

# VALENTE STAFF SUPERANNUATION FUND

## Investment Income Report



As at 30 June 2022

Investment	Total Income	Franked	Unfranked	Interest/ Other	Franking Credits	Foreign Income	Foreign Credits * 1	Assessable Income (Excl. Capital Gains) * 2	TFN Credits	Other Deductions	Distributed Capital Gains	Non-Assessable Payments
<b>Units in Unlisted Unit Trusts (Australian)</b>												
ALCECAB Caboolture Retail Trust	53,872.88			3,192.29	0.00	0.00	0.00	3,192.29		0.00	34,655.79	16,024.80
CARSEL.AX Carseldine Gardens Retirement Village Fund	800.00	800.00			266.67			1,066.67		0.00		
CARSEL.AX Carseldine Gardens Retirement Village Fund	7,794.05			621.60	0.00	0.00	0.00	621.60		2,692.53	9,864.98	0.00
MARIVA.AX Mariva Property Trust	2,136,775.80	119,535.00			52,085.00	5,531.00	312.00	168,275.00		163,636.20	2,175,346.0	0.00
	<b>2,199,242.73</b>	<b>120,335.00</b>		<b>3,813.89</b>	<b>52,351.67</b>	<b>5,531.00</b>	<b>312.00</b>	<b>173,155.56</b>		<b>166,328.7</b>	<b>2,219,866.</b>	<b>16,024.80</b>
	<b>2,199,242.73</b>	<b>120,335.00</b>		<b>3,813.89</b>	<b>52,351.67</b>	<b>5,531.00</b>	<b>312.00</b>	<b>173,155.56</b>		<b>166,328.7</b>	<b>2,219,866.</b>	<b>16,024.80</b>

Assessable Income (Excl. Capital Gains) **173,155.56**

Net Capital Gain **1,503,015.04**

**Total Assessable Income 1,676,170.60**

\* 1 Includes foreign credits from foreign capital gains.

\* 2 Assessable Income in the SMSF Annual Return will be different as capital gains and losses from disposals of assets have not been included.

For a breakdown of Distributed Capital Gains and Non-Assessable Payments refer to Distributions Reconciliation Report.

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

**Investor Details**

Investor Name: Valente Staff Super Pty Ltd ATF Valente Staff Superannuation Fund  
 Entity Number: 2936

**Investment Summary**

<b>Total Unitholding as at 30 June 2022 (A Class Units)</b>		<b>100,000</b>
Capital Value of Unitholding as at 1 July 2021	\$	-
Add: Transfer of Units	\$	45,079.59
Less: Return of Capital	\$	(3,705.95)
<b>Capital Value of Unitholding as at 30 June 2022*</b>	<b>\$</b>	<b>41,373.64</b>

\* Valuation Confirmation for Superannuation Funds  
 In the opinion of the Trustee: (1) The value of the units as at 30 June 2022 is \$0.62 per unit; and (2) It is appropriate that this value be included in the financial report of the superannuation fund.

**Accounting and Cash Distribution Summary**

<b>2022 Accounting Income Reconciliation</b>		
Total Cash Payment	\$	11,500.00
Less: Return of Capital	\$	(3,705.95)
<b>2022 Accounting Income</b>	<b>\$</b>	<b>7,794.05</b>

**Taxation Summary**

<b>2022 Taxable Income Reconciliation</b>		
2022 Accounting Income	\$	7,794.05
Add: Tax Adjustments	\$	2,692.53
Less: CGT Concession*	\$	(4,932.49)
<b>2022 Taxable Income</b>	<b>\$</b>	<b>5,554.09</b>

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

<b>2022 Taxable Income Components</b>		
Non-Primary Production Income	\$	621.60
Net Capital Gain – Discount Method**	\$	4,932.49
<b>Net Non-Primary Production Income</b>	<b>\$</b>	<b>5,554.09</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.

