

Summary

14 TULIP WAY EAST CANNINGTON WA 6107



Appraisal Price

\$580,000 - \$610,000

Notes from your agent

The market has been affected by interest rate increases, however stock levels are very low and this is expected to maintain an active sales environment over the next 19-24 months.

BOWMAN FUTURE FUND PTY LTD
47 WANSTEAD ST
NORTH COOGEE WA 6163

Account	TULIP14
Statement number	27
Statement period	1 June 2022 - 1 July 2022
Ownership	Ltd, Bowman Future Fund Pty
For property	14 Tulip Way, East Cannington WA
Current Tenancy	Khaydarova, Jakhongir Kurbsnov & Nargizh Rent: \$455.00 Weekly Paid to: 03/07/22

Balance Brought Forward - \$0.00

Income **Credit**

03/06/22 - Khaydarova, Jakhongir Kurbsnov & Nargizh - Rent - 06/06/2022 to 19/06/2022 \$910.00

17/06/22 - Khaydarova, Jakhongir Kurbsnov & Nargizh - Rent - 20/06/2022 to 03/07/2022 \$910.00

30/06/22 - Khaydarova, Jakhongir Kurbsnov & Nargizh - Invoice - Invoice 5383, Water Use 28/04/2022 - 27/06/2022 **Please Pay This Invoice Separate to Your Rent Within 14 Days** \$35.32

Total income: **\$1,855.32**
Includes GST of: \$0.00

Expenses **Debit**

27/06/22 - Administration Fee (27/06/2022) to Agent (TULIP14 - 14 Tulip Way, East Cannington WA) \$11.00

30/06/22 - Income & Expenditure Report (30/06/2022) to Agent (TULIP14 - 14 Tulip Way, East Cannington WA) \$99.00

30/06/22 - Water Use/Rates \$261.70

01/07/22 - Management Fee - Rent to Agent (TULIP14 - 14 Tulip Way, East Cannington WA) \$160.16

01/07/22 - Management Fee - Invoices to Agent (TULIP14 - 14 Tulip Way, East Cannington WA) \$3.11

Total expenses: **\$534.97**
Includes GST of: \$24.84

Payments to owner

01/07/22 \$1,320.35

Total payments: Balance (\$0.00) + income (\$1,855.32) - expenses (\$534.97) - total held in trust (\$0.00) = **\$1,320.35**



Think climate change.
Be waterwise.



ACCOUNT NUMBER 90 16458 74 6
WATER USE PERIOD 60 DAYS
BILL ID 0082
ISSUE DATE 28 JUN 2022

HARCOURTS FOCUS
PO BOX 895
CANNINGTON PO BOXES WA 6987

Your bill summary

Here is your latest water use and service charge account for the house at 14 Tulip Way East Cannington Lot 14.

PLEASE PAY:
\$261.70
DUE BY:
14 Jul 2022

Property owner: BOWMAN FUTURE FUND PTY LTD

Account summary

New charges	Due 14 Jul 2022	\$261.70
Total		\$261.70

INTEREST: Interest may be charged on overdue amounts at **10.08%** per annum. If we are aware you are in financial hardship, you won't be charged interest. You can set up an interest-free payment plan, extend your bill due date or learn about our other options at watercorporation.com.au/billhelp

Daily water use comparison



Tell us a bit more about your household to find out how your water use compares to homes like yours. Visit watercorporation.com.au/waterwisestatus

