

John & Patricia Easley - Englia Pty Ltd J & P L Easley, Patricia Easley
 Englia Pty Ltd J & P L Easley
 9 Showgrounds Drive
 Higvale QLD 4520

Folio Summary

Folio: OWN00613
 From: 1/02/2019
 To: 30/06/2019
 Created: 29/06/2019

Money In	Money Out	Balance
\$6,827.00	\$1,303.40	\$5,523.60

Account	Included Tax	Money Out	Money In
4 Mountview Cres, Oxley Vale NSW			
Lease Fees	\$38.55	\$424.00	
Advertising - Realestate.com	\$6.09	\$67.00	
Management Fees	\$42.00	\$461.80	
Fire Equipment Servicing & Repair	\$9.00	\$99.00	
Tica Check	\$3.18	\$35.00	
Tribunal Application & Attendance	\$13.69	\$150.60	
Rent			\$2,171.43
Rent (with tax)	\$382.64		\$4,208.57
Subtotal		\$1,237.40	\$6,380.00
Account Transactions			
Sundry Income			\$447.00
Admin fees	\$3.00	\$33.00	
Income & Expenditure Report Fee	\$3.00	\$33.00	
Subtotal		\$66.00	\$447.00
Total		\$1,303.40	\$6,827.00

Total Tax on Money Out: \$118.51
 Total Tax on Money In: \$382.64

Total Rent 1/7/18 - 30/6/19
 6827 Feb - Jun 19
 11230 July 18 - Jan 19
 + 18057



237 Peel St
Tamworth New South NEW SOUTH WALES 2340
(w) 0267661655
professionalstamworth.com.au
info@protam.com.au
ABN: 39617025546
Licence: 10056683

Tax Invoice

Statement #1

28 Feb 2019

John & Patricia Easley, Patricia Easley
Englia Pty Ltd J & P L Easley
9 Showgrounds Drive
Higvale QLD 4520

Money In \$1,520.00

Money Out \$123.64

You Received \$1,396.36

Properties

4 Mountview Cres, Oxley Vale NSW 2340

Rented for \$380.00 per week

Tenant Joshua Straney and Mitchell Ri is paid to 28/02/2019

Tenant Ashley Fleming moves in on 13/03/2019 is paid to 12/03/2019

Details for Account OWN00613

	Money Out	Money In
Balance brought forward		\$0.00
4 Mountview Cres, Oxley Vale NSW 2340		
Rent paid to 7/02/2019 (previously paid to 31/01/2019)		\$380.00
Rent paid to 14/02/2019 (previously paid to 7/02/2019)		\$380.00
Rent paid to 21/02/2019 (previously paid to 14/02/2019)		\$380.00
Rent paid to 28/02/2019 (previously paid to 21/02/2019)		\$380.00
Management Fees *	\$117.04	
Account Transactions		
Disbursement Fee *	\$6.60	
Withdrawal by EFT to owner Englia Property Pty Ltd	\$1,396.36	
[EFT Transfer to: Englia Property Pty Ltd, (112879) - ***185]		
Balance remaining		\$0.00

Total Tax on agency fees \$11.24

(* includes Tax)



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Statement #2

29 Mar 2019

John & Patricia Easley, Patricia Easley
Englia Pty Ltd J & P L Easley
9 Showgrounds Drive
Higvale QLD 4520

Money In \$1,900.00

Money Out \$670.16

You Received \$1,229.84

Properties

4 Mountview Cres, Oxley Vale NSW 2340

Rented for \$380.00 per week

Tenant Ashley Fleming is paid to 4/04/2019

Details for Account OWN00613

	Money Out	Money In
Balance brought forward		\$0.00
4 Mountview Cres, Oxley Vale NSW 2340		
Rent paid to 19/03/2019 (moved in 13/03/2019) *		\$380.00
Rent paid to 12/03/2019 (previously paid to 28/02/2019)		\$651.43
Tenant Joshua Straney and Mitchell Ri		
Rent paid to 26/03/2019 with part payment of \$108.57 (previously paid to 19/03/2019) *		\$488.57
Rent paid to 2/04/2019 with part payment of \$108.57 (previously paid to 26/03/2019 + \$108.57) *		\$380.00
Letting Fees *	\$380.00	
Lease Fee *	\$44.00	
Advertising *	\$67.00	
TICA Fee *	\$35.00	
Management Fees *	\$137.56	
Account Transactions		
Disbursement Fee *	\$6.60	
Withdrawal by EFT to owner Englia Property Pty Ltd	\$1,229.84	
[EFT Transfer to: Englia Property Pty Ltd, (112879) - ***185]		
Balance remaining		\$0.00
Total Tax on income	\$113.52	
Total Tax on agency fees	\$60.93	
(* includes Tax)		



