

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

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							
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	
						<u>411.65</u>	<u>1700.00</u>	
	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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FLINDERS PARK SA 5025

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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

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Period Ending: 29/11/19
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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 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

Transferred to your bank account \$1,067.65

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Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
5/111-117 Kings Road	Rikki Leanne Loadsman	380.00	W1 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	
						<u>572.35</u>	<u>1640.00</u>
	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
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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
			<hr/>
		810.00	1640.00
	NETT AMOUNT TO BE PAID		830.00

Transferred to your bank account \$830.00

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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	
						<u>810.00</u>	<u>1640.00</u>
	NETT AMOUNT TO BE PAID						830.00

Amount 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	
						<u>488.78</u>	<u>1749.29</u>	
NETT AMOUNT TO BE PAID								1260.51

Transferred to your bank account \$1,260.51

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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		
						<u>488.78</u>	<u>1749.29</u>	
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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	
						<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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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

Amount Paid \$2,444.18

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5/111-117 Kings Road	Rikki Leanne Loadsman	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	
						<hr/>	<hr/>
						899.55	1520.00
	NETT AMOUNT TO BE PAID						620.45

Amount Paid \$620.45

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Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
5/111-117 Kings Road	Rikki Leanne Loadsman	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	
						<hr/>	<hr/>
						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	
		<hr/>	<hr/>
		164.57	164.57
	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	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	
						<u>164.57</u>	<u>164.57</u>
	NETT AMOUNT TO BE PAID						0.00

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Manager: Russell Payne

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

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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5/111-117 Kings Road	Rikki Leanne Loadsman Vacating: 20/02/20	380.00	W1 26/03/20	26/03/20	0	0.00	0.00
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
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	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

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Date	Disbursements & Sundry Receipts	Debit	Credit
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	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
			<hr/>
			1094.02
			<hr/>
	NETT AMOUNT TO BE PAID		1334.93

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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
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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

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 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

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
			<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

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