

Trust - Annual Accounts

MS Property Investments Trust
For the year ended 30 June 2021

Prepared by Marsh Tincknell Chartered Accountants

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Trading Income Statement

MS Property Investments Trust For the year ended 30 June 2021

	NOTES	2021	2020
Other Income			
Rents		75,607	153,372
Total Other Income		75,607	153,372
Total Income		75,607	153,372
Expenses			
Bank Fees		706	696
Body Corporate Fees		4,311	1,647
Council Rates		7,204	15,909
Filing Fees		580	570
Interest on Loan		13,087	16,053
Land Tax		9,372	-
Property Agent Fees / Commission		1,001	1,430
Total Expenses		36,261	36,305
Profit / (Loss) Before Distribution		39,345	117,067
Distribution of Trust Income			
Trust Income Distributed		39,345	117,067
Total Distribution of Trust Income		39,345	117,067
Undistributed Income		-	-

Balance Sheet

MS Property Investments Trust As at 30 June 2021

	NOTES	30 JUN 2021	30 JUN 2020
Assets			
Current Assets			
Cash & Cash Equivalents	2	65,678	84,667
Total Current Assets		65,678	84,667
Non-Current Assets			
Fixed Assets	5	906,367	759,874
Financial Assets	6	50,000	50,000
Total Non-Current Assets		956,367	809,874
Total Assets		1,022,045	894,541
Liabilities			
Current Liabilities			
Trade & Other Payables	9	-	80,000
Total Current Liabilities		-	80,000
Non-Current Liabilities			
Financial Liabilities	10	256,581	281,354
Non-Current Payables	9	(10,656)	117,067
Total Non-Current Liabilities		245,925	398,421
Total Liabilities		245,925	478,421
Net Assets		776,120	416,120
Equity			
Undistributed Income		39,345	117,067
Retained Earnings		776,120	416,120
Total Equity		815,465	533,187

Notes to the Trust's Financial Statements

MS Property Investments Trust For the year ended 30 June 2021

1. Statement of Significant Accounting Policies

The directors of the trustee company have 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.

Inventories

Inventories are carried at the lower of cost or net realisable value. Cost is based on the first-in, first out method and includes expenditure incurred in acquiring the inventories and bringing them to the existing condition and location.

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.

Intangibles

Goodwill is recognised as the excess of the purchase price for a business acquired over the fair value of the net assets at the date of acquisition. Goodwill is assessed for impairment annually and is carried at cost less accumulated impairment losses.

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.

Financial Assets

Investments held are originally recognised at cost, which includes transaction costs. They are subsequently measured at fair value which is equivalent to their market bid price at the end of the reporting period. Movements in fair value are recognised through an equity reserve.

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 2021. Trade payables are recognised at their transaction price. They are subject to normal credit terms and do not bear interest.

Employee Benefits

Provision is made for the liability for employee entitlements arising from services rendered by employees to balance date. Employee benefits have been measured at the amounts expected to be paid when the liability is settled, plus related costs.

Provisions

Provisions are recognised when the trust has a legal or constructive obligation resulting from past events, for which it is probable that there will be an outflow of economic benefits and that outflow can be reliably measured. Provisions are measured using the best estimate available of the amounts required to settle the obligation at the end of the reporting period.

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.

Leases

Finance leases are leases of fixed assets where substantially all of the risks and benefits incidental to the ownership of the asset are transferred to the entity, but the legal ownership is not transferred to the entity.

Finance leases are capitalised by recording an asset and a corresponding liability at the lower of the amounts equal to the fair value of the leased asset, or the minimum lease payments measured at present value including any residual values.

Leased assets are depreciated on a straight-line basis over the shorter of their estimated useful lives or the lease term.

Operating lease payments are charged in the profit and loss on a straight-line basis over the term of the lease.

Lease incentives are deferred and amortised over the period of the lease.

Profits and losses on sale and leaseback transactions are recognised in the reporting period in which they occur.

