

MMJ South
 231 Windang Road
 WINDANG NSW 2528
 PH: 0242 964 444 F: 0242 971 547
 mmjsouth@mmj.com.au

Frank Normoyle Pty Ltd
 107 Graham Road
 ROSSMORE NSW 2557

Ref: NORMO
 Page: 1

Frank Normoyle Pty Ltd
 Owner Income & Expenditure for July 2020 to June 2021

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Tot
Property: 1/122 Wentworth Street PORT KEMBLA NSW 2505													
Income													
101 Rent													
	1320.00	1650.00	1320.00	1650.00	1320.00	1320.00	1650.00	1320.00					11550.00
	1320.00	1650.00	1320.00	1650.00	1320.00	1320.00	1650.00	1320.00					11550.00
Expenditure													
331 R & M - Electrical													
	0.00	0.00	89.00	0.00	0.00	0.00	0.00	0.00					89.00
415 RTA Fees													
	0.00	0.00	0.00	0.00	33.00	0.00	0.00	0.00					33.00
419 GSTon Fees													
	6.60	8.25	6.60	8.25	6.60	6.60	8.25	6.60					57.75
481 Management Fees													
	66.00	82.50	66.00	82.50	66.00	66.00	82.50	66.00					577.50
	72.60	90.75	161.60	90.75	105.60	72.60	90.75	72.60					757.25

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Frank Normoyle Pty Ltd
 Owner Income & Expenditure for July 2020 to June 2021

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Tot
Property: Shop 1/122 Wentworth Street PORT KEMBLA NSW 2505													
Income													
101 Rent													
	0.00	0.00	0.00	0.00	1516.66	0.00	1516.66	1516.66					4549.98
	0.00	0.00	0.00	0.00	1516.66	0.00	1516.66	1516.66					4549.98
Expenditure													
202 Water Rates													
	338.93	0.00	0.00	293.35	0.00	0.00	0.00	340.48					972.76
414 Lease Fees (Includes 137.88 GST)													
	0.00	0.00	0.00	0.00	1516.66	0.00	0.00	0.00					1516.66
419 GSTon Fees													
	0.00	0.00	0.00	0.00	7.58	0.00	7.58	7.58					22.74
481 Management Fees													
	0.00	0.00	0.00	0.00	75.83	0.00	75.83	75.83					227.49
	338.93	0.00	0.00	293.35	1600.07	0.00	83.41	423.89					2739.65

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Ref: NORMO
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Frank Normoyle Pty Ltd
 Owner Income & Expenditure for July 2020 to June 2021

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Tot
Property: 2/122 Wentworth Street PORT KEMBLA NSW 2505													
Income													
101 Rent													
0.00	0.00	1750.00	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00					8750.00
0.00	0.00	1750.00	1400.00	1400.00	1400.00	1400.00	1400.00	1400.00					8750.00
Expenditure													
214 NCAT Application Fees													
104.00	0.00	104.00	0.00	0.00	0.00	0.00	0.00	0.00					208.00
321 Pest Control													
0.00	0.00	90.00	0.00	0.00	0.00	0.00	0.00	0.00					90.00
331 R & M - Electrical													
0.00	0.00	1480.50	0.00	0.00	0.00	0.00	0.00	0.00					1480.50
334 R & M - Locks & Keys													
0.00	0.00	261.00	0.00	0.00	0.00	0.00	0.00	0.00					261.00
414 Lease Fees													
0.00	0.00	418.00	0.00	0.00	0.00	0.00	0.00	0.00					418.00
415 RTA Fees													
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33.00					33.00
416 Advertising													
0.00	0.00	99.00	0.00	0.00	0.00	0.00	0.00	0.00					99.00
419 GSTon Fees													
0.00	0.00	11.75	7.00	7.00	7.00	7.00	7.00	7.00					46.75
481 Management Fees													
0.00	0.00	87.50	70.00	70.00	70.00	70.00	70.00	70.00					437.50
483 Sundry Admin Fees													
0.00	0.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00					30.00
501 Blind repairs													
0.00	0.00	129.50	0.00	0.00	0.00	0.00	0.00	0.00					129.50
104.00	0.00	2711.25	77.00	77.00	77.00	77.00	77.00	110.00					3233.25

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Frank Normoyle Pty Ltd
 Owner Income & Expenditure for July 2020 to June 2021

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Tot
Property: Shop 2/122 Wentworth Street PORT KEMBLA NSW 2505													
Income													
101 Rent (Includes 401.70 GST)													
	1472.90	1472.90	1472.90	1472.90	1472.90	1472.90	1472.90	1472.90					11783.20
	1472.90	1472.90	1472.90	1472.90	1472.90	1472.90	1472.90	1472.90					11783.20
Expenditure													
202 Water Rates													
	0.00	-86.96	0.00	0.00	-51.71	0.00	0.00	-59.69					-198.36
251 Cleaning (Includes 20.00 GST)													
	0.00	220.00	0.00	0.00	0.00	0.00	0.00	0.00					220.00
331 R & M - Electrical													
	0.00	88.00	0.00	0.00	0.00	0.00	0.00	0.00					88.00
335 R & M - Painting (Includes 85.00 GST)													
	0.00	935.00	0.00	0.00	0.00	0.00	0.00	0.00					935.00
336 R & M - Plumbing													
	0.00	390.00	0.00	0.00	0.00	0.00	0.00	0.00					390.00
419 GSTon Fees													
	6.70	6.70	6.70	7.36	7.36	7.36	7.36	7.36					56.90
481 Management Fees													
	66.95	66.95	66.95	73.64	73.64	73.64	73.64	73.64					569.05
	73.65	1619.69	73.65	81.00	29.29	81.00	81.00	21.31					2060.59

