

Rick Wray Superannuation Fund
Fund ABN: 73 604 177 419
Rental Property Schedule
For the Period From 1 July 2018 to 30 June 2019

I-4

Property Account Name 2/31 Belgrave Street, Manly 2095
Property Type Residential
Address of the Property 2/31 Belgrave Street
 Manly, NSW 2095
 Australia

| Description | Tax Return Label | Amount |
|-----------------------------------|------------------|-------------------------|
| Income | | |
| Rent from Property | B | 22,391.50 |
| Gross Rent | | <u>22,391.50</u> |
| Expenses | | |
| Capital Allowances | E | 655.37 |
| Capital Work Deduction - Tax Only | D | 32.22 |
| Council Rates | I | 774.57 |
| Repairs Maintenance | I | 266.02 |
| Strata Levy Fee | I | 4,030.35 |
| Water Rates | I | 270.74 |
| Total Expenses | | <u>6,029.27</u> |
| Net Rent | | <u><u>16,362.23</u></u> |

RW Total

36,533.00 58,925

1069.28 1724.65

52.56 84.78

1,263.77 2038.34

434.03 700.05

6,575.83 10,606.18

441.74 712.48

9,837.21 15,866.48

26,696.29 43,058.52

Property Account Name 201/30 Fisher Road, Dee Why 2099
Property Type Commercial
Address of the Property 201/30 Fisher Road
 Dee Why, NSW 2099
 Australia

| Description | Tax Return Label | Amount |
|-----------------------|------------------|------------------------|
| Income | | |
| Rent from Property | B | 17,400.00 |
| Gross Rent | | <u>17,400.00</u> |
| Expenses | | |
| Capital Allowances | E | 630.30 |
| Cleaning | I | 696.15 |
| Council Rates | I | 1,246.56 |
| Strata Levy Fee | I | 5,125.25 |
| Water Rates | I | 56.64 |
| Total Expenses | | <u>7,754.90</u> |
| Net Rent | | <u><u>9,645.10</u></u> |

18-19

201 / 30 FISHER RD

DETAILS

INCOME

EXPENSES

EXPENSES

Super

RGW

| | | | | | |
|---------------|--------------|-------------|--|-------------|--------------------|
| Jul | | | | | |
| RENT | \$ 1,450.00 | | | | |
| Water | | \$ 14.16 | | | |
| Aug | | | | | |
| Council rates | | \$ 1,246.56 | | | |
| RENT | \$ 1,450.00 | | | | |
| Sep | | | | | |
| RENT | \$ 1,450.00 | | | | |
| Oct | | | | | |
| Strata | | \$ 1,296.75 | | | |
| Cleaning | | \$ 232.05 | | | |
| Water | | \$ 14.16 | | | |
| RENT | \$ 1,450.00 | | | | |
| Nov | | | | \$ 1,235.00 | do paid July twice |
| strata | | | | | |
| RENT | \$ 1,450.00 | | | | |
| Dec | | | | | |
| strata | | \$ 1,235.00 | | | |
| RENT | \$ 1,450.00 | | | | |
| Jan | | | | | |
| Cleaning | | \$ 232.05 | | | |
| strata | | \$ 1,296.75 | | | |
| RENT | \$ 1,450.00 | | | | |
| Feb | | | | | |
| Water | | \$ 14.16 | | | |
| RENT | \$ 1,450.00 | | | | |
| Mar | | | | | |
| RENT | \$ 1,450.00 | | | | |
| Apr | | | | | |
| RENT | \$ 1,450.00 | | | | |
| May | | | | | |
| Water | | \$ 14.16 | | | |
| Strata | | \$ 1,296.75 | | | |
| Cleaning | | \$ 232.05 | | | |
| RENT | \$ 1,450.00 | | | | |
| Jun | | | | | |
| RENT | \$ 1,450.00 | | | | |
| TOTAL | \$ 17,400.00 | \$ 7,124.60 | | \$ 1,235.00 | |

Total expenses \$ 8,359.60

7124.60

super

rgw

Super ows RGW

\$ 1,235.00

NET RENT

10,275.40

Rick Wray Superannuation Fund

Depreciation Worksheet

For the Period 1 July 2018 to 30 June 2019

Property Description: 201/30 Fisher Road, Dee Why 2099
 Property Type: Commercial
 Property Address: 201/30 Fisher Road Dee Why NSW 2099

| Description of Assets | Purchase Date | Original Cost | Opening Written Down Value | Balancing Adjustment Events | | | Decline In Value | | Closing Written Down Value |
|---|---------------|-------------------|----------------------------|-----------------------------|-------------------|------------|------------------|--------|----------------------------|
| | | | | Disposal Date | Termination Value | Assessable | Deductible | Rate | |
| 201/30 Fisher Road, Dee Why 2099 Building | 29-Jan-15 | 126,438.17 | 126,438.17 | | | | | 0.00% | 126,438.17 |
| Air conditioning unit | 21-Dec-15 | 4,202.00 | 2,608.40 | | | | | 15.00% | 1,973.10 |
| Property Total | | 130,640.17 | 129,046.57 | | | | | | 128,416.27 |

Key:
 DV: Diminishing Value Method
 PC: Prime Cost Method
 LV: Low value pool (year 2 or 3)
 LV Y1: Low value pool - year 1
 N/A: Non-depreciable asset
 *: Capital work deduction

Total Capital Allowance 630.30
 Total Capital Work Deductions 0.00

NB Property Developments Pty Ltd

207 / 30 Fisher Road
DEE WHY NSW 2099

TAX INVOICE

Rick Wray Pty Ltd
Suite 201
30 Fisher Road
Dee Why NSW 2099

A.B.N. 57 814 676 503

Invoice #: 00000607

Date: 1/10/2018

Page: Page 1 of 1

Property: Kingsley House

| | | |
|---|----------|-----|
| Suite 201, Kingsley House 30 Fisher Street, Dee Why, 2099 | | GST |
| Quarterly Cleaning 01/10/2018 - 31/12/2018 | \$210.95 | GST |

| | |
|-----------------|----------|
| Sub-Total: | \$210.95 |
| GST: | \$21.10 |
| Total Inc GST: | \$232.05 |
| Amount Applied: | \$0.00 |
| Balance Due: | \$232.05 |

Paul Super 29/09/18 ✓

*Fees are due and payable at the above address on the first day of the calendar month to which they apply.
The lease provides penalty interest for overdue amounts.*

Please make cheques payable to NB Property Developments Pty Ltd.

**Direct Credit Payments can be made to NB Property Developments Pty Ltd
BSB: 633 108
A/C No. 124554601**

NB Property Developments Pty Ltd

207 / 30 Fisher Road
DEE WHY NSW 2099

TAX INVOICE

Rick Wray Pty Ltd
Suite 201
30 Fisher Road
Dee Why NSW 2099

A.B.N. 57 814 676 503

Invoice #: 00000635

Date: 1/01/2019

Page: Page 1 of 1

Property: Kingsley House

Suite 201, Kingsley House 30 Fisher Street, Dee Why, 2099

Quarterly Cleaning 01/01/2019 - 31/03/2019

\$210.95

GST

GST

Sub-Total: \$210.95

GST: \$21.10

Total Inc GST: \$232.05

Amount Applied: \$0.00

Balance Due: \$232.05

Paula Super 5/1/19 ✓

*Fees are due and payable at the above address on the first day of the calendar month to which they apply.
The lease provides penalty interest for overdue amounts.*

Please make cheques payable to NB Property Developments Pty Ltd.

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BSB: 633 108
A/C No. 124554601**

NB Property Developments Pty Ltd

207 / 30 Fisher Road
DEE WHY NSW 2099

TAX INVOICE

Rick Wray Pty Ltd
Suite 201
30 Fisher Road
Dee Why NSW 2099

A.B.N. 57 814 676 503

Invoice #: 00000661

Date: 1/04/2019

Page: Page 1 of 1

Property: Kingsley House

Suite 201, Kingsley House 30 Fisher Street, Dee Why, 2099

GST

Quarterly Cleaning 01/04/2019 - 30/06/2019

\$210.95

GST

*Paid Super
1/5/19*

| | |
|-----------------|----------|
| Sub-Total: | \$210.95 |
| GST: | \$21.10 |
| Total Inc GST: | \$232.05 |
| Amount Applied: | \$0.00 |
| Balance Due: | \$232.05 |

*Fees are due and payable at the above address on the first day of the calendar month to which they apply.
The lease provides penalty interest for overdue amounts.*

Please make cheques payable to NB Property Developments Pty Ltd.

