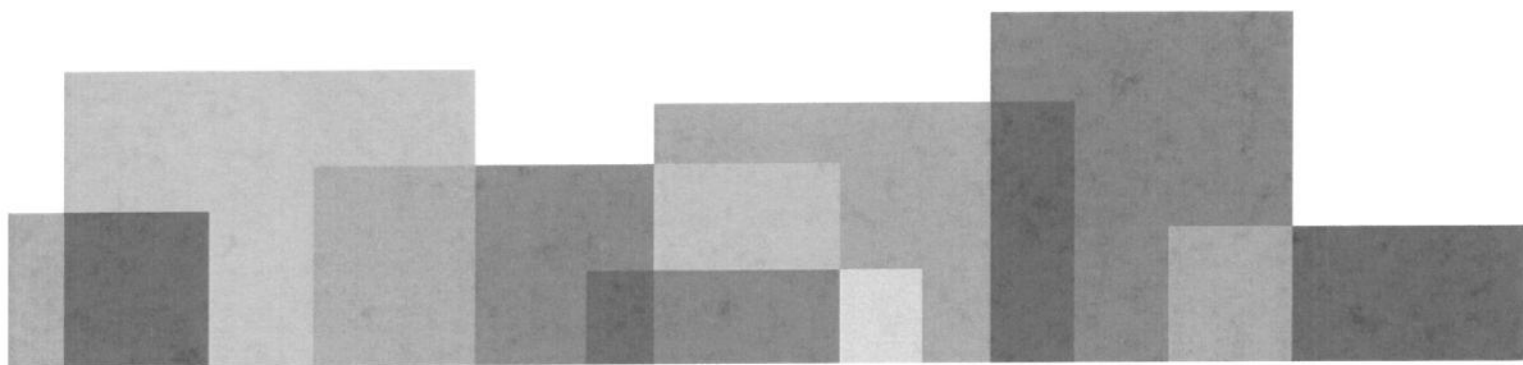


Tsai-Yun Superfund



Financial Statements

For the year ended 30 June 2021

Tsai-Yun Superfund

Compilation Report

For the year ended 30 June 2021

We have compiled the accompanying special purpose financial statements of Tsai-Yun Superfund, which comprise the statement of financial position as at 30 June 2021, the operating 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 set out in Note 1 to the financial statements.

The Responsibility of the Director of the Trustee Company

The Director of the Trustee Company of Tsai-Yun Superfund is 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 financial reporting framework used is appropriate to meet their needs and for the purpose that the financial statements were prepared.

Our Responsibility

On the basis of information provided by the Director of the Trustee Company, we have compiled the accompanying special purpose financial statements in accordance with the financial reporting framework 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 financial reporting framework 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 Director of the Trustee Company who is 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.

Firm: Walker Partners (Aust) Pty Ltd
Address: PO Box 706
Burgundy Street
HEIDELBERG VIC 3084

Signature: _____

Date: _____

Statement of Financial Position

As at 30 June 2021

	Note	2021 \$	2020 \$
INVESTMENTS			
Property - Commercial	8	455,000	417,000
		455,000	417,000
OTHER ASSETS			
Cash at Bank	9	1,785	5,858
Sundry Debtors - Fund Level	10	2,116	2,116
		3,901	7,974
TOTAL ASSETS		458,901	424,974
LIABILITIES			
Provisions for Tax - Fund	11	11,908	9,650
Loans	12	77,280	89,664
		89,188	99,314
TOTAL LIABILITIES		89,188	99,314
NET ASSETS AVAILABLE TO PAY BENEFITS		369,713	325,660
REPRESENTED BY: LIABILITY FOR MEMBERS' BENEFITS			
Allocated to Members' Accounts	13	369,713	325,660
		369,713	325,660

This Statement is to be read in conjunction with the notes to the Financial Statements

