

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

	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 strata			\$ 1,235.00	do paid July twice
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 - super rgw

7124.60

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	
201/30 Fisher Road, Dee Why 2099 Building	29-Jan-15	126,438.17	126,438.17			0.00%	N/A	126,438.17
Air conditioning unit	21-Dec-15	4,202.00	2,608.40			15.00%	PC	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

Paul 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.
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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

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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.		31/08/2018
11/30 Fisher Road DEE WHY NSW 2099 Lot 11 SP 81193				Date of Posting 24/07/2018
Particulars of Rates and Charges	Rateable Value	Cents in \$	Amount(\$)	
Ordinary Business Rates	01/07/2016 114,000	Minimum Rate	\$1,246.56	
<p>***Please check your Biller Code and Reference Number prior to paying***</p> <p style="font-size: 2em; font-weight: bold; color: blue;">Paid Super 2/8/18</p>				

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 \$311.76	30/11/2018 \$311.60	28/02/2019 \$311.60	31/05/2019 \$311.60		\$1,246.56

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

Payment Methods (See over for details)

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

Credit

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]

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	\$3,786.25			\$42,874.09cr
CR000386	CR	1/10/2018	Payment; NB Consulting I	\$3,943.07			\$38,931.02cr
CR000396	CR	2/01/2019	Payment; NB Consulting I	\$4,642.63			\$34,288.39cr
CR000408	CR	1/04/2019	Payment; NB Consulting I	\$4,642.63			\$29,645.76cr
CR000371	CR	1/07/2018	Payment; NB Property De	\$6,559.76			\$23,086.00cr
CR000378	CR	27/09/2018	Payment; NB Property De	\$6,940.31			\$16,145.69cr
CR000390	CR	13/11/2018	Payment; NB Property De	\$111.16			\$16,034.53cr
CR000394	CR	29/01/2019	Payment; NB Property De	\$30,000.00			\$13,965.47
CR000402	CR	1/01/2019	Payment; NB Property De	\$7,141.35			\$21,106.82
CR000411	CR	1/04/2019	Payment; NB Property De	\$7,152.61			\$28,259.43
CR000382	CR	10/10/2018	Payment; Paul Dunn	\$699.57			\$28,959.00
CR000379	CR	29/09/2018	Payment; Rick Wray Pty L	\$1,296.75			\$30,255.75
CR000388	CR	20/11/2018	Payment; Rick Wray Pty L	\$1,235.00			\$31,490.75
CR000392	CR	17/12/2018	Payment; Rick Wray Pty L	\$1,235.00			\$32,725.75
CR000399	CR	5/01/2019	Payment; Rick Wray Pty L	\$1,296.75			\$34,022.50
CR000414	CR	1/05/2019	Payment; Rick Wray Pty L	\$1,296.75			\$35,319.25
CR000373	CR	2/07/2018	Payment; The McGeady S	\$1,235.00			\$36,554.25
CR000385	CR	1/10/2018	Payment; The McGeady S	\$1,296.75			\$37,851.00
CR000403	CR	2/01/2019	Payment; The McGeady S	\$1,996.31			\$39,847.31
CR000410	CR	1/04/2019	Payment; The McGeady S	\$1,996.31			\$41,843.62
CR000374	CR	2/07/2018	Payment; Turner Superan	\$2,047.50			\$43,891.12
CR000384	CR	1/10/2018	Payment; Turner Superan	\$2,149.88			\$46,041.00
CR000398	CR	2/01/2019	Payment; Turner Superan	\$2,149.88			\$48,190.88
CR000412	CR	1/04/2019	Payment; Turner Superan	\$2,149.88			\$50,340.76
CR000383	CR	2/10/2018	Payment; Xie & Wei, Hele	\$699.57			\$51,040.33
CR000400	CR	4/01/2019	Payment; Xie & Wei, Hele	\$699.57			\$51,739.90
CR000406	CR	28/03/2019	Payment; Xie & Wei, Hele	\$699.57			\$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		

Paid by Rick
 ✓ ✓ ✓
 \$360.25
 ((235.00))
 \$125.25
Paid by Rick

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

Did not pay!

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

Paid Super 9/7/18

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

1235
+ 199.50 } 1296.75 x B
+ 199.50 }
+ 199.50 }

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

5,125.25

* 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: <u>\$1,235.00</u>

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		

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

29/9/18

Page 1 of 1

FB
Ack = 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

Paul 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

*Paid 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 Sgar
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.
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

31/07/18



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

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 USER CODE CUSTOMER REFERENCE NUMBER

831

066859

000054151880009

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

Total amount due
\$14.16



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		3.84
Wastewater (sewerage) service		10.32
Total amount due		\$14.16

*Paul
SUPER
10/2/19*



010/01/000757/S001036/002071

SYDNEY WATER CORPORATION ABN 49 776 225 038

TAX INVOICE

Continued overleaf
Date of issue 10 January 2019

Account for Suite 201 30 Fisher Rd Dee Why

B **PAY**
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
31/01/19

🖱 **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

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.
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

30/04/19



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

Total amount due

\$14.16

*Revised Invoice
11/5/19*

TRAN CODE	USER CODE	CUSTOMER REFERENCE NUMBER
831	066859	000054151880009

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 2038.54
 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

EXPENSES

Super

RGW

DETAILS		INCOME	EXPENSES	EXPENSES
			Super	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	

