

How to Read And Understand Your Rental Statement

Statement Type: Details B

Statement Of Account As At 1/05/2017

Ball Family Trust
PO Box 15151
Cambridge

Tax Invoice
GST No. 12 12 12
Statement No. 118

Property 8

Roberts Road, Te Atatu, Auckland

Opening Balance (20/04/2017) \$0.00 \$0.00

Tenancy: David Miller - Started: 28/04/2015 - Rent: \$550.00 / Week - Part Payment: \$0.00

Income

Date	Type	Details	Transaction Ref	Amount	Fees	GST	Total
20/4/17	Rent	David Miller 2/5 w o/5	8419 417	550.00	-55.00	-8.25	486.75
25/4/17	Rent	David Miller 9/5 to 15/5	8420 418	550.00	-55.00	-8.25	486.75
Totals				\$1,100.00	-\$110.00	-\$16.50	\$973.50

Expenses

Date	Type	Details	Transaction Ref	Amount	Fees	GST	Total
25/4/17	Inv	Enhance Mowing - Lawn mowing contract	8421	-55.00	-5.50	-0.83	-61.33
25/4/17	Inv	Handyman Ltd - See attached invoice.	8422	-125.36	-9.40	-1.41	-136.17
Totals				-\$180.36	-\$14.90	-\$2.24	-\$197.50

Payments

Date	Type	Details	Transaction Ref	Amount	Fees	GST	Total
20/4/17	Pay	Payment made to 'Owner'	8427	-486.25	0.00	0.00	-486.25
Totals				-\$486.25	\$0.00	\$0.00	-\$486.25

Credited To Your Account \$433.39 -\$124.90 -\$18.74 \$289.75
Bank Acc. (Ball G 12-3153-0302392-00)

Statement Summary

Opening Balance	\$0.00
Total Income	\$1,100.00
Total Fees On Income	-\$110.00
Total Other Fees	-\$14.90
Total GST	-\$18.74
Total Expenses	-\$180.36
Total Payments	-\$486.25
Total Keep Back Amounts	\$0.00
	\$289.75

1. Income: Shows the date of the transaction, what type of transaction i.e rent, who paid it in, what period it covers, the internal transaction number, the receipt reference, the amount paid and then the breakdown of the management fee and GST amounts.
2. Expenses: Shows the date of the transactions, what type of transaction i.e fees or invoice, the internal transaction number, the receipt reference the amount of the expense, then the fee breakdown and GST.
3. Payments: This will show any payments made out to you during the month but not including this month end payment.
4. This is the actual amount paid to your bank account
5. Statement Summary: A quick summary of the whole month with regards to income and expenditure
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