Grants

Grant revenue is recognised in the income statement when the entity receives the grant, when it is probable that the entity will receive the economic benefits of the grant and the amount can be reliably measured.

If the grant has conditions attached which must be satisfied before the entity is eligible to receive the grant, the recognition of the revenue will be deferred until those conditions are satisfied.

Where the entity incurs an obligation to deliver economic value back to the grant contributor, the transaction is considered a reciprocal transaction and the revenue is recognised as a liability in the balance sheet until the required service has been completed, otherwise the income is recognised on receipt.

MS Property Investments Trust receives non-reciprocal contributions of assets from the government and other parties for a nominal or zero value. These assets are recognised at their fair value on the date of acquisition in the balance sheet, with an equivalent amount of income recognised in the income statement.

Donations and bequests are recognised as revenue when received.

	2021	2020
2. Cash & Cash Equivalents		
Bank Accounts		
Westpac Business Cash Reserve	75	75
Westpac Business One	65,483	84,472
Total Bank Accounts	65,558	84,547
Other Cash Items		
Cash on Hand	120	120
Total Other Cash Items	120	120
Total Cash & Cash Equivalents	65,678	84,667
	2021	2020
3. Receivables		
	2021	2020
4. Inventory		
	2021	2020
5. Property Plant and Equipment		
Land and Buildings at fair value		
Land and Buildings		
Buildings at cost	906,367	759,874
Total Land and Buildings	906,367	759,874
Total Land and Buildings at fair value	906,367	759,874
Total Property Plant and Equipment	906,367	759,874
	2021	2020
6. Financial Assets		

	2021	2020
Shares and debentures		
Investment in Shares	50,000	50,000
Total Shares and debentures	50,000	50,000
Total Financial Assets	50,000	50,000
	2021	2020
7. Intangibles		
	2021	2020
8. Provisions		
	2021	2020
9. Payables		
Current		
Accrued Payment	-	80,000
Total Current	-	80,000
Total Payables	-	80,000
	2021	2020
10. Financial Liabilities		
Non Current		
Secured		
Investment Property Loan	163,184	168,880
Westpac Business Loan	93,397	112,474
Total Secured	256,581	281,354
Total Non Current	256,581	281,354
Total Financial Liabilities	256,581	281,354

11. Beneficiary Accounts

Please see report titled "Beneficiary Accounts" for breakdown of beneficiary activity.

Trust Income Distribution

MS Property Investments Trust For the year ended 30 June 2021

	2021	2020
Trust Income Distribution		
Current Year Earnings	39,345	117,067
Net Trust Income for Distribution	39,345	117,067
Distributions to Beneficiaries		
Distribution to Beneficiaries	39,345	117,067
Total Distributions to Beneficiaries	39,345	117,067
Undistributed Trust Income	-	-

Trustee Declaration

MS Property Investments Trust For the year ended 30 June 2021

The directors of Skemab Investments Pty Ltd declare that MS Property Investments 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.

In accordance with a resolution of the Board of Directors, the directors of Skemab Investment Pty Ltd declare that:

1. The financial statements and notes present fairly MS Property Investments Trust's financial position as at 30 June 2021 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 directors opinion there are reasonable grounds to believe that MS Property Investments Trust will be able to pay its debts as and when they become due and payable.

Director: _____

Mathew Skeen

Date:

Director: _____

Matthew Mabin

Date:

Compilation Report

MS Property Investments Trust For the year ended 30 June 2021

Compilation report to MS Property Investments Trust

We have compiled the accompanying special purpose financial statements of MS Property Investments Trust, which comprise the balance sheet as at 30 June 2021, 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 directors of Skemab Investment Pty Ltd 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 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 directors 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 directors 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.

