

# **VanZyl & Thomas Unit Trust**

**Trustee Company VanZyl & Thomas  
Investments Pty Ltd  
ABN 44 746 115 901**

**Financial Statements  
For the year ended 30 June 2021**



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**VanZyl & Thomas Unit Trust**  
**Trustee Company VanZyl & Thomas Investments Pty Ltd**  
**ABN 44 746 115 901**

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**VanZyl & Thomas Unit Trust**  
**Trustee Company VanZyl & Thomas Investments Pty Ltd**  
**ABN 44 746 115 901**  
**Detailed Profit and Loss Statement**  
**For the year ended 30 June 2021**

	2021	2020
	\$	\$
<hr/>		
<b>Income</b>		
Rents received	48,722.47	49,406.69
<b>Total income</b>	<u><b>48,722.47</b></u>	<u><b>49,406.69</b></u>
<b>Expenses</b>		
Accountancy	1,572.73	1,427.27
Amortisation expense	400.00	400.00
Bank fees & charges	594.76	600.00
Borrowing expenses	140.00	140.00
Depreciation - Other	7,086.00	10,123.00
Filing fees	273.00	267.00
Interest - Australia	8,116.46	10,033.58
Strata	5,869.00	7,336.50
Water Charge	1,452.02	1,652.69
Rates & taxes	2,293.13	2,513.89
<b>Total expenses</b>	<u><b>27,797.10</b></u>	<u><b>34,493.93</b></u>
<b>Net Profit from Ordinary Activities before income tax</b>	<u><u><b>20,925.37</b></u></u>	<u><u><b>14,912.76</b></u></u>

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**These financial statements are unaudited. They must be read in conjunction with the attached Accountant's Compilation Report and Notes which form part of these financial statements.**

**VanZyl & Thomas Unit Trust**  
**Trustee Company VanZyl & Thomas Investments Pty Ltd**  
**ABN 44 746 115 901**  
**Detailed Balance Sheet as at 30 June 2021**

	Note	2021 \$	2020 \$
<b>Current Assets</b>			
<b>Cash Assets</b>			
Cash at bank		42,182.55	17,125.54
		<u>42,182.55</u>	<u>17,125.54</u>
<b>Receivables</b>			
Trade debtors			31,162.74
			<u>31,162.74</u>
<b>Total Current Assets</b>		<u>42,182.55</u>	<u>48,288.28</u>
<b>Non-Current Assets</b>			
<b>Property, Plant and Equipment</b>			
Buildings - At cost		433,828.64	433,828.64
Office Fitouts - At cost		38,896.78	38,896.78
Less: Accumulated depreciation		(23,164.00)	(16,078.00)
		<u>449,561.42</u>	<u>456,647.42</u>
<b>Other</b>			
Preliminary expenses		679.00	1,079.00
Borrowing expenses		278.00	418.00
		<u>957.00</u>	<u>1,497.00</u>
<b>Total Non-Current Assets</b>		<u>450,518.42</u>	<u>458,144.42</u>
<b>Total Assets</b>		<u>492,700.97</u>	<u>506,432.70</u>

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**VanZyl & Thomas Unit Trust**  
**Trustee Company VanZyl & Thomas Investments Pty Ltd**  
**ABN 44 746 115 901**  
**Detailed Balance Sheet as at 30 June 2021**

	Note	2021 \$	2020 \$
<b>Current Liabilities</b>			
<b>Payables</b>			
<b>Unsecured:</b>			
- Trade creditors		1,703.42	1,703.42
<b>Financial Liabilities</b>			
<b>Unsecured:</b>			
Beneficiary loan: Achieve Holdings Pty Ltd		1,951.99	(1,053.70)
Beneficiary loan: ABM Investments Pty Ltd		1,951.98	(1,053.70)
		3,903.97	(2,107.40)
<b>Current Tax Liabilities</b>			
GST payable control account		990.00	1,979.41
Input tax credit control account			(142.73)
		990.00	1,836.68
<b>Total Current Liabilities</b>		<b>4,893.97</b>	<b>1,432.70</b>
<b>Non-Current Liabilities</b>			
<b>Financial Liabilities</b>			
<b>Secured:</b>			
- Bank loans NAB- 3176		207,807.00	225,000.00
		207,807.00	225,000.00
<b>Total Non-Current Liabilities</b>		<b>207,807.00</b>	<b>225,000.00</b>
<b>Total Liabilities</b>		<b>212,700.97</b>	<b>226,432.70</b>
<b>Net Assets</b>		<b>280,000.00</b>	<b>280,000.00</b>

