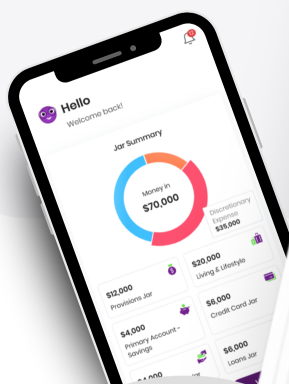




Property Tax Report

Example Property



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123 Anywhere St. North Melbourne

Property Summary

★ Indicates a figure that has been adjusted by the user.

Pre-apportionment total: \$15,772.22
Post-apportionment total: \$12,400.00

Apportionment: 273/365 days (74.79%)
Investment period: 01 Jul 2024 – 13 May 2025

Summary Item	Alex	Sarah	Total
Gross Rent (P)	\$12,000.00	\$12,000.00	\$24,000.00
Interest Deductions (Q) ★	\$3,950.00	\$1,950.00	\$5,900.00
Capital Works Deductions (F)	\$1,250.00	\$1,250.00	\$2,500.00
Other Rental Deductions (U)	\$2,000.00	\$2,000.00	\$4,000.00
Net Rent (P less Q+F+U)	\$4,800.00	\$6,800.00	\$11,600.00

123 Anywhere St. North Melbourne

Income

★ Indicates a figure that has been adjusted by the user.

Rent Income

Date	Description	Merchant	Source	Amount
15 Jul 2024	Jul Rent Income	Kaplan, M&T	Open Banking	\$1,050.00
15 Aug 2024	Aug Rent Income	Kaplan, M&T	Open Banking	\$1,050.00
15 Sept 2024	Sept Rent Income	Kaplan, M&T	Open Banking	\$1,050.00
15 Oct 2024	Oct Rent Income	Kaplan, M&T	Open Banking	\$1,050.00
15 Oct 2024	Nov Rent Income	Kaplan, M&T	Open Banking	\$1,050.00
Rent Income Subtotal				\$11,550.00

Other Rental-related Income

Date	Description	Merchant	Source	Amount
15 Jul 2024	Insurance Payout	GIO Insurance	Document	\$1,050.00
15 Jul 2024	Bond Retained	Kaplan, M&T	Manual	\$1,050.00
Other Income Subtotal				\$2,100.00
Total Gross Rent:				\$13,650.00

Ownership Split

Alex Davidson (50%)
Sarah Davidson (50%)

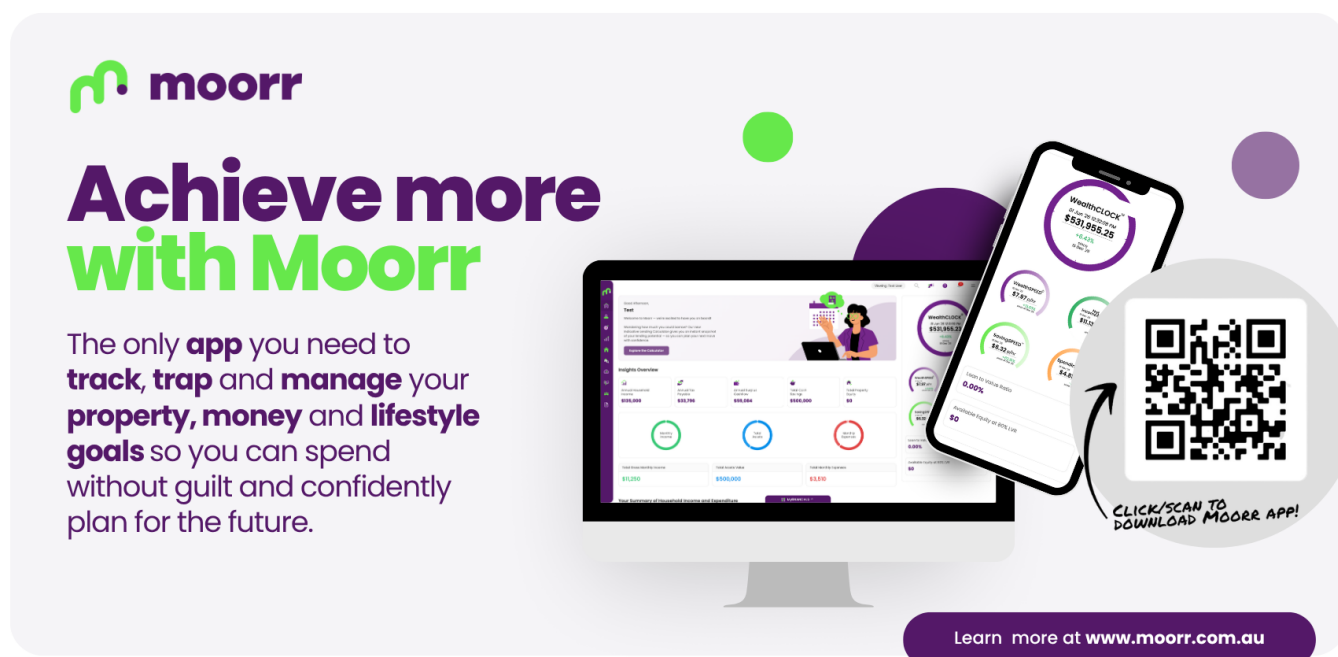
Pre-apportionment gross rent: \$13,650.00 | Apportionment (273/365 = 74.79%) applied | Per-owner amounts reflect 50% ownership split.

Post-apportionment gross rent: \$6,825.00
Net Rent: \$6,825.00

Generated by Moorr. This report is not tax advice – please consult your accountant.
Generated: 22 Apr 2026 09:41 AEST

Disclaimers & Notes

1. This report has been generated by Moorr and is intended to assist in the preparation of an income tax return. It does not constitute financial or tax advice.
2. Transaction data sourced via Open Banking is provided by the user's financial institutions. Moorr does not guarantee the accuracy or completeness of this data.
3. Transactions extracted from uploaded documents have been processed by Moorr's AI assistant (Opti). Extracted data should be verified against the original documents.
4. The estimated tax impact is indicative only and does not account for the user's full financial circumstances, other income, deductions, or offsets.
5. Days available for rent and apportionment calculations are estimates based on available data. Your accountant may apply different apportionment methods.



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Example Property

Generated 19 Aug 2026, 02:44:53 am UTC

FY2025FY2026House

FY2025 – FY2026

Property Value \$819,000.00 as at 03 July 2026	Annual Rental Income \$24,108.64 gross rent for FY2026
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PROPERTY OWNER & OWNERSHIP SPLIT

Property Owner	50%
Property Owner 2	50%

Apportionment Applied
Apportionment applied: 365 of 365 days (100%). Figures in this report reflect the apportioned amounts unless otherwise stated.

Disclaimer: This report has been prepared using data retrieved by the user: transactions sourced via Open Banking, and information extracted from uploaded documents by Moorr's AI assistant (Opti). This report is intended to assist in the preparation of a tax return and does not constitute tax advice. All figures should be reviewed and verified by a qualified tax professional.

Property Summary

Pre-apportionment total: -\$16,386.04
Post-apportionment total: -\$16,386.04

Apportionment: **365/365 days (100%)**
Investment period: **01 July 2025 — 30 June 2026**

Summary Item	Property Owner (50%)	Property Owner 2 (50%)	Total
Gross Rent	\$12,054.32	\$12,054.32	\$24,108.64
Interest Deductions	\$13,365.95	\$13,365.95	\$26,731.90
Capital Works Deductions	\$1,200.00	\$1,200.00	\$2,400.00
Other Rental Deductions	\$5,681.39	\$5,681.39	\$11,362.78
Net Rent	-\$8,193.02	-\$8,193.02	-\$16,386.04
Net Rent (Property Owner 50% / Property Owner 2 50% Apportionment Applied)	-\$8,193.02	-\$8,193.02	-\$16,386.04

