



Tax Invoice

Invoice No.: 10002876

Date: 6/07/2020

A.B.N. 66 077 659 708

Builders Licence BLD231550
Supervisor Licence BLD172241

Bill To:

Renting Adelaide
132 Goodwood Road
Goodwood SA 5034
Australia

Job To:

Renting Adelaide
1/27 Hillier Road
Morphett Vale SA 5161
Australia

DESCRIPTION	AMOUNT	CODE
Work request Tapi-06397-1 Replace broken cornice, apply Solver Maxi PSU Undercoat; Order 1 Lt Solver paint colour match and repaint repaired area. Bedroom 2 re wire fly screen; Bathroom fly screen damaged, supply & install a new aluminium fly screen. Repair damage to rear laundry door; Supply & install a new door closer; Clean up work areas Labour & materials	\$633.00	GST
Rubbish removal, left by tenant around the property including Red and Yellow bins Service including dump fee at Solo Waste North Plympton	\$135.00	GST

Your Order No: JB01239

Customer ABN:

GST: \$76.80

Comment: Thank You for your work.

Total Inc GST: \$844.80

Terms: Net 14

TOTAL DUE: \$844.80

MONIZ CONSTRUCTIONS PTY LTD
Somerton Park, 5044
Office & Depot: 101 Morphett Road, Morphettville, 5043
Phone: 8295 7900 Mobile: 0421 896 727
Email: services@moniz.com.au
Website: www.moniz.com.au

PAYMENT OPTIONS
Bank Transfer to: **MONIZ CONSTRUCTIONS PTY LTD**
NAB BSB: 085 221 Account N: 153023510
Please Note:
MASTER or VISA Payments are Very Welcome
No Card Fee, for payments please call 0421 896 727



Moniz Constructions Pty Ltd

Office & Depot: 101 Morphett Road
Morphettville, SA 5043
Phone: 8295 7900
Mobile: 0421 896 727
Email: services@moniz.com.au
Web: www.moniz.com.au

Tax Invoice

Invoice No.: 10002888

Date: 14/07/2020

A.B.N. 66 077 659 708

Builders Licence BLD231550

Supervisor Licence BLD172241

Client:

Renting Adelaide
132 Goodwood Road
Goodwood SA 5034
Australia

Job Address:

Renting Adelaide
1/27 Hillier Road
Morphett Vale SA 5161

DESCRIPTION	AMOUNT	CODE
Work request TAPI-06437-1 Request by email of 10 July of 2020 @ 10:35 AM Laundry fly screen bent - No repair possible Supply & install a new aluminium fly screen with new mesh. Bedroom window fly screen take down to rewire and re install; Front screen door take down to rewire and re install; Rear screen door take down to rewire and re install; Labour and materials	\$374.00	GST

Your Order No: JB01258	Customer ABN:	GST: \$37.40
Comment: Thank You for your work.		Total Inc GST: \$411.40
Terms: Net 14		TOTAL DUE: \$411.40

PAYMENT OPTIONS

Bank Transfer to: Moniz Constructions
BSB: 085 221 Account No: 153023510

Please Note:

MASTER or VISA Card are Very Welcome
No Card Fee, Please call 0421 896 727



Date	Ref	Type	Details	Amount	Arrears \$ (days)
4/09/2020	39474	Invoice	Cost of cleaning after vacate	\$750.00	
		Invoice	Cost of removal of weeds after vacate	\$80.00	
		Invoice	Cost of carpet cleaning after vacate	\$104.50	
		Invoice	Repairs to damage at property after vacate	\$65.50	

* The Arrears column shows the arrears status prior to processing a particular receipt. **\$90.00 (2)** means \$90.00 arrears equivalent to 2 days.