**Direct Credit Payments can be made to NB Property Developments Pty Ltd
BSB: 633 108
A/C No. 124554601**



northern
beaches
council

1 Belgrave Street, Manly NSW 2095
725 Pittwater Road, Dee Why NSW 2099
1 Park Street, Mona Vale NSW 2103
59A Old Barrenjoey Road, Avalon Beach NSW 2107
T 1300 434 434 F 02 99 76 1400
E council@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au
ABN 57 284 295 198



Rick Wray Pty Ltd
26 Palomar Parade
FRESHWATER NSW



RATES AND CHARGES NOTICE

Parking sticker and general enquiries: 9

Please see the reverse side of this notice for your two Parking Permits

| | | | |
|--|--|--|--------------------------|
| Property Location and Description | | INTEREST ACCRUES ON ARREARS AT 7.5% P.A. | |
| 11/30 Fisher Road DEE WHY NSW 2099 Lot 11 SP 81193 | | 31/08/2018 | |
| Particulars of Rates and Charges | | Rateable Value | Cents in \$ |
| Ordinary Business Rates | | 01/07/2016 114,000 | Minimum Rate |
| | | | Amount(\$) \$1,246.56 |
| ***Please check your Biller Code and Reference Number prior to paying*** | | | |

This notice may be paid either in full by the due date shown above or in the four instalments as shown below.

| 1st Instalment | 2nd Instalment | 3rd Instalment | 4th Instalment | | Total Amount Due |
|------------------------|------------------------|------------------------|------------------------|--|------------------|
| 31/08/2018 \$311.76 | 30/11/2018 \$311.60 | 28/02/2019 \$311.60 | 31/05/2019 \$311.60 | Payments made after the 16/07/2018 are not shown on this notice. | \$1,246.56 |

If paying by cheque please return bottom portion of this notice with payment

Payment Methods (See over for details)

| | | |
|--|--|---|
| BPay by phone or internet Pay by phone with Credit Card* Call 1300 276 468 Pay online with Credit Card* Go to northernbeaches.nsw.gov.au *Charges apply - see over for details | Pay by Mail Northern Beaches Council, Locked Bag W121, Sydney NSW 1292 | POST billpay Pay in person at Australia Post *65 3289205 |
| For emailed notices: northernbeaches.enotices.com.au Reference No: 682DB8707R | | |

| | | |
|------|--|--|
| Date | | |
| | | |

Name: Rick Wray Pty Ltd
Reference No.: 3289205
1st Instalment: \$311.76
Total Amount: \$1,246.56

For Credit: Northern Beaches Council

Transcode User Code Customer reference number

| | | |
|-----|------|---------|
| 831 | 2616 | 3289205 |
|-----|------|---------|

Amount paid (cheques, see reverse)



<0000031176>

<002616>

<000000003289205>

>

General Ledger [Detail]

Suite 207
30 Fisher Road
Dee Why NSW 2099

July 2018 To June 2019

ABN: 72 721 818 866

Email: colin@nbconsulting.com.au

| ID No. | Src | Date Memo | Debit | Credit Job No. | Net Activity | Ending Balance |
|---------------|-----|------------|--------------------------|----------------|--------------|----------------|
| CR000372 | CR | 2/07/2018 | Payment; NB Consulting I | | | \$42,874.09cr |
| CR000386 | CR | 1/10/2018 | Payment; NB Consulting I | | | \$38,931.02cr |
| CR000396 | CR | 2/01/2019 | Payment; NB Consulting I | | | \$34,288.39cr |
| CR000408 | CR | 1/04/2019 | Payment; NB Consulting I | | | \$29,645.76cr |
| CR000371 | CR | 1/07/2018 | Payment; NB Property De | | | \$23,086.00cr |
| CR000378 | CR | 27/09/2018 | Payment; NB Property De | | | \$16,145.69cr |
| CR000390 | CR | 13/11/2018 | Payment; NB Property De | | | \$16,034.53cr |
| CR000394 | CR | 29/01/2019 | Payment; NB Property De | | | \$13,965.47 |
| CR000402 | CR | 1/01/2019 | Payment; NB Property De | | | \$21,106.82 |
| CR000411 | CR | 1/04/2019 | Payment; NB Property De | | | \$28,259.43 |
| CR000382 | CR | 10/10/2018 | Payment; Paul Dunn | | | \$28,959.00 |
| CR000379 | CR | 29/09/2018 | Payment; Rick Wray Pty L | | | \$30,255.75 |
| CR000388 | CR | 20/11/2018 | Payment; Rick Wray Pty L | | | \$31,490.75 |
| CR000392 | CR | 17/12/2018 | Payment; Rick Wray Pty L | | | \$32,725.75 |
| CR000399 | CR | 5/01/2019 | Payment; Rick Wray Pty L | | | \$34,022.50 |
| CR000414 | CR | 1/05/2019 | Payment; Rick Wray Pty L | | | \$35,319.25 |
| CR000373 | CR | 2/07/2018 | Payment; The McGeady S | | | \$36,554.25 |
| CR000385 | CR | 1/10/2018 | Payment; The McGeady S | | | \$37,851.00 |
| CR000403 | CR | 2/01/2019 | Payment; The McGeady S | | | \$39,847.31 |
| CR000410 | CR | 1/04/2019 | Payment; The McGeady S | | | \$41,843.62 |
| CR000374 | CR | 2/07/2018 | Payment; Turner Superan | | | \$43,891.12 |
| CR000384 | CR | 1/10/2018 | Payment; Turner Superan | | | \$46,041.00 |
| CR000398 | CR | 2/01/2019 | Payment; Turner Superan | | | \$48,190.88 |
| CR000412 | CR | 1/04/2019 | Payment; Turner Superan | | | \$50,340.76 |
| CR000383 | CR | 2/10/2018 | Payment; Xie & Wei, Hele | | | \$51,040.33 |
| CR000400 | CR | 4/01/2019 | Payment; Xie & Wei, Hele | | | \$51,739.90 |
| CR000406 | CR | 28/03/2019 | Payment; Xie & Wei, Hele | | | \$52,439.47 |
| BPAY | CD | 26/10/2018 | Planned Cover | | \$7,180.00 | \$45,259.47 |
| eft | CD | 22/01/2019 | Robert Weir | | \$302.95 | \$44,956.52 |
| eft | CD | 6/09/2018 | Romteck Grid Pty Ltd | | \$2,178.00 | \$42,778.52 |
| eft | CD | 29/11/2018 | Shane Lee | | \$924.00 | \$41,854.52 |
| eft | CD | 21/02/2019 | Shane Lee | | \$4,819.86 | \$37,034.66 |
| eft | CD | 18/09/2018 | Shane Lee | | \$2,527.05 | \$34,507.61 |
| eft | CD | 20/12/2018 | Shane Lee | | \$3,000.00 | \$31,507.61 |
| eft | CD | 8/01/2019 | Shane Lee | | \$5,111.45 | \$26,396.16 |
| eft | CD | 16/05/2019 | Simon Wratt Carpentry | | \$464.75 | \$25,931.41 |
| eft | CD | 9/05/2019 | StairCare | | \$943.43 | \$24,987.98 |
| eft | CD | 6/08/2018 | Sunrise Communications | | \$2,750.00 | \$22,237.98 |
| BPAY | CD | 2/08/2018 | Sydney Water | | \$581.75 | \$21,656.23 |
| DD | CD | 15/08/2018 | Sydney Water | | \$265.74 | \$21,390.49 |
| DD | CD | 17/05/2019 | Sydney Water | | \$851.69 | \$20,538.80 |
| DD | CD | 14/02/2019 | Sydney Water | | \$391.18 | \$20,147.62 |
| DD | CD | 14/11/2018 | Sydney Water | | \$618.02 | \$19,529.60 |
| eft | CD | 12/07/2018 | WOG Cleaning Services | | \$869.00 | \$18,660.60 |
| eft | CD | 12/02/2019 | WOG Cleaning Services | | \$869.00 | \$17,791.60 |
| eft | CD | 13/12/2018 | WOG Cleaning Services | | \$869.00 | \$16,922.60 |
| eft | CD | 11/10/2018 | WOG Cleaning Services | | \$869.00 | \$16,053.60 |
| eft | CD | 11/06/2019 | WOG Cleaning Services | | \$869.00 | \$15,184.60 |
| eft | CD | 16/04/2019 | WOG Cleaning Services | | \$869.00 | \$14,315.60 |
| eft | CD | 6/09/2018 | WOG Cleaning Services | | \$869.00 | \$13,446.60 |
| Total : | | | \$102,064.67 | \$110,945.04 | \$8,880.37cr | \$13,446.60 |
| Grand Total : | | | \$102,064.67 | \$110,945.04 | | |

* Year-End Adjustments

Owners of Strata Plan 81193

Suite 207
30 Fisher Road
Dee Why NSW 2099

A.B.N. 72 721 818 866

A.C.N.

Tax Invoice

Bill To:

Rick Wray Pty Ltd
Suite 201
30 Fisher Road
Dee Why NSW 2099

Invoice No.: 00000226

Date: 1/07/2018

| DESCRIPTION | AMOUNT | CODE |
|--|------------|------|
| Lot 11 - Strata Fees for the Quarter 01/07/2018 - 30/09/2018 | \$1,045.00 | N-T |
| Lot 11 - Sinking Fund Fees for the Quarter 01/07/2018 - 30/09/2018 | \$190.00 | N-T |
| NO GST HAS BEEN CHARGED ON THIS INVOICE | | |

| | | | |
|----------|---------------------------|-----------------|------------|
| Comment: | Terms: Net 30th after EOM | GST: | \$0.00 |
| | | Total | \$1,235.00 |
| | | Amount Applied: | \$0.00 |
| | Balance Due: | | \$1,235.00 |

How to Pay
by Cheque made payable to 'Owners of Strata Plan 81193'
by Direct Deposit
Strata Plan 81193
Bendigo Bank
BSB:633 108
A/C No. 135389146

Receivables Reconciliation [Detail]

As of 30/06/2019

ABN: 72 721 818 866

Email: colin@nbconsulting.com.au

| ID No. | Date | Total Due | 0 - 30 | 31 - 60 | 61 - 90 | 90+ |
|--------------------------|-----------|-------------|--------|---------|---------|-------------|
| Rick Wray Pty Ltd | | | | | | |
| *None | | | | | | |
| 00000226 | 1/07/2018 | -\$1,235.00 | \$0.00 | \$0.00 | \$0.00 | -\$1,235.00 |
| Total: | | -\$1,235.00 | \$0.00 | \$0.00 | \$0.00 | -\$1,235.00 |
| Grand Total: | | -\$1,235.00 | \$0.00 | \$0.00 | \$0.00 | -\$1,235.00 |
| Ageing Percent: | | | 0.0% | 0.0% | 0.0% | 100.0% |
| Receivables Account: | | -\$1,235.00 | | | | |
| Out of Balance Amount | | \$0.00 | | | | |

General Ledger [Detail]

July 2018 To June 2019

ABN: 72 721 818 866

Email: colin@nbconsulting.com.au

| ID No. | Src | Date Memo | Debit | Credit Job No. | Net Activity | Ending Balance |
|--|-----|------------|-----------------------------|----------------|---------------|----------------|
| 4-1000 Strata Fees - Admin Fund | | | | | | |
| Beginning Balance: \$0.00 | | | | | | |
| 00000220 | SJ | 1/07/2018 | Sale; Eric Lyleson & Lisa F | | \$605.00 | \$605.00cr |
| 00000231 | SJ | 1/10/2018 | Sale; Eric Lyleson & Lisa F | | \$635.25 | \$1,240.25cr |
| 00000239 | SJ | 1/01/2019 | Sale; Eric Lyleson & Lisa F | | \$635.25 | \$1,875.50cr |
| 00000246 | SJ | 1/04/2019 | Sale; Eric Lyleson & Lisa F | | \$635.25 | \$2,510.75cr |
| 00000221 | SJ | 1/07/2018 | Sale; Helen Xie | | \$563.75 | \$3,074.50cr |
| 00000230 | SJ | 1/10/2018 | Sale; Helen Xie | | \$591.94 | \$3,666.44cr |
| 00000238 | SJ | 1/01/2019 | Sale; Helen Xie | | \$591.94 | \$4,258.38cr |
| 00000247 | SJ | 1/04/2019 | Sale; Helen Xie | | \$591.94 | \$4,850.32cr |
| 00000222 | SJ | 1/07/2018 | Sale; McGeady Super Fun | | \$1,045.00 | \$5,895.32cr |
| 00000232 | SJ | 1/10/2018 | Sale; McGeady Super Fun | | \$1,097.25 | \$6,992.57cr |
| 00000240 | SJ | 1/01/2019 | Sale; McGeady Super Fun | | \$1,689.18 | \$8,681.75cr |
| 00000248 | SJ | 1/04/2019 | Sale; McGeady Super Fun | | \$1,689.18 | \$10,370.93cr |
| 00000223 | SJ | 1/07/2018 | Sale; NB Consulting Engir | | \$2,653.75 | \$13,024.68cr |
| 00000235 | SJ | 1/10/2018 | Sale; NB Consulting Engir | | \$3,436.44 | \$16,461.12cr |
| 00000241 | SJ | 1/01/2019 | Sale; NB Consulting Engir | | \$4,028.38 | \$20,489.50cr |
| 00000249 | SJ | 1/04/2019 | Sale; NB Consulting Engir | | \$4,028.38 | \$24,517.88cr |
| 00000224 | SJ | 1/07/2018 | Sale; NB Property Develo | | \$5,458.75 | \$29,976.63cr |
| 00000236 | SJ | 27/09/2018 | Sale; NB Property Develo | | \$5,731.69 | \$35,708.32cr |
| 00000242 | SJ | 1/01/2019 | Sale; NB Property Develo | | \$5,948.25 | \$41,656.57cr |
| 00000250 | SJ | 1/04/2019 | Sale; NB Property Develo | | \$5,948.25 | \$47,604.82cr |
| 00000225 | SJ | 1/07/2018 | Sale; Paul Dunn | | \$563.75 | \$48,168.57cr |
| 00000229 | SJ | 1/10/2018 | Sale; Paul Dunn | | \$591.94 | \$48,760.51cr |
| 00000219 | SJ | 1/07/2018 | Sale; Roger & Karen Pear | | \$563.75 | \$49,324.26cr |
| 00000228 | SJ | 1/10/2018 | Sale; Roger & Karen Pear | | \$591.94 | \$49,916.20cr |
| 00000227 | SJ | 1/07/2018 | Sale; Turner Super Fund | | \$1,732.50 | \$51,648.70cr |
| 00000234 | SJ | 1/10/2018 | Sale; Turner Super Fund | | \$1,819.13 | \$53,467.83cr |
| 00000244 | SJ | 1/01/2019 | Sale; Turner Super Fund | | \$1,819.13 | \$55,286.96cr |
| 00000252 | SJ | 1/04/2019 | Sale; Turner Super Fund | | \$1,819.13 | \$57,106.09cr |
| 00000226 | SJ | 1/07/2018 | Sale; Wrick Wray Pty Ltd | | \$1,045.00 | \$58,151.09cr |
| 00000233 | SJ | 1/10/2018 | Sale; Wrick Wray Pty Ltd | | \$1,097.25 | \$59,248.34cr |
| 00000243 | SJ | 1/01/2019 | Sale; Wrick Wray Pty Ltd | | \$1,097.25 | \$60,345.59cr |
| 00000251 | SJ | 1/04/2019 | Sale; Wrick Wray Pty Ltd | | \$1,097.25 | \$61,442.84cr |
| Total : | | | \$0.00 | \$61,442.84 | \$61,442.84cr | \$61,442.84cr |

4-1010 Sinking Fund**Beginning Balance: \$0.00**

| | | | | | | |
|----------|----|-----------|-----------------------------|--|------------|--------------|
| 00000220 | SJ | 1/07/2018 | Sale; Eric Lyleson & Lisa F | | \$110.00 | \$110.00cr |
| 00000231 | SJ | 1/10/2018 | Sale; Eric Lyleson & Lisa F | | \$115.50 | \$225.50cr |
| 00000239 | SJ | 1/01/2019 | Sale; Eric Lyleson & Lisa F | | \$115.50 | \$341.00cr |
| 00000246 | SJ | 1/04/2019 | Sale; Eric Lyleson & Lisa F | | \$115.50 | \$456.50cr |
| 00000221 | SJ | 1/07/2018 | Sale; Helen Xie | | \$102.50 | \$559.00cr |
| 00000230 | SJ | 1/10/2018 | Sale; Helen Xie | | \$107.63 | \$666.63cr |
| 00000238 | SJ | 1/01/2019 | Sale; Helen Xie | | \$107.63 | \$774.26cr |
| 00000247 | SJ | 1/04/2019 | Sale; Helen Xie | | \$107.63 | \$881.89cr |
| 00000222 | SJ | 1/07/2018 | Sale; McGeady Super Fun | | \$190.00 | \$1,071.89cr |
| 00000232 | SJ | 1/10/2018 | Sale; McGeady Super Fun | | \$199.50 | \$1,271.39cr |
| 00000240 | SJ | 1/01/2019 | Sale; McGeady Super Fun | | \$307.13 | \$1,578.52cr |
| 00000248 | SJ | 1/04/2019 | Sale; McGeady Super Fun | | \$307.13 | \$1,885.65cr |
| 00000223 | SJ | 1/07/2018 | Sale; NB Consulting Engir | | \$1,132.50 | \$3,018.15cr |
| 00000235 | SJ | 1/10/2018 | Sale; NB Consulting Engir | | \$506.63 | \$3,524.78cr |
| 00000241 | SJ | 1/01/2019 | Sale; NB Consulting Engir | | \$614.25 | \$4,139.03cr |

* Year-End Adjustments

General Ledger [Detail]

