How to prepare Rental Schedule?

This guide provides step-by-step instructions on how to prepare a rental schedule for a property rented out through two different agents. It includes updating the schedule with rental income, expenses such as municipal rates, water rates, repairs and maintenance, insurance, and more. It also provides checkpoints to ensure the total expenses in the rental statement match the Excel schedule. Additionally, it explains how to include deductions from the BMT schedule and how to update the rental schedule in software. This guide is useful organize and track rental income and expenses efficiently.

You are provided with Two Annual Rental Statement for the Financial year.

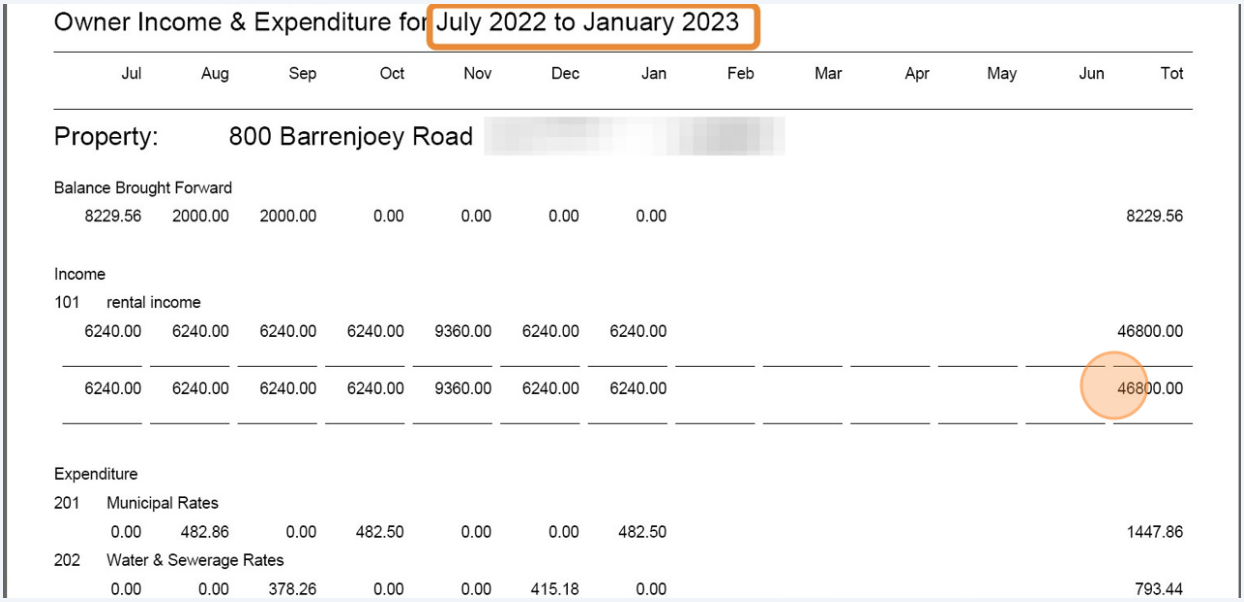
a. July 20XX to Jan 20XX

b. Feb 20XX to June 20XX

PS: Property was Managed by Two different agents, so you have two annual statements for the Property Rented out.

Annual Rental Statement (July to Jan 2023)

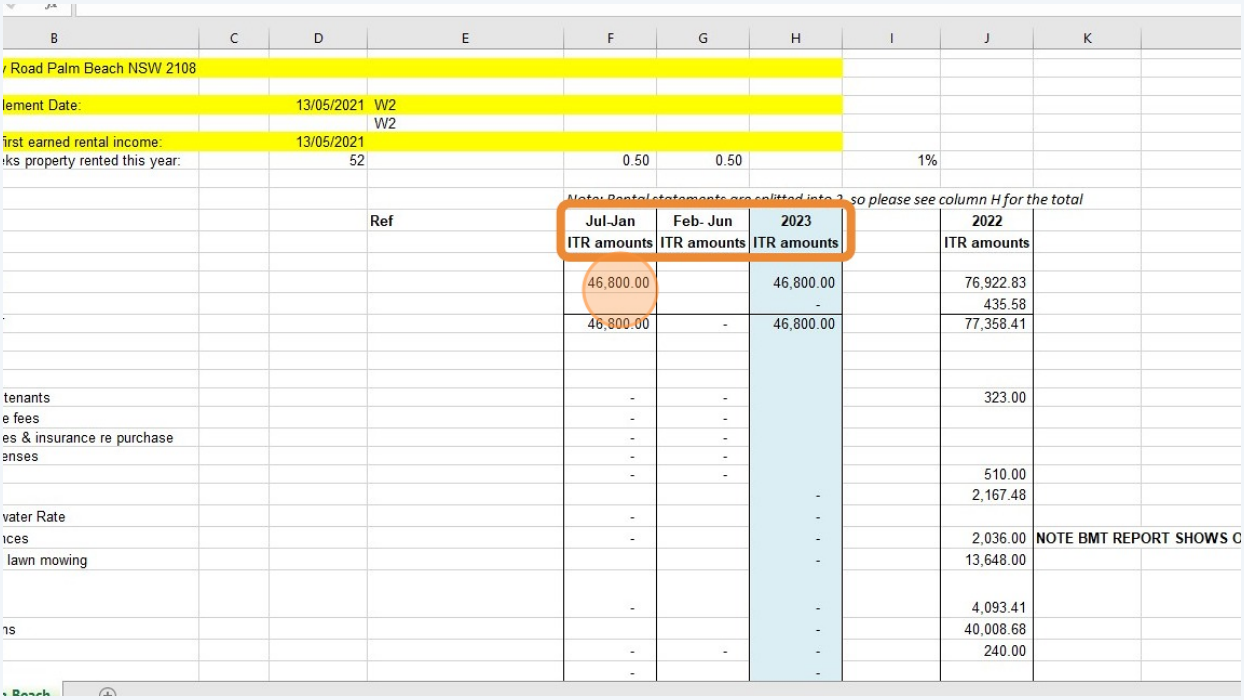
1 Read the Annual Rental Statement (Agent#01) provided and update Excel Rental Schedule FY20XX.



Owner Income & Expenditure for July 2022 to January 2023

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Tot
Property:	800 Barrenjoey Road												
Balance Brought Forward													
	8229.56	2000.00	2000.00	0.00	0.00	0.00	0.00						8229.56
Income													
101 rental income													
	6240.00	6240.00	6240.00	6240.00	9360.00	6240.00	6240.00						46800.00
	6240.00	6240.00	6240.00	6240.00	9360.00	6240.00	6240.00						46800.00
Expenditure													
201 Municipal Rates													
	0.00	482.86	0.00	482.50	0.00	0.00	482.50						1447.86
202 Water & Sewerage Rates													
	0.00	0.00	378.26	0.00	0.00	415.18	0.00						793.44

2 Rental Income from Agent #01 (July to Jan) goes here.



B	C	D	E	F	G	H	I	J	K
Road Palm Beach NSW 2108									
lement Date:		13/05/2021	W2						
			W2						
irst earned rental income:		13/05/2021							
ks property rented this year:		52		0.50	0.50		1%		
				Note: Rental statements are splitted into 2, so please see column H for the total					
			Ref	Jul-Jan ITR amounts	Feb- Jun ITR amounts	2023 ITR amounts		2022 ITR amounts	
				46,800.00		46,800.00		76,922.83	
						-		435.58	
				46,800.00	-	46,800.00		77,358.41	
tenants				-	-			323.00	
e fees				-	-				
es & insurance re purchase				-	-				
enses				-	-				
				-	-			510.00	
						-		2,167.48	
vater Rate				-		-			
nces				-		-		2,036.00	NOTE BMT REPORT SHOWS C
lawn mowing						-		13,648.00	
				-		-		4,093.41	
ns						-		40,008.68	
				-	-	-		240.00	
				-		-			

3 Continue reading annual rental statement and update schedule.

6240.00	6240.00	6240.00	6240.00	9360.00	6240.00	6240.00						46800.00
Expenditure												
201	Municipal Rates											
0.00	482.86	0.00	482.50	0.00	0.00	482.50						1447.86
202	Water & Sewerage Rates											
0.00	0.00	378.26	0.00	0.00	415.18	0.00						793.44
205	Lawns/Lawns & Gardening											
0.00	240.00	860.00	370.00	480.00	0.00	242.00						2192.00
206	Repairs and Maintenance											
0.00	297.00	2112.00	0.00	2435.00	0.00	0.00						4844.00
290	FIRE PROTECTION											
109.00	0.00	0.00	0.00	0.00	0.00	0.00						109.00
334	keys, remotes, cards											
0.00	257.40	0.00	0.00	0.00	0.00	0.00						257.40
419	GST on fees											
31.70	31.70	31.70	31.70	47.30	31.70	31.70						237.50
481	Management Fees											
312.00	312.00	312.00	312.00	468.00	312.00	312.00						2340.00

