



WA PROPERTY

PROJECT MARKETING

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 Licence: RA48248

Greg & Alyson Thomas
 66 Cudmore Rd
 McCracken SA 5211

Folio Summary

Folio: OWN01061
 From: 1/07/2022
 To: 30/06/2023
 Created: 1/07/2023

Money In	Money Out	Balance
\$23,651.39	\$13,536.02	\$10,115.37

Account	Included Tax	Money Out	Money In
21/18 Wellington Street, East Perth WA			\$22,157.14
Rent		\$1,661.15	
Council Rates		\$1,026.05	
Water Rates		\$335.00	
Insurance Premiums	\$30.45	\$2,264.25	
R & M - General	\$205.84	\$4.36	
Bank Charges	\$0.40	\$5,385.90	
Strata Levies	\$489.62	\$45.00	
Lease Fees	\$45.00	\$1,950.71	
Management Fee	\$177.34	\$198.00	
Inspection Fees	\$18.00	\$55.00	
Annual Income & Expenditure Report	\$5.00		
Subtotal		\$13,375.42	\$22,157.14
Account Transactions			\$1,494.25
Contributions From Owner		\$55.00	
Annual Income & Expenditure Report	\$5.00	\$105.60	
Postage	\$9.60		
Subtotal		\$160.60	\$1,494.25
Total		\$13,536.02	\$23,651.39

Total Tax on Money Out: \$986.25

Handwritten notes:

Rental expenses

Council	1661.15
water	1026.05
insurance	335
R & M	2264.25
strata	5385.90
mgmt fee	2863.67

sundry debitors hlf budan road 622.58

gross up rent (budan road) 12,913.44 ✓

capital works Div 43 deduce \$7602 ✓

Depn per AMS \$974 ✓

Investment account	262,213.63
Term Deposit 1M6	120,000.
Distribution receivable	13,350.45
Cash A/C	24,714.88
wrap cash A/C	117,528.75
Investment expenses	6943.46

Interest received	2141.62	✓
Distributions received	9353.73	
Distribution capital gain	7141.94	-
Distribution foreign dividend	2660.90	
Gst tax adjustment	1552.09	✓
Transfer in	1250,000.	
24900. capital gain rate of investment / changes in market value of investment	828.98	
Investments at cost	989,589.37	

1,272,126.91 - 1264156.05 = 107970.86

Capital gains Co- tax purposes

Investment A/C
 238 00 / investment A/C
 now with capital gains / loss

4797.65
 5606.63

net capital gain less 9828.98
 capital gain on side of investment

Net rent 9731.32
 WA property rental 8305.27
 1115.32

Rental property expenses	
Council	1661.15
Water	1026.05
Insurance	335
Tram	2264.25
myt Car	2863.02
Utilities	5385.90

from 1323.75

Henderson Portfolio
 value as 30/6/23 = 12,38,775.85
 ↑ 26,092.85

- TO DO**
- split of investment
 - NOIS, 2 year term, 30/8/22.
 - New approval of property met with 30/6/23

Siding dollars 19722
 siding meter 62258
 105