

Income Tax Detail Report

Tax Year: 06/April/2009 - 05/April/2010
Portfolio Name: Demo Portfolio
Landlord Name: John Smith
Town: Telford
Street no and Name: 73 Crown Street
City: Telford City
Post Code: TE3 1TR

Income from Land and Property

| Tenant Name | Date Owed | Rental Income |
|------------------------------|------------|---------------|
| Property: Broomfields | | |
| Alexander Truman | 01/01/2010 | £500.00 |
| Alexander Truman | 01/02/2010 | £500.00 |
| Alexander Truman | 01/03/2010 | £500.00 |
| Alexander Truman | 01/04/2010 | £83.33 |
| Bill Thompson | 01/01/2010 | £800.00 |
| Bill Thompson | 01/02/2010 | £800.00 |
| Bill Thompson | 01/03/2010 | £800.00 |
| Bill Thompson | 01/04/2010 | £133.33 |
| Conor Jones | 01/07/2009 | £375.00 |
| Conor Jones | 01/08/2009 | £375.00 |
| Conor Jones | 01/09/2009 | £375.00 |
| Conor Jones | 01/10/2009 | £375.00 |
| Conor Jones | 01/11/2009 | £375.00 |
| Conor Jones | 01/12/2009 | £375.00 |
| Conor Jones | 01/01/2010 | £375.00 |
| Conor Jones | 01/02/2010 | £375.00 |
| Conor Jones | 01/03/2010 | £375.00 |
| Conor Jones | 01/04/2010 | £62.50 |
| Gary Higson | 01/01/2010 | £350.00 |
| Gary Higson | 01/02/2010 | £350.00 |
| Gary Higson | 01/03/2010 | £350.00 |
| Gary Higson | 01/04/2010 | £58.33 |
| George Bowman | 13/03/2009 | £191.94 |
| George Bowman | 13/04/2009 | £850.00 |
| George Bowman | 13/05/2009 | £850.00 |
| George Bowman | 13/06/2009 | £850.00 |
| George Bowman | 13/07/2009 | £850.00 |
| George Bowman | 13/08/2009 | £850.00 |
| George Bowman | 13/09/2009 | £850.00 |
| George Bowman | 13/10/2009 | £850.00 |
| George Bowman | 13/11/2009 | £850.00 |
| George Bowman | 13/12/2009 | £850.00 |
| George Bowman | 13/01/2010 | £850.00 |

| | | | |
|---------------|---------------|------------|---------|
| George Bowman | George Bowman | 13/02/2010 | £850.00 |
| George Bowman | | 13/03/2010 | £658.06 |
| Mr BA | | 01/01/2010 | £500.00 |
| Mr BA | | 01/02/2010 | £500.00 |
| Mr BA | | 01/03/2010 | £500.00 |
| Mr BA | | 01/04/2010 | £83.33 |

Sub Total: **£20,445.82**

Property: Farm View

| | | |
|-----------------|------------|---------|
| Barry Gladstone | 01/01/2010 | £500.00 |
| Barry Gladstone | 01/02/2010 | £500.00 |
| Barry Gladstone | 01/03/2010 | £500.00 |
| Barry Gladstone | 01/04/2010 | £83.33 |
| John Smith | 01/01/2010 | £500.00 |
| John Smith | 01/02/2010 | £500.00 |
| John Smith | 01/03/2010 | £500.00 |
| John Smith | 01/04/2010 | £83.33 |

Sub Total: **£3,166.66**

Property: Howden

| | | |
|----------------|------------|---------|
| Robbie Downing | 04/04/2009 | £150.00 |
| Robbie Downing | 18/04/2009 | £175.00 |
| Robbie Downing | 02/05/2009 | £175.00 |
| Robbie Downing | 16/05/2009 | £175.00 |
| Robbie Downing | 30/05/2009 | £175.00 |
| Robbie Downing | 13/06/2009 | £175.00 |
| Robbie Downing | 27/06/2009 | £175.00 |
| Robbie Downing | 11/07/2009 | £175.00 |
| Robbie Downing | 25/07/2009 | £175.00 |
| Robbie Downing | 08/08/2009 | £175.00 |
| Robbie Downing | 22/08/2009 | £175.00 |
| Robbie Downing | 05/09/2009 | £175.00 |
| Robbie Downing | 19/09/2009 | £175.00 |
| Robbie Downing | 03/10/2009 | £225.00 |
| Robbie Downing | 17/10/2009 | £225.00 |
| Robbie Downing | 31/10/2009 | £225.00 |
| Robbie Downing | 14/11/2009 | £225.00 |
| Robbie Downing | 28/11/2009 | £225.00 |
| Robbie Downing | 12/12/2009 | £225.00 |
| Robbie Downing | 26/12/2009 | £225.00 |
| Robbie Downing | 09/01/2010 | £225.00 |
| Robbie Downing | 23/01/2010 | £225.00 |
| Robbie Downing | 06/02/2010 | £225.00 |
| Robbie Downing | 20/02/2010 | £225.00 |
| Robbie Downing | 06/03/2010 | £225.00 |
| Robbie Downing | 20/03/2010 | £225.00 |
| Robbie Downing | 03/04/2010 | £48.21 |

