

OWNERSHIP STATEMENT - Adriaan & Delys Van Der Giezen ATF A&D Van Der Giezen Superannuation Fund

Adriaan & Delys Van Der Giezen
 4 Serena Street
 Falcon, WA, 6210

Tax Invoice - Statement 11

STATEMENT PERIOD	1/12/2019 - 31/12/2019
OPENING BALANCE	\$396.15
TOTAL PAYMENTS	\$6,624.32

PROPERTY SUMMARY

		NET INCOME
COMMERCIAL	6/279 Pinjarra Road, MANDURAH, WA 6210	\$0.00
COMMERCIAL	7/279 Pinjarra Road, Mandurah, WA 6210	\$0.00
COMMERCIAL	279 Pinjarra Road, MANDURAH, WA 6210	-\$198.46
COMMERCIAL	5/279 Pinjarra Road, Mandurah, WA 6210	\$1,376.90
COMMERCIAL	4/279 Pinjarra Road, Mandurah, WA 6210	\$1,598.59
COMMERCIAL	2 & 3/279 Pinjarra Road, Mandurah, WA 6210	\$3,451.14
COMMERCIAL	1/279 Pinjarra Road, Mandurah, WA 6210	\$0.00

BALANCE: \$6,228.17

Ownership Contributions & Expenses

EXPENSE

MONEY OUT MONEY IN

\$0.00

CONTRIBUTION

\$0.00

BALANCE: \$0.00

Ownership Account Balance

\$6,624.32

ENTERED 

Ownership Payments

16/12/2019 EFT to account A&D Van Der Giezen ATF Super Fund
 Citigroup Pty Limited (242-200 XXXX 2282)
 31/12/2019 EFT to account A&D Van Der Giezen ATF Super Fund
 Citigroup Pty Limited (242-200 XXXX 2282)

MONEY OUT	MONEY IN
\$3,847.29	
\$2,777.03	

TOTAL OWNERSHIP PAYMENTS

\$6,624.32

Balance Carried Forward

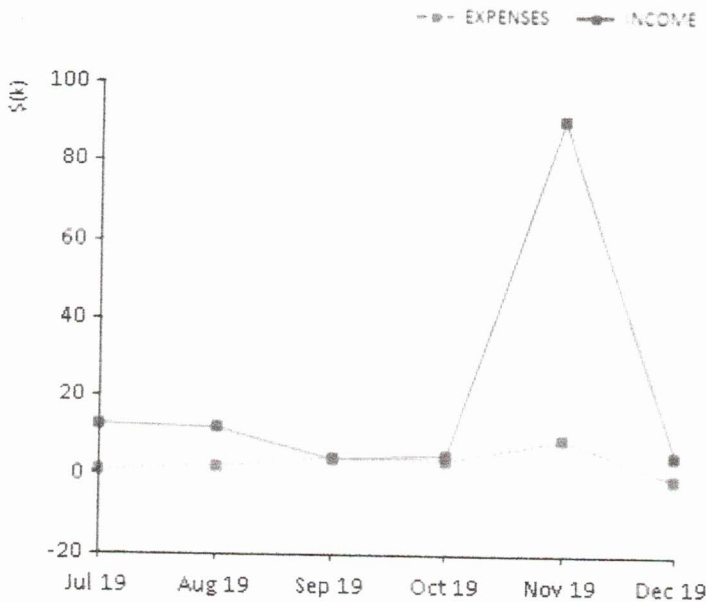
\$0.00

GST SUMMARY

	COLLECTED	PAID	BALANCE
Commercial	\$618.24	\$34.00	\$584.24
Residential	\$0.00	\$0.00	\$0.00
Ownership	\$0.00	\$0.00	\$0.00
TOTALS	\$618.24	\$34.00	\$584.24

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



ENTERED

PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Jul 19	\$1,072.71	\$12,804.02	\$11,731.31
Aug 19	\$2,119.45	\$11,922.78	\$9,049.21
Sep 19	\$4,146.56	\$3,946.62	\$554.18
Oct 19	\$3,519.26	\$5,006.28	\$0.00
Nov 19	\$9,124.15	\$90,527.28	\$80,804.07
Dec 19	-\$1,024.84	\$5,006.28	\$8,117.20
AVERAGE	\$3,159.55	\$21,535.54	\$18,376.00



COMMERCIAL

1/279 Pinjarra Road, Mandurah, WA 6210

MONEY OUT

MONEY IN

INCOME

Hearing Retail Group Pty Ltd Connect Hearing Status:

Paid To 31/08/2019

Moved Out 31/08/2019

Charge To 31/08/2019

No activity

\$0.00

\$0.00

EXPENSE

\$0.00

BALANCE: \$0.00

ENTERED 

ENTERED 

2 & 3/279 Pinjarra Road, Mandurah, WA 6210

MONEY OUT

MONEY IN

INCOME

Peel Taxation & Accounting Status:

Paid To 30/04/2019

Moved Out 30/04/2019

Charge To

30/04/2019

No activity

\$0.00

Nangar Nominees Pty Ltd T/A ITP The Income Tax

Professionals Status:

Paid To 31/12/2019

Inv:37278, \$2,750.00, Rent 1/12/2019 - 31/12/2019 (GST Paid: \$250.00)

\$2,750.00

Inv:37278, \$902.00, Budgeted Outgoings 1/12/2019 - 31/12/2019 (GST Paid: \$82.00)

\$902.00

\$3,652.00

(Incl GST: \$332.00)

EXPENSE

Commercial Management Fee (GST Paid: \$13.75)

\$151.25

Commercial Management fees on Budgeted Outgoings (GST Paid: \$4.51)

\$49.61

\$200.86

(Incl GST: \$18.26)

BALANCE: \$3,451.14

ENTERED 

4/279 Pinjarra Road, Mandurah, WA 6210

MONEY OUT

MONEY IN

INCOME

DS Family Law Pty Ltd Status:

Paid To 17/01/2020

Inv:38802, \$1,196.62, Rent 18/12/2019 - 17/01/2020 (GST Paid: \$108.78)

\$1,196.62

Inv:38802, \$495.00, Budgeted Outgoings 18/12/2019 - 17/01/2020 (GST Paid: \$45.00)

\$495.00

\$1,691.62
(Incl GST: \$153.78)

EXPENSE

Commercial Management Fee (GST Paid: \$5.98)

\$65.81

Commercial Management fees on Budgeted Outgoings (GST Paid: \$2.47)

\$27.22

\$93.03
(Incl GST: \$8.45)

BALANCE: \$1,598.59

RED 

5/279 Pinjarra Road, Mandurah, WA 6210

MONEY OUT

MONEY IN

INCOME

**Grace And Ease Pty Ltd T/A Home Instead Senior Care Perth
 Status:**

Paid To 31/01/2020

Inv:39846, \$1,059.66, Rent 1/01/2020 - 31/01/2020 (GST Paid:
 \$96.33)

\$1,059.66

Inv:39846, \$397.38, Budgeted Outgoings 1/01/2020 -
 31/01/2020 (GST Paid: \$36.13)

\$397.38

\$1,457.04

(Incl GST: \$132.46)

EXPENSE

Commercial Management Fee (GST Paid: \$5.30)

\$58.28

Commercial Management fees on Budgeted Outgoings (GST
 Paid: \$1.99)

\$21.86

\$80.14

(Incl GST: \$7.29)

BALANCE: \$1,376.90

279 Pinjarra Road, MANDURAH, WA 6210

INCOME

MONEY OUT

MONEY IN

\$0.00

EXPENSE

City of Mandurah (Inv: 00000595213)

Municipal Rates (GST Paid: \$0.00)

\$198.46

\$198.46

BALANCE: -\$198.46

7/279 Pinjarra Road, Mandurah, WA 6210

INCOME

EXPENSE

MONEY OUT

MONEY IN

\$0.00

\$0.00

BALANCE: \$0.00

6/279 Pinjarra Road, MANDURAH, WA 6210

INCOME

EXPENSE

MONEY OUT

MONEY IN

\$0.00

\$0.00

BALANCE: \$0.00

OWNERSHIP STATEMENT - Adriaan & Delys Van Der Giezen ATF A&D Van Der Giezen Superannuation Fund

