

hockingstuart

(w) 03 9781 1488
www.hockingstuart.com.au
frankston@hockingstuart.com.au
11 Playne St
Frankston VICTORIA 3199
ABN: 74 315 728 847

Tuck Fund
33 Gareth Ave
Beaumaris VIC 3193

Folio Summary

Folio: OWN04216
From: 1/07/2021
To: 30/06/2022
Created: 1/07/2022

Money In	Money Out	Balance
\$21,032.00	\$1,862.35	\$19,169.65

Account	Included Tax	Money Out	Money In
6/43-49 Gladesville Blvd, Patterson Lakes VIC			
Rent		\$15.00	\$21,032.00
End of Financial Year Statement Fee	\$1.36	\$15.00	
Management Fees	\$147.22	\$1,619.35	
General Maintenance	\$16.36	\$180.00	
Registered post	\$1.36	\$15.00	
Subtotal		<u>\$1,829.35</u>	<u>\$21,032.00</u>
Account Transactions			
Sundries	\$3.00	\$33.00	
Subtotal		<u>\$33.00</u>	<u>\$0.00</u>
Total		<u>\$1,862.35</u>	<u>\$21,032.00</u>

Total Tax on Money Out: \$169.30

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Tuck Fund
33 Gareth Ave
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Tax Invoice
Account OWN04216
Statement #66
24 Jun 2022

Money In	\$1,760.00
Money Out	\$138.26
You Received	\$1,621.74

Details for Account OWN04216

Balance brought forward

	Money Out	Money In
		\$0.00

6/43-49 Gladesville Blvd, Patterson Lakes VIC 3197

Rented for \$1,760.00 per month
Janice Pallan paid to 22/07/2022

Rent paid to 22/06/2022 with part payment of \$1,716.00 (previously paid to 22/05/2022 + \$1,716.00)
Management fee *

		\$1,760.00
	\$135.51	

Total

	\$135.51	\$1,760.00
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Account Transactions

Statement fee - monthly *

\$2.75

Withdrawal by EFT to owner Tuck Superannuation Fund

\$1,621.74

EFT Transfer to: Tuck Superannuation Fund, (033033) - ***301]

Balance remaining

\$0.00

GST Summary

Total Tax on agency fees

\$12.57

(* includes Tax)

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Tuck Fund
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Tax Invoice
Account OWN04216
Statement #65
25 May 2022

Money In	\$1,760.00
Money Out	\$318.26
You Received	\$1,441.74

Details for Account OWN04216

Balance brought forward

Money Out Money In
\$0.00

6/43-49 Gladesville Blvd, Patterson Lakes VIC 3197

Rented for \$1,760.00 per month
Janice Pallan paid to 21/06/2022

Rent paid to 22/05/2022 with part payment of \$1,716.00 (previously paid to 22/04/2022 + \$1,716.00)

\$1,760.00

Gutter Clean - Complete Gutter and Pit Cleaning *

\$180.00

Management fee *

\$135.51

Total

\$315.51

\$1,760.00

Account Transactions

Statement fee - monthly *

\$2.75

Withdrawal by EFT to owner Tuck Superannuation Fund

\$1,441.74

[EFT Transfer to: Tuck Superannuation Fund, (033033) - ***301]

Balance remaining

\$0.00

GST Summary

Total Tax on attached expenses

\$16.36

Total Tax on agency fees

\$12.57

(* includes Tax)

PAID



TAX INVOICE

To The Owner C/- Rebecca Sullivan, Hockingst
uart Frankston
11 Playne St
FRANKSTON VIC 3199
AUSTRALIA

From Complete Gutter and Pit Cleaning Pty Ltd
13 Playne St
FRANKSTON VIC 3199
AUSTRALIA
E: enquiries@cgapc.com.au
M: 0499 88 00 44

Invoice Number INV-0286

Reference 6/43-49 Gladesville Blvd, Patterson Lakes

ABN 41 645 866 011

Issued 18 May 2022

Due 17 June 2022

Description	Quantity	Unit Price	GST	Amount AUD
6 monthly gutter clean	1.00	180.00	10%	180.00
			Includes GST 10%	16.36
			Total AUD	180.00
			Less Amount Paid	180.00
			Amount Due AUD	0.00

Payment terms are strictly 7 days from date of Invoice.

