

Trustee Declaration

Richmus Unit Trust

For the year ended 30 June 2018

The directors of Richmus Pty Ltd declare that Richmus Unit Trust 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 Richmus Pty Ltd declare that:

1. The financial statements and notes present fairly Richmus Unit Trust's financial position as at 30 June 2018 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 Richmus Unit Trust will be able to pay its debts as and when they become due and payable.

Director: _____



Mr Tapel M Cafer

Director: _____



Mr Graham R Campbell

Sign Date: _____

Financial Report

Richmus Unit Trust

ABN 72457056645

For the year ended 30 June 2018

Prepared by DEPOT accounting

Contents

3	Trustee Declaration
4	Compilation Report
5	Income Statement
6	Rental Property Schedule
7	Balance Sheet
8	Notes to the Trust's Financial Statements
10	Beneficiary Accounts

Trustee Declaration

Richmus Unit Trust

For the year ended 30 June 2018

The directors of Richmus Pty Ltd declare that Richmus Unit Trust 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 Richmus Pty Ltd declare that:

1. The financial statements and notes present fairly Richmus Unit Trust's financial position as at 30 June 2018 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 Richmus Unit Trust will be able to pay its debts as and when they become due and payable.

Director: _____

Mr Tapel M Cafer

Director: _____

Mr Graham R Campbell

Sign Date: _____

Compilation Report

Richmus Unit Trust

For the year ended 30 June 2018

Compilation report to Richmus Unit Trust.

We have compiled the accompanying special purpose financial statements of Richmus Unit Trust, which comprise the balance sheet as at 30 June 2018, the income statement, 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 Trustees

The directors of Richmus Pty Ltd 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

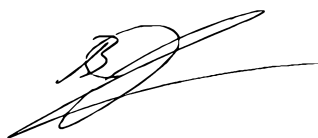
On the basis of information provided by the directors of Richmus Pty Ltd we have compiled the accompanying special purpose financial statements in accordance with the basis of accounting as described in Note 1 to the financial statements and APES 315 *Compilation of Financial Information*.

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 of Richmus Pty Ltd 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.

A handwritten signature in black ink, appearing to be a stylized 'B' followed by a flourish, positioned above a horizontal line.

Depot Accounting Pty Ltd
Chartered Accountants

Level 1
27 James Street
FORTITUDE VALLEY QLD 4006

Dated: 15 October 2018

Income Statement

Richmus Unit Trust

For the year ended 30 June 2018

	NOTES	2018	2017
Income			
44/17 Bowen Bridge Rd, Bowen Hills		8,147	6,299
Total Income		8,147	6,299
Expenses			
Accounting Fees		2,283	2,283
Bank Charges		86	24
Filing Fees		254	249
Total Expenses		2,622	2,556
Profit / (Loss) Before Distribution		5,525	3,743
Distribution of Trust Income			
Trust Income Distributed			
Distribution - Beneficiary/Campbell Super		2,762	1,872
Distribution - Beneficiary/Mirtap Super		2,762	1,872
Total Distribution of Trust Income		5,525	3,743
Undistributed Income		-	-

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

Rental Property Schedule

Richmus Unit Trust

For the year ended 30 June 2018

	2018	2017
44/17 Bowen Bridge Rd, Bowen Hills		
Rent Received		
Rent Received	15,644	14,357
Other Income	1,867	1,260
Total Rent Received	17,510	15,618
Expenses		
Body Corporate Fees	5,060	5,089
Electricity	800	716
Depreciation	462	616
Rates	2,257	2,141
Water Expenses	784	755
Total Expenses	9,363	9,318
Total 44/17 Bowen Bridge Rd, Bowen Hills	8,147	6,299

Balance Sheet

Richmus Unit Trust As at 30 June 2018

	NOTES	30 JUN 2018	30 JUN 2017
Assets			
Current Assets			
Cash and cash equivalents	2	5,638	3,395
Total Current Assets		5,638	3,395
Non-Current Assets			
Property, plant and equipment	3	172,919	173,382
Total Non-Current Assets		172,919	173,382
Total Assets		178,557	176,777
Liabilities			
Current Liabilities			
Trade and other payables	4	3,281	3,281
Total Current Liabilities		3,281	3,281
Non-Current Liabilities			
Beneficiaries accounts	5	5,524	3,743
Total Non-Current Liabilities		5,524	3,743
Total Liabilities		8,805	7,025
Net Assets		169,752	169,752
Equity			
Issued Units		169,752	169,752
Total Equity		169,752	169,752

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

Notes to the Trust's Financial Statements

Richmus Unit Trust

For the year ended 30 June 2018

1. Statement of Significant Accounting Policies

The directors of the trustee company have determined that the trust is not a reporting entity and accordingly, this financial report is a special purpose report prepared for the sole purpose of distributing a financial report to beneficiaries and must not be used for any other purpose. The directors of the trustee company have determined that the accounting policies adopted are appropriate to meet the needs of the beneficiaries.