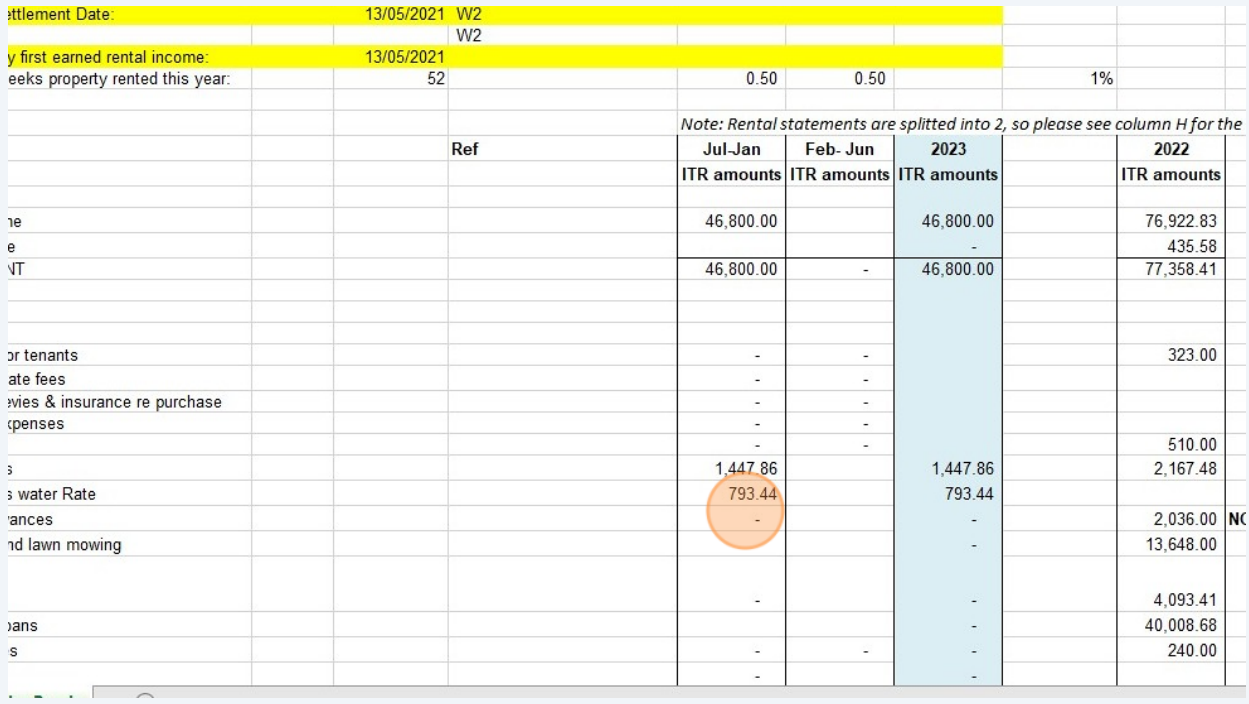
4 Municipal rates from Agent #01 (July to Jan) goes here.

Cost:			W2					
Date property first earned rental income:		13/05/2021						
Number of weeks property rented this year:		52		0.50	0.50		1%	
				Note: Rental statements are splitted into 2, so please see column H for th				
			Ref	Jul-Jan	Feb- Jun	2023		2022
				ITR amounts	ITR amounts	ITR amounts		ITR amounts
Income								
Rental Income				46,800.00		46,800.00		76,922.83
Other Income						-		435.58
GROSS RENT				46,800.00	-	46,800.00		77,358.41
Expenses								
Advertising for tenants				-	-			323.00
Body Corporate fees				-	-			
Body Corp levies & insurance re purchase				-	-			
Borrowing expenses				-	-			
Cleaning				-	-			510.00
Council rates				1,447.86		1,447.86		2,167.48
Council rates water Rate				-		-		
Capital allowances				-		-		2,036.00
Gardening and lawn mowing						-		13,648.00
Insurance				-		-		4,093.41
Interest on loans						-		40,008.68
Loan Charges				-	-	-		240.00
Land Tax				-		-		

5 Continue reading annual rental statement and update schedule.

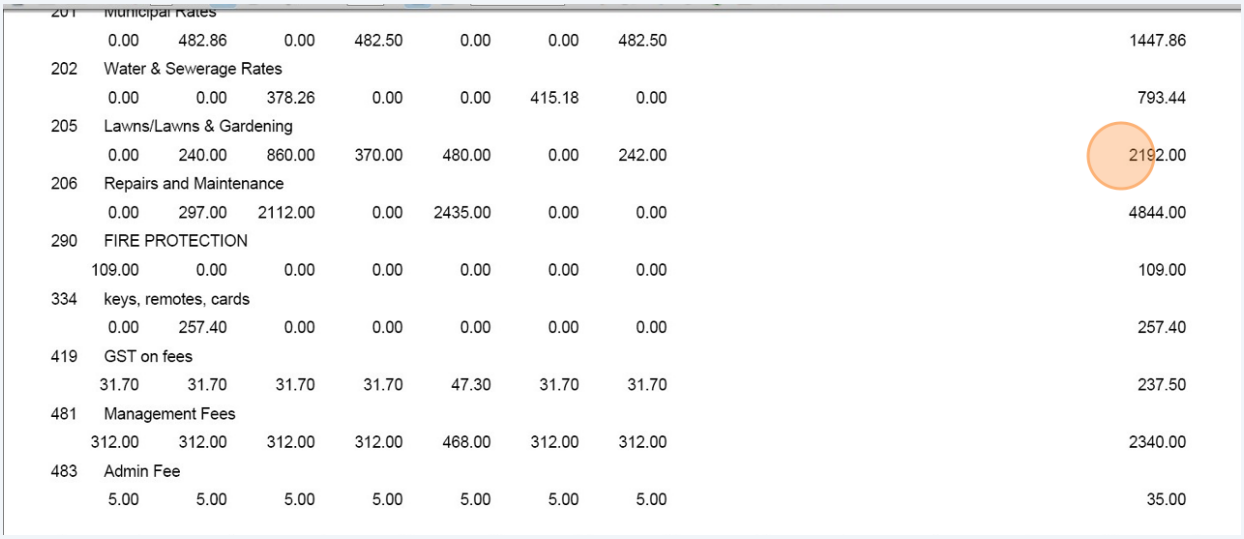
Expenditure								
201	Municipal Rates							
	0.00	482.86	0.00	482.50	0.00	0.00	482.50	1447.86
202	Water & Sewerage Rates							
	0.00	0.00	378.26	0.00	0.00	415.18	0.00	793.44
205	Lawns/Lawns & Gardening							
	0.00	240.00	860.00	370.00	480.00	0.00	242.00	2192.00
206	Repairs and Maintenance							
	0.00	297.00	2112.00	0.00	2435.00	0.00	0.00	4844.00
290	FIRE PROTECTION							
	109.00	0.00	0.00	0.00	0.00	0.00	0.00	109.00
334	keys, remotes, cards							
	0.00	257.40	0.00	0.00	0.00	0.00	0.00	257.40
419	GST on fees							
	31.70	31.70	31.70	31.70	47.30	31.70	31.70	237.50
481	Management Fees							
	312.00	312.00	312.00	312.00	468.00	312.00	312.00	2340.00
483	Admin Fee							
	5.00	5.00	5.00	5.00	5.00	5.00	5.00	35.00

6 Water rates from Agent #01 (July to Jan) goes here.



ettlement Date:	13/05/2021	W2					
		W2					
y first earned rental income:	13/05/2021						
eeks property rented this year:	52		0.50	0.50		1%	
			Note: Rental statements are splitted into 2, so please see column H for the				
		Ref	Jul-Jan ITR amounts	Feb- Jun ITR amounts	2023 ITR amounts		2022 ITR amounts
ne			46,800.00		46,800.00		76,922.83
e					-		435.58
NT			46,800.00	-	46,800.00		77,358.41
or tenants			-	-			323.00
ate fees			-	-			
evies & insurance re purchase			-	-			
xpenses			-	-			
			-	-			510.00
s			1,447.86		1,447.86		2,167.48
s water Rate			793.44		793.44		
rances			-		-		2,036.00
nd lawn mowing					-		13,648.00
			-		-		4,093.41
oans					-		40,008.68
s			-	-	-		240.00
			-		-		

7 Continue reading annual rental statement and update schedule.



201	Municipal Rates							
	0.00	482.86	0.00	482.50	0.00	0.00	482.50	1447.86
202	Water & Sewerage Rates							
	0.00	0.00	378.26	0.00	0.00	415.18	0.00	793.44
205	Lawns/Lawns & Gardening							
	0.00	240.00	860.00	370.00	480.00	0.00	242.00	2192.00
206	Repairs and Maintenance							
	0.00	297.00	2112.00	0.00	2435.00	0.00	0.00	4844.00
290	FIRE PROTECTION							
	109.00	0.00	0.00	0.00	0.00	0.00	0.00	109.00
334	keys, remotes, cards							
	0.00	257.40	0.00	0.00	0.00	0.00	0.00	257.40
419	GST on fees							
	31.70	31.70	31.70	31.70	47.30	31.70	31.70	237.50
481	Management Fees							
	312.00	312.00	312.00	312.00	468.00	312.00	312.00	2340.00
483	Admin Fee							
	5.00	5.00	5.00	5.00	5.00	5.00	5.00	35.00