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**VanZyl & Thomas Unit Trust**  
**Trustee Company VanZyl & Thomas Investments Pty Ltd**  
**ABN 44 746 115 901**  
**Detailed Balance Sheet as at 30 June 2021**

	Note	2021 \$	2020 \$
<hr/>			
<b>Equity</b>			
Subscribed units		280,000.00	280,000.00
Total Equity		<u>280,000.00</u>	<u>280,000.00</u>

**VanZyl & Thomas Unit Trust**  
**Trustee Company VanZyl & Thomas Investments Pty Ltd**  
**ABN 44 746 115 901**  
**Notes to the Financial Statements**  
**For the year ended 30 June 2021**

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## **Note 1: Summary of Significant Accounting Policies**

### **Basis of Preparation**

The directors of the trustee company have prepared the financial statements of the trust on the basis that the trust 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 trust deed, the information needs of the beneficiaries and for the basis of preparation of the income tax return.

The financial statements have been prepared in accordance with the significant accounting policies disclosed below, which the directors of the trustee company have determined are appropriate to meet the purposes of preparation. Such accounting policies are consistent with the previous period unless stated otherwise.

The financial statements have been prepared on an accrual basis and are based on historical costs unless otherwise stated in the notes. The accounting policies that have been adopted in the preparation of the statements are as follows:

#### **(a) Property, Plant and Equipment (PPE)**

**Property, plant and equipment are carried at cost or at independent of directors' valuation. All assets, excluding freehold land and buildings are depreciated over the useful lives of the assets to the trust. Increases in the carrying amount arising on revaluation of land and buildings are credited to a revaluation reserve in shareholders' equity. Decreases that offset previous increases of the same asset are charged against fair value reserves directly in equity; all other decreases are charged to the income statement. Each year the difference between depreciation based on the revalued carrying amount of the assets charged to the income statement and depreciation based on the asset's original cost is transferred from the revaluation reserve to retained earnings.**

**The carrying amount of plant and equipment is reviewed annually by directors to ensure it is not in excess of the recoverable amount from these assets. The recoverable amount is assessed on the basis of the expected net cash flows that will be received from the asset's employment and subsequent disposal. The expected net cash flows have not been discounted in determining recoverable amounts.**

**Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the company and the cost of the item can be measured reliably. All other repairs and maintenance are recognised as expenses in profit or loss during the financial period in which they are incurred.**

#### **(b) Trade and Other Receivables**

**Trade and other receivables include amounts due from customers for goods sold and services performed in the ordinary course of business. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets.**

**Trade and other receivables are recognised at the nominal transaction value without taking into account the time value of money.**

#### **(c) Cash and Cash Equivalents**

**Cash and cash equivalents include cash on hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities on the balance sheet.**

**VanZyl & Thomas Unit Trust**  
**Trustee Company VanZyl & Thomas Investments Pty Ltd**  
**ABN 44 746 115 901**  
**Notes to the Financial Statements**  
**For the year ended 30 June 2021**

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**(d) Revenue and Other Income**

Revenue is measured at the fair value of the consideration received or receivable after taking into account any trade discounts and volume rebates allowed. For this purpose, deferred consideration is not discounted to present values when recognising revenue.

Interest revenue is recognised using the effective interest rate method, which, for floating rate financial assets, is the rate inherent in the instrument. Dividend revenue is recognised when the right to receive a dividend has been established.

Revenue recognised related to the provision of services is determined with reference to the stage of completion of the transaction at the reporting date and where outcome of the contract can be estimated reliably. Stage of completion is determined with reference to the services performed to date as a percentage of total anticipated services to be performed. Where the outcome cannot be estimated reliably, revenue is recognised only to the extent that related expenditure is recoverable.

All revenue is stated net of the amount of goods and services tax (GST).

**(e) 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). In these circumstances, the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense. Receivables and payables in the balance sheet are shown inclusive of GST.

**(f) Trade and Other Payables**

Trade and other payables, including bank borrowings and distributions payable, are recognised at the nominal transaction value without taking into account the time value of money.

**(g) Leases**

**The trust as lessee**

Leases are classified as right of use assets whenever the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. Where the lease term is 12 months or less or the lease value is less than \$5000 it will be classified as operating leases.

