

09 August 2022

Jesse Gardner
 145 Western Springs Road
 ELDERFIELDS VIC 4152

West Lakes Property Management Agency
 123 Property Management Street
 AGENCY VILLE MANAGEMENT LAND 12345

Phone: 99 1234-5678
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Tax No: 9999999
ABN No: 987654

Officer in Effective Control/Licensed Estate Agency
 Homer Simpson

TAX INVOICE/STATEMENT

For the period 7/07/2022 to 9/08/2022

Property: 14 Brebner Drive Retail **Managed by:** Bruce Polderman

PROPERTY SUMMARY

	Invoiced Net	Invoiced GST	Invoiced Total	Cash Net	Cash GST	Cash Total
Opening balance						286.16
Total income	5,956.66	1,021.00	6,977.66	7,049.99	1,057.50	8,107.49
Total expenses	-	-621.97	-621.97	-6,409.35	-904.29	-7,313.64
Total fees paid	-234.13	-35.13	-269.26	-234.13	-35.13	-269.26
Closing balance						810.75

(\$3,383.47 to be held for unpaid creditors)

(\$100.00 to be held for current withholds)

(\$17,615.11 to be held for unallocated credit notes)

BALANCES BY TYPE

INCOME

Account type	Balance B/F	Invoiced Net	Invoiced GST	Invoiced Total	Received Net	Received GST	Received Total	Balance C/F
001 - Entertainment	125,437.47	4,166.66	750.00	4,916.66	6,249.99	937.50	7,187.49	123,166.64
003 - Maintenance	-	1,040.00	156.00	1,196.00	-	-	-	1,196.00
012 - Outgoings Received	763,038.61	750.00	115.00	865.00	800.00	120.00	920.00	762,983.61
013 - Account 013	1,090.68	-	-	-	-	-	-	1,090.68
014 - Bonds Received	327.00	-	-	-	-	-	-	327.00
Total balances	889,893.76	5,956.66	1,021.00	6,977.66	7,049.99	1,057.50	8,107.49	888,763.93

EXPENSES

Account type	Balance B/F	Invoiced Net	Invoiced GST	Invoiced Total	Paid Net	Paid GST	Paid Total	Balance C/F
002 - Account 002	4,046.57	-3,764.25	-282.32	-4,046.57	-	-	-	-
003 - Maintenance	1,654.85	-1,054.85	90.00	-964.85	600.00	90.00	690.00	-
005 - Water Rates	-	3,764.25	-	3,764.25	380.78	-	380.78	3,383.47
007 - Account 007	600.00	-600.00	-	-600.00	-	-	-	-
011 - Repairs	3,773.72	1,654.85	814.29	2,469.14	5,428.57	814.29	6,242.86	-
Total balances	10,075.14	-	621.97	621.97	6,409.35	904.29	7,313.64	3,383.47

INCOME

GROUND FLOOR SHOP 1, CAR PARK A - TENANCY: ROBINSON & SONS

Invoiced	Invoice No.	Description	Balance B/F	Invoiced Net	Invoiced GST	Invoiced Total	Received Net	Received GST	Received Total	Balance C/F
30/05/2018	196906	Rent for Brebner Drive Retail From 30/05/2018 to 29/06/2018 - Amount Adjustment	2,270.83	-2,083.33	-187.50	-2,270.83	-	-	-	-
30/05/2018	196906	Rent for Brebner Drive Retail From 30/05/2018 to 29/06/2018 - Amount Adjustment	-	2,083.33	312.50	2,395.83	2,083.33	312.50	2,395.83	-
30/05/2018	196906	Outgoings for Brebner Drive Retail From 30/05/2018 to 29/06/2018 - Amount Adjustment	55.00	-50.00	-5.00	-55.00	-	-	-	-
30/05/2018	196906	Outgoings for Brebner Drive Retail From 30/05/2018 to 29/06/2018 - Amount Adjustment	-	50.00	7.50	57.50	50.00	7.50	57.50	-
30/06/2018	206540	Rent for 14 Brebner Drive Retail From 30/06/2018 to 29/07/2018	2,270.83	-	-	-	-	-	-	2,270.83
30/06/2018	206540	Outgoings for 14 Brebner Drive Retail From 30/06/2018 to 29/07/2018	55.00	-	-	-	-	-	-	55.00
30/07/2018	215154	Rent for 14 Brebner Drive Retail From 30/07/2018 to 29/08/2018	2,270.83	-	-	-	-	-	-	2,270.83
30/07/2018	215154	Outgoings for 14 Brebner Drive Retail From 30/07/2018 to 29/08/2018	55.00	-	-	-	-	-	-	55.00
30/08/2018	222754	Rent for 14 Brebner Drive Retail From 30/08/2018 to 29/09/2018	2,270.83	-	-	-	-	-	-	2,270.83
30/08/2018	222754	Outgoings for 14 Brebner Drive Retail From 30/08/2018 to 29/09/2018	55.00	-	-	-	-	-	-	55.00
30/09/2018	233592	Rent for 14 Brebner Drive Retail From 30/09/2018 to 29/10/2018	2,270.83	-	-	-	-	-	-	2,270.83
30/09/2018	233592	Outgoings for 14 Brebner Drive Retail From 30/09/2018 to 29/10/2018	55.00	-	-	-	-	-	-	55.00
30/10/2018	241504	Rent for 14 Brebner Drive Retail From 30/10/2018 to 29/11/2018	2,270.83	-	-	-	-	-	-	2,270.83
30/10/2018	241504	Outgoings for 14 Brebner Drive Retail From 30/10/2018 to 29/11/2018	55.00	-	-	-	-	-	-	55.00

