

(w) 02 4304 5995
 www.urbandcoastal.au
 rentals@urbandcoastal.au
 Shop 2/6 Pine Tree Ln
 Terrigal NSW 2260
 ABN: 33 617 727 438
 Licence: 10057211



Lana Ventsov - as trustees of YYY Fund, Iouri Ventsov, Vitali Ventsov
 as trustees of YYY Fund
 19 Summit Road
 Terrigal NSW 2260

Folio Summary

Folio: OWN00361
 From: 1/07/2022
 To: 30/06/2023
 Created: 3/07/2023

Money In	Money Out	Balance
\$45,324.35	\$15,936.75	\$29,387.60

Account	Included Tax	Money Out	Money In
19 Summit Road, Terrigal NSW			
Jul 2022			
Rent			\$3,200.00
Council Rates		\$558.15	
Pool	\$25.45	\$280.00	
Residential Management Fee	\$25.60	\$281.60	
		<u>\$1,119.75</u>	<u>\$3,200.00</u>
Aug 2022			
Rent			\$3,200.00
Water Rates		\$377.73	
Residential Management Fee	\$25.60	\$281.60	
		<u>\$659.33</u>	<u>\$3,200.00</u>
Sep 2022			
Rent			\$4,800.00
Residential Management Fee	\$38.40	\$422.40	
Tenant Contribution			\$165.45
		<u>\$422.40</u>	<u>\$4,965.45</u>
Oct 2022			
Rent			\$2,400.00
Residential Management Fee	\$19.20	\$211.20	
		<u>\$211.20</u>	<u>\$2,400.00</u>
Nov 2022			
Rent			\$5,807.14
Council Rates		\$558.00	
Water Rates		\$306.98	
Electrical Repairs	\$31.00	\$341.00	
Residential Management Fee	\$40.06	\$440.62	
Letting Fee	\$91.00	\$1,001.00	
Water Usage	\$11.26		\$123.90
		<u>\$2,647.60</u>	<u>\$5,931.04</u>
Dec 2022			
Rent			\$1,820.00
Plumbing	\$8.92	\$98.12	
Pest Control	\$20.00	\$220.00	
Pool	\$62.99	\$692.85	
Residential Management Fee	\$14.56	\$160.16	
		<u>\$1,171.13</u>	<u>\$1,820.00</u>
Jan 2023			
Rent			\$3,640.00
Water Rates		\$290.83	
General Repairs and Maintenance	\$55.00	\$605.00	
Pool	\$11.35	\$124.85	

Account	Included Tax	Money Out	Money In
Residential Management Fee	\$29.12	\$320.32	
		<u>\$1,341.00</u>	<u>\$3,640.00</u>
Feb 2023			
Rent			\$3,640.00
Council Rates		\$558.00	
Pool	\$13.70	\$150.75	
Residential Management Fee	\$29.12	\$320.32	
Water Usage			\$36.96
		<u>\$1,029.07</u>	<u>\$3,676.96</u>
Mar 2023			
Rent			\$4,550.00
General Repairs and Maintenance	\$65.50	\$720.50	
Pool	\$11.35	\$124.85	
Cleaning	\$18.18	\$200.00	
Residential Management Fee	\$36.40	\$400.40	
		<u>\$1,445.75</u>	<u>\$4,550.00</u>
Apr 2023			
Rent			\$3,640.00
Council Rates		\$558.00	
Water Rates		\$323.18	
Pool	\$11.09	\$121.95	
Residential Management Fee	\$29.12	\$320.32	
		<u>\$1,323.45</u>	<u>\$3,640.00</u>
May 2023			
Rent			\$4,550.00
Electrical Repairs	\$47.50	\$522.45	
Pool	\$13.18	\$145.00	
Residential Management Fee	\$29.12	\$320.32	
Water Usage			\$110.90
		<u>\$987.77</u>	<u>\$4,660.90</u>
Jun 2023			
Rent			\$3,640.00
Pool	\$48.90	\$537.90	
Residential Management Fee	\$36.40	\$400.40	
Fences and Gates	\$240.00	\$2,640.00	
		<u>\$3,578.30</u>	<u>\$3,640.00</u>
Subtotal		<u>\$15,936.75</u>	<u>\$45,324.35</u>

