

Podocarp Superannuation Fund

Rental Property Statement

For the year ended 30 June 2020



Property 27 Kingfisher Road, Noarlunga Down... **Market Value** (as at 30/06/2020): 475,000.00

Property Account Code: IP-Podocarp27Kingfis **Gross Rental Yield:** 3.85%

Property Type: Residential **Net Rental Yield:** 1.52%

	Tax Return Label	GST Label	2020 \$	2019 \$
Income				
Property Income	Label B		18,271.69	0.00
Total Income		G1	18,271.69	0.00
Expenses				
Administration and Postage	Label I		68.75	0.00
Agents Management Fees	Label I		2,039.33	0.00
Capital Works Expenditure	Label D		4,563.00	0.00
Council Rates	Label I		1,633.65	0.00
Depreciation	Label E		650.00	0.00
Emergency Services Levy	Label I		111.00	0.00
Insurance Premium	Label I		939.77	0.00
Repairs Maintenance	Label I		688.00	0.00
Water Rates	Label I		348.96	0.00
Total Expenses		G11	11,042.46	0.00
Net Rental Income			7,229.23	0.00
GST excluded from total income		1A	0.00	
GST excluded from total expenses		1B	0.00	

Podocarp Superannuation Fund

General Ledger - Audit View



For The Period 01 July 2019 - 30 June 2020

Transaction Date	Transaction Source	Processed Date	Last Modified By	Transaction Type	Description	Units	Amount \$	Balance \$
Property Income (28000)								
<u>27 Kingfisher Road, Noarlunga Downs SA, Australia (IP-Podocarp27Kingfis)</u>								
01/08/2019	support@greenfrogsup er.com.au	27/04/2022	support@greenfrogsup er.com.au	Bank Statement	Your Choice Prop Kingfisher		(1,381.49)	(1,381.49)
02/09/2019	support@greenfrogsup er.com.au	27/04/2022	support@greenfrogsup er.com.au	Bank Statement	Your Choice Prop Kingfisher		(1,381.49)	(2,762.98)
01/10/2019	support@greenfrogsup er.com.au	27/04/2022	support@greenfrogsup er.com.au	Bank Statement	Your Choice Prop Kingfisher		(1,294.25)	(4,057.23)
01/11/2019	support@greenfrogsup er.com.au	27/04/2022	support@greenfrogsup er.com.au	Bank Statement	Your Choice Prop Kingfisher		(1,227.49)	(5,284.72)
02/12/2019	support@greenfrogsup er.com.au	27/04/2022	support@greenfrogsup er.com.au	Bank Statement	Your Choice Prop Kingfisher		(1,381.49)	(6,666.21)
02/01/2020	gisella@greenfrogsupe r.com.au	03/05/2022		Bank Statement	TRANSFER FROM YOUR CHOICE PROP 27 KINGFISHER ROAD		(1,294.25)	(7,960.46)
03/01/2020	gisella@greenfrogsupe r.com.au	05/07/2022		General Journal	Rental Summary Adj		(1,164.52)	S1a (9,124.98)
03/02/2020	gisella@greenfrogsupe r.com.au	03/05/2022		Bank Statement	TRANSFER FROM YOUR CHOICE PROP 27 KINGFISHER ROAD		(1,381.50)	(10,506.48)
02/03/2020	gisella@greenfrogsupe r.com.au	03/05/2022		Bank Statement	TRANSFER FROM YOUR CHOICE PROP 27 KINGFISHER ROAD		(991.00)	(11,497.48)
01/04/2020	gisella@greenfrogsupe r.com.au	03/05/2022		Bank Statement	TRANSFER FROM YOUR CHOICE PROP 27 KINGFISHER ROAD		(1,170.74)	(12,668.22)
01/05/2020	gisella@greenfrogsupe r.com.au	03/05/2022		Bank Statement	TRANSFER FROM YOUR CHOICE PROP 27 KINGFISHER ROAD		(965.76)	(13,633.98)
01/06/2020	gisella@greenfrogsupe r.com.au	03/05/2022		Bank Statement	TRANSFER FROM YOUR CHOICE PROP 27 KINGFISHER ROAD		(1,245.03)	(14,879.01)
30/06/2020	gisella@greenfrogsupe r.com.au	04/05/2022		General Journal	June Rent		(1,276.24)	(16,155.25)
30/06/2020	gisella@greenfrogsupe r.com.au	05/07/2022		General Journal	Adj per Annual Summary		(2,116.44)	(18,271.69)
							18271.69 - 9124.98 = 9146.71 S1.1	(18,271.69)

