



Statement

Remittance Advice  
ABN: 86 630 088 238  
PO Box 1690  
Milton, QLD 4064

P: (07) 31692500  
NAHCadmin@nahc.org.au

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  
Page number 1 of 1

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		\$3,798.07	\$12,909.00	\$9,110.93

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 .

\* indicates taxable supply