

Select Property Management SA Pty Ltd

240 Grange Road
FLINDERS PARK SA 5025
Ph: 08 8352 1155 Fax: 08 8352 1233
Email: flinderspark@ljh.com.au

Mr Mark Reed
9 Kym Avenue
VALLEY VIEW SA 5093

Agent ABN: 42-695-808-671
Primary Owner Statement for
Period Ending: 31/12/19
Reference: DARKGINGER
TAX INVOICE

Darkginger Pty Ltd
Manager: Tom Drougas

Management Form - Budget										
Property		Tenant		Rent	Paid From	To	Periods	Paid	Credit	
5/111-117 Kings Road		Rikki Leanne Loadsman		380.00	W1	27/12/19	23/01/20	4	1580.00	300.00
Date		Disbursements & Sundry Receipts						Debit	Credit	
		Total Rent Collected From Tenants							1580.00	
11/12/19	5/111-117 Kings Road	SA Water						269.75		
	Water usage 2 Aug to 30 Oct Supply Oct to Dec								60.00	
13/12/19	5/111-117 Kings Road	SA Water Usage 02/08/19 - 30/10/ (Rikki Leanne Lo)							60.00	
19/12/19	5/111-117 Kings Road	SA Water Usage 02/08/19 - 30/10/ (Rikki Leanne Lo)							60.00	
	*Management Fees							119.00		
	*Administration Fee							10.00		
	Plus GST on items marked *							12.90		
								411.65	1700.00	
	NETT AMOUNT TO BE PAID									1288.35

Transferred to your bank account \$1,288.35

Payment Details: DARKGINGER PTY LTD ATF DARKGINGER S/FUND 962121109 182-512

Select Property Management SA Pty Ltd

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Ph: 08 8352 1155 Fax: 08 8352 1233

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Mrs Wendy Russell-Reed
9 Kym Avenue
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Agent ABN: 42-695-808-671
Owner Statement for
Period Ending: 31/12/19
Reference: DARKGINGER
TAX INVOICE

Darkginger Pty Ltd
Manager: Tom Drougas

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit	
5/111-117 Kings Road	Rikki Leanne Loadman	380.00	W1	27/12/19	23/01/20	4	1580.00	300.00
Date	Disbursements & Sundry Receipts					Debit	Credit	
	Total Rent Collected From Tenants						1580.00	
11/12/19	5/111-117 Kings Road	SA Water						
	Water usage 2 Aug to 30 Oct Supply Oct to Dec					269.75		
13/12/19	5/111-117 Kings Road	SA Water Usage 02/08/19 - 30/10/ (Rikki Leanne Lo)					60.00	
19/12/19	5/111-117 Kings Road	SA Water Usage 02/08/19 - 30/10/ (Rikki Leanne Lo)					60.00	
	*Management Fees					119.00		
	*Administration Fee					10.00		
	Plus GST on items marked *					12.90		
						411.65	1700.00	
	NETT AMOUNT TO BE PAID						1288.35	

Amount Paid \$1,288.35

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Darkginger Pty Ltd
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Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
5/111-117 Kings Road	Rikki Leanne Loadsman	380.00	W1 29/11/19	26/12/19	4	1640.00	240.00

Date	Disbursements & Sundry Receipts	Debit	Credit
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	Total Rent Collected From Tenants						1640.00
14/11/19	5/111-117 Kings Road	Munro Property Group Pty Ltd					
	Insurance renewal 7.12.19 to 7.12.20	(Includes 39.55 GST)				435.07	
	*Management Fees					114.80	
	*Administration Fee					10.00	
	Plus GST on items marked *					12.48	
						572.35	1640.00
	NETT AMOUNT TO BE PAID						1067.65

Transferred to your bank account \$1,067.65

Payment Details: DARKGINGER PTY LTD ATF DARKGINGER S/FUND 962121109 182-512

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5/111-117 Kings Road	Rikki Leanne Loadsman	380.00	W1 29/11/19	26/12/19	4	1640.00	240.00
Date	Disbursements & Sundry Receipts					Debit	Credit
	Total Rent Collected From Tenants						1640.00
14/11/19	5/111-117 Kings Road	Munro Property Group Pty Ltd					
	Insurance renewal 7.12.19 to 7.12.20	(Includes 39.55 GST)					435.07
	*Management Fees						114.80
	*Administration Fee						10.00
	Plus GST on items marked *						12.48
						572.35	1640.00
	NETT AMOUNT TO BE PAID						1067.65