8 Lawn & Gardening from Agent #01 (July to Jan) goes here.

Cost:		W2					
Date property first earned rental income:	13/05/2021						
Number of weeks property rented this year:	52		0.50	0.50		1%	
			Note: Rental statements are splitted into 2, so please see column H for the				
		Ref	Jul-Jan ITR amounts	Feb- Jun ITR amounts	2023 ITR amounts		2022 ITR amounts
Income							
Rental Income			46,800.00		46,800.00		76,922.83
Other Income					-		435.58
GROSS RENT			46,800.00	-	46,800.00		77,358.41
Expenses							
Advertising for tenants			-	-			323.00
Body Corporate fees			-	-			
Body Corp levies & insurance re purchase			-	-			
Borrowing expenses			-	-			
Cleaning			-	-			510.00
Council rates			1,447.86		1,447.86		2,167.48
Council rates water Rate			793.44		793.44		
Capital allowances			-		-		2,036.00
Gardening and lawn mowing			2,192.00		2,192.00		13,648.00
Insurance			-		-		4,093.41
Interest on loans					-		40,008.68
Loan Charges			-	-	-		240.00
Land Tax			-		-		

9 Continue reading annual rental statement and update schedule.

0.00	482.86	0.00	482.50	0.00	0.00	482.50						1447.86
Water & Sewerage Rates												
0.00	0.00	378.26	0.00	0.00	415.18	0.00						793.44
Lawns/Lawns & Gardening												
0.00	240.00	860.00	370.00	480.00	0.00	242.00						2192.00
Repairs and Maintenance												
0.00	297.00	2112.00	0.00	2435.00	0.00	0.00						4844.00
FIRE PROTECTION												
09.00	0.00	0.00	0.00	0.00	0.00	0.00						109.00
keys, remotes, cards												
0.00	257.40	0.00	0.00	0.00	0.00	0.00						257.40
GST on fees												
31.70	31.70	31.70	31.70	47.30	31.70	31.70						237.50
Management Fees												
12.00	312.00	312.00	312.00	468.00	312.00	312.00						2340.00
Admin Fee												
5.00	5.00	5.00	5.00	5.00	5.00	5.00						35.00

10 Repair and Maintenance from Agent #01 (July to Jan) goes here.

Rental Income				46,800.00		46,800.00		76,922.83	
Other Income						-		435.58	
GROSS RENT				46,800.00	-	46,800.00		77,358.41	
Expenses									
Advertising for tenants				-	-			323.00	
Body Corporate fees				-	-				
Body Corp levies & insurance re purchase				-	-				
Borrowing expenses				-	-				
Cleaning				-	-			510.00	
Council rates				1,447.86		1,447.86		2,167.48	
Council rates water Rate				793.44		793.44			
Capital allowances				-		-		2,036.00	N
Gardening and lawn mowing				2,192.00		2,192.00		13,648.00	
Insurance				-		-		4,093.41	
Interest on loans						-		40,008.68	
Loan Charges				-	-	-		240.00	
Land Tax				-		-			
Pest control				-	-			3,916.00	
Property agent fees and commission						-		4,236.75	
Repairs and maintenance				4,844.00		4,844.00		35,520.98	
Capital works deductions - Asset worksheet				-		-		1,330.00	
Capital works deductions - Basic worksheet						-		5,490.00	N
Stationery, telephone & postage						-			
Travel expenses									
Water charges						-		812.62	
Sundry rental expenses						-			
Fire Protection									

11 Continue reading annual rental statement and update schedule.

201	Municipal Rates												
	0.00	482.86	0.00	482.50	0.00	0.00	482.50						1447.86
202	Water & Sewerage Rates												
	0.00	0.00	378.26	0.00	0.00	415.18	0.00						793.44
205	Lawns/Lawns & Gardening												
	0.00	240.00	860.00	370.00	480.00	0.00	242.00						2192.00
206	Repairs and Maintenance												
	0.00	297.00	2112.00	0.00	2435.00	0.00	0.00						4844.00
290	FIRE PROTECTION												
	109.00	0.00	0.00	0.00	0.00	0.00	0.00						109.00
334	keys, remotes, cards												
	0.00	257.40	0.00	0.00	0.00	0.00	0.00						257.40
419	GST on fees												
	31.70	31.70	31.70	31.70	47.30	31.70	31.70						237.50
481	Management Fees												
	312.00	312.00	312.00	312.00	468.00	312.00	312.00						2340.00
483	Admin Fee												
	5.00	5.00	5.00	5.00	5.00	5.00	5.00						35.00

12 Fire Protection from Agent #01 (July to Jan) goes here.

Body Corp levies & insurance re purchase				-	-				
Borrowing expenses				-	-				
Cleaning				-	-			510.00	
Council rates				1,447.86		1,447.86		2,167.48	
Council rates water Rate				793.44		793.44			
Capital allowances				-		-		2,036.00	N
Gardening and lawn mowing				2,192.00		2,192.00		13,648.00	
Insurance				-		-		4,093.41	
Interest on loans						-		40,008.68	
Loan Charges				-	-	-		240.00	
Land Tax				-		-			
Pest control				-	-			3,916.00	
Property agent fees and commission						-		4,236.75	
Repairs and maintenance				4,844.00		4,844.00		35,520.98	
Capital works deductions - Asset worksheet				-		-		1,330.00	
Capital works deductions - Basic worksheet						-		5,490.00	N
Stationery, telephone & postage						-			
Travel expenses									
Water charges						-		812.62	
Sundry rental expenses						-			
-									
- Admin fee		109.00		109.00		109.00			
								4,637.50	
TOTAL EXPENSES				9,386.30	-	9,386.30		118,970.42	
GROSS RENT less TOTAL EXPENSES				37,413.70	-	37,413.70		- 41,612.01	

Fire Protection

13 Continue reading annual rental statement and update schedule.

	0.00	482.86	0.00	482.50	0.00	0.00	482.50	1447.86
202	Water & Sewerage Rates							
	0.00	0.00	378.26	0.00	0.00	415.18	0.00	793.44
205	Lawns/Lawns & Gardening							
	0.00	240.00	860.00	370.00	480.00	0.00	242.00	2192.00
206	Repairs and Maintenance							
	0.00	297.00	2112.00	0.00	2435.00	0.00	0.00	4844.00
290	FIRE PROTECTION							
	109.00	0.00	0.00	0.00	0.00	0.00	0.00	109.00
334	keys, remotes, cards							
	0.00	257.40	0.00	0.00	0.00	0.00	0.00	257.40
419	GST on fees							
	31.70	31.70	31.70	31.70	47.30	31.70	31.70	237.50
481	Management Fees							
	312.00	312.00	312.00	312.00	468.00	312.00	312.00	2340.00
483	Admin Fee							
	5.00	5.00	5.00	5.00	5.00	5.00	5.00	35.00

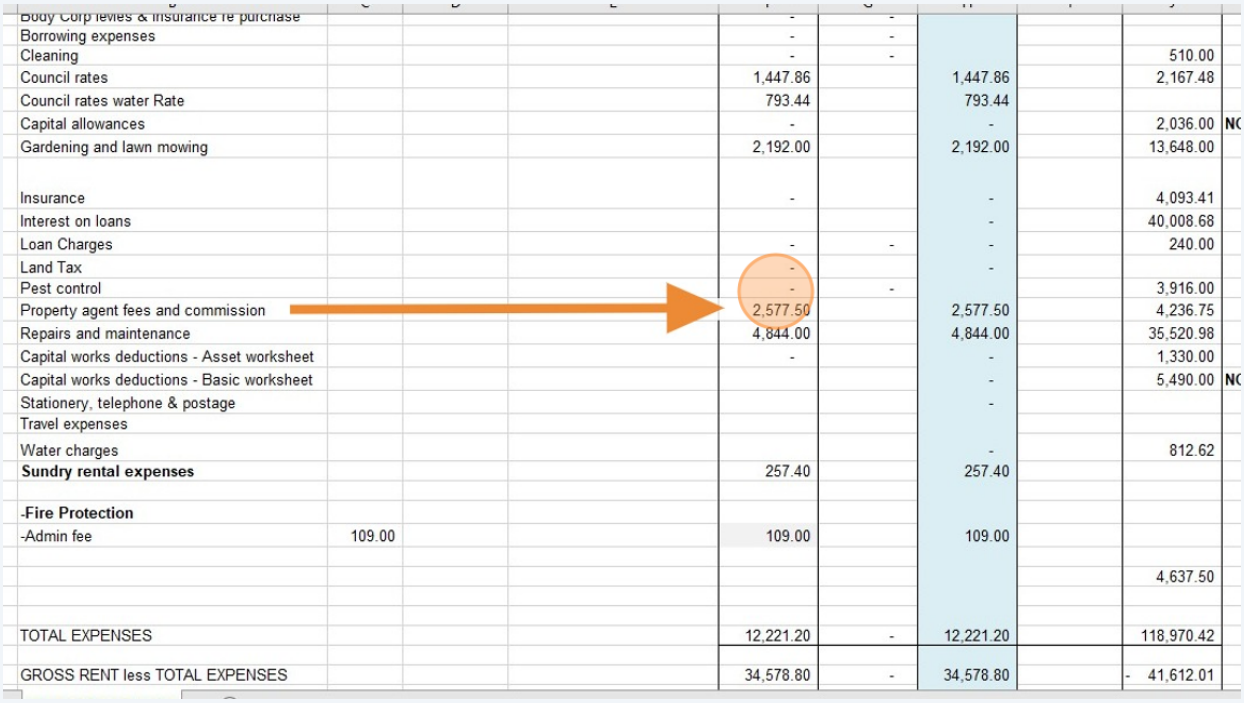
14 Key, Remotes, cards from Agent #01 (July to Jan) goes here.