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	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Tot
CONSOLIDATED INCOME & EXPENDITURE													
Properties:													
1/122 Wentworth Street	PORT KEMBLA NSW 2505												
Shop 1/122 Wentworth Street	PORT KEMBLA NSW 2505												
2/122 Wentworth Street	PORT KEMBLA NSW 2505												
Shop 2/122 Wentworth Street	PORT KEMBLA NSW 2505												
Balance Brought Forward													
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00					0.00
Income													
101 Rent (Includes 401.70 GST)													
	2792.90	3122.90	4542.90	4522.90	5709.56	4192.90	6039.56	5709.56					36633.18
	<u>2792.90</u>	<u>3122.90</u>	<u>4542.90</u>	<u>4522.90</u>	<u>5709.56</u>	<u>4192.90</u>	<u>6039.56</u>	<u>5709.56</u>					<u>36633.18</u>
Expenditure													
202 Water Rates													
	338.93	-86.96	0.00	293.35	-51.71	0.00	0.00	280.79					774.40
214 NCAT Application Fees (Includes 18.90 GST)													
	104.00	0.00	104.00	0.00	0.00	0.00	0.00	0.00					208.00
251 Cleaning (Includes 20.00 GST)													
	0.00	220.00	0.00	0.00	0.00	0.00	0.00	0.00					220.00
321 Pest Control (Includes 8.18 GST)													
	0.00	0.00	90.00	0.00	0.00	0.00	0.00	0.00					90.00
331 R & M - Electrical (Includes 142.68 GST)													
	0.00	88.00	1569.50	0.00	0.00	0.00	0.00	0.00					1657.50
334 R & M - Locks & Keys (Includes 23.73 GST)													
	0.00	0.00	261.00	0.00	0.00	0.00	0.00	0.00					261.00
335 R & M - Painting (Includes 85.00 GST)													
	0.00	935.00	0.00	0.00	0.00	0.00	0.00	0.00					935.00
336 R & M - Plumbing													
	0.00	390.00	0.00	0.00	0.00	0.00	0.00	0.00					390.00
414 Lease Fees (Includes 175.88 GST)													

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Frank Normoyle Pty Ltd
Owner Income & Expenditure for July 2020 to June 2021

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Tot
	0.00	0.00	418.00	0.00	1516.66	0.00	0.00	0.00					1934.66
415 RTA Fees (Includes 6.00 GST)	0.00	0.00	0.00	0.00	33.00	0.00	0.00	33.00					66.00
416 Advertising (Includes 9.00 GST)	0.00	0.00	99.00	0.00	0.00	0.00	0.00	0.00					99.00
419 GSTon Fees	13.40	15.05	25.15	22.71	28.64	21.06	30.29	28.64					184.94
481 Management Fees	132.95	149.45	220.45	226.14	285.47	209.64	301.97	285.47					1811.54
483 Sundry Admin Fees	1.00	1.00	31.00	1.00	1.00	1.00	1.00	1.00					38.00
501 Blind repairs (Includes 11.77 GST)	0.00	0.00	129.50	0.00	0.00	0.00	0.00	0.00					129.50
	590.28	1711.54	2947.60	543.20	1813.06	231.70	333.26	628.90					8799.54
Carried Forward	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00					0.00
Net Income	2202.62	1411.36	1595.30	3979.70	3896.50	3961.20	5706.30	5080.66					27833.64

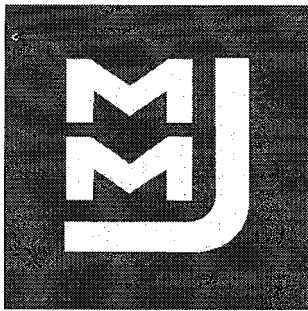
Net income is equal to balance brought forward plus income, less expenditure, less carried forward balance.

Journals, postage, and fees on owner payments will only appear on the Consolidated Income & Expenditure Report

GST SUMMARY:

GST collections reported above \$453.52

GST payments reported above \$686.08



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Frank Normoyle Pty Ltd
107 Graham Road
ROSSMORE NSW 2557

Folio Summary

Folio: OWN01568

From: 1/07/2020

To: 1/07/2021

Created: 1/07/2021

Money In	Money Out	Balance
\$22,929.36	\$1,760.52	\$21,168.84

Account	Included Tax	Money Out	Money In
Statement 1 - 30 March 2021			
1/122 Wentworth Street, PORT KEMBLA NSW			
Rent			\$1,320.00
Management Fees	\$6.60	\$72.60	
		\$72.60	\$1,320.00
2/122 Wentworth Street, PORT KEMBLA NSW			
Rent			\$2,100.00
Management Fees	\$10.50	\$115.50	
		\$115.50	\$2,100.00
Shop 1/122 Wentworth Street, PORT KEMBLA NSW			
Rent			\$1,516.66
Management Fees	\$7.58	\$83.41	
		\$83.41	\$1,516.66
Shop 2/122 Wentworth Street, PORT KEMBLA NSW			
Management Fees	\$7.37	\$81.00	
		\$81.00	\$0.00
Account Transactions			
Sundry Admin Fees	\$0.10	\$1.10	
		\$1.10	\$0.00
Subtotal		\$353.61	\$4,936.66

Statement 2 - 29 April 2021			
1/122 Wentworth Street, PORT KEMBLA NSW			
Rent			\$1,320.00
Management Fees	\$6.60	\$72.60	
		\$72.60	\$1,320.00
2/122 Wentworth Street, PORT KEMBLA NSW			
Rent			\$1,400.00
Management Fees	\$7.00	\$77.00	
		\$77.00	\$1,400.00
Shop 1/122 Wentworth Street, PORT KEMBLA NSW			
Rent			\$1,516.66
Management Fees	\$7.58	\$83.41	
		\$83.41	\$1,516.66
Shop 2/122 Wentworth Street, PORT KEMBLA NSW			
Rent			\$2,945.80
Management Fees	\$14.74	\$162.00	
		\$162.00	\$2,945.80