30/11/2018	253183	Rent for 14 Brebner Drive Retail From 30/11/2018 to 29/12/2018	2,270.83	-	-	-	-	-	-	2,270.83
30/11/2018	253183	Outgoings for 14 Brebner Drive Retail From 30/11/2018 to 29/12/2018	55.00	-	-	-	-	-	-	55.00
30/12/2018	260668	Rent for 14 Brebner Drive Retail From 30/12/2018 to 29/01/2019	2,270.83	-	-	-	-	-	-	2,270.83
30/12/2018	260668	Outgoings for 14 Brebner Drive Retail From 30/12/2018 to 29/01/2019	55.00	-	-	-	-	-	-	55.00
30/01/2019	268047	Rent for 14 Brebner Drive Retail From 30/01/2019 to 27/02/2019	2,270.83	-	-	-	-	-	-	2,270.83
30/01/2019	268047	Outgoings for 14 Brebner Drive Retail From 30/01/2019 to 27/02/2019	55.00	-	-	-	-	-	-	55.00
28/02/2019	277903	Rent for 14 Brebner Drive Retail From 28/02/2019 to 29/03/2019	2,500.00	-	-	-	-	-	-	2,500.00
28/02/2019	277903	Operating Expenses for 28/02/2019 to 29/03/2019	412.50	-	-	-	-	-	-	412.50
30/03/2019	287300	Rent for 14 Brebner Drive Retail From 30/03/2019 to 29/04/2019	2,500.00	-	-	-	-	-	-	2,500.00
30/03/2019	287300	Operating Expenses for 30/03/2019 to 29/04/2019	412.50	-	-	-	-	-	-	412.50
30/04/2019	294389	Rent for 14 Brebner Drive Retail From 30/04/2019 to 29/05/2019	2,500.00	-	-	-	-	-	-	2,500.00
30/04/2019	294389	Operating Expenses for 30/04/2019 to 29/05/2019	412.50	-	-	-	-	-	-	412.50
30/05/2019	302108	Rent for 14 Brebner Drive Retail From 30/05/2019 to 29/06/2019	2,500.00	-	-	-	-	-	-	2,500.00
30/05/2019	302108	Operating Expenses for 30/05/2019 to 29/06/2019	412.50	-	-	-	-	-	-	412.50
30/06/2019	311678	Rent for 14 Brebner Drive Retail From 30/06/2019 to 29/07/2019	2,500.00	-	-	-	-	-	-	2,500.00
30/06/2019	311678	Operating Expenses for 30/06/2019 to 29/07/2019	412.50	-	-	-	-	-	-	412.50
30/07/2019	320704	Rent for 14 Brebner Drive Retail From 30/07/2019 to 29/08/2019	2,500.00	-	-	-	-	-	-	2,500.00
30/07/2019	320704	Operating Expenses for 30/07/2019 to 29/08/2019	412.50	-	-	-	-	-	-	412.50
30/08/2019	337608	Rent for 14 Brebner Drive Retail From 30/08/2019 to 29/09/2019	2,500.00	-	-	-	-	-	-	2,500.00

30/08/2019	337608	Operating Expenses for 30/08/2019 to 29/09/2019	412.50	-	-	-	-	-	-	412.50
30/09/2019	348233	Rent for 14 Brebner Drive Retail From 30/09/2019 to 29/10/2019	2,500.00	-	-	-	-	-	-	2,500.00
30/09/2019	348233	Operating Expenses for 30/09/2019 to 29/10/2019	412.50	-	-	-	-	-	-	412.50
30/10/2019	356148	Rent for 14 Brebner Drive Retail From 30/10/2019 to 29/11/2019	2,500.00	-	-	-	-	-	-	2,500.00
30/10/2019	356148	Operating Expenses for 30/10/2019 to 29/11/2019	412.50	-	-	-	-	-	-	412.50
30/11/2019	367837	Rent for 14 Brebner Drive Retail From 30/11/2019 to 29/12/2019	2,500.00	-	-	-	-	-	-	2,500.00
30/11/2019	367837	Operating Expenses for 30/11/2019 to 29/12/2019	412.50	-	-	-	-	-	-	412.50
30/12/2019	374950	Rent for 14 Brebner Drive Retail From 30/12/2019 to 29/01/2020	2,500.00	-	-	-	-	-	-	2,500.00
30/12/2019	374950	Operating Expenses for 30/12/2019 to 29/01/2020	412.50	-	-	-	-	-	-	412.50
30/01/2020	381867	Rent for 14 Brebner Drive Retail From 30/01/2020 to 28/02/2020	2,500.00	-	-	-	-	-	-	2,500.00
30/01/2020	381867	Operating Expenses for 30/01/2020 to 28/02/2020	412.50	-	-	-	-	-	-	412.50
29/02/2020	388483	Rent for 14 Brebner Drive Retail From 29/02/2020 to 29/03/2020	2,500.00	-	-	-	-	-	-	2,500.00
29/02/2020	388483	Operating Expenses for 29/02/2020 to 29/03/2020	412.50	-	-	-	-	-	-	412.50
30/03/2020	394228	Rent for 14 Brebner Drive Retail From 30/03/2020 to 29/04/2020	2,500.00	-	-	-	-	-	-	2,500.00
30/03/2020	394228	Operating Expenses for 30/03/2020 to 29/04/2020	412.50	-	-	-	-	-	-	412.50
30/04/2020	402270	Rent for 14 Brebner Drive Retail From 30/04/2020 to 29/05/2020	2,500.00	-	-	-	-	-	-	2,500.00
30/04/2020	402270	Operating Expenses for 30/04/2020 to 29/05/2020	412.50	-	-	-	-	-	-	412.50
30/05/2020	409486	Rent for 14 Brebner Drive Retail From 30/05/2020 to 29/06/2020	2,500.00	-	-	-	-	-	-	2,500.00
30/05/2020	409486	Operating Expenses for 30/05/2020 to 29/06/2020	412.50	-	-	-	-	-	-	412.50
30/06/2020	415674	Rent for 14 Brebner Drive Retail From 30/06/2020 to 29/07/2020	2,500.00	-	-	-	-	-	-	2,500.00

