

OLDSMOBILE TERRACE HOLDINGS UNIT TRUST

Financial Statements and Income Tax Return

Year Ended 30 June 2020



OREON
Partners

Financial Statements

The trustee for Oldsmobile Terrace Holdings Unit Trust
ABN 62 270 199 115
For the year ended 30 June 2020

Prepared by Oreon Partners Pty Ltd

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Profit & Loss Statement

The trustee for Oldsmobile Terrace Holdings Unit Trust For the year ended 30 June 2020

	NOTES	2020	2019
Income			
Rental Income		36,013	106,454
Total Income		36,013	106,454
Other Income			
Interest Received		-	1,280
Capital Gain		835,970	-
Total Other Income		835,970	1,280
Total Income		871,983	107,734
Expenses			
Accounting Fees		7,590	6,230
Administration Fee		1,000	2,000
Bank Charges		929	161
Depreciation		8,590	18,482
Filing Fees		267	263
Gardening		2,900	3,650
Insurance		1,439	2,093
Interest Expense		15,685	40,000
Legal Fees		1,362	-
Rates & Taxes		3,754	6,351
Rental Management Fee		4,158	8,318
Repairs & Maintenance		5,760	3,722
Strata Fees		-	3,602
Subscriptions		547	545
Valuation Fee		-	1,600
Total Expenses		53,981	97,016
Profit/(Loss) Before Distribution		818,002	10,718
Distribution of Trust Income			
Trust Income Distributed		818,002	10,718
Total Distribution of Trust Income		818,002	10,718
Undistributed Income		-	-

The accompanying notes form part of these financial statements. These statements should be read in conjunction with the attached compilation report.

Trust Income Distribution

The trustee for Oldsmobile Terrace Holdings Unit Trust For the year ended 30 June 2020

	2020	2019
Trust Income Distribution		
Current Year Earnings	818,002	10,718
Net Trust Income for Distribution	818,002	10,718
Distributions to Beneficiaries		
Dunn Investment Trust	306,751	4,019
Koorlong Superannuation Fund	102,250	1,340
Nicola and Caterina Valenzisi Superannuation Fund	102,250	1,340
Shoesmith Newcastle Family Trust	306,751	4,019
Total Distributions to Beneficiaries	818,002	10,718
Undistributed Trust Income	-	-

The accompanying notes form part of these financial statements. These statements should be read in conjunction with the attached compilation report.

Tax Reconciliation Statement

The trustee for Oldsmobile Terrace Holdings Unit Trust For the year ended 30 June 2020

2020

Tax Reconciliation

Accounting Profit for Period	818,002
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Deductions

50% CGT Discount	417,985
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Total Deductions	417,985
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Net Taxable Profit / (Loss)	400,017
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Tax Distribution per Beneficiary

Dunn Investment Trust	150,006
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Koorlong Superannuation Fund	50,002
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Nicola and Caterina Valenzisi Superannuation Fund	50,002
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Shoesmith Newcastle Family Trust	150,006
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Total Tax Distribution per Beneficiary	400,017
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The accompanying notes form part of these financial statements. These statements should be read in conjunction with the attached compilation report.

Balance Sheet

The trustee for Oldsmobile Terrace Holdings Unit Trust As at 30 June 2020

	NOTES	30 JUN 2020	30 JUN 2019
Assets			
Current Assets			
Bank SA Cheque Account		-	8,809
Cash on Hand		160	200
Trade Debtors		-	9,883
Total Current Assets		160	18,891
Non-Current Assets			
Property, plant and equipment	2	-	1,475,000
Loan - Pro-Active Property Pty Ltd		-	51,271
Total Non-Current Assets		-	1,526,271
Total Assets		160	1,545,163
Liabilities			
Current Liabilities			
GST Control Account		-	1,881
Trade Creditor		-	6,793
Total Current Liabilities		-	8,674
Non-Current Liabilities			
Bank SA Commercial Bill		-	715,000
Unitholder Loans		-	54,123
Total Non-Current Liabilities		-	769,123
Total Liabilities		-	777,797
Net Assets		160	767,366
Equity			
Issued Units	4	160	160
Reserves	5	-	767,206
Total Equity		160	767,366

The accompanying notes form part of these financial statements. These statements should be read in conjunction with the attached compilation report.

