

# Financial Statements

THE TRUSTEE FOR BPP UNIT TRUST 12

ABN 11 223 013 551

As at 30 June 2020

Prepared by Solution Accountants Pty Ltd

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# Profit and Loss Statement

## THE TRUSTEE FOR BPP UNIT TRUST 12

For the year ended 30 June 2020

	NOTES	2020	2019
<b>Other Income</b>			
Interest Received		0.93	0.57
Outgoing Recoveries		593.13	117.00
Rent Received		24,643.18	23,144.29
<b>Total Other Income</b>		<b>25,237.24</b>	<b>23,261.86</b>
<b>Total Income</b>			
		<b>25,237.24</b>	<b>23,261.86</b>
<b>Expenses</b>			
Accountancy		1,080.00	1,980.00
Advertising & Promotion		-	290.00
Bank Fees & Charges		165.50	193.00
Body Corporate Fees		2,326.27	3,077.22
Borrowing Expenses		477.69	437.80
Bugwash - AFSL Fees		-	2,200.00
Bugwash - Management Fees		5,602.61	430.97
Depreciation - Div40		3,537.00	4,439.00
Depreciation - Div43		4,936.00	4,936.00
Depreciation - Plant & Equipment		229.00	286.00
Insurance		476.20	452.90
Interest Expense		7,920.77	10,370.57
Postage		71.50	60.50
Property Agent Fees		2,033.23	1,909.29
Quantity Surveyor Fees		-	330.00
Rates & Land Taxes		1,716.14	3,024.12
Repairs & Maintenance		672.76	373.00
Water Charges		1,280.66	1,460.05
<b>Total Expenses</b>		<b>32,525.33</b>	<b>36,250.42</b>
<b>Profit / (Loss) Before Distribution</b>			
		<b>(7,288.09)</b>	<b>(12,988.56)</b>
<b>Undistributed Income</b>			
		<b>(7,288.09)</b>	<b>(12,988.56)</b>

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

# Appropriation Statement

## THE TRUSTEE FOR BPP UNIT TRUST 12 For the year ended 30 June 2020

	NOTES	2020	2019
<b>Retained Earnings after Appropriation</b>			
Retained Earnings at Start of Year		(29,680.74)	(16,692.18)
Profit/(Loss) Before Taxation		(7,288.09)	(12,988.56)
Retained Earnings After Appropriation		(36,968.83)	(29,680.74)

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

# Balance Sheet

## THE TRUSTEE FOR BPP UNIT TRUST 12 As at 30 June 2020

	NOTES	30 JUN 2020	30 JUN 2019
<b>Assets</b>			
<b>Current Assets</b>			
Westpac Business Account		12,160.85	11,399.59
<b>Total Current Assets</b>		<b>12,160.85</b>	<b>11,399.59</b>
<b>Non-Current Assets</b>			
Lot 75 22/3031 Boulevard Emerald @MV		520,000.00	520,000.00
Less: Accumulated Depreciation		(25,553.00)	(17,080.00)
Plant & Equipment		1,620.00	1,620.00
Less Accumulated Depreciation on Plant & Equipment		(704.00)	(475.00)
Formation Costs		770.00	770.00
Borrowing Expenses Capitalised		2,689.00	2,189.00
Less: Accumulated Amortisation		(1,205.76)	(728.07)
Shares in Bugwash Holdings		16,262.41	-
<b>Total Non-Current Assets</b>		<b>513,878.65</b>	<b>506,295.93</b>
<b>Total Assets</b>		<b>526,039.50</b>	<b>517,695.52</b>
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Other Payables		0.52	0.52
<b>Total Current Liabilities</b>		<b>0.52</b>	<b>0.52</b>
<b>Non-Current Liabilities</b>			
Westpac Loan Account		196,632.07	181,000.00
<b>Total Non-Current Liabilities</b>		<b>196,632.07</b>	<b>181,000.00</b>
<b>Total Liabilities</b>		<b>196,632.59</b>	<b>181,000.52</b>
<b>Net Assets</b>		<b>329,406.91</b>	<b>336,695.00</b>
<b>Equity</b>			
78689 Units Bugwash Inv Group Trust No. 2		0.74	0.74
78689 Units Bugwash Inv Group Trust No. 1		0.74	0.74
50000 Units Downes Down Under Super Fund		50,000.00	50,000.00
50000 Units Luscombe Super Fund		50,000.00	50,000.00
42000 Units Ashwest Super Fund		42,000.00	42,000.00
63000 Units Schutz Super Fund		63,000.00	63,000.00
43000 Units Newport Super Fund		43,000.00	43,000.00
11821 Units Muntelwit Super Fund		11,821.00	11,821.00
51619 Units Fleay-Williamson Super Fund		51,619.00	51,619.00
55776 Units Tapcan Super Fund		55,776.00	55,776.00
Property Valuation Reserve		(841.74)	(841.74)
Undistributed Income		(36,968.83)	(29,680.74)
<b>Total Equity</b>		<b>329,406.91</b>	<b>336,695.00</b>

