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Statement

ABN: 17 525 848 721

Account
name(s)

Michael & Melissa Nysten
 Nysten Family Super Fund
 2 Oimara Street,
 Fern Bay NSW 2295

Account MOONIE10

Statement from 1 Jul 15

Statement to 30 Jun 16

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Details	GST	Expenses	Income	Balance
<u>10/30 Moonie Drive Coomera</u>				
Reimbursement - Water consumption charges	*		\$49.12	\$49.12
Rent			\$17,890.88	\$17,940.00
Court Costs	*	\$132.50		\$17,807.50
Debt Management	*	\$55.00		\$17,752.50
Letting Fee	*	\$580.25		\$17,172.25
Maintenance	*	\$137.61		\$17,034.64
Management Fee	*	\$1,447.15		\$15,587.49
PropertySafe Inspection	*	\$249.00		\$15,338.49
Smoke Alarms - Inspection Fee	*	\$138.00		\$15,200.49
Sundry Fee	*	\$132.00		\$15,068.49
Total for property		<u>\$2,871.51</u>	<u>\$17,940.00</u>	<u>\$15,068.49</u>

Total income includes GST of \$4.47

Total expenses includes GST of \$261.05

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 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.

* indicates taxable supply