

# Financial Year Statement

ABN: 72 099 347 485

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## Nicholson First National Real Estate

Account  
name(s)

Lance & Justine Beach  
L & J Beach Custodian PTY LTD AFT  
3 Manders Close  
Mornington VIC 3931

Account

N21BEACH

Statement from

30 Jun 18

Statement to

28 Jun 19

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Details	GST	Expenses	Income	Balance
<u>21 Somerton Street Deeragun</u>				
Rent - Residential			\$12,404.00	\$12,404.00
Consortium Fee	*	\$886.44		\$11,517.56
Garage Doors - Repairs inc Remote	*	\$121.50		\$11,396.06
General Maintenance	*	\$257.29		\$11,138.77
Irrigation - Repairs	*	\$456.25		\$10,682.52
Management Fee	*	\$1,818.80		\$8,863.72
Smoke Alarms test and clean	*	\$96.20		\$8,767.52
Total for property		<u>\$3,636.48</u>	<u>\$12,404.00</u>	<u>\$8,767.52</u>

Total expenses includes GST of \$330.59

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.

The ATO web page

<https://www.ato.gov.au/General/Property/In-detail/Rental-properties>

provides more information on what expenses can and cannot be claimed in your income tax return.

We also suggest you familiarise yourself with the ATO Document - Guide For Rental Property Owners which is available

<https://www.ato.gov.au/individuals/tax-return/2017/in-detail/publications/rental-properties-2017/>

or a printed copy can be obtained from the ATO

Please Note !!

All files relating to your Property are destroyed after 5 years unless you instruct us in writing to the contrary.

\* indicates taxable supply