

Dragonsegg Superannuation Scheme

ABN 33 602 858 095
Trustees: Dragonsegg Pty Limited

Financial Statement
For the year ended 30 June 2023

Dragonsegg Superannuation Scheme

Reports

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Dragonsegg Superannuation Scheme
Statement of Financial Position
as at 30 June 2023

| | Note | 2023 \$ | 2022 \$ |
|---|------|-------------------|-------------------|
| Assets | | | |
| Investments | | | |
| Direct Property | 6A | 646,491.95 | 546,491.95 |
| Other Assets | | | |
| Cash At Bank | | 974.20 | 3,670.61 |
| Receivables | | 1,194.00 | 1,805.85 |
| Current Tax Assets | | 520.35 | (367.70) |
| Total Assets | | 649,180.50 | 551,600.71 |
| Liabilities | | | |
| Borrowings | | 321,843.87 | 329,578.56 |
| Other Taxes Payable | | 440.00 | - |
| Total Liabilities | | 322,283.87 | 329,578.56 |
| Net Assets Available to Pay Benefits | | 326,896.63 | 222,022.15 |
| <i>Represented by:</i> | | | |
| Liability for Accrued Benefits | 2 | | |
| Mr Julian Howard | | 178,932.42 | 114,459.25 |
| Ms Suzanne Murray | | 147,964.21 | 107,562.90 |
| Total Liability for Accrued Benefits | | 326,896.63 | 222,022.15 |

*The accompanying notes form part of these financial statements.
This report should be read in conjunction with the accompanying compilation report.*

Dragonsegg Superannuation Scheme

Operating Statement

For the period 1 July 2022 to 30 June 2023

| | Note | 2023 \$ | 2022 \$ |
|---|------|-------------------|-------------------|
| Income | | | |
| Member Receipts | | | |
| Contributions | | | |
| Member | | 20,000.00 | 20,000.00 |
| Investment Gains | | | |
| Increase in Market Value | 8A | 100,344.30 | 65,000.00 |
| Investment Income | | | |
| Interest | 7A | 54.47 | 0.56 |
| Rent | 7B | 26,726.51 | 23,855.00 |
| | | <u>147,125.28</u> | <u>108,855.56</u> |
| Expenses | | | |
| Other Expenses | | | |
| Accountancy & Audit Fee | | 4,075.80 | 3,860.80 |
| Auditor Fee | | 385.00 | - |
| Depreciation | | 344.30 | 229.55 |
| Property Expenses | | 36,387.05 | 27,990.43 |
| SMSF Supervisory Levy | | 259.00 | 259.00 |
| | | <u>41,451.15</u> | <u>32,339.78</u> |
| Benefits Accrued as a Result of Operations before Income Tax | | 105,674.13 | 76,515.78 |
| Income Tax | | | |
| Income Tax Expense | | 799.65 | 1,727.70 |
| | | <u>799.65</u> | <u>1,727.70</u> |
| Benefits Accrued as a Result of Operations | | 104,874.48 | 74,788.08 |

*The accompanying notes form part of these financial statements.
This report should be read in conjunction with the accompanying compilation report.*

Dragonsegg Superannuation Scheme
Investment Portfolio as at 30 June 2023

| Investment | Units | Accounting Cost | Market Price | Market Value | Portfolio Weight (%) |
|---|---------|--------------------|-----------------|---------------------|----------------------------|
| <u>Bank</u> | | | | | |
| Bank Loan | | | | (321,843.87) | (98.84)% |
| Cash at Bank Westpac Account No. 57-1510 | | | | 573.51 | 0.18% |
| Westpac Bank Account Number 57-1529 | | | | 400.69 | 0.12% |
| | | | | <u>(320,869.67)</u> | <u>(98.54)%</u> |
| <u>Property Direct Market</u> | | | | | |
| Lot 9/86 Jutland Street Oxley QLD 4075 | 1.00000 | 518,280.00 | 645,000.00 | 645,000.00 | 198.08% |
| Plant and Equipment - Lot 9/86 Jutland Street Oxley QLD 4075 | 1.00000 | 1,147.65 | 1,491.95 | 1,491.95 | 0.46% |
| | | <u>519,427.65</u> | | <u>646,491.95</u> | <u>198.54%</u> |
| | | <u>198,557.98</u> | | <u>325,622.28</u> | <u>100.00%</u> |

The accounting cost is the original cost base adjusted by any subsequent capital call/improvement or capital return transactions. In many cases, it is not the same as the adjusted or reduced cost base, or the reset cost base resulting from the CGT relief. To view the cost base and unrealised gain/(loss) for CGT purposes refer to the Unrealised Capital Gains Report.