Marsh Tincknell

Level 1, 1454 Logan Road

Upper Mount Gravatt QLD 4122

Dated: 30 November 2021

PART A**Electronic lodgment declaration (Form P, T, F, SMSF or EX)**

This declaration is to be completed where the tax return is to be lodged via an approved ATO electronic channel. It is the responsibility of the taxpayer to retain this declaration for a period of five years after the declaration is made, penalties may apply for failure to do so.

Tax File Number Year of return

Name of Partnership, Trust, Fund or Entity

Total Income/Loss**Total Deductions****Net Income/Loss****Privacy**

The ATO is authorised by the Taxation Administration Act 1953 to request the provision of tax file numbers (TFNs). The ATO will use the TFNs to identify each partner or beneficiary or entity in our records. It is not an offence not to provide the TFNs. However, you cannot lodge your tax return electronically if you do not quote your TFN.

Taxation law authorises the ATO to collect information and disclose it to other government agencies, including personal information about the person authorised to sign the declaration. For information about privacy go to ato.gov.au/privacy

The Australian Business Register

The Commissioner of Taxation, as Registrar of the Australian Business Register, may use the ABN and business details which you provide on this tax return to maintain the integrity of the register.

Please refer to the privacy statement on the Australian Business Register (ABR) website (www.abr.gov.au) for further information - it outlines our commitment to safeguarding your details.

Electronic funds transfer - direct debit

Where you have requested an EFT direct debit some of your details will be provided to your financial institution and the Tax Office's sponsor bank to facilitate the payment of your taxation liability from your nominated account.

I authorise my tax agent to electronically transmit this tax return via an approved ATO electronic channel.

Important: Before making this declaration please check to ensure that all income has been disclosed and the tax return 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 Tax Office. The tax law provides heavy penalties for false or misleading statements on tax returns.

Declaration: I declare that:

- * all the information I have provided to my registered tax agent for the preparation of this tax return, including any applicable schedules is true and correct, and
- * I authorise the agent to give this document to the Commissioner of Taxation.

Signature of Partner, Trustee or Director

Date

PART D**Tax agent's certificate (shared facilities only)**

We, Marsh Tincknell declare that:

- * We have prepared this tax return in accordance with the information supplied by the partner, trustee, director or public officer
- * We have received a declaration made by the entity that the information provided to us for the preparation of this tax return is true and correct, and
- * We are authorised by the partner, trustee, director or public officer to lodge this tax return, including any applicable schedules.

Agent's Signature

Date

Agent's phone

Client's reference

Agent's Contact Name

Agent's reference number

Trust tax return 2021

01/07/2020 to 30/06/2021

Tax file number	<input type="text"/>			Other attachments?	<input type="text" value="N"/>
See the Privacy note in the Taxpayer's declaration					
Name of trust	<input type="text" value="MS PROPERTY INVESTMENTS TRUST"/>				
ABN	<input type="text" value="81 814 103 168"/>				
Current postal address	<input type="text" value="C/- MARSH TINCKNELL PTY LTD"/> <input type="text" value="PO BOX 83"/> <input type="text" value="MOUNT GRAVATT"/> <input type="text" value="QLD"/> <input type="text" value="4122"/>				
Full name of the trustee to whom the notices should be sent	<input type="text" value="SKEMAB INVESTMENTS PTY LTD"/> <input type="text" value="ABN 12 156 130 559"/>				
Daytime number	<input type="text" value="07 34228000"/>				
Type of trust	<input type="text" value="U"/>				
Managed investment trusts					
Is the trust a managed investment trust (MIT)?	<input type="text" value="N"/>				
Tax payable by trustee?	<input type="text" value="N"/>			Final tax return	<input type="text" value="N"/>
Electronic funds transfer (EFT)	<input type="text"/>				

Sensitive (when completed)

ABN 81 814 103 168

Income excluding foreign income

9 Rent

Gross rent	F	75607
Interest deductions	G	13087
Other rental deductions	H	23173

Net rent 39347

15 Total of items 5 to 14

39347

Deductions

18 Other deductions - show only deductions not claimable at any other item

Filing fees 2 **Q** 2

19 Total of items 16 to 18

2

20 Net Australian income or loss
- other than capital gains

Subtract item 19 from item 15

\$ 39345

21 Capital gains

Did you have a CGT event during the year?

