

Woogaroo Green

Coastal View Accommodation Pty Ltd

A.B.N. 62 956 038 622

A.C.N. 165 872 319

Ph: 0405416826

P.O Box 4568

Fax:

FOREST LAKE

Email: woogaroogreen161@gmail.com

TO: Noel Joseph Andrew
4 Tobin Place
Marayong
NSW 2148

Financial Year Summary

For The Year Ending 2020

	Debits	Credits
<u>68/8 Milan Street, Ellen Grove QLD 4078</u>		
Income		
Rental Income		\$18,460.00
Other Income		\$596.40
Expenses		
Administration Fees	\$105.60	
Letting Fees	\$195.25	
Management Fees	\$1,624.48	
Repairs & Maintenance	\$395.70	
<u>Other Items</u>		
Balance Carried Forward From Prior Year		\$0.00
Other Account Credits		\$0.00
Administration Fees	\$0.00	
Other Account Debits	\$0.00	
Total Payments To Owner	\$16,735.37	

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Owners Statement - June 2020

68/8 Milan Street, Ellen Grove QLD 4078

Date	Reference	Description	Ex.GST	GST	Amount
05/06/2020	308225	Rent From 03/06/2020 To 16/06/2020 - Rent Credit \$1.00	\$710.00	\$0.00	\$710.00
19/06/2020	308336	Rent From 17/06/2020 To 30/06/2020 - Rent Credit \$1.00	\$710.00	\$0.00	\$710.00
01/07/2020	7010222	Rent Collection Commission - WG68	(\$71.00)	(\$7.10)	(\$78.10)
01/07/2020	7010223	Management Fee - WG68	(\$42.60)	(\$4.26)	(\$46.86)
01/07/2020	7010224	Administration Fee - WG68	(\$8.00)	(\$0.80)	(\$8.80)
				(\$12.16)	\$1,286.24

Other Items

Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
01/07/2020	5598	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,286.24)
				\$0.00	(\$1,286.24)
		Closing Balance			\$0.00

Tenant Information

68/8 MILAN STREET, ELLEN GROVE QLD 4078

Tenant(s): Thuy Thi Trinh (WG68TRI) Rent: \$355.00 Per Week Lease Details: From 04/01/17 To 11/01/21

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Owners Statement - April 2020

68/8 Milan Street, Ellen Grove QLD 4078

Date	Reference	Description	Ex.GST	GST	Amount
11/04/2020	307841	Rent From 08/04/2020 To 21/04/2020 - Rent Credit \$1.00	\$710.00	\$0.00	\$710.00
24/04/2020	307934	Rent From 22/04/2020 To 05/05/2020 - Rent Credit \$1.00	\$710.00	\$0.00	\$710.00
01/05/2020	7009794	Rent Collection Commission - WG68	(\$71.00)	(\$7.10)	(\$78.10)
01/05/2020	7009795	Management Fee - WG68	(\$42.60)	(\$4.26)	(\$46.86)
01/05/2020	7009796	Administration Fee - WG68	(\$8.00)	(\$0.80)	(\$8.80)
				(\$12.16)	\$1,286.24

Other Items

Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
01/05/2020	5571	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,286.24)
				\$0.00	(\$1,286.24)
		Closing Balance			\$0.00

Tenant Information

68/8 MILAN STREET, ELLEN GROVE QLD 4078

Tenant(s): Thuy Thi Trinh (WG68TRI) Rent: \$355.00 Per Week Lease Details: From 04/01/17 To 11/01/21

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Owners Statement - March 2020

68/8 Milan Street, Ellen Grove QLD 4078

Date	Reference	Description	Ex.GST	GST	Amount
12/03/2020	307641	Rent From 11/03/2020 To 24/03/2020 - Rent Credit \$1.00	\$710.00	\$0.00	\$710.00
26/03/2020	307737	Rent From 25/03/2020 To 07/04/2020 - Rent Credit \$1.00	\$710.00	\$0.00	\$710.00
31/03/2020	5558	Unblock the drain and fix the leaking pipes	(\$122.00)	(\$12.20)	(\$134.20)
01/04/2020	7009582	Rent Collection Commission - WG68	(\$71.00)	(\$7.10)	(\$78.10)
01/04/2020	7009583	Management Fee - WG68	(\$42.60)	(\$4.26)	(\$46.86)
01/04/2020	7009584	Administration Fee - WG68	(\$8.00)	(\$0.80)	(\$8.80)
				(\$24.36)	\$1,152.04