Adriaan & Delys Van Der
 Giezen
 4 Serena Street
 Falcon, WA, 6210

Tax Invoice - Statement 10

STATEMENT	31/10/2019 -
PERIOD	1/12/2019
OPENING BALANCE	\$1,487.02
TOTAL PAYMENTS	\$82,296.95

PROPERTY SUMMARY

		NET INCOME
COMMERCIAL	6/279 Pinjarra Road, MANDURAH, WA 6210	\$0.00
COMMERCIAL	7/279 Pinjarra Road, Mandurah, WA 6210	\$0.00
COMMERCIAL	279 Pinjarra Road, MANDURAH, WA 6210	-\$5,350.25
COMMERCIAL	5/279 Pinjarra Road, Mandurah, WA 6210	\$1,376.90
COMMERCIAL	4/279 Pinjarra Road, Mandurah, WA 6210	\$591.22
COMMERCIAL	2 & 3/279 Pinjarra Road, Mandurah, WA 6210	\$4,604.78
COMMERCIAL	1/279 Pinjarra Road, Mandurah, WA 6210	\$79,983.43
		BALANCE: \$81,206.08

Ownership Contributions & Expenses

EXPENSE

MONEY OUT

MONEY IN

\$0.00

CONTRIBUTION

\$0.00

BALANCE: \$0.00

Ownership Account Balance

\$82,693.10

ENTERED 

Ownership Payments

15/11/2019 EFT to account A&D Van Der Giezen ATF Super Fund
 Citigroup Pty Limited (242-200 XXXX 2282)
 1/12/2019 EFT to account A&D Van Der Giezen ATF Super Fund
 Citigroup Pty Limited (242-200 XXXX 2282)

MONEY OUT

\$80,804.07

MONEY IN

\$1,492.88

TOTAL OWNERSHIP PAYMENTS

\$82,296.95

Withheld Funds

By Ownership

VO refund to Peel Taxation

WITHHELD

\$396.15

BALANCE: \$396.15

Balance Carried Forward

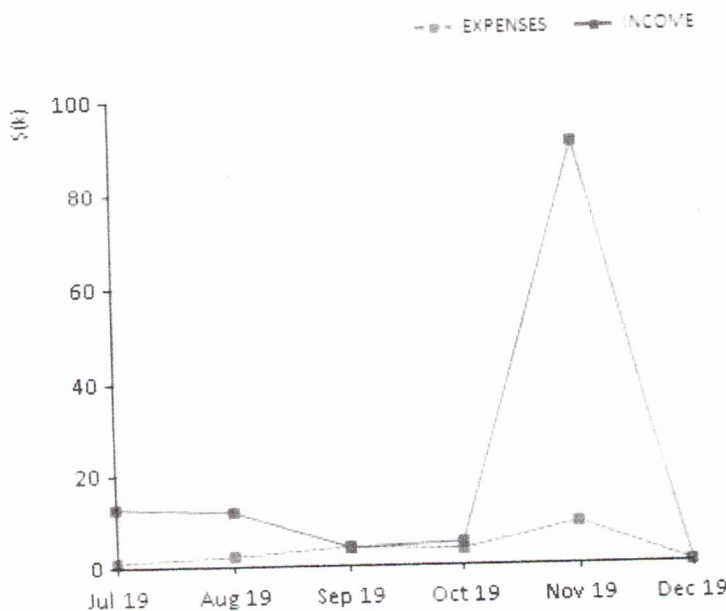
\$396.15

GST SUMMARY

	COLLECTED	PAID	BALANCE
Commercial	\$8,408.35	\$578.82	\$7,829.53
Residential	\$0.00	\$0.00	\$0.00
Ownership	\$0.00	\$0.00	\$0.00
TOTALS	\$8,408.35	\$578.82	\$7,829.53

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



ENTERED

PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Jul 19	\$1,072.71	\$12,804.02	\$11,731.31
Aug 19	\$2,119.45	\$11,922.78	\$9,049.21
Sep 19	\$4,146.56	\$3,946.62	\$554.18
Oct 19	\$3,519.26	\$5,006.28	\$0.00
Nov 19	\$9,124.15	\$90,527.28	\$80,804.07
Dec 19	\$197.05	\$0.00	\$1,492.88
AVERAGE	\$3,363.20	\$20,701.16	\$17,271.94

ENTERED 

COMMERCIAL

1/279 Pinjarra Road, Mandurah, WA 6210

MONEY OUT

MONEY IN

INCOME

Hearing Retail Group Pty Ltd Connect Hearing Status:

Paid To 31/08/2019
Moved Out 31/08/2019

Charge To 31/08/2019

Inv:33156, \$85,521.00, Item 4 Surrender of Lease condition
(GST Paid: \$7,774.64)

✓ \$85,521.00

\$85,521.00

(Incl GST: \$7,774.64)

EXPENSE

Cullen MacLeod (Inv: 036277)

Legal Fees - Surrender of Lease (GST Paid: \$75.81)

Commercial Management Fee on tenant invoice (GST Paid:
\$427.61)

\$833.91

\$4,703.66

✓ \$5,537.57

(Incl GST: \$503.42)

BALANCE: \$79,983.43

ENTERED 

Cullen Macleod

Lawyers

TAX INVOICE

ABN: 18 094 864 212

Mr Adriaan & Mrs Delys Arna Van Der Giezen
 C/- Raine & Horne
 9b Smart Street
 MANDURAH WA 6210

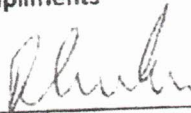
Date: 05/09/19
 Invoice No.: 036277
 File Owner: AC
 Our Ref: 190743
 Your Ref:

Re: Surrender of lease of 1, 279 Pinjarra Road, Mandurah

	NET	GST	GROSS
To our professional fees for taking instructions to prepare surrender of lease and all attendances, drafting, correspondence and advice and forwarding to you, our fee:	\$750.00	\$75.00	\$825.00
Office Costs	\$8.10	\$0.81	\$8.91
Total		\$75.81	\$833.91
Plus outstanding balance as at 5 September 2019			\$0.00
Less monies in trust			\$0.00
Balance Due			\$833.91

Amount Pay - \$833.91

With Compliments



CM Legal Pty Ltd ACN 094 864 212

ENTERED

Our terms of payment are 14 days from the date of invoice.

Interest may be charged on all outstanding balances at the rate prescribed under regulation 79(2) of the Legal Profession Regulations 2009.

Your rights in relation to legal costs

The following avenues are available to you if you are not happy with this bill:

requesting an itemised bill having our costs assessed discussing your concerns with us applying to set aside our costs agreement

For more information about your rights, please read the fact sheet titled 'Legal Costs - Your Right to Know'. You can ask us for a copy, or obtain it from the Legal Practice Board of WA website.

Client Name: Mr Adriaan & Mrs Delys Arna Van Der Giezen
 Our Ref: 190743 Invoice No.: 036277
 Remittance Advice: Please send to accounts@cullenmacleod.com.au
 Direct Deposit: BSB: 036-304 Account No: 292 078 Ref: 190743
 Credit Card: VISA MasterCard Amount \$ _____
 Card Number: Expiry Date _____
 Cardholder's Name: _____ Signature _____

2 & 3/279 Pinjarra Road, Mandurah, WA 6210

MONEY OUT

MONEY IN

INCOME

Peel Taxation & Accounting Status:

Paid To 30/04/2019

Moved Out 30/04/2019

Charge To

30/04/2019

Refund Adjusted variable outgoings for 2018/2019 (Inv: 37456, \$-396.15, GST Paid: \$36.01)

\$396.15 ✓

Reason: Adjusted variable outgoings for 2018/2019

Nangar Nominees Pty Ltd T/A ITP The Income Tax

Professionals Status:

Paid To 30/11/2019

Inv:35148, \$2,750.00, Rent 1/11/2019 - 30/11/2019 (GST Paid: \$250.00)

\$2,750.00

Inv:35148, \$902.00, Budgeted Outgoings 1/11/2019 - 30/11/2019 (GST Paid: \$82.00)

\$902.00

Inv:18209, \$1,139.41, Lease Preparation - 2/279 Pinjarra Road, MANDURAH (GST Paid: \$103.58)

\$1,139.41

Inv:35743, \$434.26, Variable Outgoings budget for 2018/2019 (GST Paid: \$39.48)

\$434.26

\$4,829.52 ✓

(Incl GST: \$439.05)

EXPENSE

Commercial Management Fee (GST Paid: \$13.75)

\$151.25

Commercial Management fees on Budgeted Outgoings (GST Paid: \$4.51)

\$49.61

Commercial Management Fee on tenant invoice (GST Paid: \$2.17)

\$23.88

\$224.74 ✓

(Incl GST: \$20.43)