**CABOULTURE RETAIL TRUST**  
**REPORT 1: INVESTOR DISTRIBUTION DETAILS**

**Investor Details**

Investor Name: Valente Staff Super Pty Ltd ATF Valente Staff Superannuation Fund  
 Entity Number: 2936

**Investment Summary**

<b>Total Unitholding as at 30 June 2022 (Ordinary Units)</b>	<b>66,667</b>
Capital Value of Unitholding as at 1 July 2021	\$ -
Add: Transfer of Units	\$ 61,436.23
Less: Return of Capital	\$ (61,436.23)
<b>Capital Value of Unitholding as at 30 June 2022</b>	<b>\$ -</b>

**Accounting and Cash Distribution Summary**

<b>2022 Accounting Income Reconciliation</b>	
Total Cash Payment	\$ 113,100.33
Less: Return of Capital	\$ (61,436.23)
Less: Distribution Receivable (2021)	\$ -
Add: Distribution Receivable (2022)	\$ 2,208.78
<b>2022 Accounting Income</b>	<b>\$ 53,872.88</b>

**Taxation Summary**

<b>2022 Taxable Income Reconciliation</b>	
2022 Accounting Income	\$ 53,872.88
Less: Tax Adjustments*	\$ (2,830.78)
Less: Distributable Capital Gain Not Subject To Tax**	\$ (13,194.02)
<b>2022 Taxable Income</b>	<b>\$ 37,848.08</b>

\*This amount relates to depreciation claimed for tax purposes and will result in a CGT Event E4 adjustment.

\*\* This amount will not be subject to a CGT Event E4 adjustment.

<b>2022 Taxable Income Components</b>	
Net Non-Primary Production Income	\$ 3,192.29
Net Capital Gain – Discount Method***	\$ 34,655.79
<b>Total Taxable Income</b>	<b>\$ 37,848.08</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.

**Mariva Property Trust**  
**ABN 95 147 284 625**  
**Funds/Loans/Capital Account**  
**For the year ended 30 June 2022**

	2022	2021
	\$	\$
<b>Beneficiaries Share of Profit</b>		
- Valente Super Fund	2,136,775.80	1,424,459.30
Total Profit	2,136,775.80	1,424,459.30

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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.**

**57 Statement of distribution - continued**

Beneficiary's name and tax file number or postal address

Distribution Fraction  %

Tax file number  Entity code   Date of birth

See the Privacy note in the Taxpayer's declaration.

Name

Address

Assessment calculation code   Entity code   Share of credit for TFN amounts withheld from payments from closely held trusts

Share of income of the trust estate   Capital gains

Share of credit for tax withheld - foreign resident withholding (excluding capital gains)  NCMC capital gains

Australian franking credits from a New Zealand franking company  Excluded from NCMC capital gains

Primary production  /  Share of credit for foreign resident capital gains withholding amounts

PP-NCMI  Attributed foreign income

PP-Excluded from NCMC  Other assessable foreign source income   /

Share of income Non-primary production   /  Foreign income tax offsets

Invest  /  Share of National rental affordability scheme tax offset

Other  /  Exploration credits distributed

Non-PP-NCMI  Early stage venture capital limited partnership tax offset

Non-PP-Excluded from NCMC  Early stage investor tax offset

Credit for tax withheld where ABN not quoted  Div 6AA Eligible income

Franked distributions

Invest

Other

Franking credit

TFN amounts withheld

**Small business income tax offset information**

Share of net small business income

**Non-resident beneficiary additional information**

s98(3) assessable amount

s98(4) assessable amount

**TB statement information**

For each trustee beneficiary, indicate whether you will be making a TB statement:

TB statement?  Print Y for yes or N for no.

Tax preferred amounts

Untaxed part of share of net income

**Annual Trustee Payment report information**

Distribution from ordinary or statutory income during income year

Total TFN amounts withheld from payments

# Capital gains tax (CGT) schedule

# 2022

Use in conjunction with company, trust, fund or self-managed superannuation fund annual return.  
For instructions on how to complete this schedule refer to the publication Guide to capital gains tax.

