

Orford Superannuation Fund
Realised Capital Gains
For the period from 1 July 2020 to 30 June 2021

Elizabeth Meiklejohn

Accounting Treatment						Taxation Treatment						
Quantity		Proceeds	Excess Tax Value*	Original Cost	Accounting Profit/(Loss)	Cost Base Calculation		Capital Gains Calculation				
						Adjusted	Reduced	Indexation	Discounted	Other	Deferred	Capital Loss
<i>Property Direct Market</i>												
14 - 16 Croft Crescent, Harristown		Non-CGT Sale to split asset 90/10 for sale (Accounting Gain is the carried forward depreciation)						Tax is correct				
17/11/2020	Sale	1.00	1,652,626.82		1,641,786.89	10,839.93						
		1.00	1,652,626.82		1,641,786.89	10,839.93					0.00	
14-16 Croft Crescent, Harristown 10%												
17/11/2020	Sale	1.00	165,000.00	D1b	165,247.38	(247.38)	164,960.30				122.80	
		1.00	165,000.00		165,247.38	(247.38)	164,960.30				0.00 122.80	
<i>Property Direct Market Total</i>												
		1,817,626.82			1,807,034.27	10,592.55	164,960.30				0.00 122.80	
Grand Total												
		1,817,626.82			1,807,034.27	10,592.55	164,960.30				0.00 122.80	

* Where there is an Excess Tax Value Amount, the Accounting Profit/(Loss) figure takes account of this. Accounting Profit/(Loss) equals Proceeds less Excess Tax Value less Original Cost.

* Correct - new cost base is

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Capital Gains Tax Return Summary

	Indexation	Discount	Other	Deferred	Total Capital Gains	Capital Losses
Current Year Capital Gains						
Shares & Units - Listed Shares	0.00	0.00	0.00	0.00	0.00	0.00
Shares & Units - Other Shares	0.00	0.00	0.00	0.00	0.00	0.00
Shares & Units - Listed Trusts	0.00	0.00	0.00	0.00	0.00	0.00
Shares & Units - Other Units	0.00	0.00	0.00	0.00	0.00	0.00
Australian Real Estate	0.00	0.00	0.00	0.00	0.00	122.00
Other Real Estate	0.00	0.00	0.00	0.00	0.00	0.00
Collectables	0.00	0.00	0.00	0.00	0.00	0.00
Other CGT Assets & Other CGT Events	0.00	0.00	0.00	0.00	0.00	0.00
Distributed Capital Gains from Trusts	0.00	0.00	0.00	0.00	0.00	0.00
	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>122.00</u>
Capital Losses Applied						
Current Year	0.00	0.00	0.00	0.00	0.00	
Prior Years	0.00	0.00	0.00	0.00	0.00	
	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	
Net Capital Gains						
Net Gain after applying losses	0.00	0.00	0.00	0.00	0.00	
Discount applicable		0.00				
Net Gain after applying discount	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	