



Account name(s)

Nimmi Chima & Saleemah Ladhani  
PO Box 565  
Kogarah NSW 1485

Account

LADHANI

Statement from

30 Jun 2021

Statement to

28 Jul 2021

Statement number

144

**STATEMENT**

ABN: 53 136 946 784

P O Box 10819

SOUTHPORT BC QLD 4215

P: (07) 5568 0205

Fax: (07) 5302 6605

Email: admin@eurekavillages.com.au

2021	Details	Debit	Credit	Balance
	Balance brought forward			\$673.14
	<b><u>140, 17 Newman Street, CABOOLTURE</u></b>			
	Daphne Grace Adkins; \$510.00 per fortnight; Paid to: 5 Aug 2021 (\$6.70 in credit)			
	200662 Rent 9 Jul 2021 to 22 Jul 2021 (Credit \$6.70; Rebate \$0.99)		\$509.01	\$1,182.15
	201076 Rent 23 Jul 2021 to 5 Aug 2021 (Credit \$6.70; Rebate \$0.99)		\$509.01	\$1,691.16
20 Jul	263099 Rates 1/7/2021 - 30/9/21 (Moreton Bay Regional Council)	\$463.45		\$1,227.71
27 Jul	263258 Water 20/4/21-12/7/21 (Unity Water)	\$277.10		\$950.61
28 Jul	263370 Advertising fee (SCV Manager Pty Ltd Comptons Advertising)	\$14.30		\$936.31
	<b><u>151, 17 Newman Street, CABOOLTURE</u></b>			
	Rhonda Williams; \$520.00 per fortnight; Paid to: 10 Aug 2021			
	200447 Rent 14 Jul 2021 to 27 Jul 2021		\$520.00	\$1,456.31
	200863 Rent 28 Jul 2021 to 10 Aug 2021		\$520.00	\$1,976.31
20 Jul	263110 Rates 1/7/2021 - 30/9/21 (Moreton Bay Regional Council)	\$463.45		\$1,512.86
27 Jul	263230 Water 20/4/21-12/7/21 (Unity Water)	\$277.10		\$1,235.76
	<b><u>152, 17 Newman Street, CABOOLTURE</u></b>			
	Patricia Parker; \$520.00 per fortnight; Paid to: 12 Aug 2021 (\$3.57 in credit)			
	200678 Rent 16 Jul 2021 to 29 Jul 2021 (Credit \$3.57; Rebate \$0.99)		\$519.01	\$1,754.77
	201091 Rent 30 Jul 2021 to 12 Aug 2021 (Credit \$3.57; Rebate \$0.99)		\$519.01	\$2,273.78
20 Jul	263111 Rates 1/7/2021 - 30/9/21 (Moreton Bay Regional Council)	\$463.45		\$1,810.33
27 Jul	263228 Water 20/4/21-12/7/21 (Unity Water)	\$277.10		\$1,533.23
	<b><u>153, 17 Newman Street, CABOOLTURE</u></b>			
	VACATE Thelma Hoy; \$500.00 per fortnight; Paid to: 22 Jul 2021; Vacated: 22 Jul 2021			
	200430 Rent 1 Jul 2021 to 14 Jul 2021		\$500.00	\$2,033.23
	200765 Rent 15 Jul 2021 to 22 Jul 2021		\$285.71	\$2,318.94
7 Jul	263053 Body Corp 1/8/21 - 30/11/21 (Comptons Caboolture CTS 26390 c/- Stewart Silver King & Burns)	\$994.40		\$1,324.54
20 Jul	263112 Rates 1/7/2021 - 30/9/21 (Moreton Bay Regional Council)	\$463.45		\$861.09
27 Jul	263229 Water 20/4/21-12/7/21 (Unity Water)	\$277.10		\$583.99
28 Jul	263841 Management fee (140, 17 Newman Street, CABOOLTURE, QLD 451)	\$78.39		\$505.60
	263842 Management fee (151, 17 Newman Street, CABOOLTURE, QLD 451)	\$80.08		\$425.52
	263843 Management fee (152, 17 Newman Street, CABOOLTURE, QLD 451)	\$79.93		\$345.59



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28 Jul 2021

Statement number

144

2021	Details	Debit	Credit	Balance
263844	Management fee (153, 17 Newman Street, CABOOLTURE, QLD 451	\$60.50		\$285.09
263845	Payment to owner (Nimmi Chima & Saleemah Ladhani) (Nimma Chima DIY Super Fund, Commonwealth Bank of Australia, 062-190 10225568)	\$285.09		\$0.00
Totals at end of period		\$4,554.89	\$4,554.89	\$0.00



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Account	LADHANI
Statement from	28 Jul 2021
Statement to	31 Aug 2021
Statement number	145

2021	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<b>140, 17 Newman Street, CABOOLTURE</b>			
	Daphne Grace Adkins; \$510.00 per fortnight; Paid to: 2 Sep 2021 (\$6.70 in credit)			
	201515 Rent 6 Aug 2021 to 19 Aug 2021 (Credit \$6.70; Rebate \$0.99)		\$509.01	\$509.01
	201956 Rent 20 Aug 2021 to 2 Sep 2021 (Credit \$6.70; Rebate \$0.99)		\$509.01	\$1,018.02
30 Aug	264325 Advertising fee (SCV Manager Pty Ltd Comptons Advertising)	\$14.30		\$1,003.72
31 Aug	264394 Reimburse late fee Body Corp		\$66.00	\$1,069.72
	<b>151, 17 Newman Street, CABOOLTURE</b>			
	Rhonda Williams; \$520.00 per fortnight; Paid to: 21 Sep 2021			
	201297 Rent 11 Aug 2021 to 24 Aug 2021		\$520.00	\$1,589.72
	201721 Rent 25 Aug 2021 to 7 Sep 2021		\$520.00	\$2,109.72
	202175 Rent 8 Sep 2021 to 21 Sep 2021		\$520.00	\$2,629.72
12 Aug	264132 Locksmith - rekey#80755 (Morayfield Locksmiths)	\$523.60		\$2,106.12
	<b>152, 17 Newman Street, CABOOLTURE</b>			
	Patricia Parker; \$530.00 per fortnight; Paid to: 26 Aug 2021 (\$524.72 in credit)			
	201530 Rent 13 Aug 2021 to 13 Aug 2021 (Credit \$522.58)		\$519.01	\$2,625.13
	201971 Rent 13 Aug 2021 to 26 Aug 2021 (Credit \$524.72; Rebate \$0.99)		\$529.01	\$3,154.14
	<b>153, 17 Newman Street, CABOOLTURE</b>			
	VACATE Thelma Hoy; \$500.00 per fortnight; Paid to: 22 Jul 2021; Vacated: 22 Jul 2021			
	Heather Williams; \$530.00 per fortnight; Paid to: 8 Sep 2021			
	201513 Rent 30 Jul 2021 to 30 Jul 2021 (Credit \$265.00)		\$265.00	\$3,419.14
	201513 Rent 30 Jul 2021 to 12 Aug 2021 (Balance Paid)		\$265.00	\$3,684.14
	201513 Rent 13 Aug 2021 to 13 Aug 2021 (Credit \$65.60)		\$65.60	\$3,749.74
	201713 Rent 13 Aug 2021 to 25 Aug 2021 (Balance Paid)		\$426.54	\$4,176.28
	202108 Rent 26 Aug 2021 to 8 Sep 2021		\$530.00	\$4,706.28
10 Aug	264110 Let Fee (NEWM0153 - 153, 17 Newman Street, CABOOLT	\$291.50		\$4,414.78
24 Aug	264201 Light switch in kitchen #83750 (Loveday Electrical Pty Ltd)	\$145.45		\$4,269.33
25 Aug	264206 Unit repairs #8355 (Nelsons Property Maintenance)	\$1,102.00		\$3,167.33
31 Aug	264805 Management fee (140, 17 Newman Street, CABOOLTURE, QLD 451	\$78.39		\$3,088.94
	264806 Management fee (151, 17 Newman Street, CABOOLTURE, QLD 451	\$120.12		\$2,968.82
	264807 Management fee (152, 17 Newman Street, CABOOLTURE, QLD 451	\$80.70		\$2,888.12



