

**GUARNACCIA SELF MANAGED SUPERANNUATION FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2016 TO 30/06/2017
FROM ACCOUNT 280/001 TO 280/001 - ENTRIES: ALL**

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Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
280 <u>Rent Received</u>						
280/001 <u>23/417 Warrigal Rd, Cheltenham</u>						
08/07/2016	604	Bank Statement			847.20	(847.20)
09/08/2016	604	Bank Statement			843.44	(1,690.64)
06/09/2016	604	Bank Statement			604.10	(2,294.74)
04/10/2016	604	Bank Statement			847.20	(3,141.94)
04/11/2016	604	Bank Statement			847.66	(3,989.60)
09/11/2016	010716	Journal - Cash		732.27		(3,257.33)
Narration: rent adj on settlement						
30/06/2017	280	Journal - Cash			2,413.57	(5,670.90)
Narration: gross up rent with agent fees						

Total Debits: \$732.27
Total Credits: \$6,403.17
Current Year Profit/(Loss): N/A

SHOULD HAVE BEEN
\$2413.57
- 22.48

\$2436.05

SHOULD HAVE BEEN
DEBITED TO EXPENSES

Receipts & Expenditure Statement

Licensed Real Estate Agents
 ABN: 59 740 433 947
 Phone: 03 9586 9999
 sales@morrison.net.au
 www.morrison.net.au



Financial Statement for the period

01/07/2016 to 30/06/2017

RE: 23/417 Warrigal Road, Cheltenham, Vic, 3192

TCB24 Pty Ltd ATF Guarnaccia Super
 14 Reynolds Road
 Forrestfield WA 6058

Y.T.D	July	August	September	October	November	December	January	February	March	April	May	June
Landlord												
Revenue												
402. Rent	\$4,496.52	\$896.02	\$900.00	\$900.00	\$900.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
400. Owner Corporation Fee	\$920.50	\$0.00	\$230.00	\$0.00	\$230.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
407. Council Rates	\$832.23	\$0.00	\$416.12	\$416.11	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
408. Water Rates	\$176.40	\$176.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$6,425.65	\$1,072.42	\$1,546.12	\$1,316.11	\$1,131.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Expenses												
545. Council Rates	-\$832.23	\$0.00	-\$416.12	-\$416.11	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
548. Owners Corporation Fees	-\$1,163.60	\$0.00	-\$473.10	\$0.00	-\$230.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
546. Water Rates	-\$176.40	-\$176.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
500. Commission on Rental	-\$224.84	-\$44.80	-\$45.00	-\$45.00	-\$45.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
512. GST on Sales Commission	-\$1.50	-\$0.30	-\$0.30	-\$0.30	-\$0.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
520. Statement Fee	-\$15.00	-\$3.00	-\$3.00	-\$3.00	-\$3.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	-\$2,413.57	-\$224.50	-\$937.52	-\$464.41	-\$278.84	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Capital												
102. Distribution to Owner	-\$3,989.60	-\$843.44	-\$604.10	-\$847.20	-\$847.66	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	-\$3,989.60	-\$843.44	-\$604.10	-\$847.20	-\$847.66	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Liabilities												
307. GST - Paid	-\$22.48	-\$4.48	-\$4.50	-\$4.50	-\$4.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	-\$22.48	-\$4.48	-\$4.50	-\$4.50	-\$4.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Owner Distribution												
TCB24 Pty Ltd ATF Guarnaccia Super	\$3,989.60	\$843.44	\$604.10	\$847.20	\$847.66	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$3,989.60	\$843.44	\$604.10	\$847.20	\$847.66	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

280/001

472/001

Statement of Adjustment as at 9/11/2016
Dingley Conveyancing Services

Purchaser: I & M Super Pty Ltd
Vendor: Paulo E49 Pty Ltd
Property: 23 & 38/417-419 Warrigal Road CHELTENHAM VIC 3192

Adjustment Description				VENDOR	PURCHASER
Council Rates (Annually)			\$832.23	\$0.00	\$531.26
Paid	From: 01 Jul 2016	To: 30 Jun 2017	Purchaser Allows	233 Days	
Park Charge			\$74.37	\$0.00	\$47.47
Paid	From: 01 Jul 2016	To: 30 Jun 2017	Purchaser Allows	233 Days	
Drainage Fee (Quarterly)			\$29.35	\$0.00	\$16.59
Paid	From: 01 Oct 2016	To: 31 Dec 2016	Purchaser Allows	52 Days	
Water Service Rates (Quarterly)			\$30.20	\$0.00	\$17.07
Paid	From: 01 Oct 2016	To: 31 Dec 2016	Purchaser Allows	52 Days	
Sewer Service (Quarterly)			\$112.14	\$0.00	\$63.38
Paid	From: 01 Oct 2016	To: 31 Dec 2016	Purchaser Allows	52 Days	
Owner Corp Management Fee			\$288.00	\$0.00	\$162.78
Paid	From: 01 Oct 2016	To: 31 Dec 2016	Purchaser Allows	52 Days	
Rent PCM			\$900.00	\$619.67	\$0.00
Paid	From: 01 Nov 2016	To: 30 Nov 2016	Vendor Allows	21 Days	
Additional Fees/Allowances					
VIC - Vendor allows Discharge of Mortgage fee				\$112.60	\$0.00
				<u>\$732.27</u>	<u>\$838.55</u>
Less Vendor's Portion Purchaser to Pay Vendor					\$732.27
					<u>\$106.28</u>

Statement of Settlement	
Purchase Price	\$195,000.00
Plus Adjustments	<u>\$106.28</u>
	\$195,106.28
Less Deposit	\$19,500.00
BALANCE DUE TO VENDOR	<u>\$175,606.28</u>

Settlement Distribution Details

Total: **\$0.00**