

STEINDLS PROPERTY TRUST
ABN 14 832 679 030

FINANCIAL REPORT
FOR THE PERIOD ENDED
30 JUNE 2019

**Liability limited by a scheme approved under
Professional Standards Legislation**

STEINDLS PROPERTY TRUST
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STEINDLS PROPERTY TRUST
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INCOME STATEMENT
FOR THE PERIOD ENDED 30 JUNE 2019

	Note	2019 \$	2018 \$
Income			
Revenue		198,884.82	206,717.87
Expenditure			
Accountancy expenses		(1,930.00)	(1,880.00)
Depreciation and amortisation expenses		(1,350.00)	(1,555.00)
Other expenses		(263.00)	(332.00)
		<u>195,341.82</u>	<u>202,950.87</u>
Profit for the period		<u>195,341.82</u>	<u>202,950.87</u>
Total available for distribution		<u>195,341.82</u>	<u>202,950.87</u>
Distribution to beneficiaries		195,341.82	202,950.87
Beneficiaries distribution			
Steindls Superannuation Fund		<u>195,341.82</u>	<u>202,950.87</u>
		<u><u>195,341.82</u></u>	<u><u>202,950.87</u></u>

The accompanying notes form part of these financial statements.
These statements should be read in conjunction with the attached compilation
report of Clear Accounting Solutions.

STEINDLS PROPERTY TRUST
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BALANCE SHEET
AS AT 30 JUNE 2019

	Note	2019 \$	2018 \$
ASSETS			
CURRENT ASSETS			
Cash and cash equivalents	3	9,383.08	31,644.49
Trade and other receivables	4	147.89	4,701.85
Financial assets	5	60,880.37	60,880.37
TOTAL CURRENT ASSETS		<u>70,411.34</u>	<u>97,226.71</u>
NON-CURRENT ASSETS			
Property, plant and equipment	6	1,113,858.00	1,115,208.00
TOTAL NON-CURRENT ASSETS		<u>1,113,858.00</u>	<u>1,115,208.00</u>
TOTAL ASSETS		<u>1,184,269.34</u>	<u>1,212,434.71</u>
LIABILITIES			
CURRENT LIABILITIES			
Trade and other payables	7	12,612.81	12,986.00
Borrowings	8	19,263.26	19,263.26
Unpaid trust distributions	11	21,221.39	49,013.57
TOTAL CURRENT LIABILITIES		<u>53,097.46</u>	<u>81,262.83</u>
TOTAL LIABILITIES		<u>53,097.46</u>	<u>81,262.83</u>
NET ASSETS		<u>1,131,171.88</u>	<u>1,131,171.88</u>
EQUITY			
Units Issued		530,823.38	530,823.38
Reserves	9	600,348.50	600,348.50
Retained earnings	10	-	-
TOTAL EQUITY		<u>1,131,171.88</u>	<u>1,131,171.88</u>

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STEINDLS PROPERTY TRUST
ABN 14 832 679 030

NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 30 JUNE 2019

The financial statements cover Steindls Property 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 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

Property, Plant and Equipment

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

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.

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. Bank overdrafts also form part of cash equivalents and are presented within current liabilities on the balance sheet.

STEINDLS PROPERTY TRUST
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 30 JUNE 2019

Revenue and Other Income

Revenue is recognised when the amount of the revenue can be measured reliably, it is probable that economic benefits associated with the transaction will flow to the entity and specific criteria relating to the type of revenue as noted below, has been satisfied.

Revenue is measured at the fair value of the consideration received or receivable and is presented net of returns, discounts and rebates.

Rental income

Investment property revenue is recognised on a straight-line basis over the period of the lease term so as to reflect a constant periodic rate of return on the net investment.

Interest revenue

Interest revenue is recognised using the effective interest rate method.

Dividend revenue

Dividends are recognised when the right to receive payment is established.

Goods and Services Tax (GST)

Revenue, 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).

Receivables and payables are stated inclusive of GST.

STEINDLS PROPERTY TRUST
ABN 14 832 679 030

NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 30 JUNE 2019

	2019 \$	2018 \$
3 Cash and Cash Equivalents		
Cash at Bank	9,383.08	31,644.49
4 Trade and Other Receivables		
Current		
Rental Debtors	-	4,436.85
Input Tax Credits	147.89	265.00
	147.89	4,701.85
5 Financial Assets		
Current		
Shares in Listed Companies		
Resource Mining 10,000 options 16/11/07	530.00	530.00
Oz Minerals 2,667 24/07/08	60,350.37	60,350.37
	60,880.37	60,880.37
6 Property, Plant and Equipment		
Land and Buildings		
Buildings - Land 08/03/1994	461,942.00	461,942.00
Buildings - Building 08/03/1994	638,058.00	638,058.00
	1,100,000.00	1,100,000.00
Total Land and Buildings	1,100,000.00	1,100,000.00
Plant & Equipment	310,658.00	310,658.00
Less: Accumulated Depreciation	(296,800.00)	(295,450.00)
	13,858.00	15,208.00
Total Plant and Equipment	13,858.00	15,208.00
Total Property, Plant and Equipment	1,113,858.00	1,115,208.00