30/06/2020	415674	Operating Expenses for 30/06/2020 to 29/07/2020	412.50	-	-	-	-	-	-	412.50
30/07/2020	422629	Rent for 14 Brebner Drive Retail From 30/07/2020 to 29/08/2020	2,500.00	-	-	-	-	-	-	2,500.00
30/07/2020	422629	Operating Expenses for 30/07/2020 to 29/08/2020	412.50	-	-	-	-	-	-	412.50
30/08/2020	429371	Rent for 14 Brebner Drive Retail From 30/08/2020 to 29/09/2020	2,500.00	-	-	-	-	-	-	2,500.00
30/08/2020	429371	Operating Expenses for 30/08/2020 to 29/09/2020	412.50	-	-	-	-	-	-	412.50
30/09/2020	438183	Rent for 14 Brebner Drive Retail From 30/09/2020 to 29/10/2020	2,500.00	-	-	-	-	-	-	2,500.00
30/09/2020	438183	Operating Expenses for 30/09/2020 to 29/10/2020	412.50	-	-	-	-	-	-	412.50
30/10/2020	448464	Rent for 14 Brebner Drive Retail From 30/10/2020 to 29/11/2020	2,500.00	-	-	-	-	-	-	2,500.00
30/10/2020	448464	Operating Expenses for 30/10/2020 to 29/11/2020	412.50	-	-	-	-	-	-	412.50
30/11/2020	457149	Rent for 14 Brebner Drive Retail From 30/11/2020 to 29/12/2020	2,500.00	-	-	-	-	-	-	2,500.00
30/11/2020	457149	Operating Expenses for 30/11/2020 to 29/12/2020	412.50	-	-	-	-	-	-	412.50
30/12/2020	467457	Rent for 14 Brebner Drive Retail From 30/12/2020 to 29/01/2021	2,500.00	-	-	-	-	-	-	2,500.00
30/12/2020	467457	Operating Expenses for 30/12/2020 to 29/01/2021	412.50	-	-	-	-	-	-	412.50
30/01/2021	475768	Rent for 14 Brebner Drive Retail From 30/01/2021 to 27/02/2021	2,500.00	-	-	-	-	-	-	2,500.00
30/01/2021	475768	Operating Expenses for 30/01/2021 to 27/02/2021	412.50	-	-	-	-	-	-	412.50
28/02/2021	484146	Rent for 14 Brebner Drive Retail From 28/02/2021 to 29/03/2021	2,500.00	-	-	-	-	-	-	2,500.00
28/02/2021	484146	Operating Expenses for 28/02/2021 to 29/03/2021	412.50	-	-	-	-	-	-	412.50
30/03/2021	492626	Rent for 14 Brebner Drive Retail From 30/03/2021 to 29/04/2021	2,500.00	-	-	-	-	-	-	2,500.00
30/03/2021	492626	Operating Expenses for 30/03/2021 to 29/04/2021	412.50	-	-	-	-	-	-	412.50
30/04/2021	529071	Rent for 14 Brebner Drive Retail From 30/04/2021 to 29/05/2021	2,500.00	-	-	-	-	-	-	2,500.00

