

# Centenary Approach

Better Homes Management Pty Ltd

A.B.N. 32 958 051 721    A.C.N. 167 013 210

Ph:

1 / 20 Sanflex Street

Fax:

DARRA

Email: [rentals@centenaryapproach.com.au](mailto:rentals@centenaryapproach.com.au)

TO:     Dragonsegg Pty Ltd ATF Dragonsegg Supe  
          Scheme  
          12 Powell Place  
          Cherrybrook NSW 2126  
          Australia

## Financial Year Summary

For The Year Ending 2023

	Debits	Credits
<b><u>09 / 86 Jutland Street, Oxley, Qld. 4075</u></b>		
<b>Income</b>		
Rental Income		\$26,120.00
Other Income		\$606.51
<b>Expenses</b>		
Administration Fees	\$81.50	
Gardening & Landscaping	\$270.00	
Letting Fees	\$302.50	
Management Fees	\$2,274.36	
Repairs & Maintenance	\$965.80	
<b><u>Other Items</u></b>		
Balance Carried Forward From Prior Year		\$0.00
Other Account Credits		\$0.00
Administration Fee	\$0.00	
Other Account Debits	\$0.00	
Total Payments To Owner	\$22,832.35	

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## TAX INVOICE Owners Statement - June 2023

09 / 86 Jutland Street, Oxley, Qld. 4075

Date	Reference	Description	Ex.GST	GST	Amount
16/06/2023	148031	Rent From 22/06/2023 To 19/07/2023 - Rent Credit \$28.57 (XX09SE(PA))	\$2,200.00	\$0.00	\$2,200.00
17/06/2023	7014872	End of Financial Year Statement/Audit/Admin Fee (XX09OXLEY)	(\$14.09)	(\$1.41)	(\$15.50)
17/06/2023	7014879	Replaced a new Chef brand Oven (XX09OXLEY)	(\$699.00)	(\$69.90)	(\$768.90)
01/07/2023	7015097	Management Commission Fee - XX09OXLEY	(\$176.00)	(\$17.60)	(\$193.60)
01/07/2023	7015098	Administration Fee - XX09OXLEY	(\$5.00)	(\$0.50)	(\$5.50)
01/07/2023	7015099	Back yard & incidental property maintenance - XX09OXLEY	(\$20.45)	(\$2.05)	(\$22.50)
				<b>(\$91.46)</b>	<b>\$1,194.00</b>
<b>Other Items</b>					
Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
01/07/2023	5802	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,194.00)
				<b>\$0.00</b>	<b>(\$1,194.00)</b>
			<b>Closing Balance</b>		<b>\$0.00</b>

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## TAX INVOICE Owners Statement - May 2023

09 / 86 Jutland Street, Oxley, Qld. 4075

Date	Reference	Description	Ex.GST	GST	Amount
15/05/2023	147644	Rent From 25/05/2023 To 21/06/2023 - Rent Credit \$28.57 (XX09SE(PA))	\$2,200.00	\$0.00	\$2,200.00
01/06/2023	7014815	Management Commission Fee - XX09OXLEY	(\$176.00)	(\$17.60)	(\$193.60)
01/06/2023	7014816	Administration Fee - XX09OXLEY	(\$5.00)	(\$0.50)	(\$5.50)
01/06/2023	7014817	Back yard & incidental property maintenance - XX09OXLEY	(\$20.45)	(\$2.05)	(\$22.50)
				(\$20.15)	\$1,978.40
<b>Other Items</b>					
Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
01/06/2023	5783	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,978.40)
				\$0.00	(\$1,978.40)
				<b>Closing Balance</b>	<b>\$0.00</b>

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## TAX INVOICE Owners Statement - April 2023

09 / 86 Jutland Street, Oxley, Qld. 4075

Date	Reference	Description	Ex.GST	GST	Amount
17/04/2023	147290	Rent From 20/04/2023 To 24/05/2023 - Rent Credit \$28.57 (XX09SE(PA))	\$2,750.00	\$0.00	\$2,750.00
17/04/2023	147300	Tenant Payment - Water Consumption (Invoice #6003668)	\$164.32	\$0.00	\$164.32
01/05/2023	7014534	Management Commission Fee - XX09OXLEY	(\$220.00)	(\$22.00)	(\$242.00)
01/05/2023	7014535	Administration Fee - XX09OXLEY	(\$5.00)	(\$0.50)	(\$5.50)
01/05/2023	7014536	Back yard & incidental property maintenance - XX09OXLEY	(\$20.45)	(\$2.05)	(\$22.50)
				(\$24.55)	\$2,644.32
<b>Other Items</b>					
Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
01/05/2023	5768	Payment to Owner via EFT	\$0.00	\$0.00	(\$2,644.32)
				\$0.00	(\$2,644.32)
				<b>Closing Balance</b>	<b>\$0.00</b>

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## TAX INVOICE Owners Statement - March 2023

