

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.

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 However, you cannot lodge your tax return electronically if you do not quote your TFN.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

Tax file number Year Name of partnership, trust, fund or entity

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:

- the information provided to the 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 of partner, trustee or director

Date

PART B**Electronic funds transfer consent**

This declaration is to be completed when an electronic funds transfer (EFT) of a refund is requested and the tax return is being lodged through an approved ATO electronic lodgment channel.

This declaration must be signed by the partner, trustee, director or public officer prior to the EFT details being transmitted to the Tax Office. If you elect for an EFT, all details below must be completed.

Important: Care should be taken when completing EFT details as the payment of any refund will be made to the account specified.

Agent's reference number Account Name

I authorise the refund to be deposited directly to the specified account.

Signature

Date

**Self-managed superannuation
fund annual return****2023****Who should complete this annual return?**

Only self-managed superannuation funds (SMSFs) can complete this annual return. All other funds must complete the Fund income tax return 2023 (NAT 71287).

Return year

The Self-managed superannuation fund annual return instructions 2023 (NAT 71606) (the instructions) can assist you to complete this annual return.

The SMSF annual return cannot be used to notify us of a change in fund membership. You must update fund details via ABR.gov.au or complete the Change of details for superannuation entities form (NAT3036).

Section A: Fund information**1 Tax file number (TFN)**

The ATO is authorised by law to request your TFN. You are not obliged to quote your TFN but not quoting it could increase the chance of delay or error in processing your annual return. See the Privacy note in the Declaration.

2 Name of self-managed superannuation fund (SMSF)**3 Australian business number (ABN)**
(if applicable)**4 Current postal address****5 Annual return status**

Is this an amendment to the SMSF's 2023 return?

 A N

Is this the first required return for a newly registered SMSF?

 B N**6 SMSF auditor**

Auditor's name

Title

Familyname

First given name

Other given names

SMSF Auditor Number

Auditor's phone number

Use Agent
address details?

Postal address

Date audit was completed

 A

Was Part A of the audit report qualified ?

 B

Was Part B of the audit report qualified ?

 CIf Part B of the audit report was qualified,
have the reported issues been rectified? D**Sensitive (when completed)**Detailed

7 Electronic funds transfer (EFT)

We need your self-managed super fund's financial institution details to pay any super payments and tax refunds owing to you.

A Fund's financial institution account details

This account is used for super contributions and rollovers. Do not provide a tax agent account here.

Fund BSB number Fund account number

Fund account name

I would like my tax refunds made to this account. Y Print Y for yes or N for no. If Yes, Go to C.

B Financial institution account details for tax refunds

Use Agent Trust Account?

This account is used for tax refunds. You can provide a tax agent account here.

BSB number Account number

Account name

C Electronic service address alias

Provide the electronic service address alias(ESA) issued by your SMSF messaging provider. (For example, SMSFdataESAALias). See instructions for more information.

8 Status of SMSF

Australian superannuation fund A Y

Does the fund trust deed allow acceptance of the Government's Super Co-contribution and Low Income Super Amounts? C Y

Fund's tax file number (TFN) 95 091 665

Fund benefit structure B A Code

9 Was the fund wound up during the income year?

N Print Y for yes or N for no. If yes, provide the date on which the fund was wound up

Have all tax lodgment and payment obligations been met?

10 Exempt current pension income

Did the fund pay retirement phase superannuation income stream benefits to one or more members in the income year? Y Print Y for yes or N for no.

To claim a tax exemption for current pension income, you must pay at least the minimum benefit payment under the law. Record exempt current pension income at Label A.

If Yes Exempt current pension income amount A

Which method did you use to calculate your exempt current pension income?

Segregated assets method B

Unsegregated assets method C X Was an actuarial certificate obtained? D Y Print Y for yes

Did the fund have any other income that was assessable? E Y Print Y for yes or N for no.

Choosing 'No' means that you do not have any assessable income, including no-TFN quoted contributions. Go to Section C: Deductions and non-deductible expenses. (Do not complete Section B: Income.)

Section B: Income

Do not complete this section if all superannuation interests in the SMSF were supporting superannuation income streams in the retirement phase for the entire year, there was no other income that was assessable, and you have not realised a deferred notional gain. If you are entitled to claim any tax offsets, you can record these at Section D: Income tax calculation statement.

