

Adana St Rental

Ledger



Real Estate

Account name(s) Adriaan & Delys Van Der Giezen SMSF
 4 Serena Street
 FALCON WA 6210

Account A&DVANGI
 Statement from 30 Jun 18
 Statement to 28 Jun 19
 Page number 1 of 1

Details	GST	Expenses	Income	Balance
<u>14 Adana Street MANDURAH</u>			\$9,360.00	\$9,360.00
Rent	*	\$33.00		\$9,327.00
End of Financial Statement Fee	*	\$908.16		\$8,418.84
Management Fees	*	\$120.00		\$8,298.84
Sundries		\$916.64		\$7,382.20
Water Rates (Expense)		-\$7.19		\$7,389.39
Water Usage				
Total for property		<u>\$1,970.61</u>	<u>\$9,360.00</u>	<u>\$7,389.39</u>

Total expenses includes GST of \$96.47

Disclaimer Message
 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 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.

Please Note
 All files relating to your Property are destroyed after 7 years unless you instruct us in writing to the contrary.

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* indicates taxable supply



Real Estate

Tax Invoice

ABN: 39 098 714 295

Suite 3, 4 Sutton Street, Mandurah WA 6210

PO Box 368, Mandurah WA 6210

Telephone: (08) 9535 1388

Email: mandurah@eldersre.com.au

www.eldersmandurah.com.au

Licensee: Independent Realtors Pty Ltd

Account name(s)

Adriaan & Delys Van Der Giezen SMSF
4 Serena Street
FALCON WA 6210

Account

A&DVANGI

Statement from

31 May 2019

Statement to

28 Jun 2019

Statement number

25

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	14 Adana Street, MANDURAH			
	John Douglas Mcleod Miller; \$180.00 per week; Paid to: 11 Jul 2019		\$720.00	\$720.00
	Rent 14 Jun 2019 to 11 Jul 2019		\$20.00	\$740.00
6 Jun	126187 Invoice #33268, 14 Adana Street Water Use 18.03.19 to 15.05.19			
28 Jun	110009 * End of Year Financial Statement (Elders Real Estate Mandurah Rental Sundries) (includes \$3.00 GST)	\$33.00		\$707.00
	* Management fee (includes \$6.12 GST)	\$67.32		\$639.68
110114	* Sundry fee (includes \$0.91 GST)	\$10.00		\$629.68
110115	Payment to owner (Adriaan & Delys Van Der Giezen SMSF) (Adrian and Delys Van Der Giezen SMSF, CitiBank, 242-200 474442282)	\$629.68		\$0.00
	Totals at end of period	\$740.00	\$740.00	\$0.00
	Total expenses on this tax invoice includes GST of \$10.03			

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Account

A&DVANGI

Statement from

30 Apr 2019

Statement to

31 May 2019

Statement number

24

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	14 Adana Street, MANDURAH			
	John Douglas Mcleod Miller; \$180.00 per week; Paid to: 13 Jun 2019			
	Rent 3 May 2019 to 13 Jun 2019		\$1,080.00	\$1,080.00
28 May	109148 Invoice #9007972372, Water Use with CON 18.03.19 - 15.05.19 (Water Corporation)	\$6.24		\$1,073.76
	109148 Invoice #9007972372, Service Charge 1.05.19 - 30.06.19 (Water Corporation)	\$153.19		\$920.57
31 May	* Management fee (includes \$9.18 GST)	\$100.98		\$819.59
	109248 * Sundry fee (includes \$0.91 GST)	\$10.00		\$809.59
	109249 Payment to owner (Adriaan & Delys Van Der Giezen SMSF) (Adrian and Delys Van Der Giezen SMSF, CitiBank, 242-200 474442282)	\$809.59		\$0.00
	Totals at end of period	\$1,080.00	\$1,080.00	\$0.00

Total expenses on this tax invoice includes GST of \$10.09

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Account

A&DVANGI

Statement from

29 Mar 2019

Statement to

30 Apr 2019

Statement number

23

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	14 Adana Street, MANDURAH			
	John Douglas Mcleod Miller; \$180.00 per week; Paid to: 2 May 2019			
	Rent 5 Apr 2019 to 2 May 2019		\$720.00	\$720.00
30 Apr	* Management fee (includes \$6.12 GST)	\$67.32		\$652.68
	* Sundry fee (includes \$0.91 GST)	\$10.00		\$642.68
	108506 Payment to owner (Adriaan & Delys Van Der Giezen SMSF)	\$642.68		\$0.00
	108507 (Adrian and Delys Van Der Giezen SMSF, CitiBank, 242-200 474442282)			
	Totals at end of period	\$720.00	\$720.00	\$0.00
	Total expenses on this tax invoice includes GST of \$7.03			

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Account name

Adriaan & Delys Van Der Giezen SMSF
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Account

