

Crestap Pty Ltd ATF Crestap Unit Trust
trading as TracyRoberts Wentworthville
ABN: 89 298 639 319
55 Dunmore St, Wentworthville NSW 2145
P 02 9631 3566 | F 02 9631 3522
admin@tracyrobertswenty.com.au | www.tracyrobertswenty.com.au

**Financial Year
Statement**

Account name(s) Mantri Property Pty Ltd
6 Samuel Way
Pemulwuy NSW 2145

Account Mantripr
Statement from 29 Jun 19
Statement to 31 Oct 19
Page number 1 of 1

Details	GST	Expenses	Income	Balance
64 Monica Avenue Hassall Grove				
Rent			\$7,815.00	\$7,815.00
Water Usage			\$384.41	\$8,199.41
Council Rates		\$763.00		\$7,436.41
Management Fee		\$491.96		\$6,944.45
Sundry Fee		\$8.80		\$6,935.65
Water Rates		\$229.28		\$6,706.37
Total for property		\$1,493.04	\$8,199.41	\$6,706.37

Starr & Duggan Real Estate Pty Ltd
trading as Starr Partners Real Estate Wentworthville
ABN: 88 108 187 800
55 Dunmore St, Wentworthville NSW 2145
P 02 9631 3566 | F 02 9631 3522
Wentworthville@starrrentals.net.au | www.Starrpartners.com.au



Statement

Account name(s)

Mantri Property Pty Ltd
6 Samuel Way
Pemulwuy NSW 2145

Account

Mantripr

Statement from

Statement to

30 Jun 20

Page number

1 of 1

Details

	GST	Expenses	Income	Balance
64 Monica Avenue Hassall Grove				
Rent			\$15,246.54	\$15,246.54
Water Usage			\$54.05	\$15,300.59
Council Rates		\$760.00		\$14,540.59
Management Fee	*	\$1,006.27		\$13,534.32
Sundry Fee	*	\$17.60		\$13,516.72
Water Rates		\$726.26		\$12,790.46
Total for property		\$2,510.13	\$15,300.59	\$12,790.46

Total expenses includes GST of \$93.08

* indicates taxable supply

Tax Invoice

Account name(s)

<p>Mantri Property Pty Ltd 6 Samuel Way Pemulwuy NSW 2145</p>

Account	Mantripr
Statement from	28 Jun 2019
Statement to	30 Jul 2019
Statement number	10

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>64 Monica Avenue, Hassall Grove</u>			
	Melissa Ciappara & Nathan Harris; \$450.00 per week; Paid to: 4 Aug 2019			
22 Jul	22910 Rent 1 Jul 2019 to 4 Aug 2019 council rates due 31.08.19 - 1st instalment (Blacktown City Council)	\$383.00	\$2,000.00	\$2,000.00 \$1,617.00
30 Jul	23620 Management Fee	\$120.00		\$1,497.00
	23621 Administration Fee	\$2.20		\$1,494.80
	23621 Payment to Owner (Mantri Property Pty Ltd) (Mantri Property, National Australia Bank, 082-001 ****9407)	\$1,494.80		\$0.00
	Totals at end of period	\$2,000.00	\$2,000.00	\$0.00

*Winner Holroyd Business Award 2006, 2008, 2010, 2011, 2013, 2014 & 2016
"Most Outstanding Real Estate Agency"*

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admin@tracyrobertswenty.com.au | www.tracyrobertswenty.com.au

TracyRoberts
wentworthville

Tax Invoice

Account name(s)

Mantri Property Pty Ltd
6 Samuel Way
Pemulwuy NSW 2145

Account: Mantripr
Statement from: 30 Jul 2019
Statement to: 29 Aug 2019
Statement number: 11

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	64 Monica Avenue, Hassall Grove			
	Melissa Ciappara & Nathan Harris; \$450.00 per week; Paid to: 1 Sep 2019 (\$315.00 Partial Rent Payment)			
	Rent 5 Aug 2019 to 1 Sep 2019 (Partial Rent Payment \$315.00)		\$2,115.00	\$2,115.00
16 Aug	77938 Invoice #1029, water usage due 06.11.18-07.02.19		\$201.11	\$2,316.11
	77938 Invoice #1306, Water Usage - 7.2.19 - 2.5.19		\$133.10	\$2,449.21
	77938 Invoice #1586, Water Usage - 3.5.19 - 5.8.19		\$50.20	\$2,499.41
20 Aug	24756 water rates due 01.07.19-30.09.19 (Sydney Water)	\$229.28		\$2,270.13
29 Aug	25370 Management Fee	\$149.96		\$2,120.17
	25371 Administration Fee	\$2.20		\$2,117.97
	25371 Payment to Owner (Mantri Property Pty Ltd) (Mantri Property, National Australia Bank, 082-001 *****9407)	\$2,117.97		\$0.00
	Totals at end of period	\$2,499.41	\$2,499.41	\$0.00