09 / 86 Jutland Street, Oxley, Qld. 4075

Date	Reference	Description	Ex.GST	GST	Amount
15/03/2023	146932	Rent From 18/03/2023 To 19/04/2023 - Rent Credit \$28.57 (XX09SE(PA))	\$2,520.00	\$0.00	\$2,520.00
16/03/2023	7014014	Relet fee (XX09OXLEY)	(\$275.00)	(\$27.50)	(\$302.50)
01/04/2023	7014249	Management Commission Fee - XX09OXLEY	(\$179.60)	(\$17.96)	(\$197.56)
01/04/2023	7014250	Administration Fee - XX09OXLEY	(\$5.00)	(\$0.50)	(\$5.50)
01/04/2023	7014251	Back yard & incidental property maintenance - XX09OXLEY	(\$20.45)	(\$2.05)	(\$22.50)
				<b>(\$48.01)</b>	<b>\$1,991.94</b>
<b>Other Items</b>					
Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
01/04/2023	5743	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,991.94)
				<b>\$0.00</b>	<b>(\$1,991.94)</b>
				<b>Closing Balance</b>	<b>\$0.00</b>

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## TAX INVOICE Owners Statement - February 2023

09 / 86 Jutland Street, Oxley, Qld. 4075

Date	Reference	Description	Ex.GST	GST	Amount
20/02/2023	146631	Rent From 18/02/2023 To 17/03/2023 - Rent Credit \$44.28 (XX09SE(PA))	\$1,880.00	\$0.00	\$1,880.00
01/03/2023	7013952	Management Commission Fee - XX09OXLEY	(\$150.40)	(\$15.04)	(\$165.44)
01/03/2023	7013953	Administration Fee - XX09OXLEY	(\$5.00)	(\$0.50)	(\$5.50)
01/03/2023	7013954	Back yard & incidental property maintenance - XX09OXLEY	(\$20.45)	(\$2.05)	(\$22.50)
				(\$17.59)	\$1,686.56
<b>Other Items</b>					
Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
01/03/2023	5712	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,686.56)
				\$0.00	(\$1,686.56)
				<b>Closing Balance</b>	<b>\$0.00</b>

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## TAX INVOICE Owners Statement - January 2023

09 / 86 Jutland Street, Oxley, Qld. 4075

Date	Reference	Description	Ex.GST	GST	Amount
13/01/2023	146146	Tenant Payment - Water Consumption (Invoice #6003566)	\$170.56	\$0.00	\$170.56
16/01/2023	146195	Rent From 14/01/2023 To 17/02/2023 - Rent Credit \$44.28 (XX09SE(PA))	\$2,350.00	\$0.00	\$2,350.00
01/02/2023	7013655	Management Commission Fee - XX09OXLEY	(\$188.00)	(\$18.80)	(\$206.80)
01/02/2023	7013656	Administration Fee - XX09OXLEY	(\$5.00)	(\$0.50)	(\$5.50)
01/02/2023	7013657	Back yard & incidental property maintenance - XX09OXLEY	(\$20.45)	(\$2.05)	(\$22.50)
				(\$21.35)	\$2,285.76
<b>Other Items</b>					
Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
01/02/2023	5702	Payment to Owner via EFT	\$0.00	\$0.00	(\$2,285.76)
				\$0.00	(\$2,285.76)
				<b>Closing Balance</b>	<b>\$0.00</b>

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## TAX INVOICE Owners Statement - December 2022

09 / 86 Jutland Street, Oxley, Qld. 4075

Date	Reference	Description	Ex.GST	GST	Amount
19/12/2022	145870	Rent From 17/12/2022 To 13/01/2023 - Rent Credit \$44.28 (XX09SE(PA))	\$1,880.00	\$0.00	\$1,880.00
02/01/2023	7013335	Management Commission Fee - XX09OXLEY	(\$150.40)	(\$15.04)	(\$165.44)
02/01/2023	7013336	Administration Fee - XX09OXLEY	(\$5.00)	(\$0.50)	(\$5.50)
02/01/2023	7013337	Back yard & incidental property maintenance - XX09OXLEY	(\$20.45)	(\$2.05)	(\$22.50)
				(\$17.59)	\$1,686.56
<b>Other Items</b>					
Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
02/01/2023	5675	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,686.56)
				\$0.00	(\$1,686.56)
				<b>Closing Balance</b>	<b>\$0.00</b>



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## TAX INVOICE Owners Statement - November 2022

09 / 86 Jutland Street, Oxley, Qld. 4075

Date	Reference	Description	Ex.GST	GST	Amount
15/11/2022	145412	Rent From 19/11/2022 To 16/12/2022 - Rent Credit \$44.28 (XX09SE(PA))	\$1,880.00	\$0.00	\$1,880.00
25/11/2022	7012772	Annual Split System Air Conditioning basic service and clean (XX09OXLEY)	(\$109.00)	(\$10.90)	(\$119.90)
01/12/2022	7013023	Management Commission Fee - XX09OXLEY	(\$150.40)	(\$15.04)	(\$165.44)
01/12/2022	7013024	Administration Fee - XX09OXLEY	(\$5.00)	(\$0.50)	(\$5.50)
01/12/2022	7013025	Back yard & incidental property maintenance - XX09OXLEY	(\$20.45)	(\$2.05)	(\$22.50)
				<b>(\$28.49)</b>	<b>\$1,566.66</b>

