

Reif Family Super Fund

General Ledger



For The Period 01 July 2019 - 30 June 2020

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Repairs Maintenance (42060)					
<u>46 Cunningham Street, South Burnie TAS 7320 (REIFBURNIE)</u>					
30/06/2020	Annual Income & Expenses per rental statement - 46 Cunningham St		7,230.70		7,230.70 DR
30/06/2020	Annual Income & Expenses per rental statement - 46 Cunningham St			2,970.00	4,260.70 DR
			7,230.70	2,970.00	4,260.70 DR
Total Debits:		7,230.70			
Total Credits:		2,970.00			



**first
national**
REAL ESTATE | Burnie

(w) 0364327800

<http://www.burniefirstnational.com.au>

fnbrentals@email.propertyme.com

2/203 Mount St

Upper Burnie TAS 7320

ABN: 92 315 703 197

Licence: 16

Folio Summary

Leonard Reif - The Reif Family Super Fund

The Reif Family Super Fund

PO Box 180

NORTHGATE QLD 4013

Folio: OWN00118

From: 1/07/2019

To: 30/06/2020

Created: 1/07/2020

Money In	Money Out	Balance
\$20,918.43	\$13,215.40	\$7,703.03

Account	Included Tax	Money Out	Money In
46 Cunningham Street, South Burnie TAS			
Rent			\$14,800.00
Management Fees	\$158.60	\$1,744.60	
Letting Fees	\$53.00	\$583.00	
Plumbing Repairs	\$13.00	\$143.00	
Electrical Repairs	\$334.97	\$3,684.70	
Cleaning	\$30.60	\$2,902.60	
General Maintenance (exp)	\$282.18	\$3,326.00	
Lease Preparation Fee	\$14.00	\$154.00	
Garden Maintenance (exp)		\$540.00	
Annual Smoke Alarm Inspection	\$7.00	\$77.00	
Subtotal		\$13,154.90	\$14,800.00
Account Transactions			
Money Received from Owner			\$2,970.00
Other	\$286.22		\$3,148.43
Admin Fee	\$5.50	\$60.50	
Subtotal		\$60.50	\$6,118.43
Total		\$13,215.40	\$20,918.43

Total Tax on Money Out: \$898.85

Total Tax on Money In: \$286.22

Craig Burgess
PO Box 62
Somerset Tas 7322
Phone : 0400 258 666
Fax : 03 6435 3211



Bill To:

Lic. No. 950386

Burnie First National
Mount St
Burnie Tas 7320

A.B.N. 87 633 025 314

Invoice #: 00006237

Date: 6/12/2019

Your Order #: M3158995 46

TAX INVOICE

Description	Amount
6/12/2019 46 Cunningham St, South Burnie - Supply and install MHI 7kw (heat) reverse cycle aircon as quoted 1/11/2019 BLKM Model SRK63ZRA-W Serial # 980703760BE Certificate of Electrical Compliance # 1206236 Property Owner; Leonard Reif	\$2,700.00
PAID Chg, # 1228.	

Direct Debit Details:

National Australia Bank

Account Name: CI Burgess

BSB 087- 400

Account 79 441 6429

Please use invoice number as reference

Excl. Total

\$2,700.00

GST:

\$270.00

Mail Payments to

Craig Burgess

PO Box 62

Somerset Tas 7322

Invoice Total :

\$2,970.00

Gardening	Management Fee	Advertising	Cleaning	Maintenance	Fire protection	plumbing	Electrical	Windows and Doors	Expenses	Income	
	540.00	1,744.60		2,902.60	3,326.00	77.00	143.00	3,684.70	12,417.90	14,800.00	
		583.00							583.00	2,970.00	Money received from owner; paid by owner for R&M
		154.00							154.00	3,148.43	
		60.50							60.50	- 2,970.00	Paid by owner to Agent hence is not Rental income
									13,215.40		Net rent
	540.00	2,542.10	-	2,902.60	7,230.70				13,215.40	20,918.43	per rental statement 280 - Property Income 7,703.03 per rental statement
Garden	Mgmt Fee	Advert	Cleaning	R&M					-	18,505.43	per BGL 8,260.03 BGL
<41970/ReifBURNIE>	<41930/ReifBURNIE>		<41950/ReifBURNIE>							- 2,413.00	Difference 557.00 Difference
					-	2,970.00	Air con Installed was capitalised				
						4,260.70					
					<42060/ReifBURNIE>						
					R&M				\$ 1,566.36	Rates/ Burnie city council	
									\$ 1,176.35	Tas water	
									\$ 987.00	insurance	
									\$ 393.70	Land tax	
									\$ 2,970.00	R&M	
									14,368.81		
									4,137	Net rent	