Account	Included Tax	Money Out	Money In
Account Transactions			
Sundry Admin Fees	\$0.10	\$1.10	
		<u>\$1.10</u>	<u>\$0.00</u>
Subtotal		<u>\$396.11</u>	<u>\$7,182.46</u>

Statement 3 - 28 May 2021

1/122 Wentworth Street, PORT KEMBLA NSW

Rent			\$1,650.00
Management Fees	\$8.25	\$90.75	
		<u>\$90.75</u>	<u>\$1,650.00</u>

2/122 Wentworth Street, PORT KEMBLA NSW

Rent			\$1,400.00
Management Fees	\$7.00	\$77.00	
		<u>\$77.00</u>	<u>\$1,400.00</u>

Shop 1/122 Wentworth Street, PORT KEMBLA NSW

Rent			\$1,516.66
Water Rates		\$422.07	
Management Fees	\$7.58	\$83.41	
		<u>\$505.48</u>	<u>\$1,516.66</u>

Shop 2/122 Wentworth Street, PORT KEMBLA NSW

Rent			\$482.04
Outgoings Recovered - Water Usage			\$64.71
Management Fees	\$2.41	\$26.51	
		<u>\$26.51</u>	<u>\$546.75</u>

Account Transactions

Management Fees	\$7.36		\$81.00
Sundry Admin Fees	\$0.10	\$1.10	
		<u>\$1.10</u>	<u>\$81.00</u>

Subtotal		<u>\$700.84</u>	<u>\$5,194.41</u>
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Statement 4 - 1 July 2021

1/122 Wentworth Street, PORT KEMBLA NSW

Rent			\$1,320.00
Management Fees	\$6.60	\$72.60	
		<u>\$72.60</u>	<u>\$1,320.00</u>

2/122 Wentworth Street, PORT KEMBLA NSW

Rent			\$1,400.00
Management Fees	\$7.00	\$77.00	
		<u>\$77.00</u>	<u>\$1,400.00</u>

Shop 1/122 Wentworth Street, PORT KEMBLA NSW

Rent			\$1,516.66
Management Fees	\$7.58	\$83.41	
		<u>\$83.41</u>	<u>\$1,516.66</u>

Shop 2/122 Wentworth Street, PORT KEMBLA NSW

Rent			\$1,379.17
Management Fees	\$6.90	\$75.85	
		<u>\$75.85</u>	<u>\$1,379.17</u>

Account Transactions

Sundry Admin Fees	\$0.10	\$1.10	
		<u>\$1.10</u>	<u>\$0.00</u>

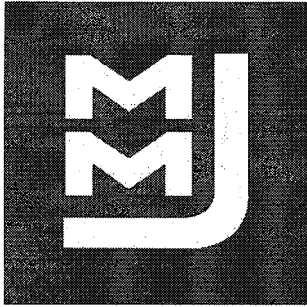
Subtotal		<u>\$309.96</u>	<u>\$5,615.83</u>
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Total

<u>\$1,760.52</u>	<u>\$22,929.36</u>
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Total Tax on Money Out: \$121.69

Total Tax on Money In: \$7.36



12.

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Frank Normoyle Pty Ltd
107 Graham Road
ROSSMORE NSW 2557

Tax Invoice
Account OWN01568
Statement #4
1 Jul 2021

Money In	\$5,615.83
Money Out	\$309.96
You Received	\$5,305.87

Details for Account OWN01568

	Money Out	Money In
Balance brought forward		\$0.00
1/122 Wentworth Street, PORT KEMBLA NSW 2505		
Rented for \$340.00 per week		
Amy Zivkovich paid to 7/07/2021		
Rent paid to 16/06/2021 (previously paid to 9/06/2021)		\$330.00
Rent paid to 23/06/2021 (previously paid to 16/06/2021)		\$330.00
Rent paid to 30/06/2021 (previously paid to 23/06/2021)		\$330.00
Rent paid to 30/06/2021 with part payment of \$330.00 (previously paid to 30/06/2021) , rent increased to \$340.00 on 1/07/2021		\$330.00
Management Fees *	\$72.60	
Total	\$72.60	\$1,320.00

2/122 Wentworth Street, PORT KEMBLA NSW 2505

Rented for \$350.00 per week
Mark & Stephanie Thackray paid to 13/07/2021

Rent paid to 29/06/2021 (previously paid to 15/06/2021)							\$700.00
Rent paid to 13/07/2021 (previously paid to 29/06/2021)							\$700.00
Management Fees *		UNIT 1	UNIT 2	Exp1	Exp2	Jan	\$77.00
Total	Gross	1320.00	1400.00	1516.66	1379.17	5615.83	\$77.00
							\$1,400.00
	Passage				1.10	1.10	
	Commission	72.60	77.00	83.41	75.85	308.86	
		72.60	77.00	83.41	76.95	309.96	
		\$1247.40	\$1323.00	\$1433.25	\$1302.22	\$5305.87	

Details for Account OWN01568**Money Out****Money In****Shop 1/122 Wentworth Street, PORT KEMBLA NSW 2505**

Rented for \$1,516.66 per month

Sarah John t/a SJ Massage Therapy paid to 9/07/2021

Rent paid to 9/07/2021 (previously paid to 9/06/2021)

\$1,516.66

Management Fees *

\$83.41

Total

\$83.41

\$1,516.66

Shop 2/122 Wentworth Street, PORT KEMBLA NSW 2505

Rented for \$1,379.17 per month

Nunziatina Calore paid to 12/07/2021

Rent paid to 12/07/2021 (previously paid to 12/06/2021)

\$1,379.17

Management Fees *

\$75.85

Total

\$75.85

\$1,379.17

Account Transactions

Administration Fees *

\$1.10

Withdrawal by EFT to owner Frank Normoyle Pty Ltd

\$5,305.87

[EFT Transfer to: Frank Normoyle Pty Ltd, (032379) - ***671]