11 Income

Did you have a capital gains tax (CGT) event during the year? **G** **N** Print **Y** for yes or **N** for no.

Have you applied an exemption or rollover? **M** Print **Y** for yes or **N** for no. Code

If the total capital loss or total capital gain is greater than \$10,000 or you elected to use the transitional CGT relief in 2017 and the deferred notional gain has been realised, complete and attach a Capital gains tax (CGT) schedule 2023.

Net capital gain **A**

Gross rent and other leasing and hiring income **B**

Gross interest **C**

Forestry managed investment scheme income **X**

Gross foreign income **D1** Net foreign income **D** Loss

Australian franking credits from a New Zealand company **E**

Transfers from foreign funds **F** Number

Gross payments where ABN not quoted **H**

Gross distribution from partnerships **I** Loss

* Unfranked dividend amount **J**

* Franked dividend amount **K**

* Dividend franking credit **L**

* Gross trust distributions **M** Code

Calculation of assessable contributions
 Assessable employer contributions **R1**
 plus Assessable personal contributions **R2**
 plus *No-TFN-quoted contributions **R3**
 (an amount must be included even if it is zero)
 less Transfer of liability to life insurance company or PST **R6**

Assessable contributions (R1 plus R2 plus R3 less R6) **R**

Calculation of non-arm's length income
 * Net non-arm's length private company dividends **U1**
 plus * Net non-arm's length trust distributions **U2**
 plus * Net other non-arm's length income **U3**

* Other income **S** Code

*Assessable income due to changed tax status of fund **T**

Net non-arm's length income (subject to 45% tax rate) **U**
 (U1 plus U2 plus U3)

#This is a mandatory label.
 * If an amount is entered at this label, check the instructions to ensure the correct tax treatment has been applied.

GROSS INCOME **W** Loss

(Sum of labels A to U)

Exempt current pension income **Y**

TOTAL ASSESSABLE INCOME **V** Loss

(W less Y)

Section C: Deductions and non-deductible expenses

12 Deductions and non-deductible expenses

Under 'Deductions' list all expenses and allowances you are entitled to claim a deduction for. Under 'Non-deductible expenses', list all other expenses or normally allowable deductions that you cannot claim as a deduction (for example, all expenses related to exempt current pension income should be recorded in the 'Non-deductible expenses' column).

	DEDUCTIONS		NON-DEDUCTIBLE EXPENSES
Interest expenses within Australia	A1 <input style="width: 100%;" type="text"/>		A2 <input style="width: 100%;" type="text"/>
Interest expenses overseas	B1 <input style="width: 100%;" type="text"/>		B2 <input style="width: 100%;" type="text"/>
Capital works expenditure	D1 <input style="width: 80%;" type="text"/> 6,734		D2 <input style="width: 80%;" type="text"/> 4,017
Decline in value of depreciating assets	E1 <input style="width: 80%;" type="text"/> 1,223		E2 <input style="width: 80%;" type="text"/> 729
Insurance premiums – members	F1 <input style="width: 100%;" type="text"/>		F2 <input style="width: 100%;" type="text"/>
SMSF auditor fee	H1 <input style="width: 80%;" type="text"/> 309		H2 <input style="width: 80%;" type="text"/> 186
Investment expenses	I1 <input style="width: 80%;" type="text"/> 13,040		I2 <input style="width: 80%;" type="text"/> 7,779
Management and administration expenses	J1 <input style="width: 80%;" type="text"/> 3,385		J2 <input style="width: 80%;" type="text"/> 2,019
Forestry managed investment scheme expense	U1 <input style="width: 100%;" type="text"/>		U2 <input style="width: 100%;" type="text"/>
Other amounts	L1 <input style="width: 80%;" type="text"/> <input style="width: 10%; text-align: center; font-size: small;"/> Code		L2 <input style="width: 80%;" type="text"/> <input style="width: 10%; text-align: center; font-size: small;"/> Code
Tax losses deducted	M1 <input style="width: 100%;" type="text"/>		
TOTAL DEDUCTIONS			TOTAL NON-DEDUCTIBLE EXPENSES
	N <input style="width: 80%;" type="text"/> 24,691 <small>(Total A1 to M1)</small>		Y <input style="width: 80%;" type="text"/> 14,730 <small>(Total A2 to L2)</small>
#TAXABLE INCOME OR LOSS			TOTAL SMSF EXPENSES
	O <input style="width: 80%;" type="text"/> 8,524 <input style="width: 10%; text-align: center; font-size: small;"/> Loss (TOTAL ASSESSABLE INCOME less TOTAL DEDUCTIONS)		Z <input style="width: 80%;" type="text"/> 39,421 <small>(N plus Y)</small>