Notes to the Trust's Financial Statements

The trustee for Oldsmobile Terrace Holdings Unit Trust For the year ended 30 June 2020

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. The financial statements were authorised for issue on 10 August 2020 by the directors of the trustee company.

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.

These notes should be read in conjunction with the attached compilation report.

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
2. Property Plant and Equipment		
Land and Buildings		
Land and Buildings		
Buildings at cost	-	800,269
Accumulated depreciation of buildings	-	(165,401)
Asset Revaluation	-	840,132
Total Land and Buildings	-	1,475,000
Total Land and Buildings	-	1,475,000
Total Property Plant and Equipment	-	1,475,000
	2020	2019

3. Unitholder Loans

Dunn Investment Trust	-	20,296
Koorlong Superannuation Fund	-	6,765
Nicola and Caterina Valenzisi Superannuation Fund	-	6,765
Shoemith Newcastle Family Trust	-	20,296
Total Unitholder Loans	-	54,123
	2020	2019

4. Issued Units

Dunn Investment Trust	60	60
Koorlong Superannuation Fund	20	20
Nicola and Caterina Valenzisi Superannuation Fund	20	20
Shoemith Newcastle Family Trust	60	60
Total Issued Units	160	160
	2020	2019

5. Reserves

Asset Revaluation Reserve (29/10/19)	-	840,132
Unit Redemption Reserve	-	(72,926)
Total Reserves	-	767,206

These notes should be read in conjunction with the attached compilation report.

Trustee Declaration

The trustee for Oldsmobile Terrace Holdings Unit Trust For the year ended 30 June 2020

The directors of Oldsmobile Terrace Holdings Pty Ltd declare that The trustee for Oldsmobile Terrace Holdings 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.

In accordance with a resolution of the Board of Directors, the directors of Oldsmobile Terrace Holdings Pty Ltd declare that:

1. The financial statements and notes present fairly The trustee for Oldsmobile Terrace Holdings 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 directors opinion there are reasonable grounds to believe that The trustee for Oldsmobile Terrace Holdings Unit Trust will be able to pay its debts as and when they become due and payable.

Director: Richard Shoesmith _____

Date:

Compilation Report

The trustee for Oldsmobile Terrace Holdings Unit Trust For the year ended 30 June 2020

Compilation report to The trustee for Oldsmobile Terrace Holdings Unit Trust

We have compiled the accompanying special purpose financial statements of The trustee for Oldsmobile Terrace Holdings 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 directors of 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*.



Jarrad Dunn

Oreon Partners
28 Dequetteville Terrace
KENT TOWN SA 5067

Dated: 10 August 2020

Trust Tax Return

2020

1 Jul 2019—30 Jun 2020

TFN Recorded

TRUST DETAILS**Name of Trust**

Oldsmobile Terrace Holdings Unit Trust

Previous name of Trust**Tax File Number**

TFN Recorded

Australian Business Number

62 270 199 115

CURRENT POSTAL ADDRESSOreon Partners Pty Ltd
28 Dequetteville Terrace
Kent Town**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**

Oldsmobile Terrace Holdings Pty Ltd

ABN**Contact number**

08 8161 1000

CONTACT DETAILS**Name**

Jarrad Dunn

Phone number

08 81611000

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 any tax payable by the trustee?	No	
Final tax return?	No	
1 DESCRIPTION OF MAIN BUSINESS ACTIVITY	A	32110
Land development or subdivision		