Bank: National Australia Bank

Account Name: Complete Gutter and Pit Cleaning Pty Ltd

Account Number: 50-173-8011

BSB: 083-781

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Tuck Fund
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Tax Invoice
Account OWN04216
Statement #64
26 Apr 2022

Money In	\$1,760.00
Money Out	\$138.26
You Received	\$1,621.74

Details for Account OWN04216

Balance brought forward

	Money Out	Money In
		\$0.00

6/43-49 Gladesville Blvd, Patterson Lakes VIC 3197

Rented for \$1,760.00 per month
Janice Pallan paid to 22/05/2022

Rent paid to 22/04/2022 with part payment of \$1,716.00 (previously paid to 22/03/2022 + \$1,716.00)
Management fee *

		\$1,760.00
	\$135.51	

Total

	\$135.51	\$1,760.00
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Account Transactions

Statement fee - monthly *

\$2.75

Withdrawal by EFT to owner Tuck Superannuation Fund

\$1,621.74

EFT Transfer to: Tuck Superannuation Fund, (033033) - ****301]

Balance remaining

\$0.00

GST Summary

Total Tax on agency fees

\$12.57

(* includes Tax)

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Tuck Fund
33 Gareth Ave
Beaumaris VIC 3193

Tax Invoice

Account OWN04216
Statement #63
25 Mar 2022

Money In	\$1,760.00
Money Out	\$153.26
You Received	\$1,606.74

Details for Account OWN04216

Balance brought forward

Money Out	Money In
	\$0.00

6/43-49 Gladesville Blvd, Patterson Lakes VIC 3197

Rented for \$1,760.00 per month
Janice Pallan paid to 21/04/2022

Rent paid to 22/03/2022 with part payment of \$1,716.00 (previously paid to 22/02/2022 + \$1,716.00)

\$1,760.00

Rent Increase *

\$15.00

Management fee *

\$135.51

Total

\$150.51

\$1,760.00

Account Transactions

Statement fee - monthly *

\$2.75

Withdrawal by EFT to owner Tuck Superannuation Fund

\$1,606.74

[EFT Transfer to: Tuck Superannuation Fund, (033033) - ****301]

Balance remaining

\$0.00

GST Summary

Total Tax on agency fees

\$13.93

(* includes Tax)

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Tuck Fund
33 Gareth Ave
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Tax Invoice

Account OWN04216
Statement #62
25 Feb 2022

Money In	\$1,760.00
Money Out	\$138.26
You Received	\$1,621.74

	Money Out	Money In
Details for Account OWN04216		
Balance brought forward		\$0.00
6/43-49 Gladesville Blvd, Patterson Lakes VIC 3197		
Rented for \$1,760.00 per month Janice Pallan paid to 22/03/2022		
Rent paid to 22/02/2022 with part payment of \$1,716.00 (previously paid to 22/01/2022 + \$1,716.00)		\$1,760.00
Management fee *	\$135.51	
Total	\$135.51	\$1,760.00

Account Transactions

Statement fee - monthly *	\$2.75	
Withdrawal by EFT to owner Tuck Superannuation Fund [EFT Transfer to: Tuck Superannuation Fund, (033033) - ***301]	\$1,621.74	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$12.57
(* includes Tax)	

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Tuck Fund
33 Gareth Ave
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Tax Invoice
Account OWN04216
Statement #61
27 Jan 2022

Money In	\$1,760.00
Money Out	\$138.26
You Received	\$1,621.74

Details for Account OWN04216

Balance brought forward

	Money Out	Money In
		\$0.00

6/43-49 Gladesville Blvd, Patterson Lakes VIC 3197

Rented for \$1,760.00 per month
Janice Pallan paid to 21/02/2022

Rent paid to 22/01/2022 with part payment of \$1,716.00 (previously paid to 22/12/2021 + \$1,716.00)
Management fee *

		\$1,760.00
	\$135.51	

Total

	\$135.51	\$1,760.00
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Account Transactions

Statement fee - monthly *

\$2.75

Withdrawal by EFT to owner Tuck Superannuation Fund

\$1,621.74

EFT Transfer to: Tuck Superannuation Fund, (033033) - ***301]

Balance remaining

\$0.00

GST Summary

Total Tax on agency fees

\$12.57

(* includes Tax)

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Tuck Fund
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Tax Invoice
Account OWN04216
Statement #60
29 Dec 2021

Money In	\$1,760.00
Money Out	\$138.26
You Received	\$1,621.74

Details for Account OWN04216

Balance brought forward

	Money Out	Money In
		\$0.00

6/43-49 Gladesville Blvd, Patterson Lakes VIC 3197

Rented for \$1,760.00 per month
Janice Pallan paid to 21/01/2022

Rent paid to 22/12/2021 with part payment of \$1,716.00 (previously paid to 22/11/2021 + \$1,716.00)
Management fee *

		\$1,760.00
	\$135.51	

Total

	\$135.51	\$1,760.00
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Account Transactions

Statement fee - monthly *

\$2.75

Withdrawal by EFT to owner Tuck Superannuation Fund
[EFT Transfer to: Tuck Superannuation Fund, (033033) - ****301]

\$1,621.74

Balance remaining

\$0.00

GST Summary

Total Tax on agency fees

\$12.57

(* includes Tax)

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Tuck Fund
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Tax Invoice