At inception the rights to use assets held are recognised as such as part of property, plant and equipment in the same way as owned assets. The corresponding liability to the lessor is included in the balance sheet as a lease liability. Lease payments are apportioned between the interest component and the reduction of the lease liability. The interest component is recognised in profit or loss in the period in which it arises.

Rentals payable under operating leases are recognised in profit or loss.



**VanZyl & Thomas Unit Trust**  
**Trustee Company VanZyl & Thomas Investments Pty Ltd**  
**ABN 44 746 115 901**  
**Notes to the Financial Statements**  
**For the year ended 30 June 2021**

	2021	2020
<b>Note 2: Revenue</b>		
<b>Operating Activities:</b>		
Rents	48,722.47	49,406.69
	<u>48,722.47</u>	<u>49,406.69</u>
<b>Note 3: Cash assets</b>		
<b>Bank accounts:</b>		
- Cash at bank	42,182.55	17,125.54
	<u>42,182.55</u>	<u>17,125.54</u>
<b>Note 4: Receivables</b>		
<b>Current</b>		
Trade debtors		31,162.74
		<u>31,162.74</u>
<b>Note 5: Other Assets</b>		
<b>Non Current</b>		
Preliminary expenses	679.00	1,079.00
Less: accumulated amortisation		
Borrowing expenses	278.00	418.00
Less: accumulated amortisation		
	<u>957.00</u>	<u>1,497.00</u>

**VanZyl & Thomas Unit Trust**  
**Trustee Company VanZyl & Thomas Investments Pty Ltd**  
**ABN 44 746 115 901**  
**Notes to the Financial Statements**  
**For the year ended 30 June 2021**

	2021	2020
<b>Note 6: Property, Plant and Equipment</b>		
<b>Buildings:</b>		
- At cost	433,828.64	433,828.64
	433,828.64	433,828.64
<b>Plant and equipment:</b>		
- At cost	38,896.78	38,896.78
- Less: Accumulated depreciation	(23,164.00)	(16,078.00)
	15,732.78	22,818.78
	449,561.42	456,647.42
 <b>Note 7: Investment Property</b>		
Balance at beginning of year		
Balance at end of year		
 <b>Note 8: Payables</b>		
<b>Unsecured:</b>		
- Trade creditors		1,703.42
		1,703.42
		1,703.42

**VanZyl & Thomas Unit Trust**  
**Trustee Company VanZyl & Thomas Investments Pty Ltd**  
**ABN 44 746 115 901**  
**Notes to the Financial Statements**  
**For the year ended 30 June 2021**

	2021	2020
<b>Note 9: Financial Liabilities</b>		
<b>Current</b>		
<b>Unsecured:</b>		
- Beneficiary loan - Achieve Holdings Pty Ltd	1,951.99	(1,053.70)
- Beneficiary loan - ABM Investments Pty Ltd	1,951.98	(1,053.70)
	3,903.97	(2,107.40)
	3,903.97	(2,107.40)
<b>Non-Current</b>		
<b>Secured*:</b>		
- Bank loans	207,807.00	225,000.00
	207,807.00	225,000.00
	207,807.00	225,000.00
<b>* Total Current and Non-Current Secured Liabilities</b>		
Bank loans	207,807.00	225,000.00
	207,807.00	225,000.00

**Note 10: Tax Liabilities**

**Current**

GST payable control account	990.00	1,979.41
Input tax credit control account		(142.73)
	990.00	1,836.68
	990.00	1,836.68

**VanZyl & Thomas Unit Trust**  
**Trustee Company VanZyl & Thomas Investments Pty Ltd**  
**ABN 44 746 115 901**  
**Notes to the Financial Statements**  
**For the year ended 30 June 2021**

2021

2020

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**Note 11: Trust Capital****Trust capital****Subscribed units**

280,000.00	280,000.00
<u>280,000.00</u>	<u>280,000.00</u>

**VanZyl & Thomas Unit Trust**  
**Trustee Company VanZyl & Thomas Investments Pty Ltd**  
**ABN 44 746 115 901**  
**Depreciation Schedule for the year ended 30 June, 2021**