Balance remaining

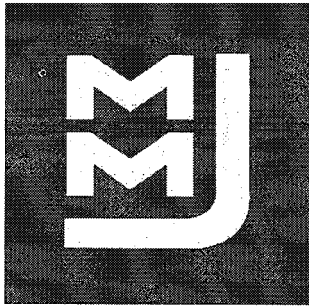
\$0.00

GST Summary

Total Tax on agency fees

\$28.18

(* includes Tax)



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Frank Normoyle Pty Ltd
107 Graham Road
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Tax Invoice

Account OWN01568
Statement #3
28 May 2021

Money In	\$5,194.41
Money Out	\$700.84
You Received	\$4,493.57

Details for Account OWN01568

	Money Out	Money In
Balance brought forward		\$0.00
1/122 Wentworth Street, PORT KEMBLA NSW 2505		
Rented for \$330.00 per week		
Amy Zivkovich paid to 9/06/2021		
Rent paid to 12/05/2021 (previously paid to 5/05/2021)		\$330.00
Rent paid to 19/05/2021 (previously paid to 12/05/2021)		\$330.00
Rent paid to 26/05/2021 (previously paid to 19/05/2021)		\$330.00
Rent paid to 2/06/2021 (previously paid to 26/05/2021)		\$330.00
Rent paid to 9/06/2021 (previously paid to 2/06/2021)		\$330.00
Management Fees *	\$90.75	
Total	\$90.75	\$1,650.00

2/122 Wentworth Street, PORT KEMBLA NSW 2505

Rented for \$350.00 per week		
Mark & Stephanie Thackray paid to 15/06/2021		
Daniel Ryan moved out on 20/08/2020 paid to 26/05/2020		
Rent paid to 25/05/2021 with part payment of \$250.00 (previously paid to 18/05/2021)		\$600.00
Rent paid to 1/06/2021 (previously paid to 25/05/2021 + \$250.00)		\$100.00
Rent paid to 15/06/2021 (previously paid to 1/06/2021)		\$700.00
Management Fees *	\$77.00	
Total	\$77.00	\$1,400.00

Shop 1/122 Wentworth Street, PORT KEMBLA NSW 2505

Rented for \$1,516.66 per month

Sarah John t/a SJ Massage Therapy paid to 9/06/2021

Rent paid to 9/06/2021 (previously paid to 9/05/2021)

Sydney water rates 1/4/21 to 30/6/21 - Sydney Water Corporation

Management Fees *

\$422.07
\$83.41
\$1,516.66

Total

\$505.48 \$1,516.66

Shop 2/122 Wentworth Street, PORT KEMBLA NSW 2505

Rented for \$1,379.17 per month

Nunziatina Calore paid to 12/06/2021

Rent paid to 12/06/2021 (previously paid to 12/05/2021 + \$897.13)

25% Sydney water usage 23/1/21 to 29/4/21

Management Fees *

\$482.04

\$64.71

\$26.51

Total

\$26.51 \$546.75

Account Transactions

Refund over charged management fees *

Administration Fees *

Withdrawal by EFT to owner Frank Normoyle Pty Ltd

[EFT Transfer to: Frank Normoyle Pty Ltd, (032379) - ***671]

\$81.00

\$1.10

\$4,493.57

Balance remaining

\$0.00

GST Summary

Total Tax on income

\$7.36

Total Tax on agency fees

\$25.34

(* includes Tax)

	UNIT 1	UNIT 2	Aug 1	Aug 2	Total
RENTS	1650.00	1400.00	1516.66	482.04	5048.70
Refund mgmt fees	-	-	-	81.00	81.00
Water Usage	-	-	-	64.71	64.71
Commission	90.75	77.00	83.41	26.51	277.67
Massage	105.52	105.52	1.10	105.51	422.04
Water	196.27	182.52	190.03	132.22	700.82
	<u>\$1453.73</u>	<u>\$1217.48</u>	<u>\$1326.63</u>	<u>\$495.73</u>	<u>\$4493.57</u>

Last bill	Payments	Balance	This bill	Total amount due
\$400.17	\$400.17	\$0.00	\$422.07	\$422.07

FRANK NORMOYLE PTY LTD
 C/- MMJ SOUTH
 PO BOX 31
 WINDANG NSW 2528

Please pay by

24/05/21

Account number

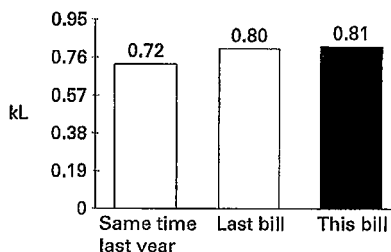
3669 406

Account for commercial property

122 Wentworth St Port Kembla

Fixed charges - GST free		1 Apr 21 - 30 Jun 21	\$
Water service			15.54
Wastewater (sewerage) service			147.68
Usage charges - GST free		23 Jan 21 - 29 Apr 21	
Water	23/01 - 29/04	79 kL at \$2.3500 a kL <i>See over for details</i>	185.65
Wastewater	23/01 - 29/04	61 kL at \$1.2000 a kL <i>See over for details</i>	73.20
Total amount due			\$422.07

Your average daily usage



How much water did you use?

