

# **Steven Niland Superannuation Scheme**

ABN 69 706 212 907

Trustees: Steven Niland Super Fund Pty Limited

**Financial Statement**  
**For the year ended 30 June 2020**

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# Steven Niland Superannuation Scheme

## Reports

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**Steven Niland Superannuation Scheme**  
**Statement of Financial Position**  
**as at 30 June 2020**

	Note	2020 \$	2019 \$
<b>Assets</b>			
Investments			
Direct Property	6A	350,000.00	185,000.00
Other Assets			
Cash At Bank		44,099.66	20,459.66
Receivables		-	5,250.00
<b>Total Assets</b>		<b><u>394,099.66</u></b>	<b><u>210,709.66</u></b>
<b>Liabilities</b>			
Other Creditors and Accruals		1,650.00	2,157.00
Income Tax Payable		2,569.65	1,517.20
Other Taxes Payable		502.00	-
<b>Total Liabilities</b>		<b><u>4,721.65</u></b>	<b><u>3,674.20</u></b>
<b>Net Assets Available to Pay Benefits</b>		<b><u>389,378.01</u></b>	<b><u>207,035.46</u></b>
<i>Represented by:</i>			
<b>Liability for Accrued Benefits</b>	2		
Mr Steven Niland		389,378.01	207,035.46
<b>Total Liability for Accrued Benefits</b>		<b><u>389,378.01</u></b>	<b><u>207,035.46</u></b>

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

**Steven Niland Superannuation Scheme**  
**Operating Statement**  
For the period 1 July 2019 to 30 June 2020

	Note	2020 \$	2019 \$
<b>Income</b>			
Investment Gains			
Increase in Market Value	8A	165,000.00	-
Investment Income			
Rent	7A	21,000.00	-
		<u>186,000.00</u>	<u>-</u>
<b>Expenses</b>			
Other Expenses			
Accountancy Fee		597.00	-
		<u>597.00</u>	<u>-</u>
<b>Benefits Accrued as a Result of Operations before Income Tax</b>		<b>185,403.00</b>	<b>-</b>
<b>Income Tax</b>			
Income Tax Expense		3,060.45	-
		<u>3,060.45</u>	<u>-</u>
<b>Benefits Accrued as a Result of Operations</b>		<b><u>182,342.55</u></b>	<b><u>-</u></b>

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

**Steven Niland Superannuation Scheme**  
**Investment Portfolio as at 30 June 2020**

Investment	Units	Accounting Cost	Market Price	Market Value	Portfolio Weight (%)
<b><u>Bank</u></b>					
Cash at Bank				44,099.66	11.19%
				<b>44,099.66</b>	<b>11.19%</b>
<b><u>Property Direct Market</u></b>					
Suite 1, 800 Old Princes Highway Sutherland NSW 2232 50%	1.00000	186,695.70	350,000.00	350,000.00	88.81%
		<b>186,695.70</b>		<b>350,000.00</b>	<b>88.81%</b>
		<b>230,795.36</b>		<b>394,099.66</b>	<b>100.00%</b>

The accounting cost is the original cost base adjusted by any subsequent capital call/improvement or capital return transactions. In many cases, it is not the same as the adjusted or reduced cost base, or the reset cost base resulting from the CGT relief. To view the cost base and unrealised gain/(loss) for CGT purposes refer to the Unrealised Capital Gains Report.

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# Steven Niland Superannuation Scheme

## Notes to the Financial Statements

### As at 30 June 2020

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#### **Note 1 - Statement of Significant Accounting Policies**

The following significant accounting policies have been adopted in the preparation and presentation of the financial statements. They have been consistently applied in the current and previous periods unless otherwise stated to ensure the financial information satisfies the concept of relevance and reliability.

##### **(a) Statement of Compliance**

The trustees have prepared the financial statements on the basis that the superannuation fund is a non-reporting entity because the members are able to command the preparation of tailored reports so as to satisfy specifically all of their information needs and there are no other users dependent on the financial statements. The financial statements are therefore special purpose financial statements that have been prepared in accordance with the legislative requirements of the *Superannuation Industry (Supervision) Act 1993* and *Regulations 1994* and the provisions of the Trust Deed. The trustees have determined that the accounting policies adopted are appropriate to meet their needs.