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Account	LADHANI
Statement from	28 Jul 2021
Statement to	31 Aug 2021
Statement number	145

2021	Details	Debit	Credit	Balance
264808	Management fee (153, 17 Newman Street, CABOOLTURE, QLD 451	\$99.11		\$2,789.01
264809	Payment to owner (Nimmi Chima & Saleemah Ladhani) (Nimma Chima DIY Super Fund, Commonwealth Bank of Australia, 062-190 10225568)	\$2,789.01		\$0.00
Totals at end of period		\$5,244.18	\$5,244.18	\$0.00

# NELSONS PROPERTY MAINTENANCE & HANDYMAN SERVICES

Phone Todd: 0435 743 141  
Email: todd@nelsonspm.com.au

ABN 38 382 500 982

## Tax Invoice

### Invoice To

OWNER MAINTENANCE C/o  
Comptons  
17 Newman St Caboolture  
PH 07 54282000  
EM comptons@eurekavillages.com.au

Date 29/07/2021

Invoice No. 8355

Your ref: Kay

Prop Mgr

### Job location:

Unit 153 - 17 Newman St  
Caboolture, QLD

Description	Total ex GST
<b>R1 - OWNER MAINTENANCE</b>  <b>WALL REPAIRS TO ENTIRE UNIT</b> Remove all hooks / nails from walls - plaster repair - 50/50 with tenant Larger dents - plaster repair - 50/50 with tenant Kitchen - remove shelf in corner and plaster repairs as required Using colour matched paint, paint entire unit including cupboards with single coat of paint <b>BATH RM WORKS</b> Replace toilet cistern, seat and flexi hose Replace towel rail with double chrome hanger Replace toilet roll holler with chrome holder Minor plaster repairs as required for the above <b>SILICON WORKS</b> Kitchen bench - remove silicon and replace Bath rm vanity where the bench meets the wall tiles - remove silicon and replace Bath rm basin - remove silicon and replace  Materials and labour	1,001.82

*approved  
JTB. 2/8/21*

If you have a job that  
needs doing call us  
now

\*\*Payment can be made direct to our account for your convenience - please quote  
your invoice number for our reference thank you.  
Nelsons Property Maintenance  
BSB 064473 A/C 10266315 Commonwealth Bank

<b>Subtotal</b>	\$1,001.82
<b>GST</b>	\$100.18
<b>Total incl GST</b>	\$1,102.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1,102.00



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LADHANI

Statement from

31 Aug 2021

Statement to

29 Sep 2021

Statement number

146

2021	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<b>140, 17 Newman Street, CABOOLTURE</b>			
	Daphne Grace Adkins; \$510.00 per fortnight; Paid to: 30 Sep 2021 (\$6.70 in credit)			
	202393 Rent 3 Sep 2021 to 16 Sep 2021 (Credit \$6.70; Rebate \$0.99)		\$509.01	\$509.01
	202832 Rent 17 Sep 2021 to 30 Sep 2021 (Credit \$6.70; Rebate \$0.99)		\$509.01	\$1,018.02
15 Sep	265107 Smoke alarm upgrade & service renewal #WO-2241176 (Smoke Alarm Solutions SAS)	\$313.20		\$704.82
16 Sep	265215 Advertising fee (SCV Manager Pty Ltd Comptons Advertising)	\$14.30		\$690.52
	<b>151, 17 Newman Street, CABOOLTURE</b>			
	Rhonda Williams; \$520.00 per fortnight; Paid to: 19 Oct 2021			
	202602 Rent 22 Sep 2021 to 5 Oct 2021		\$520.00	\$1,210.52
	203044 Rent 6 Oct 2021 to 19 Oct 2021		\$520.00	\$1,730.52
	<b>152, 17 Newman Street, CABOOLTURE</b>			
	Patricia Parker; \$530.00 per fortnight; Paid to: 23 Sep 2021 (\$524.72 in credit)			
	202408 Rent 27 Aug 2021 to 9 Sep 2021 (Credit \$524.72; Rebate \$0.99)		\$529.01	\$2,259.53
	202847 Rent 10 Sep 2021 to 23 Sep 2021 (Credit \$524.72; Rebate \$0.99)		\$529.01	\$2,788.54
	<b>153, 17 Newman Street, CABOOLTURE</b>			
	VACATE Thelma Hoy; \$500.00 per fortnight; Paid to: 22 Jul 2021; Vacated: 22 Jul 2021			
	Heather Williams; \$530.00 per fortnight; Paid to: 6 Oct 2021			
	202531 Rent 9 Sep 2021 to 22 Sep 2021		\$530.00	\$3,318.54
	202975 Rent 23 Sep 2021 to 6 Oct 2021		\$530.00	\$3,848.54
9 Sep	265085 Bathroom light & switch mech #83666 (Loveday Electrical Pty Ltd)	\$158.60		\$3,689.94
15 Sep	265108 Smoke Alarm upgrade & service #WO-2241173 (Smoke Alarm Solutions SAS)	\$313.20		\$3,376.74
29 Sep	265747 Management fee (140, 17 Newman Street, CABOOLTURE, QLD 451)	\$78.39		\$3,298.35
	265748 Management fee (151, 17 Newman Street, CABOOLTURE, QLD 451)	\$80.08		\$3,218.27
	265749 Management fee (152, 17 Newman Street, CABOOLTURE, QLD 451)	\$81.47		\$3,136.80
	265750 Management fee (153, 17 Newman Street, CABOOLTURE, QLD 451)	\$81.62		\$3,055.18



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Statement from

31 Aug 2021

Statement to

29 Sep 2021

Statement number

146

2021	Details	Debit	Credit	Balance
265751	Payment to owner (Nimmi Chima & Saleemah Ladhani) (Nimma Chima DIY Super Fund, Commonwealth Bank of Australia, 062-190 10225568)	\$3,055.18		\$0.00
	Totals at end of period	\$4,176.04	\$4,176.04	\$0.00



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Account

LADHANI

Statement from

29 Sep 2021

Statement to

29 Oct 2021

Statement number

147

2021	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<b><u>140, 17 Newman Street, CABOOLTURE</u></b>			
	Daphne Grace Adkins; \$510.00 per fortnight; Paid to: 11 Nov 2021 (\$6.70 in credit)			
	203265 Rent 1 Oct 2021 to 14 Oct 2021 (Credit \$6.70; Rebate \$0.99)		\$509.01	\$509.01
	203698 Rent 15 Oct 2021 to 28 Oct 2021 (Credit \$6.70; Rebate \$0.99)		\$509.01	\$1,018.02
	204125 Rent 29 Oct 2021 to 11 Nov 2021 (Credit \$6.70; Rebate \$0.99)		\$509.01	\$1,527.03
13 Oct	266043 Rates 1/10 - 31/12 (Moreton Bay Regional Council)	\$463.45		\$1,063.58
25 Oct	266134 Body Corp 1/12/21 - 31/3/22 (Comptons Caboolture CTS 26390 c/- Stewart Silver King & Burns)	\$970.91		\$92.67
28 Oct	266283 Advertising fee (SCV Manager Pty Ltd Comptons Advertising)	\$14.30		\$78.37
	<b><u>151, 17 Newman Street, CABOOLTURE</u></b>			
	Rhonda Williams; \$520.00 per fortnight; Paid to: 16 Nov 2021			
	203469 Rent 20 Oct 2021 to 2 Nov 2021		\$520.00	\$598.37
	203901 Rent 3 Nov 2021 to 16 Nov 2021		\$520.00	\$1,118.37
13 Oct	266064 Rates 1/10 - 31/12 (Moreton Bay Regional Council)	\$463.45		\$654.92
25 Oct	266135 Body Corp 1/12/21 - 31/3/22 (Comptons Caboolture CTS 26390 c/- Stewart Silver King & Burns)	\$970.91		-\$315.99
	<b><u>152, 17 Newman Street, CABOOLTURE</u></b>			
	Patricia Parker; \$530.00 per fortnight; Paid to: 4 Nov 2021 (\$524.72 in credit)			
	203280 Rent 24 Sep 2021 to 7 Oct 2021 (Credit \$524.72; Rebate \$0.99)		\$529.01	\$213.02
	203713 Rent 8 Oct 2021 to 21 Oct 2021 (Credit \$524.72; Rebate \$0.99)		\$529.01	\$742.03
	204141 Rent 22 Oct 2021 to 4 Nov 2021 (Credit \$524.72; Rebate \$0.99)		\$529.01	\$1,271.04
13 Oct	266065 Rates 1/10 - 31/12 (Moreton Bay Regional Council)	\$463.45		\$807.59
29 Oct	266367 Body Corp 1/12/21 - 31/3/22 (Comptons Caboolture CTS 26390 c/- Stewart Silver King & Burns)	\$970.91		-\$163.32
	<b><u>153, 17 Newman Street, CABOOLTURE</u></b>			
	Heather Williams; \$530.00 per fortnight; Paid to: 3 Nov 2021			
	203400 Rent 7 Oct 2021 to 20 Oct 2021		\$530.00	\$366.68
	203835 Rent 21 Oct 2021 to 3 Nov 2021		\$530.00	\$896.68
13 Oct	266066 Rates 1/10 - 31/12 (Moreton Bay Regional Council)	\$463.45		\$433.23
29 Oct	266756 Management fee (140, 17 Newman Street, CABOOLTURE, QLD 451)	\$117.58		\$315.65
	266757 Management fee (151, 17 Newman Street, CABOOLTURE, QLD 451)	\$80.08		\$235.57
	266758 Management fee (152, 17 Newman Street, CABOOLTURE, QLD 451)	\$122.20		\$113.37





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LADHANI

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29 Oct 2021

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2021	Details	Debit	Credit	Balance
	266759 Management fee (153, 17 Newman Street, CABOOLTURE, QLD 451	\$81.62		\$31.75
	Totals at end of period (\$31.75 withheld)	\$5,182.31	\$5,214.06	\$31.75



# Owner Statement

Tax Invoice

Statement number	1
Statement period	29 October 2021 - 1 December 2021

NIMMI CHIMA & SALEEMAH LADHANI  
PO BOX 565  
KOGARAH NSW 1485

Balance brought forward \$31.75

## Income and Expenses

*\* indicates taxable supply*

	Debit	Credit	Balance
<b>140, 17 Newman St, Caboolture QLD 4510 - \$510.00 / Fortnightly</b>			
11/11/21 - Daphne Grace Adkins - Rent - 12/11/2021 to 25/11/2021 (part payment \$6.70) (CentrePay \$0.99)		\$509.01	\$509.01
25/11/21 - Daphne Grace Adkins - Rent - 26/11/2021 to 09/12/2021 (part payment \$6.70) (CentrePay \$0.99)		\$509.01	\$1,018.02
15/11/21 - Unity Water - Water Rates 13/7 - 12/10	\$305.27		\$712.75
25/11/21 - Advertising (25/11/2021) to Agent (NEWM0140 - 140, 17 Newman St, Caboolture QLD 4510) *	\$14.30		\$698.45
30/11/21 - Rent Commission Fee to Agent (NEWM0140 - 140, 17 Newman St, Caboolture QLD 4510) *	\$78.39		\$620.06
<b>151, 17 Newman St, Caboolture QLD 4510 - \$520.00 / Fortnightly</b>			
04/11/21 - Rhonda Williams - Rent - 17/11/2021 to 30/11/2021		\$520.00	\$1,140.06
18/11/21 - Rhonda Williams - Rent - 01/12/2021 to 14/12/2021		\$520.00	\$1,660.06
15/11/21 - Unity Water - Water Rates 13/7 - 12/10	\$305.73		\$1,354.33
30/11/21 - Rent Commission Fee to Agent (NEWM0151 - 151, 17 Newman St, Caboolture QLD 4510) *	\$80.08		\$1,274.25

	Debit	Credit	Balance
<b>152, 17 Newman St, Caboolture QLD 4510 - \$530.00 / Fortnightly</b>			
11/11/21 - Patricia Parker - Rent - 05/11/2021 to 18/11/2021 (part payment \$524.72) (CentrePay \$0.99)		\$529.01	\$1,803.26
25/11/21 - Patricia Parker - Rent - 19/11/2021 to 02/12/2021 (part payment \$524.72) (CentrePay \$0.99)		\$529.01	\$2,332.27
15/11/21 - Unity Water - Water Rates 13/7 - 12/10	\$305.73		\$2,026.54
29/11/21 - Wust Plumbing - Tap repairs *	\$132.00		\$1,894.54
30/11/21 - Rent Commission Fee to Agent (NEWM0152 - 152, 17 Newman St, Caboolture QLD 4510) *	\$81.47		\$1,813.07
<b>153, 17 Newman St, Caboolture QLD 4510 - \$530.00 / Fortnightly</b>			
08/11/21 - Heather Williams - Rent - 04/11/2021 to 17/11/2021		\$530.00	\$2,343.07
22/11/21 - Heather Williams - Rent - 18/11/2021 to 01/12/2021		\$530.00	\$2,873.07
09/11/21 - Comptons Caboolture CTS 26390 c/- Stewart Silver King & Burns - Body Corp 1/12/21 - 31/3/22	\$970.91		\$1,902.16
23/11/21 - Unity Water - Water Rates 13/7 - 12/10	\$305.73		\$1,596.43
30/11/21 - Rent Commission Fee to Agent (NEWM0153 - 153, 17 Newman St, Caboolture QLD 4510) *	\$81.62		\$1,514.81
	<b>Total:</b>	<b>\$2,661.23</b>	<b>\$4,176.04</b>
	Includes GST of:	\$42.54	\$0.00

### Payments summary (Net)

140, 17 Newman St, Caboolture QLD 4510	\$496.88
151, 17 Newman St, Caboolture QLD 4510	\$479.96
152, 17 Newman St, Caboolture QLD 4510	\$356.27
153, 17 Newman St, Caboolture QLD 4510	\$183.46
OWNER OCC 154, 17 Newman St, Caboolture QLD 4510	\$0.00
	<b>Total payable: \$1,516.57</b>

### Payments to owner(s)

Nimmi Chima & Saleemah Ladhani	\$1,516.57
<b>Total payments: Balance (\$31.75) + income (\$4,176.04) - expenses (\$2,325.37) - fees (\$335.86) - total held in trust (\$29.99) =</b>	<b>\$1,516.57</b>

