

Kevin Green Real Estate

Licensee: Ngarrin Investments Pty Ltd

21 Mandurah Terrace

MANDURAH WA 6210

Ph: 9534 0000 Fax: 9534 0088

Licensee: Ngarrin Investments P/L ABN 70045428465

BM & RV Waters
C/- 17 Waterside Drive
DUDLEY PARK WA 6210

Ref: WATMAC1

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BM & RV Waters

Owner Income & Expenditure for July 2020 to June 2021

Manager: Louise Taylor

Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Tot
76.78	1775.05	298.31	76.78	76.78	0.00	885.23	627.22	298.31	626.78	1078.97	137.50	5858.71
Carried Forward												
60.50	1038.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income												
1846.99	269.72	2724.90	888.55	1907.49	0.00	1098.04	3441.32	1685.96	1357.45	8405.30	2612.50	24216.26

Net income is equal to balance brought forward plus income, less expenditure, less carried forward balance.

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BM & RV Waters
C/- 17 Waterside Drive
DUDLEY PARK WA 6210

TAX INVOICE

Agent ABN: 70-045-428-465

Owner ABN: 19337067499

Period: June, 2021

Date: 30/06/21

Reference: WATMAC1

Manager: Louise Taylor
BM & RV Waters

PROPERTY	PAID TO	RATE	BAL B/F	DUE JUN 21	TOTAL DUE	PAID	BAL C/F
1 Dorothy Avenue, FALCON WA 6210							
TENANT	Mandurah Storage Solutions Pty Ltd						
101 Rent	31/05/21	1374.06 PM	0.00	1374.06	1374.06	0.00	1374.06
GST		137.41	0.00	137.41	137.41	0.00	137.41
161 Variable Outgoings	31/05/21	360.00 PM	0.00	360.00	360.00	0.00	360.00
GST		36.00	0.00	36.00	36.00	0.00	36.00
173 Management Fees	31/05/21	69.60 PM	69.60	69.60	139.60	0.00	139.60
GST		6.96	6.96	6.96	13.96	0.00	13.96
Total for Mandurah Storage Solutions Pty Ltd			76.78	1984.27	2061.05	0.00	2061.05
TENANT	All Out Auto Service						
101 Rent	31/06/21	2015.00 PM	4030.00 CR	2015.00	2015.00 CR	2015.00	4030.00 CR
GST		201.50	403.00 CR	201.50	201.50 CR	201.50	403.00 CR
161 Variable Outgoings	31/06/21	360.00 PM	720.00 CR	360.00	360.00 CR	360.00	720.00 CR
GST		36.00	72.00 CR	36.00	36.00 CR	36.00	72.00 CR
173 Management Fees	31/06/21	125.00 PM	250.00 CR	125.00	125.00 CR	125.00	250.00 CR
GST		12.50	25.00 CR	12.50	12.50 CR	12.50	25.00 CR
Total for All Out Auto Service			5500.00 CR	2750.00	2750.00 CR	2750.00	5500.00 CR
Total for 1 Dorothy Avenue			5423.22 CR	4734.27	588.95 CR	2750.00	3438.95 CR

June 2021 INCOME AND EXPENDITURE

CODE	DEBIT	CREDIT	GST INCL
101 Rental Income		2216.50	201.50
161 Variable Outgoings - General		396.00	36.00
173 Management Fees		137.50	12.50
TOTAL INCOME		2750.00	
481 Management Fees	137.50		12.50
TOTAL EXPENDITURE		137.50	

ENTERED

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TAX INVOICE

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Owner ABN: 19337067499

Period: June, 2021

Date: 30/06/21

Reference: WATMAC1

Manager: Louise Taylor
BM & RV Waters

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CODE: June 2021 INCOME AND EXPENDITURE	DEBIT	CREDIT	GST INCL
TOTAL	137.50	2750.00	237.50
GST collected			350.00
GST paid			12.50
TRANSFERRED TO YOUR BANK ACCOUNT		2,612.50	

Payment Details: Waters Superannuation Fund 10352731 066-516

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TAX INVOICE

Agent ABN: 70-045-428-465
Owner ABN: 19337067499
Period: May, 2021
Date: 31/05/21
Reference: WATMAC1

