

Self-managed superannuation fund annual return 2021

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?

Sensitive (when completed)

File no 862 179 234
ABN 93 472 540 278

9 Was the fund wound up during the income year?

N

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	171357
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Unsegregated assets method

C	Y
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Was an actuarial certificate obtained?

D	Y
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Did the fund have any other income that was assessable?

E	Y
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Sensitive (when completed)

Section B: Income
11 Income

Gross rent and other leasing and hiring income		B	243820	
Gross interest		C	27714	
Calculation of assessable contributions		R	0	
<i>plus</i> No-TFN-quoted contributions	R3		0	
GROSS INCOME		W	271534	<input type="checkbox"/>
Exempt current pension income		Y	171357	
TOTAL ASSESSABLE INCOME		V	100177	<input type="checkbox"/>

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

	Deductions		Non-deductible expenses	
Capital works expenditure	D1	487	D2	832
SMSF auditor fee	H1	248	H2	423
Investment expenses	I1	26336	I2	45049
Management and administration expenses	J1	2341	J2	3336
TOTAL DEDUCTIONS (A1 to M1)	N	29412		
TOTAL NON-DEDUCTIBLE EXPENSES (A2 to L2)			Y	49640
TOTAL SMSF EXPENSES (N + Y)	Z	79052		
TOTAL INCOME OR LOSS (Total assessable income less deductions)	O	70765		<input type="checkbox"/>

Section D: Income tax calculation statement
13 Income tax calculation statement

		Taxable income	A	70765.00
		Tax on taxable income	T1	10614.75
		Tax on no-TFN-quoted contributions	J	0.00
Foreign inc. tax offsets	C1			
Rebates and tax offsets	C2	0.00		
		Gross tax	B	10614.75
		Non-refundable non-c/f tax offsets (C1 + C2)	C	0.00
		SUBTOTAL 1	T2	10614.75
ESVCLP tax offset	D1			
ESVCLP tax offset c/f from previous year	D2			
ESIC tax offset	D3			
ESIC tax offset c/f from previous year	D4			
		Non-refundable c/f tax offsets (D1+D2+D3+D4)	D	
		SUBTOTAL 2	T3	10614.75
Complying fund's franking credits tax offset	E1			
No-TFN tax offset	E2			
NRAS tax offset	E3			
Exploration cr. tax offset	E4			
		Refundable tax offsets (E1 + E2 + E3 + E4)	E	
<i>Credit:</i>		TAX PAYABLE	T5	10614.75
Int. on early payments	H1			
Foreign res. w/holding (excl. capital gains)	H2			
ABN/TFN not quoted	H3			
TFN w/held from closely held trusts	H5			
Int. on no-TFN tax offset	H6			
Credit for foreign res. capital gains w/holding	H8			
		Section 102AAM int. charge	G	
		Eligible credits (H1 + H2 + H3 + H5 + H6 + H8)	H	
		Tax offset refunds	I	0.00
		PAYG installments raised	K	13888.00
		Supervisory levy	L	259.00
		Supervisory levy adj. for wound up funds	M	
		Supervisory levy adj. for new funds	N	
		TOTAL AMOUNT REFUNDABLE (T5 + G - H - I - K + L - M + N)	S	3014.25

Sensitive (when completed)

Section F: Member information

MEMBER NUMBER: 1

Title	<input type="text" value="Mr"/>	Account status	<input type="text" value="O"/>
First name	<input type="text" value="Rex"/>		
Other names	<input type="text"/>		
Surname	<input type="text" value="Skane"/>		
Suffix	<input type="text"/>		
Member's TFN	<input type="text" value="452 252 477"/>	Date of birth	<input type="text" value="08/11/1940"/>

See the Privacy note in the Declaration

OPENING ACCOUNT BALANCE	<input type="text" value="2360528.00"/>
TOTAL CONTRIBUTIONS (Sum of labels A to M)	N <input type="text" value="0.00"/>

Other transactions

Allocated earnings or losses	O <input type="text" value="408602.00"/>	<input type="text"/>
Income stream payment	R2 <input type="text" value="55928.00"/>	M <input type="text"/>
Accumulation phase account balance	S1 <input type="text" value="692424.00"/>	
Retirement phase account bal. - Non CDBIS	S2 <input type="text" value="2020778.00"/>	
Retirement phase account balance - CDBIS	S3 <input type="text" value="0.00"/>	
TRIS Count	<input type="text" value="0"/>	

CLOSING ACCOUNT BALANCE	S <input type="text" value="2713202.00"/>
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MEMBER NUMBER: 2

Title	<input type="text" value="Mrs"/>	Account status	<input type="text" value="O"/>
First name	<input type="text" value="Glenda"/>		
Other names	<input type="text" value="Mae"/>		
Surname	<input type="text" value="Skane"/>		
Suffix	<input type="text"/>		
Member's TFN	<input type="text" value="142 703 493"/>	Date of birth	<input type="text" value="11/10/1944"/>

