

Douchitti Property Trust
43 Torrens Avenue
LOCKLEYS SA5032

7 September 2023

Dear Douchitti Pty Ltd,

We enclose your completed Trust Tax return for Douchitti Property Trust for the period ending 30 June 2023

Please review every page of the accompanying return to confirm all items are true and correct and then sign, date and send the declarations that are enclosed at the front of the tax return.

The tax return will be lodged electronically once we have received the signed and dated declarations and full payment of our invoice.

If you have any questions or require further information then please do not hesitate to contact the office on 08 7228 6111 or by email admin@piteoaccounting.com.au.

Kind Regards
Piteo Accounting & Advisory



Marco Piteo FCPA
Managing Partner

Piteo Accounting & Advisory
ABN 84 348 330 955

A 49 Beulah Road, Norwood SA 5067
P (08) 7228 6111
E admin@piteoaccounting.com.au
W piteoaccounting.com.au

Trust Tax Return

2023

1 Jul 2022—30 Jun 2023

TFN Recorded

PART A ELECTRONIC LODGMENT DECLARATION (FORM T)

This declaration is to be completed where the tax return is to be lodged to the ATO electronically. 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.

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 However, you cannot lodge your tax return electronically if you do not quote your TFN.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.

Tax File Number	Name of trust	Year
TFN Recorded	Douchitti Property Trust	2023

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:

- the information provided to my registered tax agent for the preparation of this tax return, including any applicable schedules is true and correct, and
- the agent is authorised to lodge this tax return.

Signature	Date

PART D TAX AGENTS CERTIFICATE (SHARED FACILITIES USERS ONLY)

Client Ref	Agent Ref No.	Contact Name	Contact No.
DOU4316	24820267	Marco Piteo	08 7228 6111

Declaration - I declare that:

- I have prepared this tax return and/or family tax benefit tax claim in accordance with the information supplied by the taxpayer
- I have received a declaration made by the taxpayer that the information provided to me for the preparation of this document is true and correct, and
- I am authorised by the taxpayer to lodge this tax return and any applicable schedules that are attached.

Agent's Signature	Date

Trust Tax Return**2023**

1 Jul 2022—30 Jun 2023

TFN Recorded

TRUST DETAILS**Name of Trust**

Douchitti Property Trust

Previous name of Trust**Tax File Number**

TFN Recorded

Australian Business Number

37 731 163 091

CURRENT POSTAL ADDRESS49 Beulah Road
NORWOOD**PREVIOUS POSTAL ADDRESS****State**

SA

Postcode

5067

State**Postcode****FULL NAME OF THE NON-INDIVIDUAL TRUSTEE TO WHOM NOTICES SHOULD BE SENT****Name of non-individual**

Douchitti Pty Ltd

ABN**Contact number****CONTACT DETAILS****Name**

MDNP Pty Ltd

Phone number

08 72286111

Hours taken to prepare and complete this return

Trust information

TYPE OF TRUST

U - Fixed unit trust,
other than a public unit
trust described in P or
Q

Is this also a Charitable Trust? No

Is any tax payable by the trustee? No

Final tax return? No

Income excluding foreign income

5 BUSINESS INCOME AND EXPENSES

Income	Primary production	Non-primary production	Totals
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Total business income

Is the trust a small business entity?

Net small business income

V

9 RENT

Gross rent	F	\$89,501.00	
Interest deductions	G	\$42,283.00	
Capital works deductions	X	\$8,872.00	
Other rental deductions	H	\$23,230.00	
Net rent		(F - G - X - H)	\$15,116.00

15 Total of items 5 to 14

\$15,116

Deductions

18 OTHER DEDUCTIONS Q \$770.00

19 TOTAL OF ITEMS 16 TO 18 \$770.00

20 NET AUSTRALIAN INCOME - OTHER THAN CAPITAL GAINS \$14,346.00

Capital gains and foreign income

21 CAPITAL GAINS

Prior year losses brought forward

Did you have a CGT event during the year? G No

Losses carried forward

Net Capital Losses from Collectables \$0.00

Other Net Capital Losses \$0.00

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 No

24	TOTAL OF ITEMS 20 TO 23		\$14,346.00
26	TOTAL NET INCOME		\$14,346.00
29	OVERSEAS TRANSACTIONS		

Was the aggregate amount of your transactions or dealings with international related parties greater than \$2 million? **W** No

Thin capitalisation

Did the thin capitalisation provisions affect you? **O** No

Was any beneficiary who was not a resident of Australia at any time during the income year 'presently entitled' to a share of the income of the trust? **A** No

Transactions with specified countries **C** No

30	PERSONAL SERVICES INCOME		
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Does your income include an individual's personal services income? (PSI) **N** No

Key financial information

33	ALL CURRENT ASSETS	F	\$38,268.00
34	TOTAL ASSETS	G	\$1,066,118.00
35	ALL CURRENT LIABILITIES	I	\$5,120.00
36	TOTAL LIABILITIES	J	\$746,216.00

Business and professional items

57	INCOME OF THE TRUST ESTATE	A	\$21,640.00
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Beneficiary not entitled

60	BENEFICIARY UNDER LEGAL DISABILITY WHO IS PRESENTLY ENTITLED TO INCOME FROM ANOTHER TRUST		No
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61	NON-RESIDENT TRUST		
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Is the trust a non-resident trust? No

