

Ray White Kingsford

436 Anzac Parade
Kingsford NSW 2032

T 02 9662 4077

Chambers Property Nominee Pty Ltd
7 Hooper Street
Randwick NSW 2031

Agent ABN: 80-696-605-310
Primary Owner Statement for
Period Ending: 30/06/23
Reference: CHAMBERSPR
TAX INVOICE

Chambers Property Nominee Pty Ltd

Property		Tenant	Rent	Paid From	To	Periods	Paid	In Hand
26/20-22 Maroubra Road		Leith Buffett	320.00	W1 31/05/23	05/07/23	5	1600.00	0.00
Date	Disbursements & Sundry Receipts						Debit	Credit
	Total Rent & Outgoings Collected From Tenants							1600.00
14/06/23	26/20-22 Maroubra Road		Strata Plan 48740					
	Strata Levies 01/07/23 to 30/09/23							
	(Includes \$49.90 GST)							548.89
30/06/23	*Income & Expenditure							30.00
	*Management Fees							80.00
	*Monthly Admin. Fee							5.90
	Plus GST on items marked *							11.59

Transferred to your bank account \$923.62

Payment Details: Chambers Super Fund 969470822 182-512 CBA

**strata logic****Notice of Levies Due in July 2023****Tax Invoice**

Issued 31/05/2023 on behalf of:

Owners Strata Plan 48740
 ABN 82267809953
 20- 22 Maroubra Road
 MAROUBRA NSW 2036

C P N P/L
 PO Box 855
 KINGSFORD NSW 2032

for Lot 26 Unit 26
 Chambers Property Nominee P/L

Due date	Details	Amounts due (including GST) (\$)		Total
		Admin Fund	Cap Wrks Fnd	
01/07/2023	July - September 2023 Admin/Capital Works Levy	395.20	153.69	548.89
	Total levies due in month	395.20	153.69	548.89

Total of this levy notice	548.89	(including \$49.90 GST)
Levies in arrears	0.00	
Interest on levies in arrears	0.00	
Outstanding owner invoices	0.00	
Subtotal of amount due	548.89	
Prepaid	0.00	
Total amount due	\$548.89	

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 10%.
 Cheques should be made payable to 'Owners Strata Plan 48740'

Levy Payment due 01/07/2023

In accordance with Section 85 of the Strata Schemes Management Act a contribution, if not paid by the due date bears interest until paid (10% PA simple interest).

Interest is not payable if the contribution is paid not later than one month after it becomes due and payable.

Liability limited by a scheme approved under Professional Standards Legislation.

**DEFT**
PAYMENT SYSTEMS

*Registration is required for payments from cheque or savings accounts. Please complete registration at www.deft.com.au. You do not need to re-register for the internet service if already registered.



Biller code 96503



Pay over the Internet from your Bank account. Register at www.deft.com.au



Pay over the phone from your Bank account. Register at www.deft.com.au



Credit card payments can be made over the Internet. Log onto www.deft.com.au or call 1300 301 090 and follow the instructions. A surcharge will be applicable if you use this option.



Pay by mailing this payment slip with your cheque to:

DEFT Payment Systems
 GPO Box 4690, Sydney NSW 2001



Pay in-store at Australia Post by cheque or EFTPOS.

Contact your participating financial institution to make a BPAY payment from your cheque or savings account. Enter the biller code and your DEFT reference number. To use the QR code, use the reader within your mobile banking app. More info: www.bpay.com.au

Strata Logic**DEFT Reference Number****25980046437348****Amount Due****\$548.89****Due Date****01/07/2023****Amount Paid****\$**

C P N P/L

Strata Plan 48740

Lot 26

Unit 26



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Chambers Property Nominee Pty Ltd
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Chambers Property Nominee Pty Ltd Owner Income & Expenditure for July 2022 to June 2023

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Tot
Property: 26/20-22 Maroubra Road Maroubra NSW 2035													
Balance Brought Forward	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Income													
100 INCOME	545.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	545.00
101 Rent	1200.00	1200.00	1500.00	1200.00	1540.00	1280.00	1280.00	1280.00	1600.00	1280.00	1280.00	1600.00	16240.00
	1745.00	1200.00	1500.00	1200.00	1540.00	1280.00	1280.00	1280.00	1600.00	1280.00	1280.00	1600.00	16785.00
Expenditure													
205 Year to Date Statement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	30.00
275 Municipal Rates (Council)	0.00	399.79	0.00	0.00	399.70	0.00	0.00	399.70	0.00	0.00	399.70	0.00	1598.89
285 Pest Control	165.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	165.00
300 Strata Levies	0.00	0.00	0.00	0.00	541.60	543.24	0.00	0.00	543.24	0.00	0.00	548.89	2176.97
310 Water Rates	166.82	0.00	0.00	166.82	0.00	0.00	163.20	0.00	0.00	165.02	0.00	0.00	661.86
414 Lease Preparation Fee	0.00	0.00	33.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33.00
419 GST on Fees (Agent)	8.58	6.59	8.00	6.59	8.38	6.99	6.99	6.99	8.59	6.99	6.99	11.59	93.27
462 Inspection Fees													

For details refer to monthly statements and invoices supplied. Seek advice from your accountant and or tax advisor for taxation purposes.

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Chambers Property Nominee Pty Ltd Owner Income & Expenditure for July 2022 to June 2023

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Tot
481 Management Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55.00	0.00	0.00	0.00	55.00
483 Monthly Administration Fee	79.00	60.00	75.00	60.00	77.00	64.00	64.00	64.00	80.00	64.00	64.00	80.00	831.00
	6.80	5.90	5.00	5.90	6.80	5.90	5.90	5.90	5.90	5.90	5.90	5.90	71.70
	426.20	472.28	121.00	239.31	1033.48	620.13	240.09	476.59	692.73	241.91	476.59	676.38	5716.69
Carried Forward	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	1318.80	727.72	1379.00	960.69	506.52	659.87	1039.91	803.41	907.27	1038.09	803.41	923.62	11068.31

For details refer to monthly statements and invoices supplied. Seek advice from your accountant and or tax advisor for taxation purposes.