See the Privacy note in the Declaration

OPENING ACCOUNT BALANCE	<input type="text" value="3133546.00"/>
TOTAL CONTRIBUTIONS (Sum of labels A to M)	N <input type="text" value="0.00"/>

Other transactions

Allocated earnings or losses	O <input type="text" value="538000.00"/>	<input type="text"/>
Income stream payment	R2 <input type="text" value="57978.00"/>	M <input type="text"/>
Accumulation phase account balance	S1 <input type="text" value="1546867.00"/>	
Retirement phase account bal. - Non CDBIS	S2 <input type="text" value="2066701.00"/>	
Retirement phase account balance - CDBIS	S3 <input type="text" value="0.00"/>	
TRIS Count	<input type="text" value="0"/>	

CLOSING ACCOUNT BALANCE	S <input type="text" value="3613568.00"/>
Accumulation phase value	X1 <input type="text" value="0.00"/>

MEMBER NUMBER: 3

Title	<input type="text" value="Mr"/>	Account status	<input type="text" value="O"/>
First name	<input type="text" value="Glenn"/>		
Other names	<input type="text" value="Lynden"/>		
Surname	<input type="text" value="Skane"/>		
Suffix	<input type="text"/>		
Member's TFN	<input type="text" value="213 677 833"/>	Date of birth	<input type="text" value="28/04/1974"/>

See the Privacy note in the Declaration

OPENING ACCOUNT BALANCE	<input type="text" value="76783.00"/>
TOTAL CONTRIBUTIONS	<input type="text" value="0.00"/>

(Sum of labels A to M)

Other transactions

Allocated earnings or losses		<input type="text" value="13079.00"/>	<input type="text"/>
Accumulation phase account balance	<input type="text" value="S1"/>	<input type="text" value="89862.00"/>	
Retirement phase account bal. - Non CDBIS	<input type="text" value="S2"/>	<input type="text" value="0.00"/>	
Retirement phase account balance - CDBIS	<input type="text" value="S3"/>	<input type="text" value="0.00"/>	
TRIS Count		<input type="text" value="0"/>	

CLOSING ACCOUNT BALANCE	<input type="text" value="89862.00"/>
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MEMBER NUMBER: 4

Title	<input type="text" value="Mrs"/>	Account status	<input type="text" value="O"/>
First name	<input type="text" value="Naomi"/>		
Other names	<input type="text"/>		
Surname	<input type="text" value="Licciardello"/>		
Suffix	<input type="text"/>		
Member's TFN	<input type="text" value="168 861 453"/>	Date of birth	<input type="text" value="29/03/1972"/>

See the Privacy note in the Declaration

OPENING ACCOUNT BALANCE	<input type="text" value="76783.00"/>
TOTAL CONTRIBUTIONS	<input type="text" value="0.00"/>

(Sum of labels A to M)

Other transactions

Allocated earnings or losses		<input type="text" value="13079.00"/>	<input type="text"/>
Accumulation phase account balance	<input type="text" value="S1"/>	<input type="text" value="89862.00"/>	
Retirement phase account bal. - Non CDBIS	<input type="text" value="S2"/>	<input type="text" value="0.00"/>	
Retirement phase account balance - CDBIS	<input type="text" value="S3"/>	<input type="text" value="0.00"/>	
TRIS Count		<input type="text" value="0"/>	

CLOSING ACCOUNT BALANCE	<input type="text" value="89862.00"/>
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Section H: Assets and liabilities

15 ASSETS

15b Australian direct investments

Limited Recourse Borrowing Arrangements

Australian residential real property	J1 <input type="text"/>	}	Cash and term deposits	E <input type="text"/>	1911739
Australian non-residential real property	J2 <input type="text"/>		Debt securities	F <input type="text"/>	
Overseas real property	J3 <input type="text"/>		Loans	G <input type="text"/>	
Australian shares	J4 <input type="text"/>		Listed shares	H <input type="text"/>	
Overseas shares	J5 <input type="text"/>		Unlisted shares	I <input type="text"/>	
Other	J6 <input type="text"/>		Limited recourse borrowing arrangements (J1 to J6)	J <input type="text"/>	
Property count	J7 <input type="text"/>		Non-residential real property	K <input type="text"/>	4600000
		Residential real property	L <input type="text"/>		
		Collectables and personal use assets	M <input type="text"/>		
		Other assets	O <input type="text"/>		

TOTAL AUSTRALIAN AND OVERSEAS ASSETS
 (sum of labels A to T)

U 6511739

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	V1 <input type="text"/>	}	Borrowings	V <input type="text"/>	
Permissible temporary borrowings	V2 <input type="text"/>		Total member closing account balances	W <input type="text"/>	6506494
Other borrowings	V3 <input type="text"/>		Reserve accounts	X <input type="text"/>	
			Other liabilities	Y <input type="text"/>	5245
			Z <input type="text"/>	6511739	

TOTAL LIABILITIES

Sensitive (when completed)

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

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	Skane
Given and other names	Rex
Phone number	03 51524293
Non-individual trustee name	Faranda Forge Pty Ltd

Time taken to prepare and complete this tax return (hours)

J

TAX AGENT'S DECLARATION:

I declare that the Self-managed superannuation fund annual return 2021 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	SKANESF
Tax agent number	26665006

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

Sensitive (when completed)

Address of property

363 Princes Highway		
Suburb/State/P'code	TRARALGON	VIC 3844

Date property first earned rental income			30/06/2007
Rented from	01/07/2020	to	30/06/2021
Number of weeks property was rented this year			52

Acquisition and disposal details	Date	Amount
Acquired	30/06/2007	1025000
Ownership %		

Income

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

Rents received	182251	A	182251
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Gross rent:	182251	C	182251
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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.)