Beneficiary – Chitti J & J Super Fund

Tax File Number	TFN Recorded	Entity code	U	S - SMSF
NAME OF COMPANY / PARTNERSHIP / TRUST ETC			Chitti J & J Super Fund	
RESIDENTIAL / BUSINESS ADDRESS				
Address	Town/City	State	Postcode	Country
43 Torrens Road	LOCKLEYS	SA	5032	Australia
Distribution type	Percentage	Distribution Percentage	50%	
Assessment calculation code			V	35
Inter Vivos - Resident beneficiary - A trustee				
Share of income of the trust estate			W	\$10,820.00
Credit for tax withheld – foreign resident withholding (excluding capital gains)			L	\$0.00
Australian franking credits from a New Zealand franking company			N	\$0.00
SHARE OF INCOME				
Primary production			A	
PP - NCMI			A1	\$0.00
PP - Excluded from NCMI			A2	\$0.00
Non-primary production			B	\$7,173.00
NPP - NCMI			B1	\$0.00
NPP - Excluded from NCMI			B2	\$0.00
Credit for tax withheld where ABN not quoted			C	\$0.00
Franked distributions			U	\$0.00
Franking credit			D	\$0.00
TFN amounts withheld			E	\$0.00
Share of credit for TFN amounts withheld from payments from closely held trusts			O	\$0.00
Capital gains			F	\$0.00
NCMI capital gains			F1	\$0.00
Excluded from NCMI capital gains			F2	\$0.00
Share of credit for foreign resident capital gains withholding amounts			Z	\$0.00
Attributed foreign income			G	\$0.00
Other assessable foreign source income			H	\$0.00
Foreign income tax offset			I	\$0.00
Share of national rental affordability scheme tax offset			R	\$0.00
Exploration credits distributed			M	\$0.00
Early stage venture capital limited partnership tax offset			T	
Early stage investor tax offset			J	
Div 6AA Eligible income			C1	

SMALL BUSINESS INCOME TAX OFFSET INFORMATION

Share of net small business income

Y

\$0.00

Beneficiary – S Doukakis Superannuation Fund

Tax File Number	Entity code	U	S - SMSF
NAME OF COMPANY / PARTNERSHIP / TRUST ETC			S Doukakis Superannuation Fund
RESIDENTIAL / BUSINESS ADDRESS			
Address	Town/City	State	Postcode
Level 2 180 Flinders Street	Adelaide	SA	5000
Distribution type	BalanceOfIncome		
Assessment calculation code	V	35	
Inter Vivos - Resident beneficiary - A trustee			
Share of income of the trust estate	W	\$10,820.00	
Credit for tax withheld – foreign resident withholding (excluding capital gains)	L	\$0.00	
Australian franking credits from a New Zealand franking company	N	\$0.00	
SHARE OF INCOME			
Primary production	A		
PP - NCMI	A1	\$0.00	
PP - Excluded from NCMI	A2	\$0.00	
Non-primary production	B	\$7,173.00	
NPP - NCMI	B1	\$0.00	
NPP - Excluded from NCMI	B2	\$0.00	
Credit for tax withheld where ABN not quoted	C	\$0.00	
Franked distributions	U	\$0.00	
Franking credit	D	\$0.00	
TFN amounts withheld	E	\$0.00	
Share of credit for TFN amounts withheld from payments from closely held trusts	O	\$0.00	
Capital gains	F	\$0.00	
NCMI capital gains	F1	\$0.00	
Excluded from NCMI capital gains	F2	\$0.00	
Share of credit for foreign resident capital gains withholding amounts	Z	\$0.00	
Attributed foreign income	G	\$0.00	
Other assessable foreign source income	H	\$0.00	
Foreign income tax offset	I	\$0.00	
Share of national rental affordability scheme tax offset	R	\$0.00	
Exploration credits distributed	M	\$0.00	
Early stage venture capital limited partnership tax offset	T		
Early stage investor tax offset	J		
Div 6AA Eligible income	C1		

SMALL BUSINESS INCOME TAX OFFSET INFORMATION

Share of net small business income	Y	\$0.00
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Rental schedule — 141 Sturt Road, Dover Gardens SA 5048

Address	Town/City	State	Postcode
141 Sturt Road	Dover Gardens	SA	5048

Date property first earned rental income	26/03/2019
Number of weeks property was rented this year	52
The number of weeks the property was available for rent this year	52
Entity's % ownership	100
Has the loan for the property been renegotiated this year?	No

Acquisitions and Disposal	Date	Amount
Acquisition	26 Mar 2019	\$1,003,876.00

Disposal		
Capital gain/loss on sale of this property		

Value of capital allowances (depreciation on plant) recouped on the sale of the property

Value of capital works deductions (special building write-off) recouped on the sale of the property

Owners

Name	TFN	Percentage
Douchitti Property Trust	TFN Recorded	100%
		100%

Income / Expenses

Income		Gross	My share
Rental income	A	\$87,637.00	\$87,637.00
Other rental income	B	\$1,864.00	\$1,864.00
Gross rent	C	\$89,501.00	\$89,501.00

Expenses			
Borrowing expenses	F	\$1,480.00	\$1,480.00
Capital allowance assets	I	\$12,616.00	\$12,616.00
Interest	L	\$42,283.00	\$42,283.00
Agents fees	P	\$5,400.00	\$5,400.00
Capital works deductions	R	\$8,872.00	\$8,872.00
Sundry	V	\$3,734.00	\$3,734.00
Total expenses	W	\$74,385.00	\$74,385.00
Total net rent	X	\$15,116.00	\$15,116.00

Rental schedule worksheets — 141 Sturt Road, Dover Gardens SA 5048

CAPITAL WORKS DEDUCTIONS

Description	Amount
Per Depreciation Report	\$7,295.00
Per FS	\$1,577.00
Total	\$8,872.00

SUNDRY

Description	Amount
Bank Fees	\$549.00
ESL	\$3,185.00
Total	\$3,734.00

Worksheets

18 OTHER DEDUCTIONS

Name of each item of deduction	Amount
Filing Fees	\$290.00
Amortisation	\$480.00
Total	\$770.00