Dragonsegg Superannuation Scheme

Notes to the Financial Statements

As at 30 June 2023

Note 1 - Statement of Significant Accounting Policies

The following significant accounting policies have been adopted in the preparation and presentation of the financial statements. They have been consistently applied in the current and previous periods unless otherwise stated to ensure the financial information satisfies the concept of relevance and reliability.

(a) Statement of Compliance

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 *Regulations 1994*, the trust deed of the fund and the needs of members.

(b) Basis of Preparation

The financial statements have been prepared on a cash basis using historical costs convention unless stated otherwise. For investments and financial liabilities, they are measured at market values.

The financial statements are presented in Australian dollars, which is the functional currency of the fund.

(c) Use of Accounting Estimates and Judgments

The preparation of financial statements requires the trustees to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstance, the results of which form the basis of making the judgments. 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.

(d) Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, deposits held at call with banks or financial institutions and short-term, highly liquid investments that are readily convertible to cash and are subject to an insignificant risk of change in value.

(e) Foreign Currency

Any foreign currency transactions during the financial year are brought to account using the exchange rate in effect at the date of the transaction. Foreign currency monetary items at reporting date are translated at the exchange rate existing at reporting date. Exchange differences are recognised in the operating statement in the period in which they arise.

(f) Valuation of Assets

Investment

An investment is initially recognised when as a result of past transactions or events, the Fund controls the future economic benefits expected to flow from the asset.

The investment assets are firstly recorded at cost, being the fair value of the consideration given. After initial recognition, they are measured at market value. Gains or losses arising from changes in market value are recognised on the Operating Statement in the periods in which they occur.

Market value as defined in s10 of *S/SA 1993*, in relation to an asset, means the amount that a willing buyer of the asset could reasonably be expected to pay to acquire the asset from a willing seller if the following assumptions were made:

- i. that the buyer and the seller dealt with each other at arm's length in relation to the sale;
- ii. that the sale occurred after proper marketing of the asset;
- iii. that the buyer and the seller acted knowledgeably and prudentially in relation to the sale.

As disposal costs are generally immaterial unless otherwise stated, market value approximates fair value.

Dragonsegg Superannuation Scheme

Notes to the Financial Statements

As at 30 June 2023

Market values for various types of investment have been determined as follows:

- i. listed securities, government and other fixed interest securities for which there is a readily available market quotation, the valuation is recorded as the last quoted sale price as at the close of business on reporting date. If the listed securities are foreign, they are also converted to Australian dollars using the exchange rate at the close of business on the reporting date;
- ii. unit trusts and managed funds are stated by reference to the unit redemption price quoted by the fund manager at the end of the reporting period;
- iii. unlisted investments are stated at the Trustees' valuation based on estimated market value at balance date; or where necessary, upon external valuers' expert opinions;
- iv. Investment properties are carried at market value and are held for the purpose of generating long-term rental yields and capital appreciation. The Trustees give consideration to the value of the investment property each financial year and revalue when a significant event occurs or when deemed appropriate. Where an external valuation has been obtained, the valuation is based on objective and supportable data and has been carried out by a property valuation service provider or qualified independent valuer as appropriate.

Financial Liabilities

The Fund initially recognises a financial liability on the date it becomes a party to the contractual provisions of the instrument.

Financial liabilities including credit balances of hedging instruments and derivatives are measured at market values as at the reporting date. Any change in market values of the financial liabilities since the beginning of the reporting period shall be included in the profit or loss for the reporting period. As disposal costs are generally immaterial, unless otherwise stated, market value approximates fair value.

Receivables and Payables

Current assets such as accounts receivable, which are expected to be recovered within twelve months after the reporting period, are carried at nominal amounts which approximate the fair values.

Accounts payable are recognised when the Fund becomes obliged to make future payments resulting from the goods and services received, whether or not billed to the Fund and are carried at nominal amounts which are equivalent to fair values.

(g) Revenue Recognition

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 measured at the fair value of consideration received or receivable. The following recognition criteria relate to the specific items of revenue the Fund receives:

Interest

The interest revenue is recognised by the Fund on a cash receipt basis, unless the Fund chooses the accrual method and the amount can be reliably measured by reference to the principal outstanding and using the effective interest rate of the instrument calculated at the acquisition or origination date.

Dividend Revenue

The entitlement to a dividend is based on the date the shares are quoted ex-dividend; the actual dividend revenue is recognised by the Fund when it is received.

Distribution Revenue

Distributions from unit trusts and managed funds are recognised as at the date the unit value is quoted ex-distributions 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.

Rental Income

Rent from investment properties is recognised by the Fund on a cash receipt basis.

Movement in market values

Changes in the market value of investments are determined as the difference between the market value at balance date or consideration received (if sold during the year) and the market value as at the prior year end or cost (if the investment was acquired during the period). All movements are recognised in the Operating Statement.

Contributions and Rollovers In

Contributions and rollovers 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.

This report should be read in conjunction with the accompanying compilation report.

Dragonsegg Superannuation Scheme

Notes to the Financial Statements

As at 30 June 2023

The financial report was authorised for issue on 16 November 2023 by the directors of the trustee company.

Note 2 – 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. Changes in the Liability for Accrued Benefits are as follows:

| | Current | Previous |
|--|-------------------|-------------------|
| Liability for Accrued Benefits at beginning of period | 222,022.15 | 147,234.07 |
| Benefits Accrued during the period | 104,874.48 | 74,788.08 |
| Benefits Paid during the period | 0.00 | 0.00 |
| Liability for Accrued Benefits at end of period | 326,896.63 | 222,022.15 |

Any amount in the Unallocated Contributions account represent amounts that have been received by the fund from either the members of the fund or a third party but have not been allocated to any specific member as at the reporting date. It is the intention of the trustee to allocate any such amounts recorded as unallocated contributions within 28 days following the end of the month to specific fund member, which will increase the liability for members accrued benefits.

Note 3 – Vested Benefits

Vested benefits are benefits which 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 reporting period.

| | Current | Previous |
|---|-------------------|-------------------|
| Vested Benefits at beginning of period | 222,022.15 | 147,234.07 |
| Benefits Accrued during the period | 104,874.48 | 74,788.08 |
| Benefits Paid during the period | 0.00 | 0.00 |
| Vested Benefits at end of period | 326,896.63 | 222,022.15 |

Note 4 – Guaranteed Benefits

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

Note 5 – Funding Arrangements

No fixed funding arrangements were in place for the Fund as at year end.

Note 6A – Direct Property

| | Current | Previous |
|--|-------------------|-------------------|
| At market value: | | |
| Lot 9/86 Jutland Street Oxley QLD 4075 | 645,000.00 | 545,000.00 |
| Plant and Equipment - Lot 9/86 Jutland Street Oxley QLD 4075 | 1,491.95 | 1,491.95 |
| | 646,491.95 | 546,491.95 |

Note 7A – Interest

| | Current | Previous |
|--|--------------|-------------|
| Cash at Bank Westpac Account No. 57-1510 | 51.08 | 0.52 |
| Westpac Bank Account Number 57-1529 | 3.39 | 0.04 |
| | 54.47 | 0.56 |

Note 7B – Rent

| | Current | Previous |
|--|------------------|------------------|
| Lot 9/86 Jutland Street Oxley QLD 4075 | 26,726.51 | 23,855.00 |
| | 26,726.51 | 23,855.00 |

This report should be read in conjunction with the accompanying compilation report.

Dragonsegg Superannuation Scheme
Notes to the Financial Statements
As at 30 June 2023

Note 8A – Increase in Market Value

| | Current | Previous |
|--|-------------------|------------------|
| Direct Property | | |
| Lot 9/86 Jutland Street Oxley QLD 4075 | 100,000.00 | 65,000.00 |
| Plant and Equipment - Lot 9/86 Jutland Street Oxley QLD 4075 | 344.30 | 0.00 |
| | 100,344.30 | 65,000.00 |

Note 9 – Subsequent Events

Post the financial year end, the Trustee notes that due to Covid 19 there has been a detrimental impact to global equity market. Other asset markets, including property, may also be adversely affected. These events may have materially impacted the current and future market value of assets held by the Fund. However, due to the rapid and ongoing changes, an estimate of the extent of this decline cannot be determined at this time.

Dragonsegg Superannuation Scheme

Trustee Declaration

In the opinion of the Trustees of the Dragonsegg Superannuation Scheme.

The Fund is not a reporting entity and this special purpose financial report should be prepared in accordance with the accounting policies described in Note 1 to these financial statements.

- (i) the financial statements and notes to the financial statements for the year ended 30 June 2023 present fairly the financial position of the Fund at 30 June 2023 and the results of its operations for the year then ended in accordance with the accounting policies described in Note 1 to the financial statements; and
- (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 Fund has been carried out in accordance with its Trust Deed and in compliance with the requirements of the Superannuation Industry (Supervision) Act 1993 during the year ended 30 June 2023.