Account Transactions

No transactions

Total

\$15,936.75

\$45,324.35

Total Tax on Money Out: \$1,127.81

Total Tax on Money In: \$11.26

Shop 2/6 Pine Tree Ln
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Tax Invoice

Account OWN00361
Statement #14
29 Jul 2022

Lana Ventsov, Iouri Ventsov, Vitali Ventsov
as trustees of YYY Fund
19 Summit Road
Terrigal NSW 2260

Money In	\$3,200.00
Money Out	\$1,119.75
You Received	\$2,080.25

Details for Account OWN00361

	Money Out	Money In
Balance brought forward		\$0.00
19 Summit Road, Terrigal NSW 2260		
Rented for \$800.00 per week		
Alan Bates paid to 4/08/2022		
Rent paid to 21/07/2022 (previously paid to 7/07/2022)		\$1,600.00
Rent paid to 4/08/2022 (previously paid to 21/07/2022)		\$1,600.00
Pool Compliance invoice - Andrew Bianchi - Pool Safety First Certifications *	\$280.00	
1st quarter rates - Central Coast Council (BPAY 5033)	\$558.15	
Management Fee *	\$281.60	
Total	\$1,119.75	\$3,200.00

Account Transactions

Withdrawal by EFT to owner Lana Ventsov [EFT Transfer to: Lana Ventsov, (062173) - ***382]	\$2,080.25	
Balance remaining		\$0.00

GST Summary

Total Tax on attached expenses	\$25.45
Total Tax on agency fees	\$25.60
(* includes Tax)	

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Tax Invoice

Account OWN00361
Statement #15
31 Aug 2022

Lana Ventsov, Iouri Ventsov, Vitali Ventsov
as trustees of YYY Fund
19 Summit Road
Terrigal NSW 2260

Money In	\$3,200.00
Money Out	\$659.33
You Received	\$2,540.67

Details for Account OWN00361

	Money Out	Money In
Balance brought forward		\$0.00
19 Summit Road, Terrigal NSW 2260		
Rented for \$800.00 per week		
Alan Bates paid to 1/09/2022		
Rent paid to 18/08/2022 (previously paid to 4/08/2022)		\$1,600.00
Rent paid to 1/09/2022 (previously paid to 18/08/2022)		\$1,600.00
Water Rates - Central Coast Council - Rates BPAY code 7583	\$377.73	
Management Fee *	\$281.60	
Total	\$659.33	\$3,200.00

Account Transactions

Withdrawal by EFT to owner Lana Ventsov [EFT Transfer to: Lana Ventsov, (062173) - ***382]	\$2,540.67	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$25.60
(* includes Tax)

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Tax Invoice

Account OWN00361
Statement #16
30 Sep 2022

Lana Ventsov, Iouri Ventsov, Vitali Ventsov
as trustees of YYY Fund
19 Summit Road
Terrigal NSW 2260

Money In	\$4,965.45
Money Out	\$422.40
You Received	\$4,543.05

Details for Account OWN00361

	Money Out	Money In
Balance brought forward		\$0.00
19 Summit Road, Terrigal NSW 2260		
Rented for \$800.00 per week		
Alan Bates paid to 13/10/2022		
Rent paid to 15/09/2022 (previously paid to 1/09/2022)		\$1,600.00
Rent paid to 29/09/2022 (previously paid to 15/09/2022)		\$1,600.00
Rent paid to 13/10/2022 (previously paid to 29/09/2022)		\$1,600.00
Water Usage - 24/3 2216kL to 11/7 2294kL = 78kL		\$165.45
Management Fee *	\$422.40	
Total	\$422.40	\$4,965.45

