

21 November 2023

John Egan
Unit 6 29 Sailfish Way
KINGSCLIFF NSW 2487

Dear John,

We have now completed your income tax return for the year ended 30 June 2023. The return has been prepared based on information that you have provided to us. Would you please review the return to ensure that the details are accurately presented, and contact us if you have any queries.

If you are satisfied that all items are true and correct, please sign and date where indicated.

Tax Position

Our tax estimate shows an **amount refundable** of **\$3,189.61**.

This has been calculated based on your **taxable income** of **\$29,081.00**.

Please note, this is an estimate only and is subject to ATO review. A Notice of Assessment will be issued by the ATO confirming your taxable income and providing you with the payment due date and the electronic payment details if applicable.

Matters for your Attention:

1. By signing this tax return, you are also agreeing to the terms and conditions of our HFB Engagement Agreement, which can be found on our website at www.hfbgroup.com.au/engagementagreement
2. Following is a Substantiation Guide – please take the time to read it.
3. If your return is payable, your tax return will be held for lodgement, until your due date. If you would like your tax return lodged earlier, please let our office know.

Feedback

HFB is committed to providing you with outstanding client service. Keep an eye out for our customer satisfaction survey that will be sent to your email shortly.

If you have any questions or require further information, then please do not hesitate to contact us.

Yours sincerely,



Tim Davis



Samantha Sheriff



Shona Sherman

INDIVIDUAL TAX RETURNS SUBSTANTIATION REQUIREMENTS GUIDE

OUR SERVICES

DID YOU KNOW... THAT WE SPECIALISE IN:

- Business and Succession Planning
- Tax Planning
- Complex Tax Advice
- Business Structures
- Business Planning & Advisory
- Self-Managed Super Funds (SMSF) – *set-up, administration, compliance, advice*
- Financial Planning
- Portfolio Management
- Personal Risk Insurance & Buy/Sell Agreements
- Physical & Digital IT Solutions
- Digital Marketing Solutions

We are your one-stop shop for **specialist financial and business solutions** – and we are here to help you.

Give us a call!

The Australian tax system relies on taxpayers self-assessing. This means you are responsible for working out how much you can declare and claim on your tax return. The records you need to keep depend on your personal circumstances. Generally, you must keep your written evidence for **five years** from the date you lodge your tax return. This guide will provide general advice to help you identify what records you need to keep.

MOTOR VEHICLE EXPENSES

You can choose one of two methods to work out your car expenses. The two methods are either:

- **Cents Per Kilometer (up to a maximum 5000km claim)**

You need to be able to demonstrate to the ATO if requested how you calculated the kilometers driven (such as by diary entries). Confirmation may also be requested by your employer to acknowledge that it was necessary for you to incur such expenditure in earning your income.

- **Log Book**

The ATO requires that you maintain written evidence for all expenses claimed and keep a valid log book substantiating the business-use percentage. For a logbook to be ATO compliant it must include all of the ATO mandated details and be kept for a period of at least 12 continuous weeks. The log book is valid for a period up to 5 years but you must also record opening and closing odometer readings for each year.

TRAVEL EXPENSES

A travel diary should be used by individuals wishing to claim a deduction for work related travel expenses. A travel diary is not required if the duration of the trip is less than six nights. Note that written evidence in the form of receipts or invoices are required regardless of the length of the trip. Modified requirements may apply if you received a travel allowance from your employer.

LAUNDRY

You can claim a deduction for the cost of buying and cleaning occupation-specific clothing, protective clothing and distinctive uniforms (such as with a logo). If the amount of your claims is greater than \$150, you must have written evidence, such as diary entries and receipts for your laundry expenses. If you don't need to provide written evidence, you may use an ATO approved reasonable basis to work out your claim.

TELEPHONE AND INTERNET EXPENSES

You need to keep records for a four-week representative period in each income year to claim a deduction of more than \$50. These records may include diary entries, including electronic records, and bills. Evidence that your employer expects you to work at home will also help you demonstrate that you are entitled to a deduction. Additional ATO information on how to calculate your claim can be accessed here:

<https://www.ato.gov.au/Individuals/Income-and-deductions/Deductions-you-can-claim/Other-work-related-deductions/Phone,-data-and-internet-expenses/>

WHEN YOU HAVE ACQUIRED OR DISPOSED OF AN ASSET

If you acquire or dispose of an asset which might be subject to capital gains tax (CGT), you should keep:

- Documents showing the dates you acquired an asset and the date the CGT event occurred such as:
 - contracts for the purchase or sale of an asset (such as real estate or shares)
 - dividend reinvestment statements from your unit trust or managed investment fund.

The above information is provided as a guide only and is not an exhaustive list of ATO requirements.

