

09 August 2022

Annette Rogers Company

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

**Phone:** 99 1234-5678  
**Email:** admin@westlakesproperty.com  
**Tax No:** 99999999  
**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

Opening Balance: 1,485.92

### INCOME

TENANCY: BELL GROUP

PAID TO DATE: 4/09/2018

PART PAYMENT: 0.00

Chart of account	Amount invoiced	GST invoiced	Arrears received	Current received	Future received	Total rec. excl. GST	GST received	Total rec. incl. GST	Unpaid
012 - Outgoings Received	-	-	-	-	-	-	-	-	6,160.00*
013 - Account 013	-	-	-	-	-	-	-	-	25,185.52*
<b>Tenancy total</b>	-	-	-	-	-	-	-	-	<b>31,345.52*</b>

TENANCY: GLORIA RUIZ

PAID TO DATE: 4/06/2018

PART PAYMENT: 15,093.75

Chart of account	Amount invoiced	GST invoiced	Arrears received	Current received	Future received	Total rec. excl. GST	GST received	Total rec. incl. GST	Unpaid
012 - Outgoings Received	5,205.25	539.28	-	375.00	380.00	755.00	113.25	868.25	760,686.71*

019 - Account 019	-	-	-	-	-	-	-	-	3,765.04*
300 - Rent Received	12,750.00	1,912.50	-	12,750.00	-	12,750.00	1,912.50	14,662.50	-
<b>Tenancy total</b>	<b>17,955.25</b>	<b>2,451.78</b>	<b>-</b>	<b>13,125.00</b>	<b>380.00</b>	<b>13,505.00</b>	<b>2,025.75</b>	<b>15,530.75</b>	<b>764,451.75*</b>

TENANCY: JENNIE BELL

PAID TO DATE: 28/01/2019

PART PAYMENT: 0.00

Chart of account	Amount invoiced	GST invoiced	Arrears received	Current received	Future received	Total rec. excl. GST	GST received	Total rec. incl. GST	Unpaid
012 - Outgoings Received	-	-	-	-	-	-	-	-	1,210.00*
013 - Account 013	-	-	-	-	-	-	-	-	8,502.00*
015 - Account 015	-	-	-	-	-	-	-	-	1,800.00*
<b>Tenancy total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>11,512.00*</b>

TENANCY: SULLIVANS & CO

PAID TO DATE: 10/09/2018

PART PAYMENT: 1,518.00

Chart of account	Amount invoiced	GST invoiced	Arrears received	Current received	Future received	Total rec. excl. GST	GST received	Total rec. incl. GST	Unpaid
012 - Outgoings Received	786.10	102.62	-	320.00	-	320.00	48.00	368.00	15,200.92*
014 - Bonds Received	-	-	-	-	-	-	-	-	545.00*
015 - Account 015	1,000.00	-	-	-	-	-	-	-	101,000.00*
300 - Rent Received	1,500.00	225.00	-	1,000.00	-	1,000.00	150.00	1,150.00	575.00*
<b>Tenancy total</b>	<b>3,286.10</b>	<b>327.62</b>	<b>-</b>	<b>1,320.00</b>	<b>-</b>	<b>1,320.00</b>	<b>198.00</b>	<b>1,518.00</b>	<b>117,320.92*</b>

OTHER INCOME

Chart of account	Amount invoiced	GST invoiced	Arrears received	Current received	Future received	Total rec. excl. GST	GST received	Total rec. incl. GST	Unpaid
015 - Account 015	-	-	-	-	-	-	-	-	500.00*
016 - Account 016	-	-	-	-	-	-	-	-	2,577.08*
<b>Other income total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,077.08*</b>

<b>Total income</b>	<b>21,241.35</b>	<b>2,779.40</b>	<b>-</b>	<b>14,445.00</b>	<b>380.00</b>	<b>14,825.00</b>	<b>2,223.75</b>	<b>17,048.75</b>	<b>927,707.27*</b>
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## EXPENSES

Chart of account	Due	Reference	Payor/Payee	Description	Paid	Total paid excl. GST	GST paid	Total paid incl. GST	Unpaid
003 - Maintenance	15/08/2022	Ref: 534543	Denise Simpson	Gutter cleaning	9/08/2022	400.00	60.00	460.00	-
<b>Total Maintenance</b>						<b>400.00</b>	<b>60.00</b>	<b>460.00</b>	<b>-</b>
004 - Landscaping	10/07/2022	Ref: 654563	Jose Roberts	Landscaping	9/08/2022	1,304.35	195.65	1,500.00	-
<b>Total Landscaping</b>						<b>1,304.35</b>	<b>195.65</b>	<b>1,500.00</b>	<b>-</b>
011 - Repairs	24/12/2021	Ref: 213231	Denise Simpson	Window replacement	9/08/2022	11,147.90	1,672.18	12,820.08	4,429.92
<b>Total Repairs</b>						<b>11,147.90</b>	<b>1,672.18</b>	<b>12,820.08</b>	<b>4,429.92</b>
<b>Total expenses</b>						<b>12,852.25</b>	<b>1,927.83</b>	<b>14,780.08</b>	<b>4,429.92</b>

## FEES

Chart of account				Total paid excl. GST	GST paid	Total paid incl. GST	Unpaid
016 - Account 016			Rent Received	722.25	108.34	830.59	-
020 - Management fee			Owners Statement Fee	5.00	0.75	5.75	-
<b>Total fees</b>				<b>727.25</b>	<b>109.09</b>	<b>836.34</b>	<b>-</b>

## WITHHOLDS

9/08/2022	Upcoming maintenance	80.00
<b>Total withholds</b>		<b>80.00</b>

**OWNER DISBURSEMENTS**

Total owner disbursements	0.00
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**SUMMARY**

	Total excl. GST	Total GST	Total incl. GST
Opening balance			1,485.92
Total income	14,825.00	2,223.75	17,048.75
Total expenses	12,852.25	1,927.83	-14,780.08
Total fees	727.25	109.09	-836.34
Total transfers	0.00	0.00	0.00
Total owner disbursements			0.00
Closing balance withheld			2,918.25

( 80.00 to be held for current withholds )

( 4,429.92 to be held for unpaid creditors )

\* Amounts are inclusive of GST