Operating Statement

For the year ended 30 June 2021

	Note	2021 \$	2020 \$
REVENUE			
Investment Revenue			
Property - Commercial	2	18,936	25,444
		18,936	25,444
Contribution Revenue			
Self-Employed Concessional Contributions		3,426	-
		3,426	-
Other Revenue			
Cash at Bank	3	1	8
Market Movement Non-Realised	4	38,000	-
		38,001	8
Total Revenue		60,363	25,452
EXPENSES			
General Expense			
Fund Administration Expenses	5	2,488	1,903
Property / Real Estate Expenses - Commercial 1	6	8,283	12,448
		10,771	14,351
BENEFITS ACCRUED AS A RESULT OF OPERATIONS BEFORE INCOME TAX		49,592	11,101
Tax Expense			
Fund Tax Expenses	7	5,539	1,665
		5,539	1,665
BENEFITS ACCRUED AS A RESULT OF OPERATIONS		44,053	9,436

This Statement is to be read in conjunction with the notes to the Financial Statements

Tsai-Yun Superfund

Notes to the Financial Statements

For the year ended 30 June 2021

Note 1: Summary of Significant Accounting Policies

The trustees have prepared the financial statements on the basis that the superannuation fund is a non-reporting entity because there are no users dependent on general purpose financial statements. 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 accompanying Regulations, the trust deed of the fund and the needs of members.

The financial statements have also been prepared on a cash basis unless otherwise stated and are based on historical costs, except for investments, which have been measured at market values.

The following significant accounting policies, which are consistent with the policies applied in the previous period unless otherwise stated, have been adopted in the preparation of the financial statements.

a. Measurement of Investments

The fund initially recognises:

- i. an investment when it controls the future economic benefits expected to flow from the asset. For financial assets, the trade date is considered the date on which control of the future economic benefits attributable to the asset passes to the fund; and
- ii. a financial liability on the date it becomes a party to the contractual provisions of the instrument.

Investments of the fund have been measured at their market values, which is 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:

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

Market values have been determined as follows:

- i. shares and other securities listed on the Australian Securities Exchange by reference to the relevant market quotations at the end of the reporting period;
- ii. units in managed funds by reference to the unit redemption price at the end of the reporting period;
- iii. fixed interest securities by reference to the redemption price at the end of the reporting period; and
- iv. investment properties at trustees' assessment of their realisable value.

Financial liabilities, such as trade creditors and other payables, are measured at the gross value of the outstanding balance at the reporting date. The trustees have determined that the gross values of the fund's financial liabilities are equivalent to their market values. Any remeasurement changes in the gross values of non-current financial liabilities (including liabilities for members accrued benefits) are recognised in the operating statement in the periods in which they occur.

b. Cash and Cash Equivalents

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

c. Revenue

Revenue is recognised at the market value of the consideration received or receivable.

Interest revenue

Tsai-Yun Superfund

Notes to the Financial Statements

For the year ended 30 June 2021

Interest revenue is recognised in respect of fixed-interest securities, and cash and cash equivalent balances. Interest revenue is recognised upon receipt.

Dividend revenue

Dividend revenue is recognised when the dividend has been paid or, in the case of dividend reinvestment schemes, when the dividend is credited to the benefit of the fund.

Rental revenue

Rental revenue arising from operating leases on investment properties is recognised upon receipt.

Distribution revenue

Distributions from trusts 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.

Contributions and Transfers

Contributions received and transfers in are recognised when the control and the benefits from the revenue is transferred to the fund. Contributions and transfers in are recognised gross of any taxes.

Remeasurement changes in market values

Remeasurement changes in the market values of assets are recognised as income and are determined as the difference between the market value at year-end 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).

d. Expenses

Expense are recognised and reflected in the operating statement when they are incurred.

e. Benefits Paid

Benefits are recognised when a valid withdrawal notice is received and approved by the trustee(s) in accordance with the fund's Trust Deed.

f. 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.

g. Income Tax

The income tax expense (revenue) for the year comprises current income tax expense (revenue) and deferred income tax expense (revenue).

Current income tax expense charged to the profit or loss is the tax payable (refundable) on taxable income. Current tax liabilities (assets) are therefore measured at the amounts expected to be paid to (refunded from) the relevant taxation authority.