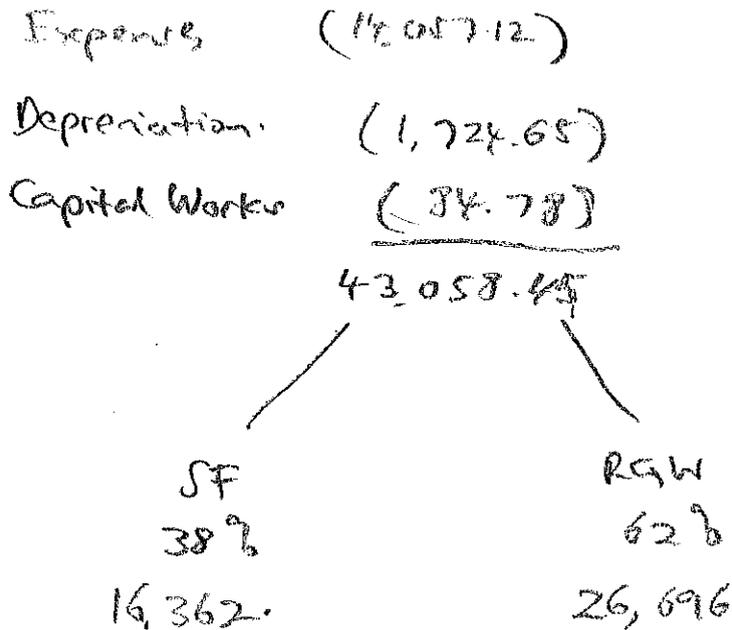
Super RGW

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



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	Disposal Date	Balancing Adjustment Events		Decline In Value		Closing Written Down Value
					Termination Value	Assessable	Rate	Method	
New Kitchen	31-Mar-17	4,245.36	4,112.48			2.50%	PC	106.13	4,006.35
Reception Counter	9-May-18	1,664.54	1,628.28			15.00%	DV	244.24	1,384.04
New Kitchen	31-Aug-17	1,288.61	1,261.78			2.50%	PC*	32.22	1,229.56
2/31 Belgrave Street, Manly 2095	31-Jan-13	246,419.91	246,419.91			0.00%	N/A	-	246,419.91
Air Conditioner	30-Jun-17	2,300.00	305.00			20.00%	PC	305.00	-
Property Total		255,918.42	253,727.45					687.59	253,039.86

Total Capital Allowance 655.37
 Total Capital Work Deductions 32.22

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



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 V
 26 Palomar Parade
 FRESHWATER NSW



RATES AND CHARGES NOTICE
 Parking sticker and general enquiries:

Please see the reverse side of this notice

31/08/2018

Property Location and Description	INTEREST ACCRUES ON ARREARS AT 7.5% P.A.			Date of Posting
2/31 Belgrave Street MANLY NSW 2095 Lot 3 SP 67886				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 SUPER
 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
Billers Code: 1735 Reference No.: 4626 603	For emailed notices: northernbeaches.enotices.com.au Reference No: 434DB7D73N	

Credit
 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> <00000004626603> >

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
11/16/18*



*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



Billier code 96503

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



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.

Strata Revolution

DEFT Reference No.

250199825 14099

Amount Due

\$1,851.30 ✓

Due Date

01/11/2018

Amount Paid

\$

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

Paid 28/12/18

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

* 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'

Payment due 01/02/2019

** 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



Billers code 96503

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



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.

Strata Revolution

DEFT Reference No.

250199825 14099

Amount Due

\$5,133.95

Due Date

01/02/2019

Amount Paid

\$



Notice of Levies Due in May 2019

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

* Interest calculated to 1/05/2019

Payment due 01/05/2019

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



Billers code 96503

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



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 9232 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.

Strata Revolution

DEFT Reference No.

250199825 14099

Amount Due

\$3,518.48

Due Date

01/05/2019

Amount Paid

\$



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

REMINDER NOTICE

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

Attention: Rick Wray

The Owners of Strata Plan 67886

ABN 64861036512

Empire Mansions

30 Belgrave Street

Manly NSW 2095

Wray & Rick Pty Ltd
26 Palomar Pde
Freshwater NSW 2096

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
b/lay.
Paid RSW
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

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



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.

Strata Revolution

DEFT Reference No.

250199825 14099

Amount Due

\$1,671.71

Due Date

12/04/2019

Amount Paid

\$

+250199825 14099 <

000167171<2+

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



Billier code 96503

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



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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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.

Strata Revolution

DEFT Reference No.

250199825-14099

Amount Due

\$3,648.62

Due Date

17/05/2019

Amount Paid

\$

Last bill	Payments	Balance	This bill
\$177.91	\$177.91	\$0.00	\$178.16

Total amount due

\$178.16

191-000693

003



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

Please pay by

31/07/18

Account number

5235 687

52356870-60917

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/M00693/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

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
31/07/18



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

Total amount due

TRAN CODE	USER CODE	CUSTOMER REFERENCE NUMBER
831	066859	000052356870007

\$178.16

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

✓
Paid. 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.
Bill 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> >



Telephone Payments ☎ (See below)
 Account Balance ☎ **1300 362 093**
 Website: sydneywater.com.au

General Enquiries ☎ **13 20 92**
 8.30am to 5.30pm (Mon-Fri)
 Faults and Leaks ☎ **13 20 90**
 24 hours

Last bill	Payments	Balance	This bill
\$178.11	\$178.11	\$0.00	\$178.11

Total amount due

\$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/S001010/002019

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

TRAN CODE	USER CODE	CUSTOMER REFERENCE NUMBER
831	066859	000052356870007

\$178.11

<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.
Bill 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