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Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
5/111-117 Kings Road	Rikki Leanne Loadsman	380.00	W1 01/11/19	28/11/19	4	1640.00	120.00

Date	Disbursements & Sundry Receipts	Debit	Credit
------	---------------------------------	-------	--------

	Total Rent Collected From Tenants				1640.00
11/10/19	5/111-117 Kings Road	Munro Property Group Pty Ltd			
	Quarterly strata admin levy 1.11.19 to 31.1.20 (Includes 27.91 GST)			307.02	
15/10/19	5/111-117 Kings Road	City Of Salisbury			
	2nd quarter council rates			365.70	
	*Management Fees			114.80	
	*Administration Fee			10.00	
	Plus GST on items marked *			12.48	
				<hr/>	<hr/>
				810.00	1640.00
	NETT AMOUNT TO BE PAID				830.00

Transferred to your bank account \$830.00

Payment Details: DARKGINGER PTY LTD ATF DARKGINGER S/FUND 962121109 182-512

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5/111-117 Kings Road	Rikki Leanne Loadsman	380.00	W1 01/11/19	28/11/19	4	1640.00	120.00
Date	Disbursements & Sundry Receipts					Debit	Credit
	Total Rent Collected From Tenants						1640.00
11/10/19	5/111-117 Kings Road	Munro Property Group Pty Ltd					
	Quarterly strata admin levy 1.11.19 to 31.1.20 (Includes 27.91 GST)					307.02	
15/10/19	5/111-117 Kings Road	City Of Salisbury					
	2nd quarter council rates					365.70	
	*Management Fees					114.80	
	*Administration Fee					10.00	
	Plus GST on items marked *					12.48	
						810.00	1640.00
	NETT AMOUNT TO BE PAID						830.00

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Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit	
5/111-117 Kings Road	Rikki Leanne Loadsman	380.00	W1 04/10/19	31/10/19	4	1520.00	0.00	
Date	Disbursements & Sundry Receipts					Debit	Credit	
	Total Rent Collected From Tenants						1520.00	
09/09/19	5/111-117 Kings Road	SA Water Usage 07/05/19 - 02/08/ (Rikki Leanne Lo)					80.30	
11/09/19	5/111-117 Kings Road	SA Water Usage 07/05/19 - 02/08/ (Rikki Leanne Lo)					148.99	
13/09/19	5/111-117 Kings Road	SA Water						
	Water usage 7 May to 2 Aug Supply July to Sep					310.09		
24/09/19	5/111-117 Kings Road	Inspection Fee: 19/09/19 5/111-117 Kings Road					33.00	
	(Includes 3.00 GST)							
	*Management Fees					122.45		
	*Administration Fee					10.00		
	Plus GST on items marked *					13.24		
						<hr/>	<hr/>	
						488.78	1749.29	
	NETT AMOUNT TO BE PAID							1260.51

Transferred to your bank account \$1,260.51

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Management Form 27-2019							
Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
5/111-117 Kings Road	Rikki Leanne Loadsman	380.00	W1 04/10/19	31/10/19	4	1520.00	0.00
Date	Disbursements & Sundry Receipts					Debit	Credit
Total Rent Collected From Tenants							1520.00
09/09/19	5/111-117 Kings Road	SA Water Usage 07/05/19 - 02/08/ (Rikki Leanne Lo)					80.30
11/09/19	5/111-117 Kings Road	SA Water Usage 07/05/19 - 02/08/ (Rikki Leanne Lo)					148.99
13/09/19	5/111-117 Kings Road	SA Water					
	Water usage 7 May to 2 Aug Supply July to Sep					310.09	
24/09/19	5/111-117 Kings Road	Inspection Fee: 19/09/19 5/111-117 Kings Road					33.00
	(Includes 3.00 GST)						
	*Management Fees					122.45	
	*Administration Fee					10.00	
	Plus GST on items marked *					13.24	
						488.78	1749.29
NETT AMOUNT TO BE PAID							1260.51