30/04/2021	529071	Operating Expenses for 30/04/2021 to 29/05/2021	412.50	-	-	-	-	-	-	412.50
30/05/2021	538526	Rent for 14 Brebner Drive Retail From 30/05/2021 to 29/06/2021	2,500.00	-	-	-	-	-	-	2,500.00
30/05/2021	538526	Operating Expenses for 30/05/2021 to 29/06/2021	412.50	-	-	-	-	-	-	412.50
30/06/2021	547588	Rent for 14 Brebner Drive Retail From 30/06/2021 to 29/07/2021	2,500.00	-	-	-	-	-	-	2,500.00
30/06/2021	547588	Operating Expenses for 30/06/2021 to 29/07/2021	412.50	-	-	-	-	-	-	412.50
30/07/2021	555591	Rent for 14 Brebner Drive Retail From 30/07/2021 to 29/08/2021	2,500.00	-	-	-	-	-	-	2,500.00
30/07/2021	555591	Operating Expenses for 30/07/2021 to 29/08/2021	412.50	-	-	-	-	-	-	412.50
30/08/2021	565353	Rent for 14 Brebner Drive Retail From 30/08/2021 to 29/09/2021	2,500.00	-	-	-	-	-	-	2,500.00
30/08/2021	565353	Operating Expenses for 30/08/2021 to 29/09/2021	412.50	-	-	-	-	-	-	412.50
30/09/2021	571963	Rent for 14 Brebner Drive Retail From 30/09/2021 to 29/10/2021	2,500.00	-	-	-	-	-	-	2,500.00
30/09/2021	571963	Operating Expenses for 30/09/2021 to 29/10/2021	412.50	-	-	-	-	-	-	412.50
30/10/2021	578213	Rent for 14 Brebner Drive Retail From 30/10/2021 to 29/11/2021	2,500.00	-	-	-	-	-	-	2,500.00
30/10/2021	578213	Operating Expenses for 30/10/2021 to 29/11/2021	412.50	-	-	-	-	-	-	412.50
30/10/2021	578475	Rent for 14 Brebner Drive Retail From 30/10/2021 to 29/11/2021	2,500.00	-	-	-	-	-	-	2,500.00
30/10/2021	578475	Operating Expenses for 30/10/2021 to 29/11/2021	412.50	-	-	-	-	-	-	412.50
30/11/2021	589276	Rent for 14 Brebner Drive Retail From 30/11/2021 to 29/12/2021	2,500.00	-	-	-	-	-	-	2,500.00
30/11/2021	589276	Operating Expenses for 30/11/2021 to 29/12/2021	412.50	-	-	-	-	-	-	412.50
30/12/2021	595917	Rent for 14 Brebner Drive Retail From 30/12/2021 to 29/01/2022	2,500.00	-	-	-	-	-	-	2,500.00
30/12/2021	595917	Operating Expenses for 30/12/2021 to 29/01/2022	412.50	-	-	-	-	-	-	412.50
30/01/2022	602475	Rent for 14 Brebner Drive Retail From 30/01/2022 to 27/02/2022	2,500.00	-	-	-	-	-	-	2,500.00

30/01/2022	602475	Operating Expenses for 30/01/2022 to 27/02/2022	412.50	-	-	-	-	-	-	412.50
28/02/2022	609041	Rent for 14 Brebner Drive Retail From 28/02/2022 to 29/03/2022	2,500.00	-	-	-	-	-	-	2,500.00
28/02/2022	609041	Operating Expenses for 28/02/2022 to 29/03/2022	412.50	-	-	-	-	-	-	412.50
30/03/2022	650121	Rent for 14 Brebner Drive Retail From 30/03/2022 to 29/04/2022	2,500.00	-	-	-	-	-	-	2,500.00
30/03/2022	650121	Operating Expenses for 30/03/2022 to 29/04/2022	412.50	-	-	-	-	-	-	412.50
30/04/2022	660066	Rent for 14 Brebner Drive Retail From 30/04/2022 to 29/05/2022	2,500.00	-	-	-	-	-	-	2,500.00
30/04/2022	660066	Operating Expenses for 30/04/2022 to 29/05/2022	412.50	-	-	-	-	-	-	412.50
30/05/2022	667952	Rent for 14 Brebner Drive Retail From 30/05/2022 to 29/06/2022	2,500.00	-	-	-	-	-	-	2,500.00
30/05/2022	667952	Operating Expenses for 30/05/2022 to 29/06/2022	412.50	-	-	-	-	-	-	412.50
30/06/2022	674348	Rent for 14 Brebner Drive Retail From 30/06/2022 to 29/07/2022	2,500.00	-	-	-	-	-	-	2,500.00
30/06/2022	674348	Operating Expenses for 30/06/2022 to 29/07/2022	412.50	-	-	-	-	-	-	412.50
30/07/2022	680779	Rent for 14 Brebner Drive Retail From 30/07/2022 to 29/08/2022	-	2,083.33	312.50	2,395.83	2,083.33	312.50	2,395.83	-
30/07/2022	680779	Operating Expenses for 30/07/2022 to 29/08/2022	-	375.00	56.25	431.25	375.00	56.25	431.25	-
9/08/2022	682917	Plumbing repairs	-	260.00	39.00	299.00	-	-	-	299.00
9/08/2022	682917	Gutter cleaning	-	180.00	27.00	207.00	-	-	-	207.00
30/08/2022	682916	Rent for 14 Brebner Drive Retail From 30/08/2022 to 29/09/2022	-	2,083.33	312.50	2,395.83	2,083.33	312.50	2,395.83	-
30/08/2022	682916	Operating Expenses for 30/08/2022 to 29/09/2022	-	375.00	56.25	431.25	375.00	56.25	431.25	-
Tenancy total			143,257.47	5,356.66	931.00	6,287.66	7,049.99	1,057.50	8,107.49	141,437.64

