



Income & Expenditure Summary

Mr Laknath De Silva
33 Cumberland Square
Newington NSW 2127

Date 1/07/2020 to 30/06/2021

From Statement: **1 (1/09/2020)**
To Statement: **10 (29/06/2021)**

L & J De Silva Property Pty Ltd (ID: 1284)											Total	
Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
OPENING BALANCE: \$0.00												
Owner Contributions	0.00	0.00	0.00	0.00	242.00	0.00	0.00	0.00	0.00	0.00	0.00	242.00

Residential Properties												
4/12-14 Wentworth Road North, Homebush, NSW 2140												
Property Income												
Break Lease Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1000.00	0.00	0.00	0.00	1000.00
Residential Rent	0.00	0.00	2172.62	4748.36	396.87	1000.00	1500.00	500.00	761.91	1000.00	2000.00	2528.20
	\$17,607.96											
	(GST Total: \$0.00)											

Property Expenses												
Appliances - New (GST Inclusive)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	413.50	573.50
Bank Charges	0.00	0.00	0.40	0.60	0.30	0.40	1.20	0.30	0.80	0.20	1.50	1.60
Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00	0.00
Council Rates	0.00	0.00	0.00	0.00	340.00	0.00	0.00	340.00	0.00	0.00	340.00	0.00
General - R & M (GST Inclusive)	0.00	0.00	0.00	0.00	0.00	0.00	269.50	0.00	0.00	0.00	17.60	0.00
Income & Expenditure Fee (GST Inclusive)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33.00
Letting Fee (GST Inclusive)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	550.00	0.00	0.00
Locks & Cards - R & M (GST Inclusive)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Report shows all transactions reported on statements created within reporting period.



Income & Expenditure Summary

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	290.00	0.00	290.00
Plumbing (GST Inclusive)	0.00	0.00	0.00	0.00	0.00	242.00	0.00	0.00	0.00	0.00	297.00	0.00	539.00
PM Advertising (GST Inclusive)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	275.00	0.00	0.00	275.00
Residential Management Fees (GST Inclusive)	0.00	0.00	108.63	237.42	19.84	50.00	78.06	25.00	92.29	50.00	100.00	127.82	889.06
Smoke Alarms (GST Inclusive)	0.00	0.00	0.00	0.00	0.00	99.00	0.00	0.00	0.00	0.00	0.00	0.00	99.00
Strata Levies	0.00	0.00	512.02	0.00	0.00	512.02	0.00	0.00	512.02	0.00	0.00	670.67	2206.73
Tenancy Fees (GST Inclusive)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33.00	0.00	0.00	33.00
Tenant Reference Check (GST Inclusive)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27.50	0.00	0.00	27.50
Water Rates	0.00	0.00	223.05	-69.49	0.00	214.66	-61.10	0.00	158.07	0.00	180.09	-28.20	617.08

\$8,100.77

(GST Total: \$364.50)

PROPERTY BALANCE: \$9,507.19

(GST Balance: -\$364.50)

Owner Expenses & Payments

Owner Expenses

Administration Fee (GST Inclusive)

0.00	0.00	5.50	5.50	5.50	0.00	11.00	5.50	0.00	11.00	5.50	5.50	55.00
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Bank Charges

0.00	0.00	0.20	0.40	0.00	0.20	0.40	0.00	0.40	0.00	0.40	0.40	2.40
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\$57.40

(GST Total: \$5.00)

Owner Payments

L & J De Silva Pty Ltd for Superannuation Fund

0.00	0.00	1322.82	4573.93	0.00	154.95	1200.94	0.00	1127.53	0.00	167.71	1143.91	9691.79
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\$9,691.79

OWNERSHIP STATEMENT #10 - L & J De Silva Property Pty Ltd

Mr Laknath De Silva
 33 Cumberland Square
 Newington, NSW, 2127

STATEMENT PERIOD	25/05/2021 - 29/06/2021
OWNERSHIP ID:	1284
OPENING BALANCE:	\$0.00
CLOSING BALANCE:	\$0.00
OWNERSHIP PAYMENT:	\$1,143.91

TAX INVOICE

RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	PAID
4/12-14 Wentworth Road North	Kate Van Dam & Robert Meulman	\$500.00/W	05/06/21 - 09/07/21	09/07/21	\$28.20	\$2,528.20
Total rent for period						TOTAL \$2,528.20

PROPERTY INCOME, EXPENSES & OWNERSHIP CONTRIBUTIONS

Date	Property	Description	GST Paid	MONEY OUT	MONEY IN
26/05/2021	4/12-14 Wentworth Road North	Inv:66018, \$28.20, Water Usage 24/04/21 - 19/05/21 (Ingoing Meter Reading #1705 = 12kL's)	\$0.00		\$28.20
15/06/2021	4/12-14 Wentworth Road North	Greater Sydney Appliance Services (Inv: # 28518 (Bal)) Balance: Supp/inst new electric oven	\$52.14	\$573.50	
15/06/2021	4/12-14 Wentworth Road North	SP: 58200 (BPAY Ref: 23160689855820000046) Strata Levies*01/06/21-31/08/21*	\$0.00	\$670.67	
SUBTOTAL				\$1,244.17	\$28.20
Total for property expenses & ownership contributions				TOTAL	-\$1,215.97

TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$0.50	\$5.50	
Bank Charges	\$0.00	\$2.00	
Income & Expenditure Fee	\$3.00	\$33.00	
Residential Management Fees	\$11.61	\$127.82	
SUBTOTAL		\$168.32	\$0.00
Total fees paid in period		TOTAL	-\$168.32

OWNERSHIP PAYMENTS

OWNERSHIP STATEMENT #9 - L & J De Silva Property Pty Ltd

Mr Laknath De Silva
 33 Cumberland Square
 Newington, NSW, 2127

STATEMENT PERIOD	27/04/2021 - 25/05/2021
OWNERSHIP ID:	1284
OPENING BALANCE:	\$53.30
CLOSING BALANCE:	\$0.00
OWNERSHIP PAYMENT:	\$167.71

TAX INVOICE

RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	PAID
4/12-14 Wentworth Road North	Kate Van Dam & Robert Meulman	\$500.00/W	08/05/21 - 04/06/21	04/06/21	\$0.00	\$2,000.00
Total rent for period						TOTAL \$2,000.00

PROPERTY INCOME, EXPENSES & OWNERSHIP CONTRIBUTIONS

Date	Property	Description	GST Paid	MONEY OUT	MONEY IN
12/05/2021	4/12-14 Wentworth Road North	Strathfield Municipal Council (BPAY Ref: 7995446) Council Rates 2020-2021*4th Instalment*	\$0.00	\$340.00	
12/05/2021	4/12-14 Wentworth Road North	Summit Locksmith & Security Pty Ltd (Inv: # 4790) Replacement of 2 x lazy cam euro cylinders & repair sliding doors	\$26.36	\$290.00	
12/05/2021	4/12-14 Wentworth Road North	NVRE (Inv: Bunnings 03/05/21) (Reimburse Agent) purchase of 4 x pine dowels 03/05/21	\$1.60	\$17.60	
12/05/2021	4/12-14 Wentworth Road North	Greater Sydney Appliance Services (Inv: # 28518) 50% Deposit: Supp/inst new electric oven	\$37.59	\$413.50	
19/05/2021	4/12-14 Wentworth Road North	Ben Jose Plumbing & Gasfitting (Inv: BP1343) Repair Leaking Laundry Drain, Trap & Pipework.	\$27.00	\$297.00	
25/05/2021	4/12-14 Wentworth Road North	Dickson Kinyua Cleaning Services (Inv: 000220) End of Lease Clean / included walls; windows & sliding doors; bathrooms; balcony; floors	\$0.00	\$240.00	
25/05/2021	4/12-14 Wentworth Road North	SYDNEY WATER (BPAY Ref: 50104030007) Water Rates*01/04/21-30/06/21*	\$0.00	\$180.09	
SUBTOTAL				\$1,778.19	\$0.00
Total for property expenses & ownership contributions				TOTAL	-\$1,778.19

TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$0.50	\$5.50	
Bank Charges	\$0.00	\$1.90	