Account Transactions

Withdrawal by EFT to owner Lana Ventsov [EFT Transfer to: Lana Ventsov, (062173) - ***382]	\$4,543.05	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$38.40
(* includes Tax)

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Tax Invoice

Account OWN00361

Statement #17

31 Oct 2022

Lana Ventsov, Iouri Ventsov, Vitali Ventsov
as trustees of YYY Fund
19 Summit Road
Terrigal NSW 2260

Money In	\$2,400.00
Money Out	\$211.20
You Received	\$2,188.80

Details for Account OWN00361

	Money Out	Money In
Balance brought forward		\$0.00
19 Summit Road, Terrigal NSW 2260		
Rented for \$800.00 per week		
Alan Bates paid to 3/11/2022		
Rent paid to 3/11/2022 (previously paid to 13/10/2022)		\$2,400.00
Management Fee *	\$211.20	
Total	\$211.20	\$2,400.00

Account Transactions

Withdrawal by EFT to owner Lana Ventsov [EFT Transfer to: Lana Ventsov, (062173) - ***382]	\$2,188.80	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$19.20
(* includes Tax)

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Tax Invoice

Account OWN00361

Statement #18

30 Nov 2022

Lana Ventsov, Iouri Ventsov, Vitali Ventsov
as trustees of YYY Fund
19 Summit Road
Terrigal NSW 2260

Money In	\$5,931.04
Money Out	\$2,647.60
You Received	\$3,283.44

Details for Account OWN00361

	Money Out	Money In
Balance brought forward		\$0.00
19 Summit Road, Terrigal NSW 2260		
Rented for \$910.00 per week		
Caleb Holstein & Nicholas Ware & Blake Dennis & Elisha Dowling paid to 21/12/2022		
Rent paid to 7/11/2022 (previously paid to 3/11/2022) Tenant Alan Bates		\$457.14
Rent break lease fee Tenant Alan Bates		\$800.00
Rent paid to 23/11/2022 (moved in 17/11/2022) , paid from deposit		\$910.00
Rent paid to 21/12/2022 (previously paid to 23/11/2022) , paid from deposit		\$3,640.00
Water usage *		\$123.90
Water Rates - Central Coast Council - Rates BPAY code 7583	\$306.98	
2nd Quarter Rates - Central Coast Council (BPAY 5033)	\$558.00	
Electrical repairs - Terrigal Electrical *	\$341.00	
Management Fee *	\$440.62	
Letting Fee (1 week) *	\$1,001.00	
Total	\$2,647.60	\$5,931.04

Account Transactions

Withdrawal by EFT to owner Lana Ventsov [EFT Transfer to: Lana Ventsov, (062173) - ***382]	\$3,283.44	
Balance remaining		\$0.00

GST Summary

Total Tax on income	\$11.26
Total Tax on attached expenses	\$31.00

GST Summary

Total Tax on agency fees

\$131.06

(* includes Tax)

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Tax Invoice

Account OWN00361

Statement #19

23 Dec 2022

Lana Ventsov, Iouri Ventsov, Vitali Ventsov
as trustees of YYY Fund
19 Summit Road
Terrigal NSW 2260

Money In	\$910.00
Money Out	\$398.20
You Received	\$511.80

Details for Account OWN00361

	Money Out	Money In
Balance brought forward		\$0.00
19 Summit Road, Terrigal NSW 2260		
Rented for \$910.00 per week		
Caleb Holstein & Nicholas Ware & Blake Dennis & Elisha Dowling paid to 28/12/2022		
Rent paid to 28/12/2022 (previously paid to 21/12/2022)		\$910.00
Pest Treatment - Coastwide Pest Control *	\$220.00	
Leak repair - Starr Plumbing *	\$98.12	
Management Fee *	\$80.08	
Total	\$398.20	\$910.00

Account Transactions

Withdrawal by EFT to owner Lana Ventsov [EFT Transfer to: Lana Ventsov, (062173) - ***382]	\$511.80	
Balance remaining		\$0.00