Podocarp Superannuation Fund

General Ledger



As at 30 June 2020

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Agents Management Fees (41930)					
<u>27 Kingfisher Road, Noarlunga Downs SA, Australia (IP-Podocarp27Kingfis)</u>					
03/01/2020	Rental Summary Adj		803.04	S1a.1 with GST	803.04 DR
30/06/2020	Adj per Annual Summary		845.79	S1.1	1,648.83 DR
30/06/2020	Adj per Annual Summary		390.50	S1.1	2,039.33 DR
			2,039.33		2,039.33 DR
Property Expenses - Emergency Services Levy (41942)					
<u>27 Kingfisher Road, Noarlunga Downs SA, Australia (IP-Podocarp27Kingfis)</u>					
25/09/2019	Revsa ESL		111.00	S2.1	111.00 DR
			111.00		111.00 DR
Property Expenses - Council Rates (41960)					
<u>27 Kingfisher Road, Noarlunga Downs SA, Australia (IP-Podocarp27Kingfis)</u>					
25/09/2019	Onkaparinga Rate		409.65		409.65 DR
18/11/2019	Onkaparinga Rate		408.00		817.65 DR
13/02/2020	ANZ INTERNET BANKING BPAY ONKAPARINGA - RATE		408.00		1,225.65 DR
18/05/2020	ANZ INTERNET BANKING BPAY ONKAPARINGA - RATE {867353}		408.00		1,633.65 DR
			1,633.65	S4.1	1,633.65 DR
Property Expenses - Insurance Premium (41980)					
<u>27 Kingfisher Road, Noarlunga Downs SA, Australia (IP-Podocarp27Kingfis)</u>					
26/02/2020	ANZ INTERNET BANKING BPAY SHANNONS INSURANCE		803.85	S6.1	803.85 DR
30/06/2020	Adj per Annual Summary		135.92	S1.1; S5.1	939.77 DR
			939.77		939.77 DR
Property Expenses - Repairs Maintenance (42060)					
<u>27 Kingfisher Road, Noarlunga Downs SA, Australia (IP-Podocarp27Kingfis)</u>					
03/01/2020	Rental Summary Adj		154.00	S1a.1	154.00 DR
30/06/2020	Adj per Annual Summary		534.00	S1.1	688.00 DR
			688.00		688.00 DR
Property Expenses - Administration and Postage (42090)					
<u>27 Kingfisher Road, Noarlunga Downs SA, Australia (IP-Podocarp27Kingfis)</u>					
03/01/2020	Rental Summary Adj		33.00	S1a.1	33.00 DR
30/06/2020	Adj per Annual Summary		2.75	S1.1	35.75 DR
30/06/2020	Adj per Annual Summary		33.00	S1.1	68.75 DR
			68.75		68.75 DR
Property Expenses - Water Rates (42150)					
<u>27 Kingfisher Road, Noarlunga Downs SA, Australia (IP-Podocarp27Kingfis)</u>					
03/01/2020	Rental Summary Adj			345.63 S1a.1	345.63 CR
03/01/2020	Rental Summary Adj		520.11	S1a.1	174.48 DR
30/06/2020	Adj per Annual Summary			464.71 S1.1	290.23 CR
30/06/2020	Adj per Annual Summary		639.19	S1.1	348.96 DR
			1,159.30	810.34	348.96 DR

Total Debits: 6,639.80
Total Credits: 810.34