Income excluding foreign income

5 BUSINESS INCOME AND EXPENSES				
Income	Primary production	Non-primary production	Totals	
Other business income		\$36,013.00	\$36,013.00	
Total other business income	G	H \$36,013.00	\$36,013.00	
Total business income		\$36,013.00	\$36,013.00	
Expenses				
Total interest expenses		\$15,685.00	I	\$15,685.00
Depreciation expenses		\$8,590.00	K	\$8,590.00
Repairs and maintenance		\$5,760.00	M	\$5,760.00
All other expenses		\$23,946.00	N	\$23,946.00
Total expenses		\$53,981.00	O	\$53,981.00
Reconciliation expenses	Primary production	Non-primary production	Totals	
Net income or loss from business	Q	R (\$17,968.00)	S	(\$17,968.00)
Is the trust a small business entity?				
Net small business income			V	
15 Total of items 5 to 14				(\$17,968)

Deductions

20 NET AUSTRALIAN LOSS - OTHER THAN CAPITAL GAINS	\$17,968.00
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Capital gains and foreign income

21 CAPITAL GAINS	
Prior year losses brought forward	
Did you have a CGT event during the year?	G Yes
Net capital gain	A \$417,985.00

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 \$400,017.00

26 TOTAL NET INCOME \$400,017.00

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

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

Key financial information

33 ALL CURRENT ASSETS **F** \$160.00

34 TOTAL ASSETS **G** \$160.00

Business and professional items

37 BUSINESS NAME OF MAIN BUSINESS Oldsmobile Terrace Holdings Unit Trust

38 BUSINESS ADDRESS OF MAIN BUSINESS

Address	Town/City	State	Postcode
1/252 Hindley Street	Adelaide	SA	5000

55 INCOME OF THE TRUST ESTATE **A** \$818,002.00

Beneficiary not entitled

58 BENEFICIARY UNDER LEGAL DISABILITY WHO IS PRESENTLY ENTITLED TO INCOME FROM ANOTHER TRUST No

59 NON-RESIDENT TRUST

Is the trust a non-resident trust? No

Beneficiary – Koorlong Super Fund

Tax File Number	TFN Recorded	Entity code	U	S - SMSF
NAME OF COMPANY / PARTNERSHIP / TRUST ETC			Koorlong Super Fund	
RESIDENTIAL / BUSINESS ADDRESS				
Address	Town/City	State	Postcode	
Koorlong Super Fund 24 Avenel Gardens Road	MEDINDIE	SA	5081	
Distribution type	Manual			
Assessment calculation code		V	35	
Inter Vivos - Resident beneficiary - A trustee				
Share of income of the trust estate		W	\$102,250.00	
Credit for tax withheld – foreign resident withholding (excluding capital gains)		L		
Australian franking credits from a New Zealand franking company		N		
SHARE OF INCOME				
Primary production		A		
PP - NCMI		A1		
PP - Excluded from NCMI		A2		
Non-primary production		B	(\$2,246.00)	
NPP - NCMI		B1		
NPP - Excluded from NCMI		B2		
Credit for tax withheld where ABN not quoted		C		
Franked distributions		U		
Franking credit		D		
TFN amounts withheld		E		
Share of credit for TFN amounts withheld from payments from closely held trusts		O		
Capital gains		F	\$52,248.00	
NCMI capital gains		F1		
Excluded from NCMI capital gains		F2		
Share of credit for foreign resident capital gains withholding amounts		Z		
Attributed foreign income		G		
Other assessable foreign source income		H		
Foreign income tax offset		I		
Share of national rental affordability scheme tax offset		R		
Exploration credits distributed		M		
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