Date	Ref	Type	Details	Amount	Arrears \$ (days)
25/03/2020	33747	Rent	Rent from 15/03/2020 with part payment of \$230.00 to 22/03/2020 with part payment of \$230.00	\$250.00	\$162.86 (4)
2/04/2020		Invoice	Transfer deposit to invoice #4037	(\$20.66)	
		Invoice	Invoice: Water supply - 1.1.20 - 31.3.20, paid from deposit	\$20.66	
3/04/2020	34108	Rent	Rent from 22/03/2020 with part payment of \$230.00 to 29/03/2020 with part payment of \$230.00	\$250.00	\$234.29 (6)
		Deposit	Deposit for Hillier Road, 1/27	\$5.00	
8/04/2020	34214	Deposit	Deposit for Hillier Road, 1/27	\$15.00	
8/04/2020	34225	Rent	Rent from 29/03/2020 with part payment of \$230.00 to 5/04/2020 with part payment of \$230.00	\$250.00	\$162.86 (4)
		Deposit	Deposit for Hillier Road, 1/27	\$5.00	
9/04/2020		Rent	Transfer deposit to rent	(\$20.00)	
		Rent	Rent from 5/04/2020 with part payment of \$230.00 to 11/04/2020 , paid from deposit	\$20.00	\$142.86 (4)
9/04/2020		Invoice	Transfer deposit to invoice #4037	(\$5.00)	
		Invoice	Invoice: Water supply - 1.1.20 - 31.3.20, paid from deposit	\$5.00	
15/04/2020	34404	Rent	Rent from 12/04/2020 to 18/04/2020	\$250.00	\$142.86 (4)
23/04/2020	34746	Rent	Rent from 19/04/2020 to 19/04/2020 with part payment of \$130.00	\$130.00	\$178.57 (5)
29/04/2020	34915	Rent	Rent from 19/04/2020 with part payment of \$130.00 to 26/04/2020 with part payment of \$80.00	\$200.00	\$262.86 (7)
6/05/2020	35158	Rent	Rent from 26/04/2020 with part payment of \$80.00 to 26/04/2020 with part payment of \$230.00	\$150.00	\$312.86 (8)
13/05/2020	35400	Rent	Rent from 26/04/2020 with part payment of \$230.00 to 3/05/2020 with part payment of \$230.00	\$250.00	\$412.86 (11)
21/05/2020	35756	Rent	Rent from 3/05/2020 with part payment of \$230.00 to 10/05/2020 with part payment of \$230.00	\$250.00	\$448.57 (12)
21/05/2020	35757	Rent	Rent from 10/05/2020 with part payment of \$230.00 to 17/05/2020 with part payment of \$230.00	\$250.00	\$198.57 (5)
22/05/2020	35795	Rent	Rent from 17/05/2020 with part payment of \$230.00 to 23/05/2020	\$20.00	
		Deposit	Deposit for Hillier Road, 1/27	\$80.00	
27/05/2020	35932	Rent	Rent from 24/05/2020 to 30/05/2020	\$250.00	\$142.86 (4)
3/06/2020	36207	Rent	Rent from 31/05/2020 to 31/05/2020 with part payment of \$150.00	\$150.00	\$142.86 (4)
5/06/2020	36304	Rent	Rent from 31/05/2020 with part payment of \$150.00 to 6/06/2020	\$100.00	\$64.29 (1)
10/06/2020	36399	Rent	Rent from 7/06/2020 to 13/06/2020	\$250.00	\$142.86 (4)
11/06/2020	36491	Rent	Rent from 14/06/2020 to 20/06/2020	\$250.00	
12/06/2020	36512	Rent	Rent from 21/06/2020 to 21/06/2020 with part payment of \$75.00	\$75.00	
17/06/2020	36637	Rent	Rent from 21/06/2020 with part payment of \$75.00 to 21/06/2020 with part payment of \$195.00	\$120.00	
24/06/2020	36892	Rent	Rent from 21/06/2020 with part payment of \$195.00 to 1/07/2020	\$197.86	
		Invoice	Water supply - 1.1.20 - 31.3.20	\$49.74	
		Invoice	Water Supply Charge 1/4/20 - 30/6/20	\$2.40	
25/06/2020		Invoice	Transfer deposit to invoice #4369	(\$73.00)	
		Invoice	Invoice: Water Supply Charge 1/4/20 - 30/6/20, paid from deposit	\$73.00	
7/09/2020		Invoice	Transfer deposit to invoice #4468	(\$7.00)	
		Invoice	Invoice: Repairs to damage at property after vacate, paid from deposit	\$7.00	