July 2018 To June 2019

ABN: 72 721 818 866

Email: colin@nbconsulting.com.au

| ID No. | Src | Date | Memo | Debit | Credit | Job No. | Net Activity | Ending Balance |
|----------------------------------|-----|------------|---------------------------|--------|-------------|---------|---------------|----------------|
| 00000249 | SJ | 1/04/2019 | Sale; NB Consulting Engir | | \$614.25 | | | \$4,753.28cr |
| 00000224 | SJ | 1/07/2018 | Sale; NB Property Develo | | \$992.50 | | | \$5,745.78cr |
| 00000236 | SJ | 27/09/2018 | Sale; NB Property Develo | | \$1,042.13 | | | \$6,787.91cr |
| 00000242 | SJ | 1/01/2019 | Sale; NB Property Develo | | \$1,081.50 | | | \$7,869.41cr |
| 00000250 | SJ | 1/04/2019 | Sale; NB Property Develo | | \$1,081.50 | | | \$8,950.91cr |
| 00000225 | SJ | 1/07/2018 | Sale; Paul Dunn | | \$102.50 | | | \$9,053.41cr |
| 00000229 | SJ | 1/10/2018 | Sale; Paul Dunn | | \$107.63 | | | \$9,161.04cr |
| 00000219 | SJ | 1/07/2018 | Sale; Roger & Karen Pear | | \$102.50 | | | \$9,263.54cr |
| 00000228 | SJ | 1/10/2018 | Sale; Roger & Karen Pear | | \$107.63 | | | \$9,371.17cr |
| 00000227 | SJ | 1/07/2018 | Sale; Turner Super Fund | | \$315.00 | | | \$9,686.17cr |
| 00000234 | SJ | 1/10/2018 | Sale; Turner Super Fund | | \$330.75 | | | \$10,016.92cr |
| 00000244 | SJ | 1/01/2019 | Sale; Turner Super Fund | | \$330.75 | | | \$10,347.67cr |
| 00000252 | SJ | 1/04/2019 | Sale; Turner Super Fund | | \$330.75 | | | \$10,678.42cr |
| 00000226 | SJ | 1/07/2018 | Sale; Wrick Wray Pty Ltd | | \$190.00 | | | \$10,868.42cr |
| 00000233 | SJ | 1/10/2018 | Sale; Wrick Wray Pty Ltd | | \$199.50 | | | \$11,067.92cr |
| 00000243 | SJ | 1/01/2019 | Sale; Wrick Wray Pty Ltd | | \$199.50 | | | \$11,267.42cr |
| 00000251 | SJ | 1/04/2019 | Sale; Wrick Wray Pty Ltd | | \$199.50 | | | \$11,466.92cr |
| Total : | | | | \$0.00 | \$11,466.92 | | \$11,466.92cr | \$11,466.92cr |
| 4-1011 Special Levy | | | | | | | | |
| Beginning Balance: \$0.00 | | | | | | | | |
| Total : | | | | \$0.00 | \$0.00 | | \$0.00 | \$0.00 |
| Grand Total : | | | | \$0.00 | \$72,909.76 | | | |

Owners of Strata Plan 81193

Suite 207
30 Fisher Road
Dee Why NSW 2099

5,125.25

A.B.N. 72 721 818 866

A.C.N.

Tax Invoice

Bill To:

Rick Wray Pty Ltd
Suite 201
30 Fisher Road
Dee Why NSW 2099

Invoice No.: 00000226

Date: 1/07/2018

| DESCRIPTION | AMOUNT | CODE |
|--|------------|------|
| Lot 11 - Strata Fees for the Quarter 01/07/2018 - 30/09/2018 | \$1,045.00 | N-T |
| Lot 11 - Sinking Fund Fees for the Quarter 01/07/2018 - 30/09/2018 | \$190.00 | N-T |
| NO GST HAS BEEN CHARGED ON THIS INVOICE | | |

| | | | | |
|----------|--------|--------------------|-----------------|------------|
| Comment: | Terms: | Net 30th after EOM | GST: | \$0.00 |
| | | | Total | \$1,235.00 |
| | | | Amount Applied: | \$0.00 |
| | | | Balance Due: | \$1,235.00 |

How to Pay

by Cheque made payable to 'Owners of Strata Plan 81193'

by Direct Deposit

Strata Plan 81193

Bendigo Bank

BSB:633 108

A/C No. 135389146

Paid
17/12/18
Page 1 of 1

Owners of Strata Plan 81193

Suite 207
30 Fisher Road
Dee Why NSW 2099

A.B.N. 72 721 818 866

A.C.N.

Tax Invoice

Bill To:

Rick Wray Pty Ltd
Suite 201
30 Fisher Road
Dee Why NSW 2099

Invoice No.: 00000233

Date: 1/10/2018

| DESCRIPTION | AMOUNT | CODE |
|--|------------|------|
| Lot 11 - Strata Fees for the Quarter 01/10/2018 - 31/12/2018 | \$1,097.25 | N-T |
| Lot 11 - Sinking Fund Fees for the Quarter 01/10/2018 - 31/12/2018 | \$199.50 | N-T |
| NO GST HAS BEEN CHARGED ON THIS INVOICE | | |

| | | | |
|---------------------------|-----------------|------------|------------|
| Terms: Net 30th after EOM | | GST: | \$0.00 |
| Comment: | Total | | \$1,296.75 |
| | Amount Applied: | | \$0.00 |
| | Balance Due: | \$1,296.75 | |

How to Pay

by Cheque made payable to 'Owners of Strata Plan 81193'

by Direct Deposit

Strata Plan 81193

Bendigo Bank

BSB:633 108

A/C No. 135389146

Paul Super

29/9/18

Page 1 of 1

78
Adk = 144 000 712

Owners of Strata Plan 81193

Suite 207
30 Fisher Road
Dee Why NSW 2099

A.B.N. 72 721 818 866

A.C.N.

Tax Invoice

Bill To:

Rick Wray Pty Ltd
Suite 201
30 Fisher Road
Dee Why NSW 2099

Invoice No.: 00000243

Date: 1/01/2019

| DESCRIPTION | AMOUNT | CODE |
|--|------------|------|
| Lot 11 - Strata Fees for the Quarter 01/01/2019 - 31/03/2019 | \$1,097.25 | N-T |
| Lot 11 - Sinking Fund Fees for the Quarter 01/01/2019 - 31/03/2019 | \$199.50 | N-T |
| NO GST HAS BEEN CHARGED ON THIS INVOICE | | |

Comment:

Terms: Net 30th after EOM

GST: \$0.00

Total \$1,296.75

Amount Applied: \$0.00

Balance Due:

\$1,296.75

How to Pay

by Cheque made payable to 'Owners of Strata Plan 81193'

by Direct Deposit

Strata Plan 81193

Bendigo Bank

BSB:633 108

A/C No. 135389146

Pam Soper
5/1/19

Owners of Strata Plan 81193

Suite 207
30 Fisher Road
Dee Why NSW 2099

A.B.N. 72 721 818 866

A.C.N.

Tax Invoice

Bill To:

Rick Wray Pty Ltd
Suite 201
30 Fisher Road
Dee Why NSW 2099

Invoice No.: 00000251

Date: 1/04/2019

| DESCRIPTION | AMOUNT | CODE |
|--|------------|------|
| Lot 11 - Strata Fees for the Quarter 01/04/2019 - 30/06/2019 | \$1,097.25 | N-T |
| Lot 11 - Sinking Fund Fees for the Quarter 01/04/2019 - 30/06/2019 | \$199.50 | N-T |
| NO GST HAS BEEN CHARGED ON THIS INVOICE | | |

| | | | |
|----------|---------------------------|---------------------|-------------------|
| Comment: | Terms: Net 30th after EOM | GST: | \$0.00 |
| | | Total | \$1,296.75 |
| | | Amount Applied: | \$0.00 |
| | | Balance Due: | \$1,296.75 |

How to Pay
by Cheque made payable to 'Owners of Strata Plan 81193'
by Direct Deposit
Strata Plan 81193
Bendigo Bank
BSB:633 108
A/C No. 135389146

Paul Super
1/5/19

| | | | |
|-----------|----------|---------|-----------|
| Last bill | Payments | Balance | This bill |
| \$14.50 | \$14.50 | \$0.00 | \$14.16 |

Total amount due

\$14.16

191-000724

003



RICK WRAY PTY LTD
26 PALOMAR PDE
FRESHWATER NSW 2096

Please pay by

31/07/18

Account number

5415 188

54151880-60918

Account for commercial property

Suite 201 30 Fisher Rd Dee Why

Fixed charges - GST free

1 Jul 18 - 30 Sep 18

\$

Water service

3.84

Wastewater (sewerage) service

10.32

Total amount due

\$14.16

Paul Seger
16/7/18

191/01/M00724/S000994/001987

SYDNEY WATER CORPORATION ABN 49 776 225 038

TAX INVOICE

Continued overleaf

Date of issue 10 July 2018

Account for Suite 201 30 Fisher Rd Dee Why



BPAY: Internet or phone banking.
Biller code: 45435 Ref no: 5415 188 0009

Online ID: 6619311

Card payments:
0.4% fee applies



Telephone payments: Mastercard or VISA.
Call **1300 12 34 58** (24 hour service)

Payment number

5415 188 0009



Direct Debit: from your bank account or credit card.
Visit sydneywater.com.au/directdebit

Please pay by

31/07/18



Internet payments: Mastercard, VISA or PayPal.
Visit sydneywater.com.au/pay

Total amount due

\$14.16

TRAN CODE

831

USER CODE

066859

CUSTOMER REFERENCE NUMBER

000054151880009

<0000001416>

<066859>

<000054151880009>

>

| | | | |
|-----------|----------|---------|-----------|
| Last bill | Payments | Balance | This bill |
| \$14.16 | \$14.16 | \$0.00 | \$14.16 |

