

dg

DDP Super Fund

General Ledger [Detail]

1/07/2022 To 30/06/2023

\*\*\* - Noise dispute from below nighbour, had SMSF rip up the tiles, add underlay (whihc is capitalised) then replace the tiles.  
The Tiles and audio check is deductible. RGL confirmed with KRandall King of Marsh tincknell on 30/08/2023.

26/07/2023  
9:26:02 AM

ID#	Src	Date	Memo	Debit	Credit	Job No.	Net Activity	Ending Balance	Allocation Memo
<b>6-5004 Legal Fees</b>									
<b>Beginning Balance:</b>				<b>\$0.00</b>					
PP	CD	23/11/2022	PEXA	\$2,117.17				\$3,877.17	Title Transfer
PP	CD	10/03/2023	Grace Lawyers	\$605.00				\$4,482.17	Advice strata flooring dispute
PP	CD	17/04/2023	GRACE LAWYERS	\$484.00				\$4,966.17	Advice strata flooring dispute
Total:				\$4,966.17	\$0.00		\$4,966.17	\$4,966.17	
<b>6-6002 Carr St U15 - Rates &amp; Water</b>									
<b>Beginning Balance:</b>				<b>\$0.00cr</b>					
Bpay	CD	13/09/2022	CBA Credit Card	\$160.78				\$160.78	Water
Bpay	CD	27/09/2022	CBA Credit Card	\$1,611.74				\$1,772.52	Council Rates
Bpay	CD	19/12/2022	CBA Credit Card	\$166.49				\$1,939.01	
Bpay	CD	1/03/2023	CBA Credit Card	\$157.37				\$2,096.38	
Bpay	CD	15/05/2023	Macq Bank Visa CC 8351	\$159.08				\$2,255.46	Water
Total:				\$2,255.46	\$0.00		\$2,255.46	\$2,255.46	
<b>6-6005 Carr St U15 - R&amp;M</b>									
<b>Beginning Balance:</b>				<b>\$0.00</b>					
PP	CD	1/08/2022	Danny Martins	\$350.00			plastering repairs - details below	\$350.00	
Bpay	CD	19/08/2022	CBA Credit Card	\$2,065.40				\$2,415.40	Replace all lights from 240V to led lights
Bpay	CD	19/08/2022	CBA Credit Card	\$123.42				\$2,538.82	replace electrical switches
Bpay	CD	19/08/2022	CBA Credit Card	\$1,649.00				\$4,187.82	replace dishwasher with Miele as the dishwasher burnt out
Bpay	CD	19/08/2022	CBA Credit Card	\$103.08				\$4,290.90	electrical parts
Bpay	CD	19/08/2022	CBA Credit Card	\$126.92			R & M Exps	\$4,417.82	electrical parts
Bpay	CD	13/09/2022	CBA Credit Card	\$51.77				\$4,469.59	Bunnings vacumm bags + filter
Bpay	CD	13/09/2022	CBA Credit Card	\$1,623.51			invoice below - R&M ***	\$6,093.10	Acoustics Report
Bpay	CD	13/09/2022	CBA Credit Card	\$1,659.00			invoice below - R&M ***	\$7,752.10	Deposit for the replacement tiles
Bpay	CD	13/09/2022	CBA Credit Card	\$33.90			R & M Exps = \$51.77+33.90 = \$85.67	\$7,786.00	Chlorine to clean balcony
PP	CD	19/09/2022	AB Contractors	\$16,500.00				\$24,286.00	
Bpay	CD	27/09/2022	CBA Credit Card	\$4,135.38			invoice below - R&M ***	\$28,421.38	Balance on tiles replacement
PP	CD	28/09/2022	Danny Martins	\$450.00			plastering repairs - details below.	\$28,871.38	
Bpay	CD	10/10/2022	CBA Credit Card	\$50.22				\$28,921.60	hydrochloric acid
Bpay	CD	10/10/2022	CBA Credit Card	\$53.52				\$28,975.12	2 x tile strips
Bpay	CD	10/10/2022	CBA Credit Card	\$31.12				\$29,006.24	Duct tape for underlay
Bpay	CD	10/10/2022	CBA Credit Card	\$836.00			R & M Exps = 50.22+53.52+31.12+836	\$29,842.24	adhesive glue for underlay and FC sheets
Bpay	CD	10/10/2022	CBA Credit Card	\$47.97			+47.97+29.4+33.08+42.72+	\$29,890.21	electrical
Bpay	CD	10/10/2022	CBA Credit Card	\$29.40			17.32+27.05+125.77	\$29,919.61	Trex glue
Bpay	CD	10/10/2022	CBA Credit Card	\$33.08			= \$1,294.17	\$29,952.69	
Bpay	CD	10/10/2022	CBA Credit Card	\$42.72				\$29,995.41	adhesive glue
Bpay	CD	10/10/2022	CBA Credit Card	\$17.32				\$30,012.73	electrical
Bpay	CD	10/10/2022	CBA Credit Card	\$27.05				\$30,039.78	grout
Bpay	CD	10/10/2022	CBA Credit Card	\$125.77				\$30,165.55	silicone
PP	CD	14/10/2022	AB Contractors	\$11,000.00			invoice below - R&M ***	\$41,165.55	
PP	CD	14/10/2022	AB Contractors	\$2,200.00			R & M Exps	\$43,365.55	re-painting of walls where damaged by install of tiling

Three Hundred and Fifty Dollars and 0 Cents

1/08/2022

Danny Martins

\*\*\*350.00

PP

1/08/2022

\$350.00

Danny Martins

A.B.N. 61 483 343 774

6-6005 Carr St U15 - R&M

\$350.00

A.C.N.

fix plastering on wall



**Sydney Head Office**  
Suite 2  
174 Willoughby Rd  
St Leonards NSW 2065  
T: 02 9908 1270

**Melbourne Office**  
Suite 11  
70 Racecourse Rd  
Nth Melbourne VIC 3051  
T: 03 7015 5112

ABN: 36 105 797 715  
PO Box 270  
Neutral Bay NSW 2089  
E: info@acousticdynamics.com.au  
W: www.acousticdynamics.com.au



Invoiced: 2 August 2022

Tax Invoice: 0017569

Project: 5719

Your Purchase Order Number: Email

**Mr Danny Dekker**  
58 Carr Street  
COOGEE NSW 2034

Email: dannydekke@hotmail.com  
Ph: 0412 423 560

## **TAX INVOICE 0017569**

### **FEES FOR ACOUSTIC CONSULTING/CONTRACTING SERVICES 58 CARR ST COOGEE – PROPOSED HARD FLOORS**

Professional acoustic consulting services, in accordance with our Offer of Services dated 22 July 2022 and your acceptance of our Offer dated 22 July 2022, including:

- ☐ Review of relevant criteria, site visit and noise measurements, review of architectural drawings, calculations and preparation of our report.

