Operating Statement

For the year ended 30 June 2020

	Note	2020	2019
		\$	\$
Income			
Investment Income			
Interest Received		151.63	217.56
Partnership Distributions Received		48,727.23	51,239.98
Contribution Income			
Personal Concessional		8,115.24	25,000.00
Total Income	-	56,994.10	76,457.54
Expenses			
Accountancy Fees		2,890.00	2,395.00
ATO Supervisory Levy		259.00	259.00
Auditor's Remuneration		396.00	374.00
ASIC Fees		321.00	316.00
Bank Charges - Non Deductible		250.00	0.00
Depreciation		194.42	139.00
Interest Paid		19,674.93	21,822.47
Insurance		320.00	320.00
	_	24,305.35	25,625.47
Investment Losses			
Changes in Market Values	11	1,355.49	11,427.59
Total Expenses	-	25,660.84	37,053.06
Benefits accrued as a result of operations before income tax	-	31,333.26	39,404.48
Income Tax Expense	12	4,940.85	7,624.65
Benefits accrued as a result of operations	-	26,392.41	31,779.83

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The accompanying notes form part of these financial statements.

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Statement of Financial Position

As at 30 June 2020

	Note	2020	2019
		\$	\$
Assets			
Investments			
Interests in Partnerships (Australian)	2	4,218.85	0.00
Other Assets	3	0.00	64.36
Plant and Equipment (at written down value) - Unitised	4	8,132.00	10,339.50
Real Estate Properties (Australian - Residential)	5	1,908.00	1,983.50
Real Estate Properties (Australian - Non Residential)	6	739,960.00	737,677.00
Total Investments	_	754,218.85	750,064.36
Other Assets			
BOQ Acc 012 388 201		18,349.27	22,269.63
Other Adjustments - Partnership Assets		0.00	4,096.81
Income Tax Refundable		4,107.15	0.00
Total Other Assets	_	22,456.42	26,366.44
Total Assets	_	776,675.27	776,430.80
Less:			
Liabilities			
Income Tax Payable		0.00	6,816.65
PAYG Instalment Payable		0.00	202.00
Sundry Creditors		0.00	4,745.00
Creditors - Interest in Partnership		0.00	57.43
Limited Recourse Borrowing Arrangements		385,826.67	400,153.53
Total Liabilities	_	385,826.67	411,974.61
Net assets available to pay benefits	_	390,848.60	364,456.19
Represented by:			
Liability for accrued benefits allocated to members' accounts	8, 9		
Ling, Kevin Lee Chung - Accumulation		390,848.60	364,456.19

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The accompanying notes form part of these financial statements.

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Notes to the Financial Statements

For the year ended 30 June 2020

Note 1: Summary of Significant Accounting Policies

The trustees have prepared the financial statements on the basis that the Superannuation Fund 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 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:

- 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.

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

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

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 recognised at the fair value of the consideration received or receivable.

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Notes to the Financial Statements

For the year ended 30 June 2020

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

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

Rental revenue arising from operating leases on investment properties is recognised upon receipt.

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. 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: Interests in Partnerships (Australian)

	\$	\$
Ling SF & Bondeson SF Partnership	4,218.85	0.00
	4,218.85	0.00
Note 3: Other Assets		
	2020 \$	2019 \$
Borrowing Costs - BOQ Commercial Mortgage	0.00	64.36

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Notes to the Financial Statements

For the year ended 30 June 2020

- Tor the year ended 30 June 2020		
	0.00	64.36
Note 4: Plant and Equipment (at written down value) - Unitised	2020 \$	2019 \$
135 Margate Parade - Plant & Equipment x Half Share	6,899.00	8,889.50
Unit 1/135 Margate Parade - Plant & Equipment x Half Share	1,233.00	1,450.00
	8,132.00	10,339.50
Note 5: Real Estate Properties (Australian - Residential)	2020 \$	2019 \$
Unit 1, 135 Margate Parade Capital Works Half Share	1,908.00	1,983.50
	1,908.00	1,983.50
Note 6: Real Estate Properties (Australian - Non Residential)	2020 \$	2019 \$
135 Margate Parade - Construction Costs x Half Share	47,646.50	49,502.50
135 Margate Parade x Half Share	692,313.50	688,174.50
	739,960.00	737,677.00
Note 7: Banks and Term Deposits		
Banks	2020 \$	2019 \$
BOQ Acc 012 388 201	18,349.27	22,269.63
	18,349.27	22,269.63
Note 8: Liability for Accrued Benefits	2020 \$	2019 \$
Liability for accrued benefits at beginning of year	364,456.19	332,676.36
Benefits accrued as a result of operations	26,392.41	31,779.83

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Notes to the Financial Statements

For the year ended 30 June 2020

Current year member movements	0.00	0.00
Liability for accrued benefits at end of year	390,848.60	364,456.19

Note 9: 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.