Deferred income tax expense reflects movements in deferred tax liability balances during the year as well as unused tax losses.

Except for business combinations, no deferred income tax is recognised from the initial recognition of an asset or liability where there is no effect on accounting or taxable profit or loss.

Notes to the Financial Statements

For the year ended 30 June 2021

Deferred tax assets and liabilities are calculated at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled and their measurement also reflects the manner in which the trustees expect to recover or settle the carrying amount of the related asset or liability.

Deferred tax assets relating to temporary differences and unused tax losses are recognised only to the extent that it is probable that future taxable profit will be available against which the benefits of the deferred tax asset can be utilised.

Current tax assets and liabilities are offset where a legally enforceable right of set-off exists and it is intended that net settlement or simultaneous realisation and settlement of the respective asset and liability will occur. Deferred tax assets and liabilities are offset where:

(a) a legally enforceable right of set-off exists; and

(b) the deferred tax assets and liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities, where it is intended that net settlement or simultaneous realisation and settlement of the respective asset and liability will occur in future periods in which significant amounts of deferred tax assets or liabilities are expected to be recovered or settled.

The rate of tax used to determine income tax expense (revenue) and current tax liabilities (assets) is 15%, the applicable rate for a complying superannuation fund. This rate is applied to taxable income, after any claim for exempt current pension income, where applicable. The top personal marginal tax rate is applied to a non-complying superannuation fund and to non-arm's length income (NALI).

h. Goods and Services Tax (GST)

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

The net amount of GST recoverable from, or payable to, the ATO is included with other receivables or other payables in the statement of financial position.

i. Critical 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. 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.

j. Events Subsequent to Balance Date

The superannuation fund is an Accumulation fund and consequently any reduction or increment in market value of the fund is a reduction in member benefits. Any significant movement in the market value of investments after balance date has not been brought to account. Investments are in principle held for the long term and it is not appropriate to bring any subsequent reduction or increment in market values to account as at year end. Net movement in market values subsequent to balance date will be recognised in the next financial year.

In March 2020, the WHO classified the COVID-19 outbreak as a pandemic, based on the rapid increase in exposure globally. The full impact of the COVID-19 outbreak continues to evolve as of the date of this report. As such, it is uncertain as to the impact this will have on the superannuation fund.

Tsai-Yun Superfund

Notes to the Financial Statements

For the year ended 30 June 2021

	2021	2020
	\$	\$
Note 2: Property - Commercial		
Property - Commercial Account 3	18,936	25,444
	18,936	25,444
Note 3: Cash at Bank		
Cash at Bank - Bank Interest	1	7
Cash at Bank - Trading (Fund)	-	1
	1	8
Note 4: Market Movement Non-Realised		
Market Movement Non-Realised - Real Property	38,000	-
	38,000	-
Note 5: Fund Administration Expenses		
Bank Charges (Admin)	196	307
Insurance (Admin)	291	-
Professional Fees	1,420	1,020
Subscriptions and Registrations (Admin)	581	576
	2,488	1,903
Note 6: Property / Real Estate Expenses - Commercial 1		
Property - Commercial 1 - Body Corporate Fees	1,041	1,271
Property - Commercial 1 - Interest	4,392	7,071
Property - Commercial 1 - Rates	1,692	2,033
Property - Commercial 1 - Water Charges	1,158	2,073
	8,283	12,448
Note 7: Fund Tax Expenses		
Income Tax Expense	1,739	1,665
Tax Accrued During Period (Deferred Tax)	3,800	-
	5,539	1,665
Note 8: Property - Commercial		
Property - Commercial Account 3	455,000	417,000
	455,000	417,000
Note 9: Cash at Bank		
Cash at Bank	683	2,882
Cash at Bank	1,102	2,976
	1,785	5,858
Note 10: Sundry Debtors - Fund Level		
Sundry Debtors Number 1	2,116	2,116
	2,116	2,116

Tsai-Yun Superfund

Notes to the Financial Statements

For the year ended 30 June 2021

	2021	2020
	\$	\$
Note 11: Provisions for Tax - Fund		
Provision for Deferred Tax (Fund)	11,510	7,710
Provision for GST (Fund)	(509)	456
Provision for Income Tax (Fund)	907	1,484
	11,908	9,650
Note 12: Loans		
Loans - Other	77,280	89,664
	77,280	89,664
Note 13A: Movements in Members' Benefits		
Liability for Members' Benefits Beginning:	325,660	288,144
Add: Increase (Decrease) in Members' Benefits	44,053	9,436
Add: Members Transfers	-	28,080
Liability for Members' Benefits End	369,713	325,660
Note 13B: Members' Other Details		
Total Unallocated Benefits	-	-
Total Forfeited Benefits	-	-
Total Preserved Benefits	369,713	325,660
Total Vested Benefits	369,713	325,660

Tax Reconciliation

For the year ended 30 June 2021

INCOME

Gross Interest Income		-	
Gross Dividend Income			
Imputation Credits	-		
Franked Amounts	-		
Unfranked Amounts	-	-	
Gross Rental Income		-	
Gross Foreign Income		-	
Gross Trust Distributions		-	
Gross Assessable Contributions			
Employer Contributions/Untaxed Transfers	-		
Member Contributions	3,426.00	3,426.00	
Gross Capital Gain			
Net Capital Gain	-		
Pension Capital Gain Revenue	-	-	
Non-arm's length income		-	
Net Other Income		18,936.00	
Gross Income			22,362.00
Less Exempt Current Pension Income		-	
Total Income			22,362.00
LESS DEDUCTIONS			
Other Deduction		10,771.00	
Total Deductions			10,771.00
TAXABLE INCOME			11,591.00
Gross Income Tax Expense (15% of Standard Component)		1,738.65	
(45% of Non-arm's length income)		-	
Less Foreign Tax Offset	-		
Less Other Tax Credit	-	-	
Tax Assessed			1,738.65
Less Imputed Tax Credit		-	
Less Amount Already paid (for the year)		-	-
TAX DUE OR REFUNDABLE			1,738.65
Supervisory Levy			259.00
AMOUNT DUE OR REFUNDABLE			1,997.65

Tsai-Yun Superfund

Member Account Balances

For the year ended 30 June 2021

Member Accounts	Opening Balance	Transfers & Tax Free Contributions	Taxable Contributions	Transfers to Pension Membership	Less: Member Tax	Less: Member Expenses	Less: Withdrawals	Distributions	Closing Balance
Hsieh, Tsai-Yun (38)									
Accumulation									
Accum (00001)	325,659.51	-	3,426.00	-	513.90	-	-	41,141.52	369,713.13
	325,659.51	-	3,426.00	-	513.90	-	-	41,141.52	369,713.13
Reserve	-	-	-	-	-	-	-	-	-
TOTALS	325,659.51	-	3,426.00	-	513.90	-	-	41,141.52	369,713.13

CALCULATED FUND EARNING RATE:

12.6333 %

APPLIED FUND EARNING RATE:

12.6333 %

Tsai-Yun Superfund

Investment Summary

As at 30 June 2021

Investment	Code	Units	Average Unit Cost \$	Market Price \$	Adjusted Cost \$	Market Value \$	Gain / Loss \$	Gain / Loss %	Portfolio Weight %
Cash									
Cash at Bank	-	-	-	-	683.00	683.00	-	-	0.15
Cash at Bank	-	-	-	-	1,101.93	1,101.93	-	-	0.24
					1,784.93	1,784.93	-	-	0.39
Property									
Property - Commercial Account 3	-	-	-	-	339,900.00	455,000.00	115,100.00	33.86	99.61
					339,900.00	455,000.00	115,100.00	33.86	99.61
Total Investments					341,684.93	456,784.93	115,100.00	33.69	100.00

Gain / Loss \$ is equal to Market Value \$ less Adjusted Cost \$

Gain / Loss % is equal to Gain Loss \$ divided by Adjusted Cost \$, expressed as a percentage.

