**Tax Return Tracker 2024–25 (Anne – Corrected)**

**Name:** Anne Novelle Cowell  
**Tax File Number (TFN):** 172 149 211  
**Postal Address:** 24 Tahara Crescent, Wagga Wagga NSW 2650  
**Phone:** 0413 676 611  
**Date Prepared:** 5 September 2025  
**Tax Year:** 1 July 2024 – 30 June 2025  
**Prepared By:** Anne Novelle Cowell

**Income Section**

| **Income Category** | **Description** | **Amount ($)** | **Notes** |
| --- | --- | --- | --- |
| Salary and Wages | Dept. of Education (Anne’s salary) | 131,870.64 | Corrected – matches Steve’s taxable salary and PAYG withholding |
| Rental Income (Airbnb) | Woodlands Waterside Retreat – **50% share** | 16,612.49 | Half of $33,224.98 FY total |
| **Total Income** | Salary + Airbnb share | **148,483.13** |  |

**Tax Paid**

| **Category** | **Description** | **Amount ($)** | **Notes** |
| --- | --- | --- | --- |
| Tax Paid (Salary) | PAYG withheld – Dept. of Education | 33,839.00 | From Anne’s income statement |
| **Total Tax Paid** |  | **33,839.00** |  |

**Work-Related Deductions (Anne)**

| **Expense Category** | **Description** | **Amount ($)** | **Notes** |
| --- | --- | --- | --- |
| Phone | Work-related mobile | 166.00 | From worksheet |
| Electricity (Home Office) | Power for home office | 250.00 | From worksheet |
| Stationery | Classroom/admin supplies | 66.00 | From worksheet |
| Union Fees | NSWTF/Union | 1,051.38 | From worksheet |
| Income Protection Premium | BT/TAL Income Protection | 3,217.70 | From worksheet |
| Internet (Home) | Home internet | 280.00 | From worksheet |
| Primary Teaching – WRE | Work related expenses (general) | 256.00 | From worksheet |
| Teach Starter | Subscription | 22.95 | From worksheet |
| Twinkl | Subscription | 35.90 | From worksheet |
| Other Teaching Resources | Resources | 167.00 | From worksheet |
| Other Teaching Resources | Resources | 156.00 | From worksheet |
| **Subtotal – Anne Work Deductions** |  | **5,668.93** |  |

**Property-Related Expenses – Anne’s 50% Share (Airbnb)**

| **Expense Category** | **Description** | **Anne 50% ($)** | **Notes** |
| --- | --- | --- | --- |
| Council Rates | Moira Shire Council | 1,338.78 | Half of $2,677.55 |
| Water Rates | Water usage charges | 669.95 | Half of $1,339.89 |
| Building/Landlord/Contents Insurance | Insurance coverage | 1,204.20 | Half of $2,408.40 |
| Mortgage Interest | Loan interest | 20,168.15 | Half of $40,336.29 |
| Utilities & Services (Elec/Gas/Water) | Property utilities | 976.96 | Half of $1,953.92 |
| Internet & Phone (Airbnb) | Aussie Broadband | 545.00 | Half of $1,090.00 |
| Advertising & Marketing | Listing/marketing fees | 82.50 | Half of $165.00 |
| Property Management Fees | Management services | 192.50 | Half of $385.00 |
| Property Maintenance (Mgr statement) | Ongoing maintenance | 1,549.00 | Half of $3,098.00 |
| Cleaning & Linen (Mgr statement) | Cleaning + linen | 2,469.51 | Half of $4,939.01 |
| Land Tax (VIC) | SRO Land Tax | 487.50 | Half of $975.00 |
| Short-Stay Levy (VIC) | From 1 Jan 2025 | — | Enter when available |
| Additional Airbnb Expenses (Receipts) | Pool/irrigation/garden/household items (<$300) | 996.52 | Half of $1,993.04 |
| **Subtotal – Anne Airbnb Expenses** |  | **32,228.55** |  |

**Depreciation (Anne’s Share)**

| **Asset/Area** | **Cost ($)** | **Method/Years** | **Anne’s Share %** | **2024–25 Claim ($)** | **Notes** |
| --- | --- | --- | --- | --- | --- |
| Shark Handheld Vacuum | 393.95 | Diminishing/3 yrs | 50% |  | Airbnb asset (new in 24/25) |
| Other Airbnb Assets | — | — | 50% |  | Claim per QS/effective life |
| Teaching Assets (if any) | — | — | 100% |  | Add if purchased >$300 |

**Notes**

* Airbnb income confirmed for **full FY24/25** via manager statement; Anne claims 50% of income and expenses.
* BT/TAL income protection premium: deductible portion $3,217.70 (from statement).
* Vehicle expenses not included (not in worksheet).
* Both Steve and Anne’s salaries corrected to ~$131,870 to align with PAYG withholding.
* Keep all receipts and insurer/manager statements on file for accountant review.
* Depreciation schedule to be updated with actual yearly claim values.