Item Description	Qty		Unit Price (Excl GST)	Total (Excl GST)
<b>Fee As Agreed</b>				
Item 1 – Floor Impact Sound Transmission Testing & Acoustic Advice	1	@	\$1,450.00	\$1,450.00
			Total (Excluding GST)	\$1,450.00
			GST Included in Total Claim	(\$145.00)
			<b>Tax Invoice and Total Claim (Including GST)</b>	<b>\$1,595.00</b>
			<b>Payment Due: <u>Immediately</u></b>	

Payments not received within thirty (30) days of the date of our invoice, which require a reminder notice to be issued, will incur a **\$85.00 administration fee** and will be subject to **interest** charges at 17.5% per annum, pro-rated to the date at which the invoiced amount was due. Subsequent 30day reminders will incur **additional \$50.00 late payment administration fees**. This progress claim is being made under the Building and Construction Industry Security of Payment Act 1999.

To pay by **Credit Card (VISA & MASTERCARD only)**, please call our office on 02 9908 1270. Please note that all credit card payments will incur additional 1.75% + 60c merchant fees.

Please forward your payment to:  
Acoustic Dynamics Pty Ltd  
PO Box 270  
NEUTRAL BAY NSW 2089

OR

Please pay by direct deposit to:  
BSB: **112 879** (St George Bank)  
Account no: **056 192 380**  
Acc Name: Acoustic Dynamics  
(Please use Payment Ref: "Inv No. \_\_\_\_\_"  
& email/fax payment confirmation to us)

**ACOUSTIC DYNAMICS** (ABN 36 105 797 715)

13/09/2022	Floor Testing Acoustic Advice #0017569	\$1,623.51
	Acoustic Consulting Service Invoice # 0017569	1595

## INVOICE TO:

DANNY DEKKER

## DELIVER TO:

GATE 3, 58 CARR ST  
COOGEE

Processed by: VICKY BILLIAS

Page 1 of 2

DELIVERY	INVOICE DATE	DELIVERY DATE	ORDER No.	SALESPERSON	DUE DATE
EWLINE TRANSPOR	14-Sep-22	14-Sep-22	DANNY DEKKER	NANCIA SARA KINIOTIS	15-Sep-22

## SPECIAL INSTRUCTIONS

PLEASE CALL DANNY 1 HOUR PRIOR 0412 423 560

**Tax Invoice 70065/02**

STOCKCODE	DESCRIPTION	QUANTITY	RATE	TOTAL excl.	GST	TOTAL incl.
SKM-95951J	600X600 ROCHE LINEN MATT	64.80 m <sup>2</sup>	\$75.90	\$4,918.32	\$491.83	\$5,410.15
		Batch: 556:R06				
DELPALLET-2	DELIVERY	1.00 EACH	\$240.00	\$240.00	\$24.00	\$264.00
		Batch:				

13/09/2022	Property Capital Improvement - Deposit for the replacement tiles	\$1,659.00
27/09/2022	Property Capital Improvement - Balance on tiles replacement	\$4,135.38
	total paid	\$5,794.38

## PAYMENT DETAILS

### DIRECT DEPOSIT/EFT PAYMENTS

Bank: Westpac BSB: 032-055 Acc No: 286524

[CLICK HERE TO PAY ONLINE USING CREDIT CARD](#)

\* no surcharge on Visa & Mastercard

PLEASE INCLUDE REFERENCE NO: 11611-70065

*This is a payment claim made under the Building and Construction Industry Security of Payments Act 1999 NSW*

SUB TOTAL	\$5,158.32
GST	\$515.83
TOTAL	<b>\$5,674.15</b>

WAREHOUSE ADDRESS FOR PICKUPS:- 125-135 BONDS RD, PUNCHBOWL NSW 2196

'CAUTION' - ANY FORM OF CERAMIC TILE CAN BE SLIPPERY ESPECIALLY WHEN WET AND ALL NECESSARY PRECAUTION MUST BE TAKEN WHEN USED IN AREAS WHERE TILES EXPOSED TO ANY LIQUIDS.



## SKHEME PTY LTD - TERMS & CONDITIONS

### 1 THE AGREEMENT

- 1.1 These Terms and Conditions and the material information and further conditions contained in the invoice to which this document is attached constitute the agreement between Skheme Pty Ltd ("Skheme") and the customer as named on the invoice ("Customer") for the supply from Skheme to the Customer of the products described on the invoice ("Products").
- 1.2 In the event of any inconsistency between these Terms and Conditions and the further conditions contained on the invoice, the further conditions on the invoice shall prevail.
- 1.3 These Terms and Conditions and the invoice comprise the whole of the agreement between Skheme and the Customer ("the Agreement"), and all other conditions, representations or warranties not contained in these Terms and Conditions and the invoice shall not apply.

### 2 THE PRODUCTS

- 2.1 The Products to be supplied by Skheme to the Customer are as specified in the invoice. The Customer acknowledges that:
- 2.1.1 they are satisfied from their own enquires that the product specifications are correct and appropriate for the purposes for which the Customer requires the Products; and
- 2.1.2 The quantity of Products specified has been calculated and verified by the Customer.
- 2.2 Skheme does not accept any responsibility for either the specification of the Products, the calculation of the quantity required by the Customer. Any liability in respect of the supply of the Products is limited in the manner set out in this Agreement.

### 3 PAYMENT & TRADING TERMS

- 3.1 The price payable by the Customer to Skheme for the purchase of the Products is as prescribed on the invoice.
- 3.2 Except as provided in the invoice or as provided in clause 3.4, the price must be paid in full prior to delivery or collection of the Products.
- 3.3 Where Products are ordered by a Customer in advance of delivery or collection, then the Customer must pay a 50% deposit of the price at the time that the order is placed, unless Skheme agrees to waive this requirement. At Skheme's discretion, any such deposit shall be refundable on cancellation of the order if the Products are current floor stock carried by Skheme or if Skheme is not itself committed to the manufacturer/supplier to take up the order.
- 3.4 Where Skheme agrees to grant credit to a Customer, in the absence of written agreement to the contrary the price must be paid in full within 30 days of delivery, failing which the Customer must pay interest to Skheme on the unpaid price calculated from the date for payment until the amount owing is paid at a rate of interest equivalent to the Westpac Bank's indicator rate as at the final date for payment plus 2%.
- 3.5 Where the terms of this Agreement specify that the Products are to be delivered by Skheme, then;
- 3.5.1 The Customer must provide adequate directions to enable Skheme or its agents or contractors to effect delivery.
- 3.5.2 Skheme will use reasonable endeavours to effect delivery within any time frame specified on the invoice but shall not be liable for any loss or damage suffered by the Customer for late delivery.
- 3.5.3 Products will be delivered to the easiest option available to Skheme or it's delivery contractor, being either the nature strip of the Customer's household, building site or depot unless other specific delivery instructions are given (together "the Customer's Site") and are specified on the invoice. If entry to the Customer's Site is required the Customer must ensure safe entry, sufficient access and a stable delivery pad. Skheme or it's delivery contractor shall not be required to move any other materials or open and close gates to gain safe access to the Customer's Site. Skheme and its delivery contractor may at their absolute discretion and without liability change the delivery point at the Customer's Site if they are of the opinion that delivery as required by the Customer is unsafe or impractical. Skheme shall not be liable for any loss, damage or injury caused to the Products, persons or property during or as a result of delivery. The Customer indemnifies Skheme in respect of any claims for such loss, damage or injury as a result of entry to the Customer's Site. If delivery other than to the Customer's Site is required, Skheme shall be entitled to charge the Customer a reasonable handling fee for such a delivery.
- 3.5.4 Skheme delivery, including unsigned delivery records shall be proof of delivery of the Product in good order, quality and the quantity specified on the invoice, and shall be evidence of receipt by the Customer.
- 3.5.5 Skheme shall not be liable for inability or failure to deliver Products within specified time frame or at all for any reason.
- 3.6 The Customer may remove or arrange for the removal of Products from Skheme's premises at its cost.
- 3.7 Where the Products are faulty or are damaged, Skheme may be required to accept return of Products only if a claim to return the Products is made by the Customer to Skheme within 48 hours of delivery, otherwise Products may be returned only at Skheme's discretion. Skheme shall only accept return if the Products are undamaged, of merchantable quality and of the current batch and colour for such products. All returns, unless deemed to be faulty or damaged, shall be charged a handling fee of not less than 20% of the price of the return Products.
- 3.8 The Customer acknowledges that save as permitted by clause 3.7 and Skheme's discretion by clause 3.8, they have no right to return Products to Skheme or to claim any credit for returned or unused products.
- 3.9 All other claims arising out of this contract must be notified in writing to Skheme within 7 days of the date of delivery or collection, and in any event prior to the use or installation of the Products.

