

Abundance Super Fund

Rental Property Statement

For the year ended 30 June 2022



Property	36/18 Cecilia Street, Marrickville...	Market Value	(as at 30/06/2022):	920,000.00
Property Account Code:	Cecilia	Gross Rental Yield:		2.88%
Property Type:	Australian - Residential	Net Rental Yield:		(0.21)%

	Tax Return Label	GST Label	2022 \$	2021 \$
Income				
Property Income	Label B		26,520.00	28,034.30
Total Income		G1	26,520.00	28,034.30
Expenses				
Administration and Postage	Label I		66.00	60.50
Advertising	Label I		0.00	199.00
Agents Management Fees	Label I		1,458.60	2,135.89
Borrowing Costs	Label L		1,387.41	1,390.13
Capital Works Expenditure	Label D		4,690.00	4,690.00
Council Rates	Label I		1,670.25	976.00
Insurance Premium	Label I		415.00	450.00
Interest on Loans	Label A		13,148.73	14,668.58
Repairs Maintenance	Label I		0.00	328.47
Strata Levy Fees	Label I		5,097.50	3,598.40
Water Rates	Label I		549.11	609.23
Total Expenses		G11	28,482.60	29,106.20
Net Rental Income			(1,962.60)	(1,071.90)
GST excluded from total income		1A	0.00	
GST excluded from total expenses		1B	0.00	

Abundance Super Fund

Rental Property Statement



For the year ended 30 June 2022

Property	58 Fishermans Parade, Daleys Point...	Market Value	(as at 30/06/2022):	1,050,000.00
Property Account Code:	IP-58Fishermans	Gross Rental Yield:		2.46%
Property Type:	Australian - Residential	Net Rental Yield:		1.27%

	Tax Return Label	GST Label	2022 \$	2021 \$
Income				
Property Income	Label B		25,780.00	21,600.00
Total Income		G1	25,780.00	21,600.00
Expenses				
Agents Management Fees	Label I		1,707.34	1,972.24
Capital Works Expenditure	Label D		2,840.00	2,254.00
Council Rates	Label I		2,198.01	1,666.00
Depreciation	Label E		1,051.31	655.92
Electricity	Label I		0.00	321.89
Insurance Premium	Label I		1,358.39	1,275.00
Pest Control	Label I		397.00	0.00
Repairs Maintenance	Label I		2,099.00	1,109.70
Sundry Expenses	Label I		0.00	683.99
Title Fees	Label I		0.00	19.18
Water Rates	Label I		749.72	888.91
Total Expenses		G11	12,400.77	10,846.83
Net Rental Income			13,379.23	10,753.17
GST excluded from total income		1A	0.00	
GST excluded from total expenses		1B	0.00	