### Withheld in trust - for pending payments, bills and withholds

OWNER OCC 154, 17 Newman St, Caboolture QLD 4510 - \$29.99

**Total held in trust \$29.99**



# Owner Statement

Tax Invoice

Statement number	2
Statement period	1 December 2021 - 1 January 2022

NIMMI CHIMA & SALEEMAH LADHANI  
PO BOX 565  
KOGARAH NSW 1485

Balance brought forward \$29.99

## Income and Expenses

*\* indicates taxable supply*

140, 17 Newman St, Caboolture QLD 4510 - \$510.00 / Fortnightly	Debit	Credit	Balance
09/12/21 - Daphne Grace Adkins - Rent - 10/12/2021 to 23/12/2021 (part payment \$6.70) (CentrePay \$0.99)		\$509.01	\$509.01
23/12/21 - Daphne Grace Adkins - Rent - 24/12/2021 to 06/01/2022 (part payment \$6.70) (CentrePay \$0.99)		\$509.01	\$1,018.02
20/12/21 - Nelsons Property Maintenance - Replace Fly wire *	\$80.00		\$938.02
25/12/21 - Advertising (25/12/2021) to Agent (NEWM0140 - 140, 17 Newman St, Caboolture QLD 4510) *	\$14.30		\$923.72
31/12/21 - Rent Commission Fee to Agent (NEWM0140 - 140, 17 Newman St, Caboolture QLD 4510) *	\$78.39		\$845.33
151, 17 Newman St, Caboolture QLD 4510 - \$520.00 / Fortnightly	Debit	Credit	Balance
02/12/21 - Rhonda Williams - Rent - 15/12/2021 to 28/12/2021		\$520.00	\$1,365.33
16/12/21 - Rhonda Williams - Rent - 29/12/2021 to 11/01/2022		\$520.00	\$1,885.33
30/12/21 - Rhonda Williams - Rent - 12/01/2022 to 25/01/2022		\$520.00	\$2,405.33
31/12/21 - Rent Commission Fee to Agent (NEWM0151 - 151, 17 Newman St, Caboolture QLD 4510) *	\$120.12		\$2,285.21
152, 17 Newman St, Caboolture QLD 4510 - \$530.00 / Fortnightly	Debit	Credit	Balance
09/12/21 - Patricia Parker - Rent - 03/12/2021 to 16/12/2021 (part payment \$524.72) (CentrePay \$0.99)		\$529.01	\$2,814.22
23/12/21 - Patricia Parker - Rent - 17/12/2021 to 30/12/2021 (part payment \$524.72) (CentrePay \$0.99)		\$529.01	\$3,343.23
31/12/21 - Rent Commission Fee to Agent (NEWM0152 - 152, 17 Newman St, Caboolture QLD 4510) *	\$81.47		\$3,261.76

153, 17 Newman St, Caboolture QLD 4510 - \$530.00 / Fortnightly	Debit	Credit	Balance
06/12/21 - Heather Williams - Rent - 02/12/2021 to 15/12/2021		\$530.00	\$3,791.76
20/12/21 - Heather Williams - Rent - 16/12/2021 to 29/12/2021		\$530.00	\$4,321.76
31/12/21 - Rent Commission Fee to Agent (NEWM0153 - 153, 17 Newman St, Caboolture QLD 4510) *	\$81.62		\$4,240.14
<b>Total:</b>	<b>\$455.90</b>	<b>\$4,696.04</b>	<b>\$4,270.13</b>
Includes GST of:	\$41.45	\$0.00	

### Payments summary (Net)

140, 17 Newman St, Caboolture QLD 4510	\$845.33
151, 17 Newman St, Caboolture QLD 4510	\$1,439.88
152, 17 Newman St, Caboolture QLD 4510	\$976.55
153, 17 Newman St, Caboolture QLD 4510	\$1,008.37
OWNER OCC 154, 17 Newman St, Caboolture QLD 4510	\$0.00
<b>Total payable:</b>	<b>\$4,270.13</b>

### Payments to owner(s)

Nimmi Chima & Saleemah Ladhani	\$4,270.13
<b>Total payments: Balance (\$29.99) + Income (\$4,696.04) - expenses (\$80.00) - fees (\$375.90) - total held in trust (\$0.00) =</b>	<b>\$4,270.13</b>

### Ownership summary

140, 17 Newman St, Caboolture QLD 4510	Nimmi Chima & Saleemah Ladhani
151, 17 Newman St, Caboolture QLD 4510	Nimmi Chima & Saleemah Ladhani
152, 17 Newman St, Caboolture QLD 4510	Nimmi Chima & Saleemah Ladhani
153, 17 Newman St, Caboolture QLD 4510	Nimmi Chima & Saleemah Ladhani
OWNER OCC 154, 17 Newman St, Caboolture QLD 4510	Nimmi Chima & Saleemah Ladhani



# Owner Statement

Tax Invoice

Statement number	3
Statement period	1 January 2022 - 1 February 2022

NIMMI CHIMA & SALEEMAH LADHANI  
PO BOX 565  
KOGARAH NSW 1485

Balance brought forward \$0.00

## Income and Expenses

\* indicates taxable supply

	Debit	Credit	Balance
<b>140, 17 Newman St, Caboolture QLD 4510 - \$510.00 / Fortnightly</b>			
06/01/22 - Daphne Grace Adkins - Rent - 07/01/2022 to 20/01/2022 (part payment \$6.70) (CentrePay \$0.99)		\$509.01	\$509.01
20/01/22 - Daphne Grace Adkins - Rent - 21/01/2022 to 03/02/2022 (part payment \$6.70) (CentrePay \$0.99)		\$509.01	\$1,018.02
20/01/22 - Moreton Bay Regional Council - Rates 1/1/22 - 31/3/22	\$463.45		\$554.57
24/01/22 - Wust Plumbing - Sink Mixer *	\$345.48		\$209.09
25/01/22 - Advertising (25/01/2022) to Agent (NEWM0140 - 140, 17 Newman St, Caboolture QLD 4510) *	\$14.30		\$194.79
31/01/22 - Unity Water - Water Rates 13/10/21 - 14/1/22	\$311.51		-\$116.72
31/01/22 - Rent Commission Fee to Agent (NEWM0140 - 140, 17 Newman St, Caboolture QLD 4510) *	\$78.39		-\$195.11
<b>151, 17 Newman St, Caboolture QLD 4510 - \$520.00 / Fortnightly</b>			
13/01/22 - Rhonda Williams - Rent - 26/01/2022 to 08/02/2022		\$520.00	\$324.89
27/01/22 - Rhonda Williams - Rent - 09/02/2022 to 22/02/2022		\$520.00	\$844.89
24/01/22 - Moreton Bay Regional Council - Rates 1/1/22 - 31/3/22	\$463.45		\$381.44
31/01/22 - Rent Commission Fee to Agent (NEWM0151 - 151, 17 Newman St, Caboolture QLD 4510) *	\$80.08		\$301.36

	Debit	Credit	Balance
<b>152, 17 Newman St, Caboolture QLD 4510 - \$530.00 / Fortnightly</b>			
06/01/22 - Patricia Parker - Rent - 31/12/2021 to 13/01/2022 (part payment \$524.72) (CentrePay \$0.99)		\$529.01	\$830.37
20/01/22 - Patricia Parker - Rent - 14/01/2022 to 27/01/2022 (part payment \$524.72) (CentrePay \$0.99)		\$529.01	\$1,359.38
24/01/22 - Moreton Bay Regional Council - Rates 1/1/22 - 31/3/22	\$463.45		\$895.93
31/01/22 - Rent Commission Fee to Agent (NEWM0152 - 152, 17 Newman St, Caboolture QLD 4510) *	\$81.47		\$814.46
<b>153, 17 Newman St, Caboolture QLD 4510 - \$530.00 / Fortnightly</b>			
04/01/22 - Heather Williams - Rent - 30/12/2021 to 12/01/2022		\$530.00	\$1,344.46
17/01/22 - Heather Williams - Rent - 13/01/2022 to 26/01/2022		\$530.00	\$1,874.46
24/01/22 - Moreton Bay Regional Council - Rates 1/1/22 - 31/3/22	\$463.45		\$1,411.01
31/01/22 - Rent Commission Fee to Agent (NEWM0153 - 153, 17 Newman St, Caboolture QLD 4510) *	\$81.62		\$1,329.39
	<b>Total:</b>	<b>\$2,846.65</b>	<b>\$4,176.04</b>
	Includes GST of:	\$61.95	\$0.00
			<b>\$1,329.39</b>