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Date	Ref	Type	Details	Amount	Arrears \$ (days)
11/12/2019	30227	Rent	Rent from 1/12/2019 with part payment of \$200.00 to 8/12/2019 with part payment of \$200.00	\$250.00	\$192.86 (5)
18/12/2019		Rent	Transfer deposit to rent	(\$50.00)	\$192.86 (5)
		Rent	Rent from 8/12/2019 with part payment of \$200.00 to 14/12/2019 , paid from deposit	\$50.00	\$142.86 (4)
18/12/2019		Invoice	Transfer deposit to invoice #3639	(\$75.40)	
		Invoice	Invoice: Supply charge Oct - Dec 2019, paid from deposit	\$75.40	
18/12/2019	30467	Rent	Rent from 15/12/2019 to 21/12/2019	\$250.00	\$142.86 (4)
24/12/2019	30655	Rent	Rent from 22/12/2019 to 28/12/2019	\$250.00	\$107.14 (3)
29/12/2019	30803	Rent	Rent from 29/12/2019 to 4/01/2020	\$250.00	\$35.71 (1)
8/01/2020	31112	Rent	Rent from 5/01/2020 to 11/01/2020	\$250.00	\$142.86 (4)
15/01/2020	31364	Rent	Rent from 12/01/2020 to 12/01/2020 with part payment of \$150.00	\$150.00	\$142.86 (4)
16/01/2020		Rent	Transfer deposit to rent	(\$60.00)	\$28.57
		Rent	Rent from 12/01/2020 with part payment of \$150.00 to 12/01/2020 with part payment of \$210.00 , paid from deposit	\$60.00	\$182.86 (5)
22/01/2020	31611	Rent	Rent from 12/01/2020 with part payment of \$210.00 to 18/01/2020	\$40.00	\$182.86 (5)
		Deposit	Deposit for Hillier Road, 1/27	\$310.00	
23/01/2020		Rent	Transfer deposit to rent	(\$250.00)	\$178.57 (5)
		Rent	Rent from 19/01/2020 to 25/01/2020 , paid from deposit	\$250.00	\$142.86 (4)
29/01/2020	31855	Rent	Rent from 26/01/2020 to 26/01/2020 with part payment of \$200.00	\$200.00	\$142.86 (4)
5/02/2020	32101	Rent	Rent from 26/01/2020 with part payment of \$200.00 to 2/02/2020 with part payment of \$205.00	\$255.00	\$192.86 (5)
12/02/2020	32335	Rent	Rent from 2/02/2020 with part payment of \$205.00 to 9/02/2020 with part payment of \$205.00	\$250.00	\$187.86 (5)
14/02/2020		Rent	Transfer deposit to rent	(\$60.00)	\$9.29
		Rent	Rent from 9/02/2020 with part payment of \$205.00 to 16/02/2020 with part payment of \$15.00 , paid from deposit	\$60.00	\$163.57 (4)
20/02/2020	32606	Rent	Rent from 16/02/2020 with part payment of \$15.00 to 16/02/2020 with part payment of \$65.00	\$50.00	\$163.57 (4)
20/02/2020	32628	Rent	Rent from 16/02/2020 with part payment of \$65.00 to 23/02/2020 with part payment of \$70.00	\$255.00	\$113.57 (3)
26/02/2020	32843	Rent	Rent from 23/02/2020 with part payment of \$70.00 to 1/03/2020 with part payment of \$70.00	\$250.00	\$72.86 (2)
		Deposit	Deposit for Hillier Road, 1/27	\$5.00	
4/03/2020	33091	Rent	Rent from 1/03/2020 with part payment of \$70.00 to 8/03/2020 with part payment of \$70.00	\$250.00	\$72.86 (2)
		Deposit	Deposit for Hillier Road, 1/27	\$10.00	
11/03/2020	33318	Rent	Rent from 8/03/2020 with part payment of \$70.00 to 15/03/2020 with part payment of \$70.00	\$250.00	\$72.86 (2)
		Deposit	Deposit for Hillier Road, 1/27	\$5.00	
19/03/2020	33588	Rent	Rent from 15/03/2020 with part payment of \$70.00 to 15/03/2020 with part payment of \$190.00	\$120.00	\$108.57 (3)
20/03/2020	33630	Rent	Rent from 15/03/2020 with part payment of \$190.00 to 15/03/2020 with part payment of \$230.00	\$40.00	\$24.29