G **N**

Foreign Income

22 Attributed foreign income

Did you have overseas branch operations or a direct or indirect interest in a foreign trust, foreign company, controlled foreign entity or transferor trust?

S **N**

24 Total of items 20 to 23

39345

26 Total net income or loss

39345

Overseas transactions / thin capitalisation

29 Overseas transactions

Was the aggregate amount of your transactions or dealings with international related parties (including the value of any property/service transferred or the balance of any loans) greater than \$2 million?

W **N**

Did the thin capitalisation provisions affect you?

O **N**

Was any beneficiary who was not a resident of Australia at any time during the year of income presently entitled to a share of the income of the trust?

A **N**

Transactions with specified countries

Did you directly or indirectly send to, or receive from, one of the countries specified in the instructions, any funds or property; or
Do you have the ability or expectation to control, whether directly or indirectly, the disposition of any funds, property, assets or investments located in, or located elsewhere but controlled or managed from one of those countries?

C **N**

30 Personal services income

Does your income include an individual's PSI?

N **N**

Business and professional items

ABN 81 814 103 168

Note: It is not an offence not to quote a TFN for a beneficiary. However, TFNs help the ATO to correctly identify each beneficiary's tax records. The ATO is authorised by the *Income Tax Assessment Act 1936* and the *Income Tax Assessment Act 1997* to ask for information in this tax return. We need this information to help administer the tax laws.

To make a correct Trustee Beneficiary (TB) statement you must quote the TFN of a resident trustee beneficiary of a closely held trust.

Note: If the trust needs to provide annual reports under the Trustee Beneficiary Rules or the TFN withholding rules you will be able to do so by completing the information in the statement of distribution.

57 Statement of distribution

TFN		Entity code	S	SMSF
Name of beneficiary	Skeen Superannuation Fund			
Residential addr (ind) or Business addr (non-ind)	3/127 Main St			
	Wooli	NSW	2462	
Assessment calc. code	V	35	Distribution percentage	50.00
Share of income of the trust estate	W		Share of cr. for TFN amounts w/held from payments	O
Share of credit for tax w/held - FRW (excl. CGT)	L		from closely held trusts	F
Aust. franking credits from a NZ franking co.	N		Capital gains	F1
Primary production	A		NCMI Capital gains	F2
PP - NCMI	A1		Excluded from NCMI Capital gains	Z
PP - Excluded from NCMI	A2		Share of credit for for. res. CGT withholding	G
Non-Primary production	B	19672	Attributed foreign inc.	H
Non-PP - NCMI	B1		Other assessable foreign source income	I
Non-PP - Excluded from NCMI	B2		For. inc. tax offset	R
Credit for tax withheld where ABN not quoted	C		NRAS scheme tax offset	M
Franked distributions	U		Expl. credits distrib.	T
Franking credit	D		ESVCLP tax offset	J
TFN amounts withheld	E		ESIC tax offset	C1
			Div 6AA Eligible income	
Small business income tax offset information				
Net small business income	Y			
Non-resident beneficiary additional information				
s98(3) assessable amt	J		s98(4) assessable amt	K
TB statement information				
Tax preferred amounts	P		Untaxed part of share of net income	Q
Annual Trustee Payment report information				
Distrib. from ordinary or statutory income during income year	S		Total TFN amounts withheld from payments	T

Sensitive (when completed)

ABN 81 814 103 168

TFN

Name of beneficiary
Residential addr (ind) or
Business addr (non-ind)

	Entity code	S	SMSF
Mabin Superannuation Fund			
127 Main St			
Wooli	NSW	2462	

Assessment calc. code

V 35

Distribution percentage

50.00

Share of income of the trust estate

W

Share of cr. for TFN

O

Share of credit for tax w/held - FRW (excl. CGT)

L

amounts w/held from payments from closely held trusts

Aust. franking credits from a NZ franking co.

