

Hope Island Realty

Hope Island Realty
PO Box 318
Sanctuary Cove, QLD 4212

Phone (07) 5514 2300
Fax (07) 5514 2399



Statement
ABN: 84 148 088 457

Account
name(s)

Tanwillton Pty Ltd

Account

TANWILTO

Statement from

2 Jul 19

Statement to

31 Oct 19

Page number

1 of 1

Details

10 Azure Way Hope Island

Rent

Water Usage

Administration fees

Commission

General Maintenance

Total for property

GST

Expenses

Income

Balance

\$10,115.00

\$10,115.00

\$84.32

\$10,199.32

\$26.40

\$10,172.92

\$834.49

\$9,338.43

\$70.00

\$9,268.43

\$930.89

\$10,199.32

\$9,268.43

Total expenses includes GST of \$84.63

* indicates taxable supply



**HOPE ISLAND
REALTY**

Hope Island Realty

(w) 07 5514 2300

www.hirr.com.au

katrina@hirr.com.au

PO Box 318

SANCTUARY COVE QLD 4212

ABN: 84148088457

Tanwillton Pty Ltd

Folio Summary

Folio: OVN02699

From: 1/11/2019

To: 30/06/2020

Created: 6/07/2020

Money In	Money Out	Balance
\$29,394.23	\$3,687.88	\$25,706.35

Account	Included Tax	Money Out	Money In
10 Azure Way, Hope Island QLD			
Rent			\$29,312.14
Water Usage			\$82.09
Smoke Alarms			
General Maintenance	\$9.00	\$99.00	
Commission	\$17.00	\$187.00	
Electrical Maintenance	\$219.72	\$2,418.38	
Advertising	\$17.00	\$187.00	
Air Conditioning Repair	\$15.00	\$165.00	
Blind & Curtain Repairs	\$16.00	\$176.00	
Appliance Repairs	\$9.91	\$109.00	
	\$26.70	\$293.70	
Subtotal		\$3,635.08	\$29,394.23
Account Transactions			
Administration fees	\$4.80	\$52.80	
Subtotal		\$52.80	\$0.00
Total		\$3,687.88	\$29,394.23
Total Tax on Money Out: \$335.13			



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Tax Invoice
Account OWN02699
Statement #8
1 Jul 2020

Money In	\$0.00
Money Out	\$369.60
You Received	\$0.00

Details for Account OWN02699

Balance brought forward

Money Out	Money In
	\$894.40

10 Azure Way, Hope Island QLD 4212

Rented for \$575.00 per week

Glenn Graham & Tanya Graham & Briana Graham paid to 27/10/2020

Service Air Cons - 10 Azure Way - Colin Gaven Split Systems Air-Conditioning *
Replace oven element - Andrew Schultz - Aussielec Pty Ltd *

\$176.00
\$187.00

Total

\$363.00	\$0.00
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Account Transactions

Admin/Statement Fee *

Payment of \$524.80 was withheld for Tnt pd lump sum - withhold for maint - kc

\$6.60

Uncleared amount \$524.80 (balance brought forward)

Balance remaining

\$524.80

GST Summary

Total Tax on attached expenses

\$33.00

Total Tax on agency fees

\$0.60

(* includes Tax)



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Tanwillton Pty Ltd

Tax Invoice
Account OWN02699
Statement #6
1 May 2020

Money In	\$16,242.64
Money Out	\$1,510.00
You Received	\$13,732.64

Details for Account OWN02699

	Money Out	Money In
Balance brought forward		\$0.00
10 Azure Way, Hope Island QLD 4212		
Rented for \$575.00 per week		
Glenn Graham & Tanya Graham & Briana Graham paid to 27/10/2020		
Rent paid to 14/04/2020 (previously paid to 7/04/2020)		
Tenant Geoffrey Stephen; Alison Eunice Stephen		\$595.00
Rent paid to 21/04/2020 (previously paid to 14/04/2020)		
Tenant Geoffrey Stephen; Alison Eunice Stephen		\$595.00
Rent paid to 26/10/2020 with part payment of \$82.14 (moved in 28/04/2020)		
Final Water Invoice - 30/1/20 to 16/4/20 - 862 kl - 867 kl = 5 kl x \$4.10 =		\$20.50
Management Fee *		\$15,032.14
Advertising * <i>\$575/week</i>	\$1,338.40	
Total	\$165.00	
	\$1,503.40	\$16,242.64

