

**51-53 CAPELLA CRESCENT UNIT TRUST
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2021**

51-53 CAPELLA CRESCENT UNIT TRUST

ABN: 90 776 770 228

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FOR THE YEAR ENDED 30 JUNE 2021

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51-53 CAPELLA CRESCENT UNIT TRUST

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COMPILATION REPORT

I have compiled the accompanying special purpose financial statements of 51-53 Capella Crescent Unit Trust which comprise the balance sheet as at 30 June 2021, and the income statement for the year then ended, a summary of significant accounting policies and other explanatory notes. The specific purpose for which the special purpose financial statements have been prepared is to provide information relating to the performance and financial position of the trust that satisfies the information needs of the director of the trustee company and of the unit holders.

The responsibility of the trustee

The director of the trustee company 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 the financial statements were prepared.

My responsibility

On the basis of information provided by the director of the trustee company, I have compiled the accompanying special purpose financial statements in accordance with the basis of accounting as described in the notes to the financial statements and APES 315: Compilation of Financial Information.

I have applied my expertise in accounting and financial reporting to compile these financial statements in accordance with the basis of accounting described in the notes to the financial statements. I 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, I am not required to verify the reliability, accuracy or completeness of the information provided to us by management to compile these financial statements. Accordingly, I do not express an audit opinion or a conclusion on these financial statements.

The special purpose financial statements were compiled exclusively for the benefit of the trustee of the trustee company who are responsible for the reliability, accuracy and completeness of the information used to compile them. I do not accept responsibility for the contents of the special purpose financial statements.

Firm PDK Financial Synergy Pty Ltd
 Certified Practicing Accountants

Address Shop 25, Renaissance Arcade Adelaide, SA, 5000

Date 27 September 2021

Signed

Phil Lounder

51-53 CAPELLA CRESCENT UNIT TRUST

ABN: 90 776 770 228

TRUSTEE'S DECLARATION

The directors of the trustee company have determined that the unit trust is not a reporting entity and that this special purpose financial report should be prepared in accordance with the accounting policies described in Note 2 to the financial statements.

The director of the trustee company declare that:

1. The financial statements and notes present fairly the unit trust's financial position as at 30 June 2021 and its performance for the year ended on that date in accordance with the accounting policies described in Note 2 to the financial statements;
2. In the trustee's opinion there are reasonable grounds to believe that the unit trust will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the trustee.

Director _____

Anthony Brougham

Director _____

Michael Wloszczak

Dated

51-53 CAPELLA CRESCENT UNIT TRUST

ABN: 90 776 770 228

**PROFIT AND LOSS STATEMENT
FOR THE YEAR ENDED 30 JUNE 2021**

	<i>2021</i>	<i>2020</i>
	\$	\$
INCOME		
Interest Received	-	9.85
Rent Income	99,000.00	97,750.00
	<hr/>	<hr/>
	99,000.00	97,759.85
EXPENSES		
Accountancy Fees	1,520.00	1,520.00
Administration Costs	600.00	480.00
Amortisation	527.81	762.07
Bank Charges	900.00	900.00
Filing Fees	273.00	267.00
Interest Paid	40,703.09	42,934.66
Land Tax	-	3,988.00
	<hr/>	<hr/>
	44,523.90	50,851.73
NET PROFIT	<hr/>	<hr/>
	<u>54,476.10</u>	<u>46,908.12</u>

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

51-53 CAPELLA CRESCENT UNIT TRUST

ABN: 90 776 770 228

APPROPRIATION STATEMENT

FOR THE YEAR ENDED 30 JUNE 2021

	<i>2021</i>	<i>2020</i>
	\$	\$
Net profit	54,476.10	46,908.12
Retained earnings (accumulated losses) at the beginning of the financial year	-	-
TOTAL AVAILABLE FOR DISTRIBUTION	<hr/> 54,476.10	<hr/> 46,908.12
Distribution to Beneficiaries	54,476.10	46,908.12
RETAINED EARNINGS (ACCUMULATED LOSSES) AT THE END OF THE FINANCIAL YEAR	<hr/> <hr/> -	<hr/> <hr/> -
UNITHOLDERS DISTRIBUTION:		
Brougham Super Fund	27,238.05	23,454.06
Vlos Family Super Fund	27,238.05	23,454.06
	<hr/> 54,476.10	<hr/> 46,908.12

The accompanying notes form part of these financial statements.
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51-53 CAPELLA CRESCENT UNIT TRUST**ABN: 90 776 770 228****BALANCE SHEET****FOR THE YEAR ENDED 30 JUNE 2021**

	<i>Note</i>	<i>2021</i>	<i>2020</i>
		<i>\$</i>	<i>\$</i>
CURRENT ASSETS			
Cash on Hand		10.00	10.00
NAB **6981		1,860.36	1,049.45
Prepaid Borrowing Expenses		-	527.81
TOTAL CURRENT ASSETS		<u>1,870.36</u>	<u>1,587.26</u>
NON-CURRENT ASSETS			
Property, plant and equipment	3	1,376,544.34	1,376,544.34
TOTAL NON-CURRENT ASSETS		<u>1,376,544.34</u>	<u>1,376,544.34</u>
TOTAL ASSETS		<u>1,378,414.70</u>	<u>1,378,131.60</u>
CURRENT LIABILITIES			
Other Creditors		-	(2,463.00)
Provision for GST		2,463.00	2,463.00
Brougham Super Fund		40,031.35	32,793.30
Vlos Family Super Fund		40,031.35	32,793.30
TOTAL CURRENT LIABILITIES		<u>82,525.70</u>	<u>65,586.60</u>
NON-CURRENT LIABILITIES			
Loans - NAB Market Loan **9550		155,616.00	172,272.00
Loans - NAB Market Loan **3202		660,000.00	660,000.00
Loans - Instant Marquee Unit Trust		263.00	263.00
TOTAL NON-CURRENT LIABILITIES		<u>815,879.00</u>	<u>832,535.00</u>
TOTAL LIABILITIES		<u>898,404.70</u>	<u>898,121.60</u>
NET ASSETS		<u>480,010.00</u>	<u>480,010.00</u>
EQUITY			
480,010 Ordinary Units of \$1		480,010.00	480,010.00
TOTAL EQUITY		<u>480,010.00</u>	<u>480,010.00</u>

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51-53 CAPELLA CRESCENT UNIT TRUST
ABN: 90 776 770 228
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2021

The financial statements cover 51-53 Capella Crescent Unit Trust and have been prepared in accordance with the trust deed to meet the needs of stakeholders and to assist in the preparation of the tax return.

Comparatives are consistent with prior years, unless otherwise stated.

1 Basis of preparation

51-53 Capella Crescent Unit Trust is non-reporting since there are unlikely to be any users who would rely on the general purpose financial statements.

The special purpose financial statements have been prepared in accordance with the significant accounting policies described below and do not comply with any Australian Accounting Standards unless otherwise stated.

The financial statements have been prepared on an accruals basis and are based on historical costs modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and financial liabilities.

Significant accounting policies adopted in the preparation of these financial statements are presented below and are consistent with prior reporting periods unless otherwise stated.

2 Summary of significant accounting policies

Revenue and other income

Interest revenue

Interest is recognised using the effective interest method.

Rendering of services

Revenue in relation to rendering of services is recognised depending on whether the outcome of the services can be measured reliably. If this is the case then the stage of completion of the services is used to determine the appropriate level of revenue to be recognised in the period.

If the outcome cannot be reliably measured then revenue is recognised to the extent of expenses recognised that are recoverable.

Goods and services tax (GST)

Revenue, expenses and assets are recognised net of the amount of goods and services tax (GST), except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST.

These notes should be read in conjunction with the attached compilation report of PDK Financial Synergy Pty Ltd.

51-53 CAPELLA CRESCENT UNIT TRUST
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Cash and cash equivalents

Cash and cash equivalents comprises cash on hand, demand deposits and short-term investments which are readily convertible to known amounts of cash and which are subject to an insignificant risk of change in value.

Property, plant and equipment

Each class of property, plant and equipment is carried at cost less, where applicable, any accumulated depreciation and impairment.

At the end of each annual reporting period, the depreciation method, useful life and residual value of each asset is reviewed. Any revisions are accounted for prospectively as a change in estimate.

51-53 CAPELLA CRESCENT UNIT TRUST
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2021

	<i>Note</i>	<i>2021</i>	<i>2020</i>
		<i>\$</i>	<i>\$</i>
3 PROPERTY, PLANT AND EQUIPMENT			
BUILDINGS			
Buildings - 51-53 Capella Crescent		1,376,544.34	1,376,544.34
		1,376,544.34	1,376,544.34
		1,376,544.34	1,376,544.34

These notes should be read in conjunction with the attached compilation report of PDK Financial Synergy Pty Ltd.