RIGHTS & OBLIGATIONS

The *Tax Agents Services Act 2009* requires us to advise you of your rights and obligations where we are acting for you on taxation matters. In relation to the taxation services provided:

- You are responsible for making all relevant information available to us in a complete and timely manner.
- Australia's income tax system is based on a self-assessment. The Commissioner is entitled to rely on any statements made. Where those statements are later found to be incorrect, the Commissioner may amend your assessments and, in addition to any tax assessed, you may also be liable for penalties and interest charges. The period of review is up to four years. Where the Commissioner forms an opinion of fraud or evasion, there is no limit for amending assessments.
- You are responsible for the accuracy and completeness of the particulars and information required to comply with the various taxation laws. We will use this information supplied in the preparation of your returns.
- You have an obligation to keep proper records that will substantiate the taxation returns prepared and satisfy the substantiation requirements of the various tax laws for at least 5 years. Failure to keep such records could result in claims being disallowed, additional tax being imposed, and the imposition of penalty or general interest charges.
- Your rights as a taxpayer include:
 - The right to seek a private ruling;
 - The right to object to an assessment by the Commissioner;
 - The right to appeal against an adverse decision by the Commissioner.

Certain time limitations may exist for you to exercise these rights. Should you wish to exercise these rights at any time you should contact us so that we can provide you with the relevant time frames and to discuss any additional requirements that may exist.

We are bound by the *Tax Agents Services Act* Code of Conduct which includes a duty to act lawfully and in the best interests of our clients, ensure the services we provide are provided competently, maintain our knowledge and skills, take reasonable care in ascertaining the state of your affairs where it is relevant to the work we are completing, and take reasonable care to ensure the tax laws are applied correctly.

PRIVACY & CONFIDENTIALITY

Our obligation to you

The HFB Group is compliant with the Privacy Act 1988 (Privacy Act). A copy of our privacy policy is available on our website, or on request to Shona Sherman, Director of HFB.

From time to time, we may be asked to provide copies of the financial statements, income tax returns or other information produced in the course of this engagement.

If we are requested to provide this information (including to a third party such as a financial institution), any one person subject to this engagement can provide this authorisation. For example, if one person subject to this engagement requests information regarding the company or individuals involved then we have authority to provide this information to them without seeking further authorisation.

ADDITIONAL SERVICES OFFERED BY THE HFB GROUP

Please contact our office if you are interested in any of the following services:

AUDIT SHIELD - PROFESSIONAL FEE INSURANCE

We offer access to an Audit Shield insurance service which provides for the payment of professional fees incurred if you are selected for an audit or investigation instigated by the ATO, or other relevant Australian Government authorities.

INCOME PROTECTION INSURANCE

Income protection premiums are generally tax deductible and can assist you with income payments if you are unable to work due to injury or illness. Stephen Wilson (our in-house Insurance specialist) would be more than happy to review your personal insurance, to ensure you are adequately covered.

ESTATE PLANNING

We take this opportunity to remind you of the importance of regularly reviewing your superannuation binding death nomination and current Will. These items can ensure that your estate planning wishes are followed and that an effective estate tax minimisation strategy is utilised.

2023 TAX RETURN SUBSTANTIATION DECLARATION

Tax returns are assessed on a Self-Assessment basis. This means that the ATO may not check whether the information you have submitted is correct. We will make every endeavour to ensure that your return is prepared accurately and correctly, however we rely on you to ensure that all relevant information is disclosed to us.

I, John Egan, confirm that:

I have reviewed every page of the accompanying copy of the income tax return to which the attached Electronic Lodgment Declaration refers and confirm that all items are correct and that there are no omissions or misstatements.

Income:

If I am an Australian tax resident, you have advised me that I must declare income from all sources, in and out of Australia, including net capital gains received, for the year of income in my tax return.

Expenses:

You have advised me that to claim a work-related or other expense deduction I must demonstrate that I have incurred the expense for income producing purposes. In addition, you have advised me of the substantiation legislation that I must satisfy in relation to all deductible expenses, including car, travel, business, education and work-related expenses. You have informed me that I must OBTAIN ORIGINAL RECEIPTS and keep them for a minimum of five years from the date my return is lodged.

The receipts must contain the following details:

- name of supplier and amount of expense;
- nature of goods/services and date of the expenses (details I am able to personally record where not adequately noted by supplier);
- date of the document.

Apportionment:

Where items are used for both business/work-related and private purposes e.g. car, telephone, computer etc. I advise I have kept appropriate apportionment records to verify my business usage claim and that my employer will verify that it was necessary to incur such expenditure in earning my income. Further, I have instructed you to prepare the return based on my specific instructions on the understanding I will be able to produce such information to the satisfaction of the ATO in an audit situation.

