

Account
name(s)

T & D Carter Holdings Pty Ltd
7 Cambalan Street,
BARGO NSW 2574

Account

TDCARTER

Statement from

1 Jul 18

Statement to

30 Jun 19

Page number

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Details

GST

Expenses

Income

Balance

4/15 Abercrombie Street, MANGO HILL

Reimbursement - Water Charges	*		\$361.78	\$361.78
Rent			\$13,570.00	\$13,931.78
Advertising	*	\$191.00		\$13,740.78
Letting Fee	*	\$385.00		\$13,355.78
Management Fee	*	\$1,044.89		\$12,310.89
Professional Photography	*	\$115.00		\$12,195.89
Smoke Alarm & Corded Blind & Pool Compliance	*	\$149.00		\$12,046.89
Total for property		<u>\$1,884.89</u>	<u>\$13,931.78</u>	<u>\$12,046.89</u>

Total income includes GST of \$12.70

Total expenses includes GST of \$171.35

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 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 GST entries and expense items need to be verified with the tax invoices which have been attached to and summarised on your monthly Property Management Statements /Tax Invoices .

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.



If undeliverable, please return to:
GPO Box 4753, Melbourne VIC 3001

02 July 2019

TD Carter Holdings Pty Ltd
7 Cambalan Street
BARGO NSW 2574

Dear Tony and Deborah

Re: Monthly Income and Expenditure Summary - 30 June 2019

Thank you for joining us for another financial year!

Over the past year, we've continued to focus on our operational efficiencies and customer experience strategies. We're also excited about the expansion of our internal coaching and training capabilities, with the creation of our Operational Excellence team to provide ongoing bespoke coaching to each of our Property Managers.

We've prepared an annual summary for the past financial year which you will find attached. Although this document details all the relevant financial information you need to know, you can also access information on your investment property all year round via our app.

Little Property Tracker allows you to view all your managed properties and receive notifications about them including details about rent payments and upcoming inspections.

You can set up handy reminders, view relevant documents, update your contact information and more.

Simply head to the App Store or Google Play and search for 'Little Property Tracker' to download the app. Then you can enter your details using your member ID below as your username.

Member ID: CT1432383

If you already know your password, simply log on to access the information available to you on the app. Otherwise, click 'Obtain my password' and type in your username to retrieve your password via your registered email address.

Let me know if you have any questions or if there's anything else I can do to help you.

Kind regards,

Jamie-Lee Carpenter
Property Manager
07 3037 0173
jamie-lee.carpenter@little.com.au



MONTHLY INCOME AND EXPENDITURE SUMMARY

FINANCIAL YEAR JULY 2018 TO JUNE 2019

TD Carter Holdings Pty Ltd
4/15 Abercrombie Street, MANGO HILL, QLD, 4509

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Year Total	Last Year
Income														
Rental Collection	1,440.00	1,800.00	1,080.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,320.00	4,320.00
Utility - Water Usage	0.74	0.00	136.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	137.29	0.00
	1,440.74	1,800.00	1,216.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,457.29	4,320.00
Expenses														
Advertising	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-165.00
Agency Fees	-95.04	-118.80	-71.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-285.12	-285.12
EOFY Statement Fee	-22.00	22.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fire Protection	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-79.00
Letting Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-396.00
Statement Fees	-2.20	-2.20	-2.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-6.60	-8.80
	-119.24	-99.00	-73.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-291.72	-933.92
Distribution of Funds														
Owner Payment	-1,321.50	-1,701.00	-1,143.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-4,165.57	-3,386.08
** Carried Forward	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

** Please note, the carried forward amount shown relates to uncleared funds and/or invoice pending payment

