

Statement / Tax Invoice to Owner

Stone Wang Properties Pty Ltd

Statement date: 27/03/2020
 Statement no.: 61
 Prepared for: Stone Wang Properties Pty Ltd
 Property manager: Wei Lin YUAN

Opening Balance	Total Credits	Total Debits	Uncleared Deposits ⁽¹⁾	Funds Withheld ⁽²⁾⁺⁽³⁾	Payment to You
\$0.00	\$607.58	\$32.84	\$0.00	\$0.00	\$574.74

Rental Income (All figures are GST inclusive)

Property	Tenant	Rent	Paid \$	From	To ⁽⁴⁾	Carried ⁽⁵⁾
702/26 Station Street, Kogarah	Shruthi SANJEEVI RANJAN GOPAL	\$520.00 per week	607.58	28/02/20	05/03/20	\$148.58

Income and Expenses Summary for 702/26 Station Street (All figures are GST inclusive)

Description	Paid By / Paid To	Dr	GST	Cr	GST
Rent	Stone Wang Properties Pty Ltd			607.58	
Management fees	CAGP	27.34	2.48		
Admin Fee	CAGP	5.50	0.50		
		\$32.84	\$2.98	\$607.58	\$0.00

Payments to You

Date	Property	Details	Amount
27/03/2020	702/26 Station Street	BSB: 082-201 A/c No.: XXXXX9643 A/c Name: XXXXXXXXXXXXXXXXXXXXFund	574.74
			\$574.74

Notes:

- (1) Funds that have not yet been cleared by the bank.
- (2) Funds withheld by request.
- (3) Funds withheld for unpaid invoices.
- (4) Full rental period paid to date.
- (5) Partial rent paid by the tenant carried forward into the next rent period.

Stone Wang Properties Pty Ltd
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Folio Summary

Folio: OWN02486
 From: 1/07/2019
 To: 30/06/2020
 Created: 1/07/2020

Money In	Money Out	Balance
\$910.00	\$756.50	\$153.50

Account	Included Tax	Money Out	Money In
702/23-26 Station Street, Kogarah NSW			
Rent			\$910.00
Management Fees	\$4.14	\$45.50	
Letting Fees	\$50.50	\$555.50	
Advertising	\$13.64	\$150.00	
Subtotal		<u>\$751.00</u>	<u>\$910.00</u>
Account Transactions			
Sundry Fees	\$0.50	\$5.50	
Subtotal		<u>\$5.50</u>	<u>\$0.00</u>
Total		<u>\$756.50</u>	<u>\$910.00</u>

Total Tax on Money Out: \$68.78

Statement / Tax Invoice to Owner

Stone Wang Properties Pty Ltd

Statement date: 28/11/2019
Statement no.: 57
Prepared for: Stone Wang Properties Pty Ltd
Property manager: Wei Lin YUAN

Opening Balance	Total Credits	Total Debits	Uncleared Deposits ⁽¹⁾	Funds Withheld ⁽²⁾⁺⁽³⁾	Payment to You
\$0.00	\$2,600.00	\$649.75	\$0.00	\$1,950.25	\$0.00

Rental Income (All figures are GST inclusive)

Property	Tenant	Rent	Paid \$	From	To ⁽⁴⁾	Carried ⁽⁵⁾
702/26 Station Street	Shruthi SANJEEVI RANJAN GOPAL	\$520.00 per week	2,600.00	01/11/19	05/12/19	\$0.00

Income and Expenses Summary for 702/26 Station Street (All figures are GST inclusive)

Description	Paid By / Paid To	Dr	GST	Cr	GST
Rent	Stone Wang Properties Pty Ltd			2,600.00	
Management fees	Elders Real Estate Hurstville	117.00	10.64		
Admin Fee	Elders Real Estate Hurstville	5.50	0.50		
Council Rates and Taxes - 2nd instalment	Bayside Council	342.00	0.00		
Water Supply - 01/10/2019-31/12/2019	Sydney Water	185.25	0.00		
		\$649.75	\$11.14	\$2,600.00	\$0.00

Unpaid Invoices for 702/26 Station Street

Description	Supplier	Ref.	Date Due	Amount
Strata Management Services - 01/11/2019-31/01/2020	Macquarie Bank		02/11/2019	5796.40
Cladding replacement				
				\$5,796.40

Notes:

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- (3) Funds withheld for unpaid invoices.
- (4) Full rental period paid to date.
- (5) Partial rent paid by the tenant carried forward into the next rent period.

ABN 80 690 785 443
Eastgardens Customer Service Centre, Westfield Eastgardens
Rockdale Customer Service Centre, 444-446 Princes Highway
Phone 1300 581 299 | 9562 1666 Web www.bayside.nsw.gov.au
Email council@bayside.nsw.gov.au



Stone Wang Properties Pty Ltd
C/- Elders Real Estate Hurstville
175 Forest Rd
HURSTVILLE NSW 2220



012
1034508
R4_12113

If this
mailing
address is
incorrect
please
notify
Council
in writing

Customer Reference Number

757125

Due Date

30-Nov-19

Amount Due

\$342.00

E&OE



Biller Code: 10272

Ref: 757125

This notice was
posted on the
30-Oct-19

Please deduct any payments
made since the
25-Oct-19

Property location and description
702/23-26 Station Street, KOGARAH NSW 2217
Lot 50 SP 90440

For rating purposes, your property is categorised as **Residential**

Any arrears of
rates attract daily
interest at the
rate of 7.5% p.a.
and should be
paid immediately
to avoid further
interest accruing.