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Tax Invoice

Statement #4

30 Apr 2019

John & Patricia Easley, Patricia Easley
Englia Pty Ltd J & P L Easley
9 Showgrounds Drive
Higvale QLD 4520

Money In	\$1,900.00
Money Out	\$238.60
You Received	\$1,661.40

Properties

4 Mountview Cres, Oxley Vale NSW 2340

Rented for \$380.00 per week

Tenant Ashley Fleming is paid to 9/05/2019

Details for Account OWN00613

	Money Out	Money In
Balance brought forward		\$0.00
4 Mountview Cres, Oxley Vale NSW 2340		
Rent paid to 9/04/2019 with part payment of \$108.57 (previously paid to 2/04/2019 + \$108.57) *		\$380.00
Rent paid to 16/04/2019 with part payment of \$108.57 (previously paid to 9/04/2019 + \$108.57) *		\$380.00
Rent paid to 23/04/2019 with part payment of \$108.57 (previously paid to 16/04/2019 + \$108.57) *		\$380.00
Rent paid to 30/04/2019 with part payment of \$108.57 (previously paid to 23/04/2019 + \$108.57) *		\$380.00
Rent paid to 7/05/2019 with part payment of \$108.57 (previously paid to 30/04/2019 + \$108.57) *		\$380.00
Annual Smoke Alarm Compliance - Alpha Smoke Alarm Testing *	\$99.00	
Management Fees *	\$133.00	
Account Transactions		
Disbursement Fee *	\$6.60	
Withdrawal by EFT to owner Englia Property Pty Ltd	\$1,661.40	
[EFT Transfer to: Englia Property Pty Ltd, (112879) - ***185]		
Balance remaining		\$0.00

Total Tax on income \$172.75

Total Tax on attached expenses \$9.00

Total Tax on agency fees \$12.70

(* includes Tax)



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John & Patricia Easley, Patricia Easley
Englia Pty Ltd J & P L Easley
9 Showgrounds Drive
Higvale QLD 4520

Tax Invoice

Statement #5

31 May 2019

Money In \$380.00

Money Out \$33.20

You Received \$346.80

Properties

4 Mountview Cres, Oxley Vale NSW 2340

Rented for \$380.00 per week

Tenant Ashley Fleming is paid to 16/05/2019

Details for Account OWN00613

	Money Out	Money In
Balance brought forward		\$0.00
4 Mountview Cres, Oxley Vale NSW 2340		
Rent paid to 14/05/2019 with part payment of \$108.57 (previously paid to 7/05/2019 + \$108.57) *		\$380.00
Management Fees *	\$26.60	
Account Transactions		
Disbursement Fee *	\$6.60	
Withdrawal by EFT to owner Englia Property Pty Ltd	\$346.80	
[EFT Transfer to: Englia Property Pty Ltd, (112879) - ***185]		
Balance remaining		\$0.00
Total Tax on income	\$34.55	
Total Tax on agency fees	\$3.02	
(* Includes Tax)		



TAX INVOICE Statement of Compliance

Alpha Smoke Alarm Testing

Providing Compliance and Peace of Mind

DATE: APRIL 1, 2019

ABN: 54929299681
1 MACQUARIE ST, TAMWORTH NSW
alphasmokealarmtesting@gmail.com

ATTN: LANDLORD
C/- PROFESSIONALS TAMWORTH
237 Peel ST
TAMWORTH NSW 2340
0267661655

PROPERTY SERVICED :

4 MOUNTVIEW CRESCENT TAMWORTH
NSW 2340

SERVICE TYPE : ANNUAL SERVICE

SERVICE DATE	ORDER NUMBER	INVOICE NUMBER
29/03/2019	15959	50939

SMOKE ALARM COMPLIANCE REPORT

POSITION	DESCRIPTION	EXPIRY DATE
FRONT HALLWAY	SERVICE AND TEST SMOKE ALARM. BRAND: LEGRAND MODEL: CAT 643 085 TYPE: PHOTOELECTRIC BATCH: 18/04/2016 POWER: 240 VOLT READING: 101.2 DB	04/2026
REAR HALLWAY	SERVICE AND TEST SMOKE ALARM. BRAND: LEGRAND MODEL: CAT 643 085 TYPE: PHOTOELECTRIC BATCH: 18/12/2015 POWER: 240 VOLT READING: 102.4 DB	12/2025

ALL THE SMOKE ALARMS LOCATED AT THE PROPERTY ARE COMPLIANT WITH AUSTRALIA STANDARDS AND CURRENT LEGISLATION. THE SMOKE ALARMS ARE INSTALLED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND THE MANUFACTURES RECOMMENDATIONS.

TOTAL DUE \$99.

Please contact Customer Service at alphasmokealarmtesting@gmail.com with any questions or comments.