Continued over

SYDNEY WATER CORPORATION ABN 49 776 225 038

TAX INVOICE

Date of Issue 3 May 2021

Account for 122 Wentworth St Port Kembla



BPAY® Internet or phone banking
 Biller code: 45435 Ref no: 3669 406 0009

Online ID: 6418362

Card payments:
 0.4% fee applies



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

Payment number

3669 406 0009



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

Please pay by

24/05/21



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

Total amount due

\$422.07

TRAN CODE

831

USER CODE

066859

CUSTOMER REFERENCE NUMBER

000036694060009

<0000042207> <066859> <000036694060009> >

Account for commercial property**122 Wentworth St Port Kembla****Water meter details****Meter Reading Period:** 23 Jan 21 - 29 Apr 21

Meter No.	This Reading	Last Reading	Consumption (kL)
CTED0038	1355	1276	79

Total water used in 97 days was 79 kilolitres

Meters on property used to calculate service charge: 1

1 x 25mm meter

Customer information

- New pricing will take effect from 1 July 2021. As soon as the Independent Pricing and Regulatory Tribunal (IPART) finalises the prices, we will post them on our web site at sydneywater.com.au/ourprices
- We all need to work together to save water. Water Wise Guidelines now apply to all customers. Find out more at sydneywater.com.au/guidelines.
- A discharge factor of 78% has been applied to your property.
- You can view the Quarterly Drinking Water Quality report at sydneywater.com.au/wateranalysis
- You can find out about rebates for service interruptions in *Our contract with you* which is available at sydneywater.com.au/contract. In most cases, we'll automatically apply a rebate to your next bill so you don't need to contact us.
- 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 or a regular payment arrangement. **Call us on 13 20 92.**
- We have recommenced charging late payment fees or interest on overdue notices. A late payment fee of \$5.22 (including \$0.47 GST) or interest, whichever is higher, may be charged on overdue amounts. The current interest rate is 4.10% 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.
- You can read the latest edition of our Waterwrap newsletter at sydneywater.com.au/waterwrap

Faults and Leaks (available 24 hours)

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



242 3669 406 0009

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

Payment number**3669 406 0009****Total amount due****\$422.07**

Mail payments: Return slip and cheque (no staples) payable to Sydney Water.
Send to:
Sydney Water
PO Box 339 Silverwater NSW 2128



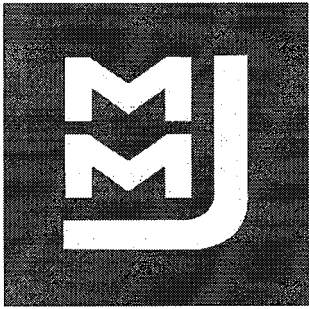
Centrepay payments: call Centrelink to arrange regular Centrepay deductions.
Centrepay Reference No.: 555 052 086C

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 بحاجة 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。
AV xpelidote disquived, thalequynost oov nioqnoyvo apello.
Se vi serve un interprete, telefonate al numero indicato sopra.
통역사가 필요하시면 위의 번호로 전화하십시오.
Nếu quý vị cần thông dịch viên, hãy gọi đến số trên đây.



10 .

PO Box 31 Windang Rd
Windang NSW 2528
(w) 0242964444
www.mmj.com.au
mmjsouth@mmj.com.au
ABN: 33129134158
Licence: 1498350

Frank Normoyle Pty Ltd
107 Graham Road
ROSSMORE NSW 2557

Tax Invoice

Account OWN01568
Statement #2
29 Apr 2021

Money In	\$7,182.46
Money Out	\$1,869.01
You Received	\$5,313.45

Details for Account OWN01568

	Money Out	Money In
Balance brought forward		\$0.00
1/122 Wentworth Street, PORT KEMBLA NSW 2505		
Rented for \$330.00 per week		
Amy Zivkovich paid to 5/05/2021		
Rent paid to 14/04/2021 (previously paid to 7/04/2021)		\$330.00
Rent paid to 21/04/2021 (previously paid to 14/04/2021)		\$330.00
Rent paid to 28/04/2021 (previously paid to 21/04/2021)		\$330.00
Rent paid to 5/05/2021 (previously paid to 28/04/2021)		\$330.00
Management Fees *	\$72.60	
Total	\$72.60	\$1,320.00

2/122 Wentworth Street, PORT KEMBLA NSW 2505

Rented for \$350.00 per week		
Mark & Stephanie Thackray paid to 18/05/2021		
Daniel Ryan moved out on 20/08/2020 paid to 26/05/2020		
Rent paid to 4/05/2021 (previously paid to 20/04/2021)		\$700.00
Rent paid to 18/05/2021 (previously paid to 4/05/2021)		\$700.00
Management Fees *	\$77.00	
Total	\$77.00	\$1,400.00

Details for Account OWN01568

Money Out

Money In

Shop 1/122 Wentworth Street, PORT KEMBLA NSW 2505

Rented for \$1,516.66 per month

Sarah John t/a SJ Massage Therapy paid to 9/05/2021

Rent paid to 9/05/2021 (previously paid to 9/04/2021)

\$1,516.66

Management Fees *

\$83.41

Total

\$83.41

\$1,516.66

Shop 2/122 Wentworth Street, PORT KEMBLA NSW 2505

Rented for \$1,379.17 per month

Nunziatina Calore paid to 1/06/2021

Rent reversal of transaction ref# 1358 (audit# 1570) - to implement increase from 13/04/21

\$1,472.90

(Transaction reversed from previous statement)

Rent paid to 12/04/2021 with part payment of \$803.40 (previously paid to 12/03/2021 + \$669.50) , rent increased to

\$1,472.90

\$1,379.17 on 13/04/2021

Rent paid to 12/05/2021 with part payment of \$897.13 (previously paid to 12/04/2021 + \$803.40) , rent increased to

\$1,472.90

\$1,379.17 on 13/04/2021

Management Fees *

\$162.00

Total

\$1,634.90

\$2,945.80

Account Transactions

Administration Fees *

\$1.10

Withdrawal by EFT to owner Frank Normoyle Pty Ltd

\$5,313.45

[EFT Transfer to: Frank Normoyle Pty Ltd, (032379) - ***671]

Balance remaining

\$0.00

GST Summary

Total Tax on agency fees

\$36.02

(* includes Tax)

	UNIT 1	UNIT 2	Shop 1	Shop 2	Total
Charges	1320.00	1400.00	1516.66	1472.90	5709.56
Postage		1.10			1.10
Commission	72.60	77.00	83.42	161.99	395.01
	72.60	78.10	83.42	161.99	396.11
	\$1247.40	\$1321.90	\$1433.24	\$310.91	\$4533.45



9.