Member Statement

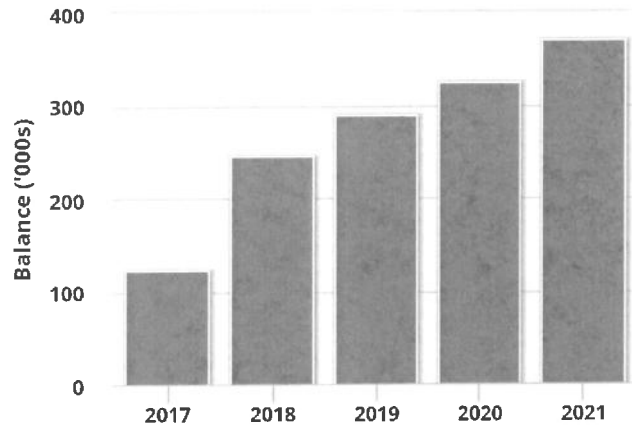
For the year ended 30 June 2021

Member details

Miss Tsai-Yun Hsieh
45B Whitelaw Street
RESERVOIR VIC 3073
AUSTRALIA

Date of Birth: 09/03/1983
Eligible Service Date: 01/01/2007

Your recent balance history



YOUR OPENING BALANCE

\$325,659.51

\$44,053.62
Balance Increase

YOUR CLOSING BALANCE

\$369,713.13

Your Net Fund Return

12.6333%

Your account at a glance

Opening Balance as at 01/07/2020

\$325,659.51

What has been added to your account

Self-Employed Concessional Contributions

\$3,426.00

What has been deducted from your account

Contribution Tax

\$513.90

New Earnings

\$41,141.52

Closing Balance at 30/06/2021

\$369,713.13

Member Statement

For the year ended 30 June 2021

Consolidated - Miss Tsai-Yun Hsieh

ACCESS TO YOUR BENEFITS

Unrestricted non-preserved (Generally available to be withdrawn)	\$0.00
Restricted non-preserved (Generally available when you leave your employer)	\$0.00
Preserved (Generally available once you retire, after reaching your preservation age)	\$369,713.13

YOUR TAX COMPONENTS

Tax Free Component	\$78,900.00
Taxable Component	\$290,813.13

YOUR INSURANCE COVER

Death Benefit	\$0.00
Disability Benefit	\$0.00
Salary Continuance (Annual Insured Benefit)	\$0.00

YOUR TOTAL SUPERANNUATION BALANCE

Your total superannuation balance	\$369,713.13
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NOTE: This amount does not include any entitlements from external super funds

INVESTMENT RETURN

The return on your investment for the year	12.63 %
--------------------------------------------	---------

Member Statement

For the year ended 30 June 2021

Accumulation Account - Miss Tsai-Yun Hsieh

ACCOUNT SUMMARY

Opening Balance as at 01/07/2020	\$325,659.51
-----------------------------------------	---------------------

What has been added to your account

Self-Employed Concessional Contributions	\$3,426.00
------------------------------------------	------------

What has been deducted from your account

Contribution Tax	\$513.90
------------------	----------

New Earnings	\$41,141.52
---------------------	--------------------

Closing Balance at 30/06/2021	\$369,713.13
--------------------------------------	---------------------

ACCESS TO YOUR BENEFITS

Unrestricted non-preserved (Generally available to be withdrawn)	\$0.00
------------------------------------------------------------------	--------

Restricted non-preserved (Generally available when you leave your employer)	\$0.00
-----------------------------------------------------------------------------	--------

Preserved (Generally available once you retire, after reaching your preservation age)	\$369,713.13
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YOUR TAX COMPONENTS

Tax Free Component	\$78,900.00
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Taxable Component	\$290,813.13
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Tsai-Yun Superfund

Member Statement

For the year ended 30 June 2021

YOUR BENEFICIARY(s) - Miss Tsai-Yun Hsieh

No beneficiaries have been recorded.

FUND CONTACT DETAILS

Pablo Lorient

(03) 9480 5500

PO Box 706

Burgundy Street

HEIDELBERG VIC 3084