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Date	Ref	Type	Details	Amount	Arrears \$ (days)
12/06/2019	23882	Rent	Rent from 9/06/2019 to 15/06/2019	\$250.00	\$142.86 (4)
		Deposit	Deposit for Hillier Road, 1/27	\$5.00	
19/06/2019	24141	Rent	Rent from 16/06/2019 to 22/06/2019	\$250.00	\$142.86 (4)
		Deposit	Deposit for Hillier Road, 1/27	\$5.00	
26/06/2019	24376	Rent	Rent from 23/06/2019 to 23/06/2019 with part payment of \$150.00	\$150.00	\$142.86 (4)
3/07/2019	24632	Rent	Rent from 23/06/2019 with part payment of \$150.00 to 6/07/2019	\$350.00	\$242.86 (6)
10/07/2019	24860	Rent	Rent from 7/07/2019 to 13/07/2019	\$250.00	\$142.86 (4)
		Deposit	Deposit for Hillier Road, 1/27	\$50.00	
17/07/2019	25086	Rent	Rent from 14/07/2019 to 14/07/2019 with part payment of \$150.00	\$150.00	\$142.86 (4)
24/07/2019	25350	Rent	Rent from 14/07/2019 with part payment of \$150.00 to 27/07/2019	\$350.00	\$242.86 (6)
31/07/2019	25604	Rent	Rent from 28/07/2019 to 3/08/2019	\$250.00	\$142.86 (4)
7/08/2019	25853	Rent	Rent from 4/08/2019 to 10/08/2019	\$250.00	\$142.86 (4)
8/08/2019	25991	Deposit	Deposit for Hillier Road, 1/27	\$10.00	
14/08/2019	26105	Rent	Rent from 11/08/2019 to 17/08/2019	\$250.00	\$142.86 (4)
21/08/2019	26346	Rent	Rent from 18/08/2019 to 24/08/2019	\$250.00	\$142.86 (4)
28/08/2019	26577	Rent	Rent from 25/08/2019 to 25/08/2019 with part payment of \$130.00	\$130.00	\$142.86 (4)
4/09/2019	26862	Rent	Rent from 25/08/2019 with part payment of \$130.00 to 1/09/2019 with part payment of \$230.00	\$350.00	\$262.86 (7)
11/09/2019	27100	Rent	Rent from 1/09/2019 with part payment of \$230.00 to 8/09/2019 with part payment of \$130.00	\$150.00	\$162.86 (4)
12/09/2019		Rent	Transfer deposit to rent	(\$120.00)	\$48.57 (1)
		Rent	Rent from 8/09/2019 with part payment of \$130.00 to 14/09/2019 , paid from deposit	\$120.00	\$71.43 (2)
16/09/2019	27234	Rent	Rent from 15/09/2019 to 15/09/2019 with part payment of \$150.00	\$150.00	\$71.43 (2)
18/09/2019	27336	Rent	Rent from 15/09/2019 with part payment of \$150.00 to 21/09/2019	\$100.00	
23/09/2019		Invoice	Transfer deposit to invoice #3275	(\$75.40)	
		Invoice	Invoice: Supply charge July - Sept 2019, paid from deposit	\$75.40	
25/09/2019	27549	Rent	Rent from 22/09/2019 to 28/09/2019	\$250.00	\$142.86 (4)
2/10/2019	27785	Rent	Rent from 29/09/2019 to 5/10/2019	\$250.00	\$142.86 (4)
9/10/2019	27996	Rent	Rent from 6/10/2019 to 12/10/2019	\$250.00	\$142.86 (4)
16/10/2019	28251	Rent	Rent from 13/10/2019 to 19/10/2019	\$250.00	\$142.86 (4)
23/10/2019	28506	Rent	Rent from 20/10/2019 to 26/10/2019	\$250.00	\$142.86 (4)
30/10/2019	28768	Rent	Rent from 27/10/2019 to 2/11/2019	\$250.00	\$142.86 (4)
		Deposit	Deposit for Hillier Road, 1/27	\$20.00	
4/11/2019	28909	Deposit	Deposit for Hillier Road, 1/27	\$60.00	
6/11/2019	28995	Rent	Rent from 3/11/2019 to 9/11/2019	\$250.00	\$142.86 (4)
13/11/2019	29237	Rent	Rent from 10/11/2019 to 10/11/2019 with part payment of \$200.00	\$200.00	\$142.86 (4)
20/11/2019	29472	Rent	Rent from 10/11/2019 with part payment of \$200.00 to 17/11/2019 with part payment of \$150.00	\$200.00	\$192.86 (5)
26/11/2019	29689	Rent	Rent from 17/11/2019 with part payment of \$150.00 to 24/11/2019 with part payment of \$200.00	\$300.00	\$207.14 (5)
4/12/2019	30004	Rent	Rent from 24/11/2019 with part payment of \$200.00 to 1/12/2019 with part payment of \$200.00	\$250.00	\$192.86 (5)