es				1,447.86		1,447.86		2,167.48
es water Rate				793.44		793.44		
wances				-		-		2,036.00
and lawn mowing				2,192.00		2,192.00		13,648.00
				-		-		4,093.41
loans						-		40,008.68
ges				-	-	-		240.00
				-		-		
ol				-	-			3,916.00
gent fees and commission						-		4,236.75
d maintenance				4,844.00		4,844.00		35,520.98
rks deductions - Asset worksheet				-		-		1,330.00
rks deductions - Basic worksheet						-		5,490.00
, telephone & postage						-		
enses								
rges						-		812.62
ntal expenses				257.40		257.40		
ection								
	109.00			109.00		109.00		
								4,637.50
PENSES				9,643.70	-	9,643.70		118,970.42
ENT less TOTAL EXPENSES				37,156.30	-	37,156.30		- 41,612.01

15 Continue reading annual rental statement and update schedule.

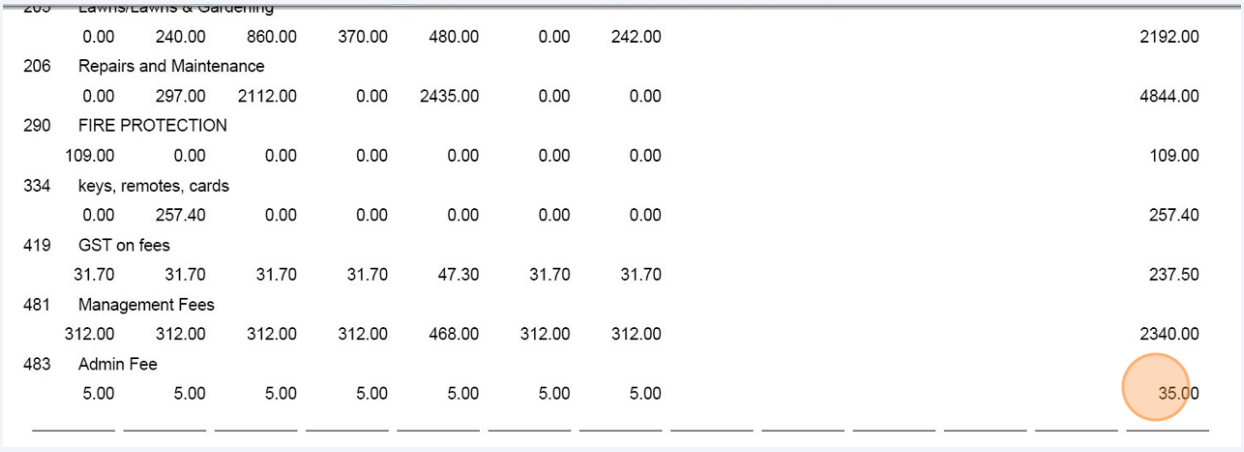
201	Municipal Rates							
	0.00	482.86	0.00	482.50	0.00	0.00	482.50	1447.86
202	Water & Sewerage Rates							
	0.00	0.00	378.26	0.00	0.00	415.18	0.00	793.44
205	Lawns/Lawns & Gardening							
	0.00	240.00	860.00	370.00	480.00	0.00	242.00	2192.00
206	Repairs and Maintenance							
	0.00	297.00	2112.00	0.00	2435.00	0.00	0.00	4844.00
290	FIRE PROTECTION							
	109.00	0.00	0.00	0.00	0.00	0.00	0.00	109.00
334	keys, remotes, cards							
	0.00	257.40	0.00	0.00	0.00	0.00	0.00	257.40
410	GST on fees							
	31.70	31.70	31.70	31.70	47.30	31.70	31.70	237.50
481	Management Fees							
	312.00	312.00	312.00	312.00	468.00	312.00	312.00	2340.00
483	Admin Fee							
	5.00	5.00	5.00	5.00	5.00	5.00	5.00	35.00

16 GST on Fees + Management Fees from Agent #01 (July to Jan) goes here.



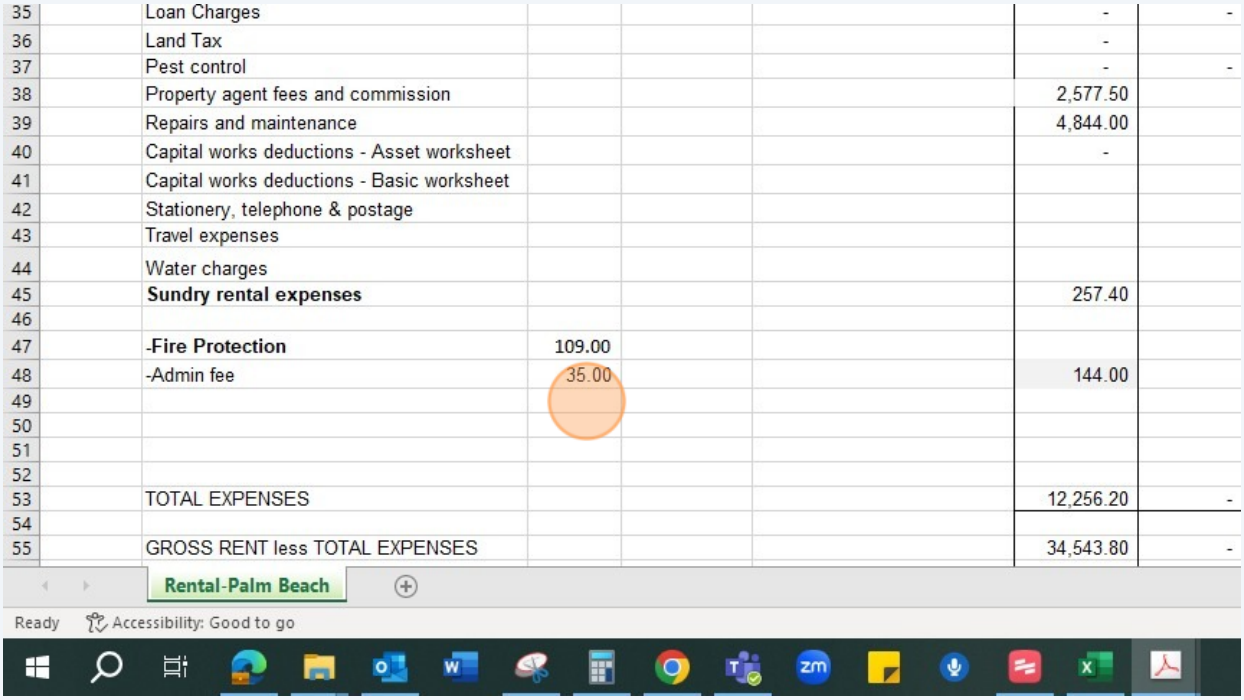
Body Corp levies & insurance re purchase				-	-				
Borrowing expenses				-	-				
Cleaning				-	-			510.00	
Council rates				1,447.86		1,447.86		2,167.48	
Council rates water Rate				793.44		793.44			
Capital allowances				-		-		2,036.00	NC
Gardening and lawn mowing				2,192.00		2,192.00		13,648.00	
Insurance				-		-		4,093.41	
Interest on loans						-		40,008.68	
Loan Charges				-	-	-		240.00	
Land Tax				-		-			
Pest control				-	-			3,916.00	
Property agent fees and commission				2,577.50		2,577.50		4,236.75	
Repairs and maintenance				4,844.00		4,844.00		35,520.98	
Capital works deductions - Asset worksheet				-		-		1,330.00	
Capital works deductions - Basic worksheet						-		5,490.00	NC
Stationery, telephone & postage						-			
Travel expenses									
Water charges						-		812.62	
Sundry rental expenses				257.40		257.40			
-Fire Protection									
-Admin fee	109.00			109.00		109.00			
								4,637.50	
TOTAL EXPENSES				12,221.20	-	12,221.20		118,970.42	
GROSS RENT less TOTAL EXPENSES				34,578.80	-	34,578.80		- 41,612.01	

17 Continue reading annual rental statement and update schedule.



205	Lawns/Lawns & Gardening													
	0.00	240.00	860.00	370.00	480.00	0.00	242.00							2192.00
206	Repairs and Maintenance													
	0.00	297.00	2112.00	0.00	2435.00	0.00	0.00							4844.00
290	FIRE PROTECTION													
	109.00	0.00	0.00	0.00	0.00	0.00	0.00							109.00
334	keys, remotes, cards													
	0.00	257.40	0.00	0.00	0.00	0.00	0.00							257.40
419	GST on fees													
	31.70	31.70	31.70	31.70	47.30	31.70	31.70							237.50
481	Management Fees													
	312.00	312.00	312.00	312.00	468.00	312.00	312.00							2340.00
483	Admin Fee													
	5.00	5.00	5.00	5.00	5.00	5.00	5.00							35.00