Signed in accordance with a resolution of the directors of Dragonsegg Pty Limited by:

..... Dated:/...../.....
Suzanne Murray
Director: Dragonsegg Pty Limited

..... Dated:/...../.....
Julian Howard
Director: Dragonsegg Pty Limited

Dragonsegg Superannuation Scheme
(ABN: 33 602 858 095)

Consolidated Member Benefit Totals

| Period | Member Account Details |
|-----------------------------------|---|
| 1 July 2022 - 30 June 2023 | Residential Address: 12 Powell Place Cherrybrook, NSW 2126 |
| Member | Number: HOWARJ0 |
| Mr Julian Howard | Date of Birth: 9 May 1963 Date Joined Fund: 7 December 2015 Eligible Service Date: 7 December 2015 Tax File Number Held: Yes |

*Note: this report provides a consolidated view of the Member's interests in the SMSF
Refer to the Member Benefit Statements produced for each member account for further details*

Your Accounts

| | |
|---|-------------------|
| Withdrawal Benefit as at 1 Jul 2022 | |
| Accumulation | 114,459.25 |
| Total as at 1 Jul 2022 | 114,459.25 |
| | |
| Withdrawal Benefit as at 30 Jun 2023 | |
| Accumulation | 178,932.42 |
| Total as at 30 Jun 2023 | 178,932.42 |

Your Tax Components

| | |
|-------------------|------------|
| Tax Free | 7,955.00 |
| Taxable - Taxed | 170,977.42 |
| Taxable - Untaxed | - |

Your Preservation Components

| | |
|----------------------------|------------|
| Preserved | 178,932.42 |
| Restricted Non Preserved | - |
| Unrestricted Non Preserved | - |

Your Insurance Benefits

No insurance details have been recorded

Your Beneficiaries

No beneficiary details have been recorded

For Enquiries:
phone **0296375158** | fax **0298971424**
mail **Dragonsegg Superannuation Scheme, 66 The Avenue, Granville NSW 2142**

Dragonsegg Superannuation Scheme
(ABN: 33 602 858 095)

Member Benefit Statement

| Period | Member Account Details |
|----------------------------|---|
| 1 July 2022 - 30 June 2023 | Residential Address: 12 Powell Place Cherrybrook, NSW 2126 |
| Member | Date of Birth: 9 May 1963 |
| Number: HOWARJ0 | Date Joined Fund: 7 December 2015 |
| Mr Julian Howard | Eligible Service Date: 7 December 2015 |
| Accumulation Account | Tax File Number Held: Yes |
| Accumulation | Account Start Date: 7 December 2015 |

| Your Account Summary | |
|---|-------------------|
| Withdrawal Benefit as at 1 Jul 2022 | 114,459.25 |
| <i><u>Increases to your account:</u></i> | |
| Member Contributions | 20,000.00 |
| Share Of Net Fund Income | 46,284.47 |
| Tax on Net Fund Income | 1,188.70 |
| <u>Total Increases</u> | 67,473.17 |
| <i><u>Decreases to your account:</u></i> | |
| Contributions Tax | 3,000.00 |
| <u>Total Decreases</u> | 3,000.00 |
| Withdrawal Benefit as at 30 Jun 2023 | 178,932.42 |

| Your Tax Components | | |
|---|----------|------------|
| Tax Free | 4.4458 % | 7,955.00 |
| Taxable - Taxed | | 170,977.42 |
| Taxable - Untaxed | | - |
| Your Preservation Components | | |
| Preserved | | 178,932.42 |
| Restricted Non Preserved | | - |
| Unrestricted Non Preserved | | - |
| Your Insurance Benefits | | |
| No insurance details have been recorded | | |
| Your Beneficiaries | | |
| No beneficiary details have been recorded | | |

For Enquiries:
phone 0296375158 | fax 0298971424
mail Dragonsegg Superannuation Scheme, 66 The Avenue, Granville NSW 2142

Trustee

The Trustee of the Fund is as follows:

Dragonsegg Pty Limited

The directors of the Trustee company are:

Suzanne Murray and
Julian Howard

Availability of Other Fund Information

Additional information regarding your membership is available on request. What your Fund can do is governed by the provisions of its Trust Deed, which is available for inspection. If you require further information or clarification of any aspect of your membership of the Fund, please contact your Fund's Administrator or Trustee.

Trustee Disclaimer

This statement has been prepared by the Trustee for the member whose name appears at the top of this statement. While every effort has been made by the Trustee to ensure the accuracy and completeness of this statement, the Trustee does not accept any liability for any errors, omissions or misprints.