### 4 INSTALLATION & USE

- 4.1 The Customer acknowledges that prior to the Products being laid or installed, it is the Customer's responsibility to check that the Product delivered is as specified on the invoice and is in a fit and proper state to be laid and installed. In the event that the Product is not as specified on the invoice and is not in a fit and proper state, it is the responsibility of the Customer to give notice in writing to Skheme that the Product is not in a fit and proper state to be installed. Once the Product is installed and laid, Skheme has no responsibility and the Product is deemed to be accepted as fit and proper.
- 4.2 The Product must be laid or installed (including sealing) strictly in accordance with the manufacturer's directions and guidelines and the relevant Australian Standard. Skheme shall not be liable for the Customer's failure to install or lay in accordance with manufactures guidelines and Australian Standards.
- 4.3 The Customer acknowledges that in the event that there are no manufacturer's directions and guidelines to installation and use of the Products, the relevant Australian Standards will apply as the guideline for installation and use.
- 4.4 The Customer does not rely in any way on Skheme in relation to the use, fixing and installation of the Products; Skheme is not liable for the works of any tradesperson in the installation of the Products, whether or not Skheme may have recommended the tradesperson to the Customer. The Customer should make its own enquiries as to the competency of any tradesman recommended by Skheme.
- 4.5 The Customer acknowledges that the Product should be stored on level ground and under cover to avoid damage and staining and should not have any other product, machinery or items stored or leaning upon it.
- 4.6 The Customer must once the Product has been laid properly clean and maintain the Product to avoid staining. Once laid Skheme will not be liable for any staining caused as a result of the installation process, failure to comply properly clean and maintain once installed or as a result of the storage of any items on the Product after installation.

### 5 WARRANTY PROVISIONS

### 5 WARRANTY PROVISIONS

- 5.1 Skheme Warrants to the Customer that
- 5.1.1 Skheme owns the Products and is free to sell them to the Customer.
- 5.1.2 At the time the products leave Skheme's control the Products are of merchantable quality, having regard to the grade and/or quality specified on the invoice.
- 5.1.3 Where a condition specifying the purpose for which the Products are required is recorded on the invoice, the Products are, at the time they leave Skheme's control, reasonably fit for that purpose. If no condition specified, then no warranty as to purpose is given.
- 5.1.4 Where the Products are sold by reference to a generic description or to a sample as specified on the invoice, that the Products are, at the time they leave Skheme's premises, reasonably consistent with that description or sample. If no generic description or sample is so specified, then no such warranty is given.
- 5.1.5 Where the Products carry a manufacturer's warranty, Skheme shall if and when required to do so use all reasonable endeavours to assist the Customer in getting the benefit of that warranty.
- 5.2 Where the Products carry a manufacturer's warranty, Skheme shall if and when required to do so, use all reasonable endeavours to assist the Customer in obtaining the benefit of that warranty.
- 5.3 Warranties expressed or implied in this contract are subject to the following qualifications:
- 5.3.1 Where Products are described as "Run of Kiln", which means a mix of upgraded products of both first and second quality, those Products carry no warranty as to quality, colour and shape.
- 5.3.2 Where Products are described as "Seconds" or "Second Quality" or "Commercial Grade", this means Products are not warranted to be first quality and may be subject to colour and size variation and may also include such imperfections as chips and poor shape. Such Products carry no warranty as to colour, size or shape, or the absence of imperfections.
- 5.3.3 Variations in colour and shade are inherent in fired clay, vitrified, porcelain, concrete stone and engineered stone products and are natural characteristics of such products. If the Customer wishes to match the characteristics of any Products, then it is their responsibility to either check the Products before purchase or to purchase sufficient quantities of the Product to permit selection and matching of the Products And allow for wastage.
- 5.3.4 Unless otherwise stated in writing in the Products specification, the Products are not suitable for use in an environment which is exposed to chemicals, salt, salt air or seawater, and are not warranted for use in such environments.
- 5.4 Apart from the warranties given in this clause and any other warranties implied by statute, Skheme gives no further warranties and the Customer acknowledges that in entering into this contract they have not relied on any warranties by or on behalf of Skheme which are not recorded in this Agreement.
- 5.5 To the extent that the law permits, Skheme liability for any breach of warranty contained or implied in this Agreement and for any other breach of this Agreement is limited to in Skheme's absolute discretion, one of the following;
- 5.5.1 replacement of the Products or the supply of equivalent Products, excluding any associated works in effecting removal or lifting of the Product and relaying or fixing the replacement Products;
- 5.5.2 repair of the Products; and
- 5.5.3 payment of the cost of either replacing the Products, supplying equivalent Products or repairing the Products, excluding removal or lifting of the Product and relaying or fixing of the Product.

### 6 TITLE & RISK

- 6.1 Skheme and the Customer agree that ownership of the Products remains with Skheme until Skheme has received all amounts owing for any and all Products supplied to the Customer; and all other obligations due to Skheme are met in respect of all contracts between Skheme and the Customer. In addition to any right of lien or other security to which Skheme may be entitled by law, Skheme is entitled to a general lien on all Products in Skheme's or the Customer's possession, even if the Products or some of them may have been paid for, against any amount outstanding under this Agreement or otherwise owing from the Customer to Skheme.
- 6.2 The Customer consents to Skheme effecting a registration on the Personal Properties and Securities Register ("PPSR") in relation to any security interest contemplated by this contract and the Customer agrees to provide all assistance reasonably required to facilitate this. The Customer waives any right to receive notice of a verification statement in relation to any registration on the PPSR.
- 6.3 It is further agreed that:
- 6.3.1 where practicable the Products shall be kept in the Customer's possession until Skheme have received payment and all other obligations of the Customer are met;
- 6.3.2 until such time as ownership of the Products passes from Skheme, Skheme may give notice in writing to the Customer to return the Products to Skheme. Upon such notice the rights of the Customer (or any third party) to obtain ownership or any other interest in the Products shall cease;
- 6.3.3 Skheme shall have the right of stopping the supply of the Products where any amount due to Skheme is outstanding;
- 6.3.4 if the Customer fails to return any Products to Skheme then Skheme (or its agent) may enter upon and into land and premises owned, occupied or used by the Customer, where the Products are situated and take possession of the Products;
- 6.3.5 the Customer is only a bailee of the Products and until such time as Skheme has received payment in full for all Products then the Customer shall hold any proceeds from the sale or disposal of the Products (and any insurance proceeds of such proceeds), up to and including the amount the Customer owes to Skheme for the Products, on trust for Skheme; and
- 6.3.6 the Customer shall not deal with the money of Skheme in any way which may be adverse to Skheme; and
- 6.3.7 the Customer shall not charge the Products in any way nor grant nor otherwise give any interest in the Products while they remain the property of Skheme; and
- 6.3.8 Skheme can recover from the Customer the Price of the Products sold notwithstanding that ownership of the Products may not have passed.
- 6.3.9 Notwithstanding that Skheme retains ownership of the Products, all risk for the Products passes to the Customer on delivery.
- 6.4 If it is agreed between Skheme and the Customer that the Products will be sent by sea transit to the Customer, the customer must insure the Products from the date of the Skheme invoice.

