

# Financial Statements

F3 Development Fund Unit Trust  
For the year ended 30 June 2020

Prepared by Ecovis Clark Jacobs

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# Income Statement

## F3 Development Fund Unit Trust For the year ended 30 June 2020

	NOTES	2020	2019
<b>Income</b>			
Sales		5,158,900	-
Cost of land		(2,824,593)	-
<b>Total Income</b>		<b>2,334,307</b>	-
<b>Other Income</b>			
Interest Revenue		571	-
Recoveries		10,002	-
<b>Total Other Income</b>		<b>10,573</b>	-
<b>Total Income</b>		<b>2,344,880</b>	-
<b>Expenses</b>			
Accountancy Fees		25,420	6,302
Bank Charges		597	149
Insurance		-	880
Interest Paid		393,898	-
Land Tax		-	33,472
Rates		-	2,720
<b>Total Expenses</b>		<b>419,915</b>	<b>43,523</b>
<b>Profit / (Loss) Before Distribution</b>		<b>1,924,965</b>	<b>(43,523)</b>
<b>Profit &amp; Loss Appropriation</b>			
Retained earnings at the beginning of the financial year		147,154	103,631
Distribution to Unit Holders		1,777,811	-
<b>Total Profit &amp; Loss Appropriation</b>		<b>1,924,965</b>	<b>103,631</b>
<b>Retained earnings at the end of the financial year</b>		<b>-</b>	<b>(147,154)</b>

The accompanying notes form part of these financial statements. These financial statements are unaudited and are restricted for internal use only and should be read in conjunction with the attached Accountant's Report Disclaimer

# Balance Sheet

## F3 Development Fund Unit Trust As at 30 June 2020

	NOTES	30 JUN 2020	30 JUN 2019
<b>Assets</b>			
<b>Current Assets</b>			
Cash and Cash Equivalents	2	21,473	15,983
Trade and Other Receivables		-	19,499
<b>Total Current Assets</b>		<b>21,473</b>	<b>35,482</b>
<b>Non-Current Assets</b>			
Other Non-Current Assets	3	-	2,271,895
<b>Total Non-Current Assets</b>		<b>-</b>	<b>2,271,895</b>
<b>Total Assets</b>		<b>21,473</b>	<b>2,307,377</b>
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Trade and Other Payables	4	21,383	770,389
<b>Total Current Liabilities</b>		<b>21,383</b>	<b>770,389</b>
<b>Total Liabilities</b>		<b>21,383</b>	<b>770,389</b>
<b>Net Assets</b>		<b>90</b>	<b>1,536,987</b>
<b>Equity</b>			
Settlement Capital		90	1,684,142
Retained Earnings		-	(147,154)
<b>Total Equity</b>		<b>90</b>	<b>1,536,987</b>

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# Notes to the Financial Statements

## F3 Development Fund Unit Trust For the year ended 30 June 2020

### 1. Statement of Significant Accounting Policies

The director of the trustee company has 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 stakeholders 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 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 accruals basis and are based on historical costs unless otherwise stated in the notes.

#### Income Tax

The income tax expense for the year comprises current income tax expense. The trust does not apply deferred tax.

Current income tax expense charged to the profit or loss is the tax payable on taxable income calculated using applicable income tax rates enacted, or substantially enacted, as at the end of the reporting period. Current tax liabilities are therefore measured at the amounts expected to be paid to / recovered from the relevant taxation authority.

#### Property, Plant and Equipment

Property, plant and equipment is initially recorded at the cost of acquisition or fair value less, if applicable, any accumulated depreciation and impairment losses. Plant and equipment that has been contributed at no cost, or for nominal cost, is valued and recognised at the fair value of the asset at the date it is acquired. The plant and equipment is reviewed annually by directors to ensure that the carrying amount 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 utilisation of the assets and the subsequent disposal. The expected net cash flows have been discounted to their present values in estimating recoverable amounts.

Freehold land and buildings are measured at their fair value, based on periodic, but at least triennial, valuations by independent external valuers, less subsequent depreciation for buildings.

Increases in the carrying amount of land and buildings arising on revaluation are credited in equity to a revaluation surplus. Decreases against previous increases of the same asset are charged against fair value reserves in equity. All other decreases are charged to profit or loss.

Any accumulated depreciation at the date of revaluation is offset against the gross carrying amount of the asset and the net amount is restated to the revalued amount of the asset.

#### Trade and Other Receivables

Trade receivables and other receivables, including distributions receivable, are recognised at the nominal transaction value without taking into account the time value of money. If required a provision for doubtful debt has been created.

#### Trade and Other Payables

Trade and other payables represent the liabilities for goods and services received by the trust that remain unpaid at 30 June 2020. Trade payables are recognised at their transaction price. They are subject to normal credit terms and do not bear interest.

#### Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, deposits held on call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts.

#### Revenue Recognition

Revenue from the sale of goods is recognised upon the delivery of goods to customers.

Revenue from the rendering of services is recognised upon the delivery of the services to customers.

Revenue from commissions is recognised upon delivery of services to customers.

Revenue from interest is recognised using the effective interest rate method.

Revenue from dividends is recognised when the entity has a right to receive the dividend.

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

## Goods and Services Tax

Transactions are recognised net 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 the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with other receivables or payables in the balance sheet.

	2020	2019
<b>2. Cash and Cash Equivalents</b>		
Cash at Bank	21,473	15,983
<b>Total Cash and Cash Equivalents</b>	<b>21,473</b>	<b>15,983</b>

	2020	2019
<b>3. Property Plant and Equipment</b>		
Land - at cost	-	844,000
Legal Fees	-	183,551
Management Fee	-	1,210,114
Consultants	-	748,985
Fees & Charges	-	3,849
Land Option Fee	-	110,000
Site Works	-	3,409
Travel	-	10,993
Rezoning Fees	-	55,814
Valuation Fees	-	9,000
Funding Costs	-	49,737
Teleconferencing	-	32
Stamp Duty	-	37,041
Registration Fees	-	321
Project Management	-	8,612
Survey Fees	-	5,473
ASIC Fees	-	1,255
Option Extension Fee	-	(142,161)
Deposits Paid - Isaac Property	-	(67,290)
Marketing	-	6,818
Deposits Received	-	(224,300)
BP Reimbursement	-	(583,358)
<b>Total Property Plant and Equipment</b>	<b>-</b>	<b>2,271,895</b>

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	2020	2019
<b>4. Payables</b>		
GST Paid	261	(19,499)
Sundry Creditors	21,122	-
Loans - Unitholders	-	1,036
Loan - F3 Development	-	719,353
Loan - Peter Hall	-	50,000
<b>Total Payables</b>	<b>21,383</b>	<b>750,890</b>

	2020	2019
<b>5. Cost of Sales - Detailed Ledger</b>		
Cost of land	2,824,593	-
<b>Formerly Capitalised Costs</b>		
ASIC Fees	-	1,255
BP Reimbursement	-	(583,358)
Consultants	-	748,985
Deposits Paid - Isaac Property	-	(67,290)
Fees & Charges	-	3,849
Funding Costs	-	49,737
Management Fee	-	1,210,114
Marketing	-	6,818
Land - at cost	-	844,000
Land Option Fee	-	110,000
Loans - Unitholders	-	(1,036)
Legal Fees	-	183,551
Option Extension Fee	-	(142,161)
Project Management	-	8,612
Registration Fees	-	321
Rezoning Fees	-	55,814
Site Works	-	3,409
Stamp Duty	-	37,041
Survey Fees	-	5,473
Teleconferencing	-	32
Travel	-	10,993
Valuation Fees	-	9,000
<b>Total Formerly Capitalised Costs</b>	<b>-</b>	<b>2,495,159</b>
<b>Total Cost of Sales - Detailed Ledger</b>	<b>2,824,593</b>	<b>2,495,159</b>

# Trustee Declaration

## **F3 Development Fund Unit Trust For the year ended 30 June 2020**

The director of F3 Development Fund Pty Ltd declares that F3 Development Fund Unit 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 of the financial statements.

The director of F3 Development Fund Pty Ltd declares that:

1. The financial statements and notes present fairly F3 Development Fund Unit Trust's financial position as at 30 June 2020 and its performance for the year ended on that date in accordance with the accounting policies described in Note 1 of the financial statements.
2. In the director's opinion there are reasonable grounds to believe that F3 Development Fund Unit Trust will be able to pay its debts as and when they become due and payable.

Director: Nicholas Perks \_\_\_\_\_

Date:



# Compilation Report

## F3 Development Fund Unit Trust For the year ended 30 June 2020

Compilation report to F3 Development Fund Unit Trust

We have compiled the accompanying special purpose financial statements of F3 Development Fund Unit Trust, which comprise the balance sheet as at 30 June 2020, the income statement, the statement of cash flows, 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.

### The Responsibility of the Directors

The director of F3 Development Fund Pty Ltd is 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 basis of accounting used is appropriate to meet their needs and for the purpose that financial statements were prepared.

### Our Responsibility

On the basis of information provided by the director we have compiled the accompanying special purpose financial statements in accordance with the basis of accounting 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 basis of accounting 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 Director(s) 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 to any other person for the contents of the special purpose financial statements.

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Elissa Lippiatt

Clark Jacobs Pty Ltd

Level 20, 1 Market Street SYDNEY NSW 2000

Dated: