

Podocarp Superannuation Fund
Rental Property Statement



For the year ended 30 June 2021

Property	27 Kingfisher Road, Noarlunga Down...	Market Value	(as at 30/06/2021):	475,000.00
Property Account Code:	IP-Podocarp27Kingfis	Gross Rental Yield:		3.91%
Property Type:	Australian - Residential	Net Rental Yield:		1.79%

	Tax Return Label	GST Label	2021 \$	2020 \$
Income				
Property Income	Label B		18,575.88	18,271.69
Total Income		G1	18,575.88	18,271.69
Expenses				
Administration and Postage	Label I		70.95	68.75
Agents Management Fees	Label I		2,103.11	2,039.33
Capital Works Expenditure	Label D		4,563.00	4,563.00
Council Rates	Label I		815.69	1,633.65
Depreciation	Label E		532.00	650.00
Emergency Services Levy	Label I		115.95	111.00
Insurance Premium	Label I		1,046.98	939.77
Repairs Maintenance	Label I		531.40	688.00
Water Rates	Label I		301.12	348.96
Total Expenses		G11	10,080.20	11,042.46
Net Rental Income			8,495.68	7,229.23
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 2020 - 30 June 2021

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>								
03/08/2020	gisella@greenfrogsupe r.com.au	03/05/2022		Bank Statement	TRANSFER FROM YOUR CHOICE PROP 27 KINGFISHER ROAD		(1,381.50)	(1,381.50)
01/09/2020	gisella@greenfrogsupe r.com.au	03/05/2022		Bank Statement	TRANSFER FROM YOUR CHOICE PROP 27 KINGFISHER ROAD		(1,381.50)	(2,763.00)
01/10/2020	gisella@greenfrogsupe r.com.au	03/05/2022		Bank Statement	TRANSFER FROM YOUR CHOICE PROP 27 KINGFISHER ROAD		(1,289.26)	(4,052.26)
02/11/2020	gisella@greenfrogsupe r.com.au	03/05/2022		Bank Statement	TRANSFER FROM YOUR CHOICE PROP 27 KINGFISHER ROAD		(967.26)	(5,019.52)
01/12/2020	gisella@greenfrogsupe r.com.au	03/05/2022		Bank Statement	TRANSFER FROM YOUR CHOICE PROP 27 KINGFISHER ROAD		(1,401.31)	(6,420.83)
04/01/2021	gisella@greenfrogsupe r.com.au	03/05/2022		Bank Statement	TRANSFER FROM YOUR CHOICE PROP 27 KINGFISHER ROAD		(1,306.22)	(7,727.05)
01/02/2021	gisella@greenfrogsupe r.com.au	03/05/2022		Bank Statement	TRANSFER FROM YOUR CHOICE PROP 27 KINGFISHER ROAD		(1,401.32)	(9,128.37)
01/03/2021	gisella@greenfrogsupe r.com.au	03/05/2022		Bank Statement	TRANSFER FROM YOUR CHOICE PROP 27 KINGFISHER ROAD		(999.82)	(10,128.19)
01/04/2021	gisella@greenfrogsupe r.com.au	03/05/2022		Bank Statement	TRANSFER FROM YOUR CHOICE PROP 27 KINGFISHER ROAD		(1,208.56)	(11,336.75)
03/05/2021	gisella@greenfrogsupe r.com.au	03/05/2022		Bank Statement	TRANSFER FROM YOUR CHOICE PROP 27 KINGFISHER ROAD		(1,440.95)	(12,777.70)
01/06/2021	gisella@greenfrogsupe r.com.au	03/05/2022		Bank Statement	TRANSFER FROM YOUR CHOICE PROP 27 KINGFISHER ROAD		(1,295.91)	(14,073.61)
30/06/2021	gisella@greenfrogsupe r.com.au	12/05/2022		General Journal	Rental Receivable		(1,351.20)	(15,424.81)
30/06/2021	gisella@greenfrogsupe r.com.au	12/05/2022		General Journal	Annual Rental		(3,151.07)	(18,575.88)
							(18,575.88)	S1 (18,575.88)

Podocarp Superannuation Fund

General Ledger



As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Agents Management Fees (41930)					
<u>27 Kingfisher Road, Noarlunga Downs SA, Australia (IP-Podocarp27Kingfis)</u>					
30/06/2021	Annual Rental		1,701.61	S1	1,701.61 DR
30/06/2021	Annual Rental		401.50		2,103.11 DR
			2,103.11		2,103.11 DR
Property Expenses - Emergency Services Levy (41942)					
<u>27 Kingfisher Road, Noarlunga Downs SA, Australia (IP-Podocarp27Kingfis)</u>					
17/08/2020	ANZ INTERNET BANKING BPAY REVSA - ESL {528953}		115.95	S2.1	115.95 DR
			115.95		115.95 DR
Property Expenses - Council Rates (41960)					
<u>27 Kingfisher Road, Noarlunga Downs SA, Australia (IP-Podocarp27Kingfis)</u>					
17/08/2020	ANZ INTERNET BANKING BPAY ONKAPARINGA - RATE {524203}		409.69	S3.1	409.69 DR
10/11/2020	ANZ INTERNET BANKING BPAY ONKAPARINGA - RATE {260343}		406.00	S3.1	815.69 DR
			815.69		815.69 DR
Property Expenses - Insurance Premium (41980)					
<u>27 Kingfisher Road, Noarlunga Downs SA, Australia (IP-Podocarp27Kingfis)</u>					
24/02/2021	ANZ INTERNET BANKING BPAY SHANNONS INSURANCE {152049}		902.49	S4.1	902.49 DR
30/06/2021	Annual Rental		144.49	S1	1,046.98 DR
			1,046.98		1,046.98 DR
Property Expenses - Repairs Maintenance (42060)					
<u>27 Kingfisher Road, Noarlunga Downs SA, Australia (IP-Podocarp27Kingfis)</u>					
30/06/2021	Annual Rental		99.00		99.00 DR
30/06/2021	Annual Rental		285.00	S1	384.00 DR
30/06/2021	Annual Rental		147.40		531.40 DR
			531.40		531.40 DR
Property Expenses - Administration and Postage (42090)					
<u>27 Kingfisher Road, Noarlunga Downs SA, Australia (IP-Podocarp27Kingfis)</u>					
30/06/2021	Annual Rental		4.95		4.95 DR
30/06/2021	Annual Rental		66.00	S1	70.95 DR
			70.95		70.95 DR
Property Expenses - Water Rates (42150)					
<u>27 Kingfisher Road, Noarlunga Downs SA, Australia (IP-Podocarp27Kingfis)</u>					
30/06/2021	Annual Rental			S1 761.25	761.25 CR
30/06/2021	Annual Rental		1,062.37		301.12 DR
			1,062.37	761.25	301.12 DR

Total Debits: 5,746.45

Total Credits: 761.25