18 Admin Fees from Agent #01 (July to Jan) goes here.



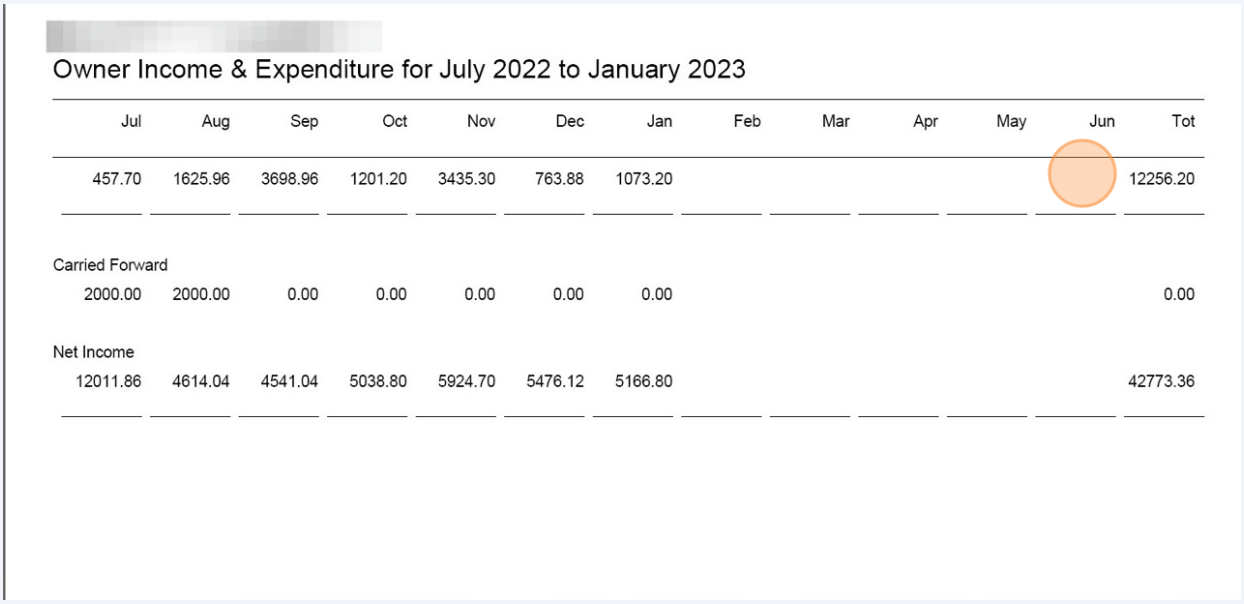
35		Loan Charges				-	-
36		Land Tax				-	
37		Pest control				-	-
38		Property agent fees and commission				2,577.50	
39		Repairs and maintenance				4,844.00	
40		Capital works deductions - Asset worksheet				-	
41		Capital works deductions - Basic worksheet					
42		Stationery, telephone & postage					
43		Travel expenses					
44		Water charges					
45		**Sundry rental expenses**				257.40	
46							
47		**-Fire Protection**	109.00				
48		-Admin fee	35.00			144.00	
49							
50							
51							
52							
53		TOTAL EXPENSES				12,256.20	-
54							
55		GROSS RENT less TOTAL EXPENSES				34,543.80	-

Rental-Palm Beach

Ready Accessibility: Good to go

19 Annual Rental Statement

Checkpoint - See **Total Expenses of Rental Statement** Matches **Excel Schedule**



Owner Income & Expenditure for July 2022 to January 2023

Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Tot
457.70	1625.96	3698.96	1201.20	3435.30	763.88	1073.20						12256.20
Carried Forward												
2000.00	2000.00	0.00	0.00	0.00	0.00	0.00						0.00
Net Income												
12011.86	4614.04	4541.04	5038.80	5924.70	5476.12	5166.80						42773.36

20 Excel Rental Schedule
Checkpoint - See Total Expenses of Rental Statement Matches Excel Schedule

Land Tax				-		-		
Pest control				-	-			3,916.00
Property agent fees and commission				2,577.50		2,577.50		4,236.75
Repairs and maintenance				4,844.00		4,844.00		35,520.98
Capital works deductions - Asset worksheet				-		-		1,330.00
Capital works deductions - Basic worksheet						-		5,490.00
Stationery, telephone & postage						-		
Travel expenses								
Water charges						-		812.62
Sundry rental expenses				257.40		257.40		
-Fire Protection	109.00							
-Admin fee	35.00			144.00		144.00		
								4,637.50
TOTAL EXPENSES				12,256.20	-	12,256.20		118,970.42
GROSS RENT less TOTAL EXPENSES				34,543.80	-	34,543.80		- 41,612.01
Daniel - 50% Ownership						17,271.90		
Jessica- 50% Ownership						17,271.90		
Reconciliaton to rental property statement:								
Net rental income per rental statement				41,917.14				

Annual Rental Statement (Feb to June 2023)

21 Read the Annual Rental Statement (Agent#02) provided and update Excel Rental Schedule FY20XX.

End of Financial Year Owner Statement - FY22/23

Overall Summary - 800 Barrenjoey Road, PALM BEACH

		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Year Total
INCOME	Rental Collection	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$6,240.00	$6,240.00	$6,240.00	$9,360.00	$6,240.00	$34,320.00
	Misc - Other	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Invoice Repayments	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$265.00	$0.00	$0.00	$265.00
	Outgoings Received	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$6,240.00**	**$6,240.00**	**$6,505.00**	**$9,360.00**	**$6,240.00**	**$34,585.00**
EXPENSES	Agency Fees	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$343.20	$348.70	$343.20	$520.30	$348.70	$1,904.10
	Inspection Fees	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Other Agent Fees	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Outgoings Expense	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Invoice	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Maintenance Invoice	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$616.00	$528.00	$374.00	$374.00	$13,763.49	$15,655.49
	Insurance	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4,998.12	$0.00	$0.00	$0.00	$4,998.12
	Council Rates Notice	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$482.50	$0.00	$0.00	$482.50
	Council Water Rates Notice	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$421.70	$0.00	$428.45	$850.15
	Utility Bill	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Other Tax Invoice	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Strata Levies	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Land Tax	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,321.30	$0.00	$0.00	$0.00	$0.00	$3,321.30

22 Rental Income and Other Income from Agent #02 (Feb to June) goes here.

Client name								
Income Tax Return								
Year ended 30 June	2023							
Rental Income								
Property:	800 Barrenjoey Road Palm Beach NSW 2108							
	Purchase Settlement Date:	13/05/2021	W2					
	Cost:		W2					
	Date property first earned rental income:	13/05/2021						
	Number of weeks property rented this year:	52		0.50	0.50		1%	
				Note: Rental statements are splitted into 2, so please see column H for th				
			Ref	**Jul-Jan**	**Feb- Jun**	**2023**		**2022**
				ITR amounts	**ITR amounts**	**ITR amounts**		**ITR amounts**
	Income							
	Rental Income			46,800.00	34,320.00	81,120.00		76,922.83
	Other Income				265.00	265.00		435.58
	GROSS RENT			46,800.00	34,585.00	81,385.00		77,358.41
	Expenses							
	Advertising for tenants			-	-			323.00
	Body Corporate fees			-	-			
	Body Corp levies & insurance re purchase			-	-			
	Borrowing expenses			-	-			
	Cleaning			-	-			510.00
	Council rates			1,447.86		1,447.86		2,167.48
	Council rates water Rate			793.44		793.44		
	Capital allowances			-		-		2,036.00
	Gardening and lawn mowing			2,192.00		2,192.00		13,648.00

23 Continue reading annual rental statement and update schedule.

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End of Financial Year Owner Statement - FY22/23

Overall Summary - 800 Barrenjoey Road, PALM BEACH

		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Year Total
INCOME	Rental Collection	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$6,240.00	$6,240.00	$6,240.00	$9,360.00	$6,240.00	$34,320.00
	Misc - Other	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Invoice Repayments	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$265.00	$0.00	$0.00	$265.00
	Outgoings Received	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$6,240.00**	**$6,240.00**	**$6,505.00**	**$9,360.00**	**$6,240.00**	**$34,585.00**
EXPENSES	Agency Fees	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$343.20	$348.70	$343.20	$520.30	$348.70	$1,904.10
	Inspection Fees	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Other Agent Fees	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Outgoings Expense	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Invoice	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Maintenance Invoice	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$616.00	$528.00	$374.00	$374.00	$13,763.49	$15,655.49
	Insurance	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4,998.12	$0.00	$0.00	$0.00	$4,998.12
	Council Rates Notice	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$482.50	$0.00	$0.00	$482.50
	Council Water Rates Notice	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$421.70	$0.00	$428.45	$850.15
	Utility Bill	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Other Tax Invoice	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Strata Levies	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Land Tax	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,321.30	$0.00	$0.00	$0.00	$0.00	$3,321.30