PO Box 31 Windang Rd
Windang NSW 2528
(w) 0242964444
www.mmj.com.au
mmjsouth@mmj.com.au
ABN: 33129134158
Licence: 1498350

Frank Normoyle Pty Ltd
107 Graham Road
ROSSMORE NSW 2557

Tax Invoice

Account OWN01568
Statement #1
30 Mar 2021

Money In	\$6,409.56
Money Out	\$353.61
You Received	\$6,055.95

Details for Account OWN01568

	Money Out	Money In
Balance brought forward		\$0.00
1/122 Wentworth Street, PORT KEMBLA NSW 2505		
Rented for \$330.00 per week		
Amy Zivkovich paid to 7/04/2021		
Rent paid to 17/03/2021 (previously paid to 10/03/2021)		\$330.00
Rent paid to 24/03/2021 (previously paid to 17/03/2021)		\$330.00
Rent paid to 31/03/2021 (previously paid to 24/03/2021)		\$330.00
Rent paid to 7/04/2021 (previously paid to 31/03/2021)		\$330.00
Management Fees *	\$72.60	
To	\$72.60	\$1,320.00

2/122 Wentworth Street, PORT KEMBLA NSW 2505

Rented for \$350.00 per week		
Mark & Stephanie Thackray paid to 20/04/2021		
Daniel Ryan moved out on 20/08/2020 paid to 26/05/2020		
Rent paid to 23/03/2021 (previously paid to 9/03/2021)		\$700.00
Rent paid to 6/04/2021 (previously paid to 23/03/2021)		\$700.00
Rent paid to 20/04/2021 (previously paid to 6/04/2021)		\$700.00
Management Fees *	\$115.50	
Total	\$115.50	\$2,100.00

Details for Account OWN01568

Money Out

Money In

Shop 1/122 Wentworth Street, PORT KEMBLA NSW 2505

Rented for \$1,516.66 per month

Sarah John t/a SJ Massage Therapy paid to 9/04/2021

Rent paid to 9/04/2021 (previously paid to 9/03/2021)

\$1,516.66

Management Fees *

\$83.41

Total

\$83.41

\$1,516.66

Shop 2/122 Wentworth Street, PORT KEMBLA NSW 2505

Rented for \$1,339.00 per month

Nunziatina Calore paid to 1/05/2021

Rent paid to 12/04/2021 with part payment of \$803.40 (previously paid to 12/03/2021 + \$669.50)

\$1,472.90

Management Fees *

\$81.00

Total

\$81.00

\$1,472.90

Account Transactions

Administration Fees *

\$1.10

Withdrawal by EFT to owner Frank Normoyle Pty Ltd

\$6,055.95

[EFT Transfer to: Frank Normoyle Pty Ltd, (032379) - ***671]

Balance remaining

\$0.00

GST Summary

Total Tax on agency fees

\$32.15

(* includes Tax)

	UNIT 1	UNIT 2	Shop 1	Shop 2	Total
GROSS	1320.00	2100.00	1516.66	1472.90	6409.56
Percentage	1.10				1.10
Commission	72.60	115.50	83.41	81.00	352.51
	73.70	115.50	83.41	81.00	353.61
	\$1246.30	\$1984.50	\$1433.25	\$1391.90	\$6055.95

MMJ South
231 Windang Road
WINDANG NSW 2528
PH: 0242 964 444 F: 0242 971 547
mmjsouth@mmj.com.au

8.

Frank Normoyle Pty Ltd
107 Graham Road
ROSSMORE NSW 2557

Agent ABN: 33-129-134-158
Primary Owner Statement for
Period Ending: 26/02/21
Reference: NORMO
TAX INVOICE

Frank Normoyle Pty Ltd

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
1/122 Wentworth Street	Amy Zivkovich	330.00	W1 11/02/21	10/03/21	4	1320.00	0.00
Shop 1/122 Wentworth Street	Sarah John t/a SJ Massage Therapy	1516.66	M1 10/02/21	09/03/21	1	1516.66	0.00
2/122 Wentworth Street	Daniel Ryan	330.00	W1 19/05/20	19/05/20	0	0.00	310.00
	Vacating: 20/08/20						
	Mark & Stephanie Thackray	350.00	W1 10/02/21	09/03/21	4	1400.00	0.00
Shop 2/122 Wentworth Street	Nunziatina Calore	1339.00	M1 13/02/21	12/03/21	1	1472.90	669.50

Date	Disbursements & Sundry Receipts	Debit	Credit
	Total Rent Collected From Tenants		5709.56
	Total GST Collected From Tenants		0.00
03/02/21	Shop 1/122 Wentworth Street Sydney Water Corporation Sydney water rates 1/1/21 to 31/3/21	Inv:0000366940 400.17	
10/02/21	Shop 2/122 Wentworth Street 25% Sydney water usage 24/10/20 (Nunziatina Calore)		59.69
11/02/21	Shop 1/122 Wentworth Street 25% Sydney water usage 24/10/20 (Sarah John t/a)		59.69
16/02/21	2/122 Wentworth Street MMJ South Lease Renewal WENT122/2 (Includes 3.00 GST) *Management Fees *Administration Fees Plus GST on items marked *	Inv:WENT122/2 33.00 285.47 1.00 28.64	
		748.28	5828.94

NETT AMOUNT TO BE PAID

Unit 1 Unit 2 Shop 1 Shop 2 Total 5080.66
1320.00 1400.00 1516.66 1472.90 5709.56
Water Rates
Transferred to your bank account \$5,080.66
Payment Details: Frank Normoyle Pty Ltd 299671 032-379 Transferred to your Westpac account 59.69 119.38