N

Capital gains

F

Primary production

A

NCMI Capital gains

F1

PP - NCMI

A1

Excluded from NCMI

F2

PP - Excluded from NCMI

A2

Capital gains

Z

Non-Primary production

B

Share of credit for for. res. CGT withholding

G

Non-PP - NCMI

B1

Attributed foreign inc.

H

Non-PP - Excluded from NCMI

B2

Other assessable

H

Credit for tax withheld

C

foreign source income

I

where ABN not quoted

U

For. inc. tax offset

R

Franked distributions

D

NRAS scheme tax offset

M

Franking credit

E

Expl. credits distrib.

T

TFN amounts withheld

E

ESVCLP tax offset

J

ESIC tax offset

C1

Div 6AA Eligible income

Small business income tax offset information

Net small business income

Y

Non-resident beneficiary additional information

s98(3) assessable amt

J

s98(4) assessable amt

K

TB statement information

Tax preferred amounts

P

Untaxed part of share of net income

Q

Annual Trustee Payment report information

Distrib. from ordinary or statutory income during income year

S

Total TFN amounts

T

withheld from payments

Sensitive (when completed)

ABN 81 814 103 168

Total of all distribution statements

Share of income of the trust estate	W		Capital gains	F	
Share of credit for tax w/held - FRW (excl. CGT)	L		NCMI Capital gains	F1	
Aust. franking credits from a NZ franking co.	N		Excluded from NCMI Capital gains	F2	
Primary production	A		Share of credit for foreign source income	Z	
PP - NCMI	A1		Attributed foreign inc.	G	
PP - Excluded from NCMI	A2		Other assessable foreign source income	H	
Non-primary production	B	39345	For. inc. tax offset	I	
Non-PP - NCMI	B1		NRAS scheme tax offset	R	
Non-PP - Excluded from NCMI	B2				
Credit for tax withheld where ABN not quoted	C		Expl. credits distrib.	M	
Franked distributions	U		Other refund. tax offsets	X	
Franking credit	D		ESVCLP tax offset	T	
TFN amounts withheld	E		ESVCLP tax offset c/f from prev. year	K	
Share of cr. for TFN amounts w/held from payments from closely held trusts	O		ESIC tax offset	J	
			ESIC tax offset c/f from previous year	M	
			Div 6AA Eligible Income	C1	

Small business income tax offset information

Net small business income **Y**

Non-resident beneficiary additional information

s98(3) assessable amt **J** s98(4) assessable amt **K**

TB statement information

Tax preferred amounts **P** Untaxed part of share of net income **Q**

Annual Trustee Payment report information

Distrib. from ordinary or statutory income during income year **S** Total TFN amounts withheld from payments **T**

59 Beneficiary under legal disability who is presently entitled to income from another trust

Was any beneficiary in this trust, who was under a legal disability on 30 June 2021, also presently entitled to a share of the income of another trust? **N**

60 Non-resident trust

Is the trust a non-resident trust? **N**

ABN 81 814 103 168

TAX PAYER'S DECLARATION

Important

Before making this declaration check to ensure that all income has been disclosed and the tax return, all attached schedules and any additional documents are 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 in tax returns.

This declaration must be signed by a trustee or public officer.

Privacy

The ATO is authorised by the *Taxation Administration Act 1953* to request the provision of tax file numbers (TFNs). The ATO will use the TFNs to identify each beneficiary in our records. It is not an offence not to provide the TFNs. However, if the TFNs are not provided, it could increase the chance of delay or error in each beneficiary's assessment.

Taxation law authorises the ATO to collect information including personal information about the person authorised to sign the declaration. For information about your privacy go to ato.gov.au/privacy

DECLARATION:

I declare that the information on this tax return, all attached schedules and any additional documents is true and correct.