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Date	Ref	Type	Details	Amount	Arrears \$ (days)
14/12/2018		Invoice	Transfer deposit to invoice #2216	(\$10.36)	
		Invoice	Invoice: Water supply charge Oct - Dec 2018, paid from deposit	\$10.36	
19/12/2018	17686	Rent	Rent from 23/12/2018 to 29/12/2018	\$250.00	
2/01/2019	18115	Rent	Rent from 30/12/2018 to 5/01/2019	\$250.00	\$142.86 (4)
9/01/2019	18361	Rent	Rent from 6/01/2019 to 12/01/2019	\$250.00	\$142.86 (4)
		Invoice	Water supply charge Oct - Dec 2018	\$50.00	
16/01/2019	18622	Rent	Rent from 13/01/2019 to 19/01/2019	\$250.00	\$142.86 (4)
		Invoice	Water supply charge Oct - Dec 2018	\$5.00	
23/01/2019	18886	Rent	Rent from 20/01/2019 to 26/01/2019	\$250.00	\$142.86 (4)
		Invoice	Water supply charge Oct - Dec 2018	\$5.00	
30/01/2019	19158	Rent	Rent from 27/01/2019 to 2/02/2019	\$250.00	\$142.86 (4)
		Invoice	Water supply charge Oct - Dec 2018	\$4.09	
		Deposit	Deposit for Hillier Road, 1/27	\$0.91	
30/01/2019	19159	Deposit	Deposit for Hillier Road, 1/27	\$15.00	
9/02/2019	19584	Rent	Rent from 3/02/2019 to 9/02/2019	\$250.00	\$250.00 (7)
		Deposit	Deposit for Hillier Road, 1/27	\$5.00	
13/02/2019	19671	Rent	Rent from 10/02/2019 to 16/02/2019	\$250.00	\$142.86 (4)
20/02/2019	19916	Rent	Rent from 17/02/2019 to 23/02/2019	\$250.00	\$142.86 (4)
27/02/2019	20212	Rent	Rent from 24/02/2019 to 2/03/2019	\$250.00	\$142.86 (4)
		Deposit	Deposit for Hillier Road, 1/27	\$10.00	
13/03/2019	20735	Rent	Rent from 3/03/2019 to 9/03/2019	\$250.00	\$392.86 (11)
15/03/2019		Invoice	Transfer deposit to invoice #2592	(\$30.91)	
		Invoice	Invoice: Water charges Jan - Mar 2019, paid from deposit	\$30.91	
19/03/2019	20946	Rent	Rent from 10/03/2019 to 16/03/2019	\$250.00	\$357.14 (10)
22/03/2019	21097	Rent	Rent from 17/03/2019 to 30/03/2019	\$500.00	\$214.29 (6)
27/03/2019	21239	Rent	Rent from 31/03/2019 to 6/04/2019	\$250.00	
		Invoice	Water charges Jan - Mar 2019	\$5.00	
2/04/2019	21410	Rent	Rent from 7/04/2019 to 13/04/2019	\$250.00	
10/04/2019	21649	Rent	Rent from 14/04/2019 to 20/04/2019	\$250.00	
16/04/2019	21875	Rent	Rent from 21/04/2019 to 21/04/2019 with part payment of \$110.00	\$110.00	
24/04/2019	22136	Rent	Rent from 21/04/2019 with part payment of \$110.00 to 28/04/2019 with part payment of \$110.00	\$250.00	\$32.86
30/04/2019	22336	Rent	Rent from 28/04/2019 with part payment of \$110.00 to 5/05/2019 with part payment of \$110.00	\$250.00	
3/05/2019	22493	Rent	Rent from 5/05/2019 with part payment of \$110.00 to 11/05/2019	\$140.00	
		Invoice	Water charges Jan - Mar 2019	\$10.00	
3/05/2019	22494	Invoice	Water charges Jan - Mar 2019	\$28.54	
		Deposit	Deposit for Hillier Road, 1/27	\$21.46	
8/05/2019	22635	Rent	Rent from 12/05/2019 to 18/05/2019	\$250.00	
		Deposit	Deposit for Hillier Road, 1/27	\$5.00	
15/05/2019	22858	Rent	Rent from 19/05/2019 to 25/05/2019	\$250.00	
29/05/2019	23405	Rent	Rent from 26/05/2019 to 1/06/2019	\$250.00	\$142.86 (4)
		Deposit	Deposit for Hillier Road, 1/27	\$200.00	
7/06/2019	23781	Rent	Rent from 2/06/2019 to 8/06/2019	\$250.00	\$214.29 (6)
		Deposit	Deposit for Hillier Road, 1/27	\$5.00	

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Name: Renee Grange
Address: 1/27 Hillier Rd, Morphett Vale SA 5162
Rent: \$250.00 per week
Paid to: 1 July 2020

Tenant History

Folio: TEN02722
 Statement to: 7/09/2020

Rent arrears:	\$0.00	New rent:		Move in:	26/08/2018
Invoice arrears:	\$2,393.70	New rent from:		Move out:	1/07/2020
Deposit:	\$0.00	Bond required:	\$1,000.00	Agreement start:	26/01/2020
Daily rate of rent:	\$35.71	Bond received:	\$1,000.00	Agreement end:	

Date	Ref	Type	Details	Amount	Arrears \$ (days)
		Deposit	Balance brought forward	\$0.00	
24/08/2018	13456	Rent	Rent from 26/08/2018 to 1/09/2018 (moved in 26/08/2018)	\$250.00	
24/08/2018	13457	Rent	Rent from 2/09/2018 to 8/09/2018	\$250.00	
29/08/2018	13651	Rent	Rent from 9/09/2018 to 15/09/2018	\$250.00	
5/09/2018	13935	Rent	Rent from 16/09/2018 to 22/09/2018	\$250.00	
12/09/2018	14189	Rent	Rent from 23/09/2018 to 29/09/2018	\$250.00	
19/09/2018	14416	Rent	Rent from 30/09/2018 to 6/10/2018	\$250.00	
26/09/2018	14656	Rent	Rent from 7/10/2018 to 13/10/2018	\$250.00	
		Invoice	Water supply charge 26/8 - 30/9 2018	\$28.63	
		Deposit	Deposit for Hillier Road, 27, 1	\$0.36	
4/10/2018	14938	Rent	Rent from 14/10/2018 to 20/10/2018	\$250.00	
10/10/2018	15150	Rent	Rent from 21/10/2018 to 27/10/2018	\$250.00	
17/10/2018	15412	Rent	Rent from 28/10/2018 to 3/11/2018	\$250.00	
		Deposit	Deposit for Hillier Road, 27, 1	\$5.00	
24/10/2018	15664	Rent	Rent from 4/11/2018 to 11/11/2018 with part payment of \$5.00	\$255.00	
24/10/2018	rev	Rent	Reversal of transaction ref# 15664 (audit# 57250) - \$5 extra meant for water	(\$255.00)	
24/10/2018	15665	Rent	Rent from 4/11/2018 to 10/11/2018	\$250.00	
		Deposit	Deposit for Hillier Road, 27, 1	\$5.00	
1/11/2018	16011	Rent	Rent from 11/11/2018 to 17/11/2018	\$250.00	
14/11/2018	16376	Rent	Rent from 18/11/2018 to 24/11/2018	\$250.00	
21/11/2018	16660	Rent	Rent from 25/11/2018 to 1/12/2018	\$250.00	
28/11/2018	16915	Rent	Rent from 2/12/2018 to 8/12/2018	\$250.00	
5/12/2018	17197	Rent	Rent from 9/12/2018 to 9/12/2018 with part payment of \$135.00	\$135.00	
6/12/2018	17243	Rent	Rent from 9/12/2018 with part payment of \$135.00 to 15/12/2018	\$115.00	
12/12/2018	17425	Rent	Rent from 16/12/2018 to 22/12/2018	\$250.00	

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Harcourts Morphett Vale
 330 Main South Road
 MORPHETT VALE SA 5162
 Ph: 08 8384 8911 Fax: 08 8384 7685
 Email heather.bettineschi@harcourts.com.au

Mr Rod Prime
 25 Simone Crescent
 Morphett Vale 5162

Agent ABN: 99-008-013-054
 Primary Owner Statement for
 Period Ending: 30/11/20
 Reference: RODPRIME
TAX INVOICE

Rod Prime Nominees PTY LTD
 Manager: Heather Bettineschi

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
1/27 Hillier Road	Jo Yi Wong	275.00	W1 14/11/20	11/12/20	4	1100.00	0.00

