

**Alvi Real Estate**  
 Suite 4, 1014 Doncaster Road  
 DONCASTER EAST VIC 3109  
 Tel: 03 8806 2170  
 ABN: 85 774 341 372

Ms Quyen Diew TRAN  
 3 Old Orchard Way  
 Doncaster Vic 3108

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62 Clear River Blvd Pty Ltd ATF Middleborough Trust  
 Owner Income & Expenditure for July 2021 to June 2022

Property: 169 Middleborough Road Box Hill South Vic 3128

|  | Debit    | Credit   |
|--|----------|----------|
| <b>Balance Brought Forward</b>                 |          | 0.00     |
| <b>Income</b>                                  |          |          |
| 101 Rent (Excl)                                |          | 33860.58 |
| GST on Rent                                    |          | 3386.03  |
| 161 Outgoings Recovered - Council Rates (Excl) |          | 2304.10  |
| GST on Outgoings Recovered - Council Rates     |          | 230.41   |
| 163 Outgoings Recovered - Water Rates (Excl)   |          | 371.16   |
| GST on Outgoings Recovered - Water Rates       |          | 37.12    |
| 164 Outgoings Recovered - Insurance (Excl)     |          | 2609.40  |
| GST on Outgoings Recovered - Insurance         |          | 260.94   |
| <br>   |          |          |
| Total Income (Excl)                            |          | 39145.24 |
| GST on Total Income                            |          | 3914.50  |
| <br>   |          |          |
| <b>Expenditure</b>                             |          |          |
| 201 Council Rates                              | 2304.10  |          |
| 202 Water Rates                                | 371.16   |          |
| 211 Insurance (Excl)                           | 2609.40  |          |
| GST on Total Insurance                         | 238.06   |          |
| 419 GST on fees                                | 142.04   |          |
| 481 Management Fees                            | 1354.39  |          |
| 483 Sundry Fees                                | 66.00    |          |
| <br>   |          |          |
| Total Expenditure (Excl)                       | 6705.05  |          |
| GST on Total Expenditure                       | 380.10   |          |
| <br>   |          |          |
| <b>Balance Carried Forward</b>                 | 0.00     |          |
| <br>   |          |          |
| <b>Net Income Paid to Owner</b>                |          | 35974.59 |
|  | 43059.74 | 43059.74 |
|  |          |          |

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GST SUMMARY:

GST collections reported above \$3914.50

GST payments reported above \$380.10