### 7 GENERAL PROVISIONS

- 7.1 If any provision of this contract is held to be invalid or unenforceable for any reason, then such provision shall be severable, and its severance shall not affect the enforceability of the remaining provisions of this Agreement.
- 7.2 In this Agreement;
- 7.2.1 words importing the singular shall import the plural, and words importing one gender shall import all other genders; and
- 7.2.2 where the Customer comprises more than one party, those parties shall be bound by this Agreement jointly and each of the severally.
- 7.3 This Agreement shall be interpreted according to the laws of New South Wales. The parties submit exclusively to the jurisdiction of the Courts of NSW to determine any dispute between them.

### WARNINGS

Some tiles may require surface sealing prior to grouting and consultation with the manufacturer and your sales representative is advised. Sealer can be purchased separately. Any form of ceramic tile can be slippery especially when wet and all necessary precaution should be taken when used in areas where tiles are exposed to any liquids.

Any product containing Crystalline Silica must be installed/fabricated using score & snap method and/or wet cutting in conjunction with AS/NZS 1716:2012, AS/NZS 1715:2009, AS/NZS 60335.2.69:2017. For more information please refer to: [www.safework.nsw.gov.au/hazards-a-z/hazardous-chemical/priority-chemicals/crystalline-silica](http://www.safework.nsw.gov.au/hazards-a-z/hazardous-chemical/priority-chemicals/crystalline-silica)

Four Hundred and Fifty Dollars and 0 Cents

28/09/2022

Danny Martins

\*\*\*450.00

PP

28/09/2022

\$450.00

Danny Martins

A.B.N. 61 483 343 774

6-6005 Carr St U15 - R&M

\$450.00

A.C.N.

Plastering & Rendering repairs



11<sup>th</sup> October 2022

Danny Dekker

15/58 Carr Street Coogee

RGL & Danny Dekker spoke about this item on 5 Sept 2023. Danny confirmed that the entire kitchen was removed, while the flooring issue was being sorted. Then the entire kitchen was put back in. All panels were the original pannelling. Just a heavily labour intensive exercise. R&M.

Invoice

Remove and re-install kitchen due to flooring removal

Total \$10 000+ gst **\$11 000**

All works carried out by licenced tradesmen

AB Contractors hold all relevant insurances needed for these works

AB Contractors Pty Ltd

BSB 062 123

ACC 10748473

AB Contractors Pty Ltd ABN 56 083 861 385

30 Gould Street Bondi Beach 0414414124

[Benabcontractors@bigpond.com](mailto:Benabcontractors@bigpond.com)

Builders Licence 340823C

Eleven Thousand Dollars and 0 Cents

14/10/2022

AB Contractors

\*\*\*11,000.00

PP

14/10/2022

\$11,000.00

AB Contractors

A.B.N. 61 483 343 774

6-6005 Carr St U15 - R&M

\$11,000.00

A.C.N.

Kitchen repairs



DDP Super Fund

General Ledger [Detail]

1/07/2022 To 30/06/2023

26/07/2023  
9:26:03 AM

ID#	Src	Date	Memo	Debit	Credit	Job No.	Net Activity	Ending Balance	Allocation Memo
6-6007	Carr St U15 - Expenses Capital								
Beginning Balance:				\$0.00					
Bpay	CD	21/11/2022	CBA Credit Card	\$257.00			R & M Exps	\$257.00	tapware
PP	CD	23/11/2022	Barry	\$2,244.00			invoice below - R&M	\$2,501.00	
Bpay	CD	19/12/2022	CBA Credit Card	\$1,259.10				\$3,760.10	Couch outdoor
Bpay	CD	19/12/2022	CBA Credit Card	\$58.99				\$3,819.09	manchester
Bpay	CD	19/12/2022	CBA Credit Card	\$49.98				\$3,869.07	manchester
Bpay	CD	19/12/2022	CBA Credit Card	\$388.00				\$4,257.07	Manchester
Bpay	CD	19/12/2022	CBA Credit Card	\$259.92				\$4,516.99	Manchester
Bpay	CD	19/12/2022	CBA Credit Card	\$38.98				\$4,555.97	Manchester
Bpay	CD	19/12/2022	CBA Credit Card	\$49.98				\$4,605.95	Manchester
Bpay	CD	19/12/2022	CBA Credit Card	\$159.98				\$4,765.93	Manchester
Bpay	CD	19/12/2022	CBA Credit Card	\$58.00				\$4,823.93	Kmart
Bpay	CD	19/12/2022	CBA Credit Card	\$25.11				\$4,849.04	pot plant
Bpay	CD	19/12/2022	CBA Credit Card	\$27.25				\$4,876.29	Kitchen utensils
Bpay	CD	19/12/2022	CBA Credit Card	\$215.50				\$5,091.79	Kitchen Utensils
Bpay	CD	19/12/2022	CBA Credit Card	\$58.00				\$5,149.79	Manchester
Bpay	CD	19/12/2022	CBA Credit Card	\$51.98				\$5,201.77	Manchester
Bpay	CD	19/12/2022	CBA Credit Card	\$101.97				\$5,303.74	Manchester
Bpay	CD	19/12/2022	CBA Credit Card	\$52.77				\$5,356.51	Kitchen utensils
Bpay	CD	19/12/2022	CBA Credit Card	\$208.00				\$5,564.51	Target - items to furnish
Bpay	CD	19/12/2022	CBA Credit Card	\$92.00				\$5,656.51	ikea - stuff to furnish apartment
Bpay	CD	19/12/2022	CBA Credit Card	\$23.50				\$5,680.01	pillow cases, electrical power board
Bpay	CD	19/12/2022	CBA Credit Card	\$77.96				\$5,757.97	Manchester
Bpay	CD	19/12/2022	CBA Credit Card	\$57.00				\$5,814.97	kitchen Utensils
Bpay	CD	19/12/2022	CBA Credit Card	\$164.99				\$5,979.96	Floor rug
Bpay	CD	19/12/2022	CBA Credit Card	\$177.00				\$6,156.96	Iron \$75, Finish Tablets \$37, Toolkit \$30, Garbage Bags \$35
Bpay	CD	19/12/2022	CBA Credit Card	\$24.86				\$6,181.82	
Bpay	CD	19/12/2022	CBA Credit Card	\$70.10				\$6,251.92	Kitchen utensils
Bpay	CD	19/12/2022	CBA Credit Card	\$444.00				\$6,695.92	Smeg Toaster & Kettle
Bpay	CD	19/12/2022	CBA Credit Card	\$77.77			R & M Exps = \$523.47 (19/12/22)	\$6,773.69	Lockbox for key
Bpay	CD	19/12/2022	CBA Credit Card	\$129.90				\$6,903.59	2 x dispaly cushions
CR000399	CR	5/04/2023	FROM DDP DISCT TRUST FOR ITEM		\$4,467.92			\$2,435.67	
Total:				\$6,903.59	\$4,467.92		\$2,435.67	\$2,435.67	

