

**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**

<b>CLIENT:</b>		<b>CROWTHER FAMILY SUPER FUND</b>	
<b>Property situated at:</b>			
CAMPBELL STREET (SHED)		BUNDABERG QLD 4670	
<b>Dates Property rented for this year:</b>		1/07/2020	to 30/06/2021
<b>Date Property first rented:</b>			
<b>Purchase Price:</b>			
<b>Date Property Sold:</b>			
<b>Sale Price:</b>			
<b>Income:</b>			
Gross Rental Receipts		13000.00	
Less GST		1181.82	
		11818.18	
<b>Deductions:</b>			
Advertising for Tenants	1090.00		
Bank Charges			
Body Corporate Fees			
Borrowing Expenses			
Cleaning			
Council Rates	8463.29		
Depreciation			
Gardening/Lawn Mowing			
Insurance	1725.26		
Interest on loans			
Land Tax			
Pest Control			
Property Agent Fees/ Commission	509.09		
Repairs & Maintenance	0.00		
Capital Works Deduction (Special Building Write Off)			
Stationery, telephone and postage			
Travelling Expenses			
Water Charges			
Sundry Rental Expenses	418.43		
Electricity			
		12206.07	
<b>Net Rental Profit/(Loss)</b>		<b>-\$ 387.89</b>	
<b>Distribution of Profit:</b>			
<b>Name:</b>	Share of Profit	<b>0%</b>	<b>\$ -</b>
<b>Name:</b>	Share of Profit	<b>100%</b>	<b>-\$ 387.89</b>

	Rent	Comm	R & M	Lett Fee	Rates	Sundry	Total
<b>Jul-21</b>						1,882.50	-\$ 1,882.50
<b>Aug-21</b>	500.00				4,259.09	1,199.00	-\$ 4,958.09
<b>Sep-21</b>	500.00						\$ 500.00
<b>Oct-21</b>	500.00						\$ 500.00
<b>Nov-21</b>	500.00						\$ 500.00
<b>Dec-21</b>							\$ -
<b>Jan-22</b>	500.00						\$ 500.00
<b>Feb-22</b>	500.00				4,204.20		-\$ 3,704.20
<b>Mar-22</b>	500.00						\$ 500.00
<b>Apr-22</b>	500.00						\$ 500.00
<b>May-22</b>	500.00						\$ 500.00
<b>Jun-22</b>	500.00						\$ 500.00
<b>Yr Summar</b>	8,000.00	560.00		460.27			\$ 6,979.73
<b>Total</b>	\$ 13,000.00	\$ 560.00	\$ -	\$ 460.27	\$ 8,463.29	\$ 3,081.50	\$ 434.94

deposited 11/07/2022 as per bank feeds

Summary of cash/cr card expenses:

R & M

- Security Enterprises R & M
- Security Enterprises R & M
- Sherriff Electrical
- AB Glazing
- John Peek Plumber
- The Bolt Place
- The Bolt Place
- Mitre 10
- East Bundy Engineer

\$ -

1199 Advertising costs to find a tenant  
1882.5 Insurance (GST 157.24)



# RealWay Property Consultants Bundaberg

*5 Campbell St*

Total Rental Income \$8,000.00 (\$7,272.73 ex GST)  
 Agents Fees \$560.00 (\$509.09 ex GST)  
 Letting Fee \$460.27 (\$418.43 ex GST)

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

## Folio Summary

Helen & George Crowther As TFE - The Crowther Family Superannuation Fund  
 The Crowther Family Superannuation Fund  
 91 Barolin Esplanade  
 Coral Cove QLD 4670

Folio: OWN01044  
 From: 1/07/2021  
 To: 30/06/2022  
 Created: 1/07/2022

Money In	Money Out	Balance
\$8,000.00	\$1,020.27	\$6,979.73 ✓

\$6980.83 actually received \$1.10 difference

Account	Included Tax	Money Out	Money In
<b>Statement 13 - 1 February 2022</b>			
5 Campbell St, Bundaberg East QLD			
Rent (with tax)	\$181.82		\$2,000.00
Management fee	\$12.73	\$140.00	
Letting fee	\$41.84	\$460.27	
		\$600.27	\$2,000.00
Subtotal		\$600.27	\$2,000.00
<b>Statement 14 - 1 April 2022</b>			
5 Campbell St, Bundaberg East QLD			
Rent (with tax)	\$181.82		\$2,000.00
Management fee	\$12.73	\$140.00	
		\$140.00	\$2,000.00
Subtotal		\$140.00	\$2,000.00
<b>Statement 15 - 3 May 2022</b>			
5 Campbell St, Bundaberg East QLD			
Rent (with tax)	\$181.82		\$2,000.00
Management fee	\$12.73	\$140.00	
		\$140.00	\$2,000.00
Subtotal		\$140.00	- \$2,000.00
<b>Statement 16 - 30 June 2022</b>			
5 Campbell St, Bundaberg East QLD			
Rent (with tax)	\$181.82		\$2,000.00
Management fee	\$12.73	\$140.00	
		\$140.00	\$2,000.00
Subtotal		\$140.00	\$2,000.00

Account	Included Tax	Money Out	Money In
<b>Total</b>		<u>\$1,020.27</u>	<u>\$8,000.00</u>
Total Tax on Money Out: \$92.76			
Total Tax on Money In: \$727.28			