BALANCE: \$4,604.78

ENTERED 

4/279 Pinjarra Road, Mandurah, WA 6210

INCOME

DS Family Law Pty Ltd Status:

Paid To 17/12/2019

Inv:36377, \$1,196.62, Rent 18/11/2019 - 17/12/2019 (GST Paid: \$108.78)

Inv:36377, \$495.00, Budgeted Outgoings 18/11/2019 - 17/12/2019 (GST Paid: \$45.00)

Refund Variable outgoing refund 2018/2019 (Inv: 38021, \$-1,007.37, GST Paid: \$91.58)

Reason: Variable outgoing refund 2018/2019

EXPENSE

Commercial Management Fee (GST Paid: \$5.98)

Commercial Management fees on Budgeted Outgoings (GST Paid: \$2.47)

MONEY OUT

MONEY IN

1691-62 ✓

\$1,196.62

\$495.00

\$1,007.37 ✓

\$684.25

(Incl GST: \$62.20)

\$65.81

\$27.22

\$93.03 ✓

(Incl GST: \$8.45)

BALANCE: \$591.22

ENTERED 

5/279 Pinjarra Road, Mandurah, WA 6210

MONEY OUT

MONEY IN

INCOME

Grace And Ease Pty Ltd T/A Home Instead Senior Care Perth
Status:

Paid To 31/12/2019

Inv:37283, \$1,059.66, Rent 1/12/2019 - 31/12/2019 (GST Paid: \$96.33)

\$1,059.66

Inv:37283, \$397.38, Budgeted Outgoings 1/12/2019 - 31/12/2019 (GST Paid: \$36.13)

\$397.38

\$1,457.04 ✓

(Incl GST: \$132.46)

EXPENSE

Commercial Management Fee (GST Paid: \$5.30)

\$58.28

Commercial Management fees on Budgeted Outgoings (GST Paid: \$1.99)

\$21.86

\$80.14 ✓

(Incl GST: \$7.29)

BALANCE: \$1,376.90

ENTERED 

279 Pinjarra Road, MANDURAH, WA 6210

INCOME

MONEY OUT

MONEY IN

\$0.00

EXPENSE

- City of Mandurah (Inv: 00000595213)
 - Municipal Rates 2nd install 2019/2020 FY (GST Paid: \$0.00)
- Prestige Products Mandurah (Inv: 00057808)
 - Oates Handy Bin 13 Lt - November (GST Paid: \$1.67)
- Synergy (Inv: 5143663519)
 - Electricity 04/09/19 - 04/11/19 (GST Paid: \$16.98)
- City of Mandurah (Inv: 00000595213)
 - Rubbish Service (GST Paid: \$0.00)
- Prestige Products Mandurah (Inv: 00062685)
 - Oates Handy Bin 13lt (GST Paid: \$1.67)
- Raine & Horne Mandurah (Inv: 279Pin)
 - Reimburse R&H - sign extension (GST Paid: \$18.91)
- Water Corporation (Inv: 9007972188)
 - Water Service Charges - 01/11/19-31/12/19 (GST Paid: \$0.00)
- Water Corporation (Inv: 9007972188)
 - Water usage - 17/09/19-15/11/19 (GST Paid: \$0.00)

~~\$3,912.44~~ ✓

~~\$18.32~~ ✓

~~\$186.76~~ ✓

~~\$273.00~~ ✓

~~\$18.32~~ ✓

~~\$208.00~~ ✓


~~\$703.09~~ ✓

~~\$30.32~~ ✓

\$5,350.25

(Incl GST: \$39.23)

BALANCE: -\$5,350.25

ENTERED 

6/279 Pinjarra Road, MANDURAH, WA 6210

INCOME

EXPENSE

MONEY OUT

MONEY IN

\$0.00

\$0.00

BALANCE: \$0.00

ENTERED 

Raine & Horne.