Total amount due

\$14.16

283-000785

003



RICK WRAY PTY LTD
26 PALOMAR PDE
FRESHWATER NSW 2096

Please pay by

31/10/18

Account number

5415 188

54151880-58896

Account for commercial property

Suite 201 30 Fisher Rd Dee Why

Fixed charges - GST free

1 Oct 18 - 31 Dec 18

\$

Water service

3.84

Wastewater (sewerage) service

10.32

Total amount due

\$14.16

*Paid
Super
30/10/18*



283/01/M00785/S001089/002177

SYDNEY WATER CORPORATION ABN 49 776 225 038

TAX INVOICE

Continued overleaf

Date of issue 10 October 2018

Account for Suite 201 30 Fisher Rd Dee Why



BPAY: Internet or phone banking.
Bill code: 45435 Ref no: 5415 188 0009

Online ID: 6619311

Card payments:
0.4% fee applies



Telephone payments: Mastercard or VISA.
Call **1300 12 34 58** (24 hour service)

Payment number

5415 188 0009



Direct Debit: from your bank account or credit card.
Visit sydneywater.com.au/directdebit

Please pay by

31/10/18



Internet payments: Mastercard, VISA or PayPal.
Visit sydneywater.com.au/pay

Total amount due

\$14.16

TRAN CODE

831

USER CODE

066859

CUSTOMER REFERENCE NUMBER

000054151880009

<0000001416>

<066859>

<000054151880009>

>

| | | | |
|-----------|----------|---------|-----------|
| Last bill | Payments | Balance | This bill |
| \$14.16 | \$14.16 | \$0.00 | \$14.16 |

Total amount due

\$14.16

010-000767

003



RICK WRAY PTY LTD
 26 PALOMAR PDE
 FRESHWATER NSW 2096

Please pay by

31/01/19

Account number

5415 188

54151880-65336

Account for commercial property

Suite 201 30 Fisher Rd Dee Why

Fixed charges - GST free

1 Jan 19 - 31 Mar 19

Water service

\$

Wastewater (sewerage) service

3.84

10.32

Total amount due

\$14.16

*Paul
 SUPER
 10/2/19*



010/01/M00757/S001036/002071

SYDNEY WATER CORPORATION ABN 49 776 225 038

TAX INVOICE

Continued overleaf

Date of issue 10 January 2019

Sydney WATER

Account for Suite 201 30 Fisher Rd Dee Why



BPAY: Internet or phone banking.
 Biller code: 45435 Ref no: 5415 188 0009

Online ID: 6619311



Telephone payments: Mastercard or VISA.
 Call **1300 12 34 58** (24 hour service)



Direct Debit: from your bank account or credit card.
 Visit sydneywater.com.au/directdebit



Internet payments: Mastercard, VISA or PayPal.
 Visit sydneywater.com.au/pay

Card payments:
 0.4% fee applies

Payment number

5415 188 0009

Please pay by

31/01/19

Total amount due

\$14.16

TRAN CODE

831

USER CODE

066859

CUSTOMER REFERENCE NUMBER

000054151880009

<0000001416>

<066859>

<000054151880009>

>

| | | | | |
|-----------|----------|---------|-----------|------------------|
| Last bill | Payments | Balance | This bill | Total amount due |
| \$14.16 | \$14.16 | \$0.00 | \$14.16 | \$14.16 |

099-000630

003



RICK WRAY PTY LTD
26 PALOMAR PDE
FRESHWATER NSW 2096

Please pay by

30/04/19

Account number:

5415 188

54151880-62496

Account for commercial property

Suite 201 30 Fisher Rd Dee Why

| | | |
|-------------------------------|----------------------|----------------|
| Fixed charges - GST free | 1 Apr 19 - 30 Jun 19 | \$ |
| Water service | | 3.84 |
| Wastewater (sewerage) service | | 10.32 |
| Total amount due | | \$14.16 |



099/01/M000630/S0000864/001727

Continued overleaf

SYDNEY WATER CORPORATION ABN 49 776 225 038

TAX INVOICE

Date of issue 09 April 2019

Account for Suite 201 30 Fisher Rd Dee Why



BPAY: Internet or phone banking.
Biller code:45435 Ref no: 5415 188 0009

Online ID: 6619311

Card payments:
0.4% fee applies



Telephone payments: Mastercard or VISA.
Call **1300 12 34 58** (24 hour service)

Payment number

5415 188 0009



Direct Debit: from your bank account or credit card.
Visit sydneywater.com.au/directdebit

Please pay by

30/04/19



Internet payments: Mastercard, VISA or PayPal.
Visit sydneywater.com.au/pay

Total amount due

\$14.16

| | | |
|-----------|-----------|---------------------------|
| TRAN CODE | USER CODE | CUSTOMER REFERENCE NUMBER |
| 831 | 066859 | 000054151880009 |

David Soyer
11/5/19

I - 5

Rick Wray Superannuation Fund
Fund ABN: 73 604 177 419
Rental Property Schedule
For the Period From 1 July 2018 to 30 June 2019

Property Account Name 2/31 Belgrave Street, Manly 2095
Property Type Residential
Address of the Property 2/31 Belgrave Street
 Manly, NSW 2095
 Australia

| Description | Tax Return Label | Amount |
|-----------------------------------|------------------|-------------------------|
| Income | | |
| Rent from Property | B | 22,391.50 |
| Gross Rent | | <u>22,391.50</u> |
| Expenses | | |
| Capital Allowances | E | 655.37 |
| Capital Work Deduction - Tax Only | D | 32.22 |
| Council Rates | I | 774.57 |
| Repairs Maintenance | I | 266.02 |
| Strata Levy Fee | I | 4,030.35 |
| Water Rates | I | 270.74 |
| Total Expenses | | <u>6,029.27</u> |
| Net Rent | | <u><u>16,362.23</u></u> |

RW Total

36,533.50 58,925

1069.28 1724.65

52.56 84.78

1,263.77 2038.34

434.03 700.05

6,575.83 10,606.18

441.74 712.48

9,837.21 15,866.48

26,696.29 43,058.52

Property Account Name 201/30 Fisher Road, Dee Why 2099
Property Type Commercial
Address of the Property 201/30 Fisher Road
 Dee Why, NSW 2099
 Australia

| Description | Tax Return Label | Amount |
|-----------------------|------------------|------------------------|
| Income | | |
| Rent from Property | B | 17,400.00 |
| Gross Rent | | <u>17,400.00</u> |
| Expenses | | |
| Capital Allowances | E | 630.30 |
| Cleaning | I | 696.15 |
| Council Rates | I | 1,246.56 |
| Strata Levy Fee | I | 5,125.25 |
| Water Rates | I | 56.64 |
| Total Expenses | | <u>7,754.90</u> |
| Net Rent | | <u><u>9,645.10</u></u> |

18-19

2/31 BELGRAVE ST MANLY

DETAILS

INCOME

EXPENSES

Super

EXPENSES

RGW

| | | | | | |
|------------------------|-------------|--|-------------|-------------|--|
| July | | | | | |
| Water | | | \$ 178.16 | | |
| Strata | | | \$ 1,627.48 | | |
| Materials | | | | \$ 83.85 | |
| Materials Toilet floor | | | | \$ 54.00 | |
| Rent To RGW | \$ 4,785.00 | | | | |
| Aug | | | | | |
| Council rates | | | \$ 2,038.36 | | |
| tracks for kitchen | | | | \$ 190.60 | |
| Rent To RGW | \$ 4,785.00 | | | | |
| Sept | | | | | |
| materials | | | | \$ 112.83 | |
| RENT To RGW | \$ 4,785.00 | | | | |
| Oct | | | | | |
| Strata | | | | \$ 1,851.30 | |
| Water | | | | \$ 178.11 | |
| Materials | | | | \$ 186.80 | |
| RENT To RGW | \$ 4,785.00 | | | | |
| Nov | | | | | |
| RENT To RGW | \$ 4,785.00 | | | | |
| Dec | | | | | |
| Strata + Special levy | | | | \$ 3,478.80 | |
| Materials | | | | \$ 71.99 | |
| RENT To RGW | \$ 4,785.00 | | | | |
| Jan | | | | | |
| RENT To RGW | \$ 4,785.00 | | | | |
| Feb | | | | | |
| Water | | | \$ 178.11 | | |
| RENT To RGW | \$ 5,430.00 | | | | |
| Mar | | | | | |
| RENT To RGW | \$ 5,000.00 | | | | |

| | | | | | |
|--------------------------------------|--------|---------------------|--------------------|--------------------|--|
| Apr Water RENT | To RGW | \$ 5,000.00 | | \$ 178.11 | |
| May Strata + Special levy RENT | To RGW | \$ 5,000.00 | \$ 3,648.62 | | |
| Jun RENT | To RGW | \$ 5,000.00 | | | |
| TOTAL | | \$ 58,925.00 | \$ 7,670.73 | \$ 6,386.39 | |
| | | Super | | RGW | |

Rent to RGW

62%

\$ 36,533.50

Rent to Super

38%

\$ 22,391.50

Expenses total

\$ 14,057.12

58,925.00

\$ 5,341.71

\$ 8,715.41

RGW ows super

\$ 24,720.52

Expenses (14,057.12)

Depreciation (1,728.65)

Capital Works (84.78)

43,058.45

SF

38%

16,362.