Signed on behalf of the Trustee of the Fund

.....
Suzanne Murray
Director - Dragonsegg Pty Limited

.....
Julian Howard
Director - Dragonsegg Pty Limited

Statement Date: 30 June 2023

For Enquiries:

phone **0296375158** | fax **0298971424**

mail **Dragonsegg Superannuation Scheme, 66 The Avenue, Granville NSW 2142**

Dragonsegg Superannuation Scheme
(ABN: 33 602 858 095)

Consolidated Member Benefit Totals

| Period | Member Account Details |
|------------------------------------|--|
| 1 July 2022 - 30 June 2023 | Residential Address: 12 Powell Place Cherrybrook, NSW 2126 |
| Member | Number: MURRAS0 |
| Ms Suzanne Elizabeth Murray | Date of Birth: 14 June 1963 Date Joined Fund: 28 February 2017 Eligible Service Date: 28 February 2017 |
| | Tax File Number Held: Yes |

*Note: this report provides a consolidated view of the Member's interests in the SMSF
Refer to the Member Benefit Statements produced for each member account for further details*

Your Accounts

| | |
|---|-------------------|
| Withdrawal Benefit as at 1 Jul 2022 | |
| Accumulation | 107,562.90 |
| Total as at 1 Jul 2022 | 107,562.90 |
| | |
| Withdrawal Benefit as at 30 Jun 2023 | |
| Accumulation | 147,964.21 |
| Total as at 30 Jun 2023 | 147,964.21 |

Your Tax Components

| | |
|-------------------|-----------|
| Tax Free | 64,000.00 |
| Taxable - Taxed | 83,964.21 |
| Taxable - Untaxed | - |

Your Preservation Components

| | |
|----------------------------|------------|
| Preserved | 147,964.21 |
| Restricted Non Preserved | - |
| Unrestricted Non Preserved | - |

Your Insurance Benefits

No insurance details have been recorded

Your Beneficiaries

No beneficiary details have been recorded

For Enquiries:

phone **0296375158** | fax **0298971424**
mail **Dragonsegg Superannuation Scheme, 66 The Avenue, Granville NSW 2142**

Dragonsegg Superannuation Scheme
(ABN: 33 602 858 095)

Member Benefit Statement

| | |
|-----------------------------|---|
| Period | Member Account Details |
| 1 July 2022 - 30 June 2023 | Residential Address: 12 Powell Place Cherrybrook, NSW 2126 |
| Member | Date of Birth: 14 June 1963 |
| Ms Suzanne Elizabeth Murray | Date Joined Fund: 28 February 2017 |
| Accumulation Account | Eligible Service Date: 28 February 2017 |
| Accumulation | Tax File Number Held: Yes |
| | Account Start Date: 28 February 2017 |

Your Account Summary

| | |
|---|--------------------------|
| Withdrawal Benefit as at 1 Jul 2022 | 107,562.90 |
| <i><u>Increases to your account:</u></i> | |
| Share Of Net Fund Income | 39,389.66 |
| Tax on Net Fund Income | 1,011.65 |
| <u>Total Increases</u> | <u>40,401.31</u> |
| Withdrawal Benefit as at 30 Jun 2023 | <u>147,964.21</u> |

Your Tax Components

| | | |
|-------------------|-----------|-----------|
| Tax Free | 43.2537 % | 64,000.00 |
| Taxable - Taxed | | 83,964.21 |
| Taxable - Untaxed | | - |

Your Preservation Components

| | |
|----------------------------|------------|
| Preserved | 147,964.21 |
| Restricted Non Preserved | - |
| Unrestricted Non Preserved | - |

Your Insurance Benefits

No insurance details have been recorded

Your Beneficiaries

No beneficiary details have been recorded

For Enquiries:
phone 0296375158 | fax 0298971424
mail Dragonsegg Superannuation Scheme, 66 The Avenue, Granville NSW 2142

Trustee

The Trustee of the Fund is as follows:

Dragonsegg Pty Limited

The directors of the Trustee company are:

Suzanne Murray and
Julian Howard

Availability of Other Fund Information

Additional information regarding your membership is available on request. What your Fund can do is governed by the provisions of its Trust Deed, which is available for inspection. If you require further information or clarification of any aspect of your membership of the Fund, please contact your Fund's Administrator or Trustee.

Trustee Disclaimer

This statement has been prepared by the Trustee for the member whose name appears at the top of this statement. While every effort has been made by the Trustee to ensure the accuracy and completeness of this statement, the Trustee does not accept any liability for any errors, omissions or misprints.

Signed on behalf of the Trustee of the Fund

.....
Suzanne Murray
Director - Dragonsegg Pty Limited

.....
Julian Howard
Director - Dragonsegg Pty Limited

Statement Date: 30 June 2023

For Enquiries:

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mail **Dragonsegg Superannuation Scheme, 66 The Avenue, Granville NSW 2142**