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 PO Box 164
 Para Hills SA 5096
 ABN: 70 635 986 257
 Licence: 298 661

Glenn Francis
 22 Isla Cct Mawson
 Lakes SA 5095

Folio Summary

Folio: OWN01617
 From: 1/07/2021
 To: 30/06/2022
 Created: 1/07/2022

Money In	Money Out	Balance
\$20,824.60	\$2,020.04	\$18,804.56

Account	Included Tax	Money Out	Money In
7 Brenton St, Blakeview SA			
Rent			\$20,340.00
Outgoings - Water Usage			\$484.60
Lease Fees	\$38.00	\$418.00	
Management Fees	\$119.64	\$1,316.04	
Inspection Fees	\$8.00	\$88.00	
Subtotal		\$1,822.04	\$20,824.60
Account Transactions			
Postage and Administration Fee	\$18.00	\$198.00	
Subtotal		\$198.00	\$0.00
Total		\$2,020.04	\$20,824.60

Total Tax on Money Out: \$183.64

Please refer to monthly rental statements below.
 Rental expenses in statements are correct.

RENTAL PROPERTY SCHEDULE
Address: 7 Brenton St, Blakeview

	Rent	GST	Other Income	Agent's Fees	R & M	Interest	Council Rates	Insurance	Water	Strata Levies	Postage	Sundry	GST	Net	Paid	Bal
June														-		-
July	1,520.00		169.39	100.32								16.50		1,572.57	1,572.57	-
August	1,520.00			100.32								16.50		1,403.18	1,403.18	-
September	1,900.00		137.41	125.40	22.00							16.50		1,873.51	1,873.51	-
October	1,520.00			100.32								16.50		1,403.18	1,403.18	-
November	1,520.00			100.32	22.00						418.00	16.50		963.18	963.18	-
December	1,520.00		169.55	100.32								16.50		1,572.73	1,572.73	-
January	1,900.00			125.40								16.50		1,758.10	1,758.10	-
February	1,520.00			100.32	22.00							16.50		1,381.18	1,381.18	-
March	1,900.00		177.64	125.40								16.50		1,935.74	1,935.74	-
April	1,520.00			100.32								16.50		1,403.18	1,403.18	-
May	1,600.00			105.60								16.50		1,477.90	1,477.90	-
June	2,000.00			132.00	22.00							16.50		1,829.50	1,829.50	-
Total	19,940.00	-	653.99	1,316.04	88.00	-	-	-	-	-	418.00	198.00	-	18,573.95	18,573.95	-

Gross Income 20,593.99

Net Expenses				1,316.04	88.00	-	-	-	-	-	418.00	198.00		2,020.04		
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Northgate Investment & Property Management

Glenn Francis
22 Isla Cct Mawson
Lakes SA 5095

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Tax Invoice
Account OWN01617
Statement #10
26 Jul 2021

Money In	\$1,689.39
Money Out	\$116.82
You Received	\$1,572.57

Details for Account OWN01617

Balance brought forward

7 Brenton St, Blakeview SA 5114

Rented for \$380.00 per week

Joshua Pahl paid to 28/07/2021

Rent paid to 7/07/2021 (previously paid to 30/06/2021)
Rent paid to 14/07/2021 (previously paid to 7/07/2021)
Rent paid to 21/07/2021 (previously paid to 14/07/2021)
Rent paid to 28/07/2021 (previously paid to 21/07/2021)
Water Usage 11.02.21 - 04.05.21
Supply Charge 01.04.21 - 30.06.21
Management Fees *

Total

Money Out	Money In
	\$0.00
	\$380.00 ✓
	\$380.00 ✓
	\$380.00 ✓
	\$380.00 ✓
	\$101.54
	\$67.85
\$100.32 ✓	
\$100.32	\$1,689.39

Account Transactions

Administration Fee *

Withdrawal by EFT to owner Glenn Francis

[EFT Transfer to: Glenn Francis, (065165) - ***310]