Sub Total: **£5,223.21**

Property: Property 1

| | | |
|------------------|------------|---------|
| Brenda Gladstone | 01/04/2009 | £416.67 |
| Brenda Gladstone | 01/05/2009 | £500.00 |
| Brenda Gladstone | 01/06/2009 | £500.00 |
| Brenda Gladstone | 01/07/2009 | £500.00 |

| | | | | |
|--|------------------|------------|------------------|---------|
| | Brenda Gladstone | | 01/08/2009 | £500.00 |
| | Brenda Gladstone | 01/09/2009 | £500.00 | |
| | Brenda Gladstone | 01/10/2009 | £500.00 | |
| | Brenda Gladstone | 01/11/2009 | £500.00 | |
| | Brenda Gladstone | 01/12/2009 | £500.00 | |
| | Brenda Gladstone | 01/01/2010 | £700.00 | |
| | Brenda Gladstone | 01/02/2010 | £700.00 | |
| | Brenda Gladstone | 01/03/2010 | £700.00 | |
| | Brenda Gladstone | 01/04/2010 | £116.67 | |
| | | Sub Total: | £6,633.34 | |

Property: Woolston

| | | |
|----------------|---------------|-------------------|
| Alfonso | 01/04/2009 | £47.25 |
| Alfonso | 01/07/2009 | £50.00 |
| Alfonso | 01/10/2009 | £50.00 |
| Alfonso | 01/01/2010 | £50.00 |
| Alfonso | 01/04/2010 | £2.75 |
| Justin Simpson | 01/04/2009 | £625.00 |
| Justin Simpson | 01/05/2009 | £750.00 |
| Justin Simpson | 01/06/2009 | £750.00 |
| Justin Simpson | 01/07/2009 | £750.00 |
| Justin Simpson | 01/08/2009 | £750.00 |
| Justin Simpson | 01/09/2009 | £750.00 |
| Justin Simpson | 01/10/2009 | £750.00 |
| Justin Simpson | 01/11/2009 | £750.00 |
| Justin Simpson | 01/12/2009 | £750.00 |
| Justin Simpson | 01/01/2010 | £750.00 |
| Justin Simpson | 01/02/2010 | £750.00 |
| Justin Simpson | 01/03/2010 | £750.00 |
| Justin Simpson | 01/04/2010 | £125.00 |
| | Sub Total: | £9,200.00 |
| | Total: | £44,669.03 |

Other income from land and property

Sub Total: **£0.00**

Income from tenant charges

Property: Broomfields

| | | |
|---------------------|------------|---------|
| Property Damage | 03/01/2010 | £300.00 |
| Property Damage | 01/02/2010 | £200.00 |
| this was big damage | | |

Sub Total: **£500.00**

Total: £500.00

Salary

Salary from other sources: **£0.00**

Losses

Losses brought forward from previous year: **£0.00**

Expenditures

Ground Rents, Rates, Insurance

Rents

Property: Broomfields

01/01/2010 **£18.00**

| | | | |
|--|------------------------------------|------------------|---------------|
| | | Sub Total: | £18.00 |
| | Total: | £18.00 | |
| Rates | | | |
| Property: | Broomfields | | |
| Electricity Charges | | £500.00 | |
| Gas Charges | | £100.00 | |
| | Sub Total: | £600.00 | |
| Property: | Farm View | | |
| Water Rates | | £1,080.00 | |
| | Sub Total: | £1,080.00 | |
| | Total: | £1,680.00 | |
| Insurance | | | |
| Property: | Broomfields | | |
| Buildings | | £144.00 | |
| Plumbing | | £308.00 | |
| | Sub Total: | £452.00 | |
| Property: | Farm View | | |
| Buildings | | £2.99 | |
| Legal Insurance | | £2.33 | |
| | Sub Total: | £5.32 | |
| | Total: | £457.32 | |
| | Rents, Rates and Insurances Total: | £2,155.32 | |
| <u>Repairs, Maintenance and Renewals</u> | | | |
| Property: | Farm View | | |
| <u>Maintenance and Repair</u> | | | |
| Repairs and Meintenancey - Property Damage | | £2,000.00 | |
| Damage caused by teanant John Smith, so repairs carried out. | | | |
| <u>Renewals</u> | | | |
| TV REplacement | | £100.00 | |
| TV stolen by tenant from room 7. Purchased a replacement. | | | |
| | SubTotal: | £2,100.00 | |
| Property: | Warren | | |
| <u>Maintenance and Repair</u> | | | |
| Garage Door | | £659.00 | |
| Remote controll mechanism replaced | | | |
| <u>Renewals</u> | | | |
| Roof repair | | £1,200.00 | |
| roof repaired by thomas | | | |
| <u>Fixtures and Fittings</u> | | | |
| Kitchen Unit | | £2,100.00 | |
| New kitchen fitted | | | |
| | SubTotal: | £3,959.00 | |
| | Total: | £6,059.00 | |
| <u>Finance charges including interest</u> | | | |
| <u>Interest Charges</u> | | | |
| Mortgage | | £8,604.00 | |
| Loan | | £0.00 | |
| <u>Finance Charges</u> | | | |

Finance charges Total: **£8,604.00**

Legal and Professional Costs

Property: **Broomfields**

Letting Agents fee

£300.00

Sub Total: **£300.00**

Total: **£300.00**

Cost of services provided including wages

Travel

Services and Wages

Property: **Broomfields**

Cleaner

Two hours per week

£480.00

Sub Total: **£480.00**

Total: **£480.00**

Other Expenses

Bad debts from rents

Property: **Farm View**

Bad Debt attributed to 01/01/2010

£500.00

Bad Debt attributed to 01/04/2010

£83.33

Sub Total: **£583.33**

Total: **£583.33**

Bad debts from tenant charges

Total Expenses: £18,181.65

10% Wear and Tear

10% Wear and Tear

£1,936.58

Profit And Loss

Total profit/loss for 2009 - 2010 tax year

£25,050.80

100% Ownership

£25,050.80

Tax Payments

£6,475.00

0 %

£0.00

£18,575.80

20 %

£3,715.16

£0.00

40 %

£0.00

Total Tax Payment:

£3,715.16



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