6-6008 Carr St U15 - Expenses

Beginning Balance: \$0.00

Bpay	CD	10/10/2022	CBA Credit Card	\$25.11				\$25.11	door mat
Bpay	CD	21/11/2022	CBA Credit Card	\$50.22				\$75.33	2 x sets cutlery
Bpay	CD	21/11/2022	CBA Credit Card	\$505.85				\$581.18	wall hang pitchures
Bpay	CD	21/11/2022	CBA Credit Card	\$1,395.60				\$1,976.78	beds
Bpay	CD	21/11/2022	CBA Credit Card	\$663.30				\$2,640.08	furniture
Bpay	CD	19/12/2022	CBA Credit Card	\$75.75				\$2,715.83	fire extinguisher, fire blanket, 1st aid kit
PP	CD	7/02/2023	Sarah Braden Photography	\$620.00				\$3,335.83	
PP	CD	16/02/2023	Alldis & Cox	\$225.00				\$3,560.83	

**ABN: 26 994 287 341**  
**Lic No. 117521C**

**51-53 HUTCHINSON STREET**  
**ST. PETERS NSW 2044**  
**Mobile: 0414 557 522**  
**341 Ph: (02) 9557 5722**  
**Fax: (02) 9519 2806**

## TAX INVOICE

2167

DATE \_\_\_\_\_

**23/11/2022**

**NAME:** DANNY DEKKER  
**ADDRESS:** 15/58 Carr St Coogee

**PHONE:** **MOB: 0412423560**

**FAX:**[illegible]

RGL & Danny Dekker spoke about this item on 6 Sept 2023. Danny confirmed that this is a replacement of the original glass tops on the cabinets. R&M.

**Sub-total**

## GST

**Total Price including GST**

**\$ 2,040.00**

**\$ 204.00**

**\$ 2,244.00**

Two Thousand Two Hundred and Forty Four Dollars and 0 Cents

23/11/2022

Barry

\*\*\*2,244.00

PP	23/11/2022	\$2,244.00
Barry		
A.B.N. 61 483 343 774	6-6007 Carr St U15 - Expenses Capital	\$2,244.00
A.C.N.		

glass for tops of cabinets

DDP Super Fund

General Ledger [Detail]

1/07/2022 To 30/06/2023

26/07/2023  
9:26:02 AM

ID#	Src	Date	Memo	Debit	Credit	Job No.	Net Activity	Ending Balance	Allocation Memo
6-6005	Carr St U15 - R&M								
Beginning Balance:				\$0.00					
PP	CD	23/10/2022	Barry Elbaz	\$1,078.00			invoice below - repairs to bi-fold doors (Water damage)	\$41,443.55	
Bpay	CD	7/11/2022	Alldis & Cox	\$30.00				\$44,473.55	
PP	CD	9/11/2022	Bill	\$600.00			details below	\$45,073.55	
PP	CD	13/11/2022	AB Contractors	\$1,650.00			invoice below	\$46,723.55	repairs to bedroom sliding doors
Bpay	CD	21/11/2022	CBA Credit Card	\$30.38				\$46,753.93	Tapware
Bpay	CD	21/11/2022	CBA Credit Card	\$172.00				\$46,925.93	Tapware
Bpay	CD	21/11/2022	CBA Credit Card	\$21.41				\$46,947.34	cleaner no vac
Bpay	CD	21/11/2022	CBA Credit Card	\$60.80				\$47,008.14	hardware
Bpay	CD	21/11/2022	CBA Credit Card	\$53.66				\$47,061.80	silicone
Bpay	CD	21/11/2022	CBA Credit Card	\$1.82				\$47,063.62	electrical
Bpay	CD	21/11/2022	CBA Credit Card	\$71.85				\$47,135.47	elect
Bpay	CD	21/11/2022	CBA Credit Card	\$18.44				\$47,153.91	plumbing
Bpay	CD	21/11/2022	CBA Credit Card	\$39.93				\$47,193.84	silicone
Bpay	CD	21/11/2022	CBA Credit Card	\$4.90				\$47,198.74	paint
Bpay	CD	21/11/2022	CBA Credit Card	\$53.07				\$47,251.81	silicone
Bpay	CD	21/11/2022	CBA Credit Card	\$88.40				\$47,340.21	silicone
Bpay	CD	21/11/2022	CBA Credit Card	\$189.00				\$47,529.21	tapware
Bpay	CD	21/11/2022	CBA Credit Card	\$34.40				\$47,563.61	plumbing
Bpay	CD	21/11/2022	CBA Credit Card	\$58.05				\$47,621.66	electrical
Bpay	CD	21/11/2022	CBA Credit Card	\$20.97				\$47,642.63	plumbing
Bpay	CD	21/11/2022	CBA Credit Card	\$15.91				\$47,658.54	springs
Bpay	CD	21/11/2022	CBA Credit Card	\$125.40				\$47,783.94	electrical
Bpay	CD	21/11/2022	CBA Credit Card	\$139.99				\$47,923.93	tapware
Bpay	CD	21/11/2022	CBA Credit Card	\$3.65				\$47,927.58	plumbing
Bpay	CD	21/11/2022	CBA Credit Card	\$26.24				\$47,953.82	electrical
Bpay	CD	21/11/2022	CBA Credit Card	\$23.84				\$47,977.66	paint
Bpay	CD	21/11/2022	CBA Credit Card	\$2.11				\$47,979.77	plumbing
Bpay	CD	21/11/2022	CBA Credit Card	\$406.45				\$48,386.22	electrical wire for 3phase power
Bpay	CD	21/11/2022	CBA Credit Card	\$3.78				\$48,390.00	hardware
Bpay	CD	21/11/2022	CBA Credit Card	\$14.20				\$48,404.20	paint
Bpay	CD	21/11/2022	CBA Credit Card	\$47.09				\$48,451.29	guide for door
PP	CD	1/12/2022	Killmore p/l	\$385.00				\$48,836.29	
PP	CD	2/12/2022	AB Contractors	\$6,050.00			Invoice below - R&M***	\$54,886.29	
Bpay	CD	19/12/2022	CBA Credit Card	\$10.00				\$54,896.29	electrical
Bpay	CD	19/12/2022	CBA Credit Card	\$106.90				\$55,003.19	cleaning products to fix stone tops
Bpay	CD	19/12/2022	CBA Credit Card	\$39.90				\$55,043.09	Chlorine
Bpay	CD	19/12/2022	CBA Credit Card	\$50.26				\$55,093.35	Hardware
Bpay	CD	19/12/2022	CBA Credit Card	\$13.20				\$55,106.55	electrical
Bpay	CD	19/12/2022	CBA Credit Card	\$9.10				\$55,115.65	Dyson part
Bpay	CD	19/12/2022	CBA Credit Card	\$35.29				\$55,150.94	Dyson Part
Bpay	CD	19/12/2022	CBA Credit Card	\$20.00				\$55,170.94	Scotchguard for lounge
Bpay	CD	19/12/2022	CBA Credit Card	\$18.77				\$55,189.71	Hardware
Bpay	CD	19/12/2022	CBA Credit Card	\$68.99				\$55,258.70	beeswax to clean furniture. insect screen, paint to touch up
Bpay	CD	19/12/2022	CBA Credit Card	\$9.90				\$55,268.60	electrical