Manager: Louise Taylor
BM & RV Waters

PROPERTY	PAID TO	RATE	BAL B/F	DUE MAY 21	TOTAL DUE	PAID	BAL C/F
1 Dorothy Avenue, FALCON, WA 6210							
TENANT	Mandurah Storage Solutions Pty Ltd						
101 Rent	31/05/21	1374.08 PM	0.00	1374.08	1374.08	1374.08	0.00
GST		137.41	0.00	137.41	137.41	137.41	0.00
161 Variable Outgoings	31/05/21	360.00 PM	0.00	360.00	360.00	360.00	0.00
GST		36.00	0.00	36.00	36.00	36.00	0.00
173 Management Fees	31/05/21	69.80 PM	69.80	69.80	139.60	69.80	69.80
GST		6.98	6.98	6.98	13.96	6.98	6.98
Total for Mandurah Storage Solutions Pty Ltd			76.78	1984.27	2051.05	1984.27	76.78
TENANT	All Out Auto Service						
101 Rent	31/07/21	2015.00 PM	0.00	0.00	0.00	4030.00	4030.00 CR
GST		201.50	0.00	0.00	0.00	403.00	403.00 CR
161 Variable Outgoings	31/07/21	360.00 PM	0.00	0.00	0.00	720.00	720.00 CR
GST		36.00	0.00	0.00	0.00	72.00	72.00 CR
173 Management Fees	31/07/21	125.00 PM	0.00	0.00	0.00	250.00	250.00 CR
GST		12.50	0.00	0.00	0.00	25.00	25.00 CR
Total for All Out Auto Service			0.00	0.00	0.00	5500.00	5500.00 CR
Total for 1 Dorothy Avenue			76.78	1984.27	2051.05	7484.27	5423.22 CR

May 2021 INCOME AND EXPENDITURE

CODE			DEBIT	CREDIT	GST INCL
101	Rental Income			5944.49	540.41
161	Variable Outgoings - General			1188.00	108.00
173	Management Fees			351.78	31.98
TOTAL INCOME				7484.27	
201	VO - Council rates incl. 4th	1 Dorothy Avenue	373.66		0.00
202	VO - Water rates May/June 21	1 Dorothy Avenue	221.53		0.00
481	Management Fees		351.78		31.98
483	Annual Postage & Sundries Charge	1 Dorothy Avenue	132.00		12.00

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Owner ABN: 19337067499

Period: May, 2021

Date: 31/05/21

Reference: WATMAC1

Manager: Louise Taylor
BM & RV Waters

PAGE: 2

CODE	May 2021 INCOME AND EXPENDITURE	DEBIT	CREDIT	GST INCL
	TOTAL EXPENDITURE	1078.97		
07/05/21 - EFT payment to owner	Waters Superannuation	4719.34		0.00
19/05/21 - EFT payment to owner	Waters Superannuation	1885.96		0.00
	TOTAL	7484.27	7484.27	636.41
	GST collected			680.39
	GST paid			43.96

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TAX INVOICE

Agent ABN: 70-045-428-465
Owner ABN: 19337067499
Period: April, 2021
Date: 30/04/21
Reference: WATMAC1

Manager: Louise Taylor
BM & RV Waters

PROPERTY	PAID TO	RATE	BAL B/F	DUE APR 21	TOTAL DUE	PAID	BAL C/F
1 Dorothy Avenue, FALCON WA 6210							
TENANT	Mandurah Storage Solutions Pty Ltd						
101 Rent	30/04/21	1374.08 PM	0.00	1374.08	1374.08	1374.08	0.00
GST		137.41	0.00	137.41	137.41	137.41	0.00
161 Variable Outgoings	30/04/21	360.00 PM	0.00	360.00	360.00	360.00	0.00
GST		36.00	0.00	36.00	36.00	36.00	0.00
173 Management Fees	30/04/21	69.60 PM	69.80	69.80	139.60	69.80	69.80
GST		6.98	6.98	6.98	13.96	6.98	6.98
Total for Mandurah Storage Solutions Pty Ltd			76.78	1954.27	2061.05	1954.27	76.78
TENANT	All Out Auto Service						
101 Rent	31/05/21	2015.00 PM	0.00	0.00	0.00	0.00	0.00
GST		201.50	0.00	0.00	0.00	0.00	0.00
161 Variable Outgoings	31/05/21	360.00 PM	0.00	0.00	0.00	0.00	0.00
GST		36.00	0.00	0.00	0.00	0.00	0.00
173 Management Fees	31/05/21	125.00 PM	0.00	0.00	0.00	0.00	0.00
GST		12.50	0.00	0.00	0.00	0.00	0.00
Total for All Out Auto Service			0.00	0.00	0.00	0.00	0.00
Total for 1 Dorothy Avenue			76.78	1954.27	2061.05	1954.27	76.78

April 2021 INCOME AND EXPENDITURE

CODE			DEBIT	CREDIT	GST INCL
101	Rental Income			1511.49	137.41
161	Variable Outgoings - General			396.00	36.00
173	Management Fees			76.78	6.98
TOTAL INCOME				1984.27	
475	Commercial Letting Fee - 1 Dorothy	1 Dorothy Avenue	Kevin Green Real Esta	550.00	50.00
481	Management Fees			76.78	6.98
TOTAL EXPENDITURE				626.76	

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Owner ABN: 19337067499
Period: April, 2021
Date: 30/04/21
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CODE	April 2021 INCOME AND EXPENDITURE	DEBIT	CREDIT	GST INCL
19/04/21 - EFT payment to owner	Waters Superannuation	1357.49		0.00
	TOTAL	1984.27	1984.27	123.41
	GST collected			180.39
	GST paid			56.98

UNPAID INVOICES

201 VG - Council rates inst. 4/4

1 Dorothy Avenue

City of Mandurah

373.66

373.66

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BM & RV Waters
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TAX INVOICE

Agent ABN: 70-045-428-465

Owner ABN: 19337067499

Period: March, 2021

Date: 31/03/21

Reference: WATMAC1

Manager: Louise Taylor
BM & RV Waters

PROPERTY	PAID TO	RATE	BAL. B/F	DUE MAR 21	TOTAL DUE	PAID	BAL. C/F
1 Dorothy Avenue, FALCON WA 6210							
TENANT	Mandurah Storage Solutions Pty Ltd						
101 Rent	31/03/21	1374.08 PM	0.00	1374.08	1374.08	1374.08	0.00
GST		137.41	0.00	137.41	137.41	137.41	0.00
161 Variable Outgoings	31/03/21	360.00 PM	0.00	360.00	360.00	360.00	0.00
GST		36.00	0.00	36.00	36.00	36.00	0.00
173 Management Fees	31/03/21	69.80 PM	69.80	69.80	139.60	69.80	69.80
GST		6.98	6.98	6.98	13.96	6.98	6.98
Total for Mandurah Storage Solutions Pty Ltd			76.78	1984.27	2061.05	1984.27	76.78
TENANT	All Out Auto Service						
101 Rent	31/05/21	2015.00 PM	0.00	0.00	0.00	0.00	0.00
GST		201.50	0.00	0.00	0.00	0.00	0.00
161 Variable Outgoings	31/05/21	380.00 PM	0.00	0.00	0.00	0.00	0.00
GST		38.00	0.00	0.00	0.00	0.00	0.00
173 Management Fees	31/05/21	125.00 PM	0.00	0.00	0.00	0.00	0.00
GST		12.50	0.00	0.00	0.00	0.00	0.00
Total for All Out Auto Service			0.00	0.00	0.00	0.00	0.00
Total for 1 Dorothy Avenue			76.78	1984.27	2061.05	1984.27	76.78

March 2021 INCOME AND EXPENDITURE

CODE			DEBIT	CREDIT	GST INCL
101	Rental Income			1511.49	137.41
161	Variable Outgoings - General			396.00	36.00
173	Management Fees			76.78	6.98
TOTAL INCOME				1984.27	
202	VO - Water rates Mar/Apr 21	1 Dorothy Avenue	Water Authority of WA	221.53	0.00
481	Management Fees			76.78	6.98
TOTAL EXPENDITURE				298.31	

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Period: March, 2021
Date: 31/03/21
Reference: WATMAC1

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BM & RV Waters

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CODE	March 2021 INCOME AND EXPENDITURE	DEBIT	CREDIT	GST INCL
19/03/21 - EFT payment to owner	Waters Superannuation	1585.96 ✓		0.00
	TOTAL	<u>1584.27</u>	<u>1984.27</u>	<u>173.41</u>
	GST collected			180.39
	GST paid			6.98

UNPAID INVOICES

475	Commercial Letting Fee - 1 Dorothy	1 Dorothy Avenue	Kevin Green Real Esta	550.00
				<u>550.00</u>

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TAX INVOICE

Agent ABN: 70-045-428-465
Owner ABN: 19337067499
Period: February, 2021
Date: 26/02/21
Reference: WATMAC1

Manager: Louise Taylor
BM & RV Waters

PROPERTY:	PAID TO	RATE	BAL B/F	DUE FEB 21	TOTAL DUE	PAID	BAL C/F
1 Dorothy Avenue, FALCON WA 6210							
TENANT	Mandurah Storage Solutions Pty Ltd						
101 Rent	28/02/21	1374.08 PM	1374.08	1374.08	2748.16	2748.16	0.00
GST		137.41	137.41	137.41	274.82	274.82	0.00
161 Variable Outgoings	28/02/21	360.00 PM	360.00	360.00	720.00	720.00	0.00
GST		36.00	36.00	36.00	72.00	72.00	0.00
173 Management Fees	28/02/21	69.80 PM	139.60	69.80	209.40	139.60	69.80
GST		6.98	13.96	6.98	20.94	13.96	6.98
Total for 1 Dorothy Avenue			2061.05	1984.27	4045.32	3968.54	76.78

February 2021 INCOME AND EXPENDITURE

CODE			DEBIT	CREDIT	GST INCL
101 Rental Income				3022.98	274.82
161 Variable Outgoings - General				792.00	72.00
173 Management Fees				153.56	13.96
TOTAL INCOME				3968.54	
201 VO - Council rates inst. 3M	1 Dorothy Avenue	City of Mandurah	373.66		0.00
461 Management Fees			153.56		13.96
TOTAL EXPENDITURE			527.22		
08/02/21 - EFT payment to owner		Waters Superannuation	1907.49		0.00
19/02/21 - EFT payment to owner		Waters Superannuation	1533.83		0.00
TOTAL			3968.54	3968.54	346.82
GST collected					350.78
GST paid					13.96

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Period: February, 2021

Date: 26/02/21

Reference: WATMAC1

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BM & RV Waters

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CODE February 2021 INCOME AND EXPENDITURE

DEBIT

CREDIT

GST INCL

Kevin Green Real Estate

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BM & RV Waters
C/- 17 Waterside Drive
DUDLEY PARK WA 6210

TAX INVOICE

Agent ABN: 70-045-428-465
Owner ABN: 19337067499
Period: January, 2021
Date: 29/01/21
Reference: WATMAC1

Manager: Louise Taylor
BM & RV Waters

PROPERTY	PAID TO	RATE	BAL B/F	DUE JAN 21	TOTAL DUE	PAID	BAL C/F
1 Dorothy Avenue, FALCON WA 6210							
TENANT:	Mandurah Storage Solutions Pty Ltd						
101 Rent	31/12/20	1374.08 PM	1374.08	1374.08	2748.16	1374.08	1374.08
		GST	137.41	137.41	274.82	137.41	137.41
151 Variable Outgoings	31/12/20	360.00 PM	360.00	360.00	720.00	360.00	360.00
		GST	36.00	36.00	72.00	36.00	36.00
173 Management Fees	31/12/20	69.80 PM	139.60	69.80	209.40	69.80	139.60
		GST	6.98	6.98	20.94	6.98	13.96
141 Interest (30/11/20 to 16/12/20) on Rent			9.94	9.94	9.94	0.00	9.94
141 Interest (30/11/20 to 16/12/20) on Variable Outgoi			2.60	2.60	2.60	0.00	2.60
141 Interest (30/11/20 to 16/12/20) on Management Fees			0.50	0.50	0.50	0.00	0.50
Total for 1 Dorothy Avenue			2074.09	1984.27	4058.36	1984.27	2074.09

January 2021 INCOME AND EXPENDITURE

CODE			DEBIT	CREDIT	GST INCL
101 Rental Income				1511.49	137.41
151 Variable Outgoings - General				396.00	36.00
173 Management Fees				76.78	6.98
TOTAL INCOME				1984.27	
201 VO - Council rates Instalment 2/4	1 Dorothy Avenue	City of Mandurah	373.66		0.00
202 VO - Water rates Nov/Dec 20	1 Dorothy Avenue	Water Authority of WA	221.53		0.00
202 VO - Water rates Jan/Feb 21	1 Dorothy Avenue	Water Authority of WA	214.26		0.00
481 Management Fees			76.78		6.98
TOTAL EXPENDITURE				866.23	
19/01/21 - EFT payment to owner		Waters Superannuation	1098.04		0.00
TOTAL				1984.27	1984.27
					173.41

435.79

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CODE January 2021 INCOME AND EXPENDITURE

DEBIT

CREDIT

GST INCL

GST collected

180.39

GST paid

6.98

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TAX INVOICE

Agent ABN: 70-045-428-465
Owner ABN: 19337067499
Period: December, 2020
Date: 30/12/20
Reference: WATMAC1

Manager: Louise Taylor
BM & RV Waters

PROPERTY	PAID TO	RATE	BAL B/F	DUE DEC 20	TOTAL DUE	PAID	BAL C/F
1 Dorothy Avenue, FALCON WA 6210							
TENANT	Mandurah Storage Solutions Pty Ltd						
101 Rent	30/11/20	1374.08 PM	0.00	1374.08	1374.08	0.00	1374.08
GST		137.41	0.00	137.41	137.41	0.00	137.41
161 Variable Outgoings	30/11/20	360.00 PM	0.00	360.00	360.00	0.00	360.00
GST		36.00	0.00	36.00	36.00	0.00	36.00
173 Management Fees	30/11/20	69.80 PM	69.80	69.80	139.60	0.00	139.60
GST		6.98	6.98	6.98	13.96	0.00	13.96
141 Interest (30/11/20 to 16/12/20) on Rent		9.94	0.00	9.94	9.94	0.00	9.94
141 Interest (30/11/20 to 16/12/20) on Variable Outgoi		2.60	0.00	2.60	2.60	0.00	2.60
141 Interest (30/11/20 to 16/12/20) on Management Fees		0.50	0.00	0.50	0.50	0.00	0.50
Total for 1 Dorothy Avenue			76.78	1997.31	2074.09	0.00	2074.09

December 2020 INCOME AND EXPENDITURE

CODE	DEBIT	CREDIT	GST INCL
TOTAL INCOME		0.00	
TOTAL EXPENDITURE	0.00		
TOTAL	0.00	0.00	0.00
GST collected			0.00
GST paid			0.00

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Period: December, 2020

Date: 30/12/20

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CODE December 2020 INCOME AND EXPENDITURE

DEBIT

CREDIT

GST INCL

UNPAID INVOICES

202	VO - Water rates Nov/Dec 20	1 Dorothy Avenue	Water Authority of WA	221.53
201	VO - Council rates Instalment 2/4	1 Dorothy Avenue	City of Mandurah	373.66
				<hr/>
				595.19

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BM & RV Waters
C/- 17 Waterside Drive
DUDLEY PARK WA 6210

TAX INVOICE

Agent ABN: 70-045-428-465
Owner ABN: 19337067499
Period: November, 2020
Date: 30/11/20
Reference: WATMAC1

Manager: Louise Taylor
BM & RV Waters

PROPERTY	PAID TO	RATE	BAL B/F	DUE NOV 20	TOTAL DUE	PAID	BAL C/F
1 Dorothy Avenue, FALCON WA 6210							
TENANT	Mandurah Storage Solutions Pty Ltd						
101 Rent	30/11/20	1374.08 PM	0.00	1374.08	1374.08	1374.08	0.00
GST		137.41	0.00	137.41	137.41	137.41	0.00
161 Variable Outgoings	30/11/20	360.00 PM	0.00	360.00	360.00	360.00	0.00
GST		36.00	0.00	36.00	36.00	36.00	0.00
173 Management Fees	30/11/20	69.80 PM	69.80	69.80	139.60	69.80	69.80
GST		6.98	6.98	6.98	13.96	6.98	6.98
Total for 1 Dorothy Avenue			76.78	1984.27	2061.05	1984.27	76.75