THANK YOU FOR YOUR BUSINESS!

Claims made under the Building and Construction Industry Security of Payment Act 1999



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Tax Invoice

Statement #6
 29 Jun 2019

John & Patricia Easley, Patricia Easley
 Englia Pty Ltd J & P L Easley
 9 Showgrounds Drive
 Higvale QLD 4520

Money In \$680.00

Money Out \$237.80

You Received \$442.20

Properties

4 Mountview Cres, Oxley Vale NSW 2340

Rented for \$380.00 per week

Tenant Ashley Fleming is paid to 29/05/2019

Details for Account OWN00613

	Money Out	Money In
Balance brought forward		\$0.00
4 Mountview Cres, Oxley Vale NSW 2340		
Rent paid to 21/05/2019 with part payment of \$108.57 (previously paid to 14/05/2019 + \$108.57) *		\$380.00
Rent paid to 28/05/2019 with part payment of \$28.57 (previously paid to 21/05/2019 + \$108.57) *		\$300.00
Management Fees *	\$47.60	
Tribunal Fee *	\$100.40	
Tribunal Fee - 4 Mountview *	\$50.20	
Account Transactions		
Disbursement Fee *	\$6.60	
Income & Expenditure Report *	\$33.00	
Withdrawal by EFT to owner Englia Property Pty Ltd	\$442.20	
[EFT Transfer to: Englia Property Pty Ltd, (112879) - ***185]		
Balance remaining		\$0.00
Total Tax on income	\$61.82	
Total Tax on agency fees	\$21.62	
(* includes Tax)		

Professionals Tamworth
 237 Peel Street Tamworth NSW 2340
 Tel: 02 6766 1655 Fax: 02 6766 2347

ABN: 39617025546

Mr John Easley
 9 Showgrounds Drive
 Higvale QLD 4520

Ref: EASLEY
 Page: 1

Englia Pty Ltd J & P L Easley
 Owner Income & Expenditure for July 2018 to June 2019
 Manager: Lesley McKinnon

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Tot
Property: 4 Mountview Crescent Tamworth NSW 2340													
Balance Brought Forward	0.00	0.00	0.00	0.00	0.00	0.00	0.00						0.00
Income													
101 Rent	1480.00	1850.00	1110.00	1850.00	1480.00	1560.00	1900.00						11230.00
	1480.00	1850.00	1110.00	1850.00	1480.00	1560.00	1900.00						11230.00
Expenditure													
414 Lease Fees	0.00	0.00	0.00	0.00	44.00	0.00	0.00						44.00
419 GST on fees	10.96	13.55	8.37	13.55	10.96	11.52	13.90						82.81
481 Management Fees	103.60	129.50	77.70	129.50	103.60	109.20	133.00						786.10
483 Admin fees	6.00	6.00	6.00	6.00	6.00	6.00	6.00						42.00
	120.56	149.05	92.07	149.05	164.56	126.72	152.90						954.91
Carried Forward	0.00	0.00	0.00	0.00	0.00	0.00	0.00						0.00
Net Income	1359.44	1700.95	1017.93	1700.95	1315.44	1433.28	1747.10						10275.09

Professionals Tamworth

237 Peel Street Tamworth NSW 2340
Tel: 02 6766 1655 Fax: 02 6766 2347

ABN: 39617025546

Mr John Easley
9 Showgrounds Drive
Higvale QLD 4520

Agent ABN: 39-617-025-546
Primary Owner Statement for
Period Ending: 31/07/18
Reference: EASLEY
TAX INVOICE

Englia Pty Ltd J & P L Easley
Manager: Lesley McKinnon

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
4 Mountview Cresnet	Joshua Straney and Mitchell Ri	370.00	W1 06/07/18	02/08/18	4	1480.00	0.00

Date	Disbursements & Sundry Receipts	Debit	Credit
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Total Rent Collected From Tenants			1480.00
*Management Fees		103.60	
*Administration Fees		6.00	
Plus GST on items marked *		10.96	
		<u>120.56</u>	<u>1480.00</u>
NETT AMOUNT TO BE PAID			1359.44

Transferred to your bank account \$1,359.44

Payment Details: Englia Property Pty Ltd 440373185 112-879

Professionals Tamworth

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Tel: 02 6766 1655 Fax: 02 6766 2347

ABN: 39617025546

Mr John Easley
9 Showgrounds Drive
Higvale QLD 4520

Agent ABN: 39-617-025-546
Primary Owner Statement for
Period Ending: 31/08/18
Reference: EASLEY
TAX INVOICE

Englia Pty Ltd J & P L Easley
Manager: Lesley McKinnon

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
4 Mountview Cresent	Joshua Straney and Mitchell Ri	370.00	W1 03/08/18	06/09/18	5	1850.00	0.00

