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Financial statements and reports for the year ended  
30 June 2023

13-Storey Super Fund

## 13-Storey Super Fund Reports Index

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## 13-Storey Super Fund

# Statement of Financial Position

As at 30 June 2023

	Note	2023	2022
		\$	\$
<b>Assets</b>			
<b>Investments</b>			
Real Estate Properties (Australian - Non Residential)	2	1,100,000	1,043,280
<b>Total Investments</b>		<u>1,100,000</u>	<u>1,043,280</u>
<b>Other Assets</b>			
Borrowing costs		2,223	3,203
Formation Expenses		2,237	2,237
National Australia Bank		14,773	127,753
GST Refundable		0	0
<b>Total Other Assets</b>		<u>19,233</u>	<u>133,193</u>
<b>Total Assets</b>		<u>1,119,233</u>	<u>1,176,473</u>
Less:			
<b>Liabilities</b>			
GST Payable		0	0
Income Tax Payable		17,854	24,025
BAS - 4th quarter		1,002	11,278
Limited Recourse Borrowing Arrangements		518,888	575,083
<b>Total Liabilities</b>		<u>537,744</u>	<u>610,386</u>
<b>Net assets available to pay benefits</b>		<u>581,489</u>	<u>566,087</u>
Represented by:			
<b>Liability for accrued benefits allocated to members' accounts</b>			
	4, 5		
Capp, Simon - Accumulation		290,636	282,936
Smith, Timothy - Accumulation		290,853	283,151
<b>Total Liability for accrued benefits allocated to members' accounts</b>		<u>581,489</u>	<u>566,087</u>

## 13-Storey Super Fund

# Operating Statement

For the year ended 30 June 2023

	Note	2023	2022
		\$	\$
<b>Income</b>			
<b>Investment Income</b>			
Property Income	7	8,141	165,222
<b>Investment Gains</b>			
Changes in Market Values	8	56,720	127,754
<b>Contribution Income</b>			
Personal Concessional		10,000	0
Personal Non Concessional		511	0
<b>Other Income</b>			
Interest Received ATO General Interest Charge		7	0
<b>Total Income</b>		<u>75,379</u>	<u>292,976</u>
<b>Expenses</b>			
Accountancy Fees		1,771	2,616
ATO Supervisory Levy		518	0
Auditor's Remuneration		850	0
ASIC Fees		349	332
Investment Expenses		500	0
Fines		0	61
Property Expenses - Borrowing expense		980	980
Property Expenses - Council rates		5,169	5,066
Property Expenses - Emergency Services Levy		1,275	1,210
Property Expenses - Interest on Loans		38,357	28,485
Property Expenses - Repairs Maintenance		1,149	0
Property Expenses - Strata Levy Fees		7,725	7,505
Property Expenses - Water Rates		1,335	0
		<u>59,978</u>	<u>46,255</u>
<b>Total Expenses</b>		<u>59,978</u>	<u>46,255</u>
<b>Benefits accrued as a result of operations before income tax</b>			
Income Tax Expense	9	0	17,854
<b>Benefits accrued as a result of operations</b>		<u>15,402</u>	<u>228,866</u>

# 13-Storey Super Fund

## Members Statement

Simon Capp

### Your Details

Date of Birth :	Provided	Nominated Beneficiaries:	N/A
Age:	47	Nomination Type:	N/A
Tax File Number:	Provided	Vested Benefits:	290,636
Date Joined Fund:	03/07/2020	Total Death Benefit:	290,636
Service Period Start Date:	05/01/1998		
Date Left Fund:			
Member Code:	CAPSIM00001A		
Account Start Date:	03/07/2020		
Account Phase:	Accumulation Phase		
Account Description:	Accumulation		

### Your Balance

Total Benefits	290,636
<u>Preservation Components</u>	
Preserved	290,636
Unrestricted Non Preserved	
Restricted Non Preserved	
<u>Tax Components</u>	
Tax Free	256
Taxable	290,380

### Your Detailed Account Summary

	This Year
Opening balance at 01/07/2022	282,936
<u>Increases to Member account during the period</u>	
Employer Contributions	
Personal Contributions (Concessional)	5,000
Personal Contributions (Non Concessional)	256
Government Co-Contributions	
Other Contributions	
Proceeds of Insurance Policies	
Transfers In	
Net Earnings	2,444
Internal Transfer In	
<u>Decreases to Member account during the period</u>	
Pensions Paid	
Contributions Tax	750
Income Tax	(750)
No TFN Excess Contributions Tax	
Excess Contributions Tax	
Refund Excess Contributions	
Division 293 Tax	
Insurance Policy Premiums Paid	
Management Fees	
Member Expenses	
Benefits Paid/Transfers Out	
Superannuation Surcharge Tax	
Internal Transfer Out	
Closing balance at 30/06/2023	290,636