GST SUMMARY:

GST collections reported above \$0.00
GST payments reported above \$31.64
Water Rates
Postage
Lease Renewal Fees
Commission
1320.00 1400.00 1516.66 1472.90 5828.94
100.04 100.04 100.04 100.05 400.17
72.60 33.00 1.10 1.10
172.64 210.04 183.46 182.14 748.28
5828.94 5828.94 5828.94 5828.94 5828.94



Last bill	Payments	Balance	This bill	Total amount due
\$345.86	\$345.86	\$0.00	\$400.17	\$400.17

FRANK NORMOYLE PTY LTD
 C/- MMJ SOUTH
 PO BOX 31
 WINDANG NSW 2528

Please pay by

12/02/21

Account number

3669 406

Account for commercial property

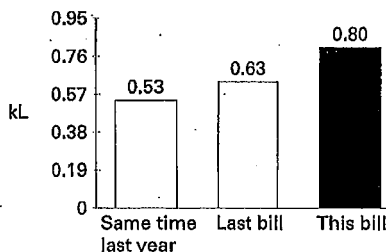
122 Wentworth St Port Kembla

Fixed charges - GST free	1 Jan 21 - 31 Mar 21	\$
Water service		15.37
Wastewater (sewerage) service		146.05

Usage charges - GST free	24 Oct 20 - 22 Jan 21	
Water 24/10 - 22/01	73 kL at \$2.3500 a kL See over for details	171.55
Wastewater 24/10 - 22/01	56 kL at \$1.2000 a kL See over for details	67.20

Total amount due \$400.17

Your average daily usage



Snaf 1 59.69
Snaf 2 59.69

Recd \$119.38

How much water did you use?

Entered

Continued over

SYDNEY WATER CORPORATION / A/N 49776225038

TAX INVOICE

Date of issue 22 January 2021

Account for 122 Wentworth St Port Kembla



B PAY Online or phone banking
 Biller code: 45435 Ref no: 3669 406 0009

Online ID: 6418362

Card payments
 0.4% fee applies



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

Payment number

3669 406 0009



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

Please pay by

12/02/21



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

Total amount due

\$400.17

TRANCODE

831

USERCODE

066859

CUSTOMER REFERENCE NUMBER

000036694060009

<0000040017> <066859> <000036694060009> >

Account for commercial property**122 Wentworth St Port Kembla****Water meter details****Meter Reading Period:** 24 Oct 20 - 22 Jan 21

Meter No.	This Reading	Last Reading	Consumption (kL)
CTED0038	1276	1203	73

Total water used in 91 days was 73 kilolitres

Meters on property used to calculate service charge: 1

1 x 25mm meter

Customer information

- We all need to work together to help save water. Find out more about how to use water wisely at sydneywater.com.au/guidelines.
- A discharge factor of 78% has been applied to your property.
- You can view the Quarterly Drinking Water Quality report at sydneywater.com.au/wateranalysis
- You can find out about rebates for service interruptions in *Our contract with you* which is available at sydneywater.com.au/contract. In most cases, we'll automatically apply a rebate to your next bill so you don't need to contact us.
- 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 or a regular payment arrangement. **Call us on 13 20 92.**
- A late payment fee of \$0.00 (including \$0.00 GST) or interest, whichever is higher, may be charged on overdue amounts. The current interest rate is 0.00% 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.
- You can read the latest edition of our Waterwrap newsletter at sydneywater.com.au/waterwrap

Faults and Leaks (available 24 hours)

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



242 3669 406 0009

POST Bill pay: Use cash, cheque or debit card at any Australia Post Office

Payment number

3669 406 0009

Total amount due

\$400.17

Mail payments: Return slip and cheque (postages) 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 036C

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 12 430

如需更改地址，請電 13 20 92 或訪問 sydneywater.com.au/addresschanges 更改地址。
如需更改地址，請電 13 20 92 或訪問 sydneywater.com.au/addresschanges 更改地址。
如需更改地址，請電 13 20 92 或訪問 sydneywater.com.au/addresschanges 更改地址。
如需更改地址，請電 13 20 92 或訪問 sydneywater.com.au/addresschanges 更改地址。

MMJ South
 231 Windang Road
 WINDANG NSW 2528
 PH: 0242 964 444 F: 0242 971 547
 mmjsouth@mmj.com.au

7

Frank Normoyle Pty Ltd
 107 Graham Road
 ROSSMORE NSW 2557

Agent ABN: 33-129-134-158
 Primary Owner Statement for
 Period Ending: 29/01/21
 Reference: NORMO
TAX INVOICE

Frank Normoyle Pty Ltd

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
1/122 Wentworth Street	Amy Zivkovich	330.00	W1 07/01/21	10/02/21	5	1650.00	0.00
Shop 1/122 Wentworth Street	Sarah John t/a SJ Massage Therapy	1516.66	M1 10/01/21	09/02/21	1	1516.66	0.00
2/122 Wentworth Street	Daniel Ryan	330.00	W1 19/05/20	19/05/20	0	0.00	310.00
	Vacating: 20/08/20						
	Mark & Stephanie Thackray	350.00	W1 13/01/21	09/02/21	4	1400.00	0.00
Shop 2/122 Wentworth Street	Nunziatina Calore	1339.00	M1 13/01/21	12/02/21	1	1472.90	535.60

Date	Disbursements & Sundry Receipts	Debit	Credit
	Total Rent Collected From Tenants		6039.56
	Total GST Collected From Tenants		0.00
	*Management Fees	301.97	
	*Administration Fees	1.00	
	Plus GST on items marked *	30.29	
		333.26	6039.56

NETT AMOUNT TO BE PAID

UNIT 1 UNIT 2 Disp1 Disp2 ~~For~~ 5706.30

Transferred to your bank account \$5,706.30
 Payment Details: Frank Normoyle Pty Ltd 299671 032-379 Transferred to your Westpac account