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"Most Outstanding Real Estate Agency"*

Your contact: Rose Bouzoulas

Phone: 96313566

rose@tracyrobertswenty.com.au

Tax Invoice

Account name(s)

Mantri Property Pty Ltd 6 Samuel Way Pemulwuy NSW 2145
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Account	Mantripr
Statement from	29 Aug 2019
Statement to	27 Sep 2019
Statement number	12

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	64 Monica Avenue, Hassall Grove			
	Melissa Ciappara & Nathan Harris; \$450.00 per week; Paid to: 6 Oct 2019 (\$165.00 Partial Rent Payment)			
	Rent 2 Sep 2019 to 6 Oct 2019 (Partial Rent Payment \$165.00)		\$2,100.00	\$2,100.00
27 Sep	Management Fee	\$126.00		\$1,974.00
	26970 Administration Fee	\$2.20		\$1,971.80
	26971 Payment to Owner (Mantri Property Pty Ltd) (Mantri Property, National Australia Bank, 082-001 *****9407)	\$1,971.80		\$0.00
	Totals at end of period	\$2,100.00	\$2,100.00	\$0.00

*Winner Holroyd Business Award 2006, 2008, 2010, 2011, 2013, 2014 & 2016
"Most Outstanding Real Estate Agency"*

Tax Invoice

Account name(s)

<p>Mantri Property Pty Ltd 6 Samuel Way Pemulwuy NSW 2145</p>

Account	Mantripr
Statement from	27 Sep 2019
Statement to	31 Oct 2019
Statement number	13

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	64 Monica Avenue, Hassall Grove			
	Melissa Ciappara & Nathan Harris; \$450.00 per week; Paid to: 27 Oct 2019 (\$415.00 Partial Rent Payment)			
	Rent 7 Oct 2019 to 27 Oct 2019 (Partial Rent Payment \$415.00)		\$1,600.00	\$1,600.00
30 Oct	28424 Council Rates Due 30.11.19 2nd Instalment (Blacktown City Council)	\$380.00		\$1,220.00
31 Oct	Management Fee	\$96.00		\$1,124.00
	29042 Administration Fee	\$2.20		\$1,121.80
	29043 Payment to Owner (Mantri Property Pty Ltd) (Mantri Property, National Australia Bank, 082-001 *****9407)	\$1,121.80		\$0.00
	Totals at end of period	\$1,600.00	\$1,600.00	\$0.00

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"Most Outstanding Real Estate Agency"*

Tax Invoice

Account name(s)

Mantri Property Pty Ltd
6 Samuel Way
Pemulwuy NSW 2145

Account

Mantripr

Statement from

Statement to

29 Nov 2019

Statement number

1

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	64 Monica Avenue, Hassall Grove			
	Melissa Ciappara; Nathan Harris; \$450.00 per week; Paid to: 1 Dec 2019 (\$165.00 Partial Rent Payment)			
	Rent 28 Oct 2019 to 1 Dec 2019 (Partial Rent Payment \$165.00)		\$2,000.00	\$2,000.00
18 Nov	435 Water Usage Due: 27.11.19 64 Monica Avenue Hassall Grove (Sydney Water)	\$233.11		\$1,766.89
29 Nov	* Management Fee (includes \$12.00 GST)	\$132.00		\$1,634.89
	1078 * Administration Fee (includes \$0.20 GST)	\$2.20		\$1,632.69
	1079 Payment to Owner (Mantri Property Pty Ltd) (Mantri Property, National Australia Bank, 082-001 *****9407)	\$1,632.69		\$0.00
	Totals at end of period	\$2,000.00	\$2,000.00	\$0.00

Total expenses on this tax invoice includes GST of \$12.20

PLEASE NOTE THERE WILL BE NO MID MONTH RUN IN DECEMBER. END OF MONTH WILL BE PROCESSED ON 20.12.2019. THANK YOU

Your contact: Jacob Barakat

Phone:

* indicates taxable supply

Tax Invoice

Account name(s)