Income

Rent Income

Date	Description	Merchant	Source	Amount
30 June 2026	Rent	Bailey Property Sa	Rental Statement	\$2,280.00
29 May 2026	Rent	Bailey Property Sa	Rental Statement	\$3,420.00
30 Apr 2026	Rent	Bailey Property Sa	Rental Statement	\$2,580.00
20 Mar 2026	Rent	Bailey Property Sa	Rental Statement	\$2,280.00
27 Feb 2026	Rent	Bailey Property Sa	Rental Statement	\$2,280.00
26 Dec 2025	Rent -	Bailey Property Sa	Rental Statement	\$2,280.00
13 Nov 2025	Rent	Bailey Property Sa	Rental Statement	\$1,140.00
31 Oct 2025	Rent	Bailey Property	Rental Statement	\$3,420.00
31 Oct 2025	Rent	Bailey Property	Rental Statement	\$1,920.00

Income

Rent Income

Date	Description	Merchant	Source	Amount
30 Sept 2025	Rent Payment	Bailey Property Sa	Rental Statement	\$2,000.00
Rent Income Subtotal				\$23,600.00

Other Rental-related Income

Date	Description	Merchant	Source	Amount
15 May 2026	Water Usage and Supply Charge: Water Usage	Bailey Property Sa	Rental Statement	\$157.72
10 Feb 2026	SA Water Supply and Usage; Usage	Bailey Property Sa	Rental Statement	\$96.44
11 Nov 2025	Initial Water supply charge	Bailey Property	Rental Statement	\$54.29
23 Oct 2025	SA Water Usage	Bailey Property Sa	Rental Statement	\$70.62
01 Aug 2025	SA Water Usage Charge	Bailey Property Sa	Rental Statement	\$129.57
Other Income Subtotal				\$508.64

Total Gross Rent: \$24,108.64

Ownership Split

Property Owner (50%)	\$12,054.32
Property Owner 2 (50%)	\$12,054.32

Pre-apportionment gross rent: \$24,108.64 | Apportionment (365/365 = 100%) applied | Per-owner amounts reflect 50%/50% ownership split.

Expenses

Indicates a figure that has been adjusted by the user.

Council/Local Govt Rates		Property Owner (50%) Property Owner 2 (50%)		-\$1,572.00 *		
Date	Description	Merchant	Property Owner (50%)	Property Owner 2 (50%)	Amount	Source
01 June 2026	Rates	—	-\$196.50	-\$196.50	-\$393.00	Manual
03 Mar 2026	Rates	—	-\$196.50	-\$196.50	-\$393.00	Manual

Council/Local Govt Rates (continued)						
Date	Description	Merchant	Property Owner (50%)	Property Owner 2 (50%)	Amount	Source
03 Dec 2025	Rates	—	-\$196.50	-\$196.50	-\$393.00	Manual
04 Sept 2025	Rates	—	-\$196.50	-\$196.50	-\$393.00	Manual
Subtotal					-\$1,572.00	

Water and Sewerage Rates and Charges			Property Owner (50%) Property Owner 2 (50%)		-\$699.45 *	
Date	Description	Merchant	Property Owner (50%)	Property Owner 2 (50%)	Amount	Source
01 May 2026	SA Water Bill	—	-\$125.86	-\$125.86	-\$251.72	Manual
07 Jan 2026	SA Water Bill	—	-\$105.83	-\$105.83	-\$211.66	Manual
01 Aug 2025	SA Water Bill	—	-\$118.04	-\$118.04	-\$236.07	Manual
Subtotal					-\$699.45	

Management Fees			Property Owner (50%) Property Owner 2 (50%)		-\$3,459.00 *	
Date	Description	Merchant	Property Owner (50%)	Property Owner 2 (50%)	Amount	Source
30 June 2026	Residential Management Fee	Bailey Property Sa	-\$100.32	-\$100.32	-\$200.64	Rental Statement
29 May 2026	Residential Management Fee	Bailey Property Sa	-\$150.48	-\$150.48	-\$300.96	Rental Statement
30 Apr 2026	Residential Management Fee	Bailey Property Sa	-\$113.52	-\$113.52	-\$227.04	Rental Statement
31 Mar 2026	Residential Management Fee	Bailey Property Sa	-\$100.32	-\$100.32	-\$200.64	Rental Statement
27 Feb 2026	Residential Management Fee	Bailey Property Sa	-\$100.32	-\$100.32	-\$200.64	Rental Statement
14 Jan 2026	Residential Management Fee	Bailey Property Sa	-\$100.32	-\$100.32	-\$200.64	Rental Statement
15 Dec 2025	Residential Management Fee	Bailey Property Sa	-\$100.32	-\$100.32	-\$200.64	Rental Statement

