

# Self-managed superannuation fund annual return 2022

## Section A: Fund Information

1 Your tax file number

The ATO is authorised by law to request your TFN. You are not obliged to quote your TFN but not quoting it could increase the chance of delay or error in processing your annual return. See the Privacy note in the declaration.

2 Name of self-managed superannuation fund (SMSF)

3 ABN

4 Current postal address  
 Street   
 Suburb/State/P'code

### 5 Annual return status

Is this the first required return for a newly registered SMSF?

### 6 SMSF auditor

Auditor's name

Title

Family name

Given names

SMSF Auditor Number

Auditor's phone number

Postal address

Street

Suburb/State/P'code

Date audit was completed

Was Part A of the audit report qualified?

Was Part B of the audit report qualified?

### 7 Electronic funds transfer (EFT)

#### A Fund's financial institution account details

BSB no

Account no

Fund account name

I would like my tax refunds made to this account.

### 8 Status of SMSF

Australian superannuation fund

Fund benefit structure

Does the fund trust deed allow acceptance

of the Government's Super Co-contributions and Low Income Super-Contribution?

A	Y
B	A
C	Y

Sensitive (when completed)

File no 783 068 381  
ABN 49 450 497 734

Client ref

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**9 Was the fund wound up during the income year?**

N

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**10 Exempt current pension income**

Did the fund pay retirement phase superannuation income stream benefits to one or more members in the income year?

Y

To claim a tax exemption for current pension income, you must pay at least the minimum benefit payment under the law. Record exempt current pension income at Label A.

Exempt current pension amount

**A** 187036

Unsegregated assets method

**C** Y

Was an actuarial certificate obtained?

**D** Y

Did the fund have any other income that was assessable?

**E** Y

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**KR & CJ White Superannuation Fund**

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**Section B: Income****11 Income**

Did you have a CGT event during the year?

Have you applied an exemption or rollover?

<b>G</b>	<input type="checkbox"/> Y
<b>M</b>	<input type="checkbox"/> N

Net capital gain

Gross rent and other leasing and hiring income

Unfranked dividend amount

Franked dividend amount

Dividend franking credit

**Calculation of assessable contributions**

Assessable employer contributions

*plus* No-TFN-quoted contributions

GROSS INCOME

Exempt current pension income

TOTAL ASSESSABLE INCOME

<b>R1</b>	27474
<b>R3</b>	0

<b>A</b>	109721
<b>B</b>	56243
<b>J</b>	43
<b>K</b>	23318
<b>L</b>	9993
<b>R</b>	27474

<b>W</b>	226792	<input type="checkbox"/>
<b>Y</b>	187036	<input type="checkbox"/>
<b>V</b>	39756	<input type="checkbox"/>

**Section C: Deductions and non-deductible expenses****12 Deductions and non-deductible expenses****Deductions****Non-deductible expenses**

Capital works expenditure

SMSF auditor fee

Investment expenses

Management and administration expenses

<b>D1</b>	587
<b>H1</b>	73
<b>I1</b>	2098
<b>J1</b>	1365

<b>D2</b>	8937
<b>H2</b>	345
<b>I2</b>	31971
<b>J2</b>	5202

TOTAL DEDUCTIONS (A1 to M1)

<b>N</b>	4123
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TOTAL NON-DEDUCTIBLE EXPENSES (A2 to L2)

<b>Y</b>	46455
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TOTAL SMSF EXPENSES (N + Y)

<b>Z</b>	50578
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TOTAL INCOME OR LOSS

(Total assessable income less deductions)

<b>O</b>	35633	<input type="checkbox"/>
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**Sensitive** (when completed)

