

Ray White Kingsford

436 Anzac Parade
Kingsford NSW 2032

T 02 9662 4077

Chambers Property Nominee Pty Ltd
7 Hooper Street
Randwick NSW 2031

Agent ABN: 80-696-605-310
Primary Owner Statement for
Period Ending: 30/06/20
Reference: CHAMBERSPR
TAX INVOICE

Chambers Property Nominee Pty Ltd

Property	Tenant	Rent	Paid From	To	Periods	Paid	In Hand	
26/20-22 Maroubra Road	Leith Buffett	300.00	W1 03/06/20	01/07/20	4	1200.00	0.00	
Date	Disbursements & Sundry Receipts						Debit	Credit
	Total Rent & Outgoings Collected From Tenants							1200.00
22/06/20	26/20-22 Maroubra Road	StrataPay						
	Strata Levies 01/07/20 to 30/09/20			Inv:139811733				
	(Includes \$52.81 GST)					580.89		
30/06/20	*Income & Expenditure Statement						30.00	
	*Management Fees						60.00	
	*Monthly Admin. Fee						5.90	
	Plus GST on items marked *						9.59	
						<hr/>	<hr/>	
						686.38	1200.00	

Transferred to your bank account \$513.62

Payment Details: Gordon Super Co Pty Ltd 17632025 067-167 CBA

Strata Schemes Management Act 2015
LEVY NOTICE

TAX INVOICE
 ABN 82 267 809 953

Strata Plan No. 48740

Chambers Property Nominee P/L
 Ray White - Kingsford
 PO Box 855
 KINGSFORD NSW 2032

20 Maroubra Road
 Maroubra NSW 2035

Notice Date 3 June 2020
 Lot Number 26 Unit Number 26
 Account Number 26 Entitlements 99

Account	Period	Total for Year	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund	01/07/20 to 30/09/20	1601.88	01/07/20	400.47	0.00		400.47
Capital Works Fund	01/07/20 to 30/09/20	702.60	01/07/20	175.65	0.00		175.65
ARREARS - PAY IMMEDIATELY				4.77			4.77

(Levies include GST)
 GST component on levies of \$523.74 is \$52.38
 AMOUNT PAYABLE: \$580.89

Amount Payable	\$580.89
Payment Due	01/07/20

PAY AS DUE
 Interest at the rate of 10.00% per annum is payable on overdue Levies.

Date	Description	Admin	Sink	Other	Total	Balance
	Brought forward				576.12	576.12
26/07/19	Receipt	(400.47)	(175.65)		(576.12)	0.00
31/08/19	01/10/19 To 31/12/19	400.47	175.65		576.12	576.12
30/09/19	Receipt	(400.47)	(175.65)		(576.12)	0.00
29/11/19	01/01/20 To 31/03/20	400.47	175.65		576.12	576.12
16/01/20	Receipt	(400.47)	(175.65)		(576.12)	0.00
27/02/20	01/04/20 To 30/06/20	400.47	175.65		576.12	576.12
30/04/20	Overdue Interest			4.73	4.73	580.85
04/05/20	Receipt	(400.47)	(170.92)		(571.39)	9.46
04/05/20	Overdue Interest			(4.73)	(4.73)	4.73
31/05/20	Overdue Interest			0.04	0.04	4.77
03/06/20	01/07/20 To 30/09/20	400.47	175.65		576.12	580.89

NOTES

If you currently do not receive your Levy Notices by email,
 but would like to, please contact our office on levies@gkstrata.com.au.

Payment Options

-  Tel: 1300 552 311
Ref: 1398 1173 3
Telephone: Call this number to pay by credit card using a land line or mobile phone. International: +613 8648 0158
-  www.stratamax.com.au
Ref: 1398 1173 3
Internet: Visit this website to make a secure credit card payment over the internet.
-  Tel: 1300 552 311
Ref: 1398 1173 3
Direct Debit: Make auto payments directly from your nominated bank account or credit card. Go to www.stratapay.com/ddr to register.
-  Biller Code: 74625
Ref: 1398 1173 3
B Pay: Contact your participating financial institution to make a payment from your cheque or savings account using B Pay.
-  Billpay Code: 9216
Ref No: 1398 1173 311
In Person: Present this bill at any Post Office to make cash, cheque or debit card payments.
-  Make cheque payable to:
StrataPay 1398 1173 3
Mail: Send cheque with this slip by mail to: **StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia**
-  BSB: 067-970
Account No: 1398 1173 3
(Applies to this bill only)
Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD).
Account Name: StrataPay Bank: CBA, Sydney, Australia.



StrataPay Reference
1398 1173 3
 Amount **\$580.89** Due Date **01 Jul 20**

GK Strata Management Pty Ltd
 48740/02100026 Lot 26/26
 Chambers Property Nominee P/L
 Ray White - Kingsford
 PO Box 855
 KINGSFORD NSW 2032



*71 216 139811733 11

All payments made through StrataPay payment options are subject to User Terms and Conditions available at www.stratapay.com or by calling 1300 135 610 or email info@stratapay.com. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.

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Chambers Property Nominee Pty Ltd Owner Income & Expenditure for July 2019 to June 2020

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Tot
Property: 26/20-22 Maroubra Road Maroubra NSW 2035													
Balance Brought Forward	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Income													
101 Rent	2040.00	1360.00	1360.00	1360.00	1360.00	2040.00	1360.00	1360.00	340.00	1297.15	1200.00	1200.00	16277.15
	2040.00	1360.00	1360.00	1360.00	1360.00	2040.00	1360.00	1360.00	340.00	1297.15	1200.00	1200.00	16277.15
Expenditure													
201 Advertising	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	94.00	0.00	0.00	94.00
205 Year to Date Statement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	30.00
222 Carpet Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55.00	0.00	0.00	55.00
225 Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	-75.00	0.00	0.00	75.00
275 Municipal Rates (Council)	0.00	14.64	0.00	0.00	364.60	0.00	0.00	364.60	0.00	0.00	364.60	0.00	1108.44
300 Strata Levies	576.12	0.00	576.12	0.00	0.00	576.12	0.00	0.00	0.00	576.12	0.00	580.89	2885.37
310 Water Rates	0.00	185.25	0.00	185.25	0.00	0.00	183.24	0.00	0.00	183.24	0.00	0.00	736.98
414 Lease Preparation Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	363.00	0.00	0.00	363.00
419 GST on Fees (Agent)													

For details refer to monthly statements and invoices supplied. Seek advice from your accountant and or tax advisor for taxation purposes.

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Chambers Property Nominee Pty Ltd Owner Income & Expenditure for July 2019 to June 2020

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Tot
481 Management Fees	10.79	7.48	7.39	7.39	7.39	10.79	7.39	7.39	2.29	5.67	6.59	9.59	90.15
483 Monthly Administration Fee	102.00	68.00	68.00	68.00	68.00	102.00	68.00	68.00	17.00	49.86	60.00	60.00	798.86
	5.90	6.80	5.90	5.90	5.90	5.90	5.90	5.90	5.90	6.80	5.90	5.90	72.60
	694.81	282.17	657.41	266.54	445.89	694.81	264.53	445.89	175.19	1258.69	437.09	686.38	6309.40
Carried Forward	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	1345.19	1077.83	702.59	1093.46	914.11	1345.19	1095.47	914.11	164.81	38.46	762.91	513.62	9967.75

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