

General Ledger

For The Period 01 July 2019 - 30 June 2020

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Income (28000)					
<u>46 Cunningham Street, South Burnie TAS 7320 (REIFBURNIE)</u>					
30/09/2019	TRANSFER FROM FIRST NATIONAL R CUNNINGHAM STREET			388.53	388.53 CR
31/10/2019	TRANSFER FROM FIRST NATIONAL R CUNNINGHAM STREET			877.90	1,266.43 CR
29/11/2019	TRANSFER FROM FIRST NATIONAL R CUNNINGHAM STREET			757.90	2,024.33 CR
10/12/2019	001228 Air con installed paid by Owner to Agent		2,970.00		945.67 DR
24/12/2019	TRANSFER FROM FIRST NATIONAL R CUNNINGHAM STREET			174.90	770.77 DR
31/01/2020	TRANSFER FROM FIRST NATIONAL R CUNNINGHAM STREET			1,229.60	458.83 CR
02/03/2020	TRANSFER FROM FIRST NATIONAL R CUNNINGHAM STREET			937.90	1,396.73 CR
31/03/2020	TRANSFER FROM FIRST NATIONAL R CUNNINGHAM STREET			937.90	2,334.63 CR
30/04/2020	TRANSFER FROM FIRST NATIONAL R CUNNINGHAM STREET			838.90	3,173.53 CR
29/05/2020	TRANSFER FROM FIRST NATIONAL R CUNNINGHAM STREET			706.90	3,880.43 CR
30/06/2020	TRANSFER FROM FIRST NATIONAL R CUNNINGHAM STREET			1,409.60	5,290.03 CR
30/06/2020	Annual Income & Expenses per rental statement - 46 Cunningham St			13,215.40	18,505.43 CR
			2,970.00	21,475.43	18,505.43 CR
Total Debits:	2,970.00				
Total Credits:	21,475.43				



**first
national**
REAL ESTATE | Burnie

(w) 0364327800

<http://www.burniefirstnational.com.au>

fnbrentals@email.propertyme.com

2/203 Mount St

Upper Burnie TAS 7320

ABN: 92 315 703 197

Licence: 16

Folio Summary

Leonard Reif - The Reif Family Super Fund

The Reif Family Super Fund

PO Box 180

NORTHGATE QLD 4013

Folio: OWN00118

From: 1/07/2019

To: 30/06/2020

Created: 1/07/2020

Money In	Money Out	Balance
\$20,918.43	\$13,215.40	\$7,703.03

Account	Included Tax	Money Out	Money In
46 Cunningham Street, South Burnie TAS			
Rent			\$14,800.00
Management Fees	\$158.60	\$1,744.60	
Letting Fees	\$53.00	\$583.00	
Plumbing Repairs	\$13.00	\$143.00	
Electrical Repairs	\$334.97	\$3,684.70	
Cleaning	\$30.60	\$2,902.60	
General Maintenance (exp)	\$282.18	\$3,326.00	
Lease Preparation Fee	\$14.00	\$154.00	
Garden Maintenance (exp)		\$540.00	
Annual Smoke Alarm Inspection	\$7.00	\$77.00	
Subtotal		\$13,154.90	\$14,800.00
Account Transactions			
Money Received from Owner			\$2,970.00
Other	\$286.22		\$3,148.43
Admin Fee	\$5.50	\$60.50	
Subtotal		\$60.50	\$6,118.43
Total		\$13,215.40	\$20,918.43

Total Tax on Money Out: \$898.85

Total Tax on Money In: \$286.22

QBE Insurance (Australia) Limited
Level 5, 2 Park Street
Sydney
NSW 2000



Burnie Real Estate

03 6432 7800

259701-003 000158(158)

LEN REIF
PO BOX 180
NORTHGATE 4013

Date: 7 Aug 2019

Re: Claim number 830068300,

Direct Credit Payment Ref No: 014696

Credit Amount: \$3,148.43

We confirm that a direct credit payment has been made into your account for full and final settlement of the above claim. This payment has been credited to the following account:

Account Name: FNB TRUST ACCOUNT

BSB: xxx400

Account No: xxxxxx231

This payment will be processed through the banking system within one day of the date of this letter, unless there are public holidays in between, in which case please allow for additional days for processing.

If you have any questions, just call QBE Claims on +611-33723.

FORM QF GENERAL NON-ENDURING POWER OF ATTORNEY

This general non-enduring power of attorney is made under Part 2 of the **Power of Attorney Act 2014** and has effect as a deed.

This general non-enduring power of attorney is made on the: 13th June 2019

I, Leonard Reif

Of PO BOX 180, Northgate, Queensland

Appoint Nicole Saunders of First National Real Estate Burnie

Of 2/203 Mount Street, Upper Burnie, Tasmania

To be my attorney in the situation involving my insurance claim at 46 Cunningham Street, South Burnie, Tasmania. I authorise my attorney to do on my behalf anything that I may lawfully authorise an attorney to do.*

Signed as a deed by:

L J Reif
13/06/2019

*emailed
13/6/19*

Craig Burgess
PO Box 62
Somerset Tas 7322
Phone : 0400 258 666
Fax : 03 6435 3211



Bill To:

Lic. No. 950386

Burnie First National
Mount St
Burnie Tas 7320

A.B.N. 87 633 025 314

Invoice #: 00006237

Date: 6/12/2019

Your Order #: M3158995 46

TAX INVOICE

Description	Amount
6/12/2019 46 Cunningham St, South Burnie - Supply and install MHI 7kw (heat) reverse cycle aircon as quoted 1/11/2019 BLKM Model SRK63ZRA-W Serial # 980703760BE Certificate of Electrical Compliance # 1206236 Property Owner; Leonard Reif	\$2,700.00
PAID Chg, # 1228.	

Direct Debit Details:

National Australia Bank

Account Name: CI Burgess

BSB 087- 400

Account 79 441 6429

Please use invoice number as reference

Excl. Total

\$2,700.00

GST:

\$270.00

Mail Payments to

Craig Burgess

PO Box 62

Somerset Tas 7322

Invoice Total :

\$2,970.00



Leona Reif <leona@fdpanels.com.au>

Account Payable | 46 Cunningham St, South Burnie

1 message

Tamara Gillam - First National Real Estate Burnie <mailer@mail.propertyme.com>

9 December 2019 at 11:46

Reply-To: fnbrentals@email.propertyme.com

To: Leonard Reif <leona@fdpanels.com.au>

Cc: nicoles@burniefirstnational.com.au



Hi Leonard,

Please find attached invoice regarding 46 Cunningham St, South Burnie, payment would be appreciated in 7 days. if you wish to pay the creditor direct please advise so we dont double up with payment.

METHOD OF PAYMENT

METHOD	DETAILS										
EFTPOS / Credit Card	Please phone the office to organise over phone. There is a fee of 1% for payments made by credit card										
Direct Deposit	<table><tr><td>Bank</td><td>NAB</td></tr><tr><td>Account Name</td><td>First National Burnie Trust Account</td></tr><tr><td>BSB</td><td>087-400</td></tr><tr><td>Account Number</td><td>531439231</td></tr><tr><td>Reference Code*</td><td>REIFL</td></tr></table> <p>*It is essential to use this Reference Code at the time of the transaction to enable our Agency to identify your payment/s. If not used, a Transaction Trace Fee will apply and is payable by you.</p>	Bank	NAB	Account Name	First National Burnie Trust Account	BSB	087-400	Account Number	531439231	Reference Code*	REIFL
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If you have any questions please contact the office on (03) 64327800

Regards

Tamara Gillam

FIRST NATIONAL BURNIE

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291K



Leona Reif <leona@fdpanels.com.au>

Re: Account Payable | 46 Cunningham St, South Burnie

1 message

Leona Reif <leona@fdpanels.com.au>

10 December 2019 at 11:58

To: fnbrentals@email.propertyme.com, Tamara Gillam <tamarag@burniefirstnational.com.au>

Hi Tamara, I will pay the account directly into your NAB account as I only have cheque payment available for the Superannuation fund.

Also I found some valid dump vouchers, so I will post them directly to the house with your office address as the sender.

Regards
Leona Reif

On Mon, 9 Dec 2019 at 11:46, Tamara Gillam - First National Real Estate Burnie <mailer@mail.propertyme.com> wrote:



Hi Leonard,

Please find attached invoice regarding 46 Cunningham St, South Burnie, payment would be appreciated in 7 days. if you wish to pay the creditor direct please advise so we dont double up with payment.

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If you have any questions please contact the office on (03) 64327800

Regards
Tamara Gillam
FIRST NATIONAL BURNIE

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Gardening	Management Fee	Advertising	Cleaning	Maintenance	Fire protection	plumbing	Electrical	Windows and Doors	Expenses	Income	
	540.00	1,744.60		2,902.60	3,326.00	77.00	143.00	3,684.70	12,417.90	14,800.00	
		583.00							583.00	2,970.00	Money received from owner; paid by owner for R&M
		154.00							154.00	3,148.43	
		60.50							60.50	- 2,970.00	Paid by owner to Agent hence is not Rental income
									13,215.40		Net rent
	540.00	2,542.10	-	2,902.60	7,230.70				13,215.40	20,918.43	per rental statement 280 - Property Income 7,703.03 per rental statement
Garden	Mgmt Fee	Advert	Cleaning	R&M					-	18,505.43	per BGL 8,260.03 BGL
<41970/ReifBURNIE>	<41930/ReifBURNIE>		<41950/ReifBURNIE>							- 2,413.00	Difference 557.00 Difference
					-	2,970.00	Air con Installed was capitalised				
						4,260.70					
				<42060/ReifBURNIE>							
				R&M					\$ 1,566.36	Rates/ Burnie city council	
									\$ 1,176.35	Tas water	
									\$ 987.00	insurance	
									\$ 393.70	Land tax	
									\$ 2,970.00	R&M	
									14,368.81		
									4,137	Net rent	