

09 August 2022

West Lakes Property Management Agency
 123 Property Management Street
 AGENCY VILLE MANAGEMENT LAND 12345

Annette Rogers Company

Phone: 99 1234-5678
Email: admin@westlakesproperty.com
Tax No: 9999999
ABN No: 987654

Officer in Effective Control/Licensed Estate Agency
 Homer Simpson

TAX INVOICE/STATEMENT

For the period **7/07/2022** to **9/08/2022**

Property: 10 Dutton Grove **Managed by:** Juliana Bennett

INCOME

OUTGOINGS RECEIVED (012)						
Received	Payor/Payee	Description	Invoice/Ref.	Amount	GST	Total
9/08/2022	Gloria Ruiz	Operating Expenses for 11/08/2022 to 10/09/2022	678169	380.00	57.00	437.00
9/08/2022	Gloria Ruiz	Operating Expenses for 5/08/2022 to 4/09/2022	676880	375.00	56.25	431.25
9/08/2022	Francisco Sullivan	Outgoings for Front House, 10 Dutton Grove from 9/08/2022 to 15/08/2022	681833	160.00	24.00	184.00
9/08/2022	Francisco Sullivan	Outgoings for Front House, 10 Dutton Grove from 2/08/2022 to 8/08/2022	680366	160.00	24.00	184.00
Total outgoings received				1,075.00	161.25	1,236.25

RENT RECEIVED (300)						
Received	Payor/Payee	Description	Invoice/Ref.	Amount	GST	Total
9/08/2022	Gloria Ruiz	Rent for 10 Dutton Grove From 5/08/2022 to 4/09/2022	676880	12,750.00	1,912.50	14,662.50
9/08/2022	Francisco Sullivan	Rent for 10 Dutton Grove From 9/08/2022 to 15/08/2022	681833	500.00	75.00	575.00
9/08/2022	Francisco Sullivan	Rent for 10 Dutton Grove From 2/08/2022 to 8/08/2022	680366	500.00	75.00	575.00
Total rent received				13,750.00	2,062.50	15,812.50

Total income				14,825.00	2,223.75	17,048.75
---------------------	--	--	--	------------------	-----------------	------------------

EXPENSES

MAINTENANCE (003)

Received	Payor/Payee	Description	Invoice/Ref.	Amount	GST	Total
9/08/2022	Denise Simpson	Gutter cleaning	277434	400.00	60.00	460.00
Total maintenance				400.00	60.00	460.00

LANDSCAPING (004)

Received	Payor/Payee	Description	Invoice/Ref.	Amount	GST	Total
9/08/2022	Jose Roberts	Landscaping	277433	1,304.35	195.65	1,500.00
Total landscaping				1,304.35	195.65	1,500.00

REPAIRS (011)

Received	Payor/Payee	Description	Invoice/Ref.	Amount	GST	Total
9/08/2022	Denise Simpson	Window replacement	277435	13,615.94	2,042.39	15,658.33
Total repairs				13,615.94	2,042.39	15,658.33

Total expenses				15,320.29	2,298.04	17,618.33
-----------------------	--	--	--	------------------	-----------------	------------------

FEES**ACCOUNT 016 (016)**

Received	Payor/Payee	Description	Invoice/Ref.	Amount	GST	Total
9/08/2022	West Lakes Property Management Agency	Rent received	-	722.25	108.34	830.59
Total account 016				722.25	108.34	830.59

MANAGEMENT FEE (020)

Received	Payor/Payee	Description	Invoice/Ref.	Amount	GST	Total
9/08/2022	West Lakes Property Management Agency	Owners statement fee	-	5.00	0.75	5.75
Total management fee				5.00	0.75	5.75

Total fees				727.25	109.09	836.34
-------------------	--	--	--	---------------	---------------	---------------

TRANSFERS

Received	Payor/Payee	Description	Invoice/Ref.	Amount	GST	Total
Total transfers				0.00	-	0.00

WITHHOLDS

Received	Payor/Payee	Description	Invoice/Ref.	Amount	GST	Total
9/08/2022	-	Upcoming maintenance	-	80.00	-	80.00

Total withholds	80.00	-	80.00
-----------------	-------	---	-------

OWNER DISBURSEMENTS

Total owner disbursements	0.00	-	0.00
---------------------------	------	---	------

SUMMARY

Opening balance			1,485.92
Total income	14,825.00	2,223.75	17,048.75
Total expenses	15,320.29	2,298.04	-17,618.33
Total fees	727.25	109.09	-836.34
Total transfers	-	-	0.00
Total owner disbursements	-	-	0.00
Closing balance withheld			80.00