GST Summary

Total Tax on attached expenses	\$28.92
Total Tax on agency fees	\$7.28
(* includes Tax)	

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Tax Invoice

Account OWN00361

Statement #20

30 Dec 2022

Lana Ventsov, Iouri Ventsov, Vitali Ventsov
as trustees of YYY Fund
19 Summit Road
Terrigal NSW 2260

Money In	\$910.00
Money Out	\$772.93
You Received	\$137.07

Details for Account OWN00361

	Money Out	Money In
Balance brought forward		\$0.00
19 Summit Road, Terrigal NSW 2260		
Rented for \$910.00 per week		
Caleb Holstein & Nicholas Ware & Blake Dennis & Elisha Dowling paid to 4/01/2023		
Rent paid to 4/01/2023 (previously paid to 28/12/2022)		\$910.00
Maintenance - Swimart Green Point *	\$332.85	
Pump repairs - Swimart Green Point *	\$360.00	
Management Fee *	\$80.08	
Total	\$772.93	\$910.00

Account Transactions

Withdrawal by EFT to owner Lana Ventsov [EFT Transfer to: Lana Ventsov, (062173) - ***382]	\$137.07	
Balance remaining		\$0.00

GST Summary

Total Tax on attached expenses	\$62.99
Total Tax on agency fees	\$7.28
(* includes Tax)	

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Tax Invoice

Account OWN00361
Statement #21
13 Jan 2023

Lana Ventsov, Iouri Ventsov, Vitali Ventsov
as trustees of YYY Fund
19 Summit Road
Terrigal NSW 2260

Money In	\$1,820.00
Money Out	\$160.16
You Received	\$1,659.84

Details for Account OWN00361

	Money Out	Money In
Balance brought forward		\$0.00
19 Summit Road, Terrigal NSW 2260		
Rented for \$910.00 per week		
Caleb Holstein & Nicholas Ware & Blake Dennis & Elisha Dowling paid to 18/01/2023		
Rent paid to 11/01/2023 (previously paid to 4/01/2023)		\$910.00
Rent paid to 18/01/2023 (previously paid to 11/01/2023)		\$910.00
Management Fee *	\$160.16	
Total	\$160.16	\$1,820.00

Account Transactions

Withdrawal by EFT to owner Lana Ventsov [EFT Transfer to: Lana Ventsov, (062173) - ***382]	\$1,659.84	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$14.56
(* includes Tax)

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Tax Invoice

Account OWN00361
Statement #22
31 Jan 2023

Lana Ventsov, Iouri Ventsov, Vitali Ventsov
as trustees of YYY Fund
19 Summit Road
Terrigal NSW 2260

Money In	\$1,820.00
Money Out	\$1,180.84
You Received	\$639.16

Details for Account OWN00361

	Money Out	Money In
Balance brought forward		\$0.00
19 Summit Road, Terrigal NSW 2260		
Rented for \$910.00 per week		
Caleb Holstein & Nicholas Ware & Blake Dennis & Elisha Dowling paid to 1/02/2023		
Rent paid to 25/01/2023 (previously paid to 18/01/2023)		\$910.00
Rent paid to 1/02/2023 (previously paid to 25/01/2023)		\$910.00
Water Rates - Central Coast Council - Rates BPAY code 7583	\$290.83	
Pool maintenance - Swimart Green Point *	\$124.85	
Clothesline - Martin Marklund - East Side Handy Man *	\$605.00	
Management Fee *	\$160.16	
Total	\$1,180.84	\$1,820.00

Account Transactions

Withdrawal by EFT to owner Lana Ventsov [EFT Transfer to: Lana Ventsov, (062173) - ***382]	\$639.16	
Balance remaining		\$0.00

GST Summary

Total Tax on attached expenses	\$66.35
Total Tax on agency fees	\$14.56
(* includes Tax)	

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Tax Invoice

Account OWN00361
Statement #23
28 Feb 2023

Lana Ventsov, Iouri Ventsov, Vitali Ventsov
as trustees of YYY Fund
19 Summit Road
Terrigal NSW 2260