Audits:

I further confirm that:

- I am aware that the procedures to follow if a document is lost or destroyed is to obtain a copy from the supplier;
- I may be required to substantiate or verify any income or expense item declared or claimed in my tax return in the event of an ATO audit;

I declare that:

- I have read and understood the tax return that has been prepared for me;
- I have disclosed and you have returned all my assessable income for the current income tax year;
- I have all receipts or documentation necessary to substantiate my work-related and other claims, and I will make them available if required by the Tax Office;
- All income declared, claims for deductions and tax offsets/rebates included in my return are based upon my specific instructions;
- You have explained what written income and expense evidence will typically be required during an audit and that penalties, interest and possible legal action may be applied if incorrect income or claims are identified by an audit;
- I further understand that if the return is not lodged by the due date specified, penalties may apply.

Terms and Conditions:

- I acknowledge that an invoice will be issued for your services and I agree to pay this invoice in full.
- I acknowledge that further action may be taken to secure payment of overdue/outstanding accounts.

Signature		Date	04 / 12 / 2023
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Individual Tax Return

2023

1 Jul 2022—30 Jun 2023

TFN Recorded

PART A ELECTRONIC LODGMENT DECLARATION (FORM I)

This declaration is to be completed where a taxpayer elects to use the Electronic Lodgment Service. It is the responsibility of the taxpayer to retain this declaration for a period of five years after the declaration is made, penalties may apply for failure to do so.

Privacy

The ATO is authorised by the *Taxation Administration Act 1953* to request your tax file number (TFN). We will use your TFN to identify you in our records. It is not an offence not to provide your TFN. However, you cannot lodge your income tax form electronically if you do not quote your TFN.

Taxation law authorises the ATO to collect information and to disclose it to other government agencies. For information about your privacy go to ato.gov.au/privacy

Electronic Funds Transfer — Direct Debit

Where you have requested an EFT direct debit some of your details will be provided to your financial institution and the Tax Office's sponsor bank to facilitate the payment of your taxation liability from your nominated account.

Tax File Number

TFN Recorded

Name

Egan, John

Year

2023

Declaration — I declare that:

- the information provided to my registered tax agent for the preparation of this tax return, including any applicable schedules is true and correct, and
- the agent is authorised to lodge this tax return.

Important

The tax law imposes heavy penalties for giving false or misleading information.

Signature		Date	04 / 12 / 2023
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PART D TAX AGENTS CERTIFICATE (SHARED FACILITIES USERS ONLY)**Client Ref**

EGAJ01

Agent Ref No.

24805968

Contact Name

HFB Accounting Pty Ltd

Contact No.

0732861322

Declaration — I declare that:

- I have prepared this tax return in accordance with the information supplied by the taxpayer
- I have received a declaration made by the taxpayer that the information provided to me for the preparation of this document is true and correct, and
- I am authorised by the taxpayer to lodge this tax return and any applicable schedules that are attached.

Agent's Signature	Date
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Individual Tax Return

2023

1 Jul 2022—30 Jun 2023

TFN Recorded

PART B ELECTRONIC FUNDS TRANSFER CONSENT

This declaration is to be completed when an electronic funds transfer (EFT) of a refund is requested and the tax return is being lodged through the electronic lodgment service (ELS).

This declaration must be signed by the taxpayer prior to the EFT details being transmitted to the Tax Office. If you elect for an EFT, all details below must be completed.

Important

Care should be taken when completing EFT details as the payment of any refund, including any family tax benefit, will be made to the account specified.

Agent Ref No.

24805968

BSB Number

064175

Account Number

10230440

Account Name

John Armstrong Egan

Authorisation

I authorise the refund to be deposited directly to the account specified.

Signature		Date	04 / 12 / 2023
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Individual Tax Return

2023

1 Jul 2022—30 Jun 2023

TFN Recorded

Taxable income

Total income	\$58,415.00	
Less total deductions and applied losses (L1)	\$29,334.00	
Taxable income		\$29,081.00
Tax on taxable income		\$2,067.39

Less non-refundable tax offsets	Calculated	Used
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Non-refundable

Low income tax offset	\$700.00	\$700.00
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Non-refundable carry forward

Total non-refundable tax offsets	\$700.00	\$700.00
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Subtotal		\$1,367.39
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Less refundable tax offsets	Calculated	Used
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Franking credits	\$307.00	\$307.00
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Total refundable tax offsets	\$307.00	\$307.00
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Assessed tax payable		\$1,060.39
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Assessed tax payable (includes other liabilities)		\$1,060.39
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Less PAYG credits and other entitlements

PAYG instalments raised		\$4,250.00
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Total PAYG credits and other entitlements		\$4,250.00
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Amount refundable		\$3,189.61
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Disclaimer

This estimate is only a guide and should not be taken as taxation, financial or investment advice. Our calculation is based on the information you have supplied and current legislation, proposals and information provided by the Australian Tax Office.