Beneficiary – The Dunn Investment Trust

Tax File Number	TFN Recorded	Entity code	U	T - Trust
NAME OF COMPANY / PARTNERSHIP / TRUST ETC			The Dunn Investment Trust	
RESIDENTIAL / BUSINESS ADDRESS				
Address	Town/City	State	Postcode	Country
3 Wilgena Ave	MYRTLE BANK	SA	5064	Australia
Distribution type	Manual			
Assessment calculation code			V	35
Inter Vivos - Resident beneficiary - A trustee				
Share of income of the trust estate			W	\$306,751.00
Credit for tax withheld – foreign resident withholding (excluding capital gains)			L	
Australian franking credits from a New Zealand franking company			N	
SHARE OF INCOME				
Primary production			A	
PP - NCMI			A1	
PP - Excluded from NCMI			A2	
Non-primary production			B	(\$6,738.00)
NPP - NCMI			B1	
NPP - Excluded from NCMI			B2	
Credit for tax withheld where ABN not quoted			C	
Franked distributions			U	
Franking credit			D	
TFN amounts withheld			E	
Share of credit for TFN amounts withheld from payments from closely held trusts			O	
Capital gains			F	\$156,744.00
NCMI capital gains			F1	
Excluded from NCMI capital gains			F2	
Share of credit for foreign resident capital gains withholding amounts			Z	
Attributed foreign income			G	
Other assessable foreign source income			H	
Foreign income tax offset			I	
Share of national rental affordability scheme tax offset			R	
Exploration credits distributed			M	
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

Beneficiary – Shoemith Newcastle Family Trust

Tax File Number	TFN Recorded	Entity code	U	T - Trust
NAME OF COMPANY / PARTNERSHIP / TRUST ETC			Shoemith Newcastle Family Trust	
RESIDENTIAL / BUSINESS ADDRESS				
Address	Town/City	State	Postcode	
Level 1, 252 Hindley Street	ADELAIDE	SA	5000	
Distribution type	Manual			
Assessment calculation code		V	35	
Inter Vivos - Resident beneficiary - A trustee				
Share of income of the trust estate		W	\$306,751.00	
Credit for tax withheld – foreign resident withholding (excluding capital gains)		L		
Australian franking credits from a New Zealand franking company		N		
SHARE OF INCOME				
Primary production		A		
PP - NCMI		A1		
PP - Excluded from NCMI		A2		
Non-primary production		B	(\$6,738.00)	
NPP - NCMI		B1		
NPP - Excluded from NCMI		B2		
Credit for tax withheld where ABN not quoted		C		
Franked distributions		U		
Franking credit		D		
TFN amounts withheld		E		
Share of credit for TFN amounts withheld from payments from closely held trusts		O		
Capital gains		F	\$156,745.00	
NCMI capital gains		F1		
Excluded from NCMI capital gains		F2		
Share of credit for foreign resident capital gains withholding amounts		Z		
Attributed foreign income		G		
Other assessable foreign source income		H		
Foreign income tax offset		I		
Share of national rental affordability scheme tax offset		R		
Exploration credits distributed		M		
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

Beneficiary – Nicola and Caterina Valenzisi Superannuation Fund

Tax File Number	Entity code	U	S - SMSF
NAME OF COMPANY / PARTNERSHIP / TRUST ETC	Nicola and Caterina Valenzisi Superannuation Fund		
RESIDENTIAL / BUSINESS ADDRESS			
Address	Town/City	State	Postcode
8 Lorraine Avenue	LOCKLEYS	SA	5032
Distribution type	Manual		
Assessment calculation code	V	35	
Inter Vivos - Resident beneficiary - A trustee			
Share of income of the trust estate	W	\$102,250.00	
Credit for tax withheld – foreign resident withholding (excluding capital gains)	L		
Australian franking credits from a New Zealand franking company	N		
SHARE OF INCOME			
Primary production	A		
PP - NCMI	A1		
PP - Excluded from NCMI	A2		
Non-primary production	B	(\$2,246.00)	
NPP - NCMI	B1		
NPP - Excluded from NCMI	B2		
Credit for tax withheld where ABN not quoted	C		
Franked distributions	U		
Franking credit	D		
TFN amounts withheld	E		
Share of credit for TFN amounts withheld from payments from closely held trusts	O		
Capital gains	F	\$52,248.00	
NCMI capital gains	F1		
Excluded from NCMI capital gains	F2		
Share of credit for foreign resident capital gains withholding amounts	Z		
Attributed foreign income	G		
Other assessable foreign source income	H		
Foreign income tax offset	I		
Share of national rental affordability scheme tax offset	R		
Exploration credits distributed	M		
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