279 Pinjarra Road, MANDURAH, WA 6210

INCOME

\$0.00

EXPENSE

\$4,246.95

BALANCE: -\$4,246.95

ENTERED 

OWNERSHIP STATEMENT - Adriaan & Delys Van Der Giezen ATF A&D Van Der Giezen Superannuation Fund

Adriaan & Delys Van Der
 Giezen
 4 Serena Street
 Falcon, WA, 6210

Tax Invoice - Statement 9

STATEMENT PERIOD	29/09/2019 - 31/10/2019
OPENING BALANCE	\$0.00
TOTAL PAYMENTS	\$0.00

PROPERTY SUMMARY

		NET INCOME
COMMERCIAL	6/279 Pinjarra Road, MANDURAH, WA 6210	\$0.00
COMMERCIAL	7/279 Pinjarra Road, Mandurah, WA 6210	\$0.00
COMMERCIAL	279 Pinjarra Road, MANDURAH, WA 6210	-\$4,246.95
COMMERCIAL	5/2/9 Pinjarra Road, Mandurah, WA 6210	\$1,376.90
COMMERCIAL	4/279 Pinjarra Road, Mandurah, WA 6210	\$1,598.59
COMMERCIAL	2 & 3/279 Pinjarra Road, Mandurah, WA 6210	\$2,758.48
COMMERCIAL	1/778 Pinjarra Road, Mandurah, WA 6210	\$0.00
		BALANCE: \$1,487.02

EXPENSE

\$0.00

CONTRIBUTION

\$0.00
BALANCE: \$0.00

TOTAL OWNERSHIP PAYMENTS


\$0.00

BALANCE: \$1,487.02



Raine&Horne.

AVERAGE	\$1,350.29	\$7,799.85	\$6,201.72
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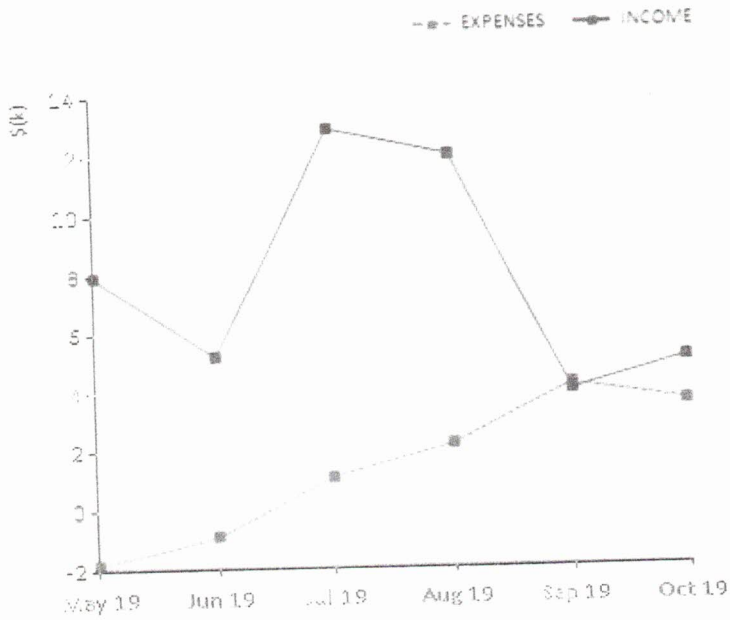
 05/21/19

Raine & Horne.

TOTALS \$555.27 \$34.00 \$521.27

TOTAL OUTSTANDING

\$4,746.35



ENTERED

Raine & Horne.

1/279 Pinjarra Road, Mandurah, WA 6210

INCOME

\$0.00

EXPENSE

\$0.00

BALANCE: \$0.00

ENTERED 

Raine&Horne.

2 & 3/279 Pinjarra Road, Mandurah, WA 6210

INCOME

\$2,959.34

EXPENSE

\$200.86

BALANCE: \$2,758.48

ENTERED 

Raine & Horne.

4/279 Pinjarra Road, Mandurah, WA 6210

INCOME

\$1,691.62

EXPENSE

\$93.03

BALANCE: \$1,598.59

RECORDED 

Raine & Horne.

5/279 Pinjarra Road, Mandurah, WA 6210

INCOME

\$1,457.04

EXPENSE

\$80.14

BALANCE: \$1,376.90

ENTERED 

Raine&Horne.

6/2/79 Pinjarra Road, MANDURAH, WA 6210

INCOME

\$0.00

EXPENSE

\$0.00

BALANCE: \$0.00

ENTERED 

Raine & Horne.

7/279 Pinjarra Road, Mandurah, WA 6210

INCOME

\$0.00

EXPENSE

\$0.00

BALANCE: \$0.00