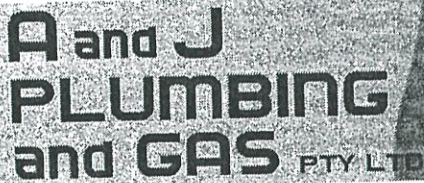
Other Items

Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
01/04/2020	5559	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,152.04)
				\$0.00	(\$1,152.04)
				Closing Balance	\$0.00

Tenant Information

68/8 MILAN STREET, ELLEN GROVE QLD 4078

Tenant(s): Thuy Thi Trinh (WG68TRI) Rent: \$355.00 Per Week Lease Details: From 04/01/17 To 11/01/21



Phone: 0406 30 20 30
info@aandjplumbing.com.au
www.aandjplumbing.com.au

Q801 90 604 150 557
Q802 Licence: 507638

Client:	The Owner Unit 68	Date:	26/03/2020
Address:	Woogaroo Greens		
Site Address:	68/8 Milan St, Ellen Grove, QLD, 4078	Invoice #	01667

Job Description:

Job Description:
Callout to leak under kitchen sink. Found blocked waste pipe down into DG outside kitchen as well as loose waste pipes under sink. Cleared blocked drain with gulley plunger. Resealed leaking waste pipes.



QTY	Item	Rate	Sub Tot	GST	Total
1	Service Callout Fee	\$60.00	\$60.00	\$6.00	\$66.00
0.75	Labour - Technician	\$80.00	\$60.00	\$6.00	\$66.00
1	Misc - Threadtape etc	\$2.00	\$2.00	\$0.20	\$2.20
Subtotals			\$122.00	\$12.20	\$134.20
Total Payable Including GST					\$134.20

Payment Method

☐ Cash ☐ Cheque ☐ Credit Card/EFT ☐ Direct Deposit **Technician:** Aaron

Direct Deposit Information

Bank: National Australia Bank
Bank BSB: 084 402

Name: A and J Plumbing PTY LTD
Account Number: 734 935 825

A and J Plumbing PTY LTD
ABN: 90 604 100 567 QBCC:1307638

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Owners Statement - February 2020

68/8 Milan Street, Ellen Grove QLD 4078

Date	Reference	Description	Ex.GST	GST	Amount
14/02/2020	307461	Rent From 12/02/2020 To 25/02/2020 - Rent Credit \$1.00	\$710.00	\$0.00	\$710.00
14/02/2020	307466	Tenant Payment - Water Charge (Invoice #6001223)	\$147.00	\$0.00	\$147.00
28/02/2020	307558	Rent From 26/02/2020 To 10/03/2020 - Rent Credit \$1.00	\$710.00	\$0.00	\$710.00
24/02/2020	5541	Replace faulty light in garage	(\$118.18)	(\$11.82)	(\$130.00)
02/03/2020	7009372	Rent Collection Commission - WG68	(\$71.00)	(\$7.10)	(\$78.10)
02/03/2020	7009373	Management Fee - WG68	(\$42.60)	(\$4.26)	(\$46.86)
02/03/2020	7009374	Administration Fee - WG68	(\$8.00)	(\$0.80)	(\$8.80)
				(\$23.98)	\$1,303.24

Other Items

Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
02/03/2020	5544	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,303.24)
				\$0.00	(\$1,303.24)
Closing Balance					\$0.00

Tenant Information

68/8 MILAN STREET, ELLEN GROVE QLD 4078

Tenant(s): Thuy Thi Trinh (WG68TRI) Rent: \$355.00 Per Week Lease Details: From 04/01/17 To 11/01/21

TAX INVOICE/STATEMENT

DATE: 24-2-20

All accounts to be paid on completion of job or no longer than 7 business days after. A daily surcharge of 1.5% will occur after 7 business days.

Mark Crowe Lic. No. 69633

macroelect@icloud.com




TO: Unit - 68
Wogaroo Green
Ellengrove

ABN(supplier): 85964755416

ABN(Recipient: _____)

QTY	DESCRIPTION	EACH	GST	TOTAL
	- Replace faulty light in garage.			
	- Remove old one from site			



BANK DETAILS: Direct Deposit ANZ
BSB: 014-315
ACC. NO: 4527-67149
ACC. NAME: MACRO ELECTRICAL

ACC. NO: 4527-67149

SUB TOTAL

GST

TOTAL INCLUSIVE OF
GST

\$130 -

SIGNED: 

****All work carried out & tested to:**

AS/NZS 3000: 2018 & Electrical Safety Regulation 2013**

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4 Tobin Place
Marayong
NSW 2148