	Total	Priv	OWDV	DISPOSAL		ADDITION		DEPRECIATION			Priv	CWDV	PROFIT			LOSS		
				Date	Consid	Date	Cost	Value	T	Rate			Deprec	Upto	+	Above	Total	-
<b>Preliminary expenses</b>																		
Company Setup	2,000.00	13/03/18	2,000	0.00	1,079		0	0	1,079	P	20.00	400	0	679	0	0	0	0
	<u>2,000</u>		<u>1,079</u>		<u>0</u>		<u>0</u>	<u>1,079</u>				<u>400</u>	<u>0</u>	<u>679</u>				
									Deduct Private Portion									
									Net Depreciation									

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**VanZyl & Thomas Unit Trust**  
**Trustee Company VanZyl & Thomas Investments Pty Ltd**  
**ABN 44 746 115 901**  
**Depreciation Schedule for the year ended 30 June, 2021**

	Total	Priv	OWDV	DISPOSAL		ADDITION		DEPRECIATION			Priv	CWDV	PROFIT			LOSS		
				Date	Consid	Date	Cost	Value	T	Rate			Deprec	Upto	+	Above	Total	-
<b>Borrowing Expenses</b>																		
Yarwood & Associates - Guarantee & Indem	350.00	28/06/18	350	0.00	209		0	0	209	P	20.00	70	0	139	0	0	0	0
Yarwood & Associates - Guarantee & Indem	350.00	27/06/18	350	0.00	209		0	0	209	P	20.00	70	0	139	0	0	0	0
	700		418		0		0	418			140	0	278					
									Deduct Private Portion									
									Net Depreciation		140							

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**VanZyl & Thomas Unit Trust**  
**Trustee Company VanZyl & Thomas Investments Pty Ltd**  
**ABN 44 746 115 901**  
**Depreciation Pools for the year ended 30 June, 2021**

**Pool : General Pool**

Opening Value of the Pool:	23,620
Plus the taxable use percentage of assets allocated to the pool for the income year	0
Less deduction for the decline in value of depreciating assets of the pool for the income year	7,086
Less deduction for the decline in value of depreciating assets allocated to the pool for the income year	0
Less the taxable use percentage of the termination value of pooled assets disposed of during the income year	0
Closing Value of the Pool	16,534

		Total	Priv	OWDV	DISPOSAL		ADDITION		DEPRECIATION			Priv	CWDV	
					Date	Consid	Date	Cost	Value	T	Rate			Deprec
<b>Office Fitouts</b>														
Fitouts	0.00	0	0.00	8,256		0		0	8,256	D	30.00	2,477	0	5,779
Fitouts	0.00	0	0.00	10,074		0		0	10,074	D	30.00	3,022	0	7,052
Fitouts	0.00	0	0.00	5,291		0		0	5,291	D	30.00	1,587	0	3,704

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**VanZyl & Thomas Unit Trust**  
**Trustee Company VanZyl & Thomas Investments Pty Ltd**  
**ABN 44 746 115 901**  
**Trustee's Declaration**

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The directors of VanZyl & Thomas Investments Pty Ltd declare that the trust is not a reporting entity and that this special purpose financial report should be prepared in accordance with the accounting policies outlined in Note 1 to the financial statements

The directors of the trustee company declare that:

- (i) **the financial statements and notes, present fairly the 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 1 to the financial statements; and**
- (ii) **in the directors' opinion there are reasonable grounds to believe that the trust will be able to pay its debts as and when they become due and payable.**

The declaration is made in accordance with a resolution of the Board of Directors of the trustee company.

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**Babu Thomas , (Director)**

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**Gideon H Van Zyl , (Director)**

Date



**VanZyl & Thomas Unit Trust**  
**Trustee Company VanZyl & Thomas Investments Pty Ltd**  
**ABN 44 746 115 901**  
**Compilation Report to VanZyl & Thomas Unit Trust**

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We have compiled the accompanying special purpose financial statements of VanZyl & Thomas Unit Trust, which comprise the balance sheet as at 30 June 2021, the Statement of Profit and Loss 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 directors of the trustee company and of the beneficiaries.

*The Responsibility of the Directors of the Trustee Company*

The directors 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 significant accounting policies used are 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 directors of the trustee company, we have compiled the accompanying special purpose financial statements in accordance with the significant accounting policies as 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 significant accounting policies 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 (including Independence Standards).

*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 directors of the trustee company who are responsible for the reliability, accuracy and completeness of the information used to compile them. Accordingly, these special purpose financial statements may not be suitable for other purposes. We do not accept responsibility for the contents of the special purpose financial statements.

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**15 Sayer Street Midland**

26 May, 2022