



54 Prospect Rd  
Prospect SA 5082  
(m) 0427 165 125 (w) 0881254900  
www.varoproperty.com.au  
rentals@varoproperty.com.au  
ABN: 50 606 239 641  
Licence: 270940

Glenn Francis  
22 Isla Circuit  
Mawson Lakes SA 5095

SMSF

## Tax Invoice

Account OWN00680  
Statement #34  
30 Jul 2021

Money In	\$2,400.00
Money Out	\$180.40
<b>You Received</b>	<b>\$2,219.60</b>

### Details for Account OWN00680

Balance brought forward

#### 103/5 Mab Circuit, Tonsley SA 5042

Rented for \$250.00 per week

Oleksandr Sirenko & Zhiwen Guo paid to 1/08/2021

Rent paid to 18/07/2021 (previously paid to 4/07/2021)

Rent paid to 1/08/2021 (previously paid to 18/07/2021)

Management Fee \*

Total

Money Out	Money In
	\$0.00

	\$500.00 ✓
	\$500.00 ✓
\$66.00	

\$66.00	\$1,000.00
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#### 108/25 Warner Avenue, Findon SA 5023

Rented for \$350.00 per week

Emmanuel Gono & Aminata Komano paid to 5/08/2021

Rent paid to 22/07/2021 (previously paid to 8/07/2021)

Rent paid to 5/08/2021 (previously paid to 22/07/2021)

Management Fee \*

Routine Inspection Fee \*

Total

	\$700.00 ✓
	\$700.00 ✓
\$92.40 ✓	
\$22.00 ✓	
\$114.40	\$1,400.00

### Account Transactions

Withdrawal by EFT to owner G.Francis SMSF

[EFT Transfer to: G.Francis SMSF, (065165) - \*\*\*310]

Balance remaining

\$2,219.60

\$0.00



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Mawson Lakes SA 5095

**Tax Invoice**  
Account OWN00680  
Statement #35  
31 Aug 2021

Money In	\$3,096.65
Money Out	\$292.36
<b>You Received</b>	<b>\$2,804.29</b>

**Details for Account OWN00680**

Balance brought forward

**103/5 Mab Circuit, Tonsley SA 5042**

Rented for \$250.00 per week

Oleksandr Sirenko & Zhiwen Guo paid to 12/09/2021

Rent paid to 15/08/2021 (previously paid to 1/08/2021)  
Rent paid to 29/08/2021 (previously paid to 15/08/2021)  
Rent paid to 12/09/2021 (previously paid to 29/08/2021)  
SA Water use 15.4.21 to 9.7.21 & Supply 1.7.21 to 30.9.21  
Management Fee \*  
Routine Inspection Fee \*  
Tenant Invoice Fee \*

Total

Money Out      Money In  
\$0.00

\$500.00 ✓  
\$500.00 ✓  
\$500.00 ✓  
\$110.70  
\$99.00 ✓  
\$22.00 ✓  
\$7.30 ✓

\$128.30      \$1,610.70

**108/25 Warner Avenue, Findon SA 5023**

Rented for \$350.00 per week

Emmanuel Gono & Aminata Komano paid to 2/09/2021

Rent paid to 19/08/2021 (previously paid to 5/08/2021)  
Rent paid to 2/09/2021 (previously paid to 19/08/2021)  
SA Water supply 1.7.21 to 30.9.21  
Water use 23/3/2021 to 17/6/2021  
Supply Remote for gate - Smart Systems SA \*  
Management Fee \*  
Tenant Invoice Fee \*

Total

\$700.00 ✓  
\$700.00 ✓  
\$68.60  
\$17.35  
\$66.00 ✓  
\$92.40 ✓  
\$5.66 ✓

\$164.06      \$1,485.95

**Account Transactions**

Withdrawal by EFT to owner G.Francis SMSF

\$2,804.29



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**Tax Invoice**  
Account OWN00680  
Statement #36  
30 Sep 2021

Money In	\$3,100.00
Money Out	\$204.60
<b>You Received</b>	<b>\$2,895.40</b>

**Details for Account OWN00680**

Balance brought forward

**103/5 Mab Circuit, Tonsley SA 5042**

Rented for \$250.00 per week

Oleksandr Sirenko & Zhiwen Guo paid to 10/10/2021

Rent paid to 26/09/2021 (previously paid to 12/09/2021)

Rent paid to 10/10/2021 (previously paid to 26/09/2021)

Management Fee \*

Total

Money Out	Money In
	\$0.00
	\$500.00 ✓
	\$500.00 ✓
\$66.00	
\$66.00 ✓	\$1,000.00

**108/25 Warner Avenue, Findon SA 5023**

Rented for \$350.00 per week

Emmanuel Gono & Aminata Komano paid to 14/10/2021

Rent paid to 16/09/2021 (previously paid to 2/09/2021)

Rent paid to 30/09/2021 (previously paid to 16/09/2021)

Rent paid to 14/10/2021 (previously paid to 30/09/2021)

Management Fee \*

Total

	\$700.00 ✓
	\$700.00 ✓
	\$700.00 ✓
\$138.60	
\$138.60 ✓	\$2,100.00

**Account Transactions**

Withdrawal by EFT to owner G.Francis SMSF

[EFT Transfer to: G.Francis SMSF, (065165) - \*\*\*310]

Balance remaining

\$2,895.40

\$0.00



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**Tax Invoice**  
Account OWN00680  
Statement #37  
29 Oct 2021

Money In	\$2,400.00
Money Out	\$180.40
<b>You Received</b>	<b>\$2,219.60</b>

#### Details for Account OWN00680

Balance brought forward

#### 103/5 Mab Circuit, Tonsley SA 5042

Rented for \$250.00 per week

Oleksandr Sirenko & Zhiwen Guo paid to 7/11/2021

Rent paid to 24/10/2021 (previously paid to 10/10/2021)

Rent paid to 7/11/2021 (previously paid to 24/10/2021)

Management Fee \*

Total

Money Out      Money In  
\$0.00

\$500.00 ✓  
\$500.00 ✓  
\$66.00 ✓  
\$66.00      \$1,000.00

#### 108/25 Warner Avenue, Findon SA 5023

Rented for \$350.00 per week

Emmanuel Gono & Aminata Komano paid to 11/11/2021

Rent paid to 28/10/2021 (previously paid to 14/10/2021)

Rent paid to 11/11/2021 (previously paid to 28/10/2021)

Management Fee \*

Routine Inspection Fee \*

Total

\$700.00 ✓  
\$700.00 ✓  
\$92.40 ✓  
\$22.00 ✓  
\$114.40      \$1,400.00

#### Account Transactions

Withdrawal by EFT to owner G.Francis SMSF

[EFT Transfer to: G.Francis SMSF, (065165) - \*\*\*310]

\$2,219.60

Balance remaining

\$0.00



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**Tax Invoice**  
Account OWN00680  
Statement #38  
30 Nov 2021

Money In	\$2,468.60
Money Out	\$184.92
<b>You Received</b>	<b>\$2,283.68</b>

**Details for Account OWN00680**

Balance brought forward

**103/5 Mab Circuit, Tonsley SA 5042**

Rented for \$250.00 per week

Oleksandr Sirenko & Zhiwen Guo paid to 5/12/2021

Rent paid to 21/11/2021 (previously paid to 7/11/2021)

Rent paid to 5/12/2021 (previously paid to 21/11/2021)

Management Fee \*

Routine Inspection Fee \*

Total

Money Out	Money In
	\$0.00

	\$500.00 ✓
	\$500.00 ✓
\$66.00 ✓	
\$22.00 ✓	
<hr/>	
\$88.00	\$1,000.00

**108/25 Warner Avenue, Findon SA 5023**

Rented for \$350.00 per week

Emmanuel Gono & Aminata Komano paid to 9/12/2021

Rent paid to 25/11/2021 (previously paid to 11/11/2021)

Rent paid to 9/12/2021 (previously paid to 25/11/2021)

SA Water Supply 1.10.31 to 31.12.21

Management Fee \*

Tenant Invoice Fee \*

Total

	\$700.00
	\$700.00
	\$68.60
\$92.40 ✓	
\$4.52 ✓	
<hr/>	
\$96.92	\$1,468.60

**Account Transactions**

Withdrawal by EFT to owner G.Francis SMSF

[EFT Transfer to: G.Francis SMSF, (065165) - \*\*\*310]

Balance remaining

\$2,283.68

\$0.00



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**Tax Invoice**  
Account OWN00680  
Statement #39  
31 Dec 2021

Money In	\$2,492.06
Money Out	\$164.47
You Received	\$2,327.59

**Details for Account OWN00680**

Balance brought forward

**103/5 Mab Circuit, Tonsley SA 5042**

Rented for \$250.00 per week

Oleksandr Sirenko & Zhiwen Guo paid to 2/01/2022

Rent paid to 19/12/2021 (previously paid to 5/12/2021)

Rent paid to 2/01/2022 (previously paid to 19/12/2021)

SA Water use 9.7.21 to 29.9.21 & Supply 1.10.21 to 31.12.21

Tenant Invoice Fee \*

Management Fee \*

Total

Money Out	Money In
	\$0.00
	\$500.00 ✓
	\$500.00 ✓
	\$92.06
\$6.07	
\$66.00	
\$72.07 ✓	\$1,092.06