The financial report has been prepared on an accrual basis and under the historical cost convention, except for certain assets, which, as noted, have been written down to fair value as a result of impairment. Unless otherwise stated, the accounting policies adopted are consistent with those of the prior year.

The accounting policies that have been adopted in the preparation of the statements are as follows:

Property, Plant and Equipment

Property, plant and equipment is initially recorded at the cost of acquisition or fair value less, if applicable, any accumulated depreciation and impairment losses. Plant and equipment that has been contributed at no cost, or for nominal cost, is valued and recognised at the fair value of the asset at the date it is acquired.

Trade and Other Receivables

Trade receivables and other receivables, including distributions receivable, are recognised at the nominal transaction value without taking into account the time value of money. If required a provision for doubtful debt has been created.

Trade and Other Payables

Trade and other payables represent the liabilities for goods and services received by the trust that remain unpaid at 30 June 2018. Trade payables are recognised at their transaction price. They are subject to normal credit terms and do not bear interest.

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

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

	2018	2017
2. Cash & Cash Equivalents		
Bank Accounts		
Cash at Bank	5,638	3,395
Total Bank Accounts	5,638	3,395
Total Cash & Cash Equivalents	5,638	3,395

	2018	2017
3. Property Plant and Equipment		
Land and Buildings		
Land and Buildings		
Buildings at cost	171,532	171,532
Total Land and Buildings	171,532	171,532
Total Land and Buildings	171,532	171,532
Plant and Equipment		
Plant and equipment at cost	2,700	2,700
Accumulated depreciation of plant and equipment	(1,313)	(851)
Total Plant and Equipment	1,387	1,849
Total Property Plant and Equipment	172,919	173,382
	2018	2017

4. Trade and Other Payables

Current		
Bond Held on 44, 17 Bowen Bridge Rd	3,281	3,281
Total Current	3,281	3,281
Total Trade and Other Payables	3,281	3,281

5. Beneficiary Accounts

Please see report titled "Beneficiary Accounts" for breakdown of beneficiary activity.

Beneficiary Accounts

Richmus Unit Trust

For the year ended 30 June 2018

	2018	2017
Beneficiary Accounts		
Beneficiaries Accounts Summary		
Opening Balance	3,743	7,237
Distribution of Income	5,525	3,744
Payments to Beneficiaries	(3,744)	(7,238)
Total Beneficiaries Accounts Summary	5,524	3,743
Detailed Beneficiary Accounts		
The Campbell Superannuation Fund		
Opening Balance	1,872	3,619
Distribution of Income	2,762	1,872
Payments to Beneficiary	(1,872)	(3,619)
Total The Campbell Superannuation Fund	2,762	1,872
The Mirtap Superannuation Fund		
Opening Balance	1,872	3,618
Distribution of Income	2,762	1,873
Payments to Beneficiary	(1,872)	(3,619)
Total The Mirtap Superannuation Fund	2,762	1,872
Total Detailed Beneficiary Accounts	5,524	3,743

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



Depot Accounting Pty Ltd
ABN 32 165 781 448

**Chartered Accountants and
Business Advisers**

Level 1, 27 James Street
Fortitude Valley QLD 4006

PO Box 391
Fortitude Valley QLD 4006

07 3193 3000
info@businessdepot.com.au

*Liability Limited by a scheme
approved under Professional
Standards Legislation*

APPENDIX A

RECORD-KEEPING REQUIREMENTS

Any entity carrying on a business is generally required to keep records that support all transactions and other acts that are relevant for any purposes of the income tax law. An entity is specifically required to keep records of its calculations of taxable income and the tax payable and to produce them to the Commissioner when required to do so. Such records include documents containing particulars of any election, notice, estimate, determination or calculation made under the income tax law. Particulars showing the basis on which the estimate, determination or calculation was made must also be kept.

These records must be retained for a minimum period of 5 years after the date of any income tax assessment for an income tax year.

Other relevant record-keeping requirements in the income tax law include specific requirements in relation to capital gains tax, losses and other provisions. For instance, records relating to Capital Gains Tax must be kept for a minimum period of 5 years after the disposal year's income tax assessment issues. This includes acquisition details relating to capital gains assets. We can provide you with further assistance on specific record-keeping requirements should you require.

A taxpayer is responsible under self-assessment to keep full and proper records in order to facilitate the preparation of a correct return. Whilst the Commissioner of Taxation will accept claims made by a taxpayer in an income tax return and issue a notice of assessment, usually without adjustment, the return may be subject to later review. Under the taxation law such a review may take place within a period of up to four (4) years after tax becomes due and payable under the assessment. Furthermore, where there is fraud or evasion there is no time limit on amending the assessment. Accordingly, you should check the return before it is signed to ensure that the information in the return is accurate.

Where the application of a taxation law to your particular circumstances is uncertain you also have the right to request a private ruling which will set out the Commissioner's opinion about the way a taxation law applies, or would apply, to you in those circumstances. You must provide a description of all of the facts (with supporting documentation) that are relevant to your scheme or circumstances in your private ruling application. If there is any material difference between the facts set out in the ruling and what you actually do the private ruling is ineffective.