Account OWN04216
Statement #59
26 Nov 2021

Money In	\$1,848.00
Money Out	\$145.03
You Received	\$1,702.97

Details for Account OWN04216

Balance brought forward

	Money Out	Money In
		\$0.00

6/43-49 Gladesville Blvd, Patterson Lakes VIC 3197

Rented for \$1,760.00 per month
Janice Pallan paid to 22/12/2021

Rent paid to 22/11/2021 with part payment of \$1,584.00 (previously paid to 22/10/2021 + \$1,628.00)
Rent paid to 22/11/2021 with part payment of \$1,716.00 (previously paid to 22/11/2021 + \$1,584.00)
Management fee *

		\$1,716.00
		\$132.00

	\$142.28	
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Total

	\$142.28	\$1,848.00
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Account Transactions

Statement fee - monthly *

	\$2.75	
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Withdrawal by EFT to owner Tuck Superannuation Fund

	\$1,702.97	
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[EFT Transfer to: Tuck Superannuation Fund, (033033) - ***301]

Balance remaining

		\$0.00
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GST Summary

Total Tax on agency fees

\$13.18

(* includes Tax)

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Tuck Fund
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Tax Invoice
Account OWN04216
Statement #58
25 Oct 2021

Money In	\$1,716.00
Money Out	\$134.87
You Received	\$1,581.13

Details for Account OWN04216

Balance brought forward

Money Out Money In
\$0.00

6/43-49 Gladesville Blvd, Patterson Lakes VIC 3197

Rented for \$1,760.00 per month
Janice Pallan paid to 20/11/2021

Rent paid to 22/10/2021 with part payment of \$1,628.00 (previously paid to 22/09/2021 + \$1,672.00)
Management fee *

\$1,716.00
\$132.12

Total

\$132.12 \$1,716.00

Account Transactions

Statement fee - monthly *

\$2.75

Withdrawal by EFT to owner Tuck Superannuation Fund

\$1,581.13

EFT Transfer to: Tuck Superannuation Fund, (033033) - ****301]

Balance remaining

\$0.00

GST Summary

Total Tax on agency fees

\$12.27

(* includes Tax)

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Tax Invoice
Account OWN04216
Statement #57
24 Sep 2021

Money In	\$1,716.00
Money Out	\$134.87
You Received	\$1,581.13

Details for Account OWN04216

Balance brought forward

	Money Out	Money In
		\$0.00

6/43-49 Gladesville Blvd, Patterson Lakes VIC 3197

Rented for \$1,760.00 per month
Janice Pallan paid to 21/10/2021

Rent paid to 22/09/2021 with part payment of \$1,672.00 (previously paid to 22/08/2021 + \$1,716.00), rent increased to \$1,760.00 on 23/08/2021

\$1,716.00

Management fee *

\$132.12

Total

\$132.12 \$1,716.00

Account Transactions

Statement fee - monthly *

\$2.75

Withdrawal by EFT to owner Tuck Superannuation Fund

\$1,581.13

[EFT Transfer to: Tuck Superannuation Fund, (033033) - ***301]

Balance remaining

\$0.00

GST Summary

Total Tax on agency fees

\$12.26

(* includes Tax)

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Tuck Fund
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Tax Invoice
Account OWN04216
Statement #56
25 Aug 2021

Money In	\$1,716.00
Money Out	\$134.88
You Received	\$1,581.12

Details for Account OWN04216

Balance brought forward

Money Out Money In
\$0.00

6/43-49 Gladesville Blvd, Patterson Lakes VIC 3197

Rented for \$1,760.00 per month
Janice Pallan paid to 21/09/2021

Rent paid to 22/08/2021 with part payment of \$1,716.00 (previously paid to 22/08/2021), rent increased to \$1,760.00 on 23/08/2021

\$1,716.00

Management fee *

\$132.13

Total

\$132.13 \$1,716.00

Account Transactions

Management fee - monthly *

\$2.75

Withdrawal by EFT to owner Tuck Superannuation Fund
[EFT Transfer to: Tuck Superannuation Fund, (033033) - ***301]

\$1,581.12

Balance remaining

\$0.00

GST Summary

Total Tax on agency fees
(* includes Tax)

\$12.26

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Tuck Fund
33 Gareth Ave
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Tax Invoice
Account OWN04216
Statement #55
23 Jul 2021

Money In	\$1,716.00
Money Out	\$149.88
You Received	\$1,566.12

Details for Account OWN04216

Balance brought forward

Money Out	Money In
	\$0.00

6/43-49 Gladesville Blvd, Patterson Lakes VIC 3197

Rented for \$1,716.00 per month
Janice Pallan paid to 22/08/2021

Rent paid to 22/08/2021 (previously paid to 22/07/2021)

\$1,716.00

End of financial year statement fee *

\$15.00

Management fee *

\$132.13

Total

\$147.13 \$1,716.00

Account Transactions

Management fee - monthly *

\$2.75

Withdrawal by EFT to owner Tuck Superannuation Fund

\$1,566.12

[EFT Transfer to: Tuck Superannuation Fund, (033033) - ****301]

Balance remaining

\$0.00

GST Summary

Total Tax on agency fees

\$13.62

(* includes Tax)