Tax file number (TFN) **XX XXX XXX**

Taxpayer's name **Mariva Property Trust**

Australian Business Number (ABN) **95 147 284 625**

## 1 Current year capital gains and capital losses

	Capital gain
Shares in companies listed on an Australian securities exchange	<b>A \$</b> <input type="text" value="800,323"/>
Other shares	<b>B \$</b> <input type="text"/>
Units in unit trusts listed on an Australian securities exchange	<b>C \$</b> <input type="text"/>
Other units	<b>D \$</b> <input type="text" value="41,098"/>
Real estate situated in Australia	<b>E \$</b> <input type="text"/>
Other real estate	<b>F \$</b> <input type="text"/>
Amount of capital gains from a trust (including a managed fund)	<b>G \$</b> <input type="text" value="1,575,317"/>
Collectables	<b>H \$</b> <input type="text"/>
Other CGT assets and any other CGT events	<b>I \$</b> <input type="text"/>
Amount of capital gain previously deferred under transitional CGT relief for superannuation funds	<b>S \$</b> <input type="text"/>
<b>Total current year capital gains</b>	<b>J \$</b> <input type="text" value="2,416,738"/>

	Capital loss
	<b>K \$</b> <input type="text" value="178,759"/>
	<b>L \$</b> <input type="text"/>
	<b>M \$</b> <input type="text"/>
	<b>N \$</b> <input type="text"/>
	<b>O \$</b> <input type="text"/>
	<b>P \$</b> <input type="text"/>
	<b>Q \$</b> <input type="text"/>
	<b>R \$</b> <input type="text"/>

Add the amounts at labels K to R and write the total in item 2 label A - Total current year capital losses.

## 2 Capital losses

Total current year capital losses	<b>A \$</b> <input type="text" value="178,759"/>
Total current year net capital losses applied	<b>B \$</b> <input type="text" value="178,759"/>
Total prior year net capital losses applied	<b>C \$</b> <input type="text"/>
Total capital losses transferred in applied (only for transfers involving a foreign bank branch or permanent establishment of a foreign financial entity)	<b>D \$</b> <input type="text"/>
<b>Total capital losses applied</b>	<b>E \$</b> <input type="text" value="178,759"/>

Add amounts at B, C and D.

## 3 Unapplied net capital losses carried forward

Net capital losses from collectables carried forward to later income years	<b>A \$</b> <input type="text"/>
Other net capital losses carried forward to later income years	<b>B \$</b> <input type="text"/>

Add amounts at A and B and transfer the total to label V - Net capital losses carried forward to later income years on your tax return.

## 4 CGT discount

Total CGT discount applied

**A \$**

**6 Net capital gain**

Net capital gain

<b>A \$</b>	1,118,989
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1J less 2E less 4A less 5D (cannot be less than zero). Transfer the amount at A to label A - Net capital gain on your tax return.

**8 Other CGT information required (if applicable)**

Small business 15 year exemption - exempt capital gains

<b>A \$</b>		CODE	/	
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Capital gains disregarded by a foreign resident

<b>B \$</b>	
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Capital gains disregarded as a result of a scrip for scrip rollover

<b>C \$</b>	4,782,459
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Capital gains disregarded as a result of an inter-company asset rollover

<b>D \$</b>	
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Capital gains disregarded by a demerging entity

<b>E \$</b>	
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**Taxpayer's declaration**

If the schedule is not lodged with the income tax return you are required to sign and date the schedule.

**Important**

Before making this declaration check to ensure that all the information required has been provided on this form and any attachments to this form, and that the information provided is true and correct in every detail. If you are in doubt about any aspect of the tax return, place all the facts before the ATO. The income tax law imposes heavy penalties for false or misleading statements.

**Privacy**

Taxation law authorises the ATO to collect information and disclose it to other government agencies. This includes personal information of the person authorised to sign the declaration. For information about your privacy go to [ato.gov.au/privacy](http://ato.gov.au/privacy)

I declare that the information on this form is true and correct.

**Signature**

**Date**

Contact person

Daytime contact number (include area code)

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