If you rely on a private ruling you have received, the Commissioner must administer the law in the way set out in the ruling, unless it is found to be incorrect and applying the law correctly would lead to a better outcome for you. Where you disagree with the decision in the private ruling you can lodge an objection against the ruling if it relates to income tax, fuel tax credit or fringe



benefits tax. Your time limits in lodging an objection will depend on whether you are issued an assessment for the matter (or period) covered by the private ruling.

WHAT THIS ENGAGEMENT DOES NOT COVER

This engagement does not include detection of fraud or other irregularities or errors which may have occurred during the year (including verifying that GST has been calculated correctly and that your Business Activity Statements do not contain errors). However, we will inform you if any of these matters come to our attention in the course of our engagement.

If you require us to review your GST obligations and calculations or would require us to perform an audit of your accounts please let us know.

RESPONSIBILITY FOR TAX RETURN

The responsibility for the accuracy and completeness of the particulars and information provided by the Taxpayer rests with the Taxpayer.

Any advice given to the Taxpayer is only an opinion based on our knowledge of the Taxpayer's particular circumstances.

A Taxpayer has obligations under self assessment to keep full and proper records in order to facilitate the preparation of accurate returns.

William Kelly

From: Tapel Cafer <Tapel_Cafer@ajg.com.au>
Sent: Wednesday, 31 October 2018 7:34 AM
To: William Kelly
Subject: FW: 2018 Taxation Package - Richmus Unit Trust [For Signing]
Attachments: - Appendix A (James St).pdf; Richmus Unit Trust - Financial Report.pdf; Trustee Declaration.pdf

Hi Mate,

Please find attached. Thanks

Kind Regards,

Tapel Cafer Executive General Manager of Advice
Gallagher Benefit Services



T: 1300 850 757

E: Tapel_Cafer@ajg.com.au

www.ajg.com.au

www.completefinancialbalance.com.au

Suites 14-18 | Level 3 | 17 Bowen Bridge Road | Herston QLD 4006



Part of the Gallagher group of companies
ABN 83 105 701 871 | Corp Rep No: 253569
Corporate Authorised Representative of
Gallagher Benefit Services Pty Ltd
ABN 49 611 343 803 | AFSL No 488001

This email message, including any attachment(s), is intended only for the named recipient(s) and may contain confidential, proprietary or legally privileged information. Unauthorised individuals or entities are not permitted access to this information. Any dissemination, distribution, disclosure, or copying of this information is unauthorised and strictly prohibited. If you have received this message in error, please advise the sender by reply email, and delete this message and any attachments. If you wish to no longer receive emails please [unsubscribe here](#).

From: Bradley Conn [mailto:B.Conn@businessdepot.com.au]
Sent: Tuesday, 30 October 2018 3:08 PM
To: Tapel Cafer <Tapel_Cafer@ajg.com.au>
Cc: Graham Campbell <Graham_Campbell@ajg.com.au>
Subject: Re: 2018 Taxation Package - Richmus Unit Trust [For Signing]

Hey Tapel,

2018 Trust tax return

Thank you for your instructions to prepare the Trust's tax return this year.

We have completed the return and now attach the following documents for you review:

- 2018 financial report The Richmus Unit Trust;
- Trustee declaration – [To be signed and returned];
- Appendix A as required by our professional accounting standards regarding record keeping requirements and responsibilities;

You will shortly receive a separate email with a link requesting your electronic signature.

This portal will allow you access to securely review, electronically sign and download a copy of the 2018 income tax return via the 'Review Document' link.

Please contact us on 07 3193 3000 if you have any queries.

Regards

Bradley Conn

Director

Connect with me on [LinkedIn](#) and [Twitter](#)



[t] 07 3193 3000 [d] 07 3193 3003

Level 1, 27 James Street, Fortitude Valley, 4006 | PO Box 391, Fortitude Valley, QLD 4006

businessdepot.com.au | [in](#) | [t](#)

Liability limited by a scheme approved under Professional Standards Legislation. © businessDEPOT 2014. [TERMS](#) | [PRIVACY](#)





GREAT ACCOUNTING SHOULDN'T FEEL LIKE ROCKET SCIENCE

[but it can be an awesome launchpad]

[discover more]

business
DEPOT
ACCOUNTING

This email message and enclosures are confidential, may contain privileged information and are intended solely for the named addressee(s). If you receive this email in error, please notify the sender by return email and delete all copies of this message from your computer network. Any unauthorised review, use, disclosure, copying, distribution or publication of this message and enclosures is prohibited. Any views expressed in this communication are those of the individual sender, except where the sender specifically states them to be the views of businessDEPOT. Except as required at law, businessDEPOT does not represent, warrant and/or guarantee that the integrity of this communication has been maintained nor that the communication is free of errors, virus, interception or interference.