Water use pricing

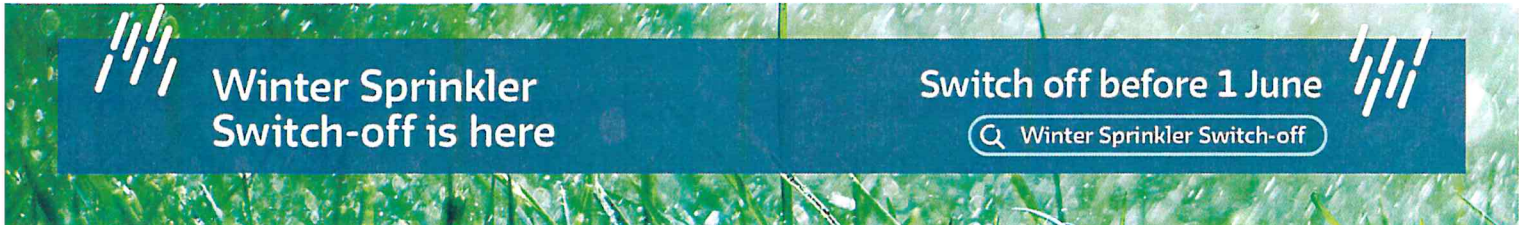
- You are currently in Tier 1.
- In 131kL you will enter Tier 2.
- You will reset to Tier 1 when your bill year ends in April 2023.

Learn more about how your charges are calculated at: watercorporation.com.au/understandingyourbill

1,000 litres (L) = 1 kilolitre (kL)



(Continued on next page)



Winter Sprinkler
Switch-off is here

Switch off before 1 June

Winter Sprinkler Switch-off

BOWMAN FUTURE FUND PTY LTD
47 WANSTEAD ST
NORTH COOGEE WA 6163

Account	TULIP14
Statement number	28
Statement period	1 July 2022 - 1 August 2022
Ownership	Ltd, Bowman Future Fund Pty
For property	14 Tulip Way, East Cannington WA
Current Tenancy	Khaydarova, Jakhongir Kurbsnov & Nargizh Rent: \$455.00 Weekly Paid to: 14/08/22

Balance Brought Forward \$0.00

Income	Credit
01/07/22 - Khaydarova, Jakhongir Kurbsnov & Nargizh - Rent - 04/07/2022 to 17/07/2022	\$910.00
15/07/22 - Khaydarova, Jakhongir Kurbsnov & Nargizh - Rent - 18/07/2022 to 31/07/2022	\$910.00
29/07/22 - Khaydarova, Jakhongir Kurbsnov & Nargizh - Rent - 01/08/2022 to 14/08/2022	\$910.00
Total income:	\$2,730.00
Includes GST of:	\$0.00

Expenses	Debit
27/07/22 - Administration Fee (27/07/2022) to Agent (TULIP14 - 14 Tulip Way, East Cannington WA)	\$11.00
01/08/22 - Management Fee - Rent to Agent (TULIP14 - 14 Tulip Way, East Cannington WA)	\$240.24
Total expenses:	\$251.24
Includes GST of:	\$22.84

Payments to owner	
01/08/22	\$2,478.76

Total payments: Balance (\$0.00) + income (\$2,730.00) - expenses (\$251.24) - total held in trust (\$0.00) = **\$2,478.76**



BOWMAN FUTURE FUND PTY LTD
47 WANSTEAD ST
NORTH COOGEE WA 6163

Account	TULIP14
Statement number	29
Statement period	1 August 2022 - 1 September 2022
Ownership	Ltd, Bowman Future Fund Pty
For property	14 Tulip Way, East Cannington WA
Current Tenancy	Khaydarova, Jakhongir Kurbsnov & Nargizh Rent: \$455.00 Weekly Paid to: 11/09/22

Balance Brought Forward \$0.00

Income Credit

12/08/22 - Khaydarova, Jakhongir Kurbsnov & Nargizh - Rent - 15/08/2022 to 28/08/2022 \$910.00

26/08/22 - Khaydarova, Jakhongir Kurbsnov & Nargizh - Rent - 29/08/2022 to 11/09/2022 \$910.00

Total income: **\$1,820.00**

Includes GST of: **\$0.00**

Expenses Debit

27/08/22 - Administration Fee (27/08/2022) to Agent (TULIP14 - 14 Tulip Way, East Cannington WA) \$11.00

31/08/22 - Water Use/Service charge \$251.84

01/09/22 - Management Fee - Rent to Agent (TULIP14 - 14 Tulip Way, East Cannington WA) \$160.16

Total expenses: **\$423.00**

Includes GST of: **\$15.56**

Payments to owner

01/09/22 \$1,397.00

Total payments: Balance (\$0.00) + income (\$1,820.00) - expenses (\$423.00) - total held in trust (\$0.00) = **\$1,397.00**



BOWMAN FUTURE FUND PTY LTD
 47 WANSTEAD ST
 NORTH COOGEE WA 6163

Account	TULIP14
Statement number	30
Statement period	1 September 2022 - 3 October 2022
Ownership	Ltd, Bowman Future Fund Pty
For property	14 Tulip Way, East Cannington WA
Current Tenancy	Khaydarova, Jakhongir Kurbsnov & Nargiz Rent: \$455.00 Weekly Paid to: 09/10/22

Balance Brought Forward \$0.00

Income Credit

08/09/22 - Khaydarova, Jakhongir Kurbsnov & Nargiz - Invoice - Invoice 5731, Water Use 27/06/2022 - 29/08/2022 *Please Pay This Invoice Separate to Your Rent Within 14 Days** \$16.73

09/09/22 - Khaydarova, Jakhongir Kurbsnov & Nargiz - Rent - 12/09/2022 to 25/09/2022 \$910.00

23/09/22 - Khaydarova, Jakhongir Kurbsnov & Nargiz - Rent - 26/09/2022 to 09/10/2022 \$910.00

Total income: \$1,836.73
Includes GST of: \$0.00

Expenses Debit

27/09/22 - Administration Fee (27/09/2022) to Agent (TULIP14 - 14 Tulip Way, East Cannington WA) \$11.00

03/10/22 - Management Fee - Rent to Agent (TULIP14 - 14 Tulip Way, East Cannington WA) \$160.16

03/10/22 - Management Fee - Invoices to Agent (TULIP14 - 14 Tulip Way, East Cannington WA) \$1.47

Total expenses: \$172.63
Includes GST of: \$15.69

Payments to owner

03/10/22 \$1,664.10

Total payments: Balance (\$0.00) + income (\$1,836.73) - expenses (\$172.63) - total held in trust (\$0.00) = **\$1,664.10**

BOWMAN FUTURE FUND PTY LTD
47 WANSTEAD ST
NORTH COOGEE WA 6163

Account	TULIP14
Statement number	31
Statement period	3 October 2022 - 1 November 2022
Ownership	Ltd, Bowman Future Fund Pty
For property	14 Tulip Way, East Cannington WA
Current Tenancy	Khaydarova, Jakhongir Kurbsnov & Nargizh Rent: \$455.00 Weekly Paid to: 06/11/22

Balance Brought Forward \$0.00

Income	Credit
07/10/22 - Khaydarova, Jakhongir Kurbsnov & Nargizh - Rent - 10/10/2022 to 23/10/2022	\$910.00
21/10/22 - Khaydarova, Jakhongir Kurbsnov & Nargizh - Rent - 24/10/2022 to 06/11/2022	\$910.00

Total income: **\$1,820.00**
Includes GST of: **\$0.00**

Expenses	Debit
27/10/22 - Administration Fee (27/10/2022) to Agent (TULIP14 - 14 Tulip Way, East Cannington WA)	\$11.00
01/11/22 - Management Fee - Rent to Agent (TULIP14 - 14 Tulip Way, East Cannington WA)	\$160.16

Total expenses: **\$171.16**
Includes GST of: **\$15.56**

Payments to owner	
01/11/22	\$1,648.84

Total payments: Balance (\$0.00) + income (\$1,820.00) - expenses (\$171.16) - total held in trust (\$0.00) = **\$1,648.84**

Tax Invoice

04/11/22 - Khaydarova, Jakhongir Kurbsnov & Nargizh - Rent - Invoice 6071, Water Use 29/08/2022 - \$40.00
 28/10/2022 **Please Pay This Invoice Separate to Your Rent Within 14 Days*

18/11/22 - Khaydarova, Jakhongir Kurbsnov & Nargizh - Rent - 21/11/2022 to 04/12/2022