	2020 \$_	2019 \$_
Vested Benefits	390,848.60	364,456.19

Note 10: Guaranteed Benefits

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

Note 11: Changes in Market Values

Unrealised Movements in Market Value		
	2020 \$	2019 \$
	•	•
Interests in Partnerships (Australian) Ling SF & Bondeson SF Partnership	2.00	0.00
g		
	2.00	0.00
Other Assets		
Borrowing Costs - BOQ J2725	(1,357.49)	0.00
	(1,357.49)	0.00
Real Estate Properties (Australian - Non Residential)		
135 Margate Parade x Half Share	0.00	(11,427.59)
	0.00	(11,427.59)
Total Unrealised Movement	(1,355.49)	(11,427.59)
Realised Movements in Market Value	2020	2019
	\$	\$
Total Realised Movement	0.00	0.00
Changes in Market Values	(1,355.49)	(11,427.59)

Note 12: Income Tax Expense

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Notes to the Financial Statements

For the year ended 30 June 2020

The components of tax expense comprise	2020 \$	2019 \$
Current Tax	4,940.85	7,624.65
Income Tax Expense —	4,940.85	7,624.65
The prima facie tax on benefits accrued before income tax is reconciled to	o the income tax as follows:	
Prima facie tax payable on benefits accrued before income tax at 15%	4,699.99	5,910.67
Less: Tax effect of: Accounting Trust Distributions	7,309.08	7,686.00
Add: Tax effect of:		
Other Non-Deductible Expenses	37.50	0.00
Decrease in MV of Investments	203.32	1,714.14
Taxable Trust Distributions	7,309.08	7,686.00
Rounding	0.04	(0.16)
Income Tax on Taxable Income or Loss	4,940.85	7,624.65
Less credits:		
Current Tax or Refund	4,940.85	7,624.65

Note 13: Subsequent Event - COVID-19

The Coronavirus (Covid-19) pandemic is expected to cause material decline in the market value of the fund investments. The trustees are aware of the uncertainty surrounding the global markets during this time and the effects it will have on the value of the fund investments after the reporting date.

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Ling Super Fund Investment Performance

As at 30 June 2020

Investment	Opening Value	Purchases / Additions	Sales / Reductions	Closing Value	Realised Market Gain	Unrealised Market Gain	Net Income	Income and Market Gain	Return %
Bank Accounts									
BOQ Acc 012 388 201	22,269.63	0.00	0.00	18,349.27	00.00	0.00	151.63	151.63	% 89.0
	22,269.63	0.00	00.00	18,349.27	0.00	00.00	151.63	151.63	% 89.0
Interests in Partnersnips (Australian) LING0008_ Ling SF & Bondeson SF Partnership	0.00	0.00	0.00	4,218.85	00.00	4,218.85	48,727.23	52,946.08	% 00:0
Other Accete	0.00	0.00	0.00	4,218.85	0.00	4,218.85	48,727.23	52,946.08	% 00.0
LING0008_ Borrowing Costs - BOQ	64.36	0.00	0.00	0.00	0.00	(64.36)	(64.36)	(128.72)	(200.00) %
LING0008_ Borrowing Costs - BOQ J2725	00:00	1,487.55	0.00	00.00	0.00	(1,487.55)	(130.06)	(1,617.61)	(108.74) %
	64.36	1,487.55	0.00	0.00	0.00	(1,551.91)	(194.42)	(1,746.33)	(112.53) %
Plant and Equipment (at written down value) - Unitised	n value) - Unitised								
LING0008 135 Margate Parade - Plant & Fourinment x Half Share	8,889.50	0.00	00.00	6,899.00	0.00	(1,990.50)	0.00	(1,990.50)	(22.39) %
LING0008 Unit 1/135 Margate Parade - Plant & Equipment x Half Share	1,450.00	0.00	0.00	1,233.00	00.00	(217.00)	0.00	(217.00)	(14.97) %
	10,339.50	0.00	0.00	8,132.00	00.00	(2,207.50)	00:00	(2,207.50)	(21.35) %
Real Estate Properties (Australian - Residential)	Residential)								
LING0008_ Unit 1, 135 Margate Parade Capital Works Half Share	1,983.50	0.00	0.00	1,908.00	0.00	(75.50)	0.00	(75.50)	(3.81) %
1,983.5 Real Estate Properties (Australian - Non Residential)	1,983.50 Von Residential)	0.00	0.00	1,908.00	0.00	(75.50)	0.00	(75.50)	(3.81) %
LING0008 135 Margate Parade - Construction Costs x Half Share	49,502.50	0.00	0.00	47,646.50	0.00	(1,856.00)	0.00	(1,856.00)	(3.75) %