There are numerous factors that may affect the accuracy of this assessment including but not limited to:

- changes in tax legislation and Australian Tax Office practices and rulings;
- any prior year tax assessments that may be applicable; and
- adjustments relating to other Government Departments eg the Department of Human Services.

Do not rely on this estimate to make any decisions until you have received a notice of assessment from the ATO and/or obtained professional advice.

Individual Tax Return

2023

1 Jul 2022—30 Jun 2023

TFN Recorded

YOUR NAME

Title	Given Name	Family Name	Other Name
MR	John	Egan	Armstrong

Suffix	Date of Birth
	24/07/1953

Are you an Australian Resident?	Australian residency start date	Australian residency end date
Yes		

Has part of your name changed since completing your last tax return?

No

YOUR POSTAL ADDRESS

PO Box 24
Cleveland

State	Postcode
QLD	4163

YOUR HOME ADDRESS

Unit 6 29 Sailfish Way
KINGSCLIFF

State	Postcode
NSW	2487

Country — if not Australia	Country — if not Australia

Has your postal address changed since completing your last tax return?

YOUR CONTACT DETAILS

Mobile number	Day time contact number	Email address
	07 32861322	

YOUR BANKING INFORMATION (EFT DETAILS)

Deduct fee from refund

No

BSB Number	Account Number	Account Name	Financial Institution Name
064175	10230440	John Armstrong Egan	

CONTACT NAME

Full Name

Jodi McKenna

TAX AGENT CONTACT DETAILS

Tax Contact	Agent Ref Number	Contact Number
HFB Accounting Pty Ltd	24805968	0732861322

Income

Tax withheld				Income		
TOTAL TAX WITHHELD						
11	DIVIDENDS					
Tax file number amounts withheld from dividends		V	\$0.00	Unfranked amount	S	\$45.00
				Franked amount	T	\$718.00
				Franking credit	U	\$307.00
TOTAL SUPPLEMENT INCOME						\$57,345.00
TOTAL INCOME						\$58,415.00

Deductions

D6 LOW-VALUE POOL DEDUCTION		K	\$28.00
Low value pool deductions relating to business			
Low-value pool deductions relating to financial investments			
Low-value pool deductions relating to rental properties			
Other low-value pool deductions			\$28.00
D10 COST OF MANAGING TAX AFFAIRS			
Interest charged by the ATO		N	\$1,806.00
TOTAL SUPPLEMENT DEDUCTIONS		Items D11 to D15	\$27,500.00
TOTAL DEDUCTIONS			\$29,334.00
SUBTOTAL		TOTAL INCOME less TOTAL DEDUCTIONS	\$29,081.00
Taxable income			\$29,081.00

Tax offsets

T1 SENIORS AND PENSIONERS		Tax offset code	N	E
		Veteran code	Y	
TOTAL SUPPLEMENT TAX OFFSETS				
TOTAL TAX OFFSETS				

Income tests

IT1 TOTAL REPORTABLE FRINGE BENEFITS			
Employers exempt from FBT under section 57A of the FBTA 1986		N	\$0.00
Employers not exempt from FBT under section 57A of the FBTA 1986		W	\$0.00
IT2 REPORTABLE EMPLOYER SUPERANNUATION		T	\$0.00
IT3 TAX-FREE GOVERNMENT PENSIONS		U	\$0.00
IT4 TARGET FOREIGN INCOME		V	\$0.00
IT5 NET FINANCIAL INVESTMENT LOSS		X	\$0.00
IT6 NET RENTAL PROPERTY LOSS		Y	\$11,056.00

IT7	CHILD SUPPORT YOU PAID	Z	\$0.00
IT8	NUMBER OF DEPENDENT CHILDREN	D	0

Medicare levy related items

M1	MEDICARE LEVY REDUCTION OR EXEMPTION	M2	MEDICARE LEVY SURCHARGE
Reduction based on family income		For the whole period 1 July 2022 to 30 June 2023, were you and all your dependents including your spouse—if you had any—covered by private patient HOSPITAL cover?	
Number of dependent children and students		Y	E Yes
Exemption categories			
Full 2.0% levy exemption – number of days		V	
Half 2.0% levy exemption – number of days		W	
		Number of days NOT liable for surcharge	A 365

Private health insurance policy details

PROVIDER INFORMATION 1

Health insurer ID	B	BUP	Membership number	C	63424493
Your rebatable component	J	\$1,353.00	Your Australian Government rebate received	K	\$388.00
Benefit code	L	36	Tax claim code		C

PROVIDER INFORMATION 2

Health insurer ID	B	BUP	Membership number	C	63424493
Your rebatable component	J	\$3,951.00	Your Australian Government rebate received	K	\$1,134.00
Benefit code	L	35	Tax claim code		C