Money In	\$3,676.96
Money Out	\$1,029.07
You Received	\$2,647.89

Details for Account OWN00361

	Money Out	Money In
Balance brought forward		\$0.00
19 Summit Road, Terrigal NSW 2260		
Rented for \$910.00 per week		
Caleb Holstein & Nicholas Ware & Blake Dennis & Elisha Dowling paid to 1/03/2023		
Rent paid to 8/02/2023 (previously paid to 1/02/2023)		\$910.00
Rent paid to 15/02/2023 (previously paid to 8/02/2023)		\$910.00
Rent paid to 22/02/2023 (previously paid to 15/02/2023)		\$910.00
Rent paid to 1/03/2023 (previously paid to 22/02/2023)		\$910.00
Water Usage - 17/11 2353kL to 12/12 2369		\$36.96
Pool Maintenance - Swimart Green Point *	\$150.75	
3rd Quarter Rates - Central Coast Council (BPAY 5033)	\$558.00	
Management Fee *	\$320.32	
Total	\$1,029.07	\$3,676.96

Account Transactions

Withdrawal by EFT to owner Lana Ventsov [EFT Transfer to: Lana Ventsov, (062173) - ***382]	\$2,647.89	
Balance remaining		\$0.00

GST Summary

Total Tax on attached expenses	\$13.70
Total Tax on agency fees	\$29.12
(* includes Tax)	

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Tax Invoice

Account OWN00361
Statement #24
31 Mar 2023

Lana Ventsov, Iouri Ventsov, Vitali Ventsov
as trustees of YYY Fund
19 Summit Road
Terrigal NSW 2260

Money In	\$4,550.00
Money Out	\$1,445.75
You Received	\$3,104.25

Details for Account OWN00361

	Money Out	Money In
Balance brought forward		\$0.00
19 Summit Road, Terrigal NSW 2260		
Rented for \$910.00 per week		
Caleb Holstein & Nicholas Ware & Blake Dennis & Elisha Dowling paid to 5/04/2023		
Rent paid to 8/03/2023 (previously paid to 1/03/2023)		\$910.00
Rent paid to 15/03/2023 (previously paid to 8/03/2023)		\$910.00
Rent paid to 22/03/2023 (previously paid to 15/03/2023)		\$910.00
Rent paid to 29/03/2023 (previously paid to 22/03/2023)		\$910.00
Rent paid to 5/04/2023 (previously paid to 29/03/2023)		\$910.00
Mould removal - Sue Johnston *	\$200.00	
Maintenance - Swimart Green Point *	\$124.85	
Balcony repair - Martin Marklund - East Side Handy Man *	\$720.50	
Management Fee *	\$400.40	
Total	\$1,445.75	\$4,550.00

Account Transactions

Withdrawal by EFT to owner Lana Ventsov [EFT Transfer to: Lana Ventsov, (062173) - ***382]	\$3,104.25	
Balance remaining		\$0.00

GST Summary

Total Tax on attached expenses	\$95.03
Total Tax on agency fees	\$36.40
(* includes Tax)	

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Tax Invoice

Account OWN00361
Statement #25
28 Apr 2023

Lana Ventsov, Iouri Ventsov, Vitali Ventsov
as trustees of YYY Fund
19 Summit Road
Terrigal NSW 2260

Money In	\$3,640.00
Money Out	\$1,323.45
You Received	\$2,316.55

Details for Account OWN00361

	Money Out	Money In
Balance brought forward		\$0.00
19 Summit Road, Terrigal NSW 2260		
Rented for \$910.00 per week		
Caleb Holstein & Nicholas Ware & Blake Dennis & Elisha Dowling paid to 3/05/2023		
Rent paid to 12/04/2023 (previously paid to 5/04/2023)		\$910.00
Rent paid to 19/04/2023 (previously paid to 12/04/2023)		\$910.00
Rent paid to 26/04/2023 (previously paid to 19/04/2023)		\$910.00
Rent paid to 3/05/2023 (previously paid to 26/04/2023)		\$910.00
Pool maintenance - Swimart Green Point *	\$121.95	
Water Rates - Central Coast Council - Rates BPAY code 7583	\$323.18	
4th Quarter Rates - Central Coast Council (BPAY 5033)	\$558.00	
Management Fee *	\$320.32	
Total	\$1,323.45	\$3,640.00