**108/25 Warner Avenue, Findon SA 5023**

Rented for \$350.00 per week

Emmanuel Gono & Aminata Komano paid to 6/01/2022

Rent paid to 23/12/2021 (previously paid to 9/12/2021)

Rent paid to 6/01/2022 (previously paid to 23/12/2021)

Management Fee \*

Total

	\$700.00 ✓
	\$700.00 ✓
\$92.40	
\$92.40 ✓	\$1,400.00

**Account Transactions**

Withdrawal by EFT to owner G.Francis SMSF

[EFT Transfer to: G.Francis SMSF. (065165) - \*\*\*310]

Balance remaining

\$2,327.59

\$0.00



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**Tax Invoice**  
Account OWN00680  
Statement #40  
31 Jan 2022

Money In	\$2,400.00
Money Out	\$158.40
<b>You Received</b>	<b>\$2,241.60</b>

**Details for Account OWN00680**

Balance brought forward

**103/5 Mab Circuit, Tonsley SA 5042**

Rented for \$250.00 per week

Oleksandr Sirenko & Zhiwen Guo paid to 30/01/2022

Rent paid to 16/01/2022 (previously paid to 2/01/2022)

Rent paid to 30/01/2022 (previously paid to 16/01/2022)

Management Fee \*

Total

Money Out	Money In
	\$0.00

	\$500.00 ✓
	\$500.00 ✓
\$66.00 ✓	
<hr/> \$66.00	<hr/> \$1,000.00

**108/25 Warner Avenue, Findon SA 5023**

Rented for \$350.00 per week

Emmanuel Gono & Aminata Komano paid to 3/02/2022

Rent paid to 20/01/2022 (previously paid to 6/01/2022)

Rent paid to 3/02/2022 (previously paid to 20/01/2022)

Management Fee \*

Total

	\$700.00 ✓
	\$700.00 ✓
\$92.40	
<hr/> \$92.40 ✓	<hr/> \$1,400.00

**Account Transactions**

Withdrawal by EFT to owner G.Francis SMSF

[EFT Transfer to: G.Francis SMSF, (065165) - \*\*\*310]

\$2,241.60

Balance remaining

\$0.00

**GST Summary**

Total Tax on agency fees

\$14.40 ✓



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Mawson Lakes SA 5095

**Tax Invoice**  
Account OWN00680  
Statement #41  
28 Feb 2022

Money In	\$2,558.60
Money Out	\$168.86
<b>You Received</b>	<b>\$2,389.74</b>

**Details for Account OWN00680**

Balance brought forward

**103/5 Mab Circuit, Tonsley SA 5042**

Rented for \$250.00 per week

Oleksandr Sirenko & Zhiwen Guo paid to 27/02/2022

Rent paid to 13/02/2022 (previously paid to 30/01/2022)

Rent paid to 27/02/2022 (previously paid to 13/02/2022)

Management Fee \*

Total

Money Out	Money In
	\$0.00

	\$500.00
	\$500.00
\$66.00	
\$66.00	\$1,000.00

**108/25 Warner Avenue, Findon SA 5023**

Rented for \$380.00 per week

Emmanuel Gono & Aminata Komano paid to 3/03/2022

Rent paid to 17/02/2022 (previously paid to 3/02/2022) , rent increased to \$380.00 on 11/02/2022

Rent paid to 3/03/2022 (previously paid to 17/02/2022)

SA water supply 1.1.22 to 31.3.22

Management Fee \*

Tenant Invoice Fee \*

Total

	\$730.00
	\$760.00
	\$68.60
\$98.34	
\$4.52	
\$102.86	\$1,558.60

**Account Transactions**

Withdrawal by EFT to owner G.Francis SMSF

[EFT Transfer to: G.Francis SMSF, (065165) - \*\*\*310]

Balance remaining

\$2,389.74

\$0.00





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Mawson Lakes SA 5095

**Tax Invoice**  
Account OWN00680  
Statement #43  
29 Apr 2022

Money In	\$3,480.00
Money Out	\$229.68
You Received	\$3,250.32

**Details for Account OWN00680**

Balance brought forward

**103/5 Mab Circuit, Tonsley SA 5042**

Rented for \$300.00 per week

Oleksandr Sirenko & Zhiwen Guo paid to 8/05/2022

Rent paid to 24/04/2022 (previously paid to 10/04/2022)

Rent paid to 8/05/2022 (previously paid to 24/04/2022)