A&DVANGE

Statement from

28 Feb 2019

Statement to

29 Mar 2019

Statement number

22

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>14 A Jana Street, MANDURAH</u>			
	John Douglas Mcleod Miller; \$180.00 per week; Paid to: 4 Apr 2019			
	Rent 8 Mar 2019 to 4 Apr 2019		\$720.00	\$720.00
28 Mar	107638 Invoice #9007972372, Water Usage 16.01.19 - 18.03.19 (Water Corporation)	\$8.02		\$711.98
	107638 Invoice #9007972372, Service Charge 1.03.19 to 30.4.19 (Water Corporation)	\$153.19		\$558.79
29 Mar	* Management fee (includes \$6.12 GST)	\$67.32		\$491.47
	* Sundry fee (includes \$0.91 GST)	\$10.00		\$481.47
	107727 Payment to owner (Adriaan & Delys Van Der Giezen SMSF) (Adrian and Delys Van Der Giezen SMSF, CitiBank, 242-200 474442282)	\$481.47		\$0.00
	Totals at end of period	\$720.00	\$720.00	\$0.00
	Total expenses on this tax invoice includes GST of \$7.03			

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* Indicates taxable supply



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Account

A&DVANGI

Statement from

31 Jan 2019

Statement to

28 Feb 2019

Statement number

21

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	14 Adana Street, MANDURAH			
	John Douglas Mcleod Miller; \$180.00 per week; Paid to: 7 Mar 2019			
1 Feb	107024 Rent 8 Feb 2019 to 7 Mar 2019 Invoice #32933, water usage 15.11.18 - 16.01.19 with conc		\$720.00 \$10.00	\$720.00 \$730.00
28 Feb	* Management fee (includes \$6.12 GST)	\$67.32		\$662.68
	* Sundry fee (includes \$0.91 GST)	\$10.00		\$652.68
	107015 Payment to owner (Adriaan & Delys Van Der Giezen SMSF) (Adrian and Delys Van Der Giezen SMSF, CitiBank, 242-200 474442282)	\$652.68		\$0.00
	Totals at end of period	\$730.00	\$730.00	\$0.00
	Total expenses on this tax invoice includes GST of \$7.03			

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Account	A&DVANGI
Statement from	31 Dec 2018
Statement to	31 Jan 2019
Statement number	20

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	14 Adana Street, MANDURAH			
	John Douglas Mcieod Miller; \$180.00 per week; Paid to: 7 Feb 2019			
	Rent 11 Jan 2019 to 7 Feb 2019		\$720.00	\$720.00
23 Jan	100104 Invoice #9007972372, water usage 15.11.18 - 16.01.19 (Water Corporation)	\$8.02		\$711.98
	100104 Invoice #9007972372, service charges 1.01.19 - 28.02.19 (Water Corporation)	\$148.17		\$563.81
31 Jan	* Management fee (includes \$6.12 GST)	\$67.32		\$496.49
	106248 * Sundry fee (includes \$0.91 GST)	\$10.00		\$486.49
	106249 Payment to owner (Adriaan & Delys Van Der Giezen SMSF) (Adrian and Delys Van Der Giezen SMSF, CitiBank, 242-200 474442282)	\$486.49		\$0.00
	Totals at end of period	\$720.00	\$720.00	\$0.00

Total expenses on this tax invoice includes GST of \$7.03

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Account

A&DVANGI

Statement from

30 Nov 2018

Statement to

31 Dec 2018

Statement number

19

2018	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	14 Adana Street, MANDURAH			
	John Douglas Mcleod Miller; \$180.00 per week; Paid to: 10 Jan 2019			
	Rent 14 Dec 2018 to 10 Jan 2019		\$720.00	\$720.00
5 Dec	122929 Invoice #32760, water usage 17.09.18 - 15.11.18 with conc		\$10.00	\$730.00
31 Dec	* Management fee (includes \$6.12 GST)		\$67.32	\$662.68
	105604 * Sundry fee (includes \$0.91 GST)		\$10.00	\$652.68
	105605 Payment to owner (Adriaan & Delys Van Der Giezen SMSF) (Adrian and Delys Van Der Giezen SMSF, CitiBank, 242-200 474442282)		\$652.68	\$0.00
	Totals at end of period	\$730.00	\$730.00	\$0.00
	Total expenses on this tax invoice includes GST of \$7.03			

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Statement from

31 Oct 2018

Statement to

30 Nov 2018

Statement number

18

2018	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	14 Adana Street, MANDURAH			
	John Douglas Mcleod Miller; \$180.00 per week; Paid to: 13 Dec 2018			
	Rent 2 Nov 2018 to 13 Dec 2018		\$1,080.00	\$1,080.00
22 Nov	104664 Invoice #9007972372, water usage 17.09.18 - 15.11.18 (Water Corporation)	\$7.13		\$1,072.87
	104664 Invoice #9007972372, service charges 1.11.18 - 31.12.18 (Water Corporation)	\$153.19		\$919.68
30 Nov	* Management fee (includes \$9.18 GST)	\$100.98		\$818.70
	104885 * Sundry fee (includes \$0.91 GST)	\$10.00		\$808.70
	104886 Payment to owner (Adriaan & Delys Van Der Giezen SMSF) (Adrian and Delys Van Der Giezen SMSF, CitiBank, 242-200 474442282)	\$808.70		\$0.00
	Totals at end of period	\$1,080.00	\$1,080.00	\$0.00

