

# **CBD 2000 2017 Unit Trust**

**ABN 33 435 947 206**

## **FINANCIAL REPORT**

**For the year ended 30 June 2019**

Prepared by  
**Property Accounting & Taxation Services**  
GPO BOX 4534  
SYDNEY NSW 2001

# CBD 2000 2017 Unit Trust

ABN 33 435 947 206

## INCOME STATEMENT

For the year ended 30 June 2019

	Note	2019 \$	2018 \$
Administrative expenses	2	263.00	1,262.50
Depreciation and amortisation expenses	3	2,450.00	1,617.00
Other income	4	17,202.73	227.99
Other expenses	5	11,335.38	4,262.86
Profit from ordinary activities before income tax expense		<u>3,154.35</u>	<u>(6,914.37)</u>

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

# CBD 2000 2017 Unit Trust

ABN 33 435 947 206

## BALANCE SHEET

As at 30 June 2019

	Note	2019 \$	2018 \$
<b>CURRENT ASSETS</b>			
Cash assets	6	4,578.98	4,099.48
<b>TOTAL CURRENT ASSETS</b>		<b>4,578.98</b>	<b>4,099.48</b>
<b>NON-CURRENT ASSETS</b>			
Property, plant and equipment	7	953,475.00	950,000.15
<b>TOTAL NON-CURRENT ASSETS</b>		<b>953,475.00</b>	<b>950,000.15</b>
<b>TOTAL ASSETS</b>		<b>958,053.98</b>	<b>954,099.63</b>
<b>CURRENT LIABILITIES</b>			
Payables	8	-	77,050.00
<b>TOTAL CURRENT LIABILITIES</b>		<b>-</b>	<b>77,050.00</b>
<b>TOTAL LIABILITIES</b>		<b>-</b>	<b>77,050.00</b>
<b>NET ASSETS</b>		<b>958,053.98</b>	<b>877,049.63</b>
<b>EQUITY</b>			
Reserves	9	76,004.00	76,004.00
Accumulated losses		(3,760.02)	(6,914.37)
Trust funds		885,810.00	807,960.00
<b>TOTAL EQUITY</b>		<b>958,053.98</b>	<b>877,049.63</b>

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

**CBD 2000 2017 Unit Trust**  
**ABN 33 435 947 206**  
**RENTAL INCOME STATEMENT**  
**As at 30 June 2019**

	2019 \$	2018 \$
<b>Rental Income</b>		
Gross rent	17,185.71	
	<u>17,185.71</u>	
Council rates	2,658.68	384.00
Insurance	979.70	248.84
Pest control	300.00	
Property agent fees and commissions	1,817.71	
Repairs and maintenance	4,049.38	
Water supply	1,396.84	
Sundry expenses	133.07	3,630.02
	<u>11,335.38</u>	<u>4,262.86</u>
Net profit from this rental property	<u>5,850.33</u>	<u>(4,262.86)</u>
<b>NET PROFIT FROM RENTAL PROPERTIES</b>	<u><u>5,850.33</u></u>	<u><u>(4,262.86)</u></u>

These statements should be read in conjunction with the attached compilation report.

**CBD 2000 2017 Unit Trust**  
**ABN 33 435 947 206**  
**UNIT HOLDERS ACCOUNTS**  
**As at 30 June 2019**

	2019 \$	2018 \$
<b>Peter Charles Wilson</b>		
Opening balance	80,150.00	40,400.00
<b>K &amp; P Wilson Family Trust</b>		
Opening balance	40,400.00	40,400.00
<b>Chauhan Family Super Fund</b>		
Opening balance	86,800.00	80,800.00
<b>Tarin Super Fund</b>		
Opening balance	43,400.00	40,400.00
<b>Annie Gunnson</b>		
Opening balance	86,800.00	80,800.00
<b>Heaven Knows Super Fund</b>		
Opening balance	43,400.00	40,400.00
<b>Clytie Murphy and Geoffrey Bell</b>		
Opening balance	21,700.00	20,200.00
<b>Linardos Family Trust</b>		
Opening balance	43,400.00	40,400.00
<b>Graham Benson</b>		
Opening balance	43,400.00	40,400.00
<b>Juan Tugores</b>		
Opening balance	40,400.00	40,400.00
<b>Ramend Sharma</b>		
Opening balance	43,400.00	40,400.00
<b>Greg Chambiras and Heidi Froehling</b>		
Opening balance	8,080.00	8,080.00
<b>Cuzco Superannuation Fund</b>		
Opening balance	8,680.00	8,080.00

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**CBD 2000 2017 Unit Trust**  
**ABN 33 435 947 206**  
**UNIT HOLDERS ACCOUNTS**  
**As at 30 June 2019**

	2019 \$	2018 \$
<b>Khan Superannuation Fund</b>		
Opening balance	20,200.00	20,200.00
<b>Hamish &amp; Ingrid Studholme</b>		
Opening balance	40,400.00	40,400.00
<b>Spring Superannuation Fund</b>		
Opening balance	43,400.00	40,400.00
<b>Movsessian Super Fund</b>		
Opening balance	44,400.00	44,400.00
<b>Eugenio Pipicella</b>		
Opening balance	40,400.00	40,400.00
<b>Rosanna Golino</b>		
Opening balance	86,800.00	80,800.00
<b>Barry &amp; cherie Williams</b>		
Opening balance	20,200.00	20,200.00
<b>TOTAL BENEFICIARIES' FUNDS</b>	<u>885,810.00</u>	<u>807,960.00</u>

These statements should be read in conjunction with the attached compilation report.