### Payments summary (Net)

140, 17 Newman St, Caboolture QLD 4510	\$0.00
151, 17 Newman St, Caboolture QLD 4510	\$496.47
152, 17 Newman St, Caboolture QLD 4510	\$513.10
153, 17 Newman St, Caboolture QLD 4510	\$319.82
<b>Total payable:</b>	<b>\$1,329.39</b>

### Payments to owner(s)

Nimmi Chima & Saleemah Ladhani	\$1,329.39
<b>Total payments:</b> Balance (\$0.00) + income (\$4,176.04) - expenses (\$2,510.79) - fees (\$335.86) - total held in trust (\$0.00) =	<b>\$1,329.39</b>

### Ownership summary

140, 17 Newman St, Caboolture QLD 4510	Nimmi Chima & Saleemah Ladhani
151, 17 Newman St, Caboolture QLD 4510	Nimmi Chima & Saleemah Ladhani
152, 17 Newman St, Caboolture QLD 4510	Nimmi Chima & Saleemah Ladhani
153, 17 Newman St, Caboolture QLD 4510	Nimmi Chima & Saleemah Ladhani



# Owner Statement

Tax Invoice

Statement number	4
Statement period	1 February 2022 - 1 March 2022

NIMMI CHIMA & SALEEMAH LADHANI  
 PO BOX 565  
 KOGARAH NSW 1485

Balance brought forward \$0.00

## Income and Expenses

\* indicates taxable supply

	Debit	Credit	Balance
<b>140, 17 Newman St, Caboolture QLD 4510 - \$510.00 / Fortnightly</b>			
03/02/22 - Daphne Grace Adkins - Rent - 04/02/2022 to 17/02/2022 (part payment \$6.70) (CentrePay \$0.99)		\$509.01	\$509.01
17/02/22 - Daphne Grace Adkins - Rent - 18/02/2022 to 03/03/2022 (part payment \$6.70) (CentrePay \$0.99)		\$509.01	\$1,018.02
25/02/22 - Advertising (25/02/2022) to Agent (NEWM0140 - 140, 17 Newman St, Caboolture QLD 4510) *	\$14.30		\$1,003.72
28/02/22 - Rent Commission Fee to Agent (NEWM0140 - 140, 17 Newman St, Caboolture QLD 4510) *	\$78.39		\$925.33
<b>151, 17 Newman St, Caboolture QLD 4510 - \$520.00 / Fortnightly</b>			
10/02/22 - Rhonda Williams - Rent - 23/02/2022 to 08/03/2022		\$520.00	\$1,445.33
24/02/22 - Rhonda Williams - Rent - 09/03/2022 to 22/03/2022		\$520.00	\$1,965.33
09/02/22 - Unity Water - Water Rates 13/10/21 - 14/1/22	\$311.96		\$1,653.37
28/02/22 - Rent Commission Fee to Agent (NEWM0151 - 151, 17 Newman St, Caboolture QLD 4510) *	\$80.08		\$1,573.29
<b>152, 17 Newman St, Caboolture QLD 4510 - \$530.00 / Fortnightly</b>			
03/02/22 - Patricia Parker - Rent - 28/01/2022 to 10/02/2022 (part payment \$524.72) (CentrePay \$0.99)		\$529.01	\$2,102.30
17/02/22 - Patricia Parker - Rent - 11/02/2022 to 24/02/2022 (part payment \$524.72) (CentrePay \$0.99)		\$529.01	\$2,631.31
09/02/22 - Unity Water - Water Rates 13/10/21 - 14/1/22	\$311.96		\$2,319.35
28/02/22 - Rent Commission Fee to Agent (NEWM0152 - 152, 17 Newman St, Caboolture QLD 4510) *	\$81.47		\$2,237.88



	Debit	Credit	Balance
153, 17 Newman St, Caboolture QLD 4510 - \$530.00 / Fortnightly			
31/01/22 - Heather Williams - Rent - 27/01/2022 to 09/02/2022		\$530.00	\$2,767.88
14/02/22 - Heather Williams - Rent - 10/02/2022 to 23/02/2022		\$530.00	\$3,297.88
09/02/22 - Unity Water - Water Rates 13/10/21 - 14/1/22	\$312.23		\$2,985.65
28/02/22 - Rent Commission Fee to Agent (NEWM0153 - 153, 17 Newman St, Caboolture QLD 4510) *	\$81.62		\$2,904.03
	<b>Total:</b>	<b>\$1,272.01</b>	<b>\$4,176.04</b>
	Includes GST of:	\$30.54	\$0.00

## Payments summary (Net)

140, 17 Newman St, Caboolture QLD 4510	\$790.33
151, 17 Newman St, Caboolture QLD 4510	\$959.92
152, 17 Newman St, Caboolture QLD 4510	\$664.59
153, 17 Newman St, Caboolture QLD 4510	\$489.19
	<b>Total payable: \$2,904.03</b>

## Payments to owner(s)

Nimmi Chima & Saleemah Ladhani	\$2,904.03
<b>Total payments:</b> Balance (\$0.00) + income (\$4,176.04) - expenses (\$936.15) - fees (\$335.86) - total held in trust (\$0.00) =	<b>\$2,904.03</b>

## Ownership summary

140, 17 Newman St, Caboolture QLD 4510	Nimmi Chima & Saleemah Ladhani
151, 17 Newman St, Caboolture QLD 4510	Nimmi Chima & Saleemah Ladhani
152, 17 Newman St, Caboolture QLD 4510	Nimmi Chima & Saleemah Ladhani
153, 17 Newman St, Caboolture QLD 4510	Nimmi Chima & Saleemah Ladhani



# Owner Statement

Tax Invoice

Statement number	5
Statement period	1 March 2022 - 1 April 2022

NIMMI CHIMA & SALEEMAH LADHANI  
PO BOX 306  
RANDWICK NSW 2031

Balance brought forward \$0.00

## Income and Expenses

*\* indicates taxable supply*

	Debit	Credit	Balance
<b>140, 17 Newman St, Caboolture QLD 4510 - \$510.00 / Fortnightly</b>			
03/03/22 - Daphne Grace Adkins - Rent - 04/03/2022 to 17/03/2022 (part payment \$6.70) (CentrePay \$0.99)		\$509.01	\$509.01
17/03/22 - Daphne Grace Adkins - Rent - 18/03/2022 to 31/03/2022 (part payment \$6.70) (CentrePay \$0.99)		\$509.01	\$1,018.02
25/03/22 - Advertising (25/03/2022) to Agent (NEWM0140 - 140, 17 Newman St, Caboolture QLD 4510) *	\$14.30		\$1,003.72
28/03/22 - Comptons Caboolture CTS 26390 c/- Stewart Silver King & Burns - Body Corp 1/4/22 - 31/7/22	\$997.02		\$6.70
31/03/22 - Rent Commission Fee to Agent (NEWM0140 - 140, 17 Newman St, Caboolture QLD 4510) *	\$78.39		-\$71.69
<b>151, 17 Newman St, Caboolture QLD 4510 - \$520.00 / Fortnightly</b>			
10/03/22 - Rhonda Williams - Rent - 23/03/2022 to 05/04/2022		\$520.00	\$448.31
24/03/22 - Rhonda Williams - Rent - 06/04/2022 to 19/04/2022		\$520.00	\$968.31
18/03/22 - Smoke Alarm Solutions SAS - Smoke Alarm Renewal *	\$99.00		\$869.31
28/03/22 - Comptons Caboolture CTS 26390 c/- Stewart Silver King & Burns - Body Corp 1/4/22 - 31/7/22	\$997.02		-\$127.71
31/03/22 - Rent Commission Fee to Agent (NEWM0151 - 151, 17 Newman St, Caboolture QLD 4510) *	\$80.08		-\$207.79