GROUND FLOOR SHOP 2, CAR PARK B - TENANCY: JONATHAN PATTERSON

Invoiced	Invoice No.	Description	Balance B/F	Invoiced Net	Invoiced GST	Invoiced Total	Received Net	Received GST	Received Total	Balance C/F
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23/05/2018	195167	Rent for Brebner Drive Retail From 23/05/2018 to 29/05/2018	3,157.00	-	-	-	-	-	-	3,157.00
30/05/2018	196752	Rent for Brebner Drive Retail From 30/05/2018 to 5/06/2018	3,157.00	-	-	-	-	-	-	3,157.00
6/06/2018	198905	Rent for 14 Brebner Drive Retail From 6/06/2018 to 12/06/2018	3,157.00	-	-	-	-	-	-	3,157.00
13/06/2018	201355	Rent for 14 Brebner Drive Retail From 13/06/2018 to 19/06/2018	3,157.00	-	-	-	-	-	-	3,157.00
20/06/2018	203837	Rent for 14 Brebner Drive Retail From 20/06/2018 to 26/06/2018	3,157.00	-	-	-	-	-	-	3,157.00
27/06/2018	205832	Rent for 14 Brebner Drive Retail From 27/06/2018 to 3/07/2018	3,157.00	-	-	-	-	-	-	3,157.00
4/07/2018	208225	Rent for 14 Brebner Drive Retail From 4/07/2018 to 10/07/2018	3,157.00	-	-	-	-	-	-	3,157.00
11/07/2018	210137	Rent for 14 Brebner Drive Retail From 11/07/2018 to 17/07/2018	3,157.00	-	-	-	-	-	-	3,157.00
18/07/2018	211512	Rent for 14 Brebner Drive Retail From 18/07/2018 to 24/07/2018	3,157.00	-	-	-	-	-	-	3,157.00
25/07/2018	214070	Rent for 14 Brebner Drive Retail From 25/07/2018 to 31/07/2018	3,157.00	-	-	-	-	-	-	3,157.00
1/08/2018	215355	Rent for 14 Brebner Drive Retail From 1/08/2018 to 7/08/2018	3,157.00	-	-	-	-	-	-	3,157.00
8/08/2018	217766	Rent for 14 Brebner Drive Retail From 8/08/2018 to 14/08/2018	3,157.00	-	-	-	-	-	-	3,157.00
15/08/2018	219500	Rent for 14 Brebner Drive Retail From 15/08/2018 to 21/08/2018	3,157.00	-	-	-	-	-	-	3,157.00
22/08/2018	221129	Rent for 14 Brebner Drive Retail From 22/08/2018 to 28/08/2018	3,157.00	-	-	-	-	-	-	3,157.00
29/08/2018	222732	Rent for 14 Brebner Drive Retail From 29/08/2018 to 4/09/2018	3,157.00	-	-	-	-	-	-	3,157.00
5/09/2018	225447	Rent for 14 Brebner Drive Retail From 5/09/2018 to 11/09/2018	3,157.00	-	-	-	-	-	-	3,157.00
12/09/2018	225718	Rent for 14 Brebner Drive Retail From 12/09/2018 to 18/09/2018	3,157.00	-	-	-	-	-	-	3,157.00

19/09/2018	227439	Rent for 14 Brebner Drive Retail From 19/09/2018 to 25/09/2018	3,157.00	-	-	-	-	-	-	3,157.00
26/09/2018	230864	Rent for 14 Brebner Drive Retail From 26/09/2018 to 2/10/2018	3,157.00	-	-	-	-	-	-	3,157.00
3/10/2018	232499	Rent for 14 Brebner Drive Retail From 3/10/2018 to 9/10/2018	3,157.00	-	-	-	-	-	-	3,157.00
11/12/2018	256955	Bond	163.50	-	-	-	-	-	-	163.50
2/04/2020	682918	Plumbing repairs	-	600.00	90.00	690.00	-	-	-	690.00
13/07/2020	418697	test	545.00	-	-	-	-	-	-	545.00
Tenancy total			63,848.50	600.00	90.00	690.00	-	-	-	64,538.50

GROUND FLOOR SHOP 3 - TENANCY: PAUL MCDONALD

Invoiced	Invoice No.	Description	Balance B/F	Invoiced Net	Invoiced GST	Invoiced Total	Received Net	Received GST	Received Total	Balance C/F
5/08/2018	216931	Rent for 14 Brebner Drive Retail From 5/08/2018 to 4/09/2018	9,790.00	-	-	-	-	-	-	9,790.00
5/09/2018	225350	Rent for 14 Brebner Drive Retail From 5/09/2018 to 4/10/2018	9,790.00	-	-	-	-	-	-	9,790.00
5/10/2018	235541	Rent for 14 Brebner Drive Retail From 5/10/2018 to 4/11/2018	9,790.00	-	-	-	-	-	-	9,790.00
5/11/2018	245561	Rent for 14 Brebner Drive Retail From 5/11/2018 to 4/12/2018	9,790.00	-	-	-	-	-	-	9,790.00
5/12/2018	254783	Rent for 14 Brebner Drive Retail From 5/12/2018 to 4/01/2019	9,790.00	-	-	-	-	-	-	9,790.00
11/12/2018	256958	Bond	163.50	-	-	-	-	-	-	163.50
5/01/2019	262349	Rent for 14 Brebner Drive Retail From 5/01/2019 to 4/02/2019	9,790.00	-	-	-	-	-	-	9,790.00
5/02/2019	270739	Rent for 14 Brebner Drive Retail From 5/02/2019 to 4/03/2019	9,790.00	-	-	-	-	-	-	9,790.00
5/03/2019	279666	Rent for 14 Brebner Drive Retail From 5/03/2019 to 4/04/2019	9,790.00	-	-	-	-	-	-	9,790.00