OWNERSHIP STATEMENT #8 - L & J De Silva Property Pty Ltd

Mr Laknath De Silva
 33 Cumberland Square
 Newington, NSW, 2127

STATEMENT PERIOD 30/03/2021 - 27/04/2021
 OWNERSHIP ID: 1284
 OPENING BALANCE: \$0.00
 CLOSING BALANCE: \$53.30
 OWNERSHIP PAYMENT: \$0.00

Kate: 0409 758 825 (Mon. after 12pm)

TAX INVOICE

RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	PAID
4/12-14 Wentworth Road North	Kate Van Dam & Robert Meulman	\$500.00/W	24/04/21 - 07/05/21	07/05/21	\$0.00	\$1,000.00
Total rent for period						\$1,000.00

TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$1.00	\$11.00	
Bank Charges	\$0.00	\$0.20	
Letting Fee	\$50.00	\$550.00	
PM Advertising	\$25.00	\$275.00	
Residential Management Fees	\$4.55	\$50.00	
Tenancy Fees	\$3.00	\$33.00	
Tenant Reference Check	\$2.50	\$27.50	
SUBTOTAL		\$946.70	\$0.00
Total fees paid in period		\$946.70	-\$946.70

WITHHELD (UNPAID) AMOUNTS

Description	Withheld
Withheld	\$53.30
Total withheld (unpaid) amounts	\$53.30

CLOSING (CARRIED FORWARD) BALANCE

TOTAL	\$53.30
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OWNERSHIP STATEMENT #7 - L & J De Silva Property Pty Ltd

Mr Laknath De Silva
 33 Cumberland Square
 Newington, NSW, 2127

STATEMENT PERIOD	23/02/2021 - 30/03/2021
OWNERSHIP ID:	1284
OPENING BALANCE:	\$129.20
CLOSING BALANCE:	\$0.00
OWNERSHIP PAYMENT:	\$1,127.53

TAX INVOICE

RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	PAID
4/12-14 Wentworth Road North	Carly Williams	\$2,172.62/M	16/01/21 - 13/02/21	13/02/21	\$0.00	\$761.91
<i>Moved Out on 13/02/2021; Charge to 13/02/2021</i>						
<i>Rent changed from \$500.00 Weekly to \$2,172.62 Monthly, effective from 16/08/2020</i>						
Total rent for period						TOTAL \$761.91

PROPERTY INCOME, EXPENSES & OWNERSHIP CONTRIBUTIONS

Date	Property	Description	GST Paid	MONEY OUT	MONEY IN
04/03/2021	4/12-14 Wentworth Road North	2 x weeks rent for Break Lease Fee (Inv: 60279, \$1,000.00)	\$0.00		\$1,000.00
04/03/2021	4/12-14 Wentworth Road North	Final Water Usage 19/11/2020 - 13/02/2021 (Final Reading #1702 = 36kl's) (Inv: 60281, \$84.60)	\$0.00		\$83.80
09/03/2021	4/12-14 Wentworth Road North	SP: 58200 (BPAY Ref: 23160689855820000046) Strata Levies*01/03/21-31/05/21*	\$0.00	\$512.02	
09/03/2021	4/12-14 Wentworth Road North	SYDNEY WATER (BPAY Ref: 50104030007) Water Rates*01/01/21-31/03/21*	\$0.00	\$241.87	
SUBTOTAL				\$753.89	\$1,083.80
Total for property expenses & ownership contributions				TOTAL	\$329.91

TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Bank Charges	\$0.00	\$1.20	
Residential Management Fees	\$8.39	\$92.29	
SUBTOTAL		\$93.49	\$0.00
Total fees paid in period		TOTAL	-\$93.49

OWNERSHIP STATEMENT #6 - L & J De Silva Property Pty Ltd

Mr Laknath De Silva
 33 Cumberland Square
 Newington, NSW, 2127

STATEMENT PERIOD	27/01/2021 - 23/02/2021
OWNERSHIP ID:	1284
OPENING BALANCE:	\$0.00
CLOSING BALANCE:	\$129.20
OWNERSHIP PAYMENT:	\$0.00

TAX INVOICE

RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	NET PAID
4/12-14 Wentworth Road North	Carly Williams	\$2,172.62/M	26/01/21 - 15/01/21	02/02/21	\$1,309.52	\$500.00
<i>Moved Out on 13/02/2021; Charge to 13/02/2021</i>						
<i>Rent history adjusted: Rent paid to 15/01/2021 (Effective 02/02/2021)</i>						
Total rent for period						TOTAL \$500.00