# 13-Storey Super Fund

## Members Statement

Timothy Smith

### Your Details

Date of Birth :	Provided	Nominated Beneficiaries:	N/A
Age:	43	Nomination Type:	N/A
Tax File Number:	Not Provided	Vested Benefits:	290,853
Date Joined Fund:	03/07/2020	Total Death Benefit:	290,853
Service Period Start Date:	26/07/1999		
Date Left Fund:			
Member Code:	SMITIM00001A		
Account Start Date:	03/07/2020		
Account Phase:	Accumulation Phase		
Account Description:	Accumulation		

### Your Balance

Total Benefits	290,853
<u>Preservation Components</u>	
Preserved	290,853
Unrestricted Non Preserved	
Restricted Non Preserved	
<u>Tax Components</u>	
Tax Free	(764)
Taxable	291,617

### Your Detailed Account Summary

	This Year
Opening balance at 01/07/2022	283,151
<u>Increases to Member account during the period</u>	
Employer Contributions	
Personal Contributions (Concessional)	5,000
Personal Contributions (Non Concessional)	256
Government Co-Contributions	
Other Contributions	
Proceeds of Insurance Policies	
Transfers In	
Net Earnings	2,446
Internal Transfer In	
<u>Decreases to Member account during the period</u>	
Pensions Paid	
Contributions Tax	750
Income Tax	(750)
No TFN Excess Contributions Tax	
Excess Contributions Tax	
Refund Excess Contributions	
Division 293 Tax	
Insurance Policy Premiums Paid	
Management Fees	
Member Expenses	
Benefits Paid/Transfers Out	
Superannuation Surcharge Tax	
Internal Transfer Out	
Closing balance at 30/06/2023	290,853

# Notes to the Financial Statements

For the year ended 30 June 2023

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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 not a reporting entity because it is not publicly accountable and is not required by law or governing document to prepare financial statements that comply with Australian Accounting Standards. 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.

### 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

#### 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

# Notes to the Financial Statements

For the year ended 30 June 2023

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

Upon entering into each contract as a lessor, the Fund assesses if the lease is a finance or operating lease. All leases have been assessed as operating leases. Rental revenue arising from operating leases on investment properties is recognised on straight-line basis over the term of the specific lease.

## 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. Goods and Services Tax (GST)

Revenues, 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).

The net amount of GST recoverable from, or payable to, the ATO is included with other receivables or other payables in the statement of financial position.

### f. Trade and Other Payables

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

### g. 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.

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: Real Estate Properties (Australian - Non Residential)

	2023 \$	2022 \$
Unit 2, 148 Greenhill Road, Parkside SA, Australia	1,100,000	1,043,280



# Notes to the Financial Statements

For the year ended 30 June 2023

	1,100,000	1,043,280
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## Note 3: Banks and Term Deposits

	2023 \$	2022 \$
<b>Banks</b>		
National Australia Bank	14,773	127,753
	<u>14,773</u>	<u>127,753</u>

## Note 4: Liability for Accrued Benefits

	2023 \$	2022 \$
Liability for accrued benefits at beginning of year	566,087	337,221
Benefits accrued as a result of operations	15,402	228,866
Current year member movements	0	0
Liability for accrued benefits at end of year	<u>581,489</u>	<u>566,087</u>

## Note 5: 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.

	2023 \$	2022 \$
Vested Benefits	<u>581,489</u>	<u>566,087</u>

## Note 6: Guaranteed Benefits

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

## Note 7: Rental Income

	2023 \$	2022 \$
Unit 2, 148 Greenhill Road, Parkside SA, Australia	8,141	165,222
	<u>8,141</u>	<u>165,222</u>

## Note 8: Changes in Market Values

### Unrealised Movements in Market Value

13-Storey Super Fund

# Notes to the Financial Statements

For the year ended 30 June 2023

	2023 \$	2022 \$
<b>Real Estate Properties (Australian - Non Residential)</b>		
Unit 2, 148 Greenhill Road, Parkside SA, Australia	56,720	127,754
	56,720	127,754
<b>Total Unrealised Movement</b>	56,720	127,754
<b>Realised Movements in Market Value</b>		
	2023 \$	2022 \$
<b>Total Realised Movement</b>	0	0
<b>Changes in Market Values</b>	56,720	127,754
<b>Note 9: Income Tax Expense</b>		
The components of tax expense comprise	2023 \$	2022 \$
Current Tax	0	17,854
Income Tax Expense	0	17,854

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%	2,310	37,008
Less:		
Tax effect of:		
Non Taxable Contributions	77	0
Increase in MV of Investments	8,508	19,163
Add:		
Tax effect of:		
SMSF Non-Deductible Expenses	0	9
Tax Losses	6,274	0
Rounding	1	0
Income Tax on Taxable Income or Loss	0	17,854
Less credits:		

# Notes to the Financial Statements

For the year ended 30 June 2023

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Current Tax or Refund

0

17,854

**13-Storey Super Fund**  
**Trustees Declaration**  
13-Storey Pty Ltd ACN: 642289638

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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 2023 present fairly, in all material respects, the financial position of the Superannuation Fund at 30 June 2023 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 2023.