#This is a mandatory label.

Section D: Income tax calculation statement

#Important:

Section B label R3, Section C label O and Section D labels A, T1, J, T5 and I are mandatory. If you leave these labels blank, you will have specified a zero amount.

13 Calculation statement

Please refer to the Self-managed superannuation fund annual return instructions 2023 on how to complete the calculation statement.

#Taxable income	A <input style="width: 80%;" type="text"/> 8,524 <small>(an amount must be included even if it is zero)</small>
#Tax on taxable income	T1 <input style="width: 80%;" type="text"/> 1,278.60 <small>(an amount must be included even if it is zero)</small>
#Tax on no-TFN-quoted contributions	J <input style="width: 80%;" type="text"/> 0.00 <small>(an amount must be included even if it is zero)</small>
Gross tax	B <input style="width: 80%;" type="text"/> 1,278.60 <small>(T1 plus J)</small>

Foreign income tax offset C1 <input type="text"/>	Non-refundable non-carry forward tax offsets C <input type="text" value="0.00"/> (C1 plus C2)
Rebates and tax offsets C2 <input type="text"/>	

SUBTOTAL 1
T2
 (B less C –cannot be less than zero)

Early stage venture capital limited partnership tax offset D1 <input type="text"/>	Non-refundable carry forward tax offsets D <input type="text" value="0.00"/> (D1 plus D2 plus D3 plus D4)
Early stage venture capital limited partnership tax offset carried forward from previous year D2 <input type="text"/>	
Early stage investor tax offset D3 <input type="text"/>	
Early stage investor tax offset carried forward from previous year D4 <input type="text"/>	

SUBTOTAL 2
T3
 (T2 less D –cannot be less than zero)

Complying fund's franking credits tax offset E1 <input type="text"/>	Refundable tax offsets E <input type="text" value="0.00"/> (E1 plus E2 plus E3 plus E4)
No-TFN tax offset E2 <input type="text"/>	
National rental affordability scheme tax offset E3 <input type="text"/>	
Exploration credit tax offset E4 <input type="text"/>	

#TAX PAYABLE T5
 (T3 less E - cannot be less than zero)

Section 102AAM interest charge
G

Credit for tax withheld – foreign resident withholding (excluding capital gains)
H2

Credit for tax withheld – where ABN or TFN not quoted (non-individual)
H3

Credit for TFN amounts withheld from payments from closely held trusts
H5

Credit for interest on no-TFN tax offset
H6

Credit for foreign resident capital gains withholding amounts
H8

Eligible credits
H
 (H2 plus H3 plus H5 plus H6 plus H8)

#Tax offset refunds
 (Remainder of refundable tax offsets) **I**
 (unused amount from label E- an amount must be included even if it is zero)

PAYG instalments raised
K

Supervisory levy
L

Supervisory levy adjustment for wound up funds
M

Supervisory levy adjustment for new funds
N

Total amount of tax payable **S**
 (T5 plus G less H less I less K plus L less M plus N)

#This is a mandatory label.

Section E: Losses

14 Losses

If total loss is greater than \$100,000, complete and attach a Losses schedule 2023.