PROPERTY INCOME, EXPENSES & OWNERSHIP CONTRIBUTIONS

Date	Property	Description	GST Paid	MONEY OUT	MONEY IN
09/02/2021	4/12-14 Wentworth Road North	Strathfield Municipal Council (BPAY Ref: 7995446) Council Rates 2020-2021*3rd Instalment*	\$0.00	\$340.00	
SUBTOTAL				\$340.00	\$0.00
Total for property expenses & ownership contributions				TOTAL	-\$340.00

TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$0.50	\$5.50	
Bank Charges	\$0.00	\$0.30	
Residential Management Fees	\$2.27	\$25.00	
SUBTOTAL		\$30.80	\$0.00
Total fees paid in period		TOTAL	-\$30.80

WITHHELD (UNPAID) AMOUNTS

Description	Withheld
Withheld	\$129.20
Total withheld (unpaid) amounts	TOTAL \$129.20

CLOSING (CARRIED FORWARD) BALANCE

TOTAL \$129.20

OUTSTANDING AMOUNTS

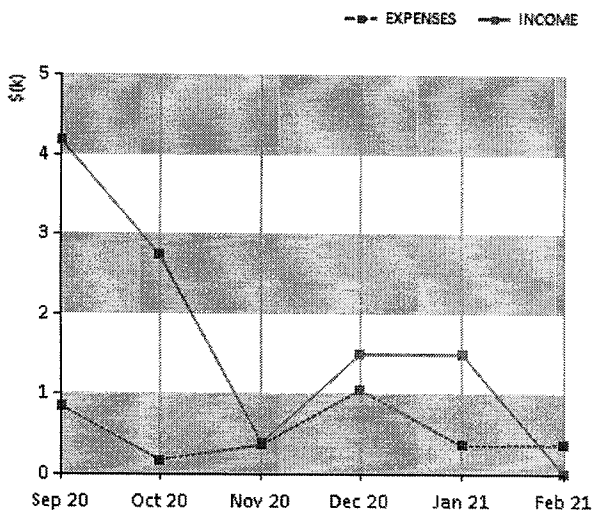
Due Date	Property	Payee	Description	Amount
09/02/2021	4/12-14 Wentworth Road North	SP: 58200	Strata Levies*01/03/21-31/05/21*	\$512.02
23/02/2021	4/12-14 Wentworth Road North	SYDNEY WATER	Water Rates*01/01/21-31/03/21*	\$241.87

Total outstanding amounts

TOTAL \$753.89

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Sep 20	\$849.80	\$4,172.62	\$1,322.82
Oct 20	\$174.43	\$2,748.36	\$4,573.93
Nov 20	\$365.64	\$396.87	\$0.00
Dec 20	\$1,057.18	\$1,500.00	\$154.95
Jan 21	\$360.16	\$1,500.00	\$1,200.94
Feb 21	\$370.80	\$0.00	\$0.00
AVERAGE	\$529.67	\$1,719.64	\$1,208.77

OWNERSHIP STATEMENT #5 - L & J De Silva Property Pty Ltd

Mr Laknath De Silva
 33 Cumberland Square
 Newington, NSW, 2127

STATEMENT PERIOD	22/12/2020 - 27/01/2021
OWNERSHIP ID:	1284
OPENING BALANCE:	\$0.00
CLOSING BALANCE:	\$0.00
OWNERSHIP PAYMENT:	\$1,200.94

TAX INVOICE

RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	NET PAID
4/12-14 Wentworth Road North	Carly Williams	\$500.00/W	06/01/21 - 26/01/21	26/01/21	\$0.00	\$1,500.00
Total rent for period						TOTAL \$1,500.00

PROPERTY INCOME, EXPENSES & OWNERSHIP CONTRIBUTIONS

Date	Property	Description	GST Paid	MONEY OUT	MONEY IN
24/12/2020	4/12-14 Wentworth Road North	Inv:54720, \$61.10, Water Usage 18/08/20 - 18/11/20	\$0.00		\$61.10
12/01/2021	4/12-14 Wentworth Road North	Eagle Property Services Pty Ltd (Inv: # 1042) Repair corner hinge to kitch cupboard; skirting board; laundry door; front glass sliding door & rear timber door	\$24.50	\$269.50	
SUBTOTAL				\$269.50	\$61.10
Total for property expenses & ownership contributions				TOTAL	-\$208.40

TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$1.00	\$11.00	
Bank Charges	\$0.00	\$1.60	
Residential Management Fees	\$7.09	\$78.06	
SUBTOTAL		\$90.66	\$0.00
Total fees paid in period		TOTAL	-\$90.66

OWNERSHIP PAYMENTS

Date	Description	MONEY OUT	MONEY IN
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OWNERSHIP STATEMENT #4 - L & J De Silva Property Pty Ltd

Mr Laknath De Silva
 33 Cumberland Square
 Newington, NSW, 2127

STATEMENT PERIOD	24/11/2020 - 22/12/2020
OWNERSHIP ID:	1284
OPENING BALANCE:	\$31.23
CLOSING BALANCE:	\$0.00
OWNERSHIP PAYMENT:	\$154.95

TAX INVOICE

RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	NET PAID
4/12-14 Wentworth Road North	Carly Williams	\$500.00/W	23/12/20 - 05/01/21	05/01/21	\$0.00	\$1,000.00
Total rent for period						TOTAL \$1,000.00

PROPERTY INCOME, EXPENSES & OWNERSHIP CONTRIBUTIONS

Date	Property	Description	GST Paid	MONEY OUT	MONEY IN
08/12/2020		Owner Contribution to reimburse Tenant for invoice for C4 Group	\$0.00		\$242.00
08/12/2020	4/12-14 Wentworth Road North	Carly Williams (Inv: # 7926) (Reimburse Tenant) Supp/inst new Chrome tapware in basin (C4 Group 24/10/20)	\$22.00	\$242.00	
16/12/2020	4/12-14 Wentworth Road North	SP: 58200 (BPAY Ref: 23160689855820000046) Strata Levies*01/12/20-28/02/21*	\$0.00	\$512.02	
16/12/2020	4/12-14 Wentworth Road North	SYDNEY WATER (BPAY Ref: 50104030007) Water Rates*01/10/20-31/12/20*	\$0.00	\$214.66	
16/12/2020	4/12-14 Wentworth Road North	Smoke Alarms Australia (Inv: # 1756865) Annual Smoke Alarm Service	\$9.00	\$99.00	
SUBTOTAL				\$1,067.68	\$242.00
Total for property expenses & ownership contributions				TOTAL	-\$825.68

TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Bank Charges	\$0.00	\$0.60	
Residential Management Fees	\$4.55	\$50.00	
SUBTOTAL		\$50.60	\$0.00
Total fees paid in period		TOTAL	-\$50.60

OWNERSHIP STATEMENT #3 - L & J De Silva Property Pty Ltd

Mr Laknath De Silva
 33 Cumberland Square
 Newington, NSW, 2127

STATEMENT PERIOD	27/10/2020 - 24/11/2020
OWNERSHIP ID:	1284
OPENING BALANCE:	\$0.00
CLOSING BALANCE:	\$31.23
OWNERSHIP PAYMENT:	\$0.00

TAX INVOICE

RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	NET PAID
4/12-14 Wentworth Road North	Carly Williams	\$500.00/W	16/12/20 - 22/12/20	22/12/20	\$0.00	\$396.87
Total rent for period						TOTAL \$396.87

PROPERTY INCOME, EXPENSES & OWNERSHIP CONTRIBUTIONS

Date	Property	Description	GST Paid	MONEY OUT	MONEY IN
18/11/2020	4/12-14 Wentworth Road North	Strathfield Municipal Council (BPAY Ref: 7995446) Council Rates 2020-2021*2nd Instalment*	\$0.00	\$340.00	
SUBTOTAL				\$340.00	\$0.00
Total for property expenses & ownership contributions				TOTAL	-\$340.00

TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$0.50	\$5.50	
Bank Charges	\$0.00	\$0.30	
Residential Management Fees	\$1.80	\$19.84	
SUBTOTAL		\$25.64	\$0.00
Total fees paid in period		TOTAL	-\$25.64