Spouse details – married or de facto

YOUR SPOUSE'S NAME

First given name	Bernadette				
Other given names	Eileen				
Surname or family name	Egan				
Date of birth			K		28 Jun 1957
Your spouse's gender	Female				
Your spouse has residency					

PERIOD YOU HAD A SPOUSE – MARRIED OR DE FACTO

Did you have a spouse for the full year	L	Yes
Did your spouse die during the year?		No

THIS INFORMATION RELATES TO YOUR SPOUSE'S INCOME

Your spouse's taxable income (excluding FHSS released amounts)	O	\$5,940.00
Your spouse's taxable income		\$5,940.00
Your spouse's assessable FHSS released amounts		
Your spouse's section 98 trust income – not included in spouse's taxable income	T	

Distributions to your spouse on which family trust distribution tax has been paid	U	
Your spouse's total reportable fringe benefits amount		
Employers exempt from FBT under section 57A of the FBTA 1986	R	\$0.00
Employers not exempt from FBT under section 57A of the FBTA 1986	S	\$0.00
Amount of any Australian Government pensions and allowances received by your spouse in the year of the return	P	
Amount of any exempt pension income received by your spouse in the year of the return	Q	
Spouse reportable superannuation contributions	A	\$0.00
Spouse reportable employer superannuation contributions		\$0.00
Spouse deductible personal superannuation contributions		
Your spouse's tax-free government pensions	B	\$0.00
Your spouse's target foreign income	C	
Your spouse's foreign income		
Your spouse's exempt foreign employment income		
Your spouse's net investment loss	D	\$0.00
Your spouse's net financial investment loss		\$0.00
Your spouse's net rental property loss		\$0.00
Child support your spouse paid	E	\$0.00
Your spouse's taxed element of a SLS zero tax rate	F	
Your spouse's total ATI amount		\$5,940.00
Your spouse's rebate income		\$5,940.00
Your spouse's assessable income		\$7,526.00

18 CAPITAL GAINS

Did you have a capital gains tax event during the year?	G	Yes
Net capital gain	A	\$68,401.00
Total current year capital gains	H	\$136,802.00

19 FOREIGN ENTITIES

Did you have either a direct or indirect interest in a controlled foreign company CFC?	I	No
Have you ever , either directly or indirectly, caused the transfer of property—including money—or services to a non-resident trust estate?	W	No

20 FOREIGN SOURCE INCOME AND FOREIGN ASSETS OR PROPERTY

During the year did you own, or have an interest in, assets located outside Australia which had a total value of AUD\$50,000 or more?	P	No
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21	RENT		
Gross rent	P	\$44,030.00	
Interest deductions	Q	\$19,837.00	
Capital works deductions	F	\$10,432.00	
Other rental deductions	U	\$24,817.00	
Net rent		P less (Q + F + U)	(\$11,056.00)
TOTAL SUPPLEMENT INCOME		Items 13 to 24	\$57,345.00

Deductions

D12	PERSONAL SUPERANNUATION CONTRIBUTIONS		
Did you provide your fund (including a retirement savings account) with a notice of intent to claim a deduction for personal superannuation contributions, and receive an acknowledgement from your fund?			
Yes			
Deductions claimed			<div>H</div> \$27,500.00
TOTAL SUPPLEMENT DEDUCTIONS			Items D11 to D15 \$27,500.00

Tax offsets

TOTAL SUPPLEMENT TAX OFFSETS		Items T3, T4, T6, T7, T8 and T9
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Capital Gains Tax Schedule

1 CURRENT YEAR CAPITAL GAINS AND CAPITAL LOSSES	Capital gains	Capital losses
Shares in companies listed on an Australian securities exchange	A	K
Other shares	B	L
Units in unit trusts listed on an Australian securities exchange	C	M
Other units	D	N
Real estate situated in Australia	E	\$136,802.00 O
Other real estate	F	P
Amount of capital gains from a trust (including a managed fund)	G	
Collectables	H	Q
Other CGT assets and any other CGT events	I	R
Amount of capital gain previously deferred under transitional CGT relief for superannuation funds	S	\$0.00
Total current year	J	\$136,802.00 A
2 CAPITAL LOSSES		
Total current year capital losses applied		B
Total prior year net capital losses applied		C
Total capital losses transferred in applied (only for transfers involving a foreign bank branch or permanent establishment of a foreign financial entity)		D
Total capital losses applied		E
3 UNAPPLIED NET CAPITAL LOSSES CARRIED FORWARD		
Net capital losses from collectables carried forward to later income years		A
Other net capital losses carried forward to later income years		B
4 CGT DISCOUNT		
Total CGT discount applied		A \$68,401.00
5 CGT CONCESSIONS FOR SMALL BUSINESS		
Small business active asset reduction		A
Small business retirement exemption		B
Small business rollover		C
Total small business concessions applied		D
6 NET CAPITAL GAIN		A \$68,401.00
1J less 2E less 4A less 5D (cannot be less than zero). Amount will appear at label A, Net capital gain on your tax return		
7 EARNOUT ARRANGEMENTS		
Income year earnout right created		F
Amended net capital gain or capital losses carried forward		G