Balance remaining

\$16.50 ✓
\$1,572.57

\$0.00

GST Summary

Total Tax on agency fees

\$10.62

(* includes Tax)



Glenn Francis
22 Isla Cct Mawson
Lakes SA 5095

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Tax Invoice
Account OWN01617
Statement #11
25 Aug 2021

Money In	\$1,520.00
Money Out	\$116.82
You Received	\$1,403.18

Details for Account OWN01617

Balance brought forward

7 Brenton St, Blakeview SA 5114

Rented for \$380.00 per week

Joshua Pahl paid to 25/08/2021

Rent paid to 4/08/2021 (previously paid to 28/07/2021)

Rent paid to 11/08/2021 (previously paid to 4/08/2021)

Rent paid to 18/08/2021 (previously paid to 11/08/2021)

Rent paid to 25/08/2021 (previously paid to 18/08/2021)

Management Fees *

Total

Money Out	Money In
	\$0.00

	\$380.00	✓
	\$380.00	✓
	\$380.00	✓
	\$380.00	✓
\$100.32		
\$100.32	\$1,520.00	✓

Account Transactions

Administration Fee *

Withdrawal by EFT to owner Glenn Francis

[EFT Transfer to: Glenn Francis, (065165) - ***310]

\$16.50	✓
\$1,403.18	

Balance remaining

\$0.00

GST Summary

Total Tax on agency fees

\$10.62

(* includes Tax)

Glenn Francis
 22 Isla Cct Mawson
 Lakes SA 5095

Tax Invoice
 Account OWN01617
 Statement #12
 24 Sep 2021

Money In	\$2,037.41
Money Out	\$163.90
You Received	\$1,873.51

Details for Account OWN01617

Balance brought forward

7 Brenton St, Blakeview SA 5114

Rented for \$380.00 per week

Joshua Pahl paid to 29/09/2021

Rent paid to 1/09/2021 (previously paid to 25/08/2021)	\$380.00	✓
Rent paid to 8/09/2021 (previously paid to 1/09/2021)	\$380.00	✓
Rent paid to 15/09/2021 (previously paid to 8/09/2021)	\$380.00	✓
Rent paid to 22/09/2021 (previously paid to 15/09/2021)	\$380.00	✓
Rent paid to 29/09/2021 (previously paid to 22/09/2021)	\$380.00	✓
Supply Charge 01.07.21 - 30.09.21	\$68.60	
Water Usage 04.05.21 - 15.07.21	\$68.81	
Management Fees *	\$125.40	✓
Routine Inspection Fee *	\$22.00	✓
Total	\$147.40	\$2,037.41

Account Transactions

Administration Fee *	\$16.50	✓
Withdrawal by EFT to owner Glenn Francis [EFT Transfer to: Glenn Francis, (065165) - ***310]	\$1,873.51	
Balance remaining	\$0.00	

GST Summary

Total Tax on agency fees
 (* includes Tax)

\$14.90

Glenn Francis
 22 Isla Cct Mawson
 Lakes SA 5095

Tax Invoice
 Account OWN01617
 Statement #13
 25 Oct 2021

Money In	\$1,520.00
Money Out	\$116.82
You Received	\$1,403.18

Details for Account OWN01617

Balance brought forward

7 Brenton St, Blakeview SA 5114

Rented for \$380.00 per week

Joshua Pahl paid to 27/10/2021

Rent paid to 6/10/2021 (previously paid to 29/09/2021)
 Rent paid to 13/10/2021 (previously paid to 6/10/2021)
 Rent paid to 20/10/2021 (previously paid to 13/10/2021)
 Rent paid to 27/10/2021 (previously paid to 20/10/2021)
 Management Fees *

Total

Money Out Money In
 \$0.00

\$380.00 ✓
 \$380.00 ✓
 \$380.00 ✓
 \$380.00 ✓
 \$100.32 ✓
 \$100.32 \$1,520.00

Account Transactions

Administration Fