

**51-53 CAPELLA CRESCENT UNIT TRUST
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2022**



51-53 CAPELLA CRESCENT UNIT TRUST

ABN: 90 776 770 228

CONTENTS

FOR THE YEAR ENDED 30 JUNE 2022

Compilation report	1
Declaration	2
Profit and Loss Statement	3
Appropriation statement	4
Balance sheet	5
Notes to the financial statements	6

51-53 CAPELLA CRESCENT UNIT TRUST

ABN: 90 776 770 228

COMPILATION REPORT

I have compiled the accompanying special purpose financial statements of 51-53 Capella Crescent Unit Trust which comprise the balance sheet as at 30 June 2022, and the income statement for the year then ended, a summary of significant accounting policies and other explanatory notes. The specific purpose for which the special purpose financial statements have been prepared is to provide information relating to the performance and financial position of the trust that satisfies the information needs of the director of the trustee company and of the unit holders.

The responsibility of the trustee

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

My responsibility

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

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

Assurance disclaimer


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

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

Firm PDK Financial Synergy Pty Ltd
 Certified Practicing Accountants

Address Shop 25, Renaissance Arcade Adelaide, SA, 5000

Date 29 September 2022

Signed 
.....

Phil Lounder

51-53 CAPELLA CRESCENT UNIT TRUST

ABN: 90 776 770 228

TRUSTEE'S DECLARATION

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

The director of the trustee company declare that:

1. The financial statements and notes present fairly the unit trust's financial position as at 30 June 2022 and its performance for the year ended on that date in accordance with the accounting policies described in Note 2 to the financial statements;
2. In the trustee's opinion there are reasonable grounds to believe that the unit trust will be able to pay its debts as and when they become due and payable.

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

Director _____

Anthony Brougham

Director _____

Michael Wloszczak

Dated

51-53 CAPELLA CRESCENT UNIT TRUST

ABN: 90 776 770 228

**PROFIT AND LOSS STATEMENT
FOR THE YEAR ENDED 30 JUNE 2022**

	<i>2022</i>	<i>2021</i>
	\$	\$
INCOME		
Rent Income	105,000	99,000
	<hr/>	<hr/>
	105,000	99,000
EXPENSES		
Accountancy Fees	1,580	1,520
Administration Costs	522	600
Amortisation	-	528
Bank Charges	901	900
Filing Fees	276	273
Interest Paid	31,190	40,703
	<hr/>	<hr/>
	34,469	44,524
NET PROFIT	<hr/>	<hr/>
	<u>70,531</u>	<u>54,476</u>

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

51-53 CAPELLA CRESCENT UNIT TRUST

ABN: 90 776 770 228

APPROPRIATION STATEMENT

FOR THE YEAR ENDED 30 JUNE 2022

	<i>2022</i>	<i>2021</i>
	\$	\$
Net profit	70,531	54,476
Retained earnings (accumulated losses) at the beginning of the financial year	-	-
TOTAL AVAILABLE FOR DISTRIBUTION	<hr/> 70,531	<hr/> 54,476
Distribution to Beneficiaries	70,531	54,476
RETAINED EARNINGS (ACCUMULATED LOSSES) AT THE END OF THE FINANCIAL YEAR	<hr/> <hr/> -	<hr/> <hr/> -
UNITHOLDERS DISTRIBUTION:		
Brougham Super Fund	35,266	27,238
Vlos Family Super Fund	35,266	27,238
	<hr/> 70,531	<hr/> 54,476

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

51-53 CAPELLA CRESCENT UNIT TRUST**ABN: 90 776 770 228****BALANCE SHEET****FOR THE YEAR ENDED 30 JUNE 2022**

	<i>Note</i>	<i>2022</i> \$	<i>2021</i> \$
CURRENT ASSETS			
Cash on Hand		10	10
NAB **6981		6,034	1,860
TOTAL CURRENT ASSETS		<u>6,044</u>	<u>1,870</u>
NON-CURRENT ASSETS			
Property, plant and equipment	3	1,376,544	1,376,544
TOTAL NON-CURRENT ASSETS		<u>1,376,544</u>	<u>1,376,544</u>
TOTAL ASSETS		<u>1,382,589</u>	<u>1,378,415</u>
CURRENT LIABILITIES			
Provision for GST		2,762	2,463
Brougham Super Fund		50,297	40,031
Vlos Family Super Fund		50,297	40,031
TOTAL CURRENT LIABILITIES		<u>103,356</u>	<u>82,526</u>
NON-CURRENT LIABILITIES			
Loans - NAB Market Loan **9550		138,960	155,616
Loans - NAB Market Loan **3202		660,000	660,000
Loans - Instant Marquee Unit Trust		263	263
TOTAL NON-CURRENT LIABILITIES		<u>799,223</u>	<u>815,879</u>
TOTAL LIABILITIES		<u>902,579</u>	<u>898,405</u>
NET ASSETS		<u>480,010</u>	<u>480,010</u>
EQUITY			
480,010 Ordinary Units of \$1		480,010	480,010
TOTAL EQUITY		<u>480,010</u>	<u>480,010</u>

The accompanying notes form part of these financial statements.

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

51-53 CAPELLA CRESCENT UNIT TRUST
ABN: 90 776 770 228
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2022

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

Comparatives are consistent with prior years, unless otherwise stated.

1 Basis of preparation

51-53 Capella Crescent Unit Trust is non-reporting since there are unlikely to be any users who would rely on the general purpose financial statements.

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

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

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

2 Summary of significant accounting policies

Revenue and other income

Rendering of services

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

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

Goods and services tax (GST)

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

Receivables and payables are stated inclusive of GST.

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.

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

51-53 CAPELLA CRESCENT UNIT TRUST
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2022

Property, plant and equipment

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

At the end of each annual reporting period, the depreciation method, useful life and residual value of each asset is reviewed. Any revisions are accounted for prospectively as a change in estimate.

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

51-53 CAPELLA CRESCENT UNIT TRUST
ABN: 90 776 770 228
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2022

	<i>Note</i>	<i>2022</i>	<i>2021</i>
		<i>\$</i>	<i>\$</i>
3 PROPERTY, PLANT AND EQUIPMENT			
BUILDINGS			
Buildings - 51-53 Capella Crescent		1,376,544	1,376,544
		1,376,544	1,376,544
		1,376,544	1,376,544

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

**51-53 CAPELLA CRESCENT UNIT TRUST
PROFIT AND TAX RECONCILIATION 2022**

PROFIT RECONCILIATION

Client / MYOB Profit \$
70,531.28

PDK Adjustments:

Add Back:

total add backs -
70,531.28

Deduct:

total deductions -

Accounting Profit per Financial Statements 70,531.28

TAX RECONCILIATION

Tax Adjustments:

TAXABLE INCOME 70,531.00

Allocated to the Beneficiaries as follows:

	Accounting	Taxable
Brougham Super Fund	35,265.64	35,266
Vos Family Super Fund	35,265.64	35,265
	<u><u>\$ 70,531.28</u></u>	<u><u>\$ 70,531</u></u>