



Owner Statement

Tax Invoice

PRUDENCE FLANNERY
SPRING CREEK, 880 DARBYS FALLS RD
COWRA NSW 2794

Account	FLANNERYBRISB
Statement number	28
Statement period	28 April 2023 - 30 June 2023
Ownership	Flannery, P J
For property	96 Brisbane St, Cowra NSW
Current Tenancy	MediSpring Pty Ltd Rent: \$2,787.07 Monthly Paid to: 30/06/23

Balance Brought Forward \$893.91

Income **Credit**

MediSpring Pty Ltd - RENT - 01/05/2023 to 30/06/2023 \$5,574.14

Total Income: **\$5,574.14**
Includes GST of: **\$0.00**

Expenses **Debit**

27/05/23 - Sundry Fee EOM (27/05/2023) to Agent (BRISBA96 - 96 Brisbane St, Cowra NSW) \$5.50

27/06/23 - Sundry Fee EOM (27/06/2023) to Agent (BRISBA96 - 96 Brisbane St, Cowra NSW) \$5.50

30/06/23 - Management Fee to Agent (BRISBA96 - 96 Brisbane St, Cowra NSW) \$306.58

Total expenses: **\$317.58**
Includes GST of: **\$28.87**

Funds withheld for the following upcoming expenses

Withheld for maintenance - \$899.41

Total held in trust **\$899.41**

Payments to owner

30/06/23 \$5,251.06

Total payments: Balance (\$893.91) + income (\$5,574.14) - expenses (\$317.58) - total held in trust (\$899.41) = \$5,251.06 ✓



Owner Statement

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PRUDENCE FLANNERY
SPRING CREEK, 880 DARBYS FALLS RD
COWRA NSW 2794

Account	BRISBA96
Statement number	27
Statement period	20 April 2023 - 28 April 2023
Ownership	Flannery, P J
For property	96 Brisbane St, Cowra NSW
Current Tenancy	MediSpring Pty Ltd Rent: \$2,787.07 Monthly Paid to: 30/04/23

Balance Brought Forward		\$899.41
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Income		Credit
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	Total Income:	\$0.00
	Includes GST of:	\$0.00
Expenses		Debit
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27/04/23 - Sundry Fee EOM (27/04/2023) to Agent (BRISBA96 - 96 Brisbane St, Cowra NSW)		\$5.50
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	Total expenses:	\$5.50
	Includes GST of:	\$0.50
Funds withheld for the following upcoming expenses		
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Withheld for maintenance - \$899.41		
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	Total held in trust	\$893.91
Payments to owner		
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	Total payments: Balance (\$899.41) + income (\$0.00) - expenses (\$5.50) - total held in trust (\$893.91) =	\$0.00



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PRUDENCE FLANNERY
SPRING CREEK, 880 DARBYS FALLS RD
COWRA NSW 2794

Account	BRISBA96
Statement number	26
Statement period	31 March 2023 - 20 April 2023
Ownership	Flannery, P J
For property	96 Brisbane St, Cowra NSW
Current Tenancy	MediSpring Pty Ltd Rent: \$2,787.07 Monthly Paid to: 30/04/23

Balance Brought Forward \$899.41

Income **Credit**

MediSpring Pty Ltd - RENT - 01/02/2023 to 30/04/2023 \$6,462.44

20/04/23 - Cowra Real Estate - Owner - reimburse sundry fees charged in error \$33.00

Total Income: **\$6,495.44**

Includes GST of: **\$0.00**

Expenses **Debit**

20/04/23 - Management Fee to Agent (BRISBA96 - 96 Brisbane St, Cowra NSW) \$355.43

Total expenses: **\$355.43**

Includes GST of: **\$32.31**

Funds withheld for the following upcoming expenses

Withheld for maintenance - \$899.41

Total held in trust **\$899.41**

Payments to owner

20/04/23 \$6,140.01

Total payments: Balance (\$899.41) + income (\$6,495.44) - expenses (\$355.43) - total held in trust (\$899.41) = \$6,140.01



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PRUDENCE FLANNERY
SPRING CREEK, 880 DARBYS FALLS RD
COWRA NSW 2794

Account	BRISBA96
Statement number	25
Statement period	31 August 2022 - 31 March 2023
Ownership	Flannery, P J
For property	96 Brisbane St, Cowra NSW
Current Tenancy	MediSpring Pty Ltd Rent: \$2,654.35 Monthly Paid to: 31/01/23 plus \$1,766.05 part payment