Owners Statement - January 2020

68/8 Milan Street, Ellen Grove QLD 4078

Date	Reference	Description	Ex.GST	GST	Amount
04/01/2020	307171	Rent From 01/01/2020 To 14/01/2020 - Rent Credit \$1.00	\$710.00	\$0.00	\$710.00
16/01/2020	307269	Rent From 15/01/2020 To 28/01/2020 - Rent Credit \$1.00	\$710.00	\$0.00	\$710.00
31/01/2020	307375	Rent From 29/01/2020 To 11/02/2020 - Rent Credit \$1.00	\$710.00	\$0.00	\$710.00
01/02/2020	7009150	Rent Collection Commission - WG68	(\$106.50)	(\$10.65)	(\$117.15)
01/02/2020	7009151	Management Fee - WG68	(\$63.90)	(\$6.39)	(\$70.29)
01/02/2020	7009152	Administration Fee - WG68	(\$8.00)	(\$0.80)	(\$8.80)
				(\$17.84)	\$1,933.76

Other Items

Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
01/02/2020	5524	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,933.76)
				\$0.00	(\$1,933.76)
Closing Balance					\$0.00

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Owners Statement - December 2019

68/8 Milan Street, Ellen Grove QLD 4078

Date	Reference	Description	Ex.GST	GST	Amount
06/12/2019	306976	Rent From 04/12/2019 To 17/12/2019 - Rent Credit \$1.00	\$710.00	\$0.00	\$710.00
18/12/2019	307058	Tenant Payment - Water Charge (Invoice #6001292)	\$176.00	\$0.00	\$176.00
19/12/2019	307073	Rent From 18/12/2019 To 31/12/2019 - Rent Credit \$1.00	\$710.00	\$0.00	\$710.00
01/01/2020	7008919	Rent Collection Commission - WG68	(\$71.00)	(\$7.10)	(\$78.10)
01/01/2020	7008920	Management Fee - WG68	(\$42.60)	(\$4.26)	(\$46.86)
01/01/2020	7008921	Administration Fee - WG68	(\$8.00)	(\$0.80)	(\$8.80)
				(\$12.16)	\$1,462.24

Other Items

Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
01/01/2020	5506	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,462.24)
				\$0.00	(\$1,462.24)
Closing Balance					\$0.00

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Tenant(s): Thuy Thi Trinh (WG68TRI) Rent: \$355.00 Per Week Lease Details: From 04/01/17 To 11/01/21

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Owners Statement - November 2019

68/8 Milan Street, Ellen Grove QLD 4078

Date	Reference	Description	Ex.GST	GST	Amount
08/11/2019	306771	Rent From 06/11/2019 To 19/11/2019 - Rent Credit \$1.00	\$710.00	\$0.00	\$710.00
21/11/2019	306873	Rent From 20/11/2019 To 03/12/2019 - Rent Credit \$1.00	\$710.00	\$0.00	\$710.00
26/11/2019	5488	repair light fitting on main bedroom	(\$54.55)	(\$5.45)	(\$60.00)
25/11/2019	7008584	Lease negotiation/renewal fee (Re-letting) (WG68)	(\$177.50)	(\$17.75)	(\$195.25)
02/12/2019	7008696	Rent Collection Commission - WG68	(\$71.00)	(\$7.10)	(\$78.10)
02/12/2019	7008697	Management Fee - WG68	(\$42.60)	(\$4.26)	(\$46.86)
02/12/2019	7008698	Administration Fee - WG68	(\$8.00)	(\$0.80)	(\$8.80)
				(\$35.36)	\$1,030.99

Other Items

Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
02/12/2019	5492	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,030.99)
				\$0.00	(\$1,030.99)
Closing Balance					\$0.00

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Tenant(s): Thuy Thi Trinh (WG68TRI) Rent: \$355.00 Per Week Lease Details: From 04/01/17 To 11/01/21

TAX INVOICE/STATEMENT

DATE:

26-11-19

All accounts to be paid on completion of job or no longer than 7 business days after. A daily surcharge of 1.5% will occur after 7 business days.

**MACRO
ELECTRICAL**

Mark Crowe Lic. No. 69633

0413 922 869

macroelect@icloud.com

o Electrical + Air Conditioning
o Domestic o Commercial o Industrial



ABN(supplier): 85964755416

TO:

Unit - 68

8 Melon St

Woogaroo green

Ellengrove

ABN(Recipient):

QTY	DESCRIPTION	EACH	GST	TOTAL
	- Repaired light fitting on main bathroom.			
BANK DETAILS: Direct Deposit ANZ		SUB TOTAL		
BSB: 014-315		GST		
ACC. NO: 4527-67149		TOTAL INCLUSIVE OF		
ACC. NAME: MACRO ELECTRICAL		GST		\$60

SIGNED:

[Signature]

PAID

DATE: 26/11 CHQ. NO.