Amount Paid \$1,260.51

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Darkginger Pty Ltd
Manager: Tom Drougas

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
5/111-117 Kings Road	Rikki Leanne Loadsman	380.00	W1 16/08/19	03/10/19	7	2660.00	0.00
Date	Disbursements & Sundry Receipts					Debit	Credit
	Total Rent Collected From Tenants						2660.00
	*Management Fees					186.20	
	*Administration Fee					10.00	
	Plus GST on items marked *					19.62	
						<u>215.82</u>	<u>2660.00</u>
	NETT AMOUNT TO BE PAID						2444.18

Transferred to your bank account \$2,444.18

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Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
5/111-117 Kings Road	Rikki Leanne Loadsman	380.00	W1 16/08/19	03/10/19	7	2660.00	0.00
Date	Disbursements & Sundry Receipts					Debit	Credit
	Total Rent Collected From Tenants						2660.00
	*Management Fees					186.20	
	*Administration Fee					10.00	
	Plus GST on items marked *					19.62	
						<hr/>	<hr/>
						215.82	2660.00
	NETT AMOUNT TO BE PAID						2444.18

Amount Paid \$2,444.18

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Period Ending: 31/07/19
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Darkginger Pty Ltd
Manager: Tom Drougas

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
5/111-117 Kings Road	Rikki Leanne Loadman	380.00	W1 19/07/19	15/08/19	4	1520.00	0.00
Date	Disbursements & Sundry Receipts					Debit	Credit
	Total Rent Collected From Tenants						1520.00
12/07/19	5/111-117 Kings Road	Munro Property Group Pty Ltd					
	Strata levy 1.8.19 to 31.10.19	(Includes 27.89 GST)				306.76	
30/07/19	5/111-117 Kings Road	City Of Salisbury					
	Quarterly council rates					365.75	
30/07/19	5/111-117 Kings Road	Smoke Alarm Solutions Pty Ltd	Inv:SI00315601				
	Smoke alarm subscription 28.8.19 to 27.8.20	(Includes 9.00 GST)				99.00	
	*Management Fees					106.40	
	*Administration Fee					10.00	
	Plus GST on items marked *					11.64	
						899.55	1520.00
NETT AMOUNT TO BE PAID							620.45

Amount Paid \$620.45

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Darkginger Pty Ltd
Manager: Tom Drougas

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
5/111-117 Kings Road	Rikki Leanne Loadman	380.00	W1 19/07/19	15/08/19	4	1520.00	0.00
Date	Disbursements & Sundry Receipts					Debit	Credit
	Total Rent Collected From Tenants						1520.00
12/07/19	5/111-117 Kings Road	Munro Property Group Pty Ltd					
	Strata levy 1.8.19 to 31.10.19	(Includes 27.89 GST)				306.76	
30/07/19	5/111-117 Kings Road	City Of Salisbury					
	Quarterly council rates					365.75	
30/07/19	5/111-117 Kings Road	Smoke Alarm Solutions Pty Ltd					
	Smoke alarm subscription 28.8.19 to 27.8.20	(Includes 9.00 GST)				99.00	
	*Management Fees					106.40	
	*Administration Fee					10.00	
	Plus GST on items marked *					11.64	
						899.55	1520.00
NETT AMOUNT TO BE PAID							620.45

Transferred to your bank account \$620.45

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Darkginger Pty Ltd
Manager: Russell Payne

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
5/111-117 Kings Road	VACANT						

Date	Disbursements & Sundry Receipts	Debit	Credit
	Balance Brought Forward		164.57
	Funds Withheld - Remaining Balance - hold from settlement	153.57	
	*Administration Fee	10.00	
	Plus GST on items marked *	1.00	
		164.57	164.57
	NETT AMOUNT TO BE PAID		0.00

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Darkginger Pty Ltd
Manager: Russell Payne

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
5/111-117 Kings Road	VACANT						
Date	Disbursements & Sundry Receipts					Debit	Credit
	Balance Brought Forward						164.57
	Funds Withheld - Remaining Balance - hold from settlement					153.57	
	*Administration Fee					10.00	
	Plus GST on items marked *					1.00	
						164.57	164.57
	NETT AMOUNT TO BE PAID						0.00