November 2020 INCOME AND EXPENDITURE

CODE	DEBIT	CREDIT	GST INCL
101 Rental Income		1511.49	137.41
161 Variable Outgoings - General		396.00	36.00
173 Management Fees		76.78	6.98
TOTAL INCOME		1984.27	
481 Management Fees	76.78		6.98
TOTAL EXPENDITURE		76.78	
06/11/20 - EFT payment to owner	1907.49		0.00
TOTAL		1984.27	173.41
GST collected			160.39
GST paid			6.98

Kevin Green Real Estate

Licensee: Ngarrin Investments Pty Ltd

21 Mandurah Terrace

MANDURAH WA 6210

Ph: 9534 0000 Fax: 9534 0088

Licensee: Ngarrin Investments P/L ABN 70045428465

BM & RV Waters
C/- 17 Waterside Drive
DUDLEY PARK WA 6210

TAX INVOICE

Agent ABN: 70-045-428-465

Owner ABN: 19337067499

Period: November, 2020

Date: 30/11/20

Reference: WATMAC1

Manager: Louise Taylor
BM & RV Waters

PAGE: 2

CODE November 2020 INCOME AND EXPENDITURE

DEBIT

CREDIT

GST INCL

UNPAID INVOICES

202 VO - Water rates Nov/Dec 20

1 Dorothy Avenue

Water Authority of WA

221.53

221.53

Kevin Green Real Estate

Licensee: Ngarrin Investments Pty Ltd

21 Mandurah Terrace

MANDURAH WA 6210

Ph: 9534 0000 Fax: 9534 0088

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BM & RV Waters
C/- 17 Waterside Drive
DUDLEY PARK WA 6210

TAX INVOICE

Agent ABN: 70-045-428-465
Owner ABN: 19337067499
Period: October, 2020
Date: 30/10/20
Reference: WATMAC1

Manager: Louise Taylor
BM & RV Waters

PROPERTY	PAID TO	RATE	BAL B/F	DUE OCT 20	TOTAL DUE	PAID	BAL C/F
1 Dorothy Avenue, FALCON WA 6210							
TENANT	Mandurah Storage Solutions Pty Ltd						
101 Rent	31/10/20	1374.08 PM	944.49 CR	1374.08	429.59	429.59	0.00
GST		137.41	94.45 CR	137.41	42.96	42.96	0.00
161 Variable Outgoings	31/10/20	360.00 PM	0.00	360.00	360.00	360.00	0.00
GST		36.00	0.00	36.00	36.00	36.00	0.00
173 Management Fees	31/10/20	69.80 PM	69.80	69.80	139.60	69.60	69.80
GST		6.98	6.98	6.98	13.96	6.98	6.98
Total for 1 Dorothy Avenue			962.16 CR	1884.27	1022.11	945.33	76.78

October 2020 INCOME AND EXPENDITURE

CODE	DEBIT	CREDIT	GST INCL
101 Rental Income		472.55	42.96
161 Variable Outgoings - General		396.00	36.00
173 Management Fees		76.78	6.98
TOTAL INCOME		945.33	
481 Management Fees	76.78		6.98
TOTAL EXPENDITURE		76.78	
19/10/20 - EFT payment to owner:			
Waters Superannuation	868.55		0.00
TOTAL		945.33	78.96
GST collected			85.94
GST paid			6.98

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DUDLEY PARK WA 6210

TAX INVOICE

Agent ABN: 70-045-428-465

Owner ABN: 19337067499

Period: October, 2020

Date: 30/10/20

Reference: WATMAC1

Manager: Louise Taylor
BM & RV Waters

PAGE: 2

CODE October 2020 INCOME AND EXPENDITURE

DEBIT

CREDIT

GST INCL

Kevin Green Real Estate

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MANDURAH WA 6210

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BM & RV Waters
C/- 17 Waterside Drive
DUDLEY PARK WA 6210

