

Financial Year Statement

Michael D'CUNHA
5 Cooper Court WELLARD, WA 6170

Twig Real Estate

Suite 801, St Kilda Road Towers, 1
Queens Road, Melbourne Vic 3004
T: 0398638260 F: 0398204822
ABN: 30825969380
www.twigrealestate.com.au

Statement From 01/07/2019
Statement To 30/06/2020



Details	Expenses (\$)	Income (\$)	Balance (\$)
1007/50 Claremont Street, South Yarra, VIC 3141			
Rent		21,484.00	21,484.00
Council Rates	702.37		20,781.63
Management Fee	2,126.95		18,654.68
Smoke Alarms - Repairs	99.00		18,555.68
Sundry Fee	28.60		18,527.08
Water Rates	664.40	146.35	17,862.68
Total for property	3,621.32	21,630.35	17,862.68

Disclaimer:

This Financial Year Statement is for the purpose of assisting you with your financial reporting. These reports must be read and used in conjunction with Property Management Statements/Tax Invoices which are supplied from our office each month. We suggest you verify and reconcile the final income amount shown on this report with the monthly payments that you have received from our office. The information shown on this report should not be used for your annual Business Activity Statement (BAS) reporting. All GST entries and expense items need to be verified with the tax invoices which have been attached to and summarised on your monthly Property Management Statements /Tax Invoices. We advise that it is our understanding the GST cannot be claimed for residential properties. We also suggest you review all expense items to ensure they are eligible as an expense for Income Tax purposes and not as a depreciating Capital Purchase.

ACCOUNT STATEMENT

Customer Enquiries 13 11 33



Michael D'Cunha
5 Cooper Court
WELLARD WA 6170

Borrowers/Guarantors **Loan Account Number:** 2019151
D'Cunha SMSF Co Pty Ltd
D'Cunha Superannuation Fund
Michael Cleveland John D'Cunha

Start Date: 1 July 2019 **End Date:** 31 December 2019
Opening Rate: 7.08% **Closing Rate:** 6.88%
Monthly Repayment: \$1,654.56 **Account Status:** Current
Default Rate (if applicable): 8.88% **Payment Frequency:** Monthly

Account Summary as at 31 December 2019

Opening Balance	+	Interest Charged	+	Other Debits	-	Total Credits	=	Closing Balance
\$228,464.98		\$7,968.28		\$60.00		\$10,094.52		\$226,398.74

Building Insurance for your Property

Insurance helps you mitigate the risk of financial loss in events such as fire or storm. It is also a requirement of your loan contract that you have building insurance for your property. Please ensure a copy of your current certificate has been provided, noting Secure Funding Pty Ltd. Fees may apply if a current certificate is not on file. To update your account, send your certificate to service@liberty.com.au.

ACCOUNT STATEMENT

Customer Enquiries 13 11 33



Michael D'Cunha
5 Cooper Court
WELLARD WA 6170

Borrowers/Guarantors **Loan Account Number:** 2019151
D'Cunha SMSF Co Pty Ltd
D'Cunha Superannuation Fund
Michael Cleveland John D'Cunha

Start Date: 1 January 2020 **End Date:** 30 June 2020
Opening Rate: 6.88% **Closing Rate:** 6.63%
Monthly Repayment: \$1,620.06 **Account Status:** Current
Default Rate (if applicable): 8.63% **Payment Frequency:** Monthly
BPAY Biller Code: 64956 **BPAY CRN:** 20191516

Account Summary as at 30 June 2020

Opening Balance	+	Interest Charged	+	Other Debits	-	Total Credits	=	Closing Balance
\$226,398.74		\$7,657.66		\$60.00		\$10,094.52		\$224,021.88

Get online today!

Access your statements online. Simply log on to Liberty Customer Online to view. You can also:

- Withdraw funds
- Pay bills
- Make BPAY payments

To setup an online account in minutes, please visit activate.liberty.com.au.

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Owner Statement / Tax Invoice

ABN: 30 825 969 380

Suite 801, St Kilda Road Towers
 1 Queens Road, Melbourne Vic 3004
 T: 03 9863 8260 F: 03 9820 4822
 Philip Middlemiss
 Licenced Estate Agents

Account name(s)

Michael D'CUNHA
 5 Cooper Court
 WELLARD WA 6170

Account	DCUNHA
Statement from	16 Jul 2019
Statement to	16 Aug 2019
Statement number	42

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>1007/50 Claremont Street, South Yarra</u>			
	Mr Peter Tsiaros; \$1,803.00 per month; Paid to: 16 Sep 2019			
16 Aug	140293 Rent 17 Aug 2019 to 16 Sep 2019 1007_50 Claremont St South East Water 1.07.19 - 30.09.19 (South East Water)	\$225.35	\$1,803.00	\$1,803.00 \$1,577.65
	140428 Management fee (1007/50 Claremont Street, South Yarra, VIC	\$178.50		\$1,399.15
	140429 Sundry fee	\$2.20		\$1,396.95
	140430 Payment to Owner (Michael D'CUNHA) (D'Chuna Superannuation Fund, Commonwealth Bank Australia, 066-135 10284658)	\$1,396.95		\$0.00
	Totals at end of period	\$1,803.00	\$1,803.00	\$0.00



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Account name(s)

Michael D'CUNHA 5 Cooper Court WELLARD WA 6170
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Account	DCUNHA
Statement from	16 Sep 2019
Statement to	18 Oct 2019
Statement number	44