Account Transactions

Admin/Statement Fee *	
Withdrawal by EFT to owner Tanwillton Pty Ltd	\$6.60
[EFT Transfer to: Tanwillton Pty Ltd, (184446) - ***283]	\$13,732.64
Payment of \$1,000.00 was withheld for Tnt pd lump sum - withhold for maint - kc	
Balance remaining	\$1,000.00

GST Summary

Total Tax on agency fees	\$137.20
(* includes Tax)	

TANWILLTON SUPERANNUATION FUND
General Ledger

cleave
ACCOUNTING

For The Period 01 July 2019 - 30 June 2020

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Income (28000)					
<u>10 Azure Way Hope Island (10AZURE)</u>					
01/07/2019	Rent			2,177.05	2,177.05 CR
01/08/2019	rent			2,177.05	4,354.10 CR
02/09/2019	rent			2,770.96	7,125.06 CR
01/10/2019	rent			2,143.37	9,268.43 CR
31/10/2019	rent			2,177.05	11,445.48 CR
02/12/2019	rent			2,755.80	14,201.28 CR
31/12/2019	rent			1,881.04	16,082.32 CR
03/02/2020	rent			2,722.95	18,805.27 CR
02/03/2020	rent			1,883.34	20,688.61 CR
01/04/2020	rent			2,205.78	22,894.39 CR
01/05/2020	rent			13,732.64	36,627.03 CR
30/06/2020	to carry forward rent withheld for property maintenance to July 2020			524.80	37,151.83 CR
				37,151.83	37,151.83 CR

Total Debits: 0.00

Total Credits: 37,151.83

Ledger: \$26627.03
 Plus \$ 524.80 (rent withheld for maintenance 30/6/20)
 37151.83

Less 2177.05 (rent 1/7/09 - not declared in 2019)
 \$ 34974.78 ✓

Rental Statements (nett)
 1/7/19 - 31/10/19 \$ 9260.43
 1/11/19 - 30/6/20 25706.35
 \$ 34974.78 ✓

TANWILLTON SUPERANNUATION FUND

General Ledger

cleave
ACCOUNTING

For The Period 01 July 2019 - 30 June 2020

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Income (28000)					
<u>10 Azure Way Hope Island (10AZURE)</u>					
01/07/2019	Rent				
01/08/2019	rent			2,177.05	2,177.05 CR
02/09/2019	rent			2,177.05	4,354.10 CR
01/10/2019	rent			2,770.96	7,125.06 CR
31/10/2019	rent			2,143.37	9,268.43 CR
02/12/2019	rent			2,177.05	11,445.48 CR
31/12/2019	rent			2,755.80	14,201.28 CR
03/02/2020	rent			1,881.04	16,082.32 CR
02/03/2020	rent			2,722.95	18,805.27 CR
01/04/2020	rent			1,883.34	20,688.61 CR
01/05/2020	rent			2,205.78	22,894.39 CR
30/06/2020	to carry forward rent withheld for property maintenance to July 2020			13,732.64	36,627.03 CR
30/06/2020	to take property expenses as per rental statements			524.80	37,151.83 CR
				4,618.77	41,770.60 CR
				41,770.60	41,770.60 CR
Total Debits: 0.00					
Total Credits: 41,770.60					

Rental Statements (gross)

1/7/19 - 31/10/19 \$10199.32

1/11/19 - 30/6/20 29394.23

Plus rent 1/7/19 2177.05
(not declared for in 2019)

\$41770.60