RGW

62%

26,696

Rick Wray Superannuation Fund

Depreciation Worksheet

For the Period 1 July 2018 to 30 June 2019

Property Description: 2/31 Belgrave Street, Manly 2095
 Property Type: Residential
 Property Address: 2/31 Belgrave Street Manly NSW 2095

| Description of Assets | Purchase Date | Original Cost | Opening Written Down Value | Balancing Adjustment Events | | | Decline In Value | | Closing Written Down Value |
|----------------------------------|---------------|-------------------|----------------------------|-----------------------------|-------------------|------------|------------------|--------|----------------------------|
| | | | | Disposal Date | Termination Value | Assessable | Deductible | Rate | |
| New Kitchen | 31-Mar-17 | 4,245.36 | 4,112.48 | | | | | 2.50% | 106.13 |
| Reception Counter | 9-May-18 | 1,664.54 | 1,628.28 | | | | | 15.00% | 244.24 |
| New Kitchen | 31-Aug-17 | 1,288.61 | 1,261.78 | | | | | 2.50% | 32.22 |
| 2/31 Belgrave Street, Manly 2095 | 31-Jan-13 | 246,419.91 | 246,419.91 | | | | | 0.00% | - |
| Air Conditioner | 30-Jun-17 | 2,300.00 | 305.00 | | | | | 20.00% | 305.00 |
| Property Total | | 255,918.42 | 253,727.45 | | | | | | 687.59 |
| | | | | | | | | | 253,039.86 |

Key:
 DV: Diminishing Value Method
 PC: Prime Cost Method
 LV: Low value pool (year 2 or 3)
 LV Y1: Low value pool - year 1
 N/A: Non-depreciable asset
 *: Capital work deduction

Total Capital Allowance 655.37
 Total Capital Work Deductions 32.22



northern
beaches
council

1 Belgrave Street, Manly NSW 2095
725 Pittwater Road, Dee Why NSW 2099
1 Park Street, Mona Vale NSW 2103
59A Old Barrenjoey Road, Avalon Beach NSW 2107
T 1300 434 434 F 02 9 976 1400
E council@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au
ABN 57 284 295 198



R G Wray & Rick Wray
26 Palomar Parade
FRESHWATER NSW



RATES AND CHARGES NOTICE

Parking sticker and general enquiries:

Please see the reverse side of

31/08/2018

Property Location and Description

INTEREST ACCRUES ON ARREARS AT 7.5% P.A.

2/31 Belgrave Street MANLY NSW 2095
Lot 3 SP 67886

Date of Posting

24/07/2018

Particulars of Rates and Charges

| | Rateable Value | Cents in \$ | Amount(\$) |
|---------------------------------------|-----------------------|--------------|------------|
| Manly Business Ordinary Rate | 01/07/2016 243,308 | 0.621300c/\$ | \$1,511.67 |
| Manly Business Special Rate | 243,308 | 0.212361c/\$ | \$516.69 |
| Stormwater Management Services Charge | 2 | Per Property | \$10.00 |

Please check your Biller Code and Reference Number prior to paying

✓
Paid 509.86
2/8/18

This notice may be paid either in full by the due date shown above or in the four instalments as shown below.

| 1st Instalment | 2nd Instalment | 3rd Instalment | 4th Instalment | Payments made after the 16/07/2018 are not shown on this notice. | Total Amount Due |
|------------------------|------------------------|------------------------|------------------------|--|------------------|
| 31/08/2018 \$509.86 | 30/11/2018 \$509.50 | 28/02/2019 \$509.50 | 31/05/2019 \$509.50 | | \$2,038.36 |

If paying by cheque please return bottom portion of this notice with payment

Payment Methods (See over for details)

| | | |
|---|---|--|
| BPay by phone or internet Pay by phone with Credit Card* Call 1300 276 468 Pay online with Credit Card* Go to northernbeaches.nsw.gov.au *Charges apply - see over for details | Pay by Mail Northern Beaches Council, Locked Bag W121, Sydney NSW 1292 | POST billpay Pay in person at Australia Post *65 4626603 |
| For emailed notices: northernbeaches.enotices.com.au Reference No: 434DB7D73N | | |

Biller Code: 1735
Reference No.: 4626 603



For emailed notices:
northernbeaches.enotices.com.au
Reference No: 434DB7D73N

Date

| | | |
|--|--|--|
| | | |
|--|--|--|

Name: R G Wray & Rick Wray Pty Ltd
Reference No.: 4626603
1st Instalment: \$509.86
Total Amount: \$2,038.36

For Credit: Northern Beaches Council

Transcode User Code Customer reference number

| | | |
|-----|------|---------|
| 831 | 2616 | 4626603 |
|-----|------|---------|

\$

Amount paid (cheques, see reverse)

<0000050986>

<002616>

<000000004626603>

>



STRATA REVOLUTION
PERSONALISED STRATA MANAGEMENT

PO Box 3047, Allambie Heights NSW 2100
michelle@stratarevolution.com.au
http://www.stratarevolution.com.au
ABN: 86 618 207 542
Mob: 0422 919 709
Ph: (02) 8459 7361

Notice of Levies Due in November 2018

Attention: Rick Wray

Wray & Rick Pty Ltd
26 Palomar Pde
Freshwater NSW 2096

Issued 28/09/2018 on behalf of:

The Owners of Strata Plan 67886
ABN 64861036512
Empire Mansions
30 Belgrave Street
Manly NSW 2095
for Lot 3 Unit Shop3
Wray & Rick Pty Ltd

| Due date | Details | Amounts due (\$) | | Total |
|------------|---------------------------|------------------|--------------|----------|
| | | Admin Fund | Cap Wrks Fnd | |
| 01/11/2018 | Standard Levy | 1,444.40 | 406.90 | 1,851.30 |
| | Total levies due in month | 1,444.40 | 406.90 | 1,851.30 |

| | |
|-------------------------------|-------------------|
| Total of this levy notice | 1,851.30 |
| Levies in arrears | 0.00 |
| Interest on levies in arrears | 0.00 |
| Outstanding owner invoices | 0.00 |
| Subtotal of amount due | 1,851.30 |
| Prepaid | 0.00 |
| Total amount due | \$1,851.30 |

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 10%.

Cheques should be made payable to 'The Owners of Strata Plan 67886'

Payment due 01/11/2018

NOTE NEW BANKING DETAILS

*Paid Rkw
11/10/18*



*Registration is required for payments from cheque or savings accounts. Please complete a registration form available at www.deft.com.au or call 1800 872 162. You do not need to re-register for the internet service if already registered for phone payment. Registration is not required for credit card payments.

Wray & Rick Pty Ltd

Strata Plan 67886

Lot 3

Unit Shop3



*442 250199825 14099



Billers code 96503



Pay over the Internet by DEFT
Online from your *pre-registered
bank account at www.deft.com.au



Pay by DEFT Phonepay from your
*pre-registered bank account.
Call 1300 301 090 or
International +612 8232 7395



Credit card payments can be made
over the Internet. Log onto
www.deft.com.au or call 1300 301
090 and follow the instructions. A
surcharge will be applicable if you
use this option.



Pay by mailing this payment slip with
your cheque to:

DEFT Payment Systems
GPO Box 4690, Sydney NSW 2001



Pay in person at any post office by
cash, cheque or Eftpos.
Payments made at Australia Post will
incur a \$2.75 DEFT processing fee.

Contact your participating financial institution to make a BPAY payment
from your cheque or savings account. Enter the biller code and your
DEFT reference number. To use the QR code, use the reader within your
mobile banking app. More info: www.bpay.com.au

Strata Revolution

DEFT Reference No.

250199825 14099

Amount Due

\$1,851.30 ✓

Due Date

01/11/2018

Amount Paid

\$

+250199825 14099

<

000185130<2+



STRATA REVOLUTION
PERSONALISED STRATA MANAGEMENT

PO Box 3047, Allambi Heights NSW 2100
michelle@stratarevolution.com.au
http://www.stratarevolution.com.au
ABN: 86 618 207 542
Mob: 0422 919 709
Ph: (02) 8459 7361

Notice of Levies Due in February 2019

Attention: Rick Wray

Wray & Rick Pty Ltd
26 Palomar Pde
Freshwater NSW 2096

Issued 12/12/2018 on behalf of:

The Owners of Strata Plan 67886
ABN 64861036512
Empire Mansions
30 Belgrave Street
Manly NSW 2095
for Lot 3 Unit Shop3
Wray & Rick Pty Ltd

| Due date | Details | Amounts due (\$) | | Total |
|---------------------------|---------------|------------------|--------------|----------|
| | | Admin Fund | Cap Wrks Fnd | |
| 01/02/2019 | Standard Levy | 1,444.40 | 406.90 | 1,851.30 |
| 01/02/2019 | Special Levy | 0.00 | 1,627.50 | 1,627.50 |
| Total levies due in month | | 1,444.40 | 2,034.40 | 3,478.80 |

| | |
|--------------------------------|-------------------|
| Total of this levy notice | 3,478.80 |
| Levies in arrears | 1,627.50 |
| Interest on levies in arrears* | 27.65 |
| Outstanding owner invoices | 0.00 |
| Subtotal of amount due | 5,133.95 |
| Prepaid | 0.00 |
| Total amount due | \$5,133.95 |

Payment due 01/02/2019

* Interest calculated to 1/02/2019

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 10%.

