

RENTAL INCOME/EXPENSE RECONCILIATION



WORKINGS	Period: 01/07/2019 to 30/06/2020		
<u>Per Rental Summary</u>	150/2	95/8	Total
Total Income	20,261.64	18,753.22	39,014.86
Total Expenses	(7,858.76)	(7,625.31)	(15,484.07)
NET	12,402.88	11,127.91	23,530.79
<u>Physical Payments</u>	12,539.37	11,778.41	24,317.78
Difference	(136.49)	(650.50)	(786.99)

Breakdown

* timing issue again with physical payments made versus what is reported in the real estate annual statements. Will need July 2020 statements to check to see if it is still the case, however as the difference is not large. in we are reporting more income compared the reports.

INCOME RECONCILIATION

	150/2	95/8	Total
Per Rental Summary	20,261.64	18,753.22	39,014.86
Per Accounts	20,398.13	19,403.72	39,801.85
Difference (Breakdown above)	(136.49)	(650.50)	(786.99)

EXPENSE RECONCILIATION

	150/2	95/8	Other Costs	TOTAL
Per Real Estate Rental Summary	7,858.76	7,625.31	-	15,484.07
Depreciation			349.49	349.49
	7,858.76	7,625.31	349.49	15,833.56

MITCHELL LUNT SUPERANNUATION FUND

General Ledger

For The Period 01 July 2019 - 30 June 2020

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Income (28000)					
<u>150/2 Melody Court, Warana QLD, Australia (150/2)</u>					
1/07/2019	Net Rent - 1502 Melody			1,140.32	1140.32 CR
2/09/2019	Net Rent - 1502 Melody			894.16	2034.48 CR
1/10/2019	Net Rent - 1502 Melody			1,426.72	3461.20 CR
1/11/2019	Net Rent - 1502 Melody			1,192.72	4653.92 CR
2/12/2019	Net Rent - 1502 Melody			1,778.40	6432.32 CR
2/01/2020	Net Rent - 1502 Melody			531.42	6963.74 CR
3/02/2020	Net Rent - 1502 Melody			135.50	7099.24 CR
2/03/2020	Net Rent - 1502 Melody			1,422.72	8521.96 CR
1/04/2020	Net Rent - 1502 Melody			847.72	9369.68 CR
1/05/2020	Net Rent - 1502 Melody			1,907.33	11277.01 CR
1/06/2020	Net Rent - 1502 Melody Court			1,262.36	12539.37 CR
				12,539.37	12539.37 CR
<u>95/8 Melody Court, Warana QLD, Australia (95/8M)</u>					
1/07/2019	Net Rent - 958 Melody			946.87	946.87 CR
15/07/2019	Net Rent - 958 Melody			312.32	1259.19 CR
15/08/2019	Net Rent - 958 Melody			324.98	1584.17 CR
2/09/2019	Net Rent - 958 Melody			133.34	1717.51 CR
16/09/2019	Net Rent - 958 Melody			946.87	2664.38 CR
1/10/2019	Net Rent - 958 Melody			312.32	2976.70 CR
15/10/2019	Net Rent - 958 Melody			629.60	3606.30 CR
1/11/2019	Net Rent - 958 Melody			861.04	4467.34 CR
15/11/2019	Net Rent - 958 Melody			629.60	5096.94 CR
2/12/2019	Net Rent - 958 Melody			580.89	5677.83 CR
16/12/2019	Net Rent - 958 Melody			629.60	6307.43 CR
2/01/2020	Net Rent - 958 Melody			629.60	6937.03 CR
15/01/2020	Net Rent - 958 Melody			629.60	7566.63 CR
17/02/2020	Net Rent - 958 Melody			211.19	7777.82 CR

2/03/2020	Net Rent - 958 Melody	404.04	8181.86 CR
16/03/2020	Net Rent - 958 Melody	312.33	8494.19 CR
1/04/2020	Net Rent - 958 Melody	857.40	9351.59 CR
15/04/2020	Net Rent - 958 Melody	741.83	10093.42 CR
1/05/2020	Net Rent - 958 Melody	493.36	10586.78 CR
15/05/2020	Net Rent - 958 Melody	173.15	10759.93 CR
1/06/2020	Net Rent - 958 Melody Court	458.75	11218.68 CR
15/06/2020	Net Rent - 958 Melody Court	559.73	11778.41 CR
		11,778.41	11778.41 CR



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KM and WL Pty Ltd Trustee
 377 Cornwall Street
 Greenslopes Qld 4120

Folio Summary

Folio: OWN00687
 From: 1/07/2019
 To: 30/06/2020
 Created: 1/07/2020

Money In	Money Out	Balance
\$18,753.22	\$7,625.31	\$11,127.91

Account	Included Tax	Money Out	Money In
Rent			\$18,075.00
Excess Water - Reimbursement			\$293.22
Tenant Reimbursements	\$35.01		\$385.00
Smoke Alarm Compliance	\$9.00	\$99.00	
Water Usage			
Management Fee	\$162.64	\$1,788.16	
Body Corporate Levy	\$49.35	\$542.85	
Letting Fee	\$36.00	\$396.00	
Plumber	\$31.32	\$344.50	
Electrician	\$39.97	\$439.64	
Council Rates	\$179.68	\$1,976.50	
Body Corporate Fees	\$49.35	\$542.85	
Water rates		\$1,565.86	
Postage & Petties	\$11.25	\$123.75	
Total		\$7,625.31	\$18,753.22

Total Tax on Money Out: \$568.56
 Total Tax on Money In: \$35.01



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Chestnut Group Pty Ltd

Folio Summary

Folio: OWN00719
 From: 1/07/2019
 To: 30/06/2020
 Created: 1/07/2020

Money In \$20,261.64	Money Out \$7,858.76	Balance \$12,402.88
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Account	Included Tax	Money Out	Money In
Rent			\$20,192.86
Excess Water - Reimbursement			\$68.78
Smoke Alarm Compliance	\$9.00	\$99.00	
Water Usage			
General Maintenance	\$52.27	\$575.00	
Management Fee	\$170.26	\$1,872.89	
Body Corporate Levy	\$113.78	\$1,251.60	
Letting Fee	\$39.00	\$429.00	
Plumber	\$61.50	\$676.45	
Council Rates	\$179.68	\$1,976.50	
Water rates		\$1,079.68	
No transactions			
Total		\$7,858.76	\$20,261.64

Total Tax on Money Out: \$625.49