### Other Items

Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
01/12/2022	5658	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,566.66)
				<b>\$0.00</b>	<b>(\$1,566.66)</b>
				<b>Closing Balance</b>	<b>\$0.00</b>

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## TAX INVOICE Owners Statement - October 2022

09 / 86 Jutland Street, Oxley, Qld. 4075

Date	Reference	Description	Ex.GST	GST	Amount
14/10/2022	145008	Tenant Payment - Water Consumption (Invoice #6003461)	\$133.25	\$0.00	\$133.25
14/10/2022	145033	Rent From 15/10/2022 To 18/11/2022 - Rent Credit \$44.28 (XX09SE(PA))	\$2,350.00	\$0.00	\$2,350.00
01/11/2022	7012678	Management Commission Fee - XX09OXLEY	(\$188.00)	(\$18.80)	(\$206.80)
01/11/2022	7012679	Administration Fee - XX09OXLEY	(\$5.00)	(\$0.50)	(\$5.50)
01/11/2022	7012680	Back yard & incidental property maintenance - XX09OXLEY	(\$20.45)	(\$2.05)	(\$22.50)
				<b>(\$21.35)</b>	<b>\$2,248.45</b>

### Other Items

Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
01/11/2022	5643	Payment to Owner via EFT	\$0.00	\$0.00	(\$2,248.45)
				<b>\$0.00</b>	<b>(\$2,248.45)</b>
		<b>Closing Balance</b>			<b>\$0.00</b>

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## TAX INVOICE Owners Statement - September 2022

09 / 86 Jutland Street, Oxley, Qld. 4075

Date	Reference	Description	Ex.GST	GST	Amount
16/09/2022	144693	Rent From 17/09/2022 To 14/10/2022 - Rent Credit \$44.28 (XX09SE(PA))	\$1,880.00	\$0.00	\$1,880.00
17/09/2022	7012023	Smoke Alarm Annual Service x 6 Alarms (XX09OXLEY)	(\$70.00)	(\$7.00)	(\$77.00)
01/10/2022	7012303	Management Commission Fee - XX09OXLEY	(\$150.40)	(\$15.04)	(\$165.44)
01/10/2022	7012304	Administration Fee - XX09OXLEY	(\$5.00)	(\$0.50)	(\$5.50)
01/10/2022	7012305	Back yard & incidental property maintenance - XX09OXLEY	(\$20.45)	(\$2.05)	(\$22.50)
				(\$24.59)	\$1,609.56

### Other Items

Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
01/10/2022	5626	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,609.56)
				\$0.00	(\$1,609.56)
		Closing Balance			\$0.00

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## TAX INVOICE Owners Statement - August 2022

09 / 86 Jutland Street, Oxley, Qld. 4075

Date	Reference	Description	Ex.GST	GST	Amount
15/08/2022	144210	Rent From 20/08/2022 To 16/09/2022 - Rent Credit \$44.28 (XX09SE(PA))	\$1,880.00	\$0.00	\$1,880.00
01/09/2022	7011969	Management Commission Fee - XX09OXLEY	(\$150.40)	(\$15.04)	(\$165.44)
01/09/2022	7011970	Administration Fee - XX09OXLEY	(\$5.00)	(\$0.50)	(\$5.50)
01/09/2022	7011971	Back yard & incidental property maintenance - XX09OXLEY	(\$20.45)	(\$2.05)	(\$22.50)
				(\$17.59)	\$1,686.56

### Other Items

Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
01/09/2022	5602	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,686.56)
				\$0.00	(\$1,686.56)
				<b>Closing Balance</b>	<b>\$0.00</b>

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## TAX INVOICE Owners Statement - July 2022

09 / 86 Jutland Street, Oxley, Qld. 4075

Date	Reference	Description	Ex.GST	GST	Amount
15/07/2022	143831	Rent From 16/07/2022 To 19/08/2022 - Rent Credit \$44.28 (XX09SE(PA))	\$2,350.00	\$0.00	\$2,350.00
21/07/2022	143874	Tenant Payment - Water Consumption (Invoice #6003356)	\$138.38	\$0.00	\$138.38
01/08/2022	7011573	Management Commission Fee - XX09OXLEY	(\$188.00)	(\$18.80)	(\$206.80)
01/08/2022	7011574	Administration Fee - XX09OXLEY	(\$5.00)	(\$0.50)	(\$5.50)
01/08/2022	7011575	Back yard & incidental property maintenance - XX09OXLEY	(\$20.45)	(\$2.05)	(\$22.50)
				(\$21.35)	\$2,253.58
<b>Other Items</b>					
Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
01/08/2022	5581	Payment to Owner via EFT	\$0.00	\$0.00	(\$2,253.58)
				\$0.00	(\$2,253.58)
				<b>Closing Balance</b>	<b>\$0.00</b>