Signature

Date

Hours taken to prepare and complete this return

0

Tax agent's declaration: We, MARSH TINCKNELL,

declare that this tax return has been prepared in accordance with information supplied by the taxpayer, that the taxpayer has given us a declaration stating that the information provided to us is true and correct and that the taxpayer has authorised us to lodge the tax return.

Agent's signature

Date

Agent's telephone

07 3422 8000

Contact name

RANDALL CORLESS

Client's reference

SKE03T2

Agent's reference no

79667009

NOTE: THIS PRINT-OUT IS NOT TO BE LODGED WITH THE ATO.

ABN 81 814 103 168

Address of property

Suburb/State/P'code	17/25 OURIMBAH ROAD		
	TWEED HEADS	NSW	2486

Date property first earned rental income	08/06/2012	
Rented from	01/07/2020	to 30/06/2021
Number of weeks property was rented this year	52	

Acquisition and disposal details	Date	Amount
Acquired	08/06/2012	320000
Ownership %		

Number of weeks property available for rent this year	52
What is the entity's % ownership of the property	
Has the loan for the property been renegotiated this year?	N

Income

(If registered for GST and GST was payable on your rental income, do not include it here.)

Rents received	25607	A	25607
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Gross rent:	25607	C	25607
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Expenses

(If registered for GST do not claim Input credits here. If NOT registered for GST or income is for residential premises, include any GST in the expenses you claim.)

			Net
Body corporate fees	4311	E	4311
Council rates	2706	H	2706
Interest on loan(s)	7359	L	7359
Land tax	3124	M	3124
Property agent fees/commission	1001	P	1001
Sundry rental expenses	429	V	429

Total expenses: Add expenses amounts (D to V)	18930	W	18930
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Net rent: Take W away from C		X	6677
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ABN 81 814 103 168

Address of property

Suburb/State/P'code	191 KENNEDY DRIVE		
	TWEED HEADS	NSW	2485

Date property first earned rental income	22/06/2016	
Rented from	01/07/2020	to 30/06/2021
Number of weeks property was rented this year	52	

Acquisition and disposal details	Date	Amount
Acquired	22/03/2016	237056
Ownership %		

Number of weeks property available for rent this year	52
What is the entity's % ownership of the property	
Has the loan for the property been renegotiated this year?	N

Income

(If registered for GST and GST was payable on your rental income, do not include it here.)

Rents received	15000	A	15000
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Gross rent:	15000	C	15000
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Expenses

(If registered for GST do not claim Input credits here. If NOT registered for GST or income is for residential premises, include any GST in the expenses you claim.)

			Net
Council rates	2172	H	2172
Interest on loan(s)	2864	L	2864
Land tax	3124	M	3124
Sundry rental expenses	429	V	429

Total expenses: Add expenses amounts (D to V)	8589	W	8589
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Net rent: Take W away from C	X	6411
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ABN 81 814 103 168

Address of property

Suburb/State/P'code	803 TERRANORA ROAD		
	TERRANORA	NSW	2486

Date property first earned rental income	13/03/2017	
Rented from	01/07/2020	to 30/06/2021
Number of weeks property was rented this year	52	

Acquisition and disposal details	Date	Amount
Acquired	13/03/2017	191467
Ownership %		

Number of weeks property available for rent this year	52
What is the entity's % ownership of the property	
Has the loan for the property been renegotiated this year?	N

Income

(If registered for GST and GST was payable on your rental income, do not include it here.)

Rents received	35000	A	35000
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Gross rent:	35000	C	35000
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Expenses

(If registered for GST do not claim Input credits here. If NOT registered for GST or income is for residential premises, include any GST in the expenses you claim.)

			Net
Council rates	2325	H	2325
Interest on loan(s)	2864	L	2864
Land tax	3124	M	3124
Sundry rental expenses	428	V	428

Total expenses: Add expenses amounts (D to V)	8741	W	8741
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Net rent: Take W away from C	X	26259
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