.60</b>		<b>163,722.85</b>
<b>Amanda Balmer</b> (Age: 47)											
BALAMA00001A - Accumulation											
149,871.03	20,825.02		3,242.82			3,123.74	(393.37)		5,865.72		165,342.78
<b>149,871.03</b>	<b>20,825.02</b>		<b>3,242.82</b>			<b>3,123.74</b>	<b>(393.37)</b>		<b>5,865.72</b>		<b>165,342.78</b>
<b>299,309.61</b>	<b>42,575.02</b>		<b>6,458.52</b>			<b>6,386.24</b>	<b>(1,135.04)</b>		<b>14,026.32</b>		<b>329,065.63</b>

# Members Statement

Warwick Keates  
 41 Regent Street  
 Kensington, South Australia, 5068, Australia

### Your Details

Date of Birth : 17/07/1967  
 Age: 51  
 Tax File Number: Provided  
 Date Joined Fund: 17/12/2013  
 Service Period Start Date:  
 Date Left Fund:  
 Member Code: KEAWAR00001A  
 Account Start Date 17/12/2013  
 Account Phase: Accumulation Phase  
 Account Description: Accumulation

Nominated Beneficiaries N/A  
 Vested Benefits 163,722.85  
 Total Death Benefit 1,780,346.16  
 Current Salary 0.00  
 Previous Salary 0.00  
 Disability Benefit 1,399,047.70

### Your Balance

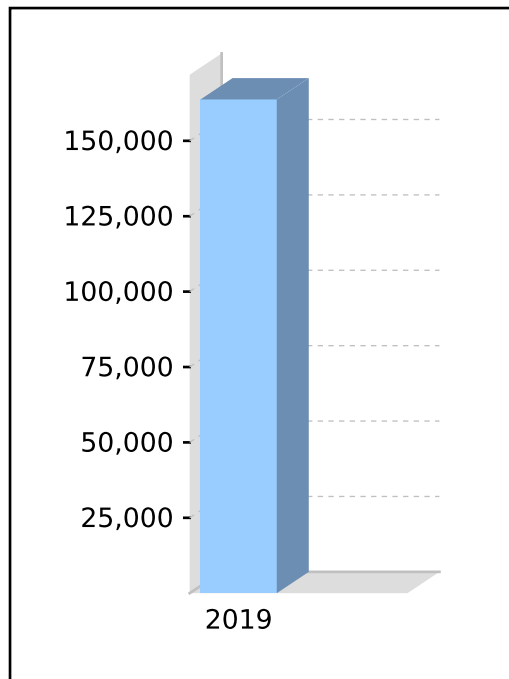
Total Benefits 163,722.85

Preservation Components

Preserved 163,722.85  
 Unrestricted Non Preserved  
 Restricted Non Preserved

Tax Components

Tax Free 27,717.66  
 Taxable 136,005.19



### Your Detailed Account Summary

	This Year
Opening balance at 01/07/2018	149,438.58
<u>Increases to Member account during the period</u>	
Employer Contributions	9,250.00
Personal Contributions (Concessional)	12,500.00
Personal Contributions (Non Concessional)	
Government Co-Contributions	
Other Contributions	
Proceeds of Insurance Policies	
Transfers In	
Net Earnings	3,215.70
Internal Transfer In	
<u>Decreases to Member account during the period</u>	
Pensions Paid	
Contributions Tax	3,262.50
Income Tax	(741.67)
No TFN Excess Contributions Tax	
Excess Contributions Tax	
Refund Excess Contributions	
Division 293 Tax	
Insurance Policy Premiums Paid	8,160.60
Management Fees	
Member Expenses	
Benefits Paid/Transfers Out	
Superannuation Surcharge Tax	
Internal Transfer Out	
Closing balance at 30/06/2019	163,722.85

# Members Statement

Amanda Balmer  
 41 Regent Street  
 Kensington, South Australia, 5068, Australia

## Your Details

Date of Birth : 04/05/1972  
 Age: 47  
 Tax File Number: Provided  
 Date Joined Fund: 17/12/2013  
 Service Period Start Date:  
 Date Left Fund:  
 Member Code: BALAMA00001A  
 Account Start Date 17/12/2013  
 Account Phase: Accumulation Phase  
 Account Description: Accumulation

Nominated Beneficiaries N/A  
 Vested Benefits 165,342.78  
 Total Death Benefit 1,709,035.72  
 Current Salary 0.00  
 Previous Salary 0.00  
 Disability Benefit 1,394,185.67