Mantri Property Pty Ltd
6 Samuel Way
Pemulwuy NSW 2145

Account

Mantripr

Statement from

29 Nov 2019

Statement to

20 Dec 2019

Statement number

2

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	64 Monica Avenue, Hassall Grove			
	Melissa Ciappara; Nathan Harris; \$450.00 per week; Paid to: 22 Dec 2019 (\$315.00 Partial Rent Payment)			
4 Dec	1677 Rent 2 Dec 2019 to 22 Dec 2019 (Partial Rent Payment \$315.00)		\$1,500.00	\$1,500.00
	Transfer water to Invoice #73, WATER USAGE 6/8/19-6/11/19 1814-1839KLS		\$0.59	\$1,500.59
20 Dec	* Management Fee (includes \$9.00 GST)	\$99.00		\$1,401.59
	2376 * Administration Fee (includes \$0.20 GST)	\$2.20		\$1,399.39
	2377 Payment to Owner (Mantri Property Pty Ltd) (Mantri Property, National Australia Bank, 082-001 *****9407)	\$1,399.39		\$0.00
	Totals at end of period	\$1,500.59	\$1,500.59	\$0.00

Total expenses on this tax invoice includes GST of \$9.20

We would like to wish you and your families and very Merry Christmas and all the best for 2020.

Christmas and New year Closure Dates

Our office will be closed from 24.12.19 and reopending on 2.1.2020

Tax Invoice

Account name(s)

Mantri Property Pty Ltd
6 Samuel Way
Pemulwuy NSW 2145

Account

Mantripr

Statement from

20 Dec 2019

Statement to

30 Jan 2020

Statement number

3

2020	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	64 Monica Avenue, Hassall Grove			
	Melissa Ciappara; Nathan Harris; \$450.00 per week; Paid to: 26 Jan 2020 (\$11.54 Partial Rent Payment)			
	Rent 23 Dec 2019 to 26 Jan 2020 (Partial Rent Payment \$11.54)		\$1,946.54	\$1,946.54
15 Jan	3787 Invoice #73, WATER USAGE 6/8/19-6/11/19 1814-1839KLS		\$53.46	\$2,000.00
30 Jan	* Management Fee (includes \$11.68 GST)	\$128.47		\$1,871.53
	* Administration Fee (includes \$0.20 GST)	\$2.20		\$1,869.33
	4108 Payment to Owner (Mantri Property Pty Ltd)	\$1,869.33		\$0.00
	4109 (Mantri Property, National Australia Bank, 082-001 *****9407)			
	Totals at end of period	\$2,000.00	\$2,000.00	\$0.00

Total expenses on this tax invoice includes GST of \$11.88

We would like to wish you and your families and very Merry Christmas and all the best for 2020.

Christmas and New year Closure Dates

Our office will be closed from 24.12.19 and reopending on 2.1.2020

Tax Invoice

Account name(s)

Mantri Property Pty Ltd
6 Samuel Way
Pemulwuy NSW 2145

Account	Mantripr
Statement from	30 Jan 2020
Statement to	28 Feb 2020
Statement number	4

2020	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	64 Monica Avenue, Hassall Grove			
	Melissa Ciappara; Nathan Harris; \$450.00 per week; Paid to: 16 Feb 2020 (\$411.54 Partial Rent Payment)			
	Rent 27 Jan 2020 to 16 Feb 2020 (Partial Rent Payment \$411.54)		\$1,750.00	\$1,750.00
19 Feb	5356 Council Rates - 3rd Quarter (Blacktown City Council)	\$380.00		\$1,370.00
24 Feb	5406 Sydney Water 1.1.20 - 31.3.20 (Sydney Water)	\$248.80		\$1,121.20
28 Feb	* Management Fee (includes \$10.50 GST)	\$115.50		\$1,005.70
	6121 * Administration Fee (includes \$0.20 GST)	\$2.20		\$1,003.50
	6122 Payment to Owner (Mantri Property Pty Ltd) (Mantri Property, National Australia Bank, 082-001 *****9407)	\$1,003.50		\$0.00
	Totals at end of period	\$1,750.00	\$1,750.00	\$0.00
	Total expenses on this tax invoice includes GST of \$10.70			

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Tax Invoice

Account name(s)

Mantri Property Pty Ltd 6 Samuel Way Pemulwuy NSW 2145
--

Account	Mantripr
Statement from	28 Feb 2020
Statement to	27 Mar 2020
Statement number	5