8 OTHER CGT INFORMATION REQUIRED (IF APPLICABLE)

Small business 15 year exemption – exempt capital gains	A
Capital gains disregarded by a foreign resident	B
Capital gains disregarded as a result of a scrip for scrip rollover	C
Capital gains disregarded as a result of an inter-company asset rollover	D
Capital gains disregarded by a demerging entity	E

Rental schedule — 9/97 Lambert Street, KANGAROO POINT QLD 4169

Address	Town/City	State	Postcode
9/97 Lambert Street	KANGAROO POINT	QLD	4169

Name of property	
Date property first earned rental income	01/06/2010
Number of weeks property was rented this year	52
The number of weeks the property was available for rent this year	52
Entity's % ownership	100
Has the loan for the property been renegotiated this year?	No

Acquisitions and Disposal	Date	Amount
Acquisition	01 Jun 2010	\$430,000.00
Disposal		
Capital gain/loss on sale of this property		
Value of capital allowances (depreciation on plant) recouped on the sale of the property		
Value of capital works deductions (special building write-off) recouped on the sale of the property		

Owners

Name	TFN	Percentage
Egan, John	TFN Recorded	100%
		100%

Income / Expenses

Income		Gross	My share
Rental income	A	\$24,480.00	\$24,480.00
Gross rent	C	\$24,480.00	\$24,480.00
Expenses			
Body corporate fees	E	\$5,597.70	\$5,597.70
Council rates	H	\$1,802.00	\$1,802.00
Capital allowance assets	I	\$1,224.00	\$1,224.00
Interest	L	\$9,231.02	\$9,231.02
Pest control	O	\$38.50	\$38.50
Agents fees	P	\$2,013.00	\$2,013.00
Repairs	Q	\$302.50	\$302.50
Capital works deductions	R	\$3,977.00	\$3,977.00
Water	U	\$1,113.07	\$1,113.07
Sundry	V	\$330.00	\$330.00

Total expenses	W	\$25,628.79	\$25,628.79
Total net rent	X	(\$1,148.79)	(\$1,148.79)

Rental schedule — 8 Harbour Road, HAMILTON QLD 4007

Address	Town/City	State	Postcode
8 Harbour Road	HAMILTON	QLD	4007

Name of property	
Date property first earned rental income	21/11/2011
Number of weeks property was rented this year	44
The number of weeks the property was available for rent this year	44
Entity's % ownership	100
Has the loan for the property been renegotiated this year?	No

Acquisitions and Disposal	Date	Amount
Acquisition	21 Nov 2011	\$425,000.00
Disposal		
Capital gain/loss on sale of this property		
Value of capital allowances (depreciation on plant) recouped on the sale of the property		
Value of capital works deductions (special building write-off) recouped on the sale of the property		

Owners

Name	TFN	Percentage
Egan, John	TFN Recorded	100%
		100%

Income / Expenses

Income		Gross	My share
Rental income	A	\$19,550.65	\$19,550.65
Gross rent	C	\$19,550.65	\$19,550.65
Expenses			
Advertising for tenants	D	\$110.00	\$110.00
Body corporate fees	E	\$4,538.93	\$4,538.93
Council rates	H	\$1,515.11	\$1,515.11
Capital allowance assets	I	\$1,901.21	\$1,901.21
Interest	L	\$10,606.25	\$10,606.25
Agents fees	P	\$2,406.58	\$2,406.58
Repairs	Q	\$924.76	\$924.76
Capital works deductions	R	\$6,455.08	\$6,455.08
Water	U	\$746.64	\$746.64
Sundry	V	\$253.95	\$253.95

Total expenses	<div>W</div>	\$29,458.51	\$29,458.51
Total net rent	<div>X</div>	(\$9,907.86)	(\$9,907.86)

Low value pool balances


Asset classification	PP	NPP	Investment	Rental	Other	Total
Opening pool balance					\$76.00	\$76.00
Adjustments						
Prior year assets purchased						
Adjusted opening pool balance					\$76.00	
Depreciation @ 37.5%					\$28.00	\$28.00
Existing assets transferred in						
Depreciation @ 37.5%						
New assets from worksheets						
New Assets - Manual						
Depreciation @ 18.75%						
Running pool balance					\$76.00	\$76.00
Value of assets disposed						
Other disposals						
Decline in value					\$28.00	\$28.00
Total decline in value						\$28.00
Closing pool balance						\$48.00
Assessable income						

Capital gains tax worksheet

Asset Type: Australian real estate	Description: Harbour Rd
Have you applied an exemption or roll over?	M
Date of acquisition	21 Nov 2011
Date of disposal	9 May 2023
CGT Method	Discount
Capital proceeds	\$447,012.92
Ownership %	100%
Share of Capital Proceeds	\$447,012.92
Less Total Costs	\$310,210.95
Gross Capital Gain	\$136,801.97

Prior Year losses available to apply	\$0.00
Current Year losses available to apply	\$0.00
Apply losses manually	No
Losses Applied	\$0.00
Subtotal	\$136,801.97
Discount applied	\$68,400.99
Subtotal	\$68,400.99
Net Capital Gain	\$68,400.99



Losses worksheet

	Primary Production	Non-Primary Production
Current year income or loss		\$29,081.00




Partnership and trust worksheet


Name of Trust	Distributed from The EFT Trust
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PRIMARY PRODUCTION






Share of net income from trusts	
Deductions relating to Distribution from partnerships and Share of net income from trusts	
Net primary production amount	

NON-PRIMARY PRODUCTION

Share of net income from trusts less capital gains, foreign income and franked distributions – Managed investment scheme income	
Share of net income from trusts less capital gains, foreign income and franked distributions – other income	
Share of net income from trusts less capital gains, foreign income and franked distributions	
Franked distributions from trusts relating to investments	
Franked distributions from trusts – other	
Franked distributions from trusts	
Managed investment scheme deductions relating to amounts shown at U and C	
Other deductions relating to distributions shown at O, U and C	
Other deductions relating to amounts shown at O, U and C	
Net non-primary production amount	

Trust share of net small business income less deductions attributable to that share	
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SHARE OF CREDITS FROM INCOME AND TAX OFFSETS

Share of credit for tax withheld where Australian business number not quoted	
Share of franking credit from franked dividends	
Share of credit for TFN amounts withheld from interest, dividends and unit trust distributions	
Credit for TFN amounts withheld from payments from closely held trusts	
Share of credit for tax paid by trustee	

Share of income from trusts

Share of credit for amounts withheld from foreign resident withholding

A

Share of National rental affordability scheme tax offset

B

CAPITAL GAINS

Create CGT worksheet for Discount and Other components

No

Current year capital gains - Discount method (Net)

Current year capital gains - Other Method

Rental schedule worksheets — 9/97 Lambert Street, KANGAROO POINT QLD...

Q	REPAIRS
Description	Amount
Maintenance	\$302.50
Total	\$302.50

V	SUNDRY
Description	Amount
Lease Renewal	\$264.00
Statement Fees	\$66.00
Total	\$330.00

Rental schedule worksheets — 8 Harbour Road, HAMILTON QLD 4007

I	CAPITAL ALLOWANCE ASSETS
Description	Amount
QS report	\$1,683.21
Total	\$1,683.21

P	AGENTS FEES
Description	Amount
Management	\$1,752.08
Letting Fees	\$654.50
Total	\$2,406.58

R	CAPITAL WORKS DEDUCTIONS
Description	Amount
QS report	\$6,386.08
Total	\$6,386.08

Worksheets

11 DIVIDEND

Company or trust	No. of Account Holders	Percent	Unfranked	Franked	Franking Credits	TFN Withheld
NEWCREST MINING LIMITED	2	50%	\$0.00	\$58.33	\$25.00	\$0.00
Gross			\$0.00	\$116.65	\$49.99	\$0.00
BANK OF QUEENSLAND LIMITED	2	50%	\$0.00	\$120.00	\$51.43	\$0.00
Gross			\$0.00	\$240.00	\$102.86	\$0.00
INCITEC PIVOT LIMITED	2	50%	\$0.00	\$255.00	\$109.29	\$0.00
Gross			\$0.00	\$510.00	\$218.57	\$0.00
NINE ENTERTAINMENT CO. HOLDINGS LIMITED	2	50%	\$0.00	\$255.00	\$109.29	\$0.00
Gross			\$0.00	\$510.00	\$218.57	\$0.00
MACQUARIE GROUP LIMITED	2	50%	\$45.00	\$30.00	\$12.86	\$0.00
Gross			\$90.00	\$60.00	\$25.71	\$0.00
Total			\$45.00	\$718.33	\$307.87	\$0.00

D10 INTEREST CHARGED BY THE ATO

Description	Amount
GIC SIC LPI Debit Amount	\$1,806.02
Total	N \$1,806.02

D12 DEDUCTIONS CLAIMED

Fund name	Account number	Deduction claimed	Fund ABN	Fund TFN
Birdsville Bullwhip & Saddle Company Superannuation Fund		\$27,500.00	13208340129	0
Total		\$27,500.00		