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Darkginger Pty Ltd
Manager: Russell Payne

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
5/111-117 Kings Road	Rikki Leanne Loadsman	380.00	W1 26/03/20	26/03/20	0	0.00	0.00
	Vacating: 20/02/20						

Date	Disbursements & Sundry Receipts	Debit	Credit
	Balance Brought Forward		186.57
	Funds Withheld - Remaining Balance - hold from settlement		175.57
	*Administration Fee		10.00
	Plus GST on items marked *		1.00
		186.57	186.57
	NETT AMOUNT TO BE PAID		0.00

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Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
5/111-117 Kings Road	Rikki Leanne Loadsman	380.00	W1 26/03/20	26/03/20	0	0.00	0.00
	Vacating: 20/02/20						
Date	Disbursements & Sundry Receipts					Debit	Credit
	Balance Brought Forward						186.57
	Funds Withheld - Remaining Balance - hold from settlement					175.57	
	*Administration Fee					10.00	
	Plus GST on items marked *					1.00	
						<u>186.57</u>	<u>186.57</u>
	NETT AMOUNT TO BE PAID						0.00

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5/111-117 Kings Road	Rikki Leanne Loadsman	380.00	W1 24/01/20	12/03/20	7	2360.00	0.00

Date	Disbursements & Sundry Receipts	Debit	Credit
	Total Rent Collected From Tenants		2360.00
03/01/20	5/111-117 Kings Road SA Water Usage 02/08/19 - 30/10/ (Rikki Leanne Lo)		60.00
04/01/20	5/111-117 Kings Road SA Water Usage 02/08/19 - 30/10/ (Rikki Leanne Lo)		8.95
28/01/20	5/111-117 Kings Road LED4 Electrical Solutions Pty Ltd Inv:7632		
	Replaced down lights & garage fluros (Includes 28.01 GST)	308.16	
28/01/20	5/111-117 Kings Road Streamline Plumbing SA Pty Ltd Inv:10047134		
	Fixed toilet flushing issue, replaced garden tap (Includes 20.19 GST)	222.13	
28/01/20	5/111-117 Kings Road City Of Salisbury		
	3rd quarter council rates	365.70	
	*Management Fees	170.03	
	*Administration Fee	10.00	
	Plus GST on items marked *	18.00	
		1094.02	2428.95

NETT AMOUNT TO BE PAID

1334.93

Transferred to your bank account \$1,334.93

Payment Details: DARKGINGER PTY LTD ATF DARKGINGER S/FUND 962121109 182-512

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Date	Disbursements & Sundry Receipts					Debit	Credit
Total Rent Collected From Tenants							2360.00
03/01/20	5/111-117 Kings Road	SA Water Usage 02/08/19 - 30/10/ (Rikki Leanne Lo)					60.00
04/01/20	5/111-117 Kings Road	SA Water Usage 02/08/19 - 30/10/ (Rikki Leanne Lo)					8.95
28/01/20	5/111-117 Kings Road	LED4 Electrical Solutions Pty Ltd		Inv:7632			
	Replaced down lights & garage fluros		(Includes 28.01 GST)			308.16	
28/01/20	5/111-117 Kings Road	Streamline Plumbing SA Pty Ltd		Inv:10047134			
	Fixed toilet flushing issue, replaced garden tap		(Includes 20.19 GST)			222.13	
28/01/20	5/111-117 Kings Road	City Of Salisbury					
	3rd quarter council rates					365.70	
	*Management Fees					170.03	
	*Administration Fee					10.00	
	Plus GST on items marked *					18.00	
						1094.02	2428.95
NETT AMOUNT TO BE PAID							1334.93

Amount Paid \$1,334.93

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Manager: Tom Drougas

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
5/111-117 Kings Road	Rikki Leanne Loadsman	380.00	W1 16/08/19	03/10/19	7	2660.00	0.00

Date	Disbursements & Sundry Receipts	Debit	Credit
------	---------------------------------	-------	--------