2020	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>64 Monica Avenue, Hassall Grove</u>			
	Melissa Ciappara; Nathan Harris; \$450.00 per week; Paid to: 5 Apr 2020 (\$61.54 Partial Rent Payment)			
	Rent 17 Feb 2020 to 5 Apr 2020 (Partial Rent Payment \$61.54)		\$2,800.00	\$2,800.00
27 Mar	* Management Fee (includes \$16.80 GST)	\$184.80		\$2,615.20
	* Administration Fee (includes \$0.20 GST)	\$2.20		\$2,613.00
	7878 Payment to Owner (Mantri Property Pty Ltd)	\$2,613.00		\$0.00
	7879 (Mantri Property, National Australia Bank, 082-001 *****9407)			
	Totals at end of period	\$2,800.00	\$2,800.00	\$0.00
	Total expenses on this tax invoice includes GST of \$17.00			

Your contact: Jacob Barakat

Phone:

* indicates taxable supply

Tax Invoice

Account name(s)

Mantri Property Pty Ltd
6 Samuel Way
Pemulwuy NSW 2145

Account

Mantripr

Statement from

27 Mar 2020

Statement to

30 Apr 2020

Statement number

6

2020	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>64 Monica Avenue, Hassall Grove</u>			
	Melissa Ciappara, Nathan Harris; \$450.00 per week; Paid to: 26 Apr 2020 (\$211.54 Partial Rent Payment)			
28 Apr	8993 Rent 6 Apr 2020 to 26 Apr 2020 (Partial Rent Payment \$211.54) Council Rates 4th Quarter (Blacktown City Council)	\$380.00	\$1,500.00	\$1,120.00
30 Apr	* Management Fee (includes \$9.00 GST)	\$99.00		\$1,021.00
	9661 * Administration Fee (includes \$0.20 GST)	\$2.20		\$1,018.80
	9662 Payment to Owner (Mantri Property Pty Ltd) (Mantri Property, National Australia Bank, 082-001 *****9407)	\$1,018.80		\$0.00
	Totals at end of period	\$1,500.00	\$1,500.00	\$0.00
	Total expenses on this tax invoice includes GST of \$9.20			

Your contact: Jacob Barakat

Phone:

* indicates taxable supply

Tax Invoice

Account name(s)

Mantri Property Pty Ltd
6 Samuel Way
Pemulwuy NSW 2145

Account

Mantripr

Statement from

30 Apr 2020

Statement to

28 May 2020

Statement number

7

2020	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>64 Monica Avenue, Hassall Grove</u>			
	Melissa Ciappara; Nathan Harris; \$450.00 per week; Paid to: 24 May 2020 (\$161.54 Partial Rent Payment)			
	Rent 27 Apr 2020 to 24 May 2020 (Partial Rent Payment \$161.54)		\$1,750.00	\$1,750.00
28 May	* Management Fee (includes \$10.50 GST)	\$115.50		\$1,634.50
	11537 * Administration Fee (includes \$0.20 GST)	\$2.20		\$1,632.30
	11538 Payment to Owner (Mantri Property Pty Ltd) (Mantri Property, National Australia Bank, 082-001 ****9407)	\$1,632.30		\$0.00
	Totals at end of period	\$1,750.00	\$1,750.00	\$0.00
	Total expenses on this tax invoice includes GST of \$10.70			

Tax Invoice

Account name(s)

Mantri Property Pty Ltd
6 Samuel Way
Pemulwuy NSW 2145

Account

Mantripr

Statement from

28 May 2020

Statement to

30 Jun 2020

Statement number

8

2020	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>64 Monica Avenue, Hassall Grove</u>			
	Melissa Ciappara; Nathan Harris; \$450.00 per week; Paid to: 21 Jun 2020 (\$361.54 Partial Rent Payment)			
	Rent 25 May 2020 to 21 Jun 2020 (Partial Rent Payment \$361.54)		\$2,000.00	\$2,000.00
23 Jun	12619 Sydney Water 1.4.20 - 30.6.20 (Sydney Water)	\$244.35		\$1,755.65
30 Jun	* Management Fee (includes \$12.00 GST)	\$132.00		\$1,623.65
	13286 * Administration Fee (includes \$0.20 GST)	\$2.20		\$1,621.45
	13287 Payment to Owner (Mantri Property Pty Ltd) (Mantri Property, National Australia Bank, 082-001 *****9407)	\$1,621.45		\$0.00
	Totals at end of period	\$2,000.00	\$2,000.00	\$0.00
	Total expenses on this tax invoice includes GST of \$12.20			