BOWMAN FUTURE FUND PTY LTD
 47 WANSTEAD ST
 NORTH COOGEE WA 6163

Account	TULIP14
Statement number	32
Statement period	1 November 2022 - 1 December 2022
Ownership	Ltd, Bowman Future Fund Pty
For property	14 Tulip Way, East Cannington WA
Current Tenancy	Khaydarova, Jakhongir Kurbsnov & Nargizh Rent: \$455.00 Weekly Paid to: 04/12/22

Balance Brought Forward (Invoices to Agent (TULIP14 - 14 Tulip Way, East Cannington WA)) **\$0.00**

Income	Total expenses:	Credit
04/11/22 - Khaydarova, Jakhongir Kurbsnov & Nargizh - Rent - 07/11/2022 to 20/11/2022		\$910.00
16/11/22 - Khaydarova, Jakhongir Kurbsnov & Nargizh - Invoice - Invoice 6071, Water Use 29/08/2022 - 28/10/2022 **Please Pay This Invoice Separate to Your Rent Within 14 Days**	\$724.00	\$40.01
18/11/22 - Khaydarova, Jakhongir Kurbsnov & Nargizh - Rent - 21/11/2022 to 04/12/2022 (part payment \$40.01)		\$910.00

Total income: **\$1,860.01**
 Includes GST of: **\$0.00**

Expenses	Debit
09/11/22 - Water Use/Service charge	\$271.33
24/11/22 - Supplied and installed Superlift sdo belt drive, 2 x remotes & 1 x wall control	\$690.00
27/11/22 - Administration Fee (27/11/2022) to Agent (TULIP14 - 14 Tulip Way, East Cannington WA)	\$11.00
01/12/22 - Management Fee - Rent to Agent (TULIP14 - 14 Tulip Way, East Cannington WA)	\$160.16
01/12/22 - Management Fee - Invoices to Agent (TULIP14 - 14 Tulip Way, East Cannington WA)	\$3.52
Total expenses:	\$1,136.01
Includes GST of:	\$78.61

Payments to owner	
01/12/22	\$724.00

Total payments: Balance (\$0.00) + income (\$1,860.01) - expenses (\$1,136.01) - total held in trust (\$0.00) = **\$724.00**

BOWMAN FUTURE FUND PTY LTD
 47 WANSTEAD ST
 NORTH COOGEE WA 6163

Account	TULIP14
Statement number	33
Statement period	1 December 2022 - 3 January 2023
Ownership	Ltd, Bowman Future Fund Pty
For property	14 Tulip Way, East Cannington WA
Current Tenancy	Khaydarova, Jakhongir Kurbsnov & Nargizh Rent: \$455.00 Weekly Paid to: 15/01/23

Balance Brought Forward \$2,478.76 \$0.00

Income	Credit
02/12/22 - Khaydarova, Jakhongir Kurbsnov & Nargizh - Rent - 05/12/2022 to 18/12/2022	\$910.00
16/12/22 - Khaydarova, Jakhongir Kurbsnov & Nargizh - Rent - 19/12/2022 to 01/01/2023	\$910.00
30/12/22 - Khaydarova, Jakhongir Kurbsnov & Nargizh - Rent - 02/01/2023 to 15/01/2023	\$910.00

Total income: **\$2,730.00**
Includes GST of: **\$0.00**

Expenses	Debit
27/12/22 - Administration Fee (27/12/2022) to Agent (TULIP14 - 14 Tulip Way, East Cannington WA)	\$11.00
01/01/23 - Management Fee - Rent to Agent (TULIP14 - 14 Tulip Way, East Cannington WA)	\$240.24

Total expenses: **\$251.24**
Includes GST of: **\$22.84**

Payments to owner

01/01/23 \$2,478.76

Total payments: Balance (\$0.00) + income (\$2,730.00) - expenses (\$251.24) - total held in trust (\$0.00) = **\$2,478.76**

BOWMAN FUTURE FUND PTY LTD
47 WANSTEAD ST
NORTH COOGEE WA 6163

Account	TULIP14
Statement number	34
Statement period	To 3 January 2023 - 1 February 2023
Ownership	Ltd, Bowman Future Fund Pty
For property	14 Tulip Way, East Cannington WA
Current Tenancy	Khaydarova, Jakhongir Kurbsnov & Nargizh Rent: \$455.00 Weekly Paid to: 12/02/23

Balance Brought Forward **\$0.00**

Income **Credit**

13/01/23 - Khaydarova, Jakhongir Kurbsnov & Nargizh - Rent - 16/01/2023 to 29/01/2023 **\$910.00**

18/01/23 - Khaydarova, Jakhongir Kurbsnov & Nargizh - Invoice - Invoice 6362, Water Use 28/10/2022 - 23/12/2022 **Please Pay this Invoice Separate to Your Rent Within 14 Days** **\$93.35**

27/01/23 - Khaydarova, Jakhongir Kurbsnov & Nargizh - Rent - 30/01/2023 to 12/02/2023 **\$910.00**

Total income: \$1,913.35
Includes GST of: \$0.00

Expenses **Debit**

16/01/23 - Water Use/Service Charge **\$324.67**

27/01/23 - Administration Fee (27/01/2023) to Agent (TULIP14 - 14 Tulip Way, East Cannington WA) **\$11.00**

01/02/23 - Routine Inspection Fee (Routine Inspection Fee) to Agent (TULIP14 - 14 Tulip Way, East Cannington WA) **\$82.50**

01/02/23 - Management Fee - Rent to Agent (TULIP14 - 14 Tulip Way, East Cannington WA) **\$160.16**

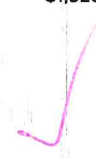
01/02/23 - Management Fee - Invoices to Agent (TULIP14 - 14 Tulip Way, East Cannington WA) **\$8.21**

Total expenses: \$586.54
Includes GST of: \$23.81

Payments to owner

01/02/23 **\$1,326.81**

Total payments: Balance (\$0.00) + income (\$1,913.35) - expenses (\$586.54) - total held in trust (\$0.00) = **\$1,326.81**



BOWMAN FUTURE FUND PTY LTD
 47 WANSTEAD ST
 NORTH COOGEE WA 6163

Account	TULIP14
Statement number	35
Statement period	1 February 2023 - 1 March 2023
Ownership	Ltd, Bowman Future Fund Pty
For property	14 Tulip Way, East Cannington WA
Current Tenancy	Khaydarova, Jakhongir Kurbsnov & Nargizh Rent: \$455.00 Weekly Paid to: 12/03/23

Balance Brought Forward \$0.00

Income Credit

10/02/23 - Khaydarova, Jakhongir Kurbsnov & Nargizh - Rent - 13/02/2023 to 26/02/2023 \$910.00

24/02/23 - Khaydarova, Jakhongir Kurbsnov & Nargizh - Rent - 27/02/2023 to 12/03/2023 \$910.00

Total income: \$1,820.00

Includes GST of: \$0.00

Expenses Debit

27/02/23 - Administration Fee (27/02/2023) to Agent (TULIP14 - 14 Tulip Way, East Cannington WA) \$11.00

01/03/23 - Service Charge \$223.74

01/03/23 - Management Fee - Rent to Agent (TULIP14 - 14 Tulip Way, East Cannington WA) \$160.16

Total expenses: \$394.90

Includes GST of: \$15.56

Payments to owner

01/03/23 \$1,425.10

Total payments: Balance (\$0.00) + income (\$1,820.00) - expenses (\$394.90) - total held in trust (\$0.00) = \$1,425.10



BOWMAN FUTURE FUND PTY LTD
 47 WANSTEAD ST
 NORTH COOGEE WA 6163

Account	TULIP14
Statement number	37
Statement period	3 April 2023 - 1 May 2023
Ownership	Ltd, Bowman Future Fund Pty
For property	14 Tulip Way, East Cannington WA
Current Tenancy	Khaydarova, Jakhongir Kurbsnov & Nargizh Rent: \$505.00 Weekly Paid to: 30/04/23 plus \$483.57 part payment