Abundance Super Fund

General Ledger - Audit View



For The Period 01 July 2021 - 30 June 2022

Transaction Date	Transaction Source	Processed Date	Last Modified By	Transaction Type	Description	Units	Amount \$	Balance \$
Property Income (28000)								
<u>36/18 Cecilia Street, Marrickville NSW 2204 (Cecilia)</u>								
30/07/2021	gisella@greenfrogsupe r.com.au	25/11/2022	gisella@greenfrogsupe r.com.au	Bank Statement	Lucron NSW PL RENT PAYMENT		(2,040.00)	(2,040.00)
31/08/2021	gisella@greenfrogsupe r.com.au	25/11/2022	gisella@greenfrogsupe r.com.au	Bank Statement	Lucron NSW PL RENT PAYMENT		(2,040.00)	(4,080.00)
30/09/2021	gisella@greenfrogsupe r.com.au	25/11/2022	gisella@greenfrogsupe r.com.au	Bank Statement	Lucron NSW PL RENT PAYMENT		(2,040.00)	(6,120.00)
29/10/2021	gisella@greenfrogsupe r.com.au	25/11/2022	gisella@greenfrogsupe r.com.au	Bank Statement	Lucron NSW PL RENT PAYMENT		(2,040.00)	(8,160.00)
30/11/2021	gisella@greenfrogsupe r.com.au	25/11/2022	gisella@greenfrogsupe r.com.au	Bank Statement	Lucron NSW PL RENT PAYMENT		(2,040.00)	(10,200.00)
30/12/2021	gisella@greenfrogsupe r.com.au	25/11/2022	gisella@greenfrogsupe r.com.au	Bank Statement	Lucron NSW PL RENT PAYMENT		(3,060.00)	(13,260.00)
31/01/2022	gisella@greenfrogsupe r.com.au	25/11/2022	gisella@greenfrogsupe r.com.au	Bank Statement	Lucron NSW PL RENT PAYMENT		(2,040.00)	(15,300.00)
28/02/2022	gisella@greenfrogsupe r.com.au	25/11/2022	gisella@greenfrogsupe r.com.au	Bank Statement	Lucron NSW PL RENT PAYMENT		(2,040.00)	(17,340.00)
31/03/2022	gisella@greenfrogsupe r.com.au	25/11/2022	gisella@greenfrogsupe r.com.au	Bank Statement	Lucron NSW PL RENT PAYMENT		(2,040.00)	(19,380.00)
29/04/2022	gisella@greenfrogsupe r.com.au	25/11/2022	gisella@greenfrogsupe r.com.au	Bank Statement	Lucron NSW PL RENT PAYMENT		(2,040.00)	(21,420.00)
31/05/2022	gisella@greenfrogsupe r.com.au	25/11/2022	gisella@greenfrogsupe r.com.au	Bank Statement	Lucron NSW PL RENT PAYMENT		(2,040.00)	(23,460.00)
30/06/2022	gisella@greenfrogsupe r.com.au	25/11/2022	gisella@greenfrogsupe r.com.au	Bank Statement	Lucron NSW PL RENT PAYMENT		(3,060.00)	(26,520.00)
							(26,520.00)	(26,520.00)
<u>58 Fishermans Parade, Daleys Point NSW 2257 (IP-58Fishermans)</u>								
02/07/2021	gisella@greenfrogsupe r.com.au	25/11/2022		Bank Statement	Wilscons Estate RENT PAYMENT		(448.32)	(448.32)
30/07/2021	gisella@greenfrogsupe r.com.au	25/11/2022		Bank Statement	Wilscons Estate RENT PAYMENT		(1,408.28)	(1,856.60)
01/09/2021	gisella@greenfrogsupe r.com.au	25/11/2022		Bank Statement	Wilscons Estate RENT PAYMENT		(1,167.27)	(3,023.87)
30/09/2021	gisella@greenfrogsupe r.com.au	25/11/2022		Bank Statement	Wilscons Estate RENT PAYMENT		(2,096.00)	(5,119.87)
29/10/2021	gisella@greenfrogsupe r.com.au	25/11/2022		Bank Statement	Wilscons Estate RENT PAYMENT		(1,670.00)	(6,789.87)

Abundance Super Fund

General Ledger - Audit View



For The Period 01 July 2021 - 30 June 2022

Transaction Date	Transaction Source	Processed Date	Last Modified By	Transaction Type	Description	Units	Amount \$	Balance \$
30/11/2021	gisella@greenfrogsupe r.com.au	25/11/2022		Bank Statement	Wilsons Estate RENT PAYMENT		(1,105.32)	(7,895.19)
31/12/2021	gisella@greenfrogsupe r.com.au	25/11/2022		Bank Statement	Wilsons Estate RENT PAYMENT		(1,868.00)	(9,763.19)
31/01/2022	gisella@greenfrogsupe r.com.au	25/11/2022		Bank Statement	Wilsons Estate RENT PAYMENT		(2,833.38)	(12,596.57)
28/02/2022	gisella@greenfrogsupe r.com.au	25/11/2022		Bank Statement	Wilsons Estate RENT PAYMENT		(1,319.50)	(13,916.07)
31/03/2022	gisella@greenfrogsupe r.com.au	25/11/2022		Bank Statement	Wilsons Estate RENT PAYMENT		(1,189.42)	(15,105.49)
29/04/2022	gisella@greenfrogsupe r.com.au	25/11/2022		Bank Statement	Wilsons Estate RENT PAYMENT		(1,006.03)	(16,111.52)
01/06/2022	gisella@greenfrogsupe r.com.au	25/11/2022		Bank Statement	Wilsons Estate RENT PAYMENT		(1,109.02)	(17,220.54)
30/06/2022	gisella@greenfrogsupe r.com.au	25/11/2022		Bank Statement	Wilsons Estate RENT PAYMENT		(1,868.00)	(19,088.54)
30/06/2022	gisella@greenfrogsupe r.com.au	01/12/2022	gisella@greenfrogsupe r.com.au	General Journal	Annual Rental Statement S1		(6,691.46)	(25,780.00)
							(25,780.00)	S1.1 (25,780.00)

Abundance Super Fund General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Agents Management Fees (41930)					
<u>36/18 Cecilia Street, Marrickville NSW 2204 (Cecilia)</u>					
30/07/2021	Lucron NSW PL RENT PAYMENT	Lucron = R1	112.20		112.20 DR
31/08/2021	Lucron NSW PL RENT PAYMENT		112.20		224.40 DR
30/09/2021	Lucron NSW PL RENT PAYMENT		112.20		336.60 DR
29/10/2021	Lucron NSW PL RENT PAYMENT		112.20		448.80 DR
30/11/2021	Lucron NSW PL RENT PAYMENT		112.20		561.00 DR
30/12/2021	Lucron NSW PL RENT PAYMENT		168.30		729.30 DR
31/01/2022	Lucron NSW PL RENT PAYMENT		112.20		841.50 DR
28/02/2022	Lucron NSW PL RENT PAYMENT		112.20		953.70 DR
31/03/2022	Lucron NSW PL RENT PAYMENT		112.20		1,065.90 DR
29/04/2022	Lucron NSW PL RENT PAYMENT		112.20		1,178.10 DR
31/05/2022	Lucron NSW PL RENT PAYMENT		112.20		1,290.30 DR
30/06/2022	Lucron NSW PL RENT PAYMENT		168.30		1,458.60 DR
			1,458.60		1,458.60 DR
<u>58 Fishermans Parade, Daleys Point NSW 2257 (IP-58Fishermans)</u>					
30/06/2022	Annual Rental Statement S1		1,575.60		1,575.60 DR
30/06/2022	Annual Rental Statement S1		157.56		1,733.16 DR
30/06/2022	Annual Rental Statement S1		6.53		1,739.69 DR
30/06/2022	Annual Rental Statement S1		0.65		1,740.34 DR
30/06/2022	Annual Rental Statement S1			30.00	1,710.34 DR
30/06/2022	Annual Rental Statement S1			3.00	1,707.34 DR
			1,740.34	33.00	1,707.34 DR
Property Expenses - Borrowing Costs (41945)					
<u>36/18 Cecilia Street, Marrickville NSW 2204 (Cecilia)</u>					
11/11/2021	Dishonour Fee		95.00		95.00 DR
11/11/2021	Waiver of Dishonour Fee			95.00	0.00 DR
07/12/2021	Facility Fee		395.00		395.00 DR
30/06/2022	Borrowing Cost WO		992.41		1,387.41 DR
			1,482.41	95.00	1,387.41 DR
Property Expenses - Council Rates (41960)					
<u>36/18 Cecilia Street, Marrickville NSW 2204 (Cecilia)</u>					
23/12/2021	IWC Rates		1,005.49	R2	1,005.49 DR
28/02/2022	Lucron NSW PL RENT PAYMENT		333.76	R1	1,339.25 DR
29/04/2022	Lucron NSW PL RENT PAYMENT		331.00	R1	1,670.25 DR
			1,670.25		1,670.25 DR
<u>58 Fishermans Parade, Daleys Point NSW 2257 (IP-58Fishermans)</u>					
30/06/2022	Annual Rental Statement S1		2,198.01		2,198.01 DR
			2,198.01		2,198.01 DR
Property Expenses - Insurance Premium (41980)					
<u>36/18 Cecilia Street, Marrickville NSW 2204 (Cecilia)</u>					
01/03/2022	Terri Scheer		415.00	R3	415.00 DR
			415.00		415.00 DR
<u>58 Fishermans Parade, Daleys Point NSW 2257 (IP-58Fishermans)</u>					
30/06/2022	Annual Rental Statement S1		1,234.90		1,234.90 DR

Abundance Super Fund General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
30/06/2022	Annual Rental Statement S1		123.49		1,358.39 DR
			1,358.39		1,358.39 DR
Property Expenses - Interest on Loans (42010)					
<u>36/18 Cecilia Street, Marrickville NSW 2204 (Cecilia)</u>					
07/07/2021	Interest Charge		1,181.08		1,181.08 DR
07/08/2021	Interest Charge		1,122.73		2,303.81 DR
07/09/2021	Interest Charge		1,111.28		3,415.09 DR
07/10/2021	Interest Charge		1,077.65		4,492.74 DR
07/11/2021	Interest Charge		1,100.81		5,593.55 DR
07/12/2021	Interest Charge		1,069.26		6,662.81 DR
07/01/2022	Interest Charge		1,119.38		7,782.19 DR
07/02/2022	Interest Charge		1,119.04		8,901.23 DR
07/03/2022	Interest Charge		985.18		9,886.41 DR
07/04/2022	Interest Charge		1,094.41		10,980.82 DR
07/05/2022	Interest Charge		1,052.12		12,032.94 DR
07/06/2022	Interest Charge		1,115.79		13,148.73 DR
			13,148.73	L1a	13,148.73 DR
Property Expenses - Pest Control (42040)					
<u>58 Fishermans Parade, Daleys Point NSW 2257 (IP-58Fishermans)</u>					
15/12/2021	Suzanne Schamschula 007669143 [Suzanne Schamschula 007669143 [S2]]		199.00	S2	199.00 DR
30/06/2022	Annual Rental Statement S1		180.00		379.00 DR
30/06/2022	Annual Rental Statement S1		18.00		397.00 DR
			397.00		397.00 DR
Property Expenses - Repairs Maintenance (42060)					
<u>36/18 Cecilia Street, Marrickville NSW 2204 (Cecilia)</u>					
31/03/2022	Lucron NSW PL RENT PAYMENT		149.00		149.00 DR
31/03/2022	Lucron NSW PL RENT PAYMENT			149.00	0.00 DR
			149.00	149.00	0.00 DR
<u>58 Fishermans Parade, Daleys Point NSW 2257 (IP-58Fishermans)</u>					
07/07/2021	WJ Wilson Ac 139883896 [WJ Wilson Ac 139883896 [S3] Part payment]		350.00		350.00 DR
09/07/2021	WJ Wilson Ac 139883896 [WJ Wilson Ac 139883896 [S3] Balance payment]		175.00	S3	525.00 DR
16/07/2021	WJ Wilson Ac 139883896 [WJ Wilson Ac 139883896 [S4]]		249.00	S4	774.00 DR
10/09/2021	WJ Wilson Ac 139883896 [WJ Wilson Ac 139883896 [S5] Partial payment]		160.00		934.00 DR
15/09/2021	WJ Wilson Ac 139883896 [WJ Wilson Ac 139883896 [S5] Partial payment]		120.00		1,054.00 DR
21/09/2021	WJ Wilson Ac 139883896 [WJ Wilson Ac 139883896 [S5] Partial payment]		80.00	S5	1,134.00 DR
23/09/2021	WJ Wilson Ac 139883896 [WJ Wilson Ac 139883896 [S5] Partial payment]		190.00		1,324.00 DR
30/09/2021	WJ Wilson Ac 139883896 [WJ Wilson Ac 139883896 [S5] Partial payment]		140.00		1,464.00 DR
04/11/2021	WJ Wilson Ac 139883896 [WJ Wilson Ac 139883896 [S6]]		105.00	S6	1,569.00 DR
19/02/2022	WJ Wilson Ac 139883896 [WJ Wilson Ac 139883896 [S7]]		70.00	S7	1,639.00 DR
30/06/2022	Annual Rental Statement S1		68.18		1,707.18 DR
30/06/2022	Annual Rental Statement S1		6.82		1,714.00 DR
30/06/2022	Annual Rental Statement S1		350.00		2,064.00 DR

Abundance Super Fund General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
30/06/2022	Annual Rental Statement S1		35.00		2,099.00 DR
			2,099.00		2,099.00 DR
Property Expenses - Administration and Postage (42090)					
<u>36/18 Cecilia Street, Marrickville NSW 2204 (Cecilia)</u>					
30/07/2021	Lucron NSW PL RENT PAYMENT		5.50		5.50 DR
31/08/2021	Lucron NSW PL RENT PAYMENT		5.50		11.00 DR
30/09/2021	Lucron NSW PL RENT PAYMENT		5.50		16.50 DR
29/10/2021	Lucron NSW PL RENT PAYMENT		5.50		22.00 DR
30/11/2021	Lucron NSW PL RENT PAYMENT		5.50		27.50 DR
30/12/2021	Lucron NSW PL RENT PAYMENT		5.50		33.00 DR
31/01/2022	Lucron NSW PL RENT PAYMENT		5.50		38.50 DR
28/02/2022	Lucron NSW PL RENT PAYMENT		5.50		44.00 DR
31/03/2022	Lucron NSW PL RENT PAYMENT		5.50		49.50 DR
29/04/2022	Lucron NSW PL RENT PAYMENT		5.50		55.00 DR
31/05/2022	Lucron NSW PL RENT PAYMENT		5.50		60.50 DR
30/06/2022	Lucron NSW PL RENT PAYMENT		5.50		66.00 DR
			66.00		66.00 DR
Property Expenses - Strata Levy Fees (42100)					
<u>36/18 Cecilia Street, Marrickville NSW 2204 (Cecilia)</u>					
30/07/2021	Lucron NSW PL RENT PAYMENT		992.50		992.50 DR
30/09/2021	Lucron NSW PL RENT PAYMENT		992.50		1,985.00 DR
30/12/2021	Lucron NSW PL RENT PAYMENT		992.50		2,977.50 DR
31/03/2022	Lucron NSW PL RENT PAYMENT		992.50		3,970.00 DR
30/06/2022	Lucron NSW PL RENT PAYMENT		1,127.50		5,097.50 DR
			5,097.50		5,097.50 DR
Property Expenses - Water Rates (42150)					
<u>36/18 Cecilia Street, Marrickville NSW 2204 (Cecilia)</u>					
30/07/2021	Lucron NSW PL RENT PAYMENT		82.31		82.31 DR
29/10/2021	Lucron NSW PL RENT PAYMENT		157.31		239.62 DR
31/01/2022	Lucron NSW PL RENT PAYMENT		153.89		393.51 DR
29/04/2022	Lucron NSW PL RENT PAYMENT		155.60		549.11 DR
			549.11		549.11 DR
<u>58 Fishermans Parade, Daleys Point NSW 2257 (IP-58Fishermans)</u>					
30/06/2022	Annual Rental Statement S1		858.44		858.44 DR
30/06/2022	Annual Rental Statement S1			108.72	749.72 DR
			858.44	108.72	749.72 DR

Total Debits: 32,687.78

Total Credits: 385.72