WITHHELD (UNPAID) AMOUNTS

Description	Withheld
Withheld	\$31.23
Total withheld (unpaid) amounts	TOTAL \$31.23

OWNERSHIP STATEMENT #1 - L & J De Silva Property Pty Ltd

Laknath De Silva
 33 Cumberland Square
 Newington, NSW, 2127

STATEMENT TO	29/09/2020
OWNERSHIP ID:	1284
OPENING BALANCE:	\$0.00
CLOSING BALANCE:	\$0.00
OWNERSHIP PAYMENT:	\$1,322.82

TAX INVOICE

RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	NET PAID	
4/12-14 Wentworth Road North	Carly Williams	\$500.00/W	16/08/20 - 06/10/20	10/10/20	\$354.77	\$2,172.62	
<i>Credit Rent \$1,854.77 - Paid to 15/08/2020 (Effective 09/09/2020)</i> <i>Reason: Update Rent Credit/Part Payment as per Previous Agent's Ledger</i> <i>Rent history adjusted: Rent paid to 15/12/2020 (Effective 05/01/2021)</i> <i>Rent history adjusted: Rent paid to 06/10/2020 (Effective 10/10/2020)</i>							
Total rent for period						TOTAL	\$2,172.62

PROPERTY INCOME, EXPENSES & OWNERSHIP CONTRIBUTIONS

Date	Property	Description	GST Paid	MONEY OUT	MONEY IN
29/09/2020	4/12-14 Wentworth Road North	SYDNEY WATER (BPAY Ref: 5010403007) Water Rates*01/07/20-30/09/20*	\$0.00	\$223.05	
29/09/2020	4/12-14 Wentworth Road North	SP: 58200 (BPAY Ref: 23160689855820000046) Strata Levies*01/09/20-30/11/20*	\$0.00	\$512.02	
SUBTOTAL				\$735.07	\$0.00
Total for property expenses & ownership contributions				TOTAL	-\$735.07

TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$0.50	\$5.50	
Bank Charges	\$0.00	\$0.60	
Residential Management Fees	\$9.88	\$108.63	
SUBTOTAL		\$114.73	\$0.00
Total fees paid in period		TOTAL	-\$114.73

OWNERSHIP PAYMENTS

CENTURY 21 Inner West

Teamraft Pty Ltd T/As
31 Victoria Avenue, Concord West, 2138
Ph 9736 1199 Fax 9736 1266
ABN 85 060 665 081

Lakanth De Silva
33 Cumberland Square
Newington NSW 2127

Agent ABN: 85-060-665-081
Primary Owner Statement for
Period Ending: 31/08/20
Reference: DE SILVA
TAX INVOICE

Lakanth De Silva

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Details	Debit	Credit
4/12-14 Wentworth Road Homebush NSW 2140		
Carly Williams Rent 2172.62 M1 - 16/07 to 15/08		2172.62
Part payment \$1854.77		
20/08/20 Strathfield Municipal Council - 1st instalment	340.66	
31/08/20 Water usage from 21.05.20 to 17. (Carly Williams)		0.25
*Management Fees	108.64	
*Administration Fee	5.18	
Plus GST on items marked *	11.38	
Transferred to your bank account	1707.01	
	<hr/>	<hr/>
	2172.87	2172.87

Copy of this statement e-mailed to laknath.ds@gmail.com



STRATHFIELD MUNICIPAL COUNCIL

ABN 52 719 940 263
 65 HOMEBUSH ROAD, STRATHFIELD NSW 2135
 HOURS: 8.30am to 5.00pm Monday to Friday
 GENERAL CORRESPONDENCE: PO Box 120, Strathfield NSW 2135
 EMAIL ADDRESS: council@strathfield.nsw.gov.au
 CUSTOMER SERVICE CENTRE: Phone: (02) 9748 9999 Fax: (02) 9764 1034



Bill Code: **49148**
 Ref No: **7995446**

RATES AND CHARGES NOTICE FOR THE PERIOD 1 JULY 2020 TO 30 JUNE 2021

POSTING DATE	DUE DATE
12/08/2020	30/09/2020



06791-006

L & J DE SILVA PROPERTY P/L
C/- CENTURY 21 INNERWEST
31 VICTORIA AVE
CONCORD WEST NSW 2138



Billpay Code: 4222
 Ref No: **7995 446**

In person at any Post Office, by phone 13 18 16, or go to postbillpay.com.au

For important information and payment methods, please see reverse.