**Section D: Income tax calculation statement**

**13 Income tax calculation statement**

		Taxable income	<b>A</b>	35633.00
		Tax on taxable income	<b>T1</b>	5344.95
		Tax on no-TFN-quoted contributions	<b>J</b>	0.00
		<b>Gross tax</b>	<b>B</b>	5344.95
		Non-refundable non-c/f tax offsets (C1 + C2)	<b>C</b>	0.00
		<b>SUBTOTAL 1</b>	<b>T2</b>	5344.95
		Non-refundable c/f tax offsets (D1+D2+D3+D4)	<b>D</b>	
		<b>SUBTOTAL 2</b>	<b>T3</b>	5344.95
Foreign inc. tax offsets	<b>C1</b> 0.00			
Rebates and tax offsets	<b>C2</b>			
ESVCLP tax offset	<b>D1</b>			
ESVCLP tax offset c/f from previous year	<b>D2</b>			
ESIC tax offset	<b>D3</b>			
ESIC tax offset c/f from previous year	<b>D4</b>			
Complying fund's franking credits tax offset	<b>E1</b> 9993.49			
No-TFN tax offset	<b>E2</b>	Refundable tax offsets (E1 + E2 + E3 + E4)	<b>E</b>	9993.49
NRAS tax offset	<b>E3</b>			
Exploration cr. tax offset	<b>E4</b>			
<i>Credit:</i>		TAX PAYABLE	<b>T5</b>	0.00
Int. on early payments	<b>H1</b>	Section 102AAM int. charge	<b>G</b>	
Foreign res. w/holding (excl. capital gains)	<b>H2</b>			
ABN/TFN not quoted	<b>H3</b>	Eligible credits (H1 + H2 + H3 + H5 + H6 + H8)	<b>H</b>	
TFN w/held from closely held trusts	<b>H5</b>	Tax offset refunds	<b>I</b>	4648.54
Int. on no-TFN tax offset	<b>H6</b>	PAYG installments raised	<b>K</b>	
Credit for foreign res. capital gains w/holding	<b>H8</b>	Supervisory levy	<b>L</b>	259.00
		Supervisory levy adj. for wound up funds	<b>M</b>	
		Supervisory levy adj. for new funds	<b>N</b>	
		<b>TOTAL AMOUNT REFUNDABLE</b> (T5 + G - H - I - K + L - M + N)	<b>S</b>	4389.54

Sensitive (when completed)

## KR &amp; CJ White Superannuation Fund

Client ref

WHITESF

File no 783 068 381

ABN 49 450 497 734

## Section F: Member information

## MEMBER NUMBER: 1

Title  Account status

First name

Other names

Surname

Suffix

Member's TFN  Date of birth

See the Privacy note in the Declaration

## OPENING ACCOUNT BALANCE

## Contributions

Employer contributions  **A**

Employers ABN  **A1**

**TOTAL CONTRIBUTIONS**  **N**

(Sum of labels A to M)

## Other transactions

Allocated earnings or losses  **O**

Lump sum payment  **R1**

Income stream payment  **R2**

Accumulation phase account balance  **S1**

Retirement phase account bal. - Non CDBIS  **S2**

Retirement phase account balance - CDBIS  **S3**

TRIS Count

## CLOSING ACCOUNT BALANCE

 **S**

## MEMBER NUMBER: 2

Title  Account status

First name

Other names

Surname

Suffix

Member's TFN  Date of birth

See the Privacy note in the Declaration

## OPENING ACCOUNT BALANCE

## TOTAL CONTRIBUTIONS

 **N**

(Sum of labels A to M)

## Other transactions

Allocated earnings or losses  **O**

Income stream payment  **R2**

Accumulation phase account balance  **S1**

Retirement phase account bal. - Non CDBIS  **S2**

Retirement phase account balance - CDBIS  **S3**

TRIS Count

## CLOSING ACCOUNT BALANCE

 **S**

Sensitive (when completed)

**Section H: Assets and liabilities****15 ASSETS**

15b Australian direct investments

**Limited Recourse Borrowing Arrangements**

Australian residential real property	<b>J1</b>		Cash and term deposits	<b>E</b>	282204
Australian non-residential real property	<b>J2</b>		Debt securities	<b>F</b>	
Overseas real property	<b>J3</b>		Loans	<b>G</b>	
Australian shares	<b>J4</b>		Listed shares	<b>H</b>	349320
Overseas shares	<b>J5</b>		Unlisted shares	<b>I</b>	
Other	<b>J6</b>		Limited recourse borrowing arrangements (J1 to J6)	<b>J</b>	
Property count	<b>J7</b>		Non-residential real property	<b>K</b>	
			Residential real property	<b>L</b>	2072500
			Collectables and personal use assets	<b>M</b>	
			Other assets	<b>O</b>	4750

**TOTAL AUSTRALIAN AND OVERSEAS ASSETS**

(sum of labels A to T)

**U** 2708774

15e In-house assets

Did the fund have a loan to, lease to or investment in, related parties (known as in-house assets) at the end of the income year?

**A** **N** **16 Liabilities**

Borrowings for limited recourse borrowing arrangements	<b>V1</b>		Borrowings	<b>V</b>	
Permissible temporary borrowings	<b>V2</b>		Total member closing account balances	<b>W</b>	2708026
Other borrowings	<b>V3</b>		Reserve accounts	<b>X</b>	
			Other liabilities	<b>Y</b>	748
			<b>TOTAL LIABILITIES</b>	<b>Z</b>	2708774

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File no 783 068 381

ABN 49 450 497 734

**Section K: Declarations****Important**

Before making this declaration check to ensure all income has been disclosed and the annual return, all attached schedules and any additional documents are true and correct in every detail. If you are in doubt about any aspect of the annual return, place all the facts before the ATO.