##### **(b) Basis of Preparation**

The financial statements have been prepared on a cash basis using historical costs convention unless stated otherwise. For investments and financial liabilities, they are measured at market values.

The financial statements are presented in Australian dollars, which is the functional currency of the fund.

##### **(c) Use of Accounting Estimates and Judgments**

The preparation of financial statements requires the trustees to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstance, the results of which form the basis of making the judgments. 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.

##### **(d) Cash and Cash Equivalents**

Cash and cash equivalents include cash on hand, deposits held at call with banks or financial institutions and short-term, highly liquid investments that are readily convertible to cash and are subject to an insignificant risk of change in value.

##### **(e) Foreign Currency**

Any foreign currency transactions during the financial year are brought to account using the exchange rate in effect at the date of the transaction. Foreign currency monetary items at reporting date are translated at the exchange rate existing at reporting date. Exchange differences are recognised in the operating statement in the period in which they arise.

##### **(f) Valuation of Assets**

###### *Investment*

An investment is initially recognised when as a result of past transactions or events, the Fund controls the future economic benefits expected to flow from the asset.

The investment assets are firstly recorded at cost, being the fair value of the consideration given. After initial recognition, they are measured at market value. Gains or losses arising from changes in market value are recognised on the Operating Statement in the periods in which they occur.

Market value as defined in s10 of *SISA 1993*, in relation to an asset, means the amount that a willing buyer of the asset could reasonably be expected to pay to acquire the asset from a willing seller if the following assumptions were made:

- i. that the buyer and the seller dealt with each other at arm's length in relation to the sale;
- ii. that the sale occurred after proper marketing of the asset;
- iii. that the buyer and the seller acted knowledgeably and prudentially in relation to the sale.

As disposal costs are generally immaterial unless otherwise stated, market value approximates fair value.

*This report should be read in conjunction with the accompanying compilation report.*

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# Steven Niland Superannuation Scheme

## Notes to the Financial Statements

### As at 30 June 2020

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Market values for various types of investment have been determined as follows:

- i. listed securities, government and other fixed interest securities for which there is a readily available market quotation, the valuation is recorded as the last quoted sale price as at the close of business on reporting date. If the listed securities are foreign, they are also converted to Australian dollars using the exchange rate at the close of business on the reporting date;
- ii. unit trusts and managed funds are stated by reference to the unit redemption price quoted by the fund manager at the end of the reporting period;
- iii. unlisted investments are stated at the Trustees' valuation based on estimated market value at balance date; or where necessary, upon external valuers' expert opinions;
- iv. Investment properties are carried at market value and are held for the purpose of generating long-term rental yields and capital appreciation. The Trustees give consideration to the value of the investment property each financial year and revalue when a significant event occurs or when deemed appropriate. Where an external valuation has been obtained, the valuation is based on objective and supportable data and has been carried out by a property valuation service provider or qualified independent valuer as appropriate.

#### *Financial Liabilities*

The Fund initially recognises a financial liability on the date it becomes a party to the contractual provisions of the instrument.

Financial liabilities including credit balances of hedging instruments and derivatives are measured at market values as at the reporting date. Any change in market values of the financial liabilities since the beginning of the reporting period shall be included in the profit or loss for the reporting period. As disposal costs are generally immaterial, unless otherwise stated, market value approximates fair value.

#### *Receivables and Payables*

Current assets such as accounts receivable, which are expected to be recovered within twelve months after the reporting period, are carried at nominal amounts which approximate the fair values.

Accounts payable are recognised when the Fund becomes obliged to make future payments resulting from the goods and services received, whether or not billed to the Fund and are carried at nominal amounts which are equivalent to fair values.

### **(g) Revenue Recognition**

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Fund and the revenue can be reliably measured. Revenue is measured at the fair value of consideration received or receivable. The following recognition criteria relate to the specific items of revenue the Fund receives:

#### *Interest*

The interest revenue is recognised by the Fund on a cash receipt basis, unless the Fund chooses the accrual method and the amount can be reliably measured by reference to the principal outstanding and using the effective interest rate of the instrument calculated at the acquisition or origination date.

#### *Dividend Revenue*

The entitlement to a dividend is based on the date the shares are quoted ex-dividend; the actual dividend revenue is recognised by the Fund when it is received.