5/04/2019	289201	Rent for 14 Brebner Drive Retail From 5/04/2019 to 4/05/2019	9,790.00	-	-	-	-	-	-	9,790.00
5/05/2019	295789	Rent for 14 Brebner Drive Retail From 5/05/2019 to 4/06/2019	9,790.00	-	-	-	-	-	-	9,790.00
5/06/2019	303700	Rent for 14 Brebner Drive Retail From 5/06/2019 to 4/07/2019	9,790.00	-	-	-	-	-	-	9,790.00
5/07/2019	313179	Rent for 14 Brebner Drive Retail From 5/07/2019 to 4/08/2019	9,790.00	-	-	-	-	-	-	9,790.00
5/08/2019	331189	Rent for 14 Brebner Drive Retail From 5/08/2019 to 4/09/2019	9,790.00	-	-	-	-	-	-	9,790.00
5/09/2019	339401	Rent for 14 Brebner Drive Retail From 5/09/2019 to 4/10/2019	9,790.00	-	-	-	-	-	-	9,790.00
5/10/2019	351565	Rent for 14 Brebner Drive Retail From 5/10/2019 to 4/11/2019	9,790.00	-	-	-	-	-	-	9,790.00
5/11/2019	359385	Rent for 14 Brebner Drive Retail From 5/11/2019 to 4/12/2019	9,790.00	-	-	-	-	-	-	9,790.00
5/12/2019	369593	Rent for 14 Brebner Drive Retail From 5/12/2019 to 4/01/2020	9,790.00	-	-	-	-	-	-	9,790.00
5/01/2020	376282	Rent for 14 Brebner Drive Retail From 5/01/2020 to 4/02/2020	9,790.00	-	-	-	-	-	-	9,790.00
5/02/2020	383461	Rent for 14 Brebner Drive Retail From 5/02/2020 to 4/03/2020	9,790.00	-	-	-	-	-	-	9,790.00
5/03/2020	389776	Rent for 14 Brebner Drive Retail From 5/03/2020 to 4/04/2020	9,790.00	-	-	-	-	-	-	9,790.00
5/04/2020	396289	Rent for 14 Brebner Drive Retail From 5/04/2020 to 4/05/2020	9,790.00	-	-	-	-	-	-	9,790.00
22/04/2020	CN1040	Rent for 14 Brebner Drive Retail from 9/03/2020-4/04/2020 (27 days) at 5,000.00 p.a. (Balance Credited)	-8,283.45	-	-	-	-	-	-	-8,283.45
22/04/2020	CN1040	Rent for 14 Brebner Drive Retail From 5/04/2020 to 4/05/2020 (Balance Credited)	-9,331.66	-	-	-	-	-	-	-9,331.66
5/05/2020	400989	Rent for 14 Brebner Drive Retail From 5/05/2020 to 4/06/2020	458.34	-	-	-	-	-	-	458.34

5/06/2020	410809	Rent for 14 Brebner Drive Retail From 5/06/2020 to 4/07/2020	458.34	-	-	-	-	-	-	458.34
5/07/2020	416956	Rent for 14 Brebner Drive Retail From 5/07/2020 to 4/08/2020	458.34	-	-	-	-	-	-	458.34
5/08/2020	422628	Rent for 14 Brebner Drive Retail From 5/08/2020 to 4/09/2020	458.34	-	-	-	-	-	-	458.34
5/09/2020	431364	Rent for 14 Brebner Drive Retail From 5/09/2020 to 4/10/2020	458.34	-	-	-	-	-	-	458.34
5/10/2020	440908	Rent for 14 Brebner Drive Retail From 5/10/2020 to 4/11/2020	458.34	-	-	-	-	-	-	458.34
5/11/2020	450350	Rent for 14 Brebner Drive Retail From 5/11/2020 to 4/12/2020	458.34	-	-	-	-	-	-	458.34
5/12/2020	557942	Rent for 14 Brebner Drive Retail From 5/12/2020 to 9/12/2020	75.34	-	-	-	-	-	-	75.34
Tenancy total			191,422.11	-	-	-	-	-	-	191,422.11

GROUND FLOOR SHOP 4 - TENANCY: WAGNER JONES

Invoiced	Invoice No.	Description	Balance B/F	Invoiced Net	Invoiced GST	Invoiced Total	Received Net	Received GST	Received Total	Balance C/F
20/05/2018	194433	Test Income Invoice	545.68	-	-	-	-	-	-	545.68
15/08/2018	219373	Rent for 14 Brebner Drive Retail From 15/08/2018 to 14/09/2018	10,670.00	-	-	-	-	-	-	10,670.00
15/09/2018	228563	Rent for 14 Brebner Drive Retail From 15/09/2018 to 14/10/2018	10,670.00	-	-	-	-	-	-	10,670.00
15/10/2018	238670	Rent for 14 Brebner Drive Retail From 15/10/2018 to 14/11/2018	10,670.00	-	-	-	-	-	-	10,670.00
15/11/2018	248727	Rent for 14 Brebner Drive Retail From 15/11/2018 to 14/12/2018	10,670.00	-	-	-	-	-	-	10,670.00
15/12/2018	257860	Rent for 14 Brebner Drive Retail From 15/12/2018 to 14/01/2019	10,670.00	-	-	-	-	-	-	10,670.00
15/01/2019	264828	Rent for 14 Brebner Drive Retail From 15/01/2019 to 14/02/2019	10,670.00	-	-	-	-	-	-	10,670.00