Management Fees (continued)

Date	Description	Merchant	Property Owner (50%)	Property Owner 2 (50%)	Amount	Source
28 Nov 2025	Residential Management Fee	Bailey Property	-\$234.96	-\$234.96	-\$469.92	Rental Statement
31 Oct 2025	Residential Management Fee	Bailey Property Sa	-\$50.16	-\$50.16	-\$100.32	Rental Statement
31 Oct 2025	Letting Fee	Bailey Property Sa	-\$329.38	-\$329.38	-\$658.76	Rental Statement
30 Sept 2025	Residential Management Fee	Bailey Property Sa	-\$88.00	-\$88.00	-\$176.00	Rental Statement
29 Aug 2025	Residential Management Fee	Bailey Property Sa	-\$147.84	-\$147.84	-\$295.68	Rental Statement
15 July 2025	Residential Management Fee	Bailey Property Sa	-\$98.56	-\$98.56	-\$197.12	Rental Statement
15 July 2025	Income & Expenditure Fee	Bailey Property Sa	-\$15.00	-\$15.00	-\$30.00	Rental Statement
Subtotal					-\$3,459.00	

Property Insurance

Property Owner (50%) | Property Owner 2 (50%)

-\$1,691.10 *

Date	Description	Merchant	Property Owner (50%)	Property Owner 2 (50%)	Amount	Source
14 June 2026	Budget Direct Insurance	—	-\$845.55	-\$845.55	-\$1,691.10	Manual
Subtotal					-\$1,691.10	

Property Maintenance/Repairs

Property Owner (50%) | Property Owner 2 (50%)

-\$2,554.99 *

Date	Description	Merchant	Property Owner (50%)	Property Owner 2 (50%)	Amount	Source
11 Feb 2026	blinds	Bailey Property Sa	-\$808.50	-\$808.50	-\$1,617.00	Rental Statement
15 Dec 2025	Electra Smart - Safety switch tripping	Bailey Property Sa	-\$255.75	-\$255.75	-\$511.50	Rental Statement
12 Nov 2025	Key Cutting	Bailey Property	-\$2.98	-\$2.98	-\$5.95	Rental Statement
31 Oct 2025	Property Cleaning and Maintenance Services - Gardening	Bailey Property Sa	-\$82.50	-\$82.50	-\$165.00	Rental Statement

Property Maintenance/Repairs (continued)

Date	Description	Merchant	Property Owner (50%)	Property Owner 2 (50%)	Amount	Source
29 Oct 2025	Towel rail replacement	Bailey Property Sa	-\$68.27	-\$68.27	-\$136.54	Rental Statement
13 Aug 2025	Smoke Alarm Testing Services	Bailey Property Sa	-\$59.50	-\$59.50	-\$119.00	Rental Statement
Subtotal					-\$2,554.99	

Note on Repairs & Maintenance

Some of these transactions may be capital improvements or asset replacements, which are claimed as depreciation rather than immediate deductions. Please confirm the correct treatment with your accountant.

Advertising

Property Owner (50%) | Property Owner 2 (50%)

-\$150.00 *

Date	Description	Merchant	Property Owner (50%)	Property Owner 2 (50%)	Amount	Source
31 Oct 2025	General Advertising	Bailey Property Sa	-\$75.00	-\$75.00	-\$150.00	Rental Statement
Subtotal					-\$150.00	

Other Property Expenses

Property Owner (50%) | Property Owner 2 (50%)

-\$36.24 *

Date	Description	Merchant	Property Owner (50%)	Property Owner 2 (50%)	Amount	Source
28 Nov 2025	Letting Fee	Bailey Property	-\$18.12	-\$18.12	-\$36.24	Rental Statement
Subtotal					-\$36.24	

Capital Allowances (depreciation on plant)

