
Financial statements and reports for the year ended
30 June 2023

Momenzadeh Family Superannuation Fund

Momenzadeh Family Superannuation Fund

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Momenzadeh Family Superannuation Fund

Statement of Financial Position

As at 30 June 2023

| | Note | 2023 \$ | 2022 \$ |
|--|------|----------------|----------------|
| Assets | | | |
| Investments | | | |
| Fixtures and Fittings (at written down value) | 2 | 82 | 103 |
| Real Estate Properties (Australian - Residential) | 3 | 542,418 | 549,897 |
| Total Investments | | <u>542,500</u> | <u>550,000</u> |
| Other Assets | | | |
| Cash at Bank | 4 | 11,527 | 740 |
| Sundry Debtors | | 0 | 450 |
| Income Tax Refundable | | 6,081 | 8,343 |
| Total Other Assets | | <u>17,608</u> | <u>9,533</u> |
| Total Assets | | <u>560,108</u> | <u>559,533</u> |
| Less: | | | |
| Liabilities | | | |
| Limited Recourse Borrowing Arrangements | | 0 | 158,697 |
| Total Liabilities | | <u>0</u> | <u>158,697</u> |
| Net assets available to pay benefits | | <u>560,108</u> | <u>400,836</u> |
| Represented by: | | | |
| Liability for accrued benefits allocated to members' accounts | 5, 6 | | |
| Momenzadeh, Sirous - Accumulation | | 146,013 | 147,440 |
| Chooband Nejad, Elaheh - Accumulation | | 414,095 | 253,396 |
| Total Liability for accrued benefits allocated to members' accounts | | <u>560,108</u> | <u>400,836</u> |

Momenzadeh Family Superannuation Fund

Operating Statement

For the year ended 30 June 2023

| | Note | 2023 | 2022 |
|---|------|----------------|------------------|
| | | \$ | \$ |
| Income | | | |
| Investment Income | | | |
| Interest Received | | 4 | 0 |
| Property Income | 8 | 16,763 | 13,562 |
| Contribution Income | | | |
| Employer Contributions | | 0 | 2,500 |
| Personal Concessional | | 5,550 | 750 |
| Other Contributions | | 488 | 0 |
| Transfers In | | 165,000 | 0 |
| Other Income | | | |
| Non-Taxable Income | | 2,169 | 2,198 |
| Total Income | | <u>189,974</u> | <u>19,010</u> |
| Expenses | | | |
| Accountancy Fees | | 5,962 | 3,960 |
| ATO Supervisory Levy | | 259 | 259 |
| ASIC Fees | | 349 | 860 |
| Bank Charges | | 120 | 120 |
| Depreciation | | 21 | 26 |
| Property Expenses - Agents Commissions | | 1,647 | 1,864 |
| Property Expenses - Council Rates | | 2,254 | 2,192 |
| Property Expenses - Interest on Loans | | 12,018 | 8,392 |
| Property Expenses - Repairs Maintenance | | 456 | 358 |
| Property Expenses - Body Corporate | | 4,642 | 3,533 |
| Property Expenses - Sundry Expenses | | 34 | 1 |
| Property Expenses - Water Rates | | 1,541 | 1,223 |
| | | <u>29,303</u> | <u>22,789</u> |
| Investment Losses | | | |
| Changes in Market Values | 9 | 7,479 | (237,526) |
| Total Expenses | | <u>36,782</u> | <u>(214,738)</u> |
| Benefits accrued as a result of operations before income tax | | | |
| | | <u>153,191</u> | <u>233,746</u> |
| Income Tax Expense | 10 | (6,081) | (8,343) |
| Benefits accrued as a result of operations | | <u>159,272</u> | <u>242,089</u> |

Momenzadeh Family Superannuation Fund

Notes to the Financial Statements

For the year ended 30 June 2023

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

Momenzadeh Family Superannuation Fund

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. 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.

f. 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: Fixtures and Fittings (at written down value)

| | 2023 | 2022 |
|-----------------|----------|-----------|
| | \$ | \$ |
| Vertical Blinds | 42 | 52 |
| Roller Blinds | 41 | 51 |
| | <hr/> 83 | <hr/> 103 |

Note 3: Real Estate Properties (Australian - Residential)