**Lic No. 117521C**

**51-53 HUTCHINSON STREET  
ST. PETERS NSW 2044  
Mobile: 0414 557 522  
Ph: (02) 9557 5722  
Fax: (02) 9519 2806**

## QUOTATION

1838

DATE \_\_\_\_\_

01/09/2022

NAME: DANNY

**ADDRESS:** 58 Carr St, Coogee

**PHONE:**

**FAX:**[illegible]

**Note: All Prices quoted are valid for 60 days from the date of stated on the quotation**

<b>Sub-total \$</b>	<b>980.00</b>
---------------------	---------------

<b>GST \$</b>	<b>98.00</b>
---------------	--------------

**Total Price including GST \$** **1,078.00**

Six Thousand and Fifty Dollars and 0 Cents

2/12/2022

AB Contractors

\*\*\*6,050.00

PP

2/12/2022

\$6,050.00

AB Contractors

A.B.N. 61 483 343 774

6-6005 Carr St U15 - R&M

\$6,050.00

A.C.N.

redo and install benchtop





13<sup>th</sup> November 2022

Danny Dekker

15/58 Carr Street Coogee

Invoice

Remove doors from tracks

Repair doors and reinstall

repairs to bedroom sliding doors

Total                      \$1 500+ gst **\$1 650**

All works carried out by licenced tradesmen

AB Contractors hold all relevant insurances needed for these works

AB Contractors Pty Ltd

BSB 062 123

ACC 10748473

AB Contractors Pty Ltd ABN 56 083 861 385

30 Gould Street Bondi Beach 0414414124

[Benabcontractors@bigpond.com](mailto:Benabcontractors@bigpond.com)

Builders Licence 340823C



1<sup>st</sup> December 2022

Danny Dekker

15/58 Carr Street Coogee

RGL & Danny Dekker spoke about this item on 6 Sept 2023. Danny confirmed that the entire kitchen was removed, while the flooring issue was being sorted. Then the entire kitchen was put back in, including the stone benchtop. It was the original benchtop reinstalled. Just a heavily labour intensive exercise. R&M.

Invoice

Supply and install stone bench top

Total \$5 500+ gst

**\$6 050**

All works carried out by licenced tradesmen

AB Contractors hold all relevant insurances needed for these works

AB Contractors Pty Ltd

BSB 062 123

ACC 10748473

AB Contractors Pty Ltd ABN 56 083 861 385

30 Gould Street Bondi Beach 0414414124

[Benabcontractors@bigpond.com](mailto:Benabcontractors@bigpond.com)

Builders Licence 340823C

Six Hundred Dollars and 0 Cents

9/11/2022

Bill

\*\*\*600.00

PP

9/11/2022

\$600.00

Bill

A.B.N. 61 483 343 774

6-6005 Carr St U15 - R&M

\$600.00

A.C.N.

airtasker repairs to furniture

ID#	Src	Date	Memo	Debit	Credit	Job No.	Net Activity	Ending Balance	Allocation Memo
6-6005 Carr St U15 - R&M									
Beginning Balance:				\$0.00					
Bpay	CD	19/12/2022	CBA Credit Card	\$13.73				\$55,282.33	electrical
Bpay	CD	19/12/2022	CBA Credit Card	\$86.48				\$55,368.81	Hardware stuff
Bpay	CD	19/12/2022	CBA Credit Card	\$6.81				\$55,375.62	Hardware
Bpay	CD	19/12/2022	CBA Credit Card	\$70.59				\$55,446.21	Electrical
PP	CD	8/02/2023	Lockey	\$110.00				\$55,556.21	
Bpay	CD	20/02/2023	CBA Credit Card	\$103.23				\$55,659.44	acid, soil, light for balcony
Bpay	CD	1/03/2023	CBA Credit Card	\$371.39				\$56,030.83	replace toilet seat
Bpay	CD	1/03/2023	CBA Credit Card	\$13.21				\$56,044.04	spray paint to paint common door keys
Bpay	CD	1/03/2023	CBA Credit Card	\$33.53				\$56,077.57	Paint, plaster bog
Bpay	CD	1/03/2023	CBA Credit Card	\$29.00				\$56,106.57	replace fridge filter
Bpay	CD	1/03/2023	CBA Credit Card	\$114.40				\$56,220.97	replace glass panel
Bpay	CD	1/03/2023	CBA Credit Card	\$25.37				\$56,246.34	replace globe, paint sample pot
PP	CD	9/03/2023	Toens Painting & Decroating	\$2,420.00				\$58,666.34	
CR000405	CR	4/04/2023	REFUND FROM DDP DISCT TRUST F		\$2,065.40			\$56,600.94	LIGHTS
CR000405	CR	4/04/2023	REFUND FROM DDP DISCT TRUST F		\$1,649.00			\$54,951.94	MIELE DISHWASHER
CR000405	CR	4/04/2023	REFUND FROM DDP DISCT TRUST F		\$936.86			\$54,015.08	ELECTRICAL
CR000405	CR	4/04/2023	REFUND FROM DDP DISCT TRUST F		\$531.37			\$53,483.71	TAPWARE
CR000405	CR	4/04/2023	REFUND FROM DDP DISCT TRUST F		\$73.81			\$53,409.90	PLUMBING
CR000405	CR	4/04/2023	REFUND FROM DDP DISCT TRUST F		\$20.00			\$53,389.90	SCOTCH GUARD
Bpay	CD	17/04/2023	CBA Credit Card	\$9.50				\$53,399.40	chair tips
Bpay	CD	17/04/2023	CBA Credit Card	\$6.60				\$53,406.00	chair tips
Bpay	CD	17/04/2023	CBA Credit Card	\$12.97				\$53,418.97	shellys mould translucent
Bpay	CD	19/06/2023	CBA Credit Card	\$29.40				\$53,448.37	Trex glue
Bpay	CD	19/06/2023	CBA Credit Card	\$347.80				\$53,796.17	paint, brush, roller
Bpay	CD	19/06/2023	CBA Credit Card	\$13.20				\$53,809.37	replacement globes x 2
Bpay	CD	19/06/2023	CBA Credit Card	\$15.45				\$53,824.82	silicone spray can
PP	CD	19/06/2023	AKV BUILDING SERVICES	\$852.50				\$54,677.32	DEPOSIT 50%
PP	CD	21/06/2023	Bill Galanis - Airtasker	\$300.00				\$54,977.32	
Total:				\$60,253.76	\$5,276.44		\$54,977.32	\$54,977.32	
6-6006 Carr St U15 - Levies									
Beginning Balance:				\$0.00					
PP	CD	1/10/2022	Alldis & Cox	\$1,279.95				\$1,279.95	normal levy
PP	CD	1/10/2022	Alldis & Cox	\$366.47				\$1,646.42	Special levy
PP	CD	30/12/2022	Alldis & Cox	\$1,279.95				\$2,926.37	Normal levy
PP	CD	3/01/2023	Alldis & Cox	\$1,891.45				\$4,817.82	Special levy
PP	CD	3/04/2023	Alldis & Cox	\$1,279.95				\$6,097.77	normal levy
PP	CD	3/04/2023	Alldis & Cox	\$1,891.45				\$7,989.22	Special Levy
Total:				\$7,989.22	\$0.00		\$7,989.22	\$7,989.22	
6-6007 Carr St U15 - Expenses Capital									
Beginning Balance:				\$0.00					

