

Your one-stop property shop

www.wilman-lodge.co.uk



March
2022

Viamed Properties Ltd
15 Station Road
Cross Hills
Keighley
BD20 7EH

STATEMENT

Re: 13 Station Road, Cross Hills

	Net	VAT	Gross
04/02/2022 Rent	£795.00		£795.00 ✓
04/02/2022 Bond	£795.00		£795.00 ✗
	<i>held in other sec A/c ✗</i>		

DEDUCTIONS

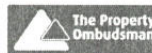
01/03/2022 Management Fee	£63.60	£12.72	£76.32 ✓
01/03/2022 Set up fee - Package 2	£365.00	£73.00	£438.00 ✓
01/03/2022 Bond to DPS	£795.00		£795.00 ✗
01/03/2022 Deduction for Keys Cut	£25.00		£25.00 ✓
01/03/2022 Deduction for Gas Certificate	£120.00	£24.00	£144.00 ✓
01/03/2022 Deduction for EICR Certificate	£120.00	£24.00	£144.00 ✓
01/03/2022 Deduction for Chimney Sweep Certificate	£55.00		£55.00 ✓
01/03/2022 Deduction for install of Co2 and Smoke			
01/03/2022 Alarm	£85.00 ✓	£17.00	£102.00 ✓
01/03/2022 Deduction for Hearth Works	£350.00 ✓	£70.00	£420.00 ✓

BALANCE OUTSTANDING

-£609.32 ✓

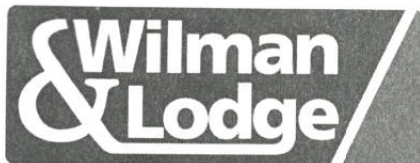
Skipton 26 Newmarket Street • North Yorkshire • BD23 2JB
Tel: 01756 790913 • Fax: 01756 795503 • Email: info@wilman-lodge.co.uk
Cross Hills 77 Main Street • North Yorkshire • BD20 8PH
Tel: 01535 636238 • Email: crosshills@wilman-lodge.co.uk
Silsden 84 Kirkgate • West Yorkshire • BD20 0PA
Tel: 01535 655212 • Email: silsden@wilman-lodge.co.uk
Grassington 6A Station Road • BD23 5NQ
Tel: 01756 753341 • Email: info@wilman-lodge.co.uk

rightmove



Mrs. T. Matthews and Mr. J. Matthews VAT Reg No 305 3941 87

Over 30 years of friendly professional service!



Your one-stop property shop

www.wilman-lodge.co.uk



9th May 2022

RECEIPT FOR WORKS COMPLETED

RE: 13 Station Road, Cross Hills

Description	Net cost	VAT	Total
Completed Works: <ul style="list-style-type: none">Call Out via Contractor – Boiler Repair – assessed, Sourced and installed Hot Water Thermistor. All prices includes Labour and Materials	£87.00	£17.40	£104.40
Overall Total Cost			£104.40

Payment will be deducted from the Rental Amount going forward as agreed. If you have any question or queries please do not hesitate to contact.

Yours sincerely,

Wilman & Lodge
Property Services
01535 636238
crosshills@wilman-lodge.co.uk

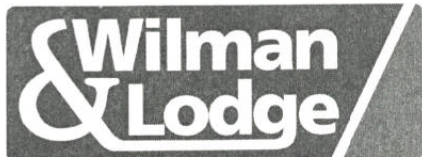
Skipton 26 Newmarket Street • North Yorkshire • BD23 2JB
Tel: 01756 790913 • Fax: 01756 795503 • Email: info@wilman-lodge.co.uk
Cross Hills 77 Main Street • North Yorkshire • BD20 8PH
Tel: 01535 636238 • Email: crosshills@wilman-lodge.co.uk
Silsden 84 Kirkgate • West Yorkshire • BD20 0PA
Tel: 01535 655212 • Email: silsden@wilman-lodge.co.uk
Grassington 6A Station Road • BD23 5NQ
Tel: 01756 753341 • Email: info@wilman-lodge.co.uk



Ms. T. Fay and Mr. J. Matthews

VAT Reg No 303 3541 87

Over 30 years of friendly professional service!



Your one-stop property shop

www.wilman-lodge.co.uk

SURVEYORS
ESTATE AGENTS
VALUERS

LETTING
AGENTS

PROPERTY
SERVICES

18th Febraury 2022

RECEIPT FOR WORKS COMPLETED

13 Station Road, Cross Hills

Description	Net cost	VAT	Total
Completed Works: <ul style="list-style-type: none">• Works to Hearth as agreed with Joe – Property Services.	£350.00	£70.00	£420.00
Overall Total Cost			£420.00

Payment will be deducted from the Rental Amount going forward as agreed. If you have any question or queries please do not hesitate to contact.