Date	Disbursements & Sundry Receipts	Debit	Credit
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Total Rent Collected From Tenants			1850.00
*Management Fees		129.50	
*Administration Fees		6.00	
Plus GST on items marked *		13.55	
		149.05	1850.00
NETT AMOUNT TO BE PAID			1700.95

Transferred to your bank account \$1,700.95
Payment Details: Englia Property Pty Ltd 440373185 112-879

Professionals Tamworth
 237 Peel Street Tamworth NSW 2340
 Tel: 02 6766 1655 Fax: 02 6766 2347

ABN: 39617025546

Mr John Easley
 9 Showgrounds Drive
 Higvale QLD 4520

Agent ABN: 39-617-025-546
 Primary Owner Statement for
 Period Ending: 28/09/18
 Reference: EASLEY
TAX INVOICE

Englia Pty Ltd J & P L Easley
 Manager: Lesley McKinnon

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
4 Mountview Cresent	Joshua Straney and Mitchell Ri	370.00	W1 07/09/18	27/09/18	3	1110.00	0.00
Date	Disbursements & Sundry Receipts					Debit	Credit

Total Rent Collected From Tenants							1110.00
*Management Fees						77.70	
*Administration Fees						6.00	
Plus GST on items marked *						8.37	
						92.07	1110.00
NETT AMOUNT TO BE PAID							1017.93

Transferred to your bank account \$1,017.93
 Payment Details: Englia Property Pty Ltd 440373185 112-879

Professionals Tamworth

237 Peel Street Tamworth NSW 2340
Tel: 02 6766 1655 Fax: 02 6766 2347

ABN: 39617025546

Mr John Easley
9 Showgrounds Drive
Higvale QLD 4520

Agent ABN: 39-617-025-546
Primary Owner Statement for
Period Ending: 31/10/18
Reference: EASLEY
TAX INVOICE

Englia Pty Ltd J & P L Easley
Manager: Lesley McKinnon

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
4 Mountview Cresnet	Joshua Straney and Mitchell Ri	380.00 W1	28/09/18	01/11/18	5	1850.00	0.00
	Rent Changed 02/11/18 from	\$370.00 W1					

Date	Disbursements & Sundry Receipts	Debit	Credit
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Total Rent Collected From Tenants			1850.00
*Management Fees		129.50	
*Administration Fees		6.00	
Plus GST on items marked *		13.55	
		149.05	1850.00
NETT AMOUNT TO BE PAID			1700.95

Transferred to your bank account \$1,700.95

Payment Details: Englia Property Pty Ltd 440373185 112-879

Professionals Tamworth

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ABN: 39617025546

Mr John Easley
9 Showgrounds Drive
Higvale QLD 4520

Agent ABN: 39-617-025-546
Primary Owner Statement for
Period Ending: 22/12/18
Reference: EASLEY
TAX INVOICE

Englia Pty Ltd J & P L Easley
Manager: Lesley McKinnon

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
4 Mountview Cresent	Joshua Straney and Mitchell Ri	380.00	W1 23/11/18	27/12/18	5	1560.00	0.00

Date	Disbursements & Sundry Receipts	Debit	Credit
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Total Rent Collected From Tenants			1560.00
*Management Fees		109.20	
*Administration Fees		6.00	
Plus GST on items marked *		11.52	
		<hr/>	<hr/>
		126.72	1560.00
NETT AMOUNT TO BE PAID			1433.28

Transferred to your bank account \$1,433.28

Payment Details: Englia Property Pty Ltd 440373185 112-879

Professionals Tamworth

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Tel: 02 6766 1655 Fax: 02 6766 2347

ABN: 39617025546

Mr John Easley
9 Showgrounds Drive
Higvale QLD 4520

Agent ABN: 39-617-025-546
Primary Owner Statement for
January 2019
Reprinted: 01/04/19
Reference: EASLEY
TAX INVOICE

Englia Pty Ltd J & P L Easley
Manager: Lesley McKinnon

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
4 Mountview Cresnet	Joshua Straney and Mitchell Ri	380.00	W1 28/12/18	31/01/19	5	1900.00	0.00

Date	Disbursements & Sundry Receipts	Debit	Credit
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	Total Rent Collected From Tenants						1900.00
31/01/19	EFT payment to owner	Englia Property Pty Ltd				1747.10	
	*Management Fees					133.00	
	*Administration Fees					6.00	
	Plus GST on items marked *					13.90	
						<u>1900.00</u>	<u>1900.00</u>
	NETT AMOUNT						0.00

Year to Date	Rents	Sundry	Disbmt	M.Fee	Taxes	Post	GST
Totals	11230.00	0.00	0.00	786.10	0.00	42.00	86.81