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12 August 2021

Tim Brusasco  
c/- 10 Pine Mountain Court  
Carina Heights QLD 4152

Dear Tim,

**CARSELDINE GARDENS TRUST – 2021 TAXATION & ACCOUNTING SUMMARY**

**INVESTOR NAME:  
JICIH PTY LTD ATF VALTEXCO UNIT TRUST  
ENTITY NUMBER: 1737**

We write in our capacity as Chartered Accountants for Alceon Group No.33 Pty Ltd as trustee for Carseldine Gardens Trust (“**the Trust**”).

We refer to your investment in the Trust and provide the following information which will assist in the preparation of your Income Tax Return and any Financial Report for the year ended 30 June 2021.

The Australian Business Number of the Trust is 54 925 956 606.

Please email [Alceon.Client@alceon.com.au](mailto:Alceon.Client@alceon.com.au) should you have any queries.

Yours sincerely,

Thomas Tulley  
Partner

**CARSELDINE GARDENS TRUST**  
**REPORT 1: INVESTOR DISTRIBUTION DETAILS**

**Investor Details**

Investor Name: JICIH Pty Ltd ATF Valtexco Unit Trust  
 Entity Number: 1737

**Investment Summary**

<b>Total Unitholding as at 30 June 2021 (A Class Units)</b>		<b>300,000</b>
Capital Value of Unitholding as at 1 July 2020	\$	186,792.01
Less: Return of Capital	\$	(51,553.25)
<b>Capital Value of Unitholding as at 30 June 2021*</b>	<b>\$</b>	<b>135,238.76</b>

\* Valuation Confirmation for Superannuation Funds  
 In the opinion of the Trustee: (1) The value of the units as at 30 June 2021 is not below the Capital Value of the units held; and (2) It is appropriate the Capital Value of the Unitholding as at 30 June 2021 above be included in the financial report of the superannuation fund.

**Accounting and Cash Distribution Summary**

<b>2021 Accounting Income Reconciliation</b>		
Total Cash Payment	\$	55,107.69
Less: Return of Capital	\$	(51,553.25)
<b>2021 Accounting Income</b>	<b>\$</b>	<b>3,554.44</b>

**Taxation Summary**

<b>2021 Taxable Income Reconciliation</b>		
2021 Accounting Income	\$	3,554.44
Less: Tax Adjustments*	\$	(547.78)
Less: Tax-Deferred Amount	\$	(1,809.61)
<b>2021 Taxable Income</b>	<b>\$</b>	<b>1,197.05</b>

\* This includes a CGT Concession amount that relates to the sale of the investment in the trust and is not assessable for tax purposes.

<b>2021 Taxable Income Components</b>		
Non-Primary Production Income	\$	649.27
Net Capital Gain – Discount Method**	\$	547.78
<b>2021 Taxable Income Components</b>	<b>\$</b>	<b>1,197.05</b>

\*\* The net capital gain has been calculated under the 50% discount method. We recommend that you seek independent advice as to the correct treatment of this amount taking into consideration your specific circumstances.

**CARSELDINE GARDENS TRUST**  
**REPORT 2: TRUST ACCOUNTING AND TAX POSITION**

**Accounting Summary**

Profit and Loss Statement

The Accounting Income of the Trust was derived as follows:

Income	\$	3,531,094
Less: Cost of Sales	\$	(2,802,728)
Less: Expenses	\$	(574,340)
<b>Accounting Income of the Trust</b>	<b>\$</b>	<b>154,026</b>

Balance Sheet

Summary of the Balance Sheet of the Trust as at 30 June 2021:

<b>Assets</b>		
Cash and Cash Equivalents	\$	116,651
Other Assets	\$	77,901
Investments	\$	11,785,090
<b>Total Assets</b>	<b>\$</b>	<b>11,979,642</b>
<b>Liabilities</b>		
Long Term Liabilities	\$	6,119,295
<b>Total Liabilities</b>	<b>\$</b>	<b>6,119,295</b>
<b>NET ASSETS</b>	<b>\$</b>	<b>5,860,347</b>
<b>Equity</b>		
Issued Units (A Class)*	\$	12,350,000
Less: Return of Capital (A Class)	\$	(6,489,654)
Issued Units (B Class)	\$	1
<b>TOTAL EQUITY</b>	<b>\$</b>	<b>5,860,347</b>

\* There are 13,000,000 A Class units on issue at \$0.95 per unit.

**Taxation Summary**

The 2021 Taxable Income of the Trust was derived as follows:

2021 Accounting Income	\$	154,026
Less: Tax Adjustments	\$	(23,737)
Less: Tax-Deferred Amount	\$	(78,416)
<b>2021 Taxable Income</b>	<b>\$</b>	<b>51,873</b>