

# BEACH SUPERANNUATION FUND

## Statement of Financial Position



As at 30 June 2020

	Note	2020 \$	2019 \$
<b>Assets</b>			
<b>Investments</b>			
Real Estate Properties ( Australian - Residential)	2	412,500.00	412,500.00
<b>Total Investments</b>		<u>412,500.00</u>	<u>412,500.00</u>
<b>Other Assets</b>			
Sundry Debtors		1,468.92	0.00
Cash at Bank		14,872.41	22,939.58
Income Tax Refundable		8,436.00	8,394.00
<b>Total Other Assets</b>		<u>24,777.33</u>	<u>31,333.58</u>
<b>Total Assets</b>		<u>437,277.33</u>	<u>443,833.58</u>
Less:			
<b>Liabilities</b>			
Limited Recourse Borrowing Arrangements		228,977.78	233,989.96
<b>Total Liabilities</b>		<u>228,977.78</u>	<u>233,989.96</u>
<b>Net assets available to pay benefits</b>		<u>208,299.55</u>	<u>209,843.62</u>
Represented by:			
<b>Liability for accrued benefits allocated to members' accounts</b>	4, 5		
Beach, Lance - Accumulation		197,248.12	198,710.20
Beach, Justine - Accumulation		11,051.43	11,133.42
<b>Total Liability for accrued benefits allocated to members' accounts</b>		<u>208,299.55</u>	<u>209,843.62</u>

Refer to compilation report

## Operating Statement

For the year ended 30 June 2020

	Note	2020 \$	2019 \$
<b>Income</b>			
<b>Investment Income</b>			
Interest Received		21.25	102.32
Other Investment Income		2,848.63	2,830.28
Property Income	7	12,404.00	12,404.00
<b>Investment Gains</b>			
Changes in Market Values	8	5,877.02	6,142.20
<b>Total Income</b>		<u>21,150.90</u>	<u>21,478.80</u>
<b>Expenses</b>			
Administration Costs		174.00	696.00
ATO Supervisory Levy		259.00	259.00
ASIC Fees		316.00	0.00
Depreciation		5,877.02	6,142.20
General Expenses		0.00	886.44
Fines		664.00	0.00
Management Fees - General		2,244.00	2,244.00
Property Expenses - Agents Management Fees		1,818.80	1,818.80
Property Expenses - Council Rates		3,322.53	3,353.88
Property Expenses - Insurance Premium		2,359.11	2,138.76
Property Expenses - Interest on Loans		12,278.83	13,912.40
Property Expenses - Repairs Maintenance		1,817.68	931.24
		<u>31,130.97</u>	<u>32,382.72</u>
<b>Total Expenses</b>		<u>31,130.97</u>	<u>32,382.72</u>
<b>Benefits accrued as a result of operations before income tax</b>		<u>(9,980.07)</u>	<u>(10,903.92)</u>
Income Tax Expense	9	(8,436.00)	(8,394.00)
<b>Benefits accrued as a result of operations</b>		<u>(1,544.07)</u>	<u>(2,509.92)</u>

Refer to compilation report

# Notes to the Financial Statements

For the year ended 30 June 2020

## 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 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.

The financial statements were authorised for issue by the Director(s).

### 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 to be 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 refers to the amount that a willing buyer could reasonably be expected to pay to acquire the asset from a willing seller if the following assumptions were made:

- that the buyer and the 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;
- (iv) unlisted investments are stated at trustees' assessment based on estimated market value at balance date or where necessary, an external valuer's opinion; and
- (v) investment properties at the trustees' assessment of the market value or where necessary a qualified independent valuer's opinion at the end of reporting period.

Financial liabilities, such as trade creditors and other payables, are measured at the gross value of the outstanding balance at the end of the reporting period. 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 subject to an insignificant risk of change in value.

### c. Revenue

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

#### Interest revenue

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

# Notes to the Financial Statements

For the year ended 30 June 2020

## 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 unit trusts and managed funds are recognised as at the date the unit value is quoted ex-distribution and if not received at the end of the reporting period, are reflected in the statement of financial position as a receivable at market value.

## 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. 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.

## e. Critical Accounting Estimates and Judgements

The preparation of financial statements requires the trustees to make judgements, 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.

