

As per Rental Summary - Monthly

As per  
Rental  
Summary -  
annual  
Difference

	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Total		
Rent Income	3,922.80	2,520.00	2,520.00	2,520.00	2,670.00	3,780.00	2,670.00	2,520.00	2,520.00	2,520.00	2,709.70	3,830.00	34,702.50	34,702.50	-
Paid by Owner			1,245.00										1,245.00	-	1,245.00
Expenses >-															
Rates (41960)		1,114.13			1,326.90		1,745.91				1,161.01		5,347.95	5,347.95	-
MOW/edge/trim hedges (41970)	242.00	66.00	66.00	132.00		242.00		132.00	66.00	242.00		66.00	1,254.00	1,254.00	-
Sundry fee EOM to Agent (42110)	11.00	5.50		5.50		5.50	11.00	5.50	5.50	5.50		5.50	60.50	60.50	-
Rent commission to Agent (41940)	311.85	207.90	207.90	207.90	207.90	311.85	207.90	207.90	207.90	207.90	207.90	207.90	2,702.70	2,702.70	-
Annual smoke Alarm Subscription (42110)	129.00											129.00	258.00	258.00	-
Repairs-Plumbing (42060)		223.30	1,377.00										1,776.30	1,776.30	-
Landlords Insurance (41980)											365.00		365.00	365.00	-
	693.85	1,616.83	1,650.90	345.40	1,534.80	559.35	1,964.81	345.40	455.40	455.40	1,733.91	408.40	11,764.45	11,764.45	-
Net Rental Income	3,228.95	903.17	2,114.10	2,174.60	1,135.20	3,220.65	905.19	2,174.60	2,064.60	2,064.60	975.79	3,421.60	24,183.05	22,938.05	1,245.00
To be Received as per Rental statement	- 974.55	- 980.05	- 1,156.05	- 1,090.05	- 913.70	- 1,084.55	- 710.69	- 1,156.05	- 980.05	- 980.05	- 1,079.59	- 1,084.55			
	- 1,140.27	- 927.25	- 1,068.05		- 1,306.05	- 980.05	- 1,018.55	- 1,084.55			- 980.75	- 1,027.05			
					- 1,150.55										
Found in Bank (BGL)	2,114.82	1,907.30	2,224.10	1,090.05	2,219.75	3,215.15	710.69	2,174.60	2,064.60	980.05	2,060.34	2,111.60	22,873.05		
Difference in Receipt	-														
Opening balance outstanding		1,114.13	110.00	0.00	1,084.55	-	5.50	0.00	0.00	0.00	1,084.55	-	1,310.00		
Closing Balance outstanding	1,114.13	110.00	0.00	1,084.55	-	5.50	0.00	0.00	0.00	1,084.55	-	1,130.42			

Set off against Debtors & 01/07/2023 Expense

Debtor as on 30/06/2023

Received on 01/07/2023

Need to Gross up next year as per below snip.

179.58

1/07/2023 Mowing 66.00  
1/07/2023 Sundry Fee 5.50  
1/07/2023 Agent Commission 108.08  
Total belongs to FY24 179.58

Balance Brought Forward	\$0.00
Income	Credit
02/06/23 - Luke Grantham, Alana Williamson - Rent - 02/06/2023 to 15/06/2023	\$1,260.00
17/06/23 - Luke Grantham, Alana Williamson - Rent - 16/06/2023 to 29/06/2023	\$1,260.00
30/06/23 - Luke Grantham, Alana Williamson - Rent - 30/06/2023 to 13/07/2023 (part payment \$50.00)	\$1,310.00
Total Income:	\$3,830.00
Includes GST of:	\$0.00
Expenses	Debit
05/06/23 - Sundry Fee EOM (27/05/2023) to Agent (2CROSBY - 2 Crosby Pl, Cleveland QLD)	\$5.50
05/06/23 - Mow/edge	\$66.00
05/06/23 - Rent Commission Fee to Agent (2CROSBY - 2 Crosby Pl, Cleveland QLD)	\$103.95
18/06/23 - Smoke Alarm Subscription Fee	\$129.00
19/06/23 - Rent Commission Fee to Agent (2CROSBY - 2 Crosby Pl, Cleveland QLD)	\$103.95
05/07/23 - Mowing	\$66.00
05/07/23 - Sundry Fee EOM (29/06/2023) to Agent (2CROSBY - 2 Crosby Pl, Cleveland QLD)	\$5.50
05/07/23 - Rent Commission Fee to Agent (2CROSBY - 2 Crosby Pl, Cleveland QLD)	\$108.08
Total expenses:	\$587.98
Includes GST of:	\$55.46