R & M Exps

R & M Exps

R & M Exps = \$596.40

(371.39+13.21+33.53+29+114.4+25.37 = \$586.90)  
but in class taken as = \$596.40

R & M Exps

R & M Exps = \$148.07

(9.5+6.6+12.97+119)

R & M = \$405.85 + \$514.90 (pg#3) = \$920.75

invoice below  
Details below

P. O. BOX 1381 Bondi junction 1355  
0433145462 - 0415102751  
eavi1551@gmail.com  
ABN: 91629739626

# AKV BUILDING SERVICES PTY LTD

## Invoice

Bill To: Danny Dekker  
dannypdekker@hotmail.com  
15/58 Carr Street Coogee  
0412423560

Invoice No: 195  
Date: 19/06/2023  
Terms: NET 0  
Due Date: 19/06/2023

Ship To: 15/58 Carr Street Coogee

Tracking No:  
Ship Via:  
Free Shipping

Description	Quantity	Rate	Amount
shower Screen	1	A\$0.00	A\$0.00
shower Screen <b>replace screen</b> Supply and install new samy frameless shower screen with 1 fix panel and 2 doors folding and sliding fix old shower screen fix hinges and supply new seal for door at the bottom	1	A\$1,550.00	A\$1,550.00
Payment Instructions  BSB 112879 A/c 451562011 St George bank	Subtotal		A\$1,550.00
	GST 10%		A\$155.00
	Shipping		A\$0.00
	Total		A\$1,705.00
	Paid		A\$0.00
Balance Due		A\$1,705.00	

50% = \$852.50 paid on 03/07/2023

### Notes

Hi Danny please pay 50%to order your new shower screen  
Thanks Avi

Three Hundred Dollars and 0 Cents

21/06/2023

Bill Galanis - Airtasker  
ABN: 53 149 850 457 26

\*\*\*300.00

PP

21/06/2023

\$300.00

Bill Galanis - Airtasker

A.B.N. 61 483 343 774

6-6005 Carr St U15 - R&M

\$300.00

A.C.N.

Repairs to cabinet



## DDP Super Fund

P.O. BOX 438,  
COOGEE NSW 2034

## General Ledger [Detail]

12/06/2023 To 12/06/2023

26/07/2023

9:43:35 AM

Page 1

ID#	Src	Date	Memo	Debit	Credit	Job No.	Net Activity	Ending Balance	Allocation Memo
<b>1-1100 Macq Bank Account</b>									
<b>Beginning Balance:</b>			<b>\$6,217.90</b>						
Bpay	CD	12/06/2023	Macq Bank Visa CC 83		\$189.81			\$6,028.09	
CR000413	CR	12/06/2023	13/6-26/6	\$2,300.00				\$8,328.09	
Total:				\$2,300.00	\$189.81		\$2,110.19	\$8,328.09	
<hr/>									
<b>4-1004 Carr St RENT - U15</b>									
<b>Beginning Balance:</b>			<b>\$51,757.00cr</b>						
CR000413	CR	12/06/2023	13/6-26/6		\$2,300.00			\$54,057.00cr	
Total:				\$0.00	\$2,300.00		\$2,300.00cr	\$54,057.00cr	
<hr/>									
<b>6-6008 Carr St U15 - Expenses</b>									
<b>Beginning Balance:</b>			<b>\$231.51</b>						
Bpay	CD	12/06/2023	Macq Bank Visa CC 83	\$159.98				\$391.49	KETTLE AND TOASTER FOR ABB
Bpay	CD	12/06/2023	Macq Bank Visa CC 83	\$29.83		R & M Exps		\$421.32	NIGHT LIGHTS X 3
Total:				\$189.81	\$0.00		\$189.81	\$421.32	
<hr/>									
Grand Total:				\$2,489.81	\$2,489.81				

ID#	Src	Date	Memo	Debit	Credit	Job No.	Net Activity	Ending Balance	Allocation Memo
<hr/>									
<hr/>									
<b>6-6009 Carr St Advertising for tenant</b>									
<b>Beginning Balance:</b>				<b>\$0.00</b>					
Bpay	CD	21/11/2022	CBA Credit Card	\$196.00				\$196.00	Landlords choice
Total:				\$196.00	\$0.00		\$196.00	\$196.00	
<hr/>									
<b>6-6011 AirBNB set-up expenses</b>									
<b>Beginning Balance:</b>				<b>\$0.00</b>					
Bpay	CD	21/11/2022	CBA Credit Card	\$328.42				\$328.42	beach towels, pan set, towels
Bpay	CD	21/11/2022	CBA Credit Card	\$99.96				\$428.38	manchester
Bpay	CD	21/11/2022	CBA Credit Card	\$90.98				\$519.36	manchester
Bpay	CD	21/11/2022	CBA Credit Card	\$62.99				\$582.35	manchester
Bpay	CD	21/11/2022	CBA Credit Card	\$79.99				\$662.34	manchester
Bpay	CD	21/11/2022	CBA Credit Card	\$25.99				\$688.33	manchester
Bpay	CD	21/11/2022	CBA Credit Card	\$189.99				\$878.32	manchester
Bpay	CD	16/01/2023	CBA Credit Card	\$143.10				\$1,021.42	1 x chair + fabric protector
Bpay	CD	17/04/2023	CBA Credit Card	\$119.00				\$1,140.42	Floor Rug
Bpay	CD	19/06/2023	CBA Credit Card	\$432.00				\$1,572.42	Manchester - 2 x sheet sets
Bpay	CD	19/06/2023	CBA Credit Card	\$82.90				\$1,655.32	ABB signs x 2
CR000417	CR	20/06/2023	from ABB		\$0.01			\$1,655.31	
Total:				\$1,655.32	\$0.01		\$1,655.31	\$1,655.31	
<hr/>									
<b>8-1000 Bank Interest</b>									
<b>Beginning Balance:</b>				<b>\$0.00cr</b>					
CR000367	CR	1/07/2022			\$10.08			\$10.08cr	
CR000369	CR	30/07/2022			\$14.53			\$24.61cr	
CR000370	CR	1/08/2022			\$83.02			\$107.63cr	
CR000372	CR	31/08/2022			\$32.99			\$140.62cr	
CR000373	CR	1/09/2022			\$226.09			\$366.71cr	
CR000375	CR	30/09/2022			\$33.47			\$400.18cr	
CR000376	CR	1/10/2022			\$367.45			\$767.63cr	
CR000383	CR	31/10/2022			\$23.90			\$791.53cr	