Investment Performance

As at 30 June 2020									
Investment	Opening Value	Purchases / Additions	Sales / Reductions	Closing Value	Closing Value Realised Market Gain	Unrealised Market Gain	Unrealised Net Income Market Gain	Income and Market Gain	Return %
LING135MA 135 Margate Parade x Half Share	688,174.50	00.00	0.00	692,313.50	00:00	4,139.00	0.00	4,139.00	% 09:0
	737,677.00	00.0	00.0	739,960.00	0.00	2,283.00	00.00	2,283.00	0.31 %
	772,333.99	1,487.55	0.00	772,568.12	00.00	2,666.94	48,684.44	51,351.38	6.64 %



Ling Super Fund Investment Summary Report

As at 30 June 2020

Investment	Units	Market Price	Market Value	Average Cost	Accounting Cost	Unrealised Gain/(Loss)	Gain/ (Loss)%	Portfolio Weight%
Cash/Bank Accounts BOQ Acc 012 388 201		18,349.270000	18,349.27	18,349.27	18,349.27			2.38 %
			18,349.27		18,349.27		% 00.0	2.38 %
Interests in Partnerships (Australian) LING0008_LI Ling SF & Bondeson SF NGSF&BON Partnership D	1.00	4,218.850000	4,218.85	15,146.72	15,146.72	(10,927.87)	(72.15) %	0.55 %
			4,218.85		15,146.72	(10,927.87)	(72.15) %	0.55 %
Other Assets LING0008_B Borrowing Costs - BOQ ORROWING Commercial Mortgage	1.00	0.000000	0.00	695.00	695.00	(695.00)	(100.00) %	0.00 %
LING0008 B Borrowing Costs - BOQ J2725 ORROWING	2.00	0.000000	0.00	743.78	1,487.55	(1,487.55)	(100.00) %	% 00:0
			0.00		2,182.55	(2,182.55)	(100.00) %	% 00.0
Plant and Equipment (at written down value) - Unitised LING0008_1 135 Margate Parade - Plant & 1.00 35MARGATE Equipment x Half Share P	lue) - Unitised 1.00	6,899.00000	6,899.00	28,760.50	28,760.50	(21,861.50)	(76.01) %	0.89 %
LING0008_U Unit 1/135 Margate Parade - NIT1/135MA Plant & Equipment x Half Share	1.00	1,233.000000	1,233.00	3,350.00	3,350.00	(2,117.00)	(63.19) %	0.16 %
			8,132.00		32,110.50	(23,978.50)	(74.68) %	1.05 %
Real Estate Properties (Australian - Residential) LING0008_U Unit 1, 135 Margate Parade NIT1,135MA_Capital Works Half Share	dential) 1.00	1,908.000000	1,908.00	2,285.50	2,285.50	(377.50)	(16.52) %	0.25 %
	: :		1,908.00		2,285.50	(377.50)	(16.52) %	0.25 %
Real Estate Properties (Australian - Non Residential) LING0008 1 135 Margate Parade - 35MARGATE Construction Costs x Half 1 Share	Residential) 1.00	47,646.500000	47,646.50	57,913.00	57,913.00	(10,266.50)	(17.73) %	6.17 %
LING135MA 135 Margate Parade x Half R	1.00	692,313.500000	692,313.50	699,602.14	699,602.14	(7,288.64)	(1.04) %	89.61 %