Yours sincerely,

Wilman & Lodge
Property Services
01535 636238
crosshills@wilman-lodge.co.uk

ON SYSTEM
12 JUL 2022

Skipton 26 Newmarket Street • North Yorkshire • BD23 2JB
Tel: 01756 790913 • Fax: 01756 795503 • Email: info@wilman-lodge.co.uk
Cross Hills 77 Main Street • North Yorkshire • BD20 8PH
Tel: 01535 636238 • Email: crosshills@wilman-lodge.co.uk
Silsden 84 Kirkgate • West Yorkshire • BD20 0PA
Tel: 01535 655212 • Email: silsden@wilman-lodge.co.uk
Grassington 6A Station Road • BD23 5NQ
Tel: 01756 753341 • Email: info@wilman-lodge.co.uk

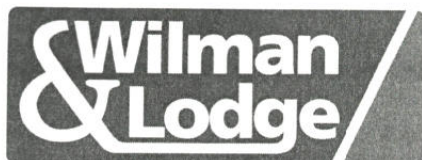
rightmove



Ms. T. Fay and Mr. J. Matthews

VAT Reg No. 303 3941 87

Over 30 years of friendly professional service!



Your one-stop property shop

www.wilman-lodge.co.uk



April 2022

Viamed Properties Ltd
15 Station Road
Cross Hills
Keighley
BD20 7EH

STATEMENT

Re: 13 Station Road, Cross Hills

	Net	VAT	Gross
21/03/2022 Rent	£795.00		£795.00 ✓

DEDUCTIONS

01/04/2022	Management Fee	£63.60	£12.72	£76.32
01/04/2022	Deduction for Kitchen Tap Works	£115.00	£23.00	£138.00 ✓
01/04/2022	Balance B/FWD from previous statement	£609.32		£609.32

BALANCE OUTSTANDING -£28.64

Skipton 26 Newmarket Street • North Yorkshire • BD23 2JB
Tel: 01756 790913 • Fax: 01756 795503 • Email: info@wilman-lodge.co.uk
Cross Hills 77 Main Street • North Yorkshire • BD20 8PH
Tel: 01535 636238 • Email: crosshills@wilman-lodge.co.uk
Silsden 84 Kirkgate • West Yorkshire • BD20 0PA
Tel: 01535 655212 • Email: silsden@wilman-lodge.co.uk
Grassington 6A Station Road • BD23 5NQ
Tel: 01756 753341 • Email: info@wilman-lodge.co.uk

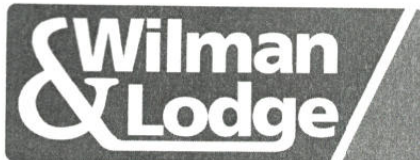
rightmove



Mrs. T. Matthews and Mr. J. Matthews

VAT Reg No 303 3941 87

Over 30 years of friendly professional service!



Your one-stop property shop

www.wilman-lodge.co.uk



10th March 2022

RECEIPT FOR WORKS COMPLETED

RE: 13 Station Road, Cross Hills

Description	Net cost	VAT	Total
Completed Works: <ul style="list-style-type: none">Call Out via Property Services contractor to assess, source and install new kitchen tap as agreed.			
Cost includes materials and labour	£115.00	£23.00	£138.00
Overall Total Cost			£138.00

Payment will be deducted from the Rental Amount going forward as agreed. If you have any question or queries please do not hesitate to contact.

Yours sincerely,

Wilman & Lodge
Property Services
01535 636238
crosshills@wilman-lodge.co.uk

Skipton 26 Newmarket Street • North Yorkshire • BD23 2JB
Tel: 01756 790913 • Fax: 01756 795503 • Email: info@wilman-lodge.co.uk
Cross Hills 77 Main Street • North Yorkshire • BD20 8PH
Tel: 01535 636238 • Email: crosshills@wilman-lodge.co.uk
Silsden 84 Kirkgate • West Yorkshire • BD20 0PA
Tel: 01535 655212 • Email: silsden@wilman-lodge.co.uk
Grassington 6A Station Road • BD23 5NQ
Tel: 01756 753341 • Email: info@wilman-lodge.co.uk

rightmove



Ms. T. Fay and Mr. J. Matthews

VAT Reg No 303 3941 87

Over 30 years of friendly professional service!

20% VAT Income. Rent
Unamed.

one
transaction
as positive
795 Rent on premises £795
795
Purch
negs

795 Rent tax Rate. Zero
Raked income.
Less professional 20% VAT Expenses.

check bank.

profit + loss Norm

You can add a zero value
line to bank statement

Jan - March bills
go on

statements from Jan/
Feb/March

So can reconcile.

nothing, as Purch invoice

new bank line.
add bank statement line
received money monthly

Zero
Rent on premises
Rent zero rate — s

bills as Negative 2048

20% vat expenses

must be zero.

Cost Expenses
income zero income..

attach bills.

do as correct date