#### *Distribution Revenue*

Distributions from unit trusts and managed funds are recognised as at the date the unit value is quoted ex-distributions 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.

#### *Rental Income*

Rent from investment properties is recognised by the Fund on a cash receipt basis.

#### *Movement in market values*

Changes in the market value of investments are determined as the difference between the market value at balance date or consideration received (if sold during the year) and the market value as at the prior year end or cost (if the investment was acquired during the period). All movements are recognised in the Operating Statement.

*This report should be read in conjunction with the accompanying compilation report.*

# Steven Niland Superannuation Scheme

## Notes to the Financial Statements

### As at 30 June 2020

#### Contributions and Rollovers In

Contributions and rollovers 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.

The financial report was authorised for issue on 09 February 2021 by the directors of the trustee company.

#### Note 2 – 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. Changes in the Liability for Accrued Benefits are as follows:

	Current	Previous
<b>Liability for Accrued Benefits at beginning of period</b>	207,035.46	207,035.46
Benefits Accrued during the period	182,342.55	0.00
Benefits Paid during the period	0.00	0.00
<b>Liability for Accrued Benefits at end of period</b>	<b>389,378.01</b>	<b>207,035.46</b>

Any amount in the Unallocated Contributions account represent amounts that have been received by the fund from either the members of the fund or a third party but have not been allocated to any specific member as at the reporting date. It is the intention of the trustee to allocate any such amounts recorded as unallocated contributions within 28 days following the end of the month to specific fund member, which will increase the liability for members accrued benefits.

#### Note 3 – Vested Benefits

Vested benefits are benefits which 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 reporting period.

	Current	Previous
<b>Vested Benefits at beginning of period</b>	207,035.46	207,035.46
Benefits Accrued during the period	182,342.55	0.00
Benefits Paid during the period	0.00	0.00
<b>Vested Benefits at end of period</b>	<b>389,378.01</b>	<b>207,035.46</b>

#### Note 4 – Guaranteed Benefits

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

#### Note 5 – Funding Arrangements

No fixed funding arrangements were in place for the Fund as at year end.

#### Note 6A – Direct Property

	Current	Previous
At market value:		
Suite 1, 800 Old Princes Highway Sutherland NSW 2232 50%	350,000.00	185,000.00
	<b>350,000.00</b>	<b>185,000.00</b>

#### Note 7A – Rent

	Current	Previous
Suite 1, 800 Old Princes Highway Sutherland NSW 2232 50%	21,000.00	0.00
	<b>21,000.00</b>	<b>0.00</b>

*This report should be read in conjunction with the accompanying compilation report.*



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**Steven Niland Superannuation Scheme**  
**Notes to the Financial Statements**  
**As at 30 June 2020**

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**Note 8A – Increase in Market Value**

	Current	Previous
<b>Direct Property</b>		
Suite 1, 800 Old Princes Highway Sutherland NSW 2232 50%	165,000.00	0.00
	<b>165,000.00</b>	<b>0.00</b>

**Note 9 – Subsequent Events**

Post the financial year end, the Trustee notes that due to Covid 19 there has been a detrimental impact to global equity market. Other asset markets, including property, may also be adversely affected. These events may have materially impacted the current and future market value of assets held by the Fund. However, due to the rapid and ongoing changes, an estimate of the extent of this decline cannot be determined at this time.

*This report should be read in conjunction with the accompanying compilation report.*

# Steven Niland Superannuation Scheme

## Trustee Declaration

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In the opinion of the Trustees of the Steven Niland Superannuation Scheme.

The Fund is not a reporting entity and this special purpose financial report should be prepared in accordance with the accounting policies described in Note 1 to these financial statements.

- (i) the financial statements and notes to the financial statements for the year ended 30 June 2020 present fairly the financial position of the Fund at 30 June 2020 and the results of its operations for the year then ended in accordance with the accounting policies described in Note 1 to the financial statements; and
- (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 Fund has been carried out in accordance with its Trust Deed and in compliance with the requirements of the Superannuation Industry (Supervision) Act 1993 during the year ended 30 June 2020.

Signed in accordance with a resolution of the directors of Steven Niland Super Fund Pty Limited by:

..... Dated: ...../...../.....

