

DDZ UNIT TRUST
FINANCIAL STATEMENTS
FOR THE YEAR ENDED
30 JUNE 2023

DDZ UNIT TRUST
ABN: 97 780 198 212
CONTENTS

FOR THE YEAR ENDED 30 JUNE 2023

Compilation report	1
Declaration	2
Income statement	3
Balance sheet	4
Notes to the financial statements	5

DDZ UNIT TRUST
ABN: 97 780 198 212
COMPILATION REPORT

I have compiled the accompanying special purpose financial statements of DDZ Unit Trust which comprise the balance sheet as at 30 June 2023, 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 beneficiaries.

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 review 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. Accordingly, these special purpose financial statements may not be suitable for other purposes. I do not accept responsibility for the contents of the special purpose financial statements.

Firm TTO CHARTERED ACCOUNTANTS

Address 234 Sturt Street Adelaide, SA, 5000

Signed


David Tonellato

Date 1 September 2023
.....

DDZ UNIT TRUST

ABN: 97 780 198 212

TRUSTEE'S DECLARATION

The directors 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 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 trust's financial position as at 30 June 2023 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 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 _____
Zbigniew Sarnecki

Director _____
David Ward

Director _____
David Moreno

Dated

DDZ UNIT TRUST
ABN: 97 780 198 212
INCOME STATEMENT
FOR THE YEAR ENDED 30 JUNE 2023

	2023	2022
	\$	\$
INCOME		
Rent & Outgoings Received	22,318.72	-
	<hr/> 22,318.72	<hr/> -
EXPENSES		
Accountancy	2,930.00	2,700.00
Advertising & Promotion	-	3,218.12
Bank Charges	148.25	115.13
Cleaning	304.13	-
Electricity & Water	5,800.97	-
Filing Fees	290.00	-
Insurance	12,443.30	-
Interest	70,077.88	15,411.84
Legal Costs	5,950.95	-
Office Expenses	189.82	-
Rates	6,431.40	4,727.24
Repairs & Maintenance	452.43	-
Service Fees	2,500.00	-
Subscriptions	614.59	294.60
Telephone & Internet	1,384.24	-
Waste Disposal	1,417.73	-
	<hr/> 110,935.69	<hr/> 26,466.93
NET LOSS	<hr/> (88,616.97)	<hr/> (26,466.93)
Retained earnings (accumulated losses) at beginning of the financial year	(44,726.93)	(18,260.00)
RETAINED EARNINGS (ACCUMULATED LOSSES) AT THE END OF THE FINANCIAL YEAR	<hr/> <u>(133,343.90)</u>	<hr/> <u>(44,726.93)</u>

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

DDZ UNIT TRUST
ABN: 97 780 198 212
BALANCE SHEET
FOR THE YEAR ENDED 30 JUNE 2023

	<i>Note</i>	2023 \$	2022 \$
CURRENT ASSETS			
Cash and cash equivalents	3	21,329.58	69,700.39
Other Receivables		-	5,000.00
TOTAL CURRENT ASSETS		21,329.58	74,700.39
NON-CURRENT ASSETS			
Property, plant and equipment	4	1,870,854.77	1,864,373.37
TOTAL NON-CURRENT ASSETS		1,870,854.77	1,864,373.37
TOTAL ASSETS		1,892,184.35	1,939,073.76
CURRENT LIABILITIES			
Trade and other payables	5	34,200.76	37,227.36
TOTAL CURRENT LIABILITIES		34,200.76	37,227.36
NON-CURRENT LIABILITIES			
Trade and other payables	5	103,297.49	96,431.25
Loan - NAB 6057		1,060,000.00	1,030,032.08
Rental Bond - Than		7,920.00	-
TOTAL NON-CURRENT LIABILITIES		1,171,217.49	1,126,463.33
TOTAL LIABILITIES		1,205,418.25	1,163,690.69
NET ASSETS		686,766.10	775,383.07
EQUITY			
Settled Sum		10.00	10.00
Issued Units		820,100.00	820,100.00
Retained earnings		(133,343.90)	(44,726.93)
TOTAL EQUITY		686,766.10	775,383.07

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

DDZ UNIT TRUST
ABN: 97 780 198 212
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2023

The financial statements cover DDZ 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

DDZ 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

2 Summary of significant accounting policies

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.

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 TTO CHARTERED ACCOUNTANTS.

DDZ UNIT TRUST
ABN: 97 780 198 212
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2023

	<i>Note</i>	2023	2022
		\$	\$
3 CASH AND CASH EQUIVALENTS			
Cash in Hand		110.00	110.00
NAB A/C 2043		21,219.58	32,848.93
Bank of Queensland A/C 5201		-	36,741.46
		<u>21,329.58</u>	<u>69,700.39</u>
4 PROPERTY, PLANT AND EQUIPMENT			
LAND			
225 Kamerunga Road, Freshwater QLD 4870		717,560.00	717,560.00
Development Costs		1,153,294.77	1,146,813.37
		<u>1,870,854.77</u>	<u>1,864,373.37</u>
		<u>1,870,854.77</u>	<u>1,864,373.37</u>
5 TRADE AND OTHER PAYABLES			
CURRENT			
Trade Creditors		31,644.33	62,483.36
Prepaid Rent		2,640.00	-
GST Creditor		(1,254.29)	(25,256.00)
Hunter Premium Funding		1,170.72	-
		<u>34,200.76</u>	<u>37,227.36</u>
NON-CURRENT			
Moreno & Ward Pty Ltd		103,297.49	96,431.25
		<u>103,297.49</u>	<u>96,431.25</u>

These notes should be read in conjunction with the attached compilation report of TTO CHARTERED ACCOUNTANTS.