

**NORTH BYRON PROPERTY UNIT TRUST
ABN 52 297 677 505**

**SPECIAL PURPOSE FINANCIAL STATEMENTS
FOR THE YEAR ENDED
30 JUNE 2022**

**Liability limited by a scheme approved under
Professional Standards Legislation**

**NORTH BYRON PROPERTY UNIT TRUST
ABN 52 297 677 505**

CONTENTS

Profit and Loss Statement	1
Balance Sheet	2
Notes to the Financial Statements	3
Director's Declaration	7
Compilation Report	8

NORTH BYRON PROPERTY UNIT TRUST
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PROFIT AND LOSS STATEMENT
FOR THE YEAR ENDED 30 JUNE 2022

	2022	2021
	\$	\$
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INCOME		
Distributions Received	-	-
EXPENSES		
Accountancy Fees	1,810	1,780
Bank Charges	2	1
Bookkeeping Fee	127	354
Consultancy Fees	2,880	-
Filing Fees	276	273
Subscriptions	330	173
	<hr/>	<hr/>
	5,425	2,581
Loss	<hr/>	<hr/>
	(5,425)	(2,581)
(Accumulated losses) Retained earnings at the beginning of the financial year	<hr/>	<hr/>
	(2,581)	-
Total available for distribution (loss)	<hr/>	<hr/>
	(8,006)	(2,581)

The accompanying notes form part of these financial statements.
These statements should be read in conjunction with the attached compilation
report of CCS PARTNERS.

NORTH BYRON PROPERTY UNIT TRUST
ABN 52 297 677 505

BALANCE SHEET
AS AT 30 JUNE 2022

	Note	2022 \$	2021 \$
ASSETS			
CURRENT ASSETS			
Cash and cash equivalents		12,378	14,909
Trade and other receivables	3	662,622	662,320
TOTAL CURRENT ASSETS		675,000	677,229
NON-CURRENT ASSETS			
Investments	4	4,025,050	4,025,050
TOTAL NON-CURRENT ASSETS		4,025,050	4,025,050
TOTAL ASSETS		4,700,050	4,702,279
LIABILITIES			
CURRENT LIABILITIES			
Trade and other payables	5	3,246	50
Unpaid trust distributions	6	649,511	649,511
TOTAL CURRENT LIABILITIES		652,757	649,561
TOTAL LIABILITIES		652,757	649,561
NET ASSETS		4,047,293	4,052,718
TRUST FUNDS			
Issued Units		4,781,883	4,781,883
Capital Loss Reserve		(726,584)	(726,584)
Accumulated losses		(8,006)	(2,581)
TOTAL TRUST FUNDS		4,047,293	4,052,718

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NORTH BYRON PROPERTY UNIT TRUST
ABN 52 297 677 505

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2022

The financial statements cover North Byron Property 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

The 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

Goods and Services Tax (GST)

Revenue, 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).

Receivables and payables are stated inclusive of GST.

Comparative Amounts

Prior year comparative have been adjusted, where necessary, to conform with presentation in the current year

NORTH BYRON PROPERTY UNIT TRUST
ABN 52 297 677 505

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2022

	2022	2021
	\$	\$
3 Trade and Other Receivables		
Current		
Sundry Debtors BPT	652,473	652,473
Sundry Debtor - BVMT	9,836	9,836
GST Refund	313	11
	<u>662,622</u>	<u>662,320</u>
4 Investments		
Non-Current		
Units in Unlisted Unit Trusts	<u>4,025,050</u>	<u>4,025,050</u>
5 Trade and Other Payables		
Current		
Trade Creditors	3,196	-
Other Payable	50	50
	<u>3,246</u>	<u>50</u>

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report of CCS PARTNERS.

NORTH BYRON PROPERTY UNIT TRUST
ABN 52 297 677 505

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2022

	2022	2021
	\$	\$
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6 Unpaid Trust Distributions		
Brandon Saul		
Balance brought forward	186,962	186,962
	<u>186,962</u>	<u>186,962</u>
Robert Doolan		
Balance brought forward	23,370	23,370
	<u>23,370</u>	<u>23,370</u>
Julie Howie		
Balance brought forward	22,721	22,721
	<u>22,721</u>	<u>22,721</u>
Sharon Longridge		
Balance brought forward	21,423	21,423
	<u>21,423</u>	<u>21,423</u>
XSGT Trust		
Balance brought forward	58,426	58,426
	<u>58,426</u>	<u>58,426</u>
Roderick Simpson		
Balance brought forward	20,774	20,774
	<u>20,774</u>	<u>20,774</u>
X Property Pty Ltd		
Balance brought forward	64,917	64,917
	<u>64,917</u>	<u>64,917</u>
Cathy James		
Balance brought forward	12,334	12,334
	<u>12,334</u>	<u>12,334</u>
Fynvale Pty Ltd		
Balance brought forward	13,633	13,633
	<u>13,633</u>	<u>13,633</u>
Rexnet Holdings Pty Ltd		
Balance brought forward	114,254	114,254
	<u>114,254</u>	<u>114,254</u>
Michelle & Anthony Forster		
Balance brought forward	8,777	7,535
Capital introduced	-	1,242
	<u>8,777</u>	<u>8,777</u>

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NORTH BYRON PROPERTY UNIT TRUST
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2022

	2022	2021
	\$	\$
Statham Family Superfund		
Balance brought forward	13,633	13,633
	13,633	13,633
The Moore Family Superfund		
Balance brought forward	13,633	13,633
	13,633	13,633
Sunlover Investments Pty Ltd		
Balance brought forward	42,196	42,196
	42,196	42,196
R Harris Family Trust		
Balance brought forward	12,983	12,983
	12,983	12,983
Goninan Super Fund		
Balance brought forward	19,475	19,475
	19,475	19,475
Total Beneficiaries Funds	649,511	649,511

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**NORTH BYRON PROPERTY UNIT TRUST
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DIRECTOR'S DECLARATION

The director of the trustee company declares 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 director of the trustee company declares that:

- 1 The financial statements and notes present fairly the trust's financial position as at 30 June 2022 and its performance for the year ended on that date in accordance with the accounting policies described in Note 1 to the financial statements;

Director:



Brandon Saul

Dated this 30th day of December 2022

**COMPILATION REPORT
TO NORTH BYRON PROPERTY UNIT TRUST
ABN 52 297 677 505**

We have compiled the accompanying special purpose financial statements of North Byron Property Unit Trust which comprise the balance sheet as at 30 June 2022, profit and loss 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 beneficiaries.

The responsibility of the trustee

The director of the trustee company is solely responsible for the information contained in the special purpose financial statements and has determined that the basis of accounting used is appropriate to meet their needs.

Our responsibility

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

Our procedures involve the processing of financial information, which the director of the trustee company provided, in compiling the financial statements. Our procedures do not include verification or validation procedures. No audit or review has been performed and accordingly no assurance is expressed.

The special purpose financial statements were compiled exclusively for the benefit of the director of the trustee company. We do not accept responsibility to any other person for the contents of the special purpose financial statements.

Name of Firm:


CCS Partners
Chartered Accountants

Name of Partner:

Emanuel P Calligeros

Address:

Ground Floor, 154 Elizabeth Street, Sydney, NSW, 2000

Dated this 12th day of December 2022