## Your Balance

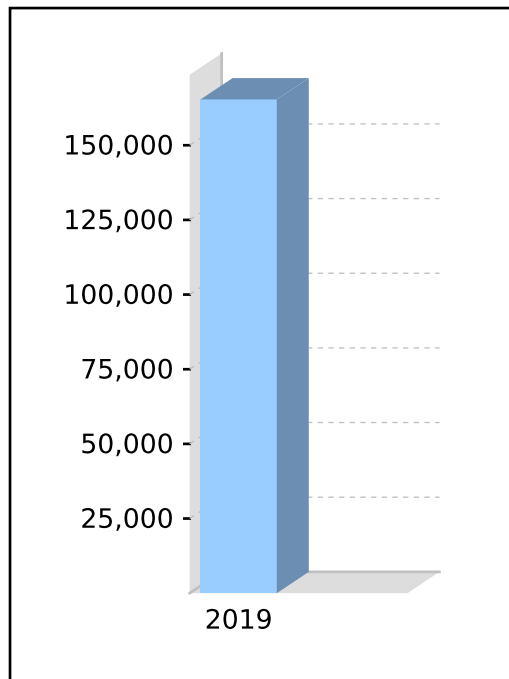
Total Benefits 165,342.78

Preservation Components

Preserved 165,274.87  
 Unrestricted Non Preserved 67.91  
 Restricted Non Preserved

Tax Components

Tax Free 25,795.65  
 Taxable 139,547.13



## Your Detailed Account Summary

	This Year
Opening balance at 01/07/2018	149,871.03
<u>Increases to Member account during the period</u>	
Employer Contributions	8,325.02
Personal Contributions (Concessional)	12,500.00
Personal Contributions (Non Concessional)	
Government Co-Contributions	
Other Contributions	
Proceeds of Insurance Policies	
Transfers In	
Net Earnings	3,242.82
Internal Transfer In	
<u>Decreases to Member account during the period</u>	
Pensions Paid	
Contributions Tax	3,123.74
Income Tax	(393.37)
No TFN Excess Contributions Tax	
Excess Contributions Tax	
Refund Excess Contributions	
Division 293 Tax	
Insurance Policy Premiums Paid	5,865.72
Management Fees	
Member Expenses	
Benefits Paid/Transfers Out	
Superannuation Surcharge Tax	
Internal Transfer Out	
Closing balance at 30/06/2019	165,342.78



# Keates Balmer Family Super Fund Investment Summary Report

As at 30 June 2019

Investment	Units	Market Price	Market Value	Average Cost	Accounting Cost	Unrealised Gain/(Loss)	Gain/(Loss)%	Portfolio Weight%
<b>Cash/Bank Accounts</b>								
Westpac Super Working ***4708		7,052.210000	7,052.21	7,052.21	7,052.21			1.54 %
			<b>7,052.21</b>		<b>7,052.21</b>		<b>0.00 %</b>	<b>1.54 %</b>
<b>Plant and Equipment (at written down value) - Unitised</b>								
KBFSF_AIR Samsung 360 Round Aircon x2 CON	1.00	0.000000	0.00	18,810.00	18,810.00	(18,810.00)	(100.00) %	0.00 %
KBFSF_SOL Solar System ARSYSTEM	1.00	0.000000	0.00	5,943.00	5,943.00	(5,943.00)	(100.00) %	0.00 %
KBFSF_SPLI Split System TSYSTEM	1.00	0.000000	0.00	9,020.00	9,020.00	(9,020.00)	(100.00) %	0.00 %
			<b>0.00</b>		<b>33,773.00</b>	<b>(33,773.00)</b>	<b>(100.00) %</b>	<b>0.00 %</b>
<b>Real Estate Properties (Australian - Non Residential)</b>								
KBFSF_SHO Shop Fittings 2014 PFITTINGS2 0	1.00	0.000000	0.00	2,475.00	2,475.00	(2,475.00)	(100.00) %	0.00 %
KBFSF_SHO Shop Fittings 2015 PFITTINGS2 1	1.00	0.000000	0.00	25,535.80	25,535.80	(25,535.80)	(100.00) %	0.00 %
KBFSF Unit 3 / 241 Pirie Street, Adelaide SA 5000	1.00	450,000.000000	450,000.00	398,742.50	398,742.50	51,257.50	12.85 %	98.46 %
			<b>450,000.00</b>		<b>426,753.30</b>	<b>23,246.70</b>	<b>5.45 %</b>	<b>98.46 %</b>
			<b>457,052.21</b>		<b>467,578.51</b>	<b>(10,526.30)</b>	<b>(2.25) %</b>	<b>100.00 %</b>