These notes should be read in conjunction with the attached compilation
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STEINDLS PROPERTY TRUST
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 30 JUNE 2019

	2019 \$	2018 \$
7 Trade and Other Payables		
Current		
GST Payable	<u>12,612.81</u>	<u>12,986.00</u>
8 Borrowings		
Current		
Bonds Held	<u>19,263.26</u>	<u>19,263.26</u>
Total borrowings	4 <u>19,263.26</u>	4 <u>19,263.26</u>
9 Reserves		
Reserves		
Reserves	618,876.00	618,876.00
Capital loss reserve - 2009	(1,010.51)	(1,010.51)
Capital loss reserve 2012	<u>(17,516.99)</u>	<u>(17,516.99)</u>
	<u>600,348.50</u>	<u>600,348.50</u>
10 Retained Earnings		
Retained earnings at the beginning of the financial period	-	-
Net profit attributable to beneficiaries	195,341.82	202,950.87
Less:		
Distributions to beneficiaries	<u>(195,341.82)</u>	<u>(202,950.87)</u>
Retained earnings at the end of the financial period	<u>-</u>	<u>-</u>

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NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 30 JUNE 2019

	2019 \$	2018 \$
<hr/>		
11 Unpaid Trust Distributions		
Steindls Superannuation Fund		
Balance brought forward	49,013.57	39,862.70
Share of profit	195,341.82	202,950.87
	<hr/> 244,355.39	<hr/> 242,813.57
Drawings	(223,134.00)	(193,800.00)
	<hr/> 21,221.39	<hr/> 49,013.57
Total Beneficiaries Funds	<hr/> <u>21,221.39</u>	<hr/> <u>49,013.57</u>

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STEINDLS PROPERTY TRUST
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DIRECTORS' DECLARATION

The directors of the trustee company 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 2 to the financial statements.

The directors of the trustee company declare that:

- 1 The financial statements and notes, as set out on pages 1 to 7, present fairly the trust's financial position as at 30 June 2019 and its performance for the period ended on that date in accordance with the accounting policies described in Note 2 to the financial statements;
- 2 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.

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

Director: _____
Mr Warren Boston

Director: _____
Mr Robert Boston

Director: _____
Mr Gerald Epstein

Dated this day of

**COMPILATION REPORT
TO STEINDLS PROPERTY TRUST
ABN 14 832 679 030**

I have compiled the accompanying special purpose financial statements of Steindls Property Trust which comprise the balance sheet as at 30 June 2019, and the income statement for the period 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 set out in the notes to the accounts

The responsibility of trustees

The directors of the trustee company of Steindls Property Trust 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 the information provided by the directors 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 professional 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, 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. I do not accept responsibility to any other person for the contents of the special purpose financial statements.

Name of Firm: Clear Accounting Solutions
Certified Practising Accountant

Name of Principal: _____
Adrian De Vito

Address: Suite 7/153 Cotlew Street ASHMORE QLD 4214

Dated this **day of**

STEINDLS PROPERTY TRUST
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PROFIT AND LOSS STATEMENT
FOR THE PERIOD ENDED 30 JUNE 2019

	2019 \$	2018 \$
INCOME		
Rent Received		
Rent Received	206,597.24	212,041.67
Sundry Income	-	818.18
	<u>206,597.24</u>	<u>212,859.85</u>
 LESS: RENTAL EXPENSES		
Bank Fees	105.00	89.49
Depreciation	1,350.00	1,555.00
Electricity	4,600.02	4,014.97
Rates & Taxes	3,524.00	2,390.65
Repairs & Maintenance	98.18	181.82
	<u>9,677.20</u>	<u>8,231.93</u>
GROSS PROFIT FROM RENTAL OPERATIONS	<u>196,920.04</u>	<u>204,627.92</u>
 OTHER INCOME		
Dividends Received	613.41	533.40
Interest Received		
Bank	1.37	1.55
	<u>614.78</u>	<u>534.95</u>
	<u>197,534.82</u>	<u>205,162.87</u>
 EXPENSES		
Accountancy Fees	1,930.00	1,880.00
Filing Fees	263.00	254.00
Fines	-	78.00
	<u>2,193.00</u>	<u>2,212.00</u>
Profit	<u><u>195,341.82</u></u>	<u><u>202,950.87</u></u>

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