Asset Depreciation for period 1 Jul 2022 to 30 Jun 2023

Rental - 9/97 Lambert Street, KANGAROO POINT QLD 4169

						Balancing adjustments								
Date Purchased	Description	Type	Cost	Cost Limit	OWDV	Date	Disposal Value	Assessable	Deductible	Method / Rate %	Decline in value	Bus. Use %	Business Decline	CWDV
I CAPITAL ALLOWANCES														
07/07/2010	Bathroom Exhaust Fans	OTH	1,342		528					DV/7.50	40	100.00	40	488
07/07/2010	Bedding, Linen etc.	OTH	537		8					DV/30.00	2	100.00	2	6
07/07/2010	Carpet	OTH	3,357		479					DV/15.00	72	100.00	72	407
07/07/2010	Dishwashers	OTH	1,700		242					DV/15.00	36	100.00	36	206
07/07/2010	Electric Hot Water System	OTH	5,452		1,099					DV/12.50	137	100.00	137	962
07/07/2010	EWIS Systems	OTH	447		89					DV/12.50	11	100.00	11	78
07/07/2010	Fire Indicator Panels	OTH	405		82					DV/12.50	10	100.00	10	72
07/07/2010	Free Standing Internal Furniture	OTH	4,476		638					DV/15.00	96	100.00	96	542
15/04/2013	Furniture	OTH	2,445		655					DV/13.33	87	100.00	87	568
07/07/2010	Intercom Systems	OTH	1,163		166					DV/15.00	25	100.00	25	141
07/07/2010	Kitchen - Crockery	OTH	465		6					DV/30.00	2	100.00	2	4
07/07/2010	Kitchen - Cutlery	OTH	447		6					DV/30.00	2	100.00	2	4
07/07/2010	Lifts - Electric	OTH	11,461		6,197					DV/5.00	310	100.00	310	5,887
07/07/2010	Mini Split Systems	OTH	9,400		1,339					DV/15.00	201	100.00	201	1,138
07/07/2010	Ovens	OTH	1,163		234					DV/12.50	29	100.00	29	205
07/07/2010	Stereo Systems	OTH	1,342		74					DV/21.45	16	100.00	16	58

						Balancing adjustments								
Date Purchased	Description	Type	Cost	Cost Limit	OWDV	Date	Disposal Value	Assessable	Deductible	Method / Rate %	Decline in value	Bus. Use %	Business Decline	CWDV
07/07/2010	Telecommunication Assets	OTH	2,238		879					DV/7.50	66	100.00	66	813
07/07/2010	TV - Receivers	OTH	2,685		382					DV/15.00	57	100.00	57	325
07/07/2010	Washing Machines	OTH	1,163		166					DV/15.00	25	100.00	25	141
	Total		51,688		13,269						1,224		1,224	12,045
R CAPITAL WORKS DEDUCTIONS														
01/01/2006	Buidlings - Original - Lambert Stree	BLD	130,169		91,147					PC/2.50	3,254	100.00	3,254	87,893
01/01/2006	External Improvements - Lambert Stre	BLD	28,266		19,788					PC/2.50	707	100.00	707	19,081
30/09/2020	Splashback	OTH	638		610					PC/2.50	16	100.00	16	594
	Total		159,073		111,545						3,977		3,977	107,568

Rental - 8 Harbour Road, HAMILTON QLD 4007

						Balancing adjustments								
Date Purchased	Description	Type	Cost	Cost Limit	OWDV	Date	Disposal Value	Assessable	Deductible	Method / Rate %	Decline in value	Bus. Use %	Business Decline	CWDV
I CAPITAL ALLOWANCES														
11/11/2011	TV, Washing Machine, DVD Player, Fridge	OTH	10,611		1,528	09/05/2023	0		1,310	DV/16.67	218	100.00	218	
	Total		10,611		1,528				1,310		218		218	
R CAPITAL WORKS DEDUCTIONS														

						Balancing adjustments								
Date Purchased	Description	Type	Cost	Cost Limit	OWDV	Date	Disposal Value	Assessable	Deductible	Method / Rate %	Decline in value	Bus. Use %	Business Decline	CWDV
23/01/2012	Kitchen Cabinetry - Harbour Road	BLD	1,200		887	09/05/2023	0		861	PC/2.50	26	100.00	26	
27/02/2012	Kitchen Cabinetry - Harbour Road	BLD	1,650		1,226	09/05/2023	0		1,191	PC/2.50	35	100.00	35	
28/05/2012	Kitchen Cabinetry - Harbour Road	BLD	391		290	09/05/2023	0		282	PC/2.50	8	100.00	8	
	Total		3,241		2,403				2,334		69		69	