Meredith Wallace
Meredith Wallace
General Manager



For emailed notices:
bayside.enotices.com.au
Reference No: 3113F22E0L

For important **Information and payment methods** please see reverse



Bayside Council

Customer Ref No: 757125
Amount Due: \$342.00



Billpay Code: 0530
Ref: 7571 25

CREDIT

Pay in-store at Australia Post,
by phone 13 18 16 or online at
auspost.com.au/postbillpay



*530 757125

Paid in by Signature

No of
cheques

Drawer

Bank

Branch

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

For Credit of Bayside Council - Rockdale Branch

T/C User Code Customer Reference Number

831 3591 757125

\$

000000000757125

3591

831

Last bill	Payments	Balance	This bill	Total amount due
\$185.25	\$185.25	\$0.00	\$185.25	\$185.25

STONE WANG PROPERTIES PTY LTD
 C/- CAGP HURSTVILLE
 PO BOX 611
 HURSTVILLE BC NSW 1481

Please pay by

30/10/19

Account number

5591 597

Account for strata unit

U 702/22-26 Station St Kogarah

Fixed charges - GST free	1 Oct 19 - 31 Dec 19	\$
Water service		24.30
Wastewater (sewerage) service		154.76
Stormwater drainage area		6.19
Total amount due		\$185.25



263PWC2C4546857NR1/E-70/S-1101/-2201

Continued over

SYDNEY WATER CORPORATION ABN 49 776 225 038

TAX INVOICE

Date of issue 9 October 2019



Account for U 702/22-26 Station St Kogarah



BPAY®: Internet or phone banking.
 Biller code: 45435 Ref no.: 5591 597 0002

Online ID: 7282447

Card payments:
 0.4% fee applies



Telephone payments: MasterCard or VISA.
 Call **1300 12 34 58** (24 hour service)

Payment number

5591 597 0002



Direct Debit: from your bank account or credit card.
 Visit sydneywater.com.au/directdebit

Please pay by

30/10/19



Internet payments: MasterCard, VISA or PayPal.
 Visit sydneywater.com.au/pay

Total amount due

\$185.25

TRAN CODE	USER CODE	CUSTOMER REFERENCE NUMBER
831	066859	000055915970002

<00000 18525> <066859> <0000559 15970002> >

Customer information

- We've introduced water restrictions to help save water. To find out what you can and can't do, visit sydneywater.com.au/restrictions.
- We may give a concession to pensioners with a Pensioner Concession Card, a Department of Veterans' Affairs Gold Card (TPI/TTI, War Widow/Widower or EDA) or who receive a Department of Veterans' Affairs intermediate rate pension. For more information visit sydneywater.com.au/pensionrebates
- Further information on the Customer Contract, including rebates for service interruptions, is available at sydneywater.com.au/contract. In most cases, Sydney Water will apply a service interruption rebate automatically to your next bill and you do not need to take any action.
- If you are having difficulty paying your bill, we can help. We have flexible payment options to help you plan your payments. We may offer payment extensions, a regular payment arrangement, the Payment Assistance Scheme (PAS) and the BillAssist customer assistance program. **Call us on 13 20 92.**
- A late payment fee of \$5.18 (including \$0.47 GST) or interest, whichever is higher, may be charged on overdue amounts. The current interest rate is 5.00% a year.
- Hearing impaired customers can phone via NRS for a TTY service on **13 36 77**, quoting **13 20 90**.
- We collect and use your personal information so we can contact you about your account, service outages and interruptions. If necessary, we may exchange contact information with local councils to ensure your bills get to you. For more information about how we handle your personal information, visit sydneywater.com.au/privacy.

Faults and Leaks (available 24 hours)

Please ring 13 20 90 in cases of service difficulty and emergency.

283P5WC2C4E46857NR1/E-70/S-1101/1+2202



*242 55915970002

POSTbillpay: Use cash, cheque or debit card at any Australia Post Office

Payment number

5591 597 0002

Total amount due

\$185.25



Mail payments: Return slip and cheque (no staples) payable to Sydney Water.

Send to:

Sydney Water

PO Box 339 Silverwater NSW 2128



Centrepay payments: call Centrelink to arrange regular Centrepay deductions.
Centrepay Reference No.: 555 052 086C

Changing your mailing address?

Please call us on 13 20 92 or visit sydneywater.com.au/addresschanges to change your address online.

Interpreter Service 13 14 50

إذا كنت تحتاج إلى مترجم، يرجى الاتصال بالرقم أعلاه.
如果您需要傳譯員的協助，請致電以上的號碼。
Αν χρειάζεστε διαμεγνέτα, τηλεφωνήστε στον παραπάνω αριθμό.
Se vi serve un interprete, telefonate al numero indicato sopra.
통역사기 필요하시면 위의 번호로 전화하십시오.
Nếu quý vị cần thông dịch viên, hãy gọi đến số trên đây.