24 Agent Fees from Agent #02 (Feb to June) goes here.

	Ref	Jul-Jan ITR amounts	Feb- Jun ITR amounts	2023 ITR amounts	2022 ITR amounts	
Income						
Rental Income		46,800.00	34,320.00	81,120.00	76,922.83	
Other Income			265.00	265.00	435.58	
GROSS RENT		46,800.00	34,585.00	81,385.00	77,358.41	
Expenses						
Advertising for tenants		-	-		323.00	
Body Corporate fees		-	-			
Body Corp levies & insurance re purchase		-	-			
Borrowing expenses		-	-			
Cleaning		-	-		510.00	
Council rates		1,447.86		1,447.86	2,167.48	
Council rates water Rate		793.44		793.44		
Capital allowances		-		-	2,036.00	NO
Gardening and lawn mowing		2,192.00		2,192.00	13,648.00	
Insurance		-		-	4,093.41	
Interest on loans				-	40,008.68	
Loan Charges		-	-	-	240.00	
Land Tax		-		-		
Pest control		-	-		3,916.00	
Property agent fees and commission		2,577.50	1,904.10	4,481.60	4,236.75	
Repairs and maintenance		4,844.00		4,844.00	35,520.98	
Capital works deductions - Asset worksheet		-		-	1,330.00	
Capital works deductions - Basic worksheet				-	5,490.00	NO
Stationery, telephone & postage				-		
Travel expenses						
Water charges				-	812.62	

25 Continue reading annual rental statement and update schedule.

		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Year Total
INCOME	Rental Collection	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$6,240.00	$6,240.00	$6,240.00	$9,360.00	$6,240.00	$34,320.00
	Misc - Other	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Invoice Repayments	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$265.00	$0.00	$0.00	$265.00
	Outgoings Received	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$6,240.00**	**$6,240.00**	**$6,505.00**	**$9,360.00**	**$6,240.00**	**$34,585.00**
EXPENSES	Agency Fees	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$343.20	$348.70	$343.20	$520.30	$348.70	$1,904.10
	Inspection Fees	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Other Agent Fees	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Outgoings Expense	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Invoice	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Maintenance Invoice	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$616.00	$528.00	$374.00	$374.00	$13,763.49	$15,655.49
	Insurance	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4,998.12	$0.00	$0.00	$0.00	$4,998.12
	Council Rates Notice	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$482.50	$0.00	$0.00	$482.50
	Council Water Rates Notice	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$421.70	$0.00	$428.45	$850.15
	Utility Bill	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Other Tax Invoice	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Strata Levies	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Land Tax	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,321.30	$0.00	$0.00	$0.00	$0.00	$3,321.30
	Emergency Services Levies	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Other	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$4,280.50**	**$5,874.82**	**$1,621.40**	**$894.30**	**$14,540.64**	**$27,211.66**

26 Repairs and Maintenance from Agent #02 (Feb to June) goes here.

	B	C	D	E	F	G	H	I	J	
				Ref	Jul-Jan	Feb- Jun	2023		2022	
					ITR amounts	ITR amounts	ITR amounts		ITR amounts	
	Income									
	Rental Income				46,800.00	34,320.00	81,120.00		76,922.83	
	Other Income					265.00	265.00		435.58	
	GROSS RENT				46,800.00	34,585.00	81,385.00		77,358.41	
	Expenses									
	Advertising for tenants				-	-			323.00	
	Body Corporate fees				-	-				
	Body Corp levies & insurance re purchase				-	-				
	Borrowing expenses				-	-				
	Cleaning				-	-			510.00	
	Council rates				1,447.86		1,447.86		2,167.48	
	Council rates water Rate				793.44		793.44			
	Capital allowances				-		-		2,036.00	N
	Gardening and lawn mowing				2,192.00		2,192.00		13,648.00	
	Insurance				-		-		4,093.41	
	Interest on loans						-		40,008.68	
	Loan Charges				-	-	-		240.00	
	Land Tax				-		-			
	Pest control				-	-			3,916.00	
	Property agent fees and commission				2,577.50	1,904.10	4,481.60		4,236.75	
	Repairs and maintenance				4,844.00	15,655.49	20,499.49		35,520.98	
	Capital works deductions - Asset worksheet				-		-		1,330.00	
	Capital works deductions - Basic worksheet						-		5,490.00	N
	Stationery, telephone & postage						-			
	Travel expenses									
	Water charges						-		812.62	

Rental-Palm Beach

27 Continue reading annual rental statement and update schedule.

		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Year Total
INCOME	Rental Collection	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$6,240.00	$6,240.00	$6,240.00	$9,360.00	$6,240.00	$34,320.00
	Misc - Other	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Invoice Repayments	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$265.00	$0.00	$0.00	$265.00
	Outgoings Received	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$6,240.00**	**$6,240.00**	**$6,505.00**	**$9,360.00**	**$6,240.00**	**$34,585.00**
EXPENSES	Agency Fees	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$343.20	$348.70	$343.20	$520.30	$348.70	$1,904.10
	Inspection Fees	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Other Agent Fees	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Outgoings Expense	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Invoice	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Maintenance Invoice	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$616.00	$528.00	$374.00	$374.00	$13,763.49	$15,655.49
	Insurance	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4,998.12	$0.00	$0.00	$0.00	$4,998.12
	Council Rates Notice	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$482.50	$0.00	$0.00	$482.50
	Council Water Rates Notice	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$421.70	$0.00	$428.45	$850.15
	Utility Bill	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Other Tax Invoice	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Strata Levies	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Land Tax	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,321.30	$0.00	$0.00	$0.00	$0.00	$3,321.30
	Emergency Services Levies	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Other	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$4,280.50**	**$5,874.82**	**$1,621.40**	**$894.30**	**$14,540.64**	**$27,211.66**

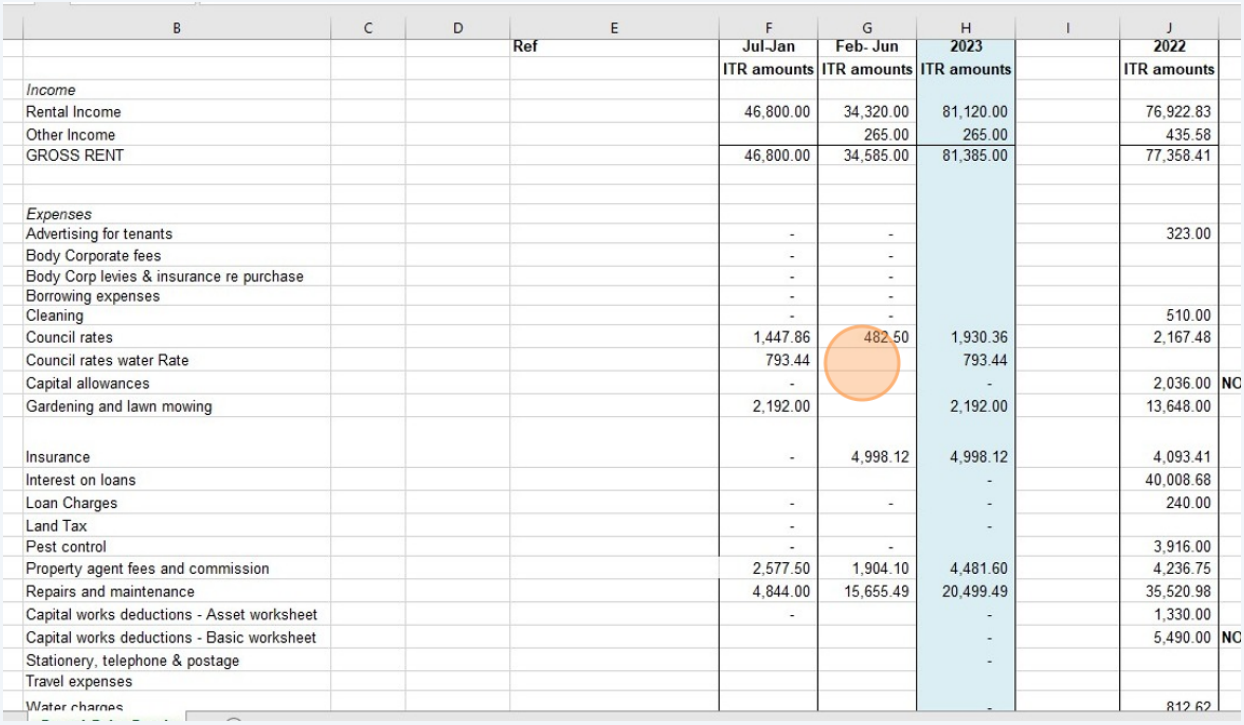
28 Insurance from Agent #02 (Feb to June) goes here.

