

# ashleycarter

## TAXATION ACCOUNTANT

### RENTAL PROPERTY SCHEDULE

Client Name: \_\_\_\_\_ Financial Year Ending 30 June 20\_\_\_\_

Property Address: \_\_\_\_\_

Date First Rented: \_\_\_\_/\_\_\_\_/\_\_\_\_ Number of Weeks Rented: \_\_\_\_

Owner: \_\_\_\_\_ Percentage: \_\_\_\_\_

Owner: \_\_\_\_\_ Percentage: \_\_\_\_\_

#### INCOME DETAILS

Gross Rental Income: \_\_\_\_\_

Other Rental Income: \_\_\_\_\_

#### EXPENSES

##### Advertising for Tenants

Body Corporate Fees - Admin & Sinking Fund \_\_\_\_\_  
- Special Purpose Levy \_\_\_\_\_

Borrowing Expenses (Bank charges for loans & mortgage insurance) \_\_\_\_\_

Cleaning (NOT including cost at initial purchase) \_\_\_\_\_

Council Rates \_\_\_\_\_

Capital Allowances (Large items purchased e.g. New Oven) \_\_\_\_\_

Gardening \_\_\_\_\_

Insurance (Building, Landlords Income etc) \_\_\_\_\_

Interest (Watch "Lines of Credit", personal drawdowns and capital repayments) \_\_\_\_\_

Land Tax \_\_\_\_\_

Legal Fees (Only for recovery of rent, not at initial purchase) \_\_\_\_\_

Pest Control (NOT including costs at initial purchase) \_\_\_\_\_

Property Agents Commissions \_\_\_\_\_

Repairs and Maintenance \_\_\_\_\_

- Ongoing (Please provide all invoices as some repairs are deducted over a number of years) \_\_\_\_\_

- Initial Expenditure at Purchase (NOT wholly deductible this Financial Year) \_\_\_\_\_

Special Building Write-off (From Quantity Surveyors Report) \_\_\_\_\_

Stationery, Phone, Postage \_\_\_\_\_

Travel expenses (NOT including costs at initial purchase) \_\_\_\_\_

Water Charges \_\_\_\_\_

For all other items please specify:

Other: \_\_\_\_\_

Other: \_\_\_\_\_

**NB: Initial Costs including Stamp Duty & Legal Fees on Settlement are "Capital Expenses" and are not immediately deductible.**

M | 0410 158860  
F | 07 5574 4992  
A | 10 Highview Place Parkwood  
PA | PO Box 3592 Helensvale TC QLD 4212  
E | ashley@mytaxagent.com

Individual Returns •  
Prior Year Returns •  
Rental Properties •  
Pre Purchase Rental Advice •  
Sub Contractors •