

Account name(s)  
Lance & Justine Beach  
L & J Beach Custodian PTY LTD AFT  
33A Victoria Crescent  
Safety Beach VIC 3936

Account N21BEACH  
Statement from 2 Jul 21  
Statement to 1 Jul 22  
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Details	GST	Expenses	Income	Balance
<u>21 Somerton Street Deeragun</u>				
Rent - Residential			\$12,691.00	\$12,691.00
Consortium Fee	*	\$890.04		\$11,800.96
Management Fee	*	\$1,860.87		\$9,940.09
Smoke Alarm Annual Service	*	\$129.00		\$9,811.09
Total for property		<u>\$2,879.91</u>	<u>\$12,691.00</u>	<u>\$9,811.09</u>

Total expenses includes GST of \$261.81

#### Disclaimer

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

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.