**Privacy**

The ATO is authorised by the Taxation Administration Act 1953 to request the provision of tax file numbers (TFNs). We will use the TFN to identify the entity in our records. It is not an offence not to provide the TFN. However, if you do not provide the TFN the processing of this form may be delayed. Taxation law authorises the ATO to collect information and disclose it to other government agencies. For more information about your privacy go to [ato.gov.au/privacy](http://ato.gov.au/privacy)

**TRUSTEE'S OR DIRECTOR'S DECLARATION:**

I declare that, the current trustees and directors have authorised this annual return and it is documented as such in the SMSF's records. I have received a copy of the audit report and are aware of any matters raised therein. The information on this annual return, including any attached schedules and additional documentation is true and correct.

Authorised trustee's,  
director's or public  
officer's signature

Date

**Preferred trustee, director or public officer's contact details:**

Title

MR

Family name and suffix

White

Given and other names

Keith Raymond

Phone number

03 51521616

**Time taken to prepare and complete this tax return (hours)**
 
**TAX AGENT'S DECLARATION:**

I declare that the Self-managed superannuation fund annual return 2022 has been prepared in accordance with information provided by the trustees, that the trustees have given me a declaration stating that the information provided to me is true and correct, and that the trustees have authorised me to lodge this annual return.

Tax agent's signature

Date

**Tax agent's contact details**

Title

Mr

Family name and suffix

Capobianco

Given and other names

Harry

Tax agent's practice

Eager and Partners

Tax agent's phone

03 51523317

Reference number

WHITESF

Tax agent number

26665006

**NOTE: THIS PRINT-OUT IS NOT TO BE LODGED WITH THE ATO.****Sensitive** (when completed)

**1. Current year capital gains and capital losses**

	<b>Capital gain</b>	<b>Capital loss</b>
Real estate situated in Australia	<b>E</b> 164581	<b>O</b> <input type="text"/>
<b>Total current year capital gains</b>	<b>J</b> 164581	

**4. CGT discount**

Total CGT discount applied **A**

**6. Net capital gain**

Net capital gain **A**

**NOTE: THIS PRINT-OUT IS NOT TO BE LODGED WITH THE ATO.**



**Address of property**

Unit 1108 Crown Towers		
Suburb/State/P'code	SURFERS PARADISE	QLD 4217

Date property first earned rental income			12/08/2006
Rented from	01/07/2021	to	26/10/2021
Number of weeks property was rented this year			17

Acquisition and disposal details	Date	Amount
Acquired	12/08/2006	350000
Date property was sold (during current year)	26/10/2021	410000

**Income**

**(If registered for GST and GST was payable on your rental income, do not include it here.)**

Rents received	9149	<b>A</b>	9149
Gross rent:	9149	<b>C</b>	9149

**Expenses**

**(If registered for GST do not claim Input credits here. If NOT registered for GST or income is for residential premises, include any GST in the expenses you claim.)**

			Net
Body corporate fees	1084	<b>E</b>	1084
Cleaning	1017	<b>G</b>	1017
Council rates	1481	<b>H</b>	1481
Depreciation on plant			
Depn P&E per schedule	204		
Depn Common per QS	4		
Depn Plant per QS	51		
	259	<b>I</b>	259
Capital works deduction (special building write-off)			
Capital works per QS	3028		
	3028	<b>R</b>	3028
Water charges	512	<b>U</b>	512
Sundry rental expenses			
Replacements	1051		
	1051	<b>V</b>	1051
<b>Total expenses: Add expenses amounts (D to V)</b>	<b>8432</b>	<b>W</b>	<b>8432</b>
<b>Net rent: Take W away from C</b>		<b>X</b>	<b>717</b>

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**Address of property**

1 Federation Court		
Suburb/State/P'code	BAIRNSDALE	VIC 3875

Date property first earned rental income		17/07/2006
Rented from	01/07/2021	to 30/06/2022
Number of weeks property was rented this year		52

Acquisition and disposal details	Date	Amount
Acquired	17/07/2006	310000

**Income**

**(If registered for GST and GST was payable on your rental income, do not include it here.)**

Rents received	17358	<b>A</b>	17358
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Gross rent:	17358	<b>C</b>	17358
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**Expenses**

**(If registered for GST do not claim Input credits here. If NOT registered for GST or income is for residential premises, include any GST in the expenses you claim.)**

			Net
Cleaning	235	<b>G</b>	235
Council rates	2495	<b>H</b>	2495
Depreciation on plant	875	<b>I</b>	875
Insurance	645	<b>K</b>	645
Property agent fees/commission	1719	<b>P</b>	1719
Repairs and maintenance	5814	<b>Q</b>	5814
Water charges	946	<b>U</b>	946

Sundry rental expenses			
Electricity	49		
ESM	503		
	552	<b>V</b>	552

Total expenses: Add expenses amounts (D to V)	13281	<b>W</b>	13281
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Net rent: Take W away from C		<b>X</b>	4077
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**Address of property**

Suburb/State/P'code	Unit 2606 Crown Towers		
	SURFERS PARADISE	QLD	4217

Date property first earned rental income			18/12/2017
Rented from	01/07/2021	to	30/06/2022
Number of weeks property was rented this year			52

Acquisition and disposal details	Date	Amount
Acquired	18/12/2017	635000

**Income**

**(If registered for GST and GST was payable on your rental income, do not include it here.)**

Rents received	29736	<b>A</b>	29736
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Gross rent:	29736	<b>C</b>	29736
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**Expenses**

**(If registered for GST do not claim Input credits here. If NOT registered for GST or income is for residential premises, include any GST in the expenses you claim.)**

			Net
Body corporate fees	6409	<b>E</b>	6409
Cleaning	276	<b>G</b>	276
Council rates	3707	<b>H</b>	3707
Depreciation on plant			
Per ITR schedule	2087		
	2087	<b>I</b>	2087
Insurance	341	<b>K</b>	341
Repairs and maintenance	582	<b>Q</b>	582
Capital works deduction (special building write-off)			
Per ITR schedule	36		
Per QS	6460		
	6496	<b>R</b>	6496
Water charges	1625	<b>U</b>	1625
Sundry rental expenses			
Replacements	357		
	357	<b>V</b>	357

Total expenses: Add expenses amounts (D to V)	21880	<b>W</b>	21880
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Net rent: Take W away from C		<b>X</b>	7856
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**Gross dividends****(excluding distributions from cash management, property and certain other unit trusts)**

Company Share status (if applicable)	Unfranked dividends	Franked dividends	Franking credits	TFN withholding
Per Financial Statement	43.50	23318.14	9993.49	
<b>Total</b>	<b>43.50</b>	<b>23318.14</b>	<b>9993.49</b>	

**Capital Works Expenses schedule**

Asset Code	Description Commenced Date Accum Write-off	Write-Off Start Date	Cost	Opening WDV	Rate	Amount	Closing WDV
1	Esplanade, Paynesville per QS 24/08/2006 76268		192307	120847	2.500	4808	116039
2	Unit 2606 Crown - Sink & Tapware 03/02/2018 160		1456	1332	2.500	36	1296
3	Paynesville - Renovations 2019 13/03/2019 12595		160870	152297	2.500	4022	148275
4	Paynesville - Renovations 2020 25/07/2019 3716		60290	58081	2.500	1507	56574
<b>Totals</b>			<b>414923</b>			<b>10373</b>	<b>322184</b>

**Exempt current pension income**

Details	Amount
Actuarial Exempt Percentage 93.838%	
Gross Income \$226,792	
Less Concessional Contributions \$27,474 = \$199,318 x %	187036.00
<b>Total</b>	<b>187036.00</b>

Item: 1 Unit 1108 Crown Towers

Category: R Real estate

Method: DS Discount

Description	Cost	Date Acquired	Consider'n Received	Date Disposed	Index Factor	Cost Base
Unit 1108 Crown Towers	350000	12/08/2006	410000	26/10/2021	N/A	350000
Acquisition Costs	12350	12/08/2006			N/A	12350
Selling Costs	956	29/11/2021			N/A	956
P&E @ WDV	25744	29/11/2021			N/A	25744
<b>Total:</b>	<b>389050</b>		<b>410000</b>			<b>389050</b>

Calculation of Reduced Cost Base:

Total Cost Base from above: 389050

less:

Costs allowed or allowable as Income Tax deductions

Capital Allowances 29/11/2021 143631

Reduced Cost Base: 245419

Capital Gain/Loss

Consideration Received 410000

Reduced Cost Base 245419

Capital Gain 164581

Adjusted Discount Percentage 33.33% 54860

Reduced Discount Capital Gain 109721

Asset Code	Description Start Date	Original Cost	Priv. Use%	Opening Adj. Value	Date	Additions Amt	Bal.Chrg.	Value	Depreciation Meth.	Rate%	Amount	Closing Adj. Val.
Group:												
		0		0				0	D	0.00	0	0
Sub-totals		0		0		0					0	0
Priv Use sub-totals											0	
Non-deductible sub-totals											0	
Net sub-totals											0	
Group: 1 1 Federation Crt												
1	Carpet											
	18/12/2018	1189		680				680	D	20.00	136	544
2	Dishwasher											
	12/01/2021	740		671				671	D	20.00	134	537
3	Blinds											
	27/01/2022	4271			27/01/2022	4271	0	4271	D	33.34	605	3666
Sub-totals		6200		1351		4271					875	4747
Priv Use sub-totals											0	
Non-deductible sub-totals											0	
Net sub-totals											875	
Group: 6 Unit 1108 Crown Towers												
21	Blanco Appliances											
	12/07/2008	466		43				43	D	16.67	3	0
22	Furniture											
	17/08/2008	1523		185				185	D	15.00	12	0
24	Linen											
	17/07/2008	365		1				1	D	40.00	0	0

Asset Code	Description Start Date	Original Cost	Priv. Use%	Opening Adj. Value	Date	Additions		Value	Depreciation		Closing Adj. Val.	
						Amt	Bal.Chrg.		Meth.	Rate%		Amount
25	Queen Bed 17/07/2008	1195		146				146	D	15.00	9	0
26	Curtains 17/07/2008	1595		9				9	D	33.34	1	0
27	Carpet 17/07/2008	1895		106				106	D	20.00	9	0
28	Lighting 25/08/2008	1395		2				2	D	40.00	0	0
29	Queen Bed 15/08/2012	899		212				212	D	15.00	13	0
30	Lounge Suite - Sofa bed & chairs 23/11/2013	1510		440				440	D	15.00	27	0
31	TV Samsung 48in 01/08/2014	920		197				197	D	20.00	16	0
32	Chairs - x 2 gas lift black 20/06/2016	620		273				273	D	15.00	17	0
39	Hot Water Service 01/01/2018	1705		905				905	D	16.67	63	0
40	Oven - Bosch 16/01/2020	635		489				489	D	16.67	34	0
Sub-totals		14723		3008			0				204	0
Priv Use sub-totals											0	
Non-deductible sub-totals											0	
Net sub-totals											204	
Group: <u>7</u> <u>Unit 2606 Crown Towers</u>												
33	Lounge - Electric Recliner 06/12/2017	5174		2907				2907	D	15.00	436	2471
34	Lounge Suite - fabric 13/12/2017	1999		1127				1127	D	15.00	169	958

## KR &amp; CJ White Superannuation Fund

Client ref

WHITESF

File no 783 068 381

ABN 49 450 497 734

Asset Code	Description Start Date	Original Cost	Priv. Use%	Opening Adj. Value	Date	Additions Amt	Bal.Chrg.	Value	Depreciation		Closing Adj. Val.	
									Meth.	Rate%		Amount
35	Coffee Table 13/12/2017	357		201				201	D	15.00	30	171
36	TV Sony 65" 31/01/2018	2428		1141				1141	D	20.00	228	913
37	TV Panasonic 32" 02/02/2018	349		165				165	D	20.00	33	132
38	Vespa Light 02/02/2018	307		55				55	D	40.00	22	33
40	Air Conditoner 08/04/2018	3565		1742				1742	D	20.00	348	1394
41	Air Conditioner - Mitsubishi 11/10/2019	4547		3111				3111	D	20.00	622	2489
42	Dishwasher - Dishlex 24/01/2020	581		424				424	D	20.00	85	339
43	Stove Top 04/02/2021	731		682				682	D	16.67	114	568





Asset Code	Description	Original Cost	Disposal Date	Consideration	Assessable Adjustment	Deductible Adjustment	Balancing Charge
Group: <u>6</u> <u>Unit 1108 Crown Towers</u>							
21	Blanco Appliances	466	29/11/2021	40	0	0	
22	Furniture	1523	29/11/2021	173	0	0	
24	Linen	365	29/11/2021	1	0	0	
25	Queen Bed	1195	29/11/2021	137	0	0	
26	Curtains	1595	29/11/2021	8	0	0	
27	Carpet	1895	29/11/2021	97	0	0	
28	Lighting	1395	29/11/2021	2	0	0	
29	Queen Bed	899	29/11/2021	199	0	0	
30	Lounge Suite - Sofa bed & chairs	1510	29/11/2021	413	0	0	
31	TV Samsung 48in	920	29/11/2021	181	0	0	
32	Chairs - x 2 gas lift black	620	29/11/2021	256	0	0	
39	Hot Water Service	1705	29/11/2021	842	0	0	
40	Oven - Bosch	635	29/11/2021	455	0	0	
Sub-totals				2804	0	0	
TOTALS				2804	0	0	