Tax losses carried forward to later income years **U**

Net capital losses carried forward to later income years **V**

	Net capital losses brought forward from prior years	Net capital losses carried forward to later income years
Non-Collectables	35,434	35,434
Collectables	0	0

Section F / Section G: **Member Information**

Title	Mr	See the Privacy note in the Declaration.	Member
Familyname	Van Duren	Member'sTFN	627 162 201
First given name	Peter		1
Other given names	Marion Hubert	Account status	0 Code
Date of birth	01/10/1942	If deceased, date of death	27/08/2021

Contributions

OPENING ACCOUNT BALANCE 862,553.68

Refer to instructions for completing these labels.	Proceeds from primary residence disposal
Employer contributions	H
A	Receipt date
ABN of principal employer	H1
A1	Assessable foreign superannuation fund amount
Personal contributions	I
B	Non-assessable foreign superannuation fund amount
CGT small business retirement exemption	J
C	Transfer from reserve: assessable amount
CGT small business 15-year exemption amount	K
D	Transfer from reserve: non-assessable amount
Personal injury election	L
E	Contributions from non-complying funds and previously non-complying funds
Spouse and child contributions	T
F	Any other contributions (including Super Co-contributions and low Income Super Amounts)
Other third party contributions	M
G	
TOTAL CONTRIBUTIONS	N 0.00
	(Sum of labels A to M)

Other transactions

Accumulation phase account balance	S1 0.00	Allocated earnings or losses	O 37,386.29	Loss
Retirement phase account balance - NonCDBIS	S2 874,059.97	Inward rollovers and transfers	P	
Retirement phase account balance -CDBIS	S3 0.00	Outward rollovers and transfers	Q	
TRISCount	0	Lump Sum payments	R1	Code
		Income stream payments	R2 25,880.00	Code
		CLOSING ACCOUNT BALANCE	S 874,059.97	
			(S1 plus S2 plus S3)	

Accumulation phase value	X1 0.00
Retirement phase value	X2 874,059.97
Outstanding limited recourse borrowing arrangement amount	Y 0.00

Fund's tax file number (TFN)

Title	Mrs	See the Privacy note in the Declaration.	Member	95 091 665
Familyname	Van Duren	Member'sTFN	2	
First given name	Louise		Account status	
Other given names	Mary-Anne		0 Code	
Date of birth	24/06/1956	If deceased, date of death		

Contributions

OPENING ACCOUNT BALANCE 1,426,874.35

Refer to instructions for completing these labels.	Proceeds from primary residence disposal
Employer contributions	H
A	Receipt date
ABN of principal employer	H1
A1	Assessable foreign superannuation fund amount
Personal contributions	I
B	Non-assessable foreign superannuation fund amount
CGT small business retirement exemption	J
C	Transfer from reserve: assessable amount
CGT small business 15-year exemption amount	K
D	Transfer from reserve: non-assessable amount
Personal injury election	L
E	Contributions from non-complying funds and previously non-complying funds
Spouse and child contributions	T
F	Any other contributions (including Super Co-contributions and low Income Super Amounts)
Other third party contributions	M 500.00
G	
TOTAL CONTRIBUTIONS	N 500.00
	(Sum of labels A to M)

Other transactions

Accumulation phase account balance	O	Allocated earnings or losses	Loss
S1 1,491,364.70	63,990.35		
Retirement phase account balance - Non CDBIS	P	Inward rollovers and transfers	
S2 0.00			
Retirement phase account balance - CDBIS	Q	Outward rollovers and transfers	
S3 0.00			
0 TRISCount	R1	Lump Sum payments	Code
	R2		
		Income stream payments	Code
	S	CLOSING ACCOUNT BALANCE	1,491,364.70
		(S1 plus S2 plus S3)	
Accumulation phase value	X1	1,491,364.70	
Retirement phase value	X2	0.00	
Outstanding limited recourse borrowing arrangement amount	Y	0.00	

Section H: Assets and liabilities

15 ASSETS

15a Australian managed investments

Listed trusts	A	<input type="text" value="94"/>
Unlisted trusts	B	<input type="text"/>
Insurance policy	C	<input type="text"/>
Other managed investments	D	<input type="text"/>

15b Australian direct investments

Cash and term deposits	E	<input type="text" value="578,236"/>
Debt securities	F	<input type="text"/>
Loans	G	<input type="text"/>
Listed shares	H	<input type="text" value="36,127"/>
Unlisted shares	I	<input type="text"/>

Limited recourse borrowing arrangements	
Australian residential real property	J1 <input type="text"/>
Australian non-residential real property	J2 <input type="text"/>
Overseas real property	J3 <input type="text"/>
Australian shares	J4 <input type="text"/>
Overseas shares	J5 <input type="text"/>
Other	J6 <input type="text"/>
Property count	J7 <input type="text"/>