Capital Gains Tax Schedule

1 CURRENT YEAR CAPITAL GAINS AND CAPITAL LOSSES	Capital gains	Capital losses
Shares in companies listed on an Australian securities exchange	A	K
Other shares	B	L
Units in unit trusts listed on an Australian securities exchange	C	M
Other units	D	N
Real estate situated in Australia	E	O
Other real estate	F	P
Amount of capital gains from a trust (including a managed fund)	G	
Collectables	H	Q
Other CGT assets and any other CGT events	I	R
Amount of capital gain previously deferred under transitional CGT relief for superannuation funds	S	
Total current year	J	A
	\$835,970.00	
		\$835,970.00
2 CAPITAL LOSSES		
Total current year capital losses applied		B
Total prior year net capital losses applied		C
Total capital losses transferred in applied (only for transfers involving a foreign bank branch or permanent establishment of a foreign financial entity)		D
Total capital losses applied		E
3 UNAPPLIED NET CAPITAL LOSSES CARRIED FORWARD		
Net capital losses from collectables carried forward to later income years		A
Other net capital losses carried forward to later income years		B
4 CGT DISCOUNT		
Total CGT discount applied		A
		\$417,985.00
5 CGT CONCESSIONS FOR SMALL BUSINESS		
Small business active asset reduction		A
Small business retirement exemption		B
Small business rollover		C
Total small business concessions applied		D
		\$0.00
6 NET CAPITAL GAIN		
		A
		\$417,985.00
1J less 2E less 4A less 5D (cannot be less than zero). Amount will appear at label A, Net capital gain on your tax return		
7 EARNOUT ARRANGEMENTS		
Income year earnout right created		F
Amended net capital gain or capital losses carried forward		G

8 OTHER CGT INFORMATION REQUIRED (IF APPLICABLE)

Small business 15 year exemption – exempt capital gains	A
Capital gains disregarded by a foreign resident	B
Capital gains disregarded as a result of a scrip for scrip rollover	C
Capital gains disregarded as a result of an inter-company asset rollover	D
Capital gains disregarded by a demerging entity	E

Capital gains tax worksheet**Asset Type:** Australian real estate**Description:** 1F Oldsmobile Terrace Dudley Park SA 5008

Date of acquisition	
CGT Method	Discount
Capital proceeds	\$1,482,247.84
Ownership %	100%
Share of Capital Proceeds	\$1,482,247.84
Less Total Costs	\$646,278.34
Gross Capital Gain	\$835,969.50
Prior Year losses available to apply	\$0.00
Current Year losses available to apply	\$0.00
Apply losses manually	No
Losses Applied	\$0.00
Subtotal	\$835,969.50
Discount applied	\$417,984.75
Subtotal	\$417,984.75
Net Capital Gain	\$417,984.75

Worksheets

5 BUSINESS INCOME AND EXPENSES

Other business income

Description	PP Amount	NPP Amount
Automatic	\$0.00	\$36,013.00
Total	\$0.00	\$36,013.00

All other expenses

Description	PP Amount	NPP Amount
Accounting fees	\$0.00	\$7,590.00
Administration fees	\$0.00	\$1,000.00
Bank charges	\$0.00	\$929.00
Filing fees	\$0.00	\$267.00
Gardening	\$0.00	\$2,900.00
Insurance	\$0.00	\$1,439.00
Rates & taxes	\$0.00	\$3,754.00
Rental management fee	\$0.00	\$4,158.00
Subscriptions	\$0.00	\$547.00
Legal fees	\$0.00	\$1,362.00
Total	\$0.00	\$23,946.00