**Steven Niland**  
Director: Steven Niland Super Fund Pty Limited

**Steven Niland Superannuation Scheme**  
(ABN: 69 706 212 907)

**Consolidated Member Benefit Totals**

Period	Member Account Details
<b>1 July 2019 - 30 June 2020</b>	Residential Address: 212 Washington Drive Bonnet Bay, NSW 2226
<b>Member</b>	Number: LILANS0
<b>Mr Steven Francis Niland</b>	Date of Birth: 30 March 1959 Date Joined Fund: 5 July 2017 Eligible Service Date: 5 July 2017 Tax File Number Held: No

*Note: this report provides a consolidated view of the Member's interests in the SMSF  
Refer to the Member Benefit Statements produced for each member account for further details*

**Your Accounts**

<b>Withdrawal Benefit</b> as at 1 Jul 2019	
Accumulation	207,035.46
<b>Total</b> as at 1 Jul 2019	<u><u>207,035.46</u></u>

<b>Withdrawal Benefit</b> as at 30 Jun 2020	
Accumulation	389,378.01
<b>Total</b> as at 30 Jun 2020	<u><u>389,378.01</u></u>

**Your Tax Components**

Tax Free	185,000.00
Taxable - Taxed	204,378.01
Taxable - Untaxed	-

**Your Preservation Components**

Preserved	389,378.01
Restricted Non Preserved	-
Unrestricted Non Preserved	-

**Your Insurance Benefits**

No insurance details have been recorded

**Your Beneficiaries**

No beneficiary details have been recorded

**For Enquiries:**  
phone 0296375158 | fax 0298971424  
mail Steven Niland Superannuation Scheme, 66 The Avenue, Granville NSW 2142

# Steven Niland Superannuation Scheme

(ABN: 69 706 212 907)

## Member Benefit Statement

Period	Member Account Details
1 July 2019 - 30 June 2020	Residential Address: 212 Washington Drive Bonnet Bay, NSW 2226
Member Number: LILANS0	Date of Birth: 30 March 1959
Mr Steven Francis Niland	Date Joined Fund: 5 July 2017
Accumulation Account	Eligible Service Date: 5 July 2017
Accumulation	Tax File Number Held: No
	Account Start Date: 5 July 2017

Your Account Summary	
Withdrawal Benefit as at 1 Jul 2019	207,035.46
<u>Increases to your account:</u>	
Share Of Net Fund Income	185,403.00
<u>Total Increases</u>	185,403.00
<u>Decreases to your account:</u>	
Tax on Net Fund Income	3,060.45
<u>Total Decreases</u>	3,060.45
Withdrawal Benefit as at 30 Jun 2020	<b>389,378.01</b>

Your Tax Components		
Tax Free	47.5117 %	185,000.00
Taxable - Taxed		204,378.01
Taxable - Untaxed		-
Your Preservation Components		
Preserved		389,378.01
Restricted Non Preserved		-
Unrestricted Non Preserved		-
Your Insurance Benefits		
No insurance details have been recorded		
Your Beneficiaries		
No beneficiary details have been recorded		

### For Enquiries:

phone 0296375158 | fax 0298971424

mail Steven Niland Superannuation Scheme, 66 The Avenue, Granville NSW 2142

## Trustee

The Trustee of the Fund is as follows:

Steven Niland Super Fund Pty Limited

The directors of the Trustee company are:

Steven Niland

## Availability of Other Fund Information

Additional information regarding your membership is available on request. What your Fund can do is governed by the provisions of its Trust Deed, which is available for inspection. If you require further information or clarification of any aspect of your membership of the Fund, please contact your Fund's Administrator or Trustee.

## Trustee Disclaimer

This statement has been prepared by the Trustee for the member whose name appears at the top of this statement. While every effort has been made by the Trustee to ensure the accuracy and completeness of this statement, the Trustee does not accept any liability for any errors, omissions or misprints.

Signed on behalf of the Trustee of the Fund

.....

Steven Niland

Director - Steven Niland Super Fund Pty Limited

Statement Date: 30 June 2020

**For Enquiries:**

phone **0296375158** | fax **0298971424**

mail **Steven Niland Superannuation Scheme, 66 The Avenue, Granville NSW 2142**