****All work carried out & tested to:**

AS/NZS 3000: 2007 & Electrical Safety Regulation 2013**

Woogaroo Green

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Owners Statement - October 2019

68/8 Milan Street, Ellen Grove QLD 4078

Date	Reference	Description	Ex.GST	GST	Amount
10/10/2019	306569	Rent From 09/10/2019 To 22/10/2019 - Rent Credit \$1.00	\$710.00	\$0.00	\$710.00
25/10/2019	306674	Rent From 23/10/2019 To 05/11/2019 - Rent Credit \$1.00	\$710.00	\$0.00	\$710.00
01/11/2019	7008472	Rent Collection Commission - WG68	(\$71.00)	(\$7.10)	(\$78.10)
01/11/2019	7008473	Management Fee - WG68	(\$42.60)	(\$4.26)	(\$46.86)
01/11/2019	7008474	Administration Fee - WG68	(\$8.00)	(\$0.80)	(\$8.80)
				(\$12.16)	\$1,286.24

Other Items

Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
01/11/2019	5471	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,286.24)
				\$0.00	(\$1,286.24)
Closing Balance					\$0.00

Tenant Information

68/8 MILAN STREET, ELLEN GROVE QLD 4078

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Owners Statement - September 2019

68/8 Milan Street, Ellen Grove QLD 4078

Date	Reference	Description	Ex.GST	GST	Amount
12/09/2019	306386	Rent From 11/09/2019 To 24/09/2019 - Rent Credit \$1.00	\$710.00	\$0.00	\$710.00
27/09/2019	306485	Rent From 25/09/2019 To 08/10/2019 - Rent Credit \$1.00	\$710.00	\$0.00	\$710.00
01/10/2019	7008246	Rent Collection Commission - WG68	(\$71.00)	(\$7.10)	(\$78.10)
01/10/2019	7008247	Management Fee - WG68	(\$42.60)	(\$4.26)	(\$46.86)
01/10/2019	7008248	Administration Fee - WG68	(\$8.00)	(\$0.80)	(\$8.80)
				(\$12.16)	\$1,286.24

Other Items

Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
01/10/2019	5453	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,286.24)
				\$0.00	(\$1,286.24)
		Closing Balance			\$0.00

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Owners Statement - August 2019

68/8 Milan Street, Ellen Grove QLD 4078

Date	Reference	Description	Ex.GST	GST	Amount
02/08/2019	306102	Rent From 31/07/2019 To 13/08/2019 - Rent Credit \$1.00	\$710.00	\$0.00	\$710.00
16/08/2019	306211	Rent From 14/08/2019 To 27/08/2019 - Rent Credit \$1.00 (WG68TRI)	\$710.00	\$0.00	\$710.00
29/08/2019	306298	Rent From 28/08/2019 To 10/09/2019 - Rent Credit \$1.00	\$710.00	\$0.00	\$710.00
18/08/2019	7007917	Test/Replace Smoke Alarm Batteries x2 (WG68)	(\$25.00)	(\$2.50)	(\$27.50)
02/09/2019	7008025	Rent Collection Commission - WG68	(\$106.50)	(\$10.65)	(\$117.15)
02/09/2019	7008026	Management Fee - WG68	(\$63.90)	(\$6.39)	(\$70.29)
02/09/2019	7008027	Administration Fee - WG68	(\$8.00)	(\$0.80)	(\$8.80)
				(\$20.34)	\$1,906.26

Other Items

Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
02/09/2019	5440	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,906.26)
				\$0.00	(\$1,906.26)
Closing Balance					\$0.00

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Owners Statement - July 2019

68/8 Milan Street, Ellen Grove QLD 4078

Date	Reference	Description	Ex.GST	GST	Amount
05/07/2019	305925	Rent From 03/07/2019 To 16/07/2019 - Rent Credit \$1.00	\$710.00	\$0.00	\$710.00
20/07/2019	306027	Rent From 17/07/2019 To 30/07/2019 - Rent Credit \$1.00	\$710.00	\$0.00	\$710.00
01/08/2019	7007791	Rent Collection Commission - WG68	(\$71.00)	(\$7.10)	(\$78.10)
01/08/2019	7007792	Management Fee - WG68	(\$42.60)	(\$4.26)	(\$46.86)
01/08/2019	7007793	Administration Fee - WG68	(\$8.00)	(\$0.80)	(\$8.80)
				(\$12.16)	\$1,286.24

Other Items

Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
01/08/2019	5427	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,286.24)
				\$0.00	(\$1,286.24)
		Closing Balance			\$0.00

Tenant Information

68/8 MILAN STREET, ELLEN GROVE QLD 4078

Tenant(s): Thuy Thi Trinh (WG68TRI) Rent: \$355.00 Per Week Lease Details: From 04/01/17 To 30/12/19