

DGZ Rental Workpapers

Client name	CROWTHER SUPER FUND	Prepared by	JLB
Client code	CROWGH	Date prepared	2/6/23
Year ended	30/06/2022	Reviewed by	0

RENTAL PROPERTY STATEMENT

CLIENT: **CROWTHER FAMILY SUPER FUND**

Property situated at: 3 CAMPBELL STREET
BUNDABERG QLD 4670

Dates Property rented for this year: 1/07/2020 to 30/06/2021

Date Property first rented:

Purchase Price:

Date Property Sold:

Sale Price:

Income:		
Gross Rental Receipts		28300.00
Other Rental Related Income	GST	-2572.73
		25727.27

Deductions:		
Advertising for Tenants		
Bank Charges		
Body Corporate Fees		
Borrowing Expenses		
Cleaning		
Council Rates		
Depreciation		
Gardening/Lawn Mowing		
Insurance		
Interest on loans		
Legal Fees		
Pest Control		
Property Agent Fees/ Commission		1800.91
Repairs & Maintenance		1401.51
Capital Works Deduction (Special Building Write Off)		
Stationery, telephone and postage		0.00
Travelling Expenses		
Water Charges		
Sundry Rental Expenses		0.00
Electricity		
		3202.42

Net Rental Profit/(Loss) \$22,524.85

Distribution of Profit:

Name:	Share of Profit	0% \$ -
Name:	Share of Profit	100% \$22,524.85

	Rent	Comm	R & M	Insurance	Rates	Sundry	Total
Jul-21							\$ -
Aug-21							\$ -
Sep-21							\$ -
Oct-21							\$ -
Nov-21			62.16				-\$ 62.16
Dec-21							\$ -
Jan-22							\$ -
Feb-22							\$ -
Mar-22							\$ -
Apr-22							\$ -
May-22			1,479.50				-\$ 1,479.50
Jun-22							\$ -
Yr Summary	28,300.00	1,981.00					\$ 26,319.00
Total	\$ 28,300.00	\$ 1,981.00	\$ 1,541.66	\$ -	\$ -	\$ -	\$ 24,777.34

Summary of cash/cr card expenses inc GST:

	R & M
Trade Link	60.06
Trake Link	2.10
Ez Contracting - fix roof	1479.50
Pinegrove Hardwood Plantation - fit and weld hinges	
Bunnings	
Bristol	
JA Toft	
Active Security Group - keys	1541.66
Ex Gst	1401.51



RealWay Property Consultants Bundaberg

3 Campbell St

Total Income \$28,300.00 (\$25,727.27 ex GST)
Agents Fees \$1,981.00 (\$1,800.91 ex GST)

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ABN: 53585721075
Licence: 4012080 - I's On The Prize P/L

Mr George & Mrs Helen Crowther
91 Barolin Esplanade
Coral Cove QLD 4670

Folio Summary

Folio: OWN00545
From: 1/07/2021
To: 30/06/2022
Created: 1/07/2022

Money In	Money Out	Balance
\$28,300.00	\$1,981.00	\$26,319.00 ✓

Account	Included Tax	Money Out	Money In
Statement 44 - 2 August 2021			
3 Campbell St, Bundaberg East QLD			
Rent (with tax)	\$209.09		\$2,300.00
Management fee	\$14.64	\$161.00	
		<u>\$161.00</u>	<u>\$2,300.00</u>
Subtotal		<u>\$161.00</u>	<u>\$2,300.00</u>
Statement 45 - 1 September 2021			
3 Campbell St, Bundaberg East QLD			
Rent (with tax)	\$209.09		\$2,300.00
Management fee	\$14.63	\$161.00	
		<u>\$161.00</u>	<u>\$2,300.00</u>
Subtotal		<u>\$161.00</u>	<u>\$2,300.00</u>
Statement 46 - 1 October 2021			
3 Campbell St, Bundaberg East QLD			
Rent (with tax)	\$209.09		\$2,300.00
Management fee	\$14.64	\$161.00	
		<u>\$161.00</u>	<u>\$2,300.00</u>
Subtotal		<u>\$161.00</u>	<u>\$2,300.00</u>
Statement 47 - 1 November 2021			
3 Campbell St, Bundaberg East QLD			
Rent (with tax)	\$209.09		\$2,300.00
Management fee	\$14.63	\$161.00	
		<u>\$161.00</u>	<u>\$2,300.00</u>
Subtotal		<u>\$161.00</u>	<u>\$2,300.00</u>

Account	Included Tax	Money Out	Money In
Statement 48 - 1 December 2021			
3 Campbell St, Bundaberg East QLD			-
Rent (with tax)	\$209.09		\$2,300.00
Management fee	\$14.64	\$161.00	
		<u>\$161.00</u>	<u>\$2,300.00</u>
Subtotal		<u>\$161.00</u>	<u>\$2,300.00</u>
Statement 49 - 4 January 2022			
3 Campbell St, Bundaberg East QLD			
Rent (with tax)	\$218.18		\$2,400.00
Management fee	\$15.27	\$168.00	
		<u>\$168.00</u>	<u>\$2,400.00</u>
Subtotal		<u>\$168.00</u>	<u>\$2,400.00</u>
Statement 50 - 1 February 2022			
3 Campbell St, Bundaberg East QLD			
Rent (with tax)	\$218.18		\$2,400.00
Management fee	\$15.28	\$168.00	
		<u>\$168.00</u>	<u>\$2,400.00</u>
Subtotal		<u>\$168.00</u>	<u>\$2,400.00</u>
Statement 51 - 1 March 2022			
3 Campbell St, Bundaberg East QLD			
Rent (with tax)	\$218.18		\$2,400.00
Management fee	\$15.27	\$168.00	
		<u>\$168.00</u>	<u>\$2,400.00</u>
Subtotal		<u>\$168.00</u>	<u>\$2,400.00</u>
Statement 52 - 1 April 2022			
3 Campbell St, Bundaberg East QLD			
Rent (with tax)	\$218.18		\$2,400.00
Management fee	\$15.27	\$168.00	
		<u>\$168.00</u>	<u>\$2,400.00</u>
Subtotal		<u>\$168.00</u>	<u>\$2,400.00</u>
Statement 53 - 3 May 2022			
3 Campbell St, Bundaberg East QLD			
Rent (with tax)	\$218.18		\$2,400.00
Management fee	\$15.27	\$168.00	
		<u>\$168.00</u>	<u>\$2,400.00</u>
Subtotal		<u>\$168.00</u>	<u>\$2,400.00</u>
Statement 54 - 1 June 2022			
3 Campbell St, Bundaberg East QLD			
Rent (with tax)	\$218.18		\$2,400.00
Management fee	\$15.28	\$168.00	
		<u>\$168.00</u>	<u>\$2,400.00</u>
Subtotal		<u>\$168.00</u>	<u>\$2,400.00</u>
Statement 55 - 30 June 2022			
3 Campbell St, Bundaberg East QLD			
Rent (with tax)	\$218.18		\$2,400.00
Management fee	\$15.27	\$168.00	
		<u>\$168.00</u>	<u>\$2,400.00</u>
Subtotal		<u>\$168.00</u>	<u>\$2,400.00</u>
Total		<u>\$1,981.00</u>	<u>\$28,300.00</u>

Account	Included Tax	Money Out	Money In
Total Tax on Money Out: \$180.09			
Total Tax on Money In: \$2,572.71			