Cheques should be made payable to 'The Owners of Strata Plan 67886'

Paid 28/12/18

** JULY 18 → Paid. 1627.48 to*

204 515 266 000 003 855.



*Registration is required for payments from cheque or savings accounts. Please complete a registration form available at www.deft.com.au or call 1800 872 182. You do not need to re-register for the Internet service if already registered for phone payment. Registration is not required for credit card payments.

Wray & Rick Pty Ltd

Strata Plan 67886

Lot 3

Unit Shop3



*442 250199825 14099



Bill code 96503



Pay over the Internet by DEFT
Online from your *pre-registered bank account at www.deft.com.au



Pay by DEFT Phonepay from your *pre-registered bank account.
Call 1300 301 090 or International +612 8232 7395



Credit card payments can be made over the Internet. Log onto www.deft.com.au or call 1300 301 090 and follow the instructions. A surcharge will be applicable if you use this option.



Pay by mailing this payment slip with your cheque to:
DEFT Payment Systems
GPO Box 4690, Sydney NSW 2001



Pay in person at any post office by cash, cheque or Eftpos.
Payments made at Australia Post will incur a \$2.75 DEFT processing fee.

Contact your participating financial institution to make a BPAY payment from your cheque or savings account. Enter the biller code and your DEFT reference number. To use the QR code, use the reader within your mobile banking app. More info: www.bpay.com.au

Strata Revolution

DEFT Reference No.

250199825 14099

Amount Due

\$5,133.95

Due Date

01/02/2019

Amount Paid

\$

+250199825 14099

<

000513395<2+



STRATA REVOLUTION
PERSONALISED STRATA MANAGEMENT

Notice of Levies Due in May 2019

PO Box 3047, Allamby Heights NSW 2100
michelle@stratarevolution.com.au
http://www.stratarevolution.com.au
ABN: 86 618 207 542
Mob: 0422 919 709
Ph: (02) 8459 7361

Attention: Rick Wray

Wray & Rick Pty Ltd
26 Palomar Pde
Freshwater NSW 2096

Issued 13/03/2019 on behalf of:

The Owners of Strata Plan 67886
ABN 64861036512
Empire Mansions
30 Belgrave Street
Manly NSW 2095
for Lot 3 Unit Shop3
Wray & Rick Pty Ltd

| Due date | Details | Amounts due (\$) | | Total |
|------------|---------------------------|------------------|--------------|----------|
| | | Admin Fund | Cap Wrks Fnd | |
| 01/05/2019 | Standard Levy | 1,444.40 | 406.90 | 1,851.30 |
| | Total levies due in month | 1,444.40 | 406.90 | 1,851.30 |

| | |
|--------------------------------|-------------------|
| Total of this levy notice | 1,851.30 |
| Levies in arrears | 1,627.50 |
| Interest on levies in arrears* | 39.68 |
| Outstanding owner invoices | 0.00 |
| Subtotal of amount due | 3,518.48 |
| Prepaid | 0.00 |
| Total amount due | \$3,518.48 |

Payment due 01/05/2019

* Interest calculated to 1/05/2019

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 10%.
Cheques should be made payable to 'The Owners of Strata Plan 67886'



*Registration is required for payments from cheque or savings accounts. Please complete a registration form available at www.deft.com.au or call 1800 672 182. You do not need to re-register for the internet service if already registered for phone payment. Registration is not required for credit card payments.

Wray & Rick Pty Ltd

Strata Plan 67886

Lot 3

Unit Shop3



*442 250199825 14099



Bill code 96503



Pay over the Internet by DEFT
Online from your *pre-registered
bank account at www.deft.com.au



Pay by DEFT Phonepay from your
*pre-registered bank account.
Call 1300 301 090 or
International +612 8232 7395



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090 and follow the instructions. A
surcharge will be applicable if you
use this option.



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GPO Box 4690, Sydney NSW 2001



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Payments made at Australia Post will
incur a \$2.75 DEFT processing fee.

Contact your participating financial institution to make a BPAY payment
from your cheque or savings account. Enter the biller code and your
DEFT reference number. To use the QR code, use the reader within your
mobile banking app. More info: www.bpay.com.au

Strata Revolution

DEFT Reference No.

250199825 14099

Amount Due

\$3,518.48

Due Date

01/05/2019

Amount Paid

\$

+250199825 14099

<

000351848<2+

REMINDER NOTICE

Attention: Rick Wray

Wray & Rick Pty Ltd
26 Palomar Pde
Freshwater NSW 2096

Issued 12/04/2019 on behalf of the owners of:

The Owners of Strata Plan 67886
ABN 64861036512
Empire Mansions
30 Belgrave Street
Manly NSW 2095
for Lot 3 Unit Shop3
Wray & Rick Pty Ltd

| Date | Details | Amount due | Amount paid | Interest accrued* | Interest paid | Amount outstanding |
|-------------------------------------|------------------------------|------------|-------------|-------------------|---------------|--------------------|
| 01/11/2018 | Standard Levy | 1,851.30 | 1,851.30 | 0.00 | 0.00 | 0.00 |
| 01/12/2018 | Special Levy | 1,627.50 | 1,627.50 | 0.00 | 0.00 | 0.00 |
| 01/02/2019 | Standard Levy | 1,851.30 | 1,851.30 | 0.00 | 0.00 | 0.00 |
| 01/02/2019 | Special Levy | 1,627.50 | 0.00 | 31.21 | 0.00 | 1,658.71 |
| 12/04/2019 | Lot 3: Debt recovery Stage 1 | 13.00 | 0.00 | 0.00 | 0.00 | 13.00 |
| * Interest calculated to 12/04/2019 | | \$6,970.60 | \$5,330.10 | \$31.21 | \$0.00 | \$1,671.71 |

Total amount outstanding \$1,671.71

Cheques should be made payable to 'The Owners of Strata Plan 67886'

Paid to Wray & Rick Pty Ltd
1/5/19



*Registration is required for payments from cheque or savings accounts. Please complete a registration form available at www.deft.com.au or call 1800 672 162. You do not need to re-register for the internet service if already registered for phone payment. Registration is not required for credit card payments.

Wray & Rick Pty Ltd

Strata Plan 67886

Lot 3

Unit Shop3



*442 250199825 14099



Billers code 96503



Pay over the Internet by DEFT Online from your *pre-registered bank account at www.deft.com.au



Pay by DEFT Phonepay from your *pre-registered bank account. Call 1300 301 090 or International +612 8232 7395



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Contact your participating financial institution to make a BPAY payment from your cheque or savings account. Enter the biller code and your DEFT reference number. To use the QR code, use the reader within your mobile banking app. More info: www.bpay.com.au

Strata Revolution

DEFT Reference No.

250199825 14099

Amount Due

\$1,671.71

Due Date

12/04/2019

Amount Paid

\$

6 May, 2019

RICHARD GRANVILLE WRAY
26 PALOMAR PDE

FRESHWATER
2096 NSW

Dear Customer,

BPAY® Transaction Corrected

The following BPAY® transaction has been corrected, with an error message "Incorrect Customer Reference number (CRN)".

Date of transaction: 01/05/2019

Billers: DEFT PAYMENTS

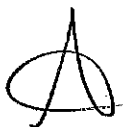
Amount: \$1671.71

The funds have been returned to your account 120479704 and we suggest that you now contact the Biller to arrange payment.

No fee has been charged for this request.

If you have any queries, please contact our BPAY Operations team on 03 5485 7803.

Yours sincerely



BPAY Operations
2684742



STRATA REVOLUTION
PERSONALISED STRATA MANAGEMENT

PO Box 3047, Allambie Heights NSW 2100
michelle@stratarevolution.com.au
http://www.stratarevolution.com.au
ABN: 86 618 207 542
Mob: 0422 919 709
Ph: (02) 8459 7361

NOTICE OF COMMENCEMENT OF LEGAL ACTION

Attention: Rick Wray

Wray & Rick Pty Ltd
26 Palomar Pde
Freshwater NSW 2096

Issued 17/05/2019 on behalf of:

The Owners of Strata Plan 67886
ABN 64861036512
Empire Mansions
30 Belgrave Street
Manly NSW 2095
for Lot 3 Unit Shop3
Wray & Rick Pty Ltd

We recently sent you a Final Notice about your unpaid strata levies.

This current notice is to advise you that we have now referred the matter to our solicitors, Bannermans Lawyers, so they can commence legal action against you as the registered owner of the lot to recover the outstanding debt.