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

## Trust Income Distribution

### THE TRUSTEE FOR BPP UNIT TRUST 12

For the year ended 30 June 2020

	2020	2019
<b>Trust Income Distribution</b>		
Current Year Earnings	(7,288.09)	(12,988.56)
Net Trust Income for Distribution	(7,288.09)	(12,988.56)
Undistributed Trust Income	(7,288.09)	(12,988.56)

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

# Beneficiary Accounts

THE TRUSTEE FOR BPP UNIT TRUST 12  
For the year ended 30 June 2020

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2020

2019

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**Beneficiary Accounts**

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## Depreciation Schedule

### THE TRUSTEE FOR BPP UNIT TRUST 12

For the year ended 30 June 2020

NAME	COST	OPENING VALUE	PURCHASES	DISPOSALS	DEPRECIATION	CLOSING VALUE
<b>Plant &amp; Equipment</b>						
Blinds	1,620.00	1,145.00	-	-	229.00	916.00
<b>Total Plant &amp; Equipment</b>	<b>1,620.00</b>	<b>1,145.00</b>	<b>-</b>	<b>-</b>	<b>229.00</b>	<b>916.00</b>
<b>Total</b>	<b>1,620.00</b>	<b>1,145.00</b>	<b>-</b>	<b>-</b>	<b>229.00</b>	<b>916.00</b>

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

# Notes to the Financial Statements

## THE TRUSTEE FOR BPP UNIT TRUST 12

### For the year ended 30 June 2020

#### 1. Statement of Significant Accounting Policies

The directors of the trustee company have prepared the financial statements of the trust on the basis that the trust is a non-reporting entity because there are no users dependent on general purpose financial statements. The financial statements are therefore special purpose financial statements that have been prepared in order to meet the requirements of the trust deed, the information needs of stakeholders and for the basis of preparation of the income tax return.

The financial statements have been prepared in accordance with the significant accounting policies disclosed below, which the directors have determined are appropriate to meet the purposes of preparation. Such accounting policies are consistent with the previous period unless stated otherwise. The financial statements have been prepared on cash basis and are based on historical costs unless otherwise stated in the notes.

#### Income Tax

The income tax expense (income) for the year comprises current income tax expense (income). The trust does not apply deferred tax.

Current income tax expense charged to the profit or loss is the tax payable on taxable income calculated using applicable income tax rates enacted, or substantially enacted, as at the end of the reporting period. Current tax liabilities (assets) are therefore measured at the amounts expected to be paid to / recovered from the relevant taxation authority.

#### Property, Plant and Equipment

Property, plant and equipment are carried at cost, independent of directors' valuation. All assets, excluding freehold land and buildings, are depreciated over their useful lives to the company. Increases in the carrying amount arising on revaluation of land and buildings are credited to a revaluation reserve in shareholders' equity. Decreases that offset previous increases of the same asset are charged against fair value reserves directly in equity; all other decreases are charged to the income statement. Each year the difference between depreciation based on the revalued carrying amount of the assets charged to the income statement and depreciation based on the asset's original cost is transferred from the revaluation reserve to retained earnings.