## Minutes of a meeting of the Director(s)

held on 30 June 2019 at Suite 3 241 Pirie Street, Adelaide, South Australia 5000

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<b>PRESENT:</b>	Warwick Keates and Amanda Balmer
<b>MINUTES:</b>	The Chair reported that the minutes of the previous meeting had been signed as a true record.
<b>FINANCIAL STATEMENTS OF SUPERANNUATION FUND:</b>	<p>It was resolved that the financial statements would be prepared as special purpose financial statements as, in the opinion of the trustee(s), the Superannuation Fund is a non-reporting entity and therefore is not required to comply with all Australian Accounting Standards.</p> <p>The Chair tabled the financial statements and notes to the financial statements of the Superannuation Fund in respect of the year ended 30 June 2019 and it was resolved that such statements be and are hereby adopted as tabled.</p>
<b>TRUSTEE'S DECLARATION:</b>	It was resolved that the trustee's declaration of the Superannuation Fund be signed.
<b>ANNUAL RETURN:</b>	Being satisfied that the Fund had complied with the requirements of the Superannuation Industry (Supervision) Act 1993 (SISA) and Regulations during the year ended 30 June 2019, it was resolved that the annual return be approved, signed and lodged with the Australian Taxation Office.
<b>TRUST DEED:</b>	The Chair tabled advice received from the Fund's legal adviser confirming that the fund's trust deed is consistent with all relevant superannuation and trust law.
<b>INVESTMENT STRATEGY:</b>	The allocation of the Fund's assets and the Fund's investment performance over the financial year were reviewed and found to be within the acceptable ranges outlined in the investment strategy. After considering the risk, rate of return, diversification and liquidity of the investments and the ability of the Fund to discharge its existing liabilities, it was resolved that the investment strategy continues to reflect the purposes and circumstances of the Fund and its members. Accordingly, no changes in the investment strategy were required.
<b>INSURANCE COVER:</b>	The trustee(s) reviewed the current life and total and permanent disability insurance coverage on offer to the members and resolved that the current insurance arrangements were appropriate for the Fund.
<b>ALLOCATION OF INCOME:</b>	It was resolved that the income of the Fund would be allocated to the members based on their average daily balance (an alternative allocation basis may be percentage of opening balance).
<b>AUDITORS:</b>	<p>It was resolved that</p> <p>Anthony William Boys</p> <p>of</p> <p>PO Box 3376, Rundle Mall, South Australia 5000</p> <p>act as auditors of the Fund for the next financial year.</p>
<b>TAX AGENTS:</b>	<p>It was resolved that</p> <p>PDK Financial Synergy Pty Ltd</p> <p>act as tax agents of the Fund for the next financial year.</p>
<b>TRUSTEE STATUS:</b>	Each of the trustee(s) confirmed that they are qualified to act as trustee(s) of the Fund and that they are not disqualified persons as defined by s 120 of the SISA.

# Minutes of a meeting of the Director(s)

held on 30 June 2019 at Suite 3 241 Pirie Street, Adelaide, South Australia 5000

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**CONTRIBUTIONS RECEIVED:**

It was resolved that the contributions during the year be allocated to members on the basis of the schedule provided by the principal Fund employer.

**CLOSURE:**

All resolutions for this meeting were made in accordance with the SISA and Regulations.

There being no further business the meeting then closed.

Signed as a true record –

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Warwick Keates

Chairperson

# Keates Balmer Family Super Fund

## Projected Investment Strategy

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### Overview

The aim of this strategy is to provide the Members with an income on retirement.

### Investment Objectives

The Trustee will at all times act prudently to maximise the rate of return, subject to acceptable risk parameters, and maintenance of appropriate diversification across a broad range of assets.

Having considered the risk profile of the fund and the member's needs and circumstances, the trustee has adopted the following objectives for the investment of assets of the fund;

- to achieve an investment return (based on market values and net of tax and charges) that exceeds the CPI by at least 3% per annum when measured over a rolling 5 year period.
- to have a probability of zero or negative returns in any 12 Month period of less than one in five years; and
- have sufficient liquidity to meet liabilities as and when they fall due.

### Investment Strategy

The fund will invest in a portfolio of assets according to market conditions and within the ranges specified below:

### Asset Allocation

The targeted asset allocation will be in the following ranges:

<u>Asset Class</u>	<u>Target Range</u>	<u>Benchmark</u>
Australian Shares	0 - 0 %	0 %
International Shares	0 - 0 %	0 %
Cash	10 - 50 %	2 %
Australian Fixed Interest	0 - 0 %	0 %
International Fixed Interest	0 - 0 %	0 %
Mortgages	0 - 0 %	0%
Direct Property	50 - 99 %	98 %
Listed Property	0 - 0 %	0 %
Other	0 - 0 %	0 %

Quality companies and trusts as supported by research and fundamental analysis will be selected. Direct investments in property, artwork and lease equipment may form part of the strategy provided there is sufficient basis for the decision.

### Insurance

The Trustees have considered and consulted Professional Advice where necessary to ensure that all fund members have the correct type and level of insurance. Insurance may be held within or outside the SMSF.

### Review and Monitoring

The trustees will monitor and review the fund's investment activities on a regular basis and to communicate with the members should they feel that any change in strategy is necessary in order to achieve the fund's objective.

Date: 01/07/2018

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Warwick Keates

**Keates Balmer Family Super Fund**  
**Projected Investment Strategy**

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Amanda Balmer