15/02/2019	274052	Rent for 14 Brebner Drive Retail From 15/02/2019 to 14/03/2019	10,670.00	-	-	-	-	-	-	10,670.00
15/03/2019	282874	Rent for 14 Brebner Drive Retail From 15/03/2019 to 14/04/2019	10,670.00	-	-	-	-	-	-	10,670.00
15/04/2019	291454	Rent for 14 Brebner Drive Retail From 15/04/2019 to 14/05/2019	10,670.00	-	-	-	-	-	-	10,670.00
15/05/2019	299216	Rent for 14 Brebner Drive Retail From 15/05/2019 to 14/06/2019	10,670.00	-	-	-	-	-	-	10,670.00
15/06/2019	306661	Rent for 14 Brebner Drive Retail From 15/06/2019 to 14/07/2019	10,670.00	-	-	-	-	-	-	10,670.00
15/07/2019	316504	Rent for 14 Brebner Drive Retail From 15/07/2019 to 14/08/2019	10,670.00	-	-	-	-	-	-	10,670.00
15/08/2019	333741	Rent for 14 Brebner Drive Retail From 15/08/2019 to 14/09/2019	10,670.00	-	-	-	-	-	-	10,670.00
15/09/2019	343528	Rent for 14 Brebner Drive Retail From 15/09/2019 to 14/10/2019	10,670.00	-	-	-	-	-	-	10,670.00
15/10/2019	353968	Rent for 14 Brebner Drive Retail From 15/10/2019 to 14/11/2019	10,670.00	-	-	-	-	-	-	10,670.00
15/11/2019	363263	Rent for 14 Brebner Drive Retail From 15/11/2019 to 14/12/2019	10,670.00	-	-	-	-	-	-	10,670.00
15/12/2019	372022	Rent for 14 Brebner Drive Retail From 15/12/2019 to 14/01/2020	10,670.00	-	-	-	-	-	-	10,670.00
15/01/2020	378264	Rent for 14 Brebner Drive Retail From 15/01/2020 to 14/02/2020	10,670.00	-	-	-	-	-	-	10,670.00
15/02/2020	385467	Rent for 14 Brebner Drive Retail From 15/02/2020 to 14/03/2020	10,670.00	-	-	-	-	-	-	10,670.00
15/03/2020	391574	Rent for 14 Brebner Drive Retail From 15/03/2020 to 14/04/2020	10,670.00	-	-	-	-	-	-	10,670.00
15/04/2020	398590	Rent for 14 Brebner Drive Retail From 15/04/2020 to 14/05/2020	10,670.00	-	-	-	-	-	-	10,670.00
15/05/2020	406173	Rent for 14 Brebner Drive Retail From 15/05/2020 to 14/06/2020	10,670.00	-	-	-	-	-	-	10,670.00
15/06/2020	412696	Rent for 14 Brebner Drive Retail From 15/06/2020 to 14/07/2020	10,670.00	-	-	-	-	-	-	10,670.00

15/07/2020	418757	Rent for 14 Brebner Drive Retail From 15/07/2020 to 14/08/2020	10,670.00	-	-	-	-	-	-	10,670.00
15/08/2020	422627	Rent for 14 Brebner Drive Retail From 15/08/2020 to 14/09/2020	10,670.00	-	-	-	-	-	-	10,670.00
15/09/2020	434020	Rent for 14 Brebner Drive Retail From 15/09/2020 to 14/10/2020	10,670.00	-	-	-	-	-	-	10,670.00
15/10/2020	443479	Rent for 14 Brebner Drive Retail From 15/10/2020 to 14/11/2020	10,670.00	-	-	-	-	-	-	10,670.00
15/11/2020	453257	Rent for 14 Brebner Drive Retail From 15/11/2020 to 14/12/2020	10,670.00	-	-	-	-	-	-	10,670.00
15/12/2020	461970	Rent for 14 Brebner Drive Retail From 15/12/2020 to 14/01/2021	10,670.00	-	-	-	-	-	-	10,670.00
15/01/2021	471710	Rent for 14 Brebner Drive Retail From 15/01/2021 to 14/02/2021	10,670.00	-	-	-	-	-	-	10,670.00
15/02/2021	480050	Rent for 14 Brebner Drive Retail From 15/02/2021 to 14/03/2021	10,670.00	-	-	-	-	-	-	10,670.00
15/03/2021	488664	Rent for 14 Brebner Drive Retail From 15/03/2021 to 14/04/2021	10,670.00	-	-	-	-	-	-	10,670.00
15/04/2021	501573	Rent for 14 Brebner Drive Retail From 15/04/2021 to 14/05/2021	10,670.00	-	-	-	-	-	-	10,670.00
15/05/2021	533538	Rent for 14 Brebner Drive Retail From 15/05/2021 to 14/06/2021	10,670.00	-	-	-	-	-	-	10,670.00
15/06/2021	542844	Rent for 14 Brebner Drive Retail From 15/06/2021 to 14/07/2021	10,670.00	-	-	-	-	-	-	10,670.00
15/07/2021	552144	Rent for 14 Brebner Drive Retail From 15/07/2021 to 14/08/2021	10,670.00	-	-	-	-	-	-	10,670.00
15/08/2021	562272	Rent for 14 Brebner Drive Retail From 15/08/2021 to 14/09/2021	10,670.00	-	-	-	-	-	-	10,670.00
15/09/2021	568850	Rent for 14 Brebner Drive Retail From 15/09/2021 to 14/10/2021	10,670.00	-	-	-	-	-	-	10,670.00
15/10/2021	575330	Rent for 14 Brebner Drive Retail From 15/10/2021 to 14/11/2021	10,670.00	-	-	-	-	-	-	10,670.00
15/11/2021	585676	Rent for 14 Brebner Drive Retail From 15/11/2021 to 14/12/2021	10,670.00	-	-	-	-	-	-	10,670.00