*4222 7995446

PROPERTY LOCATION AND DESCRIPTION
 Unit 4 12-14 Wentworth Road North HOMEBUSH NSW 2140
 Lot 4 SP 58200

PARTICULARS OF RATES AND CHARGES	CENTS IN \$	RATEABLE VALUE BASE DATE 01/07/2019	AMOUNT
Ordinary Residential	0.00061013	306432.00	\$186.96
Residential Base Rate	401.20	1.00	\$401.20
Domestic Waste Mgmt	760.00	1.00	\$760.00
Stormwater Residential	12.50	1.00	\$12.50

ENTERED

SHOULD YOU BE UNABLE TO MAKE PAYMENT BY THE DUE DATE, PLEASE CONTACT COUNCIL'S RATES SECTION ON 9748 9999 OR BY SENDING AN EMAIL TO council@strathfield.nsw.gov.au

COUNCIL HAS IMPLEMENTED A 0.7% SURCHARGE ON CREDIT CARD STATEMENTS.

1ST INSTALMENT	2ND INSTALMENT	3RD INSTALMENT	4TH INSTALMENT	PLEASE DEDUCT ANY PAYMENTS SINCE	TOTAL AMOUNT DUE
\$340.66 30/09/2020	\$340.00 30/11/2020	\$340.00 28/02/2021	\$340.00 31/05/2021	07/08/2020	\$ 1,360.66



Credit Card Payments Telephone or Internet
 Phone 1300 704 941 or log onto www.strathfield.nsw.gov.au
 MasterCard & Visa only

AMOUNT PAID / BANK STAMP
 \$ / /
 DATE OF PAYMENT

Henry Wong
 Chief Executive Officer

4076130-SEM-008758-ASA001-06791

Commonwealth Bank
 Commonwealth Bank of Australia
 ABN 48 123 123 124
 NORTH STRATHFIELD, NSW



Billpay Code: 4222
 Ref: 7995 446

Pay in person at any post office
 phone 13 18 16 or go to
 postbillpay.com.au



*4222 7995446



NAME: L & J DE SILVA PROPERTY P/L
 LOCATION: Unit 4 12-14 Wentworth Road North HOMEBUSH NSW 2140
 FULL AMOUNT: \$1,360.66
 OR 1ST INSTALMENT AMOUNT: \$340.66
 DUE DATE: 30/09/2020

Date / /

TELLER STAMP
 / /
 INITIALS
 No. OF CHQS

Please fill in the following particulars of cheques. Proceeds of cheques, whilst credited to the account, are generally not available until cleared. Please refer to your account terms and conditions for details.

DRAWER	BANK	BRANCH
TRAN CODE 831	USER CODE 066635	CUSTOMER REF. 7995446
FOR CREDIT OF STRATHFIELD MUNICIPAL COUNCIL		

FREE OF TRANSFER FEE AT ANY CBA BRANCH	CASH	AMOUNT OF CHEQUES

Total \$

000000007995446: 66635

831

CENTURY 21 Inner West

Teamraft Pty Ltd T/As
31 Victoria Avenue, Concord West, 2138
Ph 9736 1199 Fax 9736 1266
ABN 85 060 665 081

Lakanth De Silva
33 Cumberland Square
Newington NSW 2127

Agent ABN: 85-060-665-081
Primary Owner Statement for
Period Ending: 31/07/20
Reference: DE SILVA
TAX INVOICE

Lakanth De Silva

Page: 1

Details	Debit	Credit
4/12-14 Wentworth Road Homebush NSW 2140		
Carly Williams	Rent 2172.62 M1 - 16/06 to 15/07	2172.62
	Part payment \$1854.77	
15/07/20	Water usage from the 19.2.29 to (Carly Williams)	64.75
27/07/20	Strata Plan 58200 (Includes \$46.55 GST)	512.02
	*Management Fees	111.87
	*Administration Fee	5.18
	Plus GST on items marked *	11.70
Transferred to your bank account	1596.60	
	<hr/>	<hr/>
	2237.37	2237.37