Limited recourse borrowing arrangements	J	<input type="text" value="0"/>
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Non-residential real property	K	<input type="text"/>
Residential real property	L	<input type="text" value="1,217,500"/>
Collectables and personal use assets	M	<input type="text"/>
Other assets	O	<input type="text" value="533,727"/>

15c Other investments

Crypto-Currency	N	<input type="text"/>
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15d Overseas direct investments

Overseas shares	P	<input type="text"/>
Overseas non-residential real property	Q	<input type="text"/>
Overseas residential real property	R	<input type="text"/>
Overseas managed investments	S	<input type="text"/>
Other overseas assets	T	<input type="text"/>

TOTAL AUSTRALIAN AND OVERSEAS ASSETS (Sum of labels A to T)	U	<input type="text" value="2,365,684"/>
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15e In-house assets

Did the fund have a loan to, lease to or investment in, related parties (known as in-house assets) at the end of the income year? **A** **N** Print **Y** for yes or **N** for no.

15f Limited recourse borrowing arrangements

If the fund had an LRBA were the LRBA borrowings from a licensed financial institution? **A** Print **Y** for yes or **N** for no.

Did the members or related parties of the fund use personal guarantees or other security for the LRBA? **B** Print **Y** for yes or **N** for no.

16 LIABILITIES

Borrowings for limited recourse borrowing arrangements V1 <input style="width: 150px;" type="text"/>	
Permissible temporary borrowings V2 <input style="width: 150px;" type="text"/>	
Other borrowings V3 <input style="width: 150px;" type="text"/>	
Borrowings V <input style="width: 150px;" type="text" value="0"/>	
Total member closing account balances (total of all CLOSING ACCOUNT BALANCES from Sections F and G) W <input style="width: 150px;" type="text" value="2,365,425"/>	
Reserve accounts X <input style="width: 150px;" type="text"/>	
Other liabilities Y <input style="width: 150px;" type="text" value="259"/>	
TOTAL LIABILITIES Z <input style="width: 150px;" type="text" value="2,365,684"/>	

Section I: Taxation of financial arrangements

17 Taxation of financial arrangements (TOFA)

Total TOFA gains	H	<input style="width: 150px;" type="text"/>
Total TOFA losses	I	<input style="width: 150px;" type="text"/>

Section J: Other information

Family trust election status

If the trust or fund has made, or is making, a family trust election, write the four-digit income year specified of the election (for example, for the 2022–23 income year, write 2023). **A**

If revoking or varying a family trust election, print R for revoke or print V for variation, and complete and attach the Family trust election, revocation or variation 2023. **B**

Interposed entity election status

If the trust or fund has an existing election, write the earliest income year specified. If the trust or fund is making one or more elections this year, write the earliest income year being specified and complete an Interposed entity election or revocation 2023 for each election. **C**

If revoking an interposed entity election, print R, and complete and attach the Interposed entity election or revocation 2023. **D**

Section K:Declarations

Penalties may be imposed for false or misleading information in addition to penalties relating to any tax shortfalls.

Important

Before making this declaration check to ensure that all income has been disclosed and the annual return, all attached schedules and any additional documents are true and correct in every detail. If you leave labels blank, you will have specified a zero amount or the label was not applicable to you. If you are in doubt about any aspect of the annual return, place all the facts before the ATO.

Privacy

The ATO is authorised by the Taxation Administration Act 1953 to request the provision of tax file numbers (TFNs). We will use the TFN to identify the entity in our records. It is not an offence not to provide the TFN. However if you do not provide the TFN, the processing of this form may be delayed.

Taxation law authorises the ATO to collect information and disclose it to other government agencies. For information about your privacy go to ato.gov.au/privacy.

TRUSTEE'S OR DIRECTOR'S DECLARATION:

I declare that, the current trustees and directors have authorised this annual return and it is documented as such in the SMSF's records. I have received a copy of the audit report and are aware of any matters raised therein. The information on this annual return, including any attached schedules and additional documentation is true and correct.