B	C	D	E	F	G	H	I	J
			Ref	Jul-Jan	Feb- Jun	2023		2022
				ITR amounts	ITR amounts	ITR amounts		ITR amounts
Income								
Rental Income				46,800.00	34,320.00	81,120.00		76,922.83
Other Income					265.00	265.00		435.58
GROSS RENT				46,800.00	34,585.00	81,385.00		77,358.41
Expenses								
Advertising for tenants				-	-			323.00
Body Corporate fees				-	-			
Body Corp levies & insurance re purchase				-	-			
Borrowing expenses				-	-			
Cleaning				-	-			510.00
Council rates				1,447.86		1,447.86		2,167.48
Council rates water Rate				793.44		793.44		
Capital allowances				-		-		2,036.00
Gardening and lawn mowing				2,192.00		2,192.00		13,648.00
Insurance				-	4,998.12	4,998.12		4,093.41
Interest on loans						-		40,008.68
Loan Charges				-	-	-		240.00
Land Tax				-		-		
Pest control				-	-			3,916.00
Property agent fees and commission				2,577.50	1,904.10	4,481.60		4,236.75
Repairs and maintenance				4,844.00	15,655.49	20,499.49		35,520.98
Capital works deductions - Asset worksheet				-		-		1,330.00
Capital works deductions - Basic worksheet						-		5,490.00
Stationery, telephone & postage						-		
Travel expenses								
Water charges						-		812.62

29 Continue reading annual rental statement and update schedule.

$0.00	$0.00	$0.00	$0.00	$343.20	$348.70	$343.20	$520.30	$348.70	$1,904.10
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00	$616.00	$528.00	$374.00	$374.00	$13,763.49	$15,655.49
$0.00	$0.00	$0.00	$0.00	$0.00	$4,998.12	$0.00	$0.00	$0.00	$4,998.12
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$482.50	$0.00	$0.00	$482.50
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$421.70	$0.00	$428.45	$850.15
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00	$3,321.30	$0.00	$0.00	$0.00	$0.00	$3,321.30
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00	$4,280.50	$5,874.82	$1,621.40	$894.30	$14,540.64	$27,211.66

30 Council rates from Agent #02 (Feb to June) goes here.



	Ref	Jul-Jan ITR amounts	Feb- Jun ITR amounts	2023 ITR amounts	2022 ITR amounts	
Income						
Rental Income		46,800.00	34,320.00	81,120.00	76,922.83	
Other Income			265.00	265.00	435.58	
GROSS RENT		46,800.00	34,585.00	81,385.00	77,358.41	
Expenses						
Advertising for tenants		-	-		323.00	
Body Corporate fees		-	-			
Body Corp levies & insurance re purchase		-	-			
Borrowing expenses		-	-			
Cleaning		-	-		510.00	
Council rates		1,447.86	482.50	1,930.36	2,167.48	
Council rates water Rate		793.44		793.44		
Capital allowances		-		-	2,036.00	NC
Gardening and lawn mowing		2,192.00		2,192.00	13,648.00	
Insurance		-	4,998.12	4,998.12	4,093.41	
Interest on loans				-	40,008.68	
Loan Charges		-	-	-	240.00	
Land Tax		-		-		
Pest control		-	-		3,916.00	
Property agent fees and commission		2,577.50	1,904.10	4,481.60	4,236.75	
Repairs and maintenance		4,844.00	15,655.49	20,499.49	35,520.98	
Capital works deductions - Asset worksheet		-		-	1,330.00	
Capital works deductions - Basic worksheet				-	5,490.00	NC
Stationery, telephone & postage				-		
Travel expenses						
Water charges				-	812.62	

31 Continue reading annual rental statement and update schedule.



$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$616.00	$528.00	$374.00	$374.00	$13,763.49	$15,655.49
$0.00	$0.00	$0.00	$0.00	$4,998.12	$0.00	$0.00	$0.00	$4,998.12
$0.00	$0.00	$0.00	$0.00	$0.00	$482.50	$0.00	$0.00	$482.50
$0.00	$0.00	$0.00	$0.00	$0.00	$421.70	$0.00	$428.45	$850.15
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$3,321.30	$0.00	$0.00	$0.00	$0.00	$3,321.30
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
$0.00	**$0.00**	**$0.00**	**$4,280.50**	**$5,874.82**	**$1,621.40**	**$894.30**	**$14,540.64**	**$27,211.66**

32 Water rates from Agent #02 (Feb to June) goes here.

	B	C	D	E	F	G	H	I	J	
				Ref	Jul-Jan	Feb- Jun	2023		2022	
					ITR amounts	ITR amounts	ITR amounts		ITR amounts	
	Income									
	Rental Income				46,800.00	34,320.00	81,120.00		76,922.83	
	Other Income					265.00	265.00		435.58	
	GROSS RENT				46,800.00	34,585.00	81,385.00		77,358.41	
	Expenses									
	Advertising for tenants				-	-			323.00	
	Body Corporate fees				-	-				
	Body Corp levies & insurance re purchase				-	-				
	Borrowing expenses				-	-				
	Cleaning				-	-			510.00	
	Council rates				1,447.86	482.50	1,930.36		2,167.48	
	Council rates water Rate				793.44	850.15	1,643.59			
	Capital allowances				-		-		2,036.00	NOTE
	Gardening and lawn mowing				2,192.00		2,192.00		13,648.00	
	Insurance				-	4,998.12	4,998.12		4,093.41	
	Interest on loans						-		40,008.68	
	Loan Charges				-	-	-		240.00	
	Land Tax				-		-			
	Pest control				-	-			3,916.00	
	Property agent fees and commission				2,577.50	1,904.10	4,481.60		4,236.75	
	Repairs and maintenance				4,844.00	15,655.49	20,499.49		35,520.98	
	Capital works deductions - Asset worksheet				-		-		1,330.00	
	Capital works deductions - Basic worksheet						-		5,490.00	NOTE
	Stationery, telephone & postage						-			
	Travel expenses									
	Water charges						-		812.62	

33 Continue reading annual rental statement and update schedule.

$0.00	$0.00	$0.00	$616.00	$528.00	$374.00	$374.00	$13,763.49	$15,655.49
$0.00	$0.00	$0.00	$0.00	$4,998.12	$0.00	$0.00	$0.00	$4,998.12
$0.00	$0.00	$0.00	$0.00	$0.00	$482.50	$0.00	$0.00	$482.50
$0.00	$0.00	$0.00	$0.00	$0.00	$421.70	$0.00	$428.45	$850.15
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$3,321.30	$0.00	$0.00	$0.00	$0.00	$3,321.30
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
$0.00	**$0.00**	**$0.00**	**$4,280.50**	**$5,874.82**	**$1,621.40**	**$894.30**	**$14,540.64**	**$27,211.66**
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$8,465.70	$8,465.70
$0.00	$0.00	$0.00	$1,959.50	$0.00	$5,248.78	$8,465.70	$165.06	$15,839.04
$0.00	$0.00	$0.00	$0.00	$365.18	$0.00	$0.00	$0.00	-

34 Land tax from Agent #02 (Feb to June) goes here.

B	C	D	E	F	G	H	I	J	
			Ref	Jul-Jan	Feb- Jun	2023		2022	
				ITR amounts	ITR amounts	ITR amounts		ITR amounts	
Income									
Rental Income				46,800.00	34,320.00	81,120.00		76,922.83	
Other Income					265.00	265.00		435.58	
GROSS RENT				46,800.00	34,585.00	81,385.00		77,358.41	
Expenses									
Advertising for tenants				-	-			323.00	
Body Corporate fees				-	-				
Body Corp levies & insurance re purchase				-	-				
Borrowing expenses				-	-				
Cleaning				-	-			510.00	
Council rates				1,447.86	482.50	1,930.36		2,167.48	
Council rates water Rate				793.44	850.15	1,643.59			
Capital allowances				-		-		2,036.00	N
Gardening and lawn mowing				2,192.00		2,192.00		13,648.00	
Insurance				-	4,998.12	4,998.12		4,093.41	
Interest on loans						-		40,008.68	
Loan Charges				-	-	-		240.00	
Land Tax				-	3,321.30	3,321.30			
Pest control				-	-			3,916.00	
Property agent fees and commission				2,577.50	1,904.10	4,481.60		4,236.75	
Repairs and maintenance				4,844.00	15,655.49	20,499.49		35,520.98	
Capital works deductions - Asset worksheet				-		-		1,330.00	
Capital works deductions - Basic worksheet						-		5,490.00	N
Stationery, telephone & postage						-			
Travel expenses									
Water charges						-		812.62	

Rental-Palm Beach

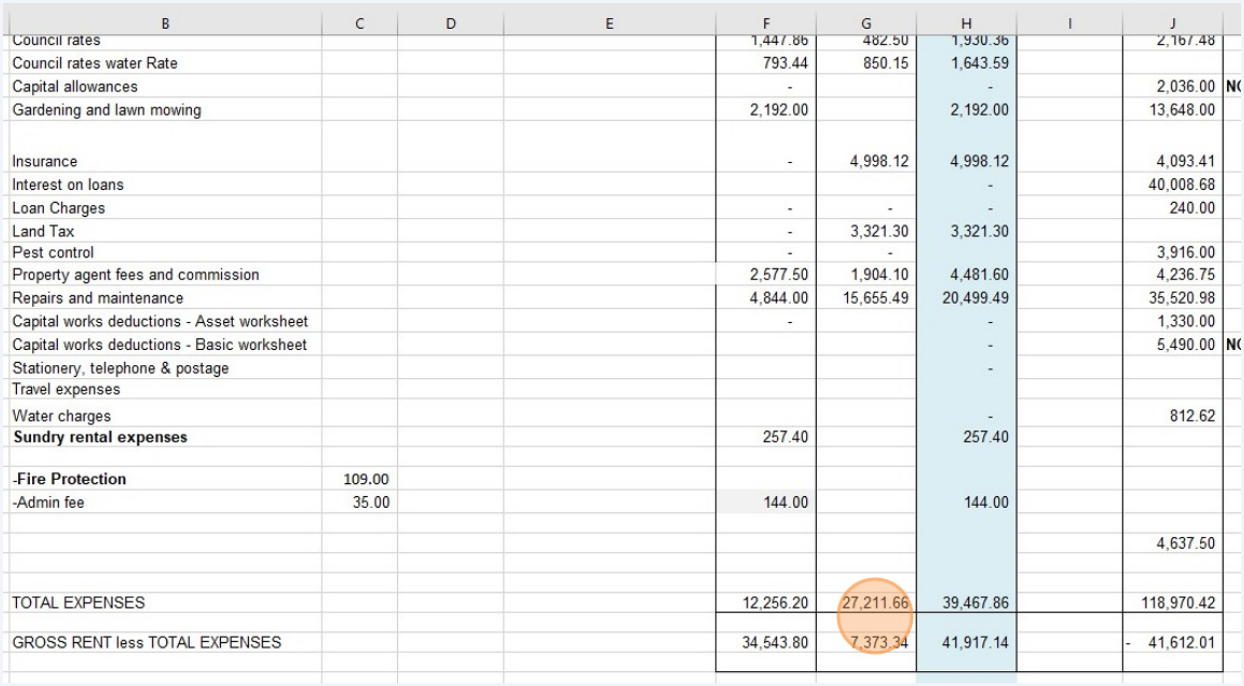
35 Annual Rental Statement
Checkpoint - See **Total Expenses of Rental Statement** Matches **Excel Schedule**