Total Rent Collected From Tenants	2660.00
*Management Fees	186.20
*Administration Fee	10.00
Plus GST on items marked *	19.62
	<hr/>
	215.82
	<hr/>
	2660.00

NETT AMOUNT TO BE PAID 2444.18

Transferred to your bank account \$2,444.18

Payment Details: DARKGINGER PTY LTD ATF DARKGINGER S/FUND 962121109 182-512

Select Property Management SA Pty Ltd

240 Grange Road

FLINDERS PARK SA 5025

Ph: 08 8352 1155 Fax: 08 8352 1233

Email: flinderspark@ljh.com.au

Mrs Wendy Russell-Reed
9 Kym Avenue
VALLEY VIEW SA 5093

Agent ABN: 42-695-808-671
Owner Statement for
Period Ending: 30/08/19
Reference: DARKGINGER
TAX INVOICE

Darkginger Pty Ltd
Manager: Tom Drougas

Property		Tenant		Rent	Paid From	To	Periods	Paid	Credit	
5/111-117 Kings Road		Rikki Leanne Loadsmen		380.00	W1	16/08/19	03/10/19	7	2660.00	0.00
Date	Disbursements & Sundry Receipts							Debit	Credit	
									2660.00	
Total Rent Collected From Tenants										
*Management Fees									186.20	
*Administration Fee									10.00	
Plus GST on items marked *									19.62	
									<hr/>	<hr/>
									215.82	2660.00
NETT AMOUNT TO BE PAID										2444.18

Amount Paid \$2,444.18

Select Property Management SA Pty Ltd

240 Grange Road

FLINDERS PARK SA 5025

Ph: 08 8352 1155 Fax: 08 8352 1233

Email: flinderspark@ljh.com.au

Mr Mark Reed
9 Kym Avenue
VALLEY VIEW SA 5093

Agent ABN: 42-695-808-671
Primary Owner Statement for
Period Ending: 31/10/19
Reference: DARKGINGER
TAX INVOICE

Darkginger Pty Ltd
Manager: Tom Drougas

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
5/111-117 Kings Road	Rikki Leanne Loadsman	380.00	W1 01/11/19	28/11/19	4	1640.00	120.00

Date	Disbursements & Sundry Receipts	Debit	Credit
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	Total Rent Collected From Tenants					1640.00	
11/10/19	5/111-117 Kings Road	Munro Property Group Pty Ltd					
	Quarterly strata admin levy 1.11.19 to 31.1.20	(Includes 27.91 GST)			307.02		
15/10/19	5/111-117 Kings Road	City Of Salisbury					
	2nd quarter council rates				365.70		
	*Management Fees				114.80		
	*Administration Fee				10.00		
	Plus GST on items marked *				12.48		
						810.00	1640.00
	NETT AMOUNT TO BE PAID						830.00

Transferred to your bank account \$830.00

Payment Details: DARKGINGER PTY LTD ATF DARKGINGER S/FUND 962121109 182-512

Select Property Management SA Pty Ltd

240 Grange Road

FLINDERS PARK SA 5025

Ph: 08 8352 1155 Fax: 08 8352 1233

Email: flinderspark@ljh.com.au

Mrs Wendy Russell-Reed
9 Kym Avenue
VALLEY VIEW SA 5093

Agent ABN: 42-695-808-671
Owner Statement for
Period Ending: 31/10/19
Reference: DARKGINGER
TAX INVOICE

Darkginger Pty Ltd
Manager: Tom Drougas

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
5/111-117 Kings Road	Rikki Leanne Loadsman	380.00	W1 01/11/19	28/11/19	4	1640.00	120.00
Date	Disbursements & Sundry Receipts					Debit	Credit
	Total Rent Collected From Tenants						1640.00
11/10/19	5/111-117 Kings Road	Munro Property Group Pty Ltd					
	Quarterly strata admin levy 1.11.19 to 31.1.20 (Includes 27.91 GST)					307.02	
15/10/19	5/111-117 Kings Road	City Of Salisbury					
	2nd quarter council rates					365.70	
	*Management Fees					114.80	
	*Administration Fee					10.00	
	Plus GST on items marked *					12.48	
						810.00	1640.00
	NETT AMOUNT TO BE PAID						830.00

Amount Paid \$830.00