## Note 2: Real Estate Properties ( Australian - Residential)

	2020 \$	2019 \$
Lot 5 Somerton Street, the Woods	412,500.00	412,500.00
	<u>412,500.00</u>	<u>412,500.00</u>

## Note 4: Liability for Accrued Benefits

	2020 \$	2019 \$
Liability for accrued benefits at beginning of year	209,843.62	212,353.54
Benefits accrued as a result of operations	(1,544.07)	(2,509.92)
National Rental Affordability Scheme	8,436.00	8,394.00

# Notes to the Financial Statements

For the year ended 30 June 2020

Current year member movements	0.00	0.00
Liability for accrued benefits at end of year	208,299.55	209,843.62

## Note 5: Vested Benefits

Vested benefits are benefits which are not conditional upon continued membership of the fund (or any factor other than resignation from the plan) and include benefits which members were entitled to receive had they terminated their fund membership as at the end of the reporting period.

	2020 \$	2019 \$
Vested Benefits	208,299.55	209,843.62

## Note 6: Guaranteed Benefits

No guarantees have been made in respect of any part of the liability for accrued benefits.

## Note 7: Rental Income

	2020 \$	2019 \$
Lot 5 Somerton Street, the Woods	12,404.00	12,404.00
	12,404.00	12,404.00

## Note 8: Changes in Market ValuesUnrealised Movements in Market Value

	2020 \$	2019 \$
<b>Real Estate Properties ( Australian - Residential)</b>		
Lot 5 Somerton Street, the Woods	5,877.02	6,142.20
	5,877.02	6,142.20
<b>Total Unrealised Movement</b>	5,877.02	6,142.20
<b>Realised Movements in Market Value</b>		
	2020 \$	2019 \$
<b>Total Realised Movement</b>	0.00	0.00

# Notes to the Financial Statements

For the year ended 30 June 2020

<b>Total Market Movement</b>	5,877.02	6,142.20
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**Note 9: Income Tax Expense**

	<b>2020</b>	<b>2019</b>
	<b>\$</b>	<b>\$</b>
The components of tax expense comprise		
Current Tax	(8,436.00)	(8,394.00)
Income Tax Expense	(8,436.00)	(8,394.00)

The prima facie tax on benefits accrued before income tax is reconciled to the income tax as follows:

Prima facie tax payable on benefits accrued before income tax at 15%	(1,497.01)	(1,635.59)
Less:		
Tax effect of:		
Increase in MV of Investments	881.55	921.33
Add:		
Tax effect of:		
Pension non deductible expenses	99.60	0.00
Tax Losses	2,278.95	2,556.75
Rounding	0.01	0.17
Less credits:		
National Rental Affordability Scheme	8,436.00	8,394.00
Current Tax or Refund	(8,436.00)	(8,394.00)

**BEACH SUPERANNUATION FUND**  
**L & J Beach Smsf Pty Ltd ACN: 163187200**  
**Trustees Declaration**

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The directors of the trustee company have determined that the fund is not a reporting entity and that the special purpose financial statements should be prepared in accordance with the accounting policies described in Note 1 to the financial statements.

In the opinion of the directors of the trustee company:

- (i) the financial statements and notes to the financial statements for the year ended 30 June 2020 present fairly, in all material respects, the financial position of the superannuation fund at 30 June 2020 and the results of its operations for the year then ended in accordance with the accounting policies described in Note 1 to the financial statements;
- (ii) the financial statements and notes to the financial statements have been prepared in accordance with the requirements of the trust deed; and
- (iii) the operation of the superannuation fund has been carried out in accordance with its trust deed and in compliance with the requirements of the Superannuation Industry (Supervision) Act 1993 and associated Regulations during the year ended 30 June 2020.

Signed in accordance with a resolution of the directors of the trustee company by:

.....  
Lance Beach  
L & J Beach Smsf Pty Ltd  
Director

.....  
Justine Beach  
L & J Beach Smsf Pty Ltd  
Director

Dated this ..... day of .....2021

We have compiled the accompanying special purpose financial statements of the BEACH SUPERANNUATION FUND which comprise the statement of financial position as at 30/06/2020 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 Trustee**

The Trustee of BEACH SUPERANNUATION FUND 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 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 Trustee, we have compiled the accompanying special purpose financial statements in accordance with the financial reporting framework 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 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 directors of the trustee company who are 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.

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PO Box 1777, Wollongong Dc, New South Wales 2500

Signed:

Dated: 18/05/2021