Management Fee \*

Total

Money Out	Money In
	\$0.00

	\$600.00
	\$600.00
\$79.20	

\$79.20	\$1,200.00
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**108/25 Warner Avenue, Findon SA 5023**

Rented for \$380.00 per week

Emmanuel Gono & Aminata Komano paid to 12/05/2022

Rent paid to 14/04/2022 (previously paid to 31/03/2022)

Rent paid to 28/04/2022 (previously paid to 14/04/2022)

Rent paid to 12/05/2022 (previously paid to 28/04/2022)

Management Fee \*

Total

	\$760.00
	\$760.00
	\$760.00

\$150.48	
\$150.48	\$2,280.00

**Account Transactions**

Withdrawal by EFT to owner G.Francis SMSF

[EFT Transfer to: G.Francis SMSF, (065165) - \*\*\*310]

\$3,250.32

Balance remaining

\$0.00

**GST Summary**

Total Tax on agency fees  
( \* includes Tax)

\$20.88





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Glenn Francis  
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Mawson Lakes SA 5095

**Tax Invoice**  
Account OWN00680  
Statement #44  
31 May 2022

Money In	\$2,789.00
Money Out	\$184.07
You Received	\$2,604.93

**Details for Account OWN00680**

Balance brought forward

**103/5 Mab Circuit, Tonsley SA 5042**

Rented for \$300.00 per week

Oleksandr Sirenko & Zhiwen Guo paid to 5/06/2022

Rent paid to 22/05/2022 (previously paid to 8/05/2022)

Rent paid to 5/06/2022 (previously paid to 22/05/2022)

Management Fee \*

Total

Money Out	Money In
	\$0.00

	\$600.00
	\$600.00
\$79.20	

\$79.20	\$1,200.00
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**108/25 Warner Avenue, Findon SA 5023**

Rented for \$380.00 per week

Emmanuel Gono & Aminata Komano paid to 9/06/2022

Rent paid to 12/05/2022 with part payment of \$100.00 (previously paid to 12/05/2022) , paid from deposit

Rent paid to 26/05/2022 (previously paid to 12/05/2022 + \$100.00)

Rent paid to 9/06/2022 (previously paid to 26/05/2022)

SA Water supply 1.4.22 to 30.6.22

Water use 17/12/21 to 24/3/22

Management Fee \*

Tenant Invoice Fee \*

Total

\$100.00
\$660.00
\$760.00
\$68.60
\$0.40

\$100.32
\$4.55
\$104.87

\$1,589.00
------------

**Account Transactions**

Withdrawal by EFT to owner G.Francis SMSF

[EFT Transfer to: G.Francis SMSF, (065165) - \*\*\*310]

Balance remaining

\$2,604.93

\$0.00

GFT \$16-74. ✓

GST Summary

Total Tax on agency fees

( \* includes Tax)

\$16.73





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Mawson Lakes SA 5095

SMSF

## Tax Invoice

Account OWN00680  
Statement #45  
30 Jun 2022

Money In	\$2,846.96
Money Out	\$187.89
You Received	\$2,659.07

### Details for Account OWN00680

Balance brought forward

#### 103/5 Mab Circuit, Tonsley SA 5042

Rented for \$300.00 per week

Oleksandr Sirenko & Zhiwen Guo paid to 3/07/2022

Rent paid to 19/06/2022 (previously paid to 5/06/2022)  
Rent paid to 3/07/2022 (previously paid to 19/06/2022)  
SA Water use 31.1.22 to 6.5.22 & Supply 1.4.22 to 30.6.22  
Tenant Invoice Fee \*  
Management Fee \*

Total

Money Out	Money In
	\$0.00
	\$600.00 ✓
	\$600.00 ✓
	\$97.94
\$6.46 ✓	
\$79.20 ✓	
\$85.66	\$1,297.94

#### 108/25 Warner Avenue, Findon SA 5023

Rented for \$380.00 per week

Emanuel Gono & Aminata Komano paid to 7/07/2022

Rent paid to 23/06/2022 (previously paid to 9/06/2022)  
Rent paid to 7/07/2022 (previously paid to 23/06/2022)  
Water use 17/12/21 to 24/3/22  
Management Fee \*  
Tenant Invoice Fee \*

Total

	\$760.00 ✓
	\$760.00 ✓
	\$29.02
\$100.32 ✓	
\$1.91 ✓	
\$102.23	\$1,549.02

### Account Transactions

Withdrawal by EFT to owner G.Francis SMSF  
[EFT Transfer to: G.Francis SMSF, (065165) - \*\*\*310]

\$2,659.07

Balance remaining

\$0.00

GST Summary

Total Tax on agency fees  
( \* includes Tax)

\$17.08