	Debit	Credit	Balance
<b>152, 17 Newman St, Caboolture QLD 4510 - \$530.00 / Fortnightly</b>			
03/03/22 - Patricia Parker - Rent - 25/02/2022 to 10/03/2022 (part payment \$524.72) (CentrePay \$0.99)		\$529.01	\$321.22
17/03/22 - Patricia Parker - Rent - 11/03/2022 to 24/03/2022 (part payment \$524.72) (CentrePay \$0.99)		\$529.01	\$850.23
18/03/22 - Smoke Alarm Solutions SAS - Smoke Alarm Renewal *	\$99.00		\$751.23
30/03/22 - Comptons Caboolture CTS 26390 c/- Stewart Silver King & Burns - Body Corp 1/4/22 - 31/7/22	\$997.02		-\$245.79
31/03/22 - Rent Commission Fee to Agent (NEWM0152 - 152, 17 Newman St, Caboolture QLD 4510) *	\$81.47		-\$327.26
<b>153, 17 Newman St, Caboolture QLD 4510 - \$530.00 / Fortnightly</b>			
28/02/22 - Heather Williams - Rent - 24/02/2022 to 09/03/2022		\$530.00	\$202.74
14/03/22 - Heather Williams - Rent - 10/03/2022 to 23/03/2022		\$530.00	\$732.74
28/03/22 - Heather Williams - Rent - 24/03/2022 to 06/04/2022		\$530.00	\$1,262.74
28/03/22 - Comptons Caboolture CTS 26390 c/- Stewart Silver King & Burns - Body Corp 1/4/22 - 31/7/22	\$997.02		\$265.72
31/03/22 - Rent Commission Fee to Agent (NEWM0153 - 153, 17 Newman St, Caboolture QLD 4510) *	\$122.43		\$143.29
	<b>Total:</b>	<b>\$4,562.75</b>	<b>\$4,706.04</b>
	Includes GST of:	\$52.25	\$0.00

## Payments summary (Net)

140, 17 Newman St, Caboolture QLD 4510	\$0.00
151, 17 Newman St, Caboolture QLD 4510	\$0.00
152, 17 Newman St, Caboolture QLD 4510	\$0.00
153, 17 Newman St, Caboolture QLD 4510	\$143.29
<b>Total payable:</b>	<b>\$143.29</b>

## Payments to owner(s)

Nimmi Chima & Saleemah Ladhani	\$143.29
<b>Total payments:</b> Balance (\$0.00) + income (\$4,706.04) - expenses (\$4,186.08) - fees (\$376.67) - total held in trust (\$0.00) =	<b>\$143.29</b>

## Ownership summary

140, 17 Newman St, Caboolture QLD 4510	Nimmi Chima & Saleemah Ladhani
151, 17 Newman St, Caboolture QLD 4510	Nimmi Chima & Saleemah Ladhani
152, 17 Newman St, Caboolture QLD 4510	Nimmi Chima & Saleemah Ladhani
153, 17 Newman St, Caboolture QLD 4510	Nimmi Chima & Saleemah Ladhani



# Owner Statement

Tax Invoice

Statement number	7
Statement period	3 May 2022 - 1 June 2022

NIMMI CHIMA & SALEEMAH LADHANI  
PO BOX 306  
RANDWICK NSW 2031

Balance brought forward \$0.00

## Income and Expenses

*\* indicates taxable supply*

	Debit	Credit	Balance
<b>140, 17 Newman St, Caboolture QLD 4510 - \$520.00 / Fortnightly</b>			
12/05/22 - Daphne Grace Adkins - Rent - 13/05/2022 to 26/05/2022 (part payment \$5.27) (CentrePay \$0.99)		\$519.01	\$519.01
26/05/22 - Daphne Grace Adkins - Rent - 27/05/2022 to 09/06/2022 (part payment \$5.27) (CentrePay \$0.99)		\$519.01	\$1,038.02
16/05/22 - Unity Water - Water rates 15/1/2022 - 11/4/22	\$285.65		\$752.37
25/05/22 - Advertising (25/05/2022) to Agent (NEWM0140 - 140, 17 Newman St, Caboolture QLD 4510) *	\$14.30		\$738.07
31/05/22 - Rent Commission Fee to Agent (NEWM0140 - 140, 17 Newman St, Caboolture QLD 4510) *	\$79.93		\$658.14
<b>151, 17 Newman St, Caboolture QLD 4510 - \$530.00 / Fortnightly</b>			
05/05/22 - Rhonda Williams - Rent - 04/05/2022 to 17/05/2022 (part payment \$507.14)		\$520.00	\$1,178.14
19/05/22 - Rhonda Williams - Rent - 18/05/2022 to 31/05/2022 (part payment \$507.14)		\$530.00	\$1,708.14
10/05/22 - Unity Water - Water Rates 15/1/22 - 11/4/22	\$285.65		\$1,422.49
31/05/22 - Rent Commission Fee to Agent (NEWM0151 - 151, 17 Newman St, Caboolture QLD 4510) *	\$80.85		\$1,341.64
<b>152, 17 Newman St, Caboolture QLD 4510 - \$530.00 / Fortnightly</b>			
12/05/22 - Patricia Parker - Rent - 06/05/2022 to 19/05/2022 (part payment \$524.72) (CentrePay \$0.99)		\$529.01	\$1,870.65
26/05/22 - Patricia Parker - Rent - 20/05/2022 to 02/06/2022 (part payment \$524.72) (CentrePay \$0.99)		\$529.01	\$2,399.66
09/05/22 - Unity Water - Water Rates 15/1/22 - 11/4/22	\$285.65		\$2,114.01
31/05/22 - Rent Commission Fee to Agent (NEWM0152 - 152, 17 Newman St, Caboolture QLD 4510) *	\$81.47		\$2,032.54

153, 17 Newman St, Caboolture QLD 4510 - \$530.00 / Fortnightly	Debit	Credit	Balance
09/05/22 - Heather Williams - Rent - 05/05/2022 to 18/05/2022		\$530.00	\$2,562.54
23/05/22 - Heather Williams - Rent - 19/05/2022 to 01/06/2022		\$530.00	\$3,092.54
10/05/22 - Unity Water - Water Rates 15/1/22 - 11/4/22	\$285.66		\$2,806.88
16/05/22 - Loveday Electrical Pty Ltd - Light fitting *	\$120.00		\$2,686.88
31/05/22 - Rent Commission Fee to Agent (NEWM0153 - 153, 17 Newman St, Caboolture QLD 4510) *	\$81.62		\$2,605.26
	<b>Total:</b>	<b>\$1,600.78</b>	<b>\$4,206.04</b>
	Includes GST of:	\$41.66	\$0.00

## Payments summary (Net)

140, 17 Newman St, Caboolture QLD 4510	\$658.14
151, 17 Newman St, Caboolture QLD 4510	\$489.19
152, 17 Newman St, Caboolture QLD 4510	\$968.74
153, 17 Newman St, Caboolture QLD 4510	\$489.19
	<b>Total payable: \$2,605.26</b>

## Payments to owner(s)

Nimmi Chima & Saleemah Ladhani	\$2,605.26
<b>Total payments:</b> Balance (\$0.00) + income (\$4,206.04) - expenses (\$1,262.61) - fees (\$338.17) - total held in trust (\$0.00) =	<b>\$2,605.26</b>

## Ownership summary

140, 17 Newman St, Caboolture QLD 4510	Nimmi Chima & Saleemah Ladhani
151, 17 Newman St, Caboolture QLD 4510	Nimmi Chima & Saleemah Ladhani
152, 17 Newman St, Caboolture QLD 4510	Nimmi Chima & Saleemah Ladhani
153, 17 Newman St, Caboolture QLD 4510	Nimmi Chima & Saleemah Ladhani