Total expenses on this tax invoice includes GST of \$10.09

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Account

A&DVANGI

Statement from

28 Sep 2018

Statement to

31 Oct 2018

Statement number

17

2018	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	14 Adana Street, MANDURAH			
	John Douglas Mcleod Miller; \$180.00 per week; Paid to: 1 Nov 2018			
	Rent 5 Oct 2018 to 1 Nov 2018		\$720.00	\$720.00
9 Oct	121919 Invoice #32598, water usage 17.07.18 - 17.09.18 with conc		\$10.40	\$730.40
31 Oct	* Management fee (includes \$6.12 GST)		\$67.32	\$663.08
	104177 * Sundry fee (includes \$0.91 GST)		\$10.00	\$653.08
	104178 Payment to owner (Adriaan & Delys Van Der Giezen SMSF) (Adrian and Delys Van Der Giezen SMSF, CitiBank, 242-200 474442282)		\$653.08	\$0.00
	Totals at end of period	\$730.40	\$730.40	\$0.00
	Total expenses on this tax invoice includes GST of \$7.03			





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4 Serena Street
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Account

A&DVANGI

Statement from

31 Aug 2018

Statement to

28 Sep 2018

Statement number

16

2018	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	14 Adana Street, MANDURAH			
	John Douglas Mcleod Miller; \$180.00 per week; Paid to: 4 Oct 2018			
28 Sep	103345 Rent 7 Sep 2018 to 4 Oct 2018		\$720.00 ✓	\$720.00
	103345 Invoice #9007972372, water usage 17.07.18 - 17.09.18 (Water Corporation)	\$6.23 ✓		\$713.77
	103345 Invoice #9007972372, service charges 1.09.18 - 31.10.18 (Water Corporation)	\$153.19 ✓		\$560.58
	* Management fee (includes \$6.12 GST)	\$67.32 ✓		\$493.26
	103438 * Sundry fee (includes \$0.91 GST)	\$10.00 ✓		\$483.26
	103439 Payment to owner (Adriaan & Delys Van Der Giezen SMSF) (Adrian and Delys Van Der Giezen SMSF, CitiBank, 242-200 474442282)	\$483.26 ✓		\$0.00
	Totals at end of period	\$720.00	\$720.00	\$0.00

Total expenses on this tax invoice includes GST of \$7.03

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Account

A&DVANGI

Statement from

31 Jul 2018

Statement to

31 Aug 2018

Statement number

15

2018	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	14 Adana Street, MANDURAH			
	John Douglas Mcleod Miller; \$180.00 per week; Paid to: 6 Sep 2018			
	Rent 10 Aug 2018 to 6 Sep 2018		\$720.00 ✓	\$720.00
31 Aug	* Management fee (includes \$6.12 GST)	\$67.32 ✓		\$652.68
102816	* Sundry fee (includes \$0.91 GST)	\$10.00 ✓		\$642.68
102817	Payment to owner (Adriaan & Delys Van Der Giezen SMSF) (Adrian and Delys Van Der Giezen SMSF, CitiBank, 242-200 474442282)	\$642.68 ✓		\$0.00
	Totals at end of period	\$720.00	\$720.00	\$0.00
	Total expenses on this tax invoice includes GST of \$7.03			

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Account

A&DVANGI

Statement from

29 Jun 2018

Statement to

31 Jul 2018

Statement number

14

2018	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	14 Adana Street, MANDURAH			
	John Douglas Mcleod Miller; \$180.00 per week; Paid to: 9 Aug 2018			
	Rent 13 Jul 2018 to 9 Aug 2018		\$720.00 ✓	\$720.00
16 Jul	101935 * End of Year Financial Statement (Elders Real Estate Mandurah Management Fees) (includes \$3.00 GST)	\$33.00 ✓		\$687.00
24 Jul	101977 Invoice #9007972372, water usage 16.05.18 - 17.07.18 (Water Corporation)	\$7.57 ✓		\$679.43
	101977 Invoice #9007972372, service charges 1.07.18 - 31.08.18 (Water Corporation)	\$155.71 ✓		\$523.72
31 Jul	* Management fee (includes \$6.12 GST)	\$67.32 ✓		\$456.40
	102122 * Sundry fee (includes \$0.91 GST)	\$10.00 ✓		\$446.40
	102123 Payment to owner (Adriaan & Delys Van Der Giezen SMSF) (Adrian and Delys Van Der Giezen SMSF, CitiBank, 242-200 474442282)	\$446.40 ✓		\$0.00
	Totals at end of period	\$720.00	\$720.00	\$0.00

Total expenses on this tax invoice includes GST of \$10.03

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