

Unit End of Year Sevan Apartments

Sevan Apartments Forster 14 - 18 Head Street
Forster NSW 2428
Phone: 02 6555 0300 Fax: 02 6555 0301
Email: bookings@sevan.com.au
Website: www.sevan.com.au

Licence: 10063316 / 20167
ACN No: 620950370
ABN No: 38620950370
Tax Invoice

Unit No: 301

1/07/18-30/06/19

Income

Less Expenses

Balance Brought Forward:	0.00
	67337.55
Managers Commission:	8417.35
Advertising:	545.40
Refurbish:	0.00
Agents Commission:	0.00
Credit Card Commission:	100.36
Cleaning:	7100.20
Service:	863.77
Linen:	2849.28
Other:	1628.65
Rebate:	3072.58
Expense:	6777.95
GST:	3074.20
Owner Payments:	

Total Income Paid

	-33219.89
Loan from Management	312.08

Expense Group Breakdown

Austar	720.00
Broadband	185.40
Carpet Cleaning	63.64
P.A.B.X. Hire	272.76
Repairs And Maintenance	251.82
Replacements To Units	4113.41
Window Cleaning	1170.92
Total:	6777.95

Sevan Apartments Forster

Sevan Forster Pty Ltd

A.B.N. 38 620 950 370

A.C.N. 620 650 370

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Financial Year Summary

For The Year Ending 2021

	Debits	Credits
<u>301</u>		
Income		
Rental Income		\$70,665.84
Other Income		\$0.00
Expenses		
Advertising	\$550.00	
Agents Commission	\$2,387.79	
Broadband	\$187.00	
Card Commission	\$114.58	
Cleaning	\$687.70	
Foxtel	\$726.00	
Holiday Cleaning Charges	\$7,349.10	
Holiday Linen Charges	\$3,375.79	
Holiday Management Fees	\$9,716.58	
PABX	\$275.00	
Repairs & Maintenance	\$195.00	
Replacement to Unit	\$1,425.50	
Window Cleaning	\$1,386.00	
<u>Other Items</u>		
Balance Carried Forward From Prior Year		\$0.00
Other Account Credits		\$0.00
Administration Fees	\$0.00	
Other Account Debits	\$0.00	
Total Payments To Owner	\$42,289.80	



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1/07/19-30/06/20

Income

Less Expenses

Monies Owing to Management:	-312.08
	54548.30
Managers Commission:	6818.60
Advertising:	545.40
Refurbish:	0.00
Agents Commission:	0.00
Credit Card Commission:	232.51
Cleaning:	6123.38
Service:	485.55
Linen:	2110.41
Other:	1255.42
Rebate:	1403.25
Expense:	6752.95
GST:	2537.14
Owner Payments:	

Total Income Paid

	-25971.61
Balance Brought Forward:	0.00

Expense Group Breakdown

Austar	600.00
Broadband	185.40
P.A.B.X. Hire	272.76
Repairs And Maintenance	1118.19
Replacements To Units	3488.42
Window Cleaning	1088.18
Total:	6752.95



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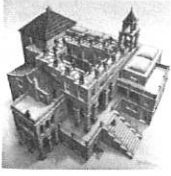
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Tax Invoice

Unit No: 301
July 2020

Transaction Name	Invoice Receipt	Arr	Dep	Type	Rentals	Manager Comm	CC & Agt Comm	Clean Expenses Linen	Gst	Running Balance
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Expense Group Breakdown

Austar	60.00
Broadband	15.45
P.A.B.X. Hire	22.73
Replacements To Units	46.36
Window Cleaning	101.82
Total:	246.36



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Unit No: 301
July 2020

Transaction Name	Invoice Receipt	Arr	Dep	Type	Rentals	Manager Comm	CC & Agt Comm	Clean Linen	Expenses	Gst	Running Balance
MOORE	12003	18/5	19/5	1 Bedroom Co	180.00	22.50		60.57	10.54	9.36	77.03
LISTER	12100	8/6	14/6	1 Bedroom Co	1080.00	135.00		82.87	10.54	22.84	828.75
SMITH	11777	1/7	3/7	2 Bedroom To	250.00	31.25	33.75	100.90	16.56	18.26	49.28
SMITH	11778	1/7	3/7	2 Bedroom To	250.00	31.25	30.00			6.13	182.62
JACOBS	11738	4/7	6/7	2 Bedroom To	480.00	60.00	14.40	100.90	16.56	19.19	268.95
KAGER	0	6/7	7/7	1 Bedroom Co	180.00						0.00
LANE - OWNER STAY	0	7/7	8/7	1 Bedroom To				61.90	10.77	7.27	-79.94
LORICH	11447	8/7	24/7	1 Bedroom To	720.00	90.00		122.55	10.77	22.33	474.35
LORICH	11892	8/7	24/7	1 Bedroom To	1600.00	200.00		146.61	32.31	37.90	1183.18
KHOO	0	26/7	31/7	1 Bedroom Co	900.00						0.00
HARRIS	12141	31/7	2/8	2 Bedroom To	480.00	60.00		100.90	16.56	17.75	284.79
Blanket Wash				Expense				13.18		1.32	-14.50
New Aerial Cable				Expense					22.73	2.27	-25.00
Pillow Pro Wash				Expense				5.45		0.55	-6.00
2x Globes B/S Lamp Main				Expense					16.36	1.64	-18.00
Blanket Wash				Expense				13.18		1.32	-14.50
Mat Pro Wash				Expense				6.36		0.64	-7.00
Advertising & Marketing				Expense					45.45	4.55	-50.00
Broadband				Expense					15.45	1.55	-17.00
Foxtel				Expense					60.00	6.00	-66.00
Mat Pro Wash				Expense				6.36		0.64	-7.00
P.A.B.X. Hire				Expense					22.73	2.27	-25.00
Peg Basket				Expense					7.27	0.73	-8.00
Pillow Pro Wash				Expense				5.45		0.55	-6.00
Window Cleaning				Expense					101.82	10.18	-112.00

Items: 25 5040.00 630.00 78.15 827.18 416.42 195.24 2893.01

Pending:	1080.00
Rental:	5040.00
Managers	
Commission:	630.00
Advertising:	45.45
Refurbish:	0.00
Agents	
Commission:	0.00
Credit Card	
Commission:	3.75
Cleaning:	519.10
Service:	97.95
Linen:	210.13
Other:	124.61
Rebate:	74.40
Expense:	246.36
GST:	195.24

Credit To Account

Bank To 732272 591557 WESTPAC WINDSOR

Total GST Debit(+)/Credit(-): 195.24
Balance Brought Forward: 0.00

-2893.01

0.00

UnitOccupancy 90%

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