Statement number	8
Statement period	1 June 2022 - 1 July 2022

NIMMI CHIMA & SALEEMAH LADHANI  
 PO BOX 306  
 RANDWICK NSW 2031

Balance brought forward \$0.00

## Income and Expenses

*\* indicates taxable supply*

	Debit	Credit	Balance
<b>140, 17 Newman St, Caboolture QLD 4510 - \$520.00 / Fortnightly</b>			
09/06/22 - Daphne Grace Adkins - Rent - 10/06/2022 to 23/06/2022 (part payment \$5.27) (CentrePay \$0.99)		\$519.01	\$519.01
23/06/22 - Daphne Grace Adkins - Rent - 24/06/2022 to 07/07/2022 (part payment \$5.27) (CentrePay \$0.99)		\$519.01	\$1,038.02
23/06/22 - Comptons Caboolture CTS 26390 c/- Stewart Silver King & Burns - Body Corp Fees 1/8/22 - 30/11/22	\$996.99		\$41.03
28/06/22 - Advertising (25/06/2022) to Agent (NEWM0140 - 140, 17 Newman St, Caboolture QLD 4510) *	\$14.30		\$26.73
30/06/22 - HydroKleen Moreton Shire - AC Clean *	\$110.00		-\$83.27
30/06/22 - Rent Commission Fee to Agent (NEWM0140 - 140, 17 Newman St, Caboolture QLD 4510) *	\$79.93		-\$163.20
<b>151, 17 Newman St, Caboolture QLD 4510 - \$530.00 / Fortnightly</b>			
02/06/22 - Rhonda Williams - Rent - 01/06/2022 to 14/06/2022 (part payment \$507.14)		\$530.00	\$366.80
16/06/22 - Rhonda Williams - Rent - 15/06/2022 to 28/06/2022 (part payment \$507.14)		\$530.00	\$896.80
30/06/22 - Rhonda Williams - Rent - 29/06/2022 to 12/07/2022 (part payment \$507.14)		\$530.00	\$1,426.80
28/06/22 - Comptons Caboolture CTS 26390 c/- Stewart Silver King & Burns - Body Corp Fees 1/8/22 - 30/11/22	\$996.99		\$429.81
30/06/22 - Rent Commission Fee to Agent (NEWM0151 - 151, 17 Newman St, Caboolture QLD 4510) *	\$122.43		\$307.38

	Debit	Credit	Balance
152, 17 Newman St, Caboolture QLD 4510 - \$530.00 / Fortnightly			
09/06/22 - Patricia Parker - Rent - 03/06/2022 to 16/06/2022 (part payment \$524.72) (CentrePay \$0.99)		\$529.01	\$836.39
23/06/22 - Patricia Parker - Rent - 17/06/2022 to 30/06/2022 (part payment \$524.72) (CentrePay \$0.99)		\$529.01	\$1,365.40
23/06/22 - Comptons Caboolture CTS 26390 c/- Stewart Silver King & Burns - Body Corp Fees 1/8/22 - 30/11/22	\$996.99		\$368.41
30/06/22 - Rent Commission Fee to Agent (NEWM0152 - 152, 17 Newman St, Caboolture QLD 4510) *	\$81.47		\$286.94
<b>153, 17 Newman St, Caboolture QLD 4510 - \$530.00 / Fortnightly</b>	<b>Debit</b>	<b>Credit</b>	<b>Balance</b>
06/06/22 - Heather Williams - Rent - 02/06/2022 to 15/06/2022		\$530.00	\$816.94
20/06/22 - Heather Williams - Rent - 16/06/2022 to 29/06/2022		\$530.00	\$1,346.94
15/06/22 - Loveday Electrical Pty Ltd - Replace light in kitchen *	\$150.00		\$1,196.94
30/06/22 - Rent Commission Fee to Agent (NEWM0153 - 153, 17 Newman St, Caboolture QLD 4510) *	\$81.62		\$1,115.32
	<b>Total:</b>	<b>\$3,630.72</b>	<b>\$4,746.04</b>
	Includes GST of:	\$58.17	\$0.00

### Payments summary (Net)

140, 17 Newman St, Caboolture QLD 4510	\$315.69
151, 17 Newman St, Caboolture QLD 4510	\$489.19
152, 17 Newman St, Caboolture QLD 4510	\$0.00
153, 17 Newman St, Caboolture QLD 4510	\$0.00
<b>Total payable:</b>	<b>\$804.88</b>

### Payments to owner(s)

Nimmi Chima & Saleemah Ladhani	\$804.88
<b>Total payments:</b> Balance (\$0.00) + Income (\$4,746.04) - expenses (\$3,250.97) - fees (\$379.75) - total held in trust (\$310.44) =	<b>\$804.88</b>

### Pending payments and bills

153, 17 Newman St, Caboolture QLD 4510 - \$0.00

Bill for Comptons Caboolture CTS 26390 c/- Stewart Silver King & Burns - Body Corp Fees 1/8/22 - 30/11/22 - \$996.99 of \$996.99 withheld

### Withheld in trust - for pending payments, bills and withholds

153, 17 Newman St, Caboolture QLD 4510 - \$310.44

**Total held in trust \$310.44**



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MS N CHIMA & MS SF LADHANI  
POST OFFICE BOX 565  
KOGARAH NSW 1485

Policy number:	HPI024303515
The insured:	Nimmi Chima & Saleemah F Ladhani
Due date:	11.59pm on 17 March 2022
Payment reference number:	024303515
Amount payable:	\$199.99
Last year's annual premium:	\$194.92
Change on last year* 2.6%	

#### \*Why your premium may change

Each year your premium is likely to change even if your circumstances haven't. Factors like the claims we experience, improved data and changes to business costs can have an impact. Changes to discounts you received last year may now impact your premium.

For more information please visit [www.suncorp.com.au/insurance/premium](http://www.suncorp.com.au/insurance/premium)

## Landlord Insurance Account Renewal

Dear MS N CHIMA & MS SF LADHANI,

Thank you for insuring your Landlord Contents with Suncorp Insurance. Your current policy expires at 11.59 pm on 17 March 2022 and we would like to invite you to renew with us for a further 12 months.

A new Product Disclosure Statement (PDS) applies to your policy on renewal and is enclosed for you. There are new and changed benefits, features, options, terms, conditions and exclusions. Please read the PDS for full details.

For more information about the changes in our new PDS please visit [www.suncorp.com.au/pds-update](http://www.suncorp.com.au/pds-update)

Your Certificate of Insurance showing policy details for the new period of insurance is also enclosed. If any of the details shown are incorrect or if there is other information you need to tell us, please call us on 13 11 55.

Please pay the amount payable by the due date to ensure that your insurance cover continues. If you do not pay by the due date shown, you will not be covered. Our payment options are listed within this document. If you have any questions about your insurance, please call us on 13 11 55 or visit your local Suncorp Bank branch.

Upon payment, this document becomes your Certificate of Insurance. Please keep this document with your PDS and any Supplementary PDS we have given you in a safe place.

Regards,

The Suncorp Team

### MY SUNCORP

Manage parts of your car or home insurance, including renewals, online in your own time.

To find out more about  
My Suncorp, visit  
[suncorp.com.au/mysuncorp](http://suncorp.com.au/mysuncorp)

### MANAGE YOUR PREMIUM

Did you know you can now choose a different Home excess and a different Contents excess to better manage your premiums?

To find out more, call 13 11 55



# Landlord Contents insurance account for policy HPI024303515

This document will be a tax invoice for GST when you have made your payment. It is to enable you to claim input tax credits if they apply to your business.

## Your discounts

Your premium includes our 15% Multi-Policy Discount.

Period of insurance: **17 March 2022 to 11.59pm 17 March 2023**  
Transaction type: **Renewal**

## Your Premium Details

The premium comparison has been included to assist you in understanding the changes to your premium, including the impact of any taxes and charges. The premium shown includes any discounts.