Currently the amount owing on your lot is \$3,648.62. This includes interest calculated to 17/05/2019, and a cost of \$66.00 for this referral. Legal costs will now also be payable.

To minimise legal costs, please pay the full amount owing immediately.

Any further correspondence on this matter should be referred to our solicitors on .

If payment has been made within the last seven days, please contact me immediately to confirm that your payment has been received and that no further action is taken.

Yours faithfully,

Michelle Russell

*Paid Super
17/5/19*



*Registration is required for payments from cheque or savings accounts. Please complete a registration form available at www.deft.com.au or call 1800 672 162. You do not need to re-register for the internet service if already registered for phone payment. Registration is not required for credit card payments.

Wray & Rick Pty Ltd

Strata Plan 67886

Lot 3

Unit Shop3



*442 250199825 14099



Bill code 96503



Pay over the Internet by DEFT
Online from your *pre-registered
bank account at www.deft.com.au



Pay by DEFT Phonepay from your
*pre-registered bank account.
Call 1300 301 090 or
International +612 8232 7395



Credit card payments can be made
over the Internet. Log onto
www.deft.com.au or call 1300 301
090 and follow the instructions. A
surcharge will be applicable if you
use this option.



Pay by mailing this payment slip with
your cheque to:
DEFT Payment Systems
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Payments made at Australia Post will
incur a \$2.75 DEFT processing fee.

Contact your participating financial institution to make a BPAY payment from your cheque or savings account. Enter the biller code and your DEFT reference number. To use the QR code, use the reader within your mobile banking app. More info: www.bpay.com.au

Strata Revolution

DEFT Reference No.

250199825-14099

Amount Due

\$3,648.62

Due Date

17/05/2019

Amount Paid

\$

+250199825 14099

<

000364862<2+

| | | | | |
|-----------|----------|---------|-----------|------------------|
| Last bill | Payments | Balance | This bill | Total amount due |
| \$177.91 | \$177.91 | \$0.00 | \$178.16 | \$178.16 |

191-000893

003



MR RG WRAY
RICK WRAY PTY LTD
26 PALOMAR PDE
FRESHWATER NSW 2096

Please pay by

31/07/18

Account number

5235 687

52356870-80917

Account for commercial property

31 Belgrave St Manly

| | | |
|---------------------------------|----------------------|-----------------|
| Fixed charges - GST free | 1 Jul 18 - 30 Sep 18 | \$ |
| Water service | | 20.19 |
| Wastewater (sewerage) service | | 151.88 |
| Stormwater drainage area | | 6.09 |
| Total amount due | | \$178.16 |

*Paid Super
16/7/18.*

191/01/M000893/S000948/001895

SYDNEY WATER CORPORATION ABN 49 776 225 038

TAX INVOICE

Continued overleaf

Date of issue 10 July 2018

Account for 31 Belgrave St Manly



BPAY: Internet or phone banking.
Biller code:45435 Ref no: 5235 687 0007

Online ID: 6619310



Telephone payments: Mastercard or VISA.
Call **1300 12 34 58** (24 hour service)



Direct Debit: from your bank account or credit card.
Visit sydneywater.com.au/directdebit



Internet payments: Mastercard, VISA or PayPal.
Visit sydneywater.com.au/pay

Card payments:
0.4% fee applies

Payment number
5235 687 0007

Please pay by
31/07/18

Total amount due
\$178.16

| | | |
|-----------|-----------|---------------------------|
| TRAN CODE | USER CODE | CUSTOMER REFERENCE NUMBER |
| 831 | 066859 | 000052356870007 |

<0000017816> <066859> <000052356870007> >

| | | | |
|-----------|----------|---------|-----------|
| Last bill | Payments | Balance | This bill |
| \$178.16 | \$178.16 | \$0.00 | \$178.11 |

Total amount due

\$178.11

283-000742

003



MR RG WRAY
 RICK WRAY PTY LTD
 26 PALOMAR PDE
 FRESHWATER NSW 2096

Please pay by

31/10/18

Account number

5235 687

52356870-58895

Account for commercial property

31 Belgrave St Manly

| | | |
|---------------------------------|----------------------|-----------------|
| Fixed charges - GST free | 1 Oct 18 - 31 Dec 18 | \$ |
| Water service | | 20.16 |
| Wastewater (sewerage) service | | 151.88 |
| Stormwater drainage area | | 6.07 |
| Total amount due | | \$178.11 |

*Paym. R.W.
30/10/18*

283/01/M/00742/S001033/002065

SYDNEY WATER CORPORATION ABN 49 776 225 038

TAX INVOICE

Continued overleaf

Date of issue 10 October 2018

Account for 31 Belgrave St Manly



BPAY: Internet or phone banking.
 Biller code: 45435 Ref no: 5235 687 0007

Online ID: 6619310

Card payments:
 0.4% fee applies



Telephone payments: Mastercard or VISA.
 Call **1300 12 34 58** (24 hour service)

Payment number

5235 687 0007



Direct Debit: from your bank account or credit card.
 Visit sydneywater.com.au/directdebit

Please pay by

31/10/18



Internet payments: Mastercard, VISA or PayPal.
 Visit sydneywater.com.au/pay

Total amount due

\$178.11

| | | |
|-----------|-----------|---------------------------|
| TRAN CODE | USER CODE | CUSTOMER REFERENCE NUMBER |
| 831 | 066859 | 000052356870007 |

<0000017811> <066859> <000052356870007> >

| | | | | |
|-----------|----------|---------|-----------|------------------|
| Last bill | Payments | Balance | This bill | Total amount due |
| \$178.11 | \$178.11 | \$0.00 | \$178.11 | \$178.11 |

010-000735

003



MR RG WRAY
 RICK WRAY PTY LTD
 26 PALOMAR PDE
 FRESHWATER NSW 2096

Please pay by

31/01/19

Account number

5235 687

52356870-65335

Account for commercial property

31 Belgrave St Manly

| | | |
|---------------------------------|-----------------------------|-----------------|
| Fixed charges - GST free | 1 Jan 19 - 31 Mar 19 | \$ |
| Water service | | 20.16 |
| Wastewater (sewerage) service | | 151.88 |
| Stormwater drainage area | | 6.07 |
| Total amount due | | \$178.11 |

Paul Super
10/2/19



010/01/M00735/S001010/1002019

SYDNEY WATER CORPORATION ABN 49 776 225 038

TAX INVOICE

Continued overleaf
 Date of issue 10 January 20

Account for 31 Belgrave St Manly



BPAY: Internet or phone banking.
 Biller code: 45435 Ref no: 5235 687 0007

Online ID: 6619310

Card payments:
 0.4% fee applies



Telephone payments: Mastercard or VISA.
 Call **1300 12 34 58** (24 hour service)

Payment number

5235 687 0007



Direct Debit: from your bank account or credit card.
 Visit sydneywater.com.au/directdebit

Please pay by

31/01/19



Internet payments: Mastercard, VISA or PayPal.
 Visit sydneywater.com.au/pay

Total amount due

\$178.11

| | | |
|------------|---------------|---------------------------|
| TRAN CODE | USER CODE | CUSTOMER REFERENCE NUMBER |
| 831 | 066859 | 000052356870007 |

<0000017811> <066859> <000052356870007> >

| | | | | |
|-----------|----------|---------|-----------|------------------|
| Last bill | Payments | Balance | This bill | Total amount due |
| \$178.11 | \$178.11 | \$0.00 | \$178.11 | \$178.11 |

099-000705

003



MR RG WRAY
 RICK WRAY PTY LTD
 26 PALOMAR PDE
 FRESHWATER NSW 2096

52356870-62495

Please pay by

30/04/19

Account number

5235 687

Account for commercial property

31 Belgrave St Manly

| | | |
|---------------------------------|----------------------|-----------------|
| Fixed charges - GST free | 1 Apr 19 - 30 Jun 19 | \$ |
| Water service | | 20.16 |
| Wastewater (sewerage) service | | 151.88 |
| Stormwater drainage area | | 6.07 |
| Total amount due | | \$178.11 |



099/01/M00705/S000959/001917

Continued overleaf

SYDNEY WATER CORPORATION ABN 49 776 225 038

TAX INVOICE

Date of issue 09 April 2019

Account for 31 Belgrave St Manly



BPAY: Internet or phone banking.
 Biller code:45435 Ref no: 5235 687 0007

Online ID: 6619310

Card payments:
 0.4% fee applies



Telephone payments: Mastercard or VISA.
 Call **1300 12 34 58** (24 hour service)

Payment number

5235 687 0007



Direct Debit: from your bank account or credit card.
 Visit sydneywater.com.au/directdebit

Please pay by

30/04/19



Internet payments: Mastercard, VISA or PayPal.
 Visit sydneywater.com.au/pay

Total amount due

\$178.11

*Paid RGW
11/5/19*

| | | |
|-----------|-----------|---------------------------|
| TRAN CODE | USER CODE | CUSTOMER REFERENCE NUMBER |
| 831 | 066859 | 000052356870007 |

<0000017811> <066859> <000052356870007> >