**CBD 2000 2017 Unit Trust**  
**ABN 33 435 947 206**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**For the year ended 30 June 2019**

	2019	2018
	\$	\$
<b>NOTE 1: STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES</b>		
<p>a. This financial report is a special purpose financial report prepared in order to satisfy the requirements of the trust deed to prepare a financial report. The trustees have determined that the trust is not a reporting entity. The financial report has been prepared in accordance with the requirements of the following Australian Accounting Standards (including Australian Accounting Interpretations) of the Australian Accounting Standards Board and the <i>Corporations Act 2001</i> :</p> <p>AASB 1031: Materiality  AASB 110: Events after the Balance Sheet Date</p> <p>The financial report is also prepared on an accruals basis and is based on historic costs and does not take into account changing money values or, except where specifically stated, current valuations of non-current assets.</p> <p>The following material accounting policies, which are consistent with the previous period unless otherwise stated, have been adopted in the preparation of this financial report:</p>		
<p><b>b. Property, Plant and Equipment</b>  Property, plant and equipment are carried at cost, independent or directors' valuation. All assets, excluding freehold land and buildings are depreciated over the useful lives of the assets to the trust.</p>		
<p><b>c. Inventories</b>  Inventories are measured at the lower of cost and net realisable value. Costs are assigned on a first in first out basis and include direct materials, direct labour and an appropriate proportion of variable and fixed overhead expenses.</p>		
<b>NOTE 2: ADMINISTRATIVE EXPENSES</b>		
Bank charges	-	113.50
Accounting fees	-	895.00
Filing Fees	263.00	254.00
	263.00	1,262.50
<b>NOTE 3: DEPRECIATION AND AMORTISATION EXPENSES</b>		
Depreciation - Property Improvement	2,450.00	1,617.00
<b>NOTE 4: OTHER INCOME</b>		
Rental property income	17,185.71	-
Interest received	8.12	163.05
Other Income - Rebate	8.90	64.94
	17,202.73	227.99
<b>NOTE 5: OTHER EXPENSES</b>		
Rental property expenses	11,335.38	4,262.86

These notes should be read in conjunction with the attached compilation report.

**CBD 2000 2017 Unit Trust**  
**ABN 33 435 947 206**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**For the year ended 30 June 2019**

	2019 \$	2018 \$
<b>NOTE 6: CASH ASSETS</b>		
Macquarie Cash Management Account	4,578.98	4,099.48
<b>NOTE 7: PROPERTY, PLANT AND EQUIPMENT</b>		
Property - 37 Sheffield Street, Bowral NSW 2576	810,942.10	810,942.10
Property Improvement	68,978.90	63,054.05
Less Accumulated Depreciation	(2,450.00)	-
Property Revaluation	76,004.00	76,004.00
	953,475.00	950,000.15
<b>NOTE 8: PAYABLES</b>		
Sundry Creditors	-	77,050.00
<b>NOTE 9: RESERVES</b>		
Asset Revaluation Reserve	76,004.00	76,004.00

These notes should be read in conjunction with the attached compilation report.



# CBD 2000 2017 Unit Trust

ABN 33 435 947 206

## DIRECTORS' DECLARATION

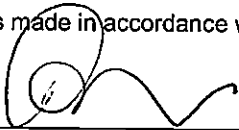
The directors of the trustee company declare that the trust is not a reporting entity and that this special purpose financial report should be prepared in accordance with the accounting policies outlined in Note 1 to the financial statements.

The directors of the trustee company declare that:

1. the financial statements and notes attached presents fairly the trust's financial position as at 30/06/2019 and its performance for the year ended on that date in accordance with the accounting policies described in Note 1 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.

Director :



\_\_\_\_\_  
Peter Wilson

Dated : 22/10/2019

# CBD 2000 2017 Unit Trust

ABN 33 435 947 206

## COMPILATION REPORT

We have compiled the accompanying special purpose financial statements of CBD 2000 2017 Unit Trust , which comprise the balance sheet as at 30/06/2019 , 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 set out in Note 1 to the financial statements.

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

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

### **Our Responsibility**

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

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

### **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 trustee who is responsible for the reliability, accuracy and completeness of the information used to compile them. We do not accept responsibility for the contents of the special purpose financial statements.

Name of Firm      Property Accounting & Taxation Services

Name of Partner      \_\_\_\_\_  
Kurnal Prajapati

Property Accounting & Taxation Services  
GPO BOX 4534  
SYDNEY NSW 2001

Dated : 22/10/2019