Date	Disbursements & Sundry Receipts	Debit	Credit
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	Total Rent Collected From Tenants		1100.00
12/11/20	1/27 Hillier Road COUNCIL RATES	City of Onkaparinga Inv:59349 2	284.00
30/11/20	1/27 Hillier Road Insurance Policy 11/11/2020- 11/11/2021 *Management Fees *Administration Fees Plus GST on items marked *	Terri Scheer Insurance Pty Ltd (Includes 36.27 GST) Inv:TS1758257L	399.00 88.00 12.60 10.06
			1100.00
	NETT AMOUNT TO BE PAID		306.34

Transferred to your bank account \$306.34
 Payment Details: RPMR SUPER FUND 148767205 633-000

Corporation Account Notice for Strata Corporation No. 2477 INC

Unit 1
Rod Prime Nominees Pty Ltd
25 Simone Crescent
Morphett Vale SAm5162

Strata Number - 86 426 90 046

Tax Invoice - The GST Does not apply to these levies

Payee is Strata Corporation No 2477 INC.
27 Hillier Road Morphett Vale SA 5162

CODE	DETAILS	DUE	AMOUNT
SINK	Sinking fund	1/1/2021	350.00
STRAT	Admin Fund Levy	1/1/2021	343.00
		<u>Total</u>	<u>693.00</u>

Payment details direct credit to Beyond Bank

Strata Plan No 2477 INC .

BSB 325185
Account 03782065

**PLEASE USE UNIT NUMBER AS REFERANCE WHEN DEPOSITING
MONEY INTO THE STRATA ACCOUNT AT ALL TIMES**

Regards

Sonya

Harcourts Morphett Vale
 330 Main South Road
 MORPHETT VALE SA 5162
 Ph: 08 8384 8911 Fax: 08 8384 7685
 Email heather.bettineschi@harcourts.com.au

Mr Rod Prime
 25 Simone Crescent
 Morphett Vale 5162

Agent ABN: 99-008-013-054
 Primary Owner Statement for
 Period Ending: 30/10/20
 Reference: RODPRIME
TAX INVOICE

Rod Prime Nominees PTY LTD
 Manager: Heather Bettineschi

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
1/27 Hillier Road	Jo Yi Wong	275.00 W1	03/10/20	13/11/20	6	1650.00	0.00
Date	Disbursements & Sundry Receipts					Debit	Credit
	Balance Brought Forward						47.27
	Total Rent Collected From Tenants						1650.00
01/10/20	1/27 Hillier Road	SA Water Supply JUL/SEP 2020 (Jo Yi Wong)					9.58
08/10/20	1/27 Hillier Road	Strata Corporation No. 2477 INC	Inv:1/27 Hilli				
		water to August 2020				52.24	
15/10/20	1/27 Hillier Road	Balance of letting fee July 2020				302.50	
		(Includes 27.50 GST)					
15/10/20	EFT payment to owner	RPMR SUPER FUND				704.46	
		*Management Fees				132.77	
		*Administration Fees				12.60	
		Plus GST on items marked *				14.54	
						1219.11	1706.85
NETT AMOUNT TO BE PAID							487.74

Transferred to your bank account \$487.74
 Payment Details: RPMR SUPER FUND 148767205 633-000

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 330 Main South Road
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TAX INVOICE

Rod Prime Nominees PTY LTD
 Manager: Heather Bettineschi

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
1/27 Hillier Road	Jo Yi Wong	275.00	W1 14/11/20	11/12/20	4	1100.00	0.00

Date	Disbursements & Sundry Receipts	Debit	Credit
------	---------------------------------	-------	--------

	Total Rent Collected From Tenants						1100.00
12/11/20	1/27 Hillier Road	City of Onkaparinga		Inv:59349 2			
	COUNCIL RATES					284.00	
30/11/20	1/27 Hillier Road	Terri Scheer Insurance Pty Ltd		Inv:TS1758257L			
	Insurance Policy 11/11/2020- 11/11/2021	(Includes 36.27 GST)				399.00	
	*Management Fees					88.00	
	*Administration Fees					12.60	
	Plus GST on items marked *					10.06	
						793.66	1100.00
	NETT AMOUNT TO BE PAID						306.34

Transferred to your bank account \$306.34
 Payment Details: RPMR SUPER FUND 148767205 633-000

Corporation Account Notice for Strata Corporation No. 2477 INC

Unit 1
Rod Prime Nominees Pty Ltd
25 Simone Crescent
Morphett Vale SAm5162

Strata Number - 86 426 90 046

Tax Invoice - The GST Does not apply to these levies

Payee is Strata Corporation No 2477 INC.
27 Hillier Road Morphett Vale SA 5162

CODE	DETAILS	DUE	AMOUNT
SINK	Sinking fund	1/1/2021	350.00
STRAT	Admin Fund Levy	1/1/2021	343.00
		<u>Total</u>	<u>693.00</u>

Payment details direct credit to Beyond Bank

Strata Plan No 2477 INC .