GST SUMMARY:

GST collections reported above \$0.00

GST payments reported above \$30.29

Carage
Perage
Commission

<u>1650.00</u>	<u>1400.00</u>	<u>1516.66</u>	<u>1472.90</u>	<u>6039.56</u>
<u>90.75</u>	<u>77.00</u>	<u>83.42</u>	<u>80.99</u>	<u>332.16</u>
<u>90.75</u>	<u>77.00</u>	<u>84.52</u>	<u>80.99</u>	<u>333.26</u>
<u>\$1539.25</u>	<u>\$1323.00</u>	<u>\$1432.14</u>	<u>\$1391.91</u>	<u>\$5706.30</u>

MMJ South
 231 Windang Road
 WINDANG NSW 2528
 PH: 0242 964 444 F: 0242 971 547
 mmjsouth@mmj.com.au

6.

Frank Normoyle Pty Ltd
 107 Graham Road
 ROSSMORE NSW 2557

Agent ABN: 33-129-134-158
 Primary Owner Statement for
 Period Ending: 30/12/20
 Reference: NORMO
TAX INVOICE

Frank Normoyle Pty Ltd

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
1/122 Wentworth Street	Amy Zivkovich	330.00 W1	10/12/20	06/01/21	4	1320.00	0.00
Shop 1/122 Wentworth Street	The Illawarra Wedding Centre	1441.26 M1	23/03/20	23/03/20	0	0.00	0.00
	Vacating: 23/03/20						
	Sarah John t/a SJ Massage Therapy	1516.66 M1	09/01/21	09/01/21	0	0.00	0.00
2/122 Wentworth Street	Daniel Ryan	330.00 W1	19/05/20	19/05/20	0	0.00	310.00
	Vacating: 20/08/20						
	Mark & Stephanie Thackray	350.00 W1	16/12/20	12/01/21	4	1400.00	0.00
Shop 2/122 Wentworth Street	Nunziatina Calore	1339.00 M1	13/12/20	12/01/21	1	1472.90	401.70

Date	Disbursements & Sundry Receipts	Debit	Credit
	Total Rent Collected From Tenants		4192.90
	Total GST Collected From Tenants		0.00
	*Management Fees	209.64	
	*Administration Fees	1.00	
	Plus GST on items marked *	21.06	
		231.70	4192.90

NETT AMOUNT TO BE PAID

3961.20

Transferred to your bank account \$3,961.20

Payment Details: Frank Normoyle Pty Ltd 299671 032-379 Transferred to your Westpac account

	UNIT 1	UNIT 2	Shop 1	Shop 2	Total
GST SUMMARY:					
GST collections reported above \$0.00	1320.00	1400.00	-	1472.90	4192.90
GST payments reported above \$21.06					
		1.10	-		1.10
Admin Fees	72.60	77.00	-	81.00	230.60
Commission	72.60	78.10	-	81.00	231.70
	\$1247.40	\$1321.90	-	\$1291.90	\$3961.20

MMJ South
 231 Windang Road
 WINDANG NSW 2528
 PH: 0242 964 444 F: 0242 971 547
 mmjsouth@mmj.com.au

5

Frank Normoyle Pty Ltd
 107 Graham Road
 ROSSMORE NSW 2557

Agent ABN: 33-129-134-158
 Primary Owner Statement for
 Period Ending: 27/11/20
 Reference: NORMO
TAX INVOICE

Frank Normoyle Pty Ltd

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit	
1/122 Wentworth Street	Amy Zivkovich	330.00	W1	12/11/20	09/12/20	4	1320.00	0.00
Shop 1/122 Wentworth Street	The Illawarra Wedding Centre	1441.26	M1	23/03/20	23/03/20	0	0.00	0.00
	Vacating: 23/03/20							
	Sarah John t/a SJ Massage Therapy	1516.66	M1	10/12/20	09/01/21	1	1516.66	0.00
2/122 Wentworth Street	Daniel Ryan	330.00	W1	19/05/20	19/05/20	0	0.00	310.00
	Vacating: 20/08/20							
	Mark & Stephanie Thackray	350.00	W1	18/11/20	15/12/20	4	1400.00	0.00
Shop 2/122 Wentworth Street	Nunziatina Calore	1339.00	M1	13/11/20	12/12/20	1	1472.90	267.80
Date	Disbursements & Sundry Receipts					Debit	Credit	

Total Rent Collected From Tenants

5709.56

Total GST Collected From Tenants

0.00

10/11/20	1/122 Wentworth Street	MMJ South	Inv:WENT122/1					
	RTA Renewal WENT122/1		(Includes 3.00 GST)		33.00			
11/11/20	Shop 2/122 Wentworth Street	25% Sydney water rates Usage 16/ (Nunziatina Calore)					51.71	
26/11/20	Shop 1/122 Wentworth Street	Letting Fee: Shop 1/122 Wentworth Street			1516.66			
	(Includes 137.88 GST)							
	*Management Fees				285.47			
	*Administration Fees				1.00			
	Plus GST on items marked *				28.64			
					1864.77		5761.27	

NETT AMOUNT TO BE PAID

3896.50

Collected

Wentworth

Transferred to your bank account \$3,896.50

Payment Details: Frank Normoyle Pty Ltd 299671 032-379 Transferred to your Westpac account

GST SUMMARY:

GST collections reported above \$0.00

GST payments reported above \$169.52

Letting Fee

Commission

11/11	11/12	Shop 1	Shop 2	Isign
1320.00	1400.00	1516.66	1472.90	5709.56
		51.71		51.71
1320.00	1400.00	1568.37	1472.90	5761.27
1.10				1.10
33.00		1516.66		1549.66
72.60	77.00	75.83	88.58	314.01
106.70	77.00	1592.49	88.58	1864.77
3171.20	6177.00	18744.17	16128.12	22221.50