Investment Summary Report

	Gain/ Portfolio oss)% Weight%	95.78 %
	Ĵ	(2.32) %
	Unrealised Gain/(Loss)	(17,555.14)
	Average Cost Accounting Cost	757,515.14
	Average Cost	
	Market Value	739,960.00
	Market Price	
-	Units	
As at 30 June 2020	Investment	

100.00 %

(6.65) %

(55,021.56)

827,589.68

772,568.12

Investment Income Report

As at 30 June 2020

Investment	Total Income	Franked	Franked Unfranked	Interest/ Other	Franking Credits	Foreign Foreign Income Credits	<u> </u>	Assessable Income (Excl. Capital TFN Gains) *2 Credits	Other TFN Deductions Credits	Distributed Capital Gains	stributed Non- Capital Assessable Gains Payments
Bank Accounts											
BOQ Acc 012 388 201	151.63			151.63	00.00	0.00	0.00	151.63		0.00	0.00
	151.63			151.63	0.00	0.00	0.00	151.63		0.00	0.00
Interests in Partnerships (Australian) LING0008_LI Ling SF & Bondeson SF NGSF&BON Partnership D	48,727.23			48,727.23	0.00	0.00	0.00	48,727.23	0.00	0.00	0.00
	48,727.23			48,727.23	0.00	0.00	0.00	48,727.23	0.00	0.00	0.00
	48,878.86			48,878.86	0.00	0.00	0.00	48,878.86	0.00	0.00	0.00

Not Copital Caip	2
Net Capital Call	9
Total Acceptable leading	48 878 86

Total Assessable Income

*
Includes foreign credits from foreign capital gains.

For a breakdown of Distributed Capital Gains and Non-Assessable Payments refer to Distributions Reconciliation Report.

^{* 2} Assessable Income in the SMSF Annual Return will be different as capital gains and losses from disposals of assets have not been included.

Depreciation Schedule

For The Period 01 July 2019 - 30 June 2020

					Adjustments			Depreciation	ion		
Investment	Purchase Date	Cost	Cost Opening Written Down Value	Disposals/ Decrease	Additions/ Increase	Total Value For Depreciation ¹	Method	Rate	Calculated Depreciation ²	Posted Depreciation ³	Closing Written Down Value
Other Assets											
Borrowing C	Borrowing Costs - BOQ Commercial Mortgage	Mortgage									
	17/12/2014	695.00	64.36			695.00	Prime Cost	20.00 %	64.36	64.36	00.00
Borrowing Co	Borrowing Costs - BOQ J2725										
	23/01/2020				1,487.55	650.30	Prime Cost	20.00 %	130.06	130.06	1,357.49
		695.00	64.36		1,487.55	1,345.30				194.42	1,357.49
		695.00	64.36		1,487.55	1,345.30				194.42	1,357.49

Amounts have been pro rated based on number of days in the year Depreciation calculated as per depreciation method
Depreciation amounts posted to the ledger

Ling Super Fund Trustees Declaration

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 2020 present fairly, in all material respects, the financial position of the Superannuation Fund at 30 June 2020 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 2020.

Specifically, the directors of the trustee company declare that:

- in accordance with s120 of the Superannuation Industry (Supervision) Act 1993, no individual trustee has been or is a disqualified person;
- the Fund has satisfactory title to all assets, all assets are unencumbered and free from charge as prescribed by s50 of the Superannuation Industry (Supervision) Act 1993 and reg13.14 of the Superannuation Industry (Supervision) Regulations 1994; and
- to the knowledge of the directors of the trustee company, there have been no events or transactions subsequent to the balance date which could have a material impact on the Fund. Where such events have occurred, the effect of such events has been accounted and noted in the Fund's financial statements.

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

Kevin Ling
Kevin Lee Chung Ling
Trustee
22-04-2021
Dated this day of

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Compilation Report

We have compiled the accompanying special purpose financial statements of the Ling Super Fund which comprise the statement of

financial position as at 30/06/2020 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 Ling 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.

Sam Greco & Co Chartered Accountants

of

Level 1 Mitcham House 1355 Gympie Road, Aspley, Queensland 4034

Signed:

Saw Greco

Dated:

/

22-04-2021