$0.00	$0.00	$0.00	$0.00	$0.00	$482.50	$0.00	$0.00	$482.50
$0.00	$0.00	$0.00	$0.00	$0.00	$421.70	$0.00	$428.45	$850.15
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$3,321.30	$0.00	$0.00	$0.00	$0.00	$3,321.30
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
$0.00	**$0.00**	**$0.00**	**$4,280.50**	**$5,874.82**	**$1,621.40**	**$894.30**	**$14,540.64**	**$27,211.66**
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$8,465.70	$8,465.70
$0.00	$0.00	$0.00	$1,959.50	$0.00	$5,248.78	$8,465.70	$165.06	$15,839.04
$0.00	$0.00	$0.00	$0.00	$365.18	$0.00	$0.00	$0.00	-



36 Excel Schedule

Checkpoint - See Total Expenses of Rental Statement Matches Excel Schedule



B	C	D	E	F	G	H	I	J	
Council rates				1,447.86	482.50	1,930.36		2,167.48	
Council rates water Rate				793.44	850.15	1,643.59			
Capital allowances				-		-		2,036.00	NC
Gardening and lawn mowing				2,192.00		2,192.00		13,648.00	
Insurance				-	4,998.12	4,998.12		4,093.41	
Interest on loans						-		40,008.68	
Loan Charges				-	-	-		240.00	
Land Tax				-	3,321.30	3,321.30			
Pest control				-	-			3,916.00	
Property agent fees and commission				2,577.50	1,904.10	4,481.60		4,236.75	
Repairs and maintenance				4,844.00	15,655.49	20,499.49		35,520.98	
Capital works deductions - Asset worksheet				-		-		1,330.00	
Capital works deductions - Basic worksheet						-		5,490.00	NC
Stationery, telephone & postage						-			
Travel expenses									
Water charges						-		812.62	
Sundry rental expenses				257.40		257.40			
-Fire Protection	109.00								
-Admin fee	35.00			144.00		144.00			
								4,637.50	
TOTAL EXPENSES				12,256.20	27,211.66	39,467.86		118,970.42	
GROSS RENT less TOTAL EXPENSES				34,543.80	7,373.34	41,917.14		- 41,612.01	

Updating BMT Schedule into Rental Schedule

37 Open BMT Schedule >>> Current Financial year >> Div 43 >> Update the rental schedule

PS: BMT Schedule is prepared at 50% ownership between spouses

BMT Tax Depreciation
QUANTITY SURVEYORS

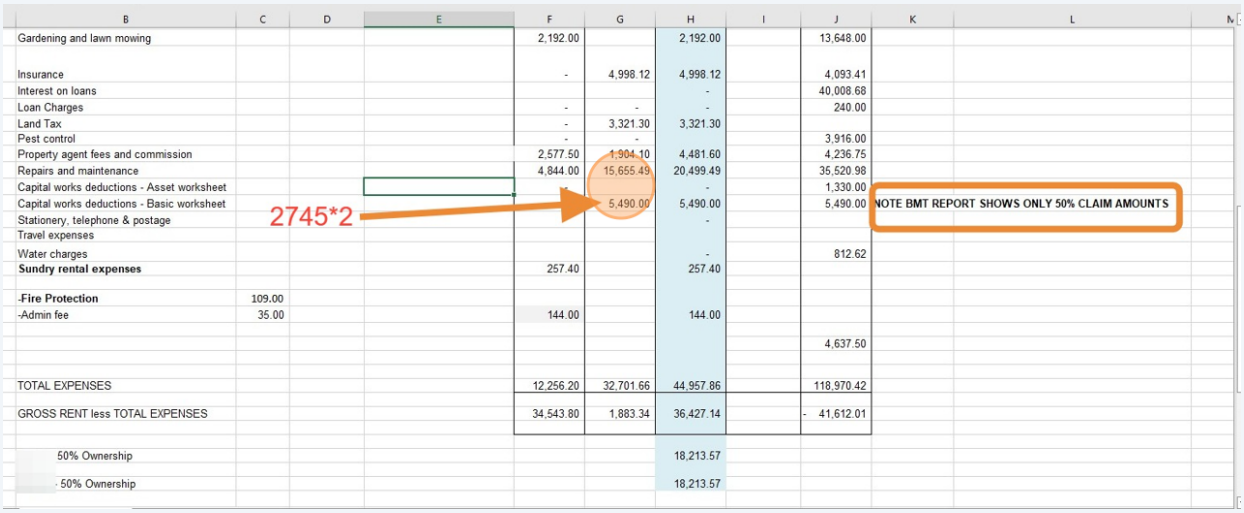
Diminishing value method summary (Ownership percentage 50.00%)

Date	Division 40 plant	Division 40 pooled plant	Total division 40	Total division 43	Total
13-May-21 to 30-Jun-21	0	626	626	362	988
1-Jul-21 to 30-Jun-22	0	1,018	1,018	2,745	3,763
1-Jul-22 to 30-Jun-23	0	636	636	2,745	3,381
1-Jul-23 to 30-Jun-24	0	398	398	2,745	3,143
1-Jul-24 to 30-Jun-25	0	248	248	2,745	2,993
1-Jul-25 to 30-Jun-26	0	155	155	2,745	2,900
1-Jul-26 to 30-Jun-27	0	97	97	2,745	2,842
1-Jul-27 to 30-Jun-28	0	61	61	2,745	2,806
1-Jul-28 to 30-Jun-29	0	38	38	2,745	2,783
1-Jul-29 to 30-Jun-30	0	24	24	2,745	2,769
1-Jul-30 to 30-Jun-31	0	15	15	2,745	2,760
1-Jul-31 to 30-Jun-32	0	9	9	2,745	2,754
1-Jul-32 to 30-Jun-33	0	6	6	2,745	2,751

38 Click "E40"

B	C	D	E	F	G	H
ing and lawn mowing				2,192.00		2,192.00
ce				-	4,998.12	4,998.12
: on loans						-
harges				-	-	-
ax				-	3,321.30	3,321.30
ontrol				-	-	
y agent fees and commission				2,577.50	1,904.10	4,481.60
s and maintenance				4,844.00	15,655.49	20,499.49
works deductions - Asset worksheet				-		-
works deductions - Basic worksheet					5,490.00	5,490.00
ery, telephone & postage						-
xpenses						
charges						-
rental expenses				257.40		257.40
rotection	109.00					
fee	35.00			144.00		144.00

39 Div 43 deductions goes here (Not included in Annual Rental statement)



Gardening and lawn mowing				2,192.00		2,192.00		13,648.00		
Insurance				-	4,998.12	4,998.12		4,093.41		
Interest on loans						-		40,008.68		
Loan Charges				-	-	-		240.00		
Land Tax				-	3,321.30	3,321.30				
Pest control				-	-			3,916.00		
Property agent fees and commission				2,577.50	1,904.10	4,481.60		4,236.75		
Repairs and maintenance				4,844.00	15,655.49	20,499.49		35,520.98		
Capital works deductions - Asset worksheet						-		1,330.00		
Capital works deductions - Basic worksheet					5,490.00	5,490.00		5,490.00	NOTE BMT REPORT SHOWS ONLY 50% CLAIM AMOUNTS	
Stationery, telephone & postage						-				
Travel expenses										
Water charges						-		812.62		
Sundry rental expenses				257.40		257.40				
-Fire Protection	109.00									
-Admin fee	35.00			144.00		144.00				
								4,637.50		
TOTAL EXPENSES				12,256.20	32,701.66	44,957.86		118,970.42		
GROSS RENT less TOTAL EXPENSES				34,543.80	1,883.34	36,427.14		- 41,612.01		
50% Ownership						18,213.57				
50% Ownership						18,213.57				

Update Rental Schedule in Software

40 Once you have prepared rental schedule in excel and sure all updated.

41 Based on Excel Schedule>> Please Rental schedule worksheet in Software