Balance Brought Forward \$893.91

Income **Credit**

MediSpring Pty Ltd - RENT - 01/09/2022 to 31/01/2023 (part payment \$1,766.05) \$14,222.45

12/09/22 - MediSpring Pty Ltd - Rent - Invoice 1327, Rent Increase for 5 months October 2021 to February 2022 x \$72.95 \$364.75

12/09/22 - MediSpring Pty Ltd - Rent - Invoice 1580, rent increase March 2022 to August 2022 6months x \$75.10 \$450.60

Total income: \$15,037.80
Includes GST of: **\$74.12**

Expenses **Debit**

27/09/22 - Sundry Fee EOM (27/09/2022) to Agent (BRISBA96 - 96 Brisbane St, Cowra NSW) \$5.50

27/10/22 - Sundry Fee EOM (27/10/2022) to Agent (BRISBA96 - 96 Brisbane St, Cowra NSW) \$5.50

27/11/22 - Sundry Fee EOM (27/11/2022) to Agent (BRISBA96 - 96 Brisbane St, Cowra NSW) \$5.50

27/12/22 - Sundry Fee EOM (27/12/2022) to Agent (BRISBA96 - 96 Brisbane St, Cowra NSW) \$5.50

27/01/23 - Sundry Fee EOM (27/01/2023) to Agent (BRISBA96 - 96 Brisbane St, Cowra NSW) \$5.50

27/02/23 - Sundry Fee EOM (27/02/2023) to Agent (BRISBA96 - 96 Brisbane St, Cowra NSW) \$5.50

27/03/23 - Sundry Fee EOM (27/03/2023) to Agent (BRISBA96 - 96 Brisbane St, Cowra NSW) \$5.50

31/03/23 - Management Fee to Agent (BRISBA96 - 96 Brisbane St, Cowra NSW) \$827.08

Total expenses: \$865.58
Includes GST of: **\$78.69**

Funds withheld for the following upcoming expenses

Withheld for maintenance - \$899.41

Total held in trust \$899.41

Payments to owner

31/03/23

\$14,166.72

Total payments: Balance (\$893.91) + Income (\$15,037.80) - expenses (\$865.58) - total held in trust (\$899.41) =

\$14,166.72



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PRUDENCE FLANNERY
SPRING CREEK, 880 DARBYS FALLS RD
COWRA NSW 2794

Account	BRISBA96
Statement number	24
Statement period	29 July 2022 - 31 August 2022
Ownership	Flannery, P J
For property	96 Brisbane St, Cowra NSW
Current Tenancy	MediSpring Pty Ltd Rent: \$2,506.30 Monthly Paid to: 31/08/22

Balance Brought Forward		\$899.41
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Income		Credit
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	Total Income:	\$0.00
	Includes GST of:	\$0.00
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Expenses		Debit
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27/08/22 - Sundry Fee EOM (27/08/2022) to Agent (BRISBA96 - 96 Brisbane St, Cowra NSW)		\$5.50
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	Total expenses:	\$5.50
	Includes GST of:	\$0.50
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Funds withheld for the following upcoming expenses		
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Withheld for maintenance - \$899.41		
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	Total held in trust	\$893.91
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Payments to owner		
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Total payments: Balance (\$899.41) + income (\$0.00) - expenses (\$5.50) - total held in trust (\$893.91) =		\$0.00



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PRUDENCE FLANNERY
SPRING CREEK, 880 DARBYS FALLS RD
COWRA NSW 2794

Account	BRISBA96
Statement number	23
Statement period	30 June 2022 - 29 July 2022
Ownership	Flannery, P J
For property	96 Brisbane St, Cowra NSW
Current Tenancy	MediSpring Pty Ltd Rent: \$2,506.30 Monthly Paid to: 31/08/22

Balance Brought Forward \$1,500.00

Income **Credit**

Total income: **\$0.00**
Includes GST of: **\$0.00**

Expenses **Debit**

27/07/22 - Sundry Fee EOM (27/07/2022) to Agent (BRISBA96 - 96 Brisbane St, Cowra NSW) \$5.50

29/07/22 - Ass 42590 balance of water rates 96 Brisbane St \$595.09

Total expenses: **\$600.59**
Includes GST of: **\$0.50**

Funds withheld for the following upcoming expenses

Withheld for maintenance - \$899.41

Total held in trust **\$899.41**

Payments to owner

Total payments: Balance (\$1,500.00) + income (\$0.00) - expenses (\$600.59) - total held in trust (\$899.41) = **\$0.00**