BSB 325185
Account 03782065

**PLEASE USE UNIT NUMBER AS REFERANCE WHEN DEPOSITING
MONEY INTO THE STRATA ACCOUNT AT ALL TIMES**

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Mr Rod Prime
 25 Simone Crescent
 Morphett Vale 5162

Agent ABN: 99-008-013-054
 Primary Owner Statement for
 Period Ending: 29/01/21
 Reference: RODPRIME
TAX INVOICE

Rod Prime Nominees PTY LTD
 Manager: Heather Bettineschi

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
1/27 Hillier Road	Jo Yi Wong	275.00	W1 09/01/21	05/02/21	4	1100.00	0.00

Date	Disbursements & Sundry Receipts	Debit	Credit
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	Total Rent Collected From Tenants		1100.00
06/01/21	1/27 Hillier Road	Water Usage 1/15 SHARE AUG/NOV 2 (Jo Yi Wong)	69.48
15/01/21	EFT payment to owner	RPMR SUPER FUND	564.96
	*Management Fees		93.56
	*Administration Fees		12.60
	Plus GST on items marked *		10.62
		681.74	1169.48
	NETT AMOUNT TO BE PAID		487.74

Transferred to your bank account \$487.74
 Payment Details: RPMR SUPER FUND 148767205 633-000

Harcourts Morphet Vale

330 Main South Road
 MORPHETT VALE SA 5162
 Ph: 08 8384 8911 Fax: 08 8384 7685
 Email heather.bettineschi@harcourts.com.au

Mr Rod Prime
 25 Simone Crescent
 Morphet Vale 5162

Agent ABN: 99-008-013-054
 Primary Owner Statement for
 Period Ending: 30/04/21
 Reference: RODPRIME
TAX INVOICE

Rod Prime Nominees PTY LTD
 Manager: Heather Bettineschi

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
1/27 Hillier Road	Jo Yi Wong	275.00	W1 03/04/21	21/04/21	2	746.45	0.00
Vacating: 21/04/21							

Date Disbursements & Sundry Receipts Debit Credit

01/04/21	1/27 Hillier Road	Water Usage 1/15 SHARE DEC/MAR 2 (Jo Yi Wong)	746.45				
15/04/21	1/27 Hillier Road	M&S ELECTRICAL Inv:3460	133.65				
15/04/21	1/27 Hillier Road	Supply and Replace Bayonet and Globe @ hallway	120.00				
15/04/21		EFT payment to owner	682.65				
		*Management Fees	70.41				
		Plus GST on items marked *	7.04				
			880.10				
			<u>880.10</u>				

NETT AMOUNT TO BE PAID 0.00

APPROVED

M & S ELECTRICAL
ELECTRICAL CONTRACTOR P.G.E.8385
SUPERVISOR & BUILDER CONTRACTOR BLD226447
6 Balandra Street, Hallett Cove, 5158
Mobile # 0411737073 ABN 94 152 811 607
email; eddy62_1@bigpond.com

TAX INV # 3460
DATE 07/04/2021

To: Harcourts Morphett Vale
re; 1/27 Hillier Rd, Morphett Vale

QUANTITY	DESCRIPTION	PRICE	TOTAL
1	Blown Globe could not be taken out of hallway light fitting.		
1	Got consent to get keys and go to property, keys were obtained from Christies and returned to Morphett Vale.		
3	Attended and found bayonet fitting at end of light fitting was old and broken. Supplied/replaced bayonet with a new unit along with new globe.		
	Parts and Labour		\$120.00
<p>*Please pay electronically within 7 days to M & S Electrical, BSB-015259,Acc- 497905031,"MARK AS INV" 3460 If paying by Cheque please add \$5 to account total. a COC has been created and is available upon request.</p> <p>Thanks Max Eddy</p>			
TOTAL			\$120.00
TOTAL INCLUDES G.S.T OF			0

ENTERED
8/4/21 KFB