

Account name(s)
Lance & Justine Beach
L & J Beach Custodian PTY LTD AFT
33A Victoria Crescent
Safety Beach VIC 3936

Account N21BEACH
Statement from 2 Jul 20
Statement to 1 Jul 21
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Details	GST	Expenses	Income	Balance
<u>21 Somerton Street Deeragun</u>				
Rent - Residential			\$12,909.00	\$12,909.00
Consortium Fee	*	\$890.04		\$12,018.96
Management Fee	*	\$1,892.85		\$10,126.11
Smoke Alarm Annual Service	*	\$1,015.18		\$9,110.93
Total for property		<u>\$3,798.07</u>	<u>\$12,909.00</u>	<u>\$9,110.93</u>

Total expenses includes GST of \$345.28

Disclaimer

This Financial Year Statement is for the purpose of assisting you with your financial reporting .

These reports must be read and used in conjunction with Property Management Statements/Tax Invoices/Remittance Advices which are supplied from our office each month .

We suggest you verify and reconcile the final income amount shown on this report with the monthly payments that you have received from our office.

The information shown on this report should not be used for your annual Business Activity Statement (BAS) reporting .

All expense items need to be verified with the tax invoices which have been attached to and summarised on your monthly Property Management Statements /Tax Invoice/Remittance Advices .

We advise that it is our understanding the GST cannot be claimed for residential properties .

We also suggest you review all expense items to ensure they are eligible as an expense for Income Tax purposes and not as a depreciating Capital Purchase.