The carrying amount of plant and equipment is reviewed annually by directors to ensure it is not in excess of the recoverable amount from these assets. The recoverable amount is assessed on the basis of the expected net cash flows that will be received from the asset's employment and subsequent disposal. The expected net cash flows have not been discounted in determining recoverable amounts.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the company and the cost of the item can be measured reliably. All other repairs and maintenance are recognised as expenses in profit or loss during the financial period in which they are incurred.

#### Intangibles/Goodwill

Goodwill is recorded at the amount by which the purchase price for a business combination exceeds the fair value attributed to the interest in the net fair value of identifiable assets, liabilities and contingent liabilities acquired at date of acquisition.

Goodwill is subsequently measured at cost less any impairment losses.

Goodwill is subject to impairment testing when the directors consider that there is objective evidence the business has been impaired. Impairment losses are calculated based on directors' assessment of the business's recoverable amount. Recoverable

amount is assessed on the basis of the expected net cash flows that will be received from the asset's employment and subsequent disposal. The expected net cash flows have not been discounted in determining recoverable amount.

Gains and losses on the disposal of a business include the carrying amount of goodwill relating to the business sold.

### **Financial Assets**

Investments held are originally recognised at cost, which includes transaction costs. They are subsequently measured at fair value which is equivalent to their market bid price at the end of the reporting period. Movements in fair value are recognised through an equity reserve.

### **Provisions**

Provisions are recognised when the entity has a legal or constructive obligation resulting from past events, for which it is probable that there will be an outflow of economic benefits and that outflow can be reliably measured. Provisions are measured using the best estimate available of the amounts required to settle the obligation at the end of the reporting period.

### **Cash and Cash Equivalents**

Cash and cash equivalents include cash on hand, deposits held on call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts.

### **Revenue Recognition**

Revenue from the sale of goods is recognised upon the delivery of goods to customers.

Revenue from the rendering of services is recognised upon the delivery of the services to customers.

Revenue from commissions is recognised upon delivery of services to customers.

Revenue from interest is recognised using the effective interest rate method.

Revenue from dividends is recognised when the entity has a right to receive the dividend.

All revenue is stated net of the amount of goods and services tax (GST).

# Trustee Declaration

## THE TRUSTEE FOR BPP UNIT TRUST 12

### For the year ended 30 June 2020

The directors the trustee company declare that THE TRUSTEE FOR BPP UNIT TRUST 12 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 of the financial statements.

In accordance with a resolution of the Board of Directors, the directors of the trustee company declare that:

1. The financial statements and notes present fairly THE TRUSTEE FOR BPP UNIT TRUST 12's financial position as at 30 June 2020 and its performance for the year ended on that date in accordance with the accounting policies described in Note 1 of the financial statements.
2. In the directors opinion there are reasonable grounds to believe that THE TRUSTEE FOR BPP UNIT TRUST 12 will be able to pay its debts as and when they become due and payable.

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Brian Maurice Washbourne

Director

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David Charles Bugeja

Director

Sign date:

# Compilation Report

## THE TRUSTEE FOR BPP UNIT TRUST 12 For the year ended 30 June 2020

Compilation report to THE TRUSTEE FOR BPP UNIT TRUST 12

We have compiled the accompanying special purpose financial statements of THE TRUSTEE FOR BPP UNIT TRUST 12, which comprise the balance sheet as at 30 June 2020, the statement of Profit and Loss, 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.

### The Responsibility of the Directors

The directors 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 financial statements were prepared.

### Our Responsibility

On the basis of information provided by the directors we have compiled the accompanying special purpose financial statements in accordance with the basis of accounting 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 basis of accounting 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 who are responsible for the reliability, accuracy and completeness of the information used to compile them. Accordingly, these special purpose financial statements may not be suitable for other purposes. We do not accept responsibility for the contents of the special purpose financial statements.

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Solution Accountants Pty Ltd

627 Stafford Road

STAFFORD QLD 4053

Dated: 30 September 2020