Type of Cover	Sum Insured	Base Premium	GST	Stamp Duty	Total Amount
<b>Insured address: Unit 140, 17 NEWMAN ST, CABOOLTURE QLD 4510</b>					
<b>Last Year</b>					
Landlord Contents	\$ 34,800	\$ 162.57	\$ 16.26	\$ 16.09	\$ 194.92
<b>This Year</b>					
Landlord Contents	\$ 36,500	\$ 166.80	\$ 16.68	\$ 16.51	\$ 199.99
<b>This Year's GST / Total Amount</b>			<b>\$ 16.68</b>		<b>\$ 199.99</b>

If you are registered for GST purposes, your input tax credit entitlement or adjustment (whichever is applicable) is or is based on the GST amount shown above.

## When referring to an amount from 'last year' on this notice

If you have made a change to your policy in the last 12 months, when we refer to an amount from last year, it may not be the amount you paid. To provide a more useful comparison, we are showing you an amount for your cover as of your most recent change. The amount from last year has been provided for comparison purposes only and should not be used for tax purposes.

For more information on choosing insurance and to better understand insurance visit the Australian Government website: [www.moneysmart.gov.au](http://www.moneysmart.gov.au)



**Billers Code:** 655829  
**Ref:** 024303515

**Telephone & Internet Banking - BPAY®**  
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: [www.bpay.com.au](http://www.bpay.com.au)



**Phone:** To pay via our automated credit card payment system call **1300 125 323**.  
Mastercard, VISA or AMEX  
Reference Number: **024303515**



**In person:** Visit any Suncorp Bank branch to pay by cash, card or cheque



**Internet:** To pay by Mastercard, VISA or American Express visit:  
[suncorp.com.au/insurance](http://suncorp.com.au/insurance)  
Reference Number: **024303515**



**Mail:** Send this payment slip with your cheque made payable to:  
Suncorp Insurance,  
GPO Box 1453, Brisbane, QLD 4001



**Direct Debit:** Call 13 11 55 to arrange automatic payment by monthly instalments. It costs more to pay by the month.  
Instalment payable: **\$20.00**

## Payment slip

**Policy number**

**HPI024303515**

**Reference number**

**024303515**

**Amount payable**

**\$199.99**



012  
 MISS S LADHANI & DR N CHIMA  
 POST OFFICE BOX 565  
 KOGARAH NSW 1485

Policy number:	HPI002553719
The insured:	Saleemah Ladhani & Nimmi Chima
Due date:	11.59pm on 6 April 2022
Payment reference number:	002553719
Amount payable:	<b>\$544.18</b>
Last year's annual premium:	\$552.03
Change on last year* -1.4%	

## Landlord Insurance Account Renewal

Dear MISS S LADHANI & DR N CHIMA,

Thank you for insuring your Landlord Contents with Suncorp Insurance. Your current policy expires at 11.59 pm on 6 April 2022 and we would like to invite you to renew with us for a further 12 months.

Please find enclosed your renewal documents. Please read the information on the following pages carefully to ensure all details are correct. Some policy details such as your excess and sum insured may have changed. If any of the details shown are incorrect or if there is other information you need to tell us, please call us on 13 11 55.

Please pay the amount payable by the due date to ensure that your insurance cover continues. If you do not pay by the due date shown, you will not be covered. Our payment options are listed within this document. If you have any questions about your insurance, please call us on 13 11 55 or visit your local Suncorp Bank branch.

Upon payment, this document becomes your Certificate of Insurance. Please keep this document with your PDS and any Supplementary PDS we have given you in a safe place.

For more information on choosing insurance and to better understand insurance visit the Australian Government website: [www.moneysmart.gov.au](http://www.moneysmart.gov.au)

Regards,

The Suncorp Team

### \*Why your premium may change

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### MY SUNCORP

Manage parts of your car or home insurance, including renewals, online in your own time.

To find out more about  
 My Suncorp, visit  
[suncorp.com.au/mysuncorp](http://suncorp.com.au/mysuncorp)

### MANAGE YOUR PREMIUM

Did you know you can now choose a different Home excess and a different Contents excess to better manage your premiums?

To find out more, call 13 11 55

## Landlord Contents insurance account for policy HPI002553719

This document will be a tax invoice for GST when you have made your payment. It is to enable you to claim input tax credits if they apply to your business.

### Your discounts

Your premium includes our 15% Multi-Policy Discount.

Period of insurance: **6 April 2022 to 11.59pm 6 April 2023**

Transaction type: **Renewal**

### Your Premium Details

The premium comparison has been included to assist you in understanding the changes to your premium, including the impact of any taxes and charges. The premium shown includes any discounts.

Type of Cover	Sum Insured	Base Premium	GST	Stamp Duty	Total Amount
<b>Insured address:</b>	<b>Unit 152, 17 NEWMAN ST, CABOOLTURE QLD 4510</b>				
<b>Last Year</b>					
Landlord Contents	\$ 25,000	\$ 153.47	\$ 15.35	\$ 15.19	\$ 184.01
<b>This Year</b>					
Landlord Contents	\$ 26,300	\$ 151.72	\$ 15.17	\$ 15.02	\$ 181.91
<b>Insured address:</b>	<b>Unit 153, 17 NEWMAN ST, CABOOLTURE QLD 4510</b>				
<b>Last Year</b>					
Landlord Contents	\$ 25,000	\$ 153.47	\$ 15.35	\$ 15.19	\$ 184.01
<b>This Year</b>					
Landlord Contents	\$ 26,300	\$ 151.78	\$ 15.18	\$ 15.03	\$ 181.99
<b>Insured address:</b>	<b>Unit 151, 17 NEWMAN ST, CABOOLTURE QLD 4510</b>				
<b>Last Year</b>					
Landlord Contents	\$ 25,000	\$ 153.47	\$ 15.35	\$ 15.19	\$ 184.01
<b>This Year</b>					
Landlord Contents	\$ 26,300	\$ 150.35	\$ 15.04	\$ 14.89	\$ 180.28
<b>This Year's GST / Total Amount</b>			<b>\$ 45.39</b>		<b>\$ 544.18</b>

If you are registered for GST purposes, your input tax credit entitlement or adjustment (whichever is applicable) is or is based on the GST amount shown above.

### When referring to an amount from 'last year' on this notice

If you have made a change to your policy in the last 12 months, when we refer to an amount from last year, it may not be the amount you paid. To provide a more useful comparison, we are showing you an amount for your cover as of your most recent change. The amount from last year has been provided for comparison purposes only and should not be used for tax purposes.



# Caboolture REALTY

8 February 2023

Mrs Nimmi Chima and  
Miss Saleemah Ladhani

RE: Units 140, 151, 152 and 153/17 Newman St, Caboolture QLD 4510

Hi Nimmi and Saleemah,

Thank you for allowing me the opportunity to carry out a market estimate for you on the abovementioned units.

The units are Standard Units and measure 35.5m<sup>2</sup>. They consist of 1 living area and kitchen, 1 bedroom with bathroom/laundry.

I believe that at the 30th of June, 2022 the value of this property would be approximately \$96,000.

Comparable Sales in the complex between 01/07/2021 to 30/06/2022:

41/17 Newman St, Caboolture	20/07/2021	\$93,000
82/17 Newman St, Caboolture	28/02/2022	\$92,000
132/17 Newman St, Caboolture	01/06/2022	\$96,000

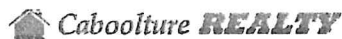
If you have any questions, or if I can be of further assistance to you, please do not hesitate to contact me.

Yours faithfully  
Caboolture REALTY

Anne French  
Sales Consultant

**DISCLAIMER**

*The client acknowledges that this estimate has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at this figure, we stress that it is our opinion only and not to be taken as a sworn valuation. I must add the warning that we shall not be responsible should the estimate or any part thereof be incorrect or incomplete in any way. Also, we will not accept responsibility in any way. Also, we will not accept responsibility for any financial commitment made by the client as a result of this opinion.*



17 King Street  
Caboolture QLD 4510

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