TAX INVOICE

Agent ABN: 70-045-428-465
Owner ABN: 19337067499
Period: September, 2020
Date: 30/09/20
Reference: WATMAC1

Manager: Louise Taylor
BM & RV Waters

PROPERTY	PAID TO	RATE	BAL B/F	DUE SEP 20	TOTAL DUE	PAID	BAL C/F
1 Dorothy Avenue, FALCON WA 6210							
TENANT	Mandurah Storage Solutions Pty Ltd						
101 Rent	30/09/20	1374.05 PM	944.49 CR	1374.05	429.59	1374.05	944.49 CR
GST		137.41	94.45 CR	137.41	42.96	137.41	94.45 CR
161 Variable Outgoings	30/09/20	360.00 PM	0.00	360.00	360.00	360.00	0.00
GST		36.00	0.00	36.00	36.00	36.00	0.00
173 Management Fees	30/09/20	69.80 PM	69.80	69.80	139.60	69.80	69.80
GST		6.98	6.98	6.98	13.96	6.98	6.98
Total for 1 Dorothy Avenue			962.16 CR	1984.27	1022.11	1984.27	962.16 CR

September 2020 INCOME AND EXPENDITURE

CODE			DEBIT	CREDIT	GST INCL
101 Rental Income				1511.49	137.41
161 Variable Outgoings - General				396.00	36.00
173 Management Fees				76.78	6.98
TOTAL INCOME				1984.27	
202 VD - Water rates Sept/Oct 20	1 Dorothy Avenue	Water Authority of WA	221.53		0.00
481 Management Fees			76.78		6.98
TOTAL EXPENDITURE			298.31		
Balance Brought Forward				1036.94	
07/09/20 - EFT payment to owner		Waters Superannuation	1036.94		0.00
18/09/20 - EFT payment to owner		Waters Superannuation	1585.96		0.00
TOTAL			3023.21	3023.21	173.41
			GST collected		160.39
			GST paid		6.98

Kevin Green Real Estate

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BM & RV Waters
C/- 17 Waterside Drive
DUDLEY PARK WA 6210

TAX INVOICE

Agent ABN: 70-045-428-465
Owner ABN: 19337067499
Period: September, 2020
Date: 30/09/20
Reference: WATMAC1

Manager: Louise Taylor
BM & RV Waters

PAGE: 2

CODE September 2020 INCOME AND EXPENDITURE

DEBIT

CREDIT

GST INCL

Kevin Green Real Estate

Licensee: Ngarrin Investments Pty Ltd

21 Mandurah Terrace

MANDURAH WA 6210

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Licensee: Ngarrin Investments P/L ABN 70045428465

BM & RV Waters
C/- 17 Waterside Drive
DUDLEY PARK WA 6210

TAX INVOICE

Agent ABN: 70-045-428-465

Owner ABN: 19337067499

Period: August, 2020

Date: 31/08/20

Reference: WATMAC1

Manager: Louise Taylor
BM & RV Waters

PROPERTY	PAID TO	RATE	BAL B/F	DUE AUG 20	TOTAL DUE	PAID	BAL C/F
1 Dorothy Avenue, FALCON WA 6210							
TENANT	Mandurah Storage Solutions Pty Ltd						
101 Rent	31/08/20	1374.08 PM	0.00	1374.08	1374.08	2318.57	944.49 CR
GST		137.41	0.00	137.41	137.41	231.86	94.45 CR
161 Variable-Outgoings	31/08/20	360.00 PM	0.00	360.00	360.00	360.00	0.00
GST		36.00	0.00	36.00	36.00	36.00	0.00
173 Management Fees	31/08/20	69.80 PM	69.80	69.80	139.60	69.80	69.80
GST		6.98	6.98	6.98	13.96	6.98	6.98
Total for 1 Dorothy Avenue			76.78	1984.27	2061.05	3023.21	962.16 CR