15/12/2021	592766	Rent for 14 Brebner Drive Retail From 15/12/2021 to 14/01/2022	10,670.00	-	-	-	-	-	-	10,670.00
15/01/2022	599293	Rent for 14 Brebner Drive Retail From 15/01/2022 to 14/02/2022	10,670.00	-	-	-	-	-	-	10,670.00
15/02/2022	606144	Rent for 14 Brebner Drive Retail From 15/02/2022 to 14/03/2022	10,670.00	-	-	-	-	-	-	10,670.00
15/03/2022	615089	Rent for 14 Brebner Drive Retail From 15/03/2022 to 14/04/2022	10,670.00	-	-	-	-	-	-	10,670.00
15/04/2022	656503	Rent for 14 Brebner Drive Retail From 15/04/2022 to 14/05/2022	10,670.00	-	-	-	-	-	-	10,670.00
15/05/2022	665111	Rent for 14 Brebner Drive Retail From 15/05/2022 to 14/06/2022	10,670.00	-	-	-	-	-	-	10,670.00
Tenancy total			491,365.68	-	-	-	-	-	-	491,365.68
Total income			889,893.76	5,956.66	1,021.00	6,977.66	7,049.99	1,057.50	8,107.49	888,763.93

EXPENSES

003 - MAINTENANCE

Invoiced	Invoice No.	Description	Balance B/F	Invoiced Net	Invoiced GST	Invoiced Total	Paid Net	Paid GST	Paid Total	Balance C/F
2/04/2020	396096	Adam Robinson Plumbing repairs - Account \ Amount Adjustment	-	600.00	90.00	690.00	600.00	90.00	690.00	-
12/05/2018	194402	Francisco Sullivan Window replacement - Account \ Amount Adjustment	1,654.85	-1,654.85	-	-1,654.85	-	-	-	-
Total Maintenance			1,654.85	-1,054.85	90.00	-964.85	600.00	90.00	690.00	-

011 - REPAIRS

Invoiced	Invoice No.	Description	Balance B/F	Invoiced Net	Invoiced GST	Invoiced Total	Paid Net	Paid GST	Paid Total	Balance C/F
12/05/2018	194402	Francisco Sullivan Window replacement - Account \ Amount Adjustment	-	1,654.85	248.23	1,903.08	1,654.85	248.23	1,903.08	-
5/05/2018	194404	Jose Roberts Door handle replacement - Amount Adjustment	3,773.72	-3,773.72	-	-3,773.72	-	-	-	-
5/05/2018	194404	Jose Roberts Door handle replacement - Amount Adjustment	-	3,773.72	566.06	4,339.78	3,773.72	566.06	4,339.78	-
Total Repairs			3,773.72	1,654.85	814.29	2,469.14	5,428.57	814.29	6,242.86	-

002 - ACCOUNT 002

Invoiced	Invoice No.	Description	Balance B/F	Invoiced Net	Invoiced GST	Invoiced Total	Paid Net	Paid GST	Paid Total	Balance C/F
7/05/2018	194414	Lonnie Flores Water rates - Account \ Amount Adjustment	4,046.57	-3,764.25	-282.32	-4,046.57	-	-	-	-
Total Account 002			4,046.57	-3,764.25	-282.32	-4,046.57	-	-	-	-

007 - ACCOUNT 007

Invoiced	Invoice No.	Description	Balance B/F	Invoiced Net	Invoiced GST	Invoiced Total	Paid Net	Paid GST	Paid Total	Balance C/F
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2/04/2020	396096	Adam Robinson Plumbing repairs - Account \ Amount Adjustment	600.00	-600.00	-	-600.00	-	-	-	-
Total Account 007			600.00	-600.00	-	-600.00	-	-	-	-

005 - WATER RATES

Invoiced	Invoice No.	Description	Balance B/F	Invoiced Net	Invoiced GST	Invoiced Total	Paid Net	Paid GST	Paid Total	Balance C/F
7/05/2018	194414	Lonnie Flores Water rates - Account \ Amount Adjustment	-	3,764.25	-	3,764.25	380.78	-	380.78	3,383.47
Total Water Rates			-	3,764.25	-	3,764.25	380.78	-	380.78	3,383.47

Total expenses			10,075.14	-	621.97	621.97	6,409.35	904.29	7,313.64	3,383.47
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FEES

Fee type	Fees B/F	Invoiced Net	Invoiced GST	Invoiced Total	Paid Net	Paid GST	Paid Total	Fees not Invoiced
020 Management fee - Rent Receipted	-	229.13	34.38	263.51	229.13	34.38	263.51	-
020 Management fee - Owners Statement Fee	-	5.00	0.75	5.75	5.00	0.75	5.75	-
Total fees	-	234.13	35.13	269.26	234.13	35.13	269.26	-

WITHHOLDS

9/08/2022 Upcoming maintenance

100.00

Total withholds

100.00