

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:	JULIETTE 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			18750.00
Other Rental Related Income			0.00
			18750.00
Deductions:			
Advertising for Tenants			295.00
Bank Charges			
Body Corporate Fees			1600.00
Borrowing Expenses			
Cleaning			
Council Rates			1721.60
Depreciation			
Gardening/Lawn Mowing			
Insurance			
Interest on loans			
Land Tax			
Pest Control			
Property Agent Fees/ Commission			1603.31
Repairs & Maintenance			1409.54
Capital Works Deduction (Special Building Write Off)			
Stationery, telephone and postage			
Travelling Expenses			
Water Charges			1178.37
Sundry Rental Expenses			440.00
Electricity			
			8247.82
Net Rental Profit/(Loss)			\$ 10,502.18
Distribution of Profit:			
Name:		Share of Profit	0% \$ -
Name:		Share of Profit	100% \$ 10,502.18

	Rent	Comm	R & M	Lett Fee	Rates	Sundry	Total
Jul-21							\$ -
Aug-21					430.40	262.36	-\$ 692.76
Sep-21						400.00	-\$ 400.00
Oct-21					430.40		-\$ 430.40
Nov-21			294.07			310.41	-\$ 604.48
Dec-21						400.00	-\$ 400.00
Jan-22			114.80		430.40		-\$ 545.20
Feb-22							\$ -
Mar-22						684.81	-\$ 684.81
Apr-22							\$ -
May-22					430.40		-\$ 430.40
Jun-22						720.79	-\$ 720.79
Yr Summar	18,750.00	1,603.31	2,279.19	440.00		295.00	\$ 14,132.50
Total	\$ 18,750.00	\$ 1,603.31	\$ 2,688.06	\$ 440.00	\$ 1,721.60	\$ 3,073.37	\$ 9,223.66

R & M:		Sundry Expenses:	
Smoke Alarms	426	Advertising	295
Plumbing	380.57	Cleaning	
Curtains & Blinds	0	Body Corp	1,600.00
Electrical	194.1	Water	1178.37
Bunnings	294.07		
Unit Keys	114.8		
	\$ 1,409.54		3073.37

Capital:

Curtains & Blinds	526.00
Deposit HWS	1015.73

Harcourts Solutions

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Juliette St

George Crowther, Helen Crowther
 5 See Crescent
 Avenell Heights QLD 4670

Folio Summary

Folio: OWN09093
 From: 1/07/2021
 To: 30/06/2022
 Created: 30/06/2022

Money In	Money Out	Balance
\$18,750.00	\$4,617.50	\$14,132.50 ✓

Account	Included Tax	Money Out	Money In
2/209 Juliette St, Greenslopes QLD			
Rent			\$18,750.00 ✓
Plumbing - Repairs <small>\$1,015.73 deposit on HWS</small>	\$1,000.67	\$1,396.30	
Smoke Alarms - Inspection Fee	\$2,016.40	\$426.00	
Curtains & Blinds - New Purchase	+ \$408.87	\$262.79	
Electrical - Repairs		\$194.10	
Letting Fee		\$440.00 ✓	
Residential Management Fees		\$1,603.31 ✓	
Re-Let Advertising - realestate.com	\$295.00	\$195.00	
Re-Let Advertising - signboard cost		\$100.00	
Subtotal		\$4,617.50	\$18,750.00
Account Transactions			
No transactions			
Total		\$4,617.50	\$18,750.00
Total Tax on Money Out: \$419.58			