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>1007/50 Claremont Street, South Yarra</u>			
	Mr Peter Tsiaros; \$1,803.00 per month; Paid to: 16 Nov 2019			
	Rent 17 Oct 2019 to 16 Nov 2019		\$1,803.00	\$1,803.00
18 Oct	145252 Management fee (1007/50 Claremont Street, South Yarra, VIC	\$178.50		\$1,624.50
	145253 Sundry fee	\$2.20		\$1,622.30
	145254 Payment to Owner (Michael D'CUNHA)	\$1,622.30		\$0.00
	(D'Chuna Superannuation Fund, Commonwealth Bank Australia, 066-135 10284658)			



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Michael D'CUNHA 5 Cooper Court WELLARD WA 6170
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Account

DCUNHA

Statement from

19 Nov 2019

Statement to

17 Dec 2019

Statement number

46

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>1007/50 Claremont Street, South Yarra</u>			
	Mr Peter Tsiaros; \$1,803.00 per month; Paid to: 16 Jan 2020			
	Rent 17 Dec 2019 to 16 Jan 2020		\$1,803.00	\$1,803.00
17 Dec	149733 Management fee (1007/50 Claremont Street, South Yarra, VIC	\$178.50		\$1,624.50
	149734 Sundry fee	\$2.20		\$1,622.30
	149735 Payment to Owner (Michael D'CUNHA)	\$1,622.30		\$0.00
	(D'Chuna Superannuation Fund, Commonwealth Bank Australia, 066-135 10284658)			



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Michael D'CUNHA
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Account: DCUNHA
 Statement from: 17 Dec 2019
 Statement to: 17 Jan 2020
 Statement number: 47

2020	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	1007/50 Claremont Street, South Yarra			
	Mr Peter Tsiaros; \$1,803.00 per month; Paid to: 16 Feb 2020			
	Rent 17 Jan 2020 to 16 Feb 2020		\$1,803.00	\$1,803.00
17 Jan	151629 OC Fees - 3rd Rates Instalment (City of Stonnington)	\$176.00		\$1,627.00
	151759 Management fee (1007/50 Claremont Street, South Yarra, VIC)	\$178.50		\$1,448.50
	151760 Sundry fee	\$2.20		\$1,446.30
	151761 Payment to Owner (Michael D'CUNHA) (D'Chuna Superannuation Fund, Commonwealth Bank Australia, 066-135 10284658)	\$1,446.30		\$0.00
	Totals at end of period	\$1,803.00	\$1,803.00	\$0.00



Owner Statement / Tax Invoice

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Michael D'CUNHA
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Account

DCUNHA

Statement from

17 Jan 2020

Statement to

18 Feb 2020

Statement number

48

2020	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>1007/50 Claremont Street, South Yarra</u>			
	Mr Peter Tsiaros; \$1,803.00 per month; Paid to: 16 Mar 2020			
	Rent 17 Feb 2020 to 16 Mar 2020		\$1,803.00	\$1,803.00
18 Feb	153830 1007_50 Claremont St South East Water 1.01.20 - 31.03.20 (South East Water)	\$146.35		\$1,656.65
	153934 Management fee (1007/50 Claremont Street, South Yarra, VIC	\$178.50		\$1,478.15
	153935 Sundry fee	\$2.20		\$1,475.95
	153936 Payment to Owner (Michael D'CUNHA) (D'Chuna Superannuation Fund, Commonwealth Bank Australia, 066-135 10284658)	\$1,475.95		\$0.00
	Totals at end of period	\$1,803.00	\$1,803.00	\$0.00



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Michael D'CUNHA 5 Cooper Court WELLARD WA 6170
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Account	DCUNHA
Statement from	17 Mar 2020
Statement to	17 Apr 2020
Statement number	50

2020	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>1007/50 Claremont Street, South Yarra</u>			
	Mr Peter Tsiaros; \$1,803.00 per month; Paid to: 16 May 2020			
17 Apr	157614 Rent 17 Apr 2020 to 16 May 2020 1007_50 Claremont St City of Stonnington 4th Installment (City of Stonnington)	\$176.00	\$1,803.00	\$1,803.00 \$1,627.00
	157757 Management fee (1007/50 Claremont Street, South Yarra, VIC	\$178.50		\$1,448.50
	157758 Sundry fee	\$2.20		\$1,446.30
	157759 Payment to Owner (Michael D'CUNHA) (D'Chuna Superannuation Fund, Commonwealth Bank Australia, 066-135 10284658)	\$1,446.30		\$0.00
	Totals at end of period	\$1,803.00	\$1,803.00	\$0.00



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Account

DCUNHA

Statement from

17 Apr 2020

Statement to

19 May 2020

Statement number

51

2020	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>1007/50 Claremont Street, South Yarra</u>			
	Mr Peter Tsiaros; \$1,803.00 per month; Paid to: 16 Jun 2020			
	Rent 17 May 2020 to 16 Jun 2020		\$1,803.00	\$1,803.00
19 May	159661 1007_50 Claremont St South East Water Arrear (South East Water)	\$146.35		\$1,656.65
	159789 Management fee (1007/50 Claremont Street, South Yarra, VIC	\$178.50		\$1,478.15
	159790 Sundry fee	\$2.20		\$1,475.95
	159791 Payment to Owner (Michael D'CUNHA)	\$1,475.95		\$0.00
	(D'Chuna Superannuation Fund, Commonwealth Bank Australia, 066-135 10284658)			
	Totals at end of period	\$1,803.00	\$1,803.00	\$0.00



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Account	DCUNHA
Statement from	19 May 2020
Statement to	22 May 2020
Statement number	52

2020	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>1007/50 Claremont Street, South Yarra</u>			
	Mr Peter Tsiaros; \$1,803.00 per month; Paid to: 16 Jun 2020			
20 May	159661 Reversal Entry - BPAY Invoice		\$146.35	\$146.35
22 May	159999 Sundry fee	\$2.20		\$144.15
	Totals at end of period (\$144.15 withheld)	\$2.20	\$146.35	\$144.15