\$1,200.00

Capital Works

\$2,400.00

Total Expenses

\$13,762.78

Borrowings — Interest

Investment Loan - Basic Variable			Purpose:
Total Interest (FY)			Deductible %
\$26,731.90			100%
Deductible Amount			
\$26,731.90			
Date	Description	Source	Amount
10 June 2026	INTEREST	Rental Statement	-\$2,418.39
11 May 2026	INTEREST	Rental Statement	-\$2,262.47
10 Apr 2026	INTEREST	Rental Statement	-\$2,285.27
10 Mar 2026	INTEREST	Rental Statement	-\$2,064.09
10 Feb 2026	INTEREST	Rental Statement	-\$2,211.21
12 Jan 2026	INTEREST	Rental Statement	-\$2,211.21
10 Dec 2025	INTEREST	Rental Statement	-\$2,139.88
10 Nov 2025	INTEREST	Rental Statement	-\$2,211.20
10 Oct 2025	INTEREST	Rental Statement	-\$2,139.88
10 Sept 2025	INTEREST	Rental Statement	-\$2,248.36
11 Aug 2025	INTEREST	Rental Statement	-\$2,307.19
10 July 2025	INTEREST	Rental Statement	-\$2,232.75
Total Interest			\$26,731.90

Total Deductible Interest \$26,731.90

Ownership & Property Details

Property Address Example Property	Property Purpose Investment
Property Type House	Purchase Date 01 Jan 2022
Property Owner 50%	Property Owner 2 50%

Lease & Management Information

Property Management

Manager	Start Date	End Date	Days in FY
No transactions recorded			

Lease Agreements

Lease Type	Start Date	End Date	Days
Fixed-Term	15 June 2025	30 Oct 2026	365

Days Available for Rent & Apportionment

Eligible Investment Window	01 July 2025 – 30 June 2026
Total Days Available for Rent	365 days
Total Days in Financial Year	365 days
Apportionment Percentage	100%

Breakdown of date ranges contributing to "Available for Rent":

Date Range	Source	Days
01 July 2025 – 30 June 2026	Lease	365
Calculated Total		365

Disclaimer: The days available for rent has been calculated using data entered by the user and rental listing data available to Moorr. This is a suggested apportionment and should be reviewed by your accountant.

Supporting Documents

Document Storage

Supporting documents are stored in MyDocs under this property card and can be accessed via the Moorr platform.

Linked Documents

tax-report-6 CALLITRIS AVENUE - Investment-FY2026.pdf

Updated 19 Aug 2026 · 3987 kB

Property_Transactions_6_CALLITRIS_AVENUE_Investment_FY2026.csv

Updated 19 Aug 2026 · 11 kB

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856d71fc-0bcc-4a6d-8049-c072e052f3d8.pdf

Rent statement / ledger

Updated 13 July 2026 · 76 kB

57a3fd68-c0a0-467c-9dd8-2cc8c8a495cd.pdf

Rent statement / ledger

Updated 13 July 2026 · 76 kB

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Rent statement / ledger

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Rent statement / ledger

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Rent statement / ledger

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Rent statement / ledger

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Rent statement / ledger
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Rent statement / ledger
Updated 13 July 2026 · 76 kB

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Rent statement / ledger
Updated 13 July 2026 · 73 kB

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Rent statement / ledger
Updated 13 July 2026 · 76 kB

67b126d2-dae5-43cf-86eb-251976c049cf.pdf

Rent statement / ledger
Updated 05 Aug 2026 · 90 kB

Audit & Adjustments Log

This log records all adjustments made by the user during the report preparation process. It is provided for audit and review purposes.

19 Aug 2026, 02:44:51 am UTC

Transaction reclassified

"Bailey Property Sa — SA Water Usage — \$70.62" reclassified from Rent Income to Other Income.

Rent Income

Other Income

19 Aug 2026, 02:44:51 am UTC

Transaction reclassified

"Bailey Property Sa — SA Water Supply and Usage; Usage — \$96.44" reclassified from Rent Income to Other Income.

Rent Income

Other Income

19 Aug 2026, 02:44:51 am UTC

Transaction reclassified

"Bailey Property — Initial Water supply charge — \$54.29" reclassified from Rent Income to Other Income.

Rent Income

Other Income