August 2020 INCOME AND EXPENDITURE

CODE			DEBIT	CREDIT	GST INCL
101	Rental Income			2550.43	231.86
161	Variable Outgoings - General			398.00	36.00
173	Management Fees			76.78	6.98
TOTAL INCOME				3023.21	
201	VO - Council Rates Instalment 1/4	1 Dorothy Avenue	City of Mandurah	373.66	0.00
202	VO - Water rates Jul/Aug 20	1 Dorothy Avenue	Water Authority of WA	225.17	0.00
405	Annual Summary	1 Dorothy Avenue	Annual Summary Charge	60.50	5.50
481	Management Fees			76.78	6.98
711	Refund VO overpayment FY19/20	1 Dorothy Avenue	Tenant	1038.94	94.45
TOTAL EXPENDITURE			1775.05		
Balance Brought Forward				60.50	
Funds Withheld - Refund VO overpay				1038.94	0.00
19/08/20 - EFT payment to owner				259.72	0.00
TOTAL			3083.71	3083.71	167.91
GST collected					274.84

137-28

Kevin Green Real Estate

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21 Mandurah Terrace

MANDURAH WA 6210

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BM & RV Waters
C/- 17 Waterside Drive
DUDLEY PARK WA 6210

TAX INVOICE

Agent ABN: 70-045-428-465

Owner ABN: 19337067499

Period: August, 2020

Date: 31/08/20

Reference: WATMAC1

Manager: Louise Taylor
BM & RV Waters

PAGE: 2

CODE August 2020 INCOME AND EXPENDITURE

DEBIT

CREDIT

GST INCL

GST paid

106.93

Kevin Green Real Estate

Licensee: Ngarrin Investments Pty Ltd

21 Mandurah Terrace

MANDURAH WA 6210

Ph: 9534 0000 Fax: 9534 0088

Licensee: Ngarrin Investments P/L ABN 70045428465

BM & RV Waters
C/- 17 Waterside Drive
DUDLEY PARK WA 6210

TAX INVOICE

Agent ABN: 70-045-428-465
Owner ABN: 19337067499
Period: July, 2020
Date: 31/07/20
Reference: WATMAC1

Manager: Louise Taylor
BM & RV Waters

PROPERTY	PAID TO	RATE	BAL B/F	DUE JUL 20	TOTAL DUE	PAID	BAL C/F
1 Dorothy Avenue, FALCON WA 6210							
TENANT	Mandurah Storage Solutions Pty Ltd						
101 Rent	31/07/20	1374.08 PM	0.00	1374.08	1374.08	1374.08	0.00
GST		137.41	0.00	137.41	137.41	137.41	0.00
161 Variable Outgoings	31/07/20	360.00 PM	0.00	360.00	360.00	360.00	0.00
GST		36.00	0.00	36.00	36.00	36.00	0.00
173 Management Fees	31/07/20	69.80 PM	69.80	69.80	139.60	69.80	69.80
GST		6.98	6.98	6.98	13.96	6.98	6.98
Total for 1 Dorothy Avenue			76.78	1984.27	2061.05	1984.27	76.78

July 2020 INCOME AND EXPENDITURE

CODE	DEBIT	CREDIT	GST INCL
101 Rental Income		1511.49	137.41
161 Variable Outgoings - General		396.00	36.00
173 Management Fees		76.78	6.98
TOTAL INCOME		1984.27	
481 Management Fees	76.78		6.98
TOTAL EXPENDITURE		76.78	
Funds Withheld - Remaining Balance	60.50		0.00
07/07/20 - EFT payment to owner	1846.99		0.00
TOTAL		1984.27	173.41
GST collected			180.39
GST paid			6.98

Kevin Green Real Estate

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Licensee: Ngarrin Investments P/ L ABN 70045428465

BM & RV Waters
C/- 17 Waterside Drive
DUDLEY PARK WA 6210

TAX INVOICE

Agent ABN: 70-045-428-465

Owner ABN: 19337067499

Period: July, 2020

Date: 31/07/20

Reference: WATMAC1

Manager: Louise Taylor
BM & RV Waters

PAGE: 2

CODE July 2020 INCOME AND EXPENDITURE

DEBIT

CREDIT

GST INCL

UNPAID INVOICES

202	VO - Water rates Jul/Aug 20	1 Dorothy Avenue	Water Authority of WA	225.17
201	VO - Council Rates Instalment 1/4	1 Dorothy Avenue	City of Mandurah	373.66
405	Annual Summary	1 Dorothy Avenue	Annual Summary Charge	60.50
				<hr/>
				659.33