Momenzadeh Family Superannuation Fund
Notes to the Financial Statements

For the year ended 30 June 2023

| | 2023 | 2022 |
|--------------------------------|---------------|---------------|
| | \$ | \$ |
| 9/10 Culgoa Street, Palm Beach | 542,418 | 549,897 |
| | <hr/> 542,418 | <hr/> 549,897 |

Note 4: Banks and Term Deposits

| | 2023 | 2022 |
|--|--------------|-------------|
| | \$ | \$ |
| Banks | | |
| Commonwealth Bank | 11,524 | 676 |
| Westpac DIY Super Saving Account (*320) | 1 | 1 |
| Westpac DIY Super Working Account (*312) | 2 | 63 |
| | <hr/> 11,527 | <hr/> 740 |

Note 5: Liability for Accrued Benefits

| | 2023 | 2022 |
|---|---------------|---------------|
| | \$ | \$ |
| Liability for accrued benefits at beginning of year | 400,836 | 158,746 |
| Benefits accrued as a result of operations | 159,272 | 242,089 |
| Current year member movements | 0 | 0 |
| | <hr/> 560,108 | <hr/> 400,836 |

Note 6: 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 | <hr/> 560,108 | <hr/> 400,836 |

Note 7: Guaranteed Benefits

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

Momenzadeh Family Superannuation Fund
Notes to the Financial Statements

For the year ended 30 June 2023

Note 8: Rental Income

| | 2023 | 2022 |
|--------------------------------|--------------|--------------|
| | \$ | \$ |
| 9/10 Culgoa Street, Palm Beach | 16,763 | 13,562 |
| | <hr/> 16,763 | <hr/> 13,562 |

Note 9: Changes in Market Values

Unrealised Movements in Market Value

| | 2023 | 2022 |
|---|---------------|---------------|
| | \$ | \$ |
| Real Estate Properties (Australian - Residential) | | |
| 9/10 Culgoa Street, Palm Beach | (7,479) | 237,526 |
| | <hr/> (7,479) | <hr/> 237,526 |
| Total Unrealised Movement | <hr/> (7,479) | <hr/> 237,526 |

Realised Movements in Market Value

| | 2023 | 2022 |
|---------------------------------|---------------|---------------|
| | \$ | \$ |
| Total Realised Movement | <hr/> 0 | <hr/> 0 |
| Changes in Market Values | <hr/> (7,479) | <hr/> 237,526 |

Note 10: Income Tax Expense

| | 2023 | 2022 |
|--|---------------|---------------|
| | \$ | \$ |
| The components of tax expense comprise | | |
| Current Tax | (6,081) | (8,343) |
| | <hr/> (6,081) | <hr/> (8,343) |
| Income Tax Expense | <hr/> (6,081) | <hr/> (8,343) |

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% | 22,979 | 35,062 |
| Less: | | |
| Tax effect of: | | |
| Non Taxable Contributions | 73 | 0 |
| Non Taxable Transfer In | 24,750 | 0 |
| Increase in MV of Investments | 0 | 35,629 |

Momenzadeh Family Superannuation Fund
Notes to the Financial Statements

For the year ended 30 June 2023

| | | |
|---|----------------|----------------|
| Tax Adjustment – Investment Expenses (11) | 0 | 0 |
| Other Non-Taxable Income | 325 | 330 |
| Add: | | |
| Tax effect of: | | |
| Decrease in MV of Investments | 1,122 | 0 |
| Tax Losses | 1,048 | 896 |
| Rounding | (1) | 1 |
| Less credits: | | |
| National Rental Affordability Scheme | 6,081 | 8,343 |
| Current Tax or Refund | <u>(6,081)</u> | <u>(8,343)</u> |

Momenzadeh Family Superannuation Fund

Trustees Declaration

Momenzadeh and Chooband Pty Ltd ACN: 160992503

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:

.....
Sirous Momenzadeh
Momenzadeh and Chooband Pty Ltd
Director

.....
Elaheh Chooband Nejad
Momenzadeh and Chooband Pty Ltd
Director

Dated:

Momenzadeh Family Superannuation Fund

Statement of Taxable Income

For the year ended 30 June 2023

| | 2023 |
|---|-------------------|
| | \$ |
| Benefits accrued as a result of operations | 153,191.00 |
| Less | |
| Non Taxable Transfer In | 165,000.00 |
| Other Non Taxable Income | 2,169.00 |
| Non Taxable Contributions | 488.00 |
| | <u>167,657.00</u> |
| Add | |
| Decrease in MV of investments | 7,479.00 |
| | <u>7,479.00</u> |
| SMSF Annual Return Rounding | 2.00 |
| | <u>2.00</u> |
| Taxable Income or Loss | <u>(6,985.00)</u> |
| Income Tax on Taxable Income or Loss | 0.00 |
| Less | |
| Tax Adjustment - National Rental Affordability Scheme Tax Offset (E3) | 6,081.00 |
| | <u>6,081.00</u> |
| CURRENT TAX OR REFUND | <u>(6,081.00)</u> |
| Supervisory Levy | 259.00 |
| | <u>259.00</u> |
| AMOUNT DUE OR REFUNDABLE | <u>(5,822.00)</u> |

Momenzadeh Family Superannuation 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% | |
|---|--------------------------------|---------------|-------------------|--------------|-------------------|------------------------|----------------|-------------------|---------|
| Cash/Bank Accounts | | | | | | | | | |
| Commonwealth Bank | | 11,524.320000 | 11,524.32 | 11,524.32 | 11,524.32 | | | 2.08 % | |
| Westpac DIY Super Saving Account (*320) | | 0.840000 | 0.84 | 0.84 | 0.84 | | | 0.00 % | |
| Westpac DIY Super Working Account (*312) | | 2.110000 | 2.11 | 2.11 | 2.11 | | | 0.00 % | |
| | | | 11,527.27 | | 11,527.27 | | | 2.08 % | |
| Fixtures and Fittings (at written down value) | | | | | | | | | |
| Roller Blinds | | 40.510000 | 40.51 | 40.51 | 40.51 | | | 0.01 % | |
| Vertical Blinds | | 41.710000 | 41.71 | 41.71 | 41.71 | | | 0.01 % | |
| | | | 82.22 | | 82.22 | | | 0.01 % | |
| Real Estate Properties (Australian - Residential) | | | | | | | | | |
| MOM200 | 9/10 Culgoa Street, Palm Beach | 1.00 | 542,417.780000 | 542,417.78 | 412,053.40 | 412,053.40 | 130,364.38 | 31.64 % | 97.90 % |
| | | | 542,417.78 | | 412,053.40 | 130,364.38 | 31.64 % | 97.90 % | |
| | | | 554,027.27 | | 423,662.89 | 130,364.38 | 30.77 % | 100.00 % | |

Momenzadeh Family Superannuation Fund

Investment Income Report

As at 30 June 2023

| Investment | Total Income | Franked | Unfranked | Interest/Other | Franking Credits | Foreign Income | Foreign Credits * 1 | Assessable Income (Excl. Capital Gains) * 2 | TFN Credits | Other Deductions | Distributed Capital Gains | Non-Assessable Payments |
|---|------------------|-------------|-------------|----------------|------------------|----------------|---------------------|---|-------------|------------------|---------------------------|-------------------------|
| Cash at Bank | | | | | | | | | | | | |
| Westpac DIY Super Working Account (*312) | 4.04 | | | 4.04 | | | | 4.04 | | | | |
| | 4.04 | 0.00 | 0.00 | 4.04 | 0.00 | 0.00 | 0.00 | 4.04 | 0.00 | 0.00 | 0.00 | 0.00 |
| Real Estate Properties (Australian - Residential) | | | | | | | | | | | | |
| MOM200 9/10 Culgoa Street, Palm Beach | 2,169.20 | | | | | | | | | | | |
| MOM200 9/10 Culgoa Street, Palm Beach | 16,763.20 | | | | | | | 16,763.20 | | | | |
| | 18,932.40 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 16,763.20 | 0.00 | 0.00 | 0.00 | 0.00 |
| | 18,936.44 | 0.00 | 0.00 | 4.04 | 0.00 | 0.00 | 0.00 | 16,767.24 | 0.00 | 0.00 | 0.00 | 0.00 |

Assessable Income (Excl. Capital Gains) **16,767.24**

Net Capital Gain **0.00**

Total Assessable Income 16,767.24

*1 Includes foreign credits from foreign capital gains.

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

For a breakdown of Distributed Capital Gains and Non-Assessable Payments refer to Distributions Reconciliation Report. Includes foreign credits from foreign capital gains.

Momenzadeh Family Superannuation Fund

Investment Income Report

As at 30 June 2023