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

.....  
Timothy Smith  
13-Storey Pty Ltd  
Director

.....  
Simon Capp  
13-Storey Pty Ltd  
Director

Dated this ..... day of .....

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

held on / / at Unit 2 148 Greenhill Road, PARKSIDE 5063

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<b>PRESENT:</b>	Timothy Smith and Simon Capp
<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 directors of the Trustee Company, the Superannuation Fund is not a 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 2023 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 2023, 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>INVESTMENT ACQUISITIONS:</b>	It was resolved to ratify the investment acquisitions throughout the financial year ended 30 June 2023.
<b>INVESTMENT DISPOSALS:</b>	It was resolved to ratify the investment disposals throughout the financial year ended 30 June 2023.
<b>AUDITORS:</b>	<p>It was resolved that</p> <p>Anthony Boys</p> <p>of</p> <p>PO Box 3376 Rundle Mall, Adelaide, 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>Northern Accounting Services Pty Ltd</p>

# Minutes of a meeting of the Director(s)

held on / / at Unit 2 148 Greenhill Road, PARKSIDE 5063

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act as tax agents of the Fund for the next financial year.

**TRUSTEE STATUS:**

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.

**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.

**ACCEPTANCE OF ROLLOVERS:**

The trustee has ensured that any rollover made to the Fund, meets the requirements of the Fund's deed and does not breach the superannuation laws in relation to:

1. making rollover between Funds; and,
2. breaching the Fund or the member investment strategy.

The trustee has reviewed the rollover and received advice that the rollover is in accordance with the Trust Deed and the rules of the Fund and the superannuation laws. As such the trustee has resolved to accept the rollover on behalf of the member.

**PAYMENT OF BENEFITS:**

The trustee has ensured that any payment of benefits made from the Fund, meets the requirements of the Fund's deed and does not breach the superannuation laws in relation to:

1. making payments to members; and,
2. breaching the Fund or the member investment strategy.

The trustee has reviewed the payment of the benefit and received advice that the transfer is in accordance with the Deed and the superannuation laws. As such the trustee has resolved to allow the payment of the benefits on behalf of the member.

**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 –

.....

Simon Capp

Chairperson

# 13-Storey Super Fund Compilation Report

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We have compiled the accompanying special purpose financial statements of the 13-Storey Super Fund which comprise the statement of financial position as at 30 June 2023, the operating 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 Trustee(s)**

The Trustee(s) of 13-Storey Super Fund 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 financial reporting framework used is 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(s), we have compiled the accompanying special purpose financial statements in accordance with the financial reporting framework 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 financial reporting framework 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 directors of the trustee company who are 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.

Northern Accounting Services Pty Ltd

of

Unit 1/245 Milne Road, Modbury North, South Australia 5092

Signed:

Dated:    /    /

# 13-Storey Super Fund Investment Summary Report

As at 30 June 2023

Investment	Units	Market Price	Market Value	Average Cost	Accounting Cost	Unrealised Gain/(Loss)	Gain/(Loss)%	Portfolio Weight%	
<b>Cash/Bank Accounts</b>									
National Australia Bank		14,772.530000	14,772.53	14,772.53	14,772.53			1.33 %	
			<b>14,772.53</b>		<b>14,772.53</b>			<b>1.33 %</b>	
<b>Real Estate Properties (Australian - Non Residential)</b>									
U2/148GHR D	Unit 2, 148 Greenhill Road, Parkside SA, Australia	1.00	1,100,000.000000	1,100,000.00	915,526.34	915,526.34	184,473.66	20.15 %	98.67 %
				<b>1,100,000.00</b>		<b>915,526.34</b>	<b>184,473.66</b>	<b>20.15 %</b>	<b>98.67 %</b>
				<b>1,114,772.53</b>		<b>930,298.87</b>	<b>184,473.66</b>	<b>19.83 %</b>	<b>100.00 %</b>



## 13-Storey Super Fund

# Investment Total Return Report

As at 30 June 2023

Investment	Units	Market Price	Market Value	Accounting Cost	Unrealised Gain/(Loss)	Gain/(Loss)%	YTD Income* (Gross)	Income Since* Held (Gross)	
<b>Cash/Bank Accounts</b>									
National Australia Bank		14,772.530000	14,772.53	14,772.53					
			<b>14,772.53</b>	<b>14,772.53</b>					
<b>Real Estate Properties (Australian - Non Residential)</b>									
U2/148GHR D	Unit 2, 148 Greenhill Road, Parkside SA, Australia	1.00	1,100,000.000000	1,100,000.00	915,526.34	184,473.66	20.15 %	8,141.34	219,414.32
				<b>1,100,000.00</b>	<b>915,526.34</b>	<b>184,473.66</b>	<b>20.15 %</b>	<b>8,141.34</b>	<b>219,414.32</b>
				<b>1,114,772.53</b>	<b>930,298.87</b>	<b>184,473.66</b>	<b>19.83 %</b>	<b>8,141.34</b>	<b>219,414.32</b>

\* Gross income includes the cash component and credits

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