Authorised trustee's, director's or public officer's signature

Date

Preferred trustee or director contact details:

Title

Familyname

First given name

Other given names

Phone number

Email address

Non-individual trustee name (if applicable)

ABN of non-individual trustee

Time taken to prepare and complete this annual return Hrs

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

TAX AGENT'S DECLARATION:

I,

declare that the Self-managed superannuation fund annual return 2023 has been prepared in accordance with information provided by the trustees, that the trustees have given me a declaration stating that the information provided to me is true and correct, and that the trustees have authorised me to lodge this annual return.

Tax agent's signature

Date

Tax agent's contact details

Title

Familyname

First given name

Other given names

Tax agent's practice

Tax agent's phone number

Tax agent number

Reference number

Rental Property Schedule 2023

Name of Property			
Address of Rental Property	2/66 Burt Street		
	North Perth	WA	6006
Date property first earned rental income			01/03/2010
Number of weeks property was rented this year			52
Private Use %			0.00

Ownership

% owned

The Peter Van Duren Pty Ltd	Superannuation Fund	THEP0001	100.00
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Income

Return

Gross rental income	28,600	28,600
Other rental related income		
Gross Rent	28,600	28,600

Expenses

Total

Prv %

Return

	Total	Prv %	Return
V Admin fees	158		158
R Capital works-special build w/off	8,570		8,570
I Capital allowances (depreciation)	466		466
H Council Rates	2,441		2,441
J Gardening/lawn mowing	44		44
V End of year statement	33		33
V Inspection fees	198		198
K Insurance	1,583		1,583
V Lease renewal fees	120		120
P Property agent fees/commission	2,329		2,329
Q Repairs and maintenance	812		812
V Tenant invoice fee	46		46
U Water charges	1,565		1,565
Total expenses	18,365		18,365

Net Rent

10,235	/		10,235	/	
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Rental Property Schedule 2023

Name of Property			
Address of Rental Property	28/41 Fortescue Street		
	Spring Hill	QLD	4000
Date property first earned rental income			01/03/2010
Number of weeks property was rented this year			52
Private Use %			0.00

Ownership

% owned

The Peter Van Duren Pty Ltd	Superannuation Fund	THEP0001	100.00
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Income

Return

Gross rental income	21,603	21,603
Other rental related income		
Gross Rent	21,603	21,603

Expenses

Total

Prv %

Return

	Total	Prv %	Return
V Admin fees	158		158
E Body corporate fees	5,503		5,503
R Capital works-special build w/off	2,181		2,181
I Capital allowances (depreciation)	1,486		1,486
H Council Rates	1,801		1,801
K Insurance	295		295
V Letting fees	473		473
P Property agent fees/commission	1,782		1,782
Q Repairs and maintenance	200		200
U Water charges	1,276		1,276

Total expenses	15,155		15,155
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Net Rent

6,448	/		6,448	/	
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	1	2	
Property address	2/66 Burt Street North Perth WA 6006	28/41 Fortescue Street Spring Hill QLD 4000	
Date property first rented	01/03/2010	01/03/2010	
Weeks rented	52	52	
Percent ownership	100.00	100.00	
Income			TOTAL
Gross income	28,600	21,603	50,203
Other rental income	0	0	0
Gross rent	\$28,600	\$21,603	\$50,203
Expenses			
D Advertising for tenants	0	0	0
E Body corporate fees	0	5,503	5,503
F Borrowing expenses	0	0	0
G Cleaning	0	0	0
H Council Rates	2,441	1,801	4,242
I Capital allowances (depreciation)	466	1,486	1,952
J Gardening/lawn mowing	44	0	44
K Insurance	1,583	295	1,878
L Interest on loans	0	0	0
M Land Tax	0	0	0
N Legal fees	0	0	0
O Pest control	0	0	0
P Property agent fees/commission	2,329	1,782	4,111
Q Repairs and maintenance	812	200	1,012
R Capital works-special build w/off	8,570	2,181	10,751
S Stationery, telephone and postage	0	0	0
T Travel expenses	0	0	0
U Water charges	1,565	1,276	2,841
V Sundry rental expenses	555	631	1,186
Total expenses	\$18,365	\$15,155	\$33,520
Net rent	\$10,235	\$6,448	\$16,683