R & M Exps = \$148.07 as above

DDP Super Fund

General Ledger [Detail]

1/07/2022 To 30/06/2023

26/07/2023  
9:26:03 AM

ID#	Src	Date	Memo	Debit	Credit	Job No.	Net Activity	Ending Balance	Allocation Memo
<b>6-6008 Carr St U15 - Expenses</b>									
<b>Beginning Balance:</b>				<b>\$0.00</b>					
Bpay	CD	20/02/2023	CBA Credit Card	\$79.00				\$3,639.83	internet - THIS HAS BEEN REPAID BY DISCT TRUST
Bpay	CD	1/03/2023	CBA Credit Card	\$9.50				\$3,649.33	Padlock for store room
CR000404	CR	4/04/2023	repay from DDP Disct trust for internet f		\$79.00			\$3,570.33	
CR000399	CR	5/04/2023	FROM DDP DISCT TRUST FOR ITEM		\$3,518.82			\$51.51	
pp	CD	11/04/2023	Alldis & Cox	\$60.00				\$111.51	
PP	CD	28/04/2023	Alldis & Cox	\$120.00				\$231.51	
Bpay	CD	12/06/2023	Macq Bank Visa CC 8351	\$159.98				\$391.49	KETTLE AND TOASTER FOR ABB
Bpay	CD	12/06/2023	Macq Bank Visa CC 8351	\$29.83				\$421.32	NIGHT LIGHTS X 3
Total:				\$4,019.14	\$3,597.82		\$421.32	\$421.32	
<b>6-6009 Carr St Advertising for tenant</b>									
<b>Beginning Balance:</b>				<b>\$0.00</b>					
Bpay	CD	21/11/2022	CBA Credit Card	\$196.00				\$196.00	Landlords choice
Total:				\$196.00	\$0.00		\$196.00	\$196.00	
<b>6-6011 AirBNB set-up expenses</b>									
<b>Beginning Balance:</b>				<b>\$0.00</b>					
Bpay	CD	21/11/2022	CBA Credit Card	\$328.42				\$328.42	beach towels, pan set, towels
Bpay	CD	21/11/2022	CBA Credit Card	\$99.96				\$428.38	manchester
Bpay	CD	21/11/2022	CBA Credit Card	\$90.98				\$519.36	manchester
Bpay	CD	21/11/2022	CBA Credit Card	\$62.99				\$582.35	manchester
Bpay	CD	21/11/2022	CBA Credit Card	\$79.99				\$662.34	manchester
Bpay	CD	21/11/2022	CBA Credit Card	\$25.99				\$688.33	manchester
Bpay	CD	21/11/2022	CBA Credit Card	\$189.99				\$878.32	manchester
Bpay	CD	16/01/2023	CBA Credit Card	\$143.10				\$1,021.42	1 x chair + fabric protector
Bpay	CD	17/04/2023	CBA Credit Card	\$119.00			as above	\$1,140.42	Floor Rug
Bpay	CD	19/06/2023	CBA Credit Card	\$432.00				\$1,572.42	Manchester - 2 x sheet sets
Bpay	CD	19/06/2023	CBA Credit Card	\$82.90			R & M = \$514.90 + \$405.85 (pg#2) = \$920.75	\$1,655.32	ABB signs x 2
CR000417	CR	20/06/2023	from ABB		\$0.01			\$1,655.31	
Total:				\$1,655.32	\$0.01		\$1,655.31	\$1,655.31	
<b>8-1000 Bank Interest</b>									
<b>Beginning Balance:</b>				<b>\$0.00cr</b>					
CR000367	CR	1/07/2022			\$10.08			\$10.08cr	
CR000369	CR	30/07/2022			\$14.53			\$24.61cr	
CR000370	CR	1/08/2022			\$83.02			\$107.63cr	
CR000372	CR	31/08/2022			\$32.99			\$140.62cr	
CR000373	CR	1/09/2022			\$226.09			\$366.71cr	
CR000375	CR	30/09/2022			\$33.47			\$400.18cr	
CR000376	CR	1/10/2022			\$367.45			\$767.63cr	
CR000383	CR	31/10/2022			\$23.90			\$791.53cr	

General Ledger [Detail]

1/07/2023 To 1/07/2023

ID#	Src	Date	Memo	Debit	Credit	Job No.	Net Activity	Ending Balance	Allocation Memo
<b>1-1100 Macq Bank Account</b>									
Beginning Balance:			\$8,569.33						
Bpay	CD	1/07/2023	Macq Bank Visa CC 8		\$730.96	R & M Exps		\$7,838.37	
PP	CD	1/07/2023	Grace Lawyers		\$1,125.30			\$6,713.07	
PP	CD	1/07/2023	Macquarie Bank	\$10,000.00				\$16,713.07	
PP	CD	1/07/2023	AKV Building Service		\$852.50			\$15,860.57	
PP	CD	1/07/2023	AKV Building Service		\$275.00			\$15,585.57	
Total:				\$10,000.00	\$2,983.76		\$7,016.24	\$15,585.57	
<b>1-1101 CDIA Bank Account</b>									
Beginning Balance:			\$370,641.69						
PP	CD	1/07/2023	Macquarie Bank		\$10,000.00			\$360,641.69	
CR000419	CR	1/07/2023		\$792.06				\$361,433.75	
Total:				\$792.06	\$10,000.00		\$9,207.94cr	\$361,433.75	
<b>6-5004 Legal Fees</b>									
Beginning Balance:			\$4,966.17						
PP	CD	1/07/2023	Grace Lawyers	\$1,125.30				\$6,091.47	
Total:				\$1,125.30	\$0.00		\$1,125.30	\$6,091.47	
<b>6-6005 Carr St U15 - R&amp;M</b>									
Beginning Balance:			\$54,977.32						
PP	CD	1/07/2023	AKV Building Service	\$852.50				\$55,829.82	
PP	CD	1/07/2023	AKV Building Service	\$275.00				\$56,104.82	
Total:				\$1,127.50	\$0.00		\$1,127.50	\$56,104.82	
<b>6-6011 AirBNB set-up expenses</b>									
Beginning Balance:			\$1,655.31						
Bpay	CD	1/07/2023	Macq Bank Visa CC 8	\$127.96				\$1,783.27	Mattress Protectors x 3 - Costco
Bpay	CD	1/07/2023	Macq Bank Visa CC 8	\$603.00				\$2,386.27	Manchester - Quilt Covers x 4
Total:				\$730.96	\$0.00		\$730.96	\$2,386.27	
<b>8-1000 Bank Interest</b>									
Beginning Balance:			\$5,672.94cr						
CR000419	CR	1/07/2023			\$792.06			\$6,465.00cr	
Total:				\$0.00	\$792.06		\$792.06cr	\$6,465.00cr	