Account Transactions

Withdrawal by EFT to owner Lana Ventsov [EFT Transfer to: Lana Ventsov, (062173) - ***382]	\$2,316.55	
Balance remaining		\$0.00

GST Summary

Total Tax on attached expenses	\$11.09
Total Tax on agency fees	\$29.12
(* includes Tax)	

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Tax Invoice

Account OWN00361
Statement #26
31 May 2023

Lana Ventsov, Iouri Ventsov, Vitali Ventsov
as trustees of YYY Fund
19 Summit Road
Terrigal NSW 2260

Money In	\$3,750.90
Money Out	\$987.77
You Received	\$2,763.13

Details for Account OWN00361

	Money Out	Money In
Balance brought forward		\$0.00
19 Summit Road, Terrigal NSW 2260		
Rented for \$910.00 per week		
Caleb Holstein & Nicholas Ware & Blake Dennis & Elisha Dowling paid to 31/05/2023		
Rent paid to 10/05/2023 (previously paid to 3/05/2023)		\$910.00
Rent paid to 17/05/2023 (previously paid to 10/05/2023)		\$910.00
Rent paid to 24/05/2023 (previously paid to 17/05/2023)		\$910.00
Rent paid to 31/05/2023 (previously paid to 24/05/2023)		\$910.00
Water Usage		\$110.90
Pool Maintenance - Swimart Green Point *	\$145.00	
Multiple Light Repair - Terrigal Electrical *	\$522.45	
Management Fee *	\$320.32	
Total	\$987.77	\$3,750.90

Account Transactions

Withdrawal by EFT to owner Lana Ventsov [EFT Transfer to: Lana Ventsov, (062173) - ***382]	\$2,763.13	
Balance remaining		\$0.00

GST Summary

Total Tax on attached expenses	\$60.68
Total Tax on agency fees	\$29.12
(* includes Tax)	

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Tax Invoice

Account OWN00361
Statement #27
30 Jun 2023

Lana Ventsov, Iouri Ventsov, Vitali Ventsov
as trustees of YYY Fund
19 Summit Road
Terrigal NSW 2260

Money In	\$4,550.00
Money Out	\$3,578.30
You Received	\$971.70

Details for Account OWN00361

	Money Out	Money In
Balance brought forward		\$0.00
19 Summit Road, Terrigal NSW 2260		
Rented for \$910.00 per week		
Caleb Holstein & Nicholas Ware & Blake Dennis & Elisha Dowling paid to 5/07/2023		
Rent paid to 7/06/2023 (previously paid to 31/05/2023)		\$910.00
Rent paid to 14/06/2023 (previously paid to 7/06/2023)		\$910.00
Rent paid to 21/06/2023 (previously paid to 14/06/2023)		\$910.00
Rent paid to 28/06/2023 (previously paid to 21/06/2023)		\$910.00
Rent paid to 5/07/2023 (previously paid to 28/06/2023)		\$910.00
Maintenance - Swimart Green Point *	\$102.90	
Pool fence - Sydney Quality Fencing & Gates *	\$2,640.00	
Inspection - 1 Point 2 Pool Safety *	\$150.00	
Pool Inspection - 1 Point 2 Pool Safety *	\$285.00	
Management Fee *	\$400.40	
Total	\$3,578.30	\$4,550.00

Account Transactions

Withdrawal by EFT to owner Lana Ventsov \$971.70
[EFT Transfer to: Lana Ventsov, (062173) - ***382]

Balance remaining \$0.00

GST Summary

Total Tax on attached expenses \$288.90
Total Tax on agency fees \$36.40
(* includes Tax)