	Gross amount	Private use		Net
Council rates	11051		H	11051
Depreciation on plant				
Depreciation on plant				
Amount from depreciation worksheet	3275			
	3275	0	I	3275
Insurance	5185		K	5185
Land tax	3887		M	3887
Legal fees	2325		N	2325
Property agent fees/commission	19379		P	19379
Repairs and maintenance	5608		Q	5608
Capital works deduction (special building write-off)				
SBW worksheet	820			
	820		R	820
Water charges	2130		U	2130

Total expenses: Add expenses amounts (D to V)	53660	0	W	53660
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Net rent: Take W away from C			X	128591
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Sensitive (when completed)

Address of property

43 Bond Street		
Suburb/State/P'code	RINGWOOD	VIC 3134

Date property first earned rental income			30/06/2007
Rented from	01/07/2020	to	30/06/2021
Number of weeks property was rented this year			52

Acquisition and disposal details	Date	Amount
Acquired	30/06/2007	525000
Ownership %		

Income

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

Rents received	61569	A	61569
Gross rent:	61569	C	61569

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.)

	Gross amount	Private use		Net
Council rates	2721		H	2721
Depreciation on plant				
Depreciation on plant				
Amount from depreciation worksheet	169			
	169	0	I	169
Insurance	2643		K	2643
Land tax	8503		M	8503
Legal fees	2123		N	2123
Property agent fees/commission	459		P	459
Repairs and maintenance	306		Q	306
Capital works deduction (special building write-off)				
Capital works deductions (special buildi				
SBW worksheet	499			
	499		R	499
Water charges	1471		U	1471
Total expenses: Add expenses amounts (D to V)	18894	0	W	18894
Net rent: Take W away from C				X 42675

Capital Works Expenses schedule

Asset Code	Description Commenced Date Accum Write-off	Write-Off Start Date	Cost	Opening WDV	Rate	Amount	Closing WDV
1	Fire Hydrant relocation - Traralgon 29/08/2011 2167	01/07/2020	8816	6869	2.500	220	6649
2	Steps, Footpath & Bollards - Traralg 21/10/2011 2588	01/07/2020	10660	8339	2.500	267	8072
3	Handrail - Traralgon 13/12/2011 745	01/07/2020	3100	2433	2.500	78	2355
4	Glass Door & Locks - Traralgon 25/01/2012 547	01/07/2020	2300	1811	2.500	58	1753
5	Fire Deluge System - Ringwood 24/11/2011 2433		10203	8025	2.500	255	7770
6	Door - Ringwood 27/10/2011 668		2750	2151	2.500	69	2082
7	Asphalt - Ringwood 13/01/2015 433		2690	2324	2.500	67	2257
8	Asphalt 2017 Ringwood 17/10/2016 457		3890	3530	2.500	97	3433
9	Shopfront Windows - Traralgon 18/02/2019 236	01/07/2020	4000	3864	2.500	100	3764
10	Footpath - Traralgon 10/09/2018 143	01/07/2020	2020	1928	2.500	51	1877
11	Fencing - Ringwood 01/09/2018 31		425	405	2.500	11	394
12	Double Check Valve - Traralgon 22/02/2021 40	22/02/2021	4543	4543	2.500	40	4503
13	New Kitchen - Traralgon 23/04/2021 6	21/06/2021	9328	9328	2.500	6	9322
Totals			64725			1319	54231

File no 862 179 234
ABN 93 472 540 278

Exempt current pension income

Details	Amount
Actuarial Exempt Percentage 63.107%	
Income \$271534 x %	171357.00
Total	171357.00

Depreciation Schedule 2021

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: <u>1</u> <u>Traralgon P&E</u>												
1	Hot Water Service 22/04/2013	699		254				254	D	13.33	34	220
2	Boiling Water Unit 27/08/2013	755		286				286	D	13.33	38	248
3	Solar Panels 07/11/2019	34255		32031				32031	D	10.00	3203	28828
Sub-totals		35709		32571		0					3275	29296
Priv Use sub-totals											0	
Non-deductible sub-totals											0	
Net sub-totals											3275	
Group: <u>2</u> <u>Ringwood P&E</u>												
1	Hot Water Service 14/11/2018	1356		1013				1013	D	16.67	169	844