Balance Brought Forward \$0.00

Income **Credit**

11/04/23 - Khaydarova, Jakhongir Kurbsnov & Nargizh - Rent - 03/04/2023 to 16/04/2023 (part payment \$333.57) \$910.00

11/04/23 - Khaydarova, Jakhongir Kurbsnov & Nargizh - Rent - 16/04/2023 to 16/04/2023 (part payment \$483.57) \$150.00

21/04/23 - Khaydarova, Jakhongir Kurbsnov & Nargizh - Rent - 17/04/2023 to 30/04/2023 (part payment \$483.57) \$1,010.00

Total income: **\$2,070.00**
Total Income: **\$2,070.00**
Includes GST of: **\$0.00**

Expenses **Debit**

27/04/23 - Administration Fee (27/04/2023) to Agent (TULIP14 - 14 Tulip Way, East Cannington WA) \$11.00

01/05/23 - Water Corporation - Water Use/Service Charge \$409.05

01/05/23 - Management Fee - Rent to Agent (TULIP14 - 14 Tulip Way, East Cannington WA) \$182.16

Total expenses: **\$602.21**
Includes GST of: **\$17.56**

Payments to owner

01/05/23 \$1,467.79

Total payments: Balance (\$0.00) + income (\$2,070.00) - expenses (\$602.21) - total held in trust (\$0.00) = **\$1,467.79**



Statement number	38
Statement period	1 May 2023 - 1 June 2023
Ownership	Ltd, Bowman Future Fund Pty
For property	14 Tulip Way, East Cannington WA
BOWMAN FUTURE FUND PTY LTD 47 WANSTEAD ST NORTH COOGEE WA 6163	
Current Tenancy	Khaydarova, Jakhongir Kurbsnov & Nargizh Rent: \$505.00 Weekly Paid to: 04/06/23

Account	TULIP14
Statement number	38
Statement period	1 May 2023 - 1 June 2023
Ownership	Ltd, Bowman Future Fund Pty
For property	14 Tulip Way, East Cannington WA
Current Tenancy	Khaydarova, Jakhongir Kurbsnov & Nargizh Rent: \$505.00 Weekly Paid to: 04/06/23

Balance Brought Forward	\$0.00	\$0.00
Income	Credit	Credit
01/05/23 - Khaydarova, Jakhongir Kurbsnov & Nargizh - Rent - 01/05/2023 to 07/05/2023 (balance \$21.43)		\$21.43
08/05/23 - Khaydarova, Jakhongir Kurbsnov & Nargizh - Rent - 08/05/2023 to 21/05/2023		\$1,010.00
08/05/23 - Khaydarova, Jakhongir Kurbsnov & Nargizh - Invoice - Invoice 7015, Water Use 27/02/2023 - 27/04/2023 **Please Pay This Invoice Separate to Your Rent Within 14 Days**		\$177.73
22/05/23 - Khaydarova, Jakhongir Kurbsnov & Nargizh - Rent - 22/05/2023 to 04/06/2023		\$1,010.00
	Total Income:	\$2,219.16
	Includes GST of:	\$0.00
Expenses	Debit	Debit
27/05/23 - Administration Fee (27/05/2023) to Agent (TULIP14 - 14 Tulip Way, East Cannington WA)		\$11.00
31/05/23 - Routine Inspection Fee (Routine Inspection Fee) to Agent (TULIP14 - 14 Tulip Way, East Cannington WA)		\$82.50
01/06/23 - Management Fee - Rent to Agent (TULIP14 - 14 Tulip Way, East Cannington WA)		\$179.65
01/06/23 - Management Fee - Invoices to Agent (TULIP14 - 14 Tulip Way, East Cannington WA)		\$15.64
	Total expenses:	\$288.79
	Includes GST of:	\$26.25
Payments to owner		
01/06/23		\$1,930.37
Total payments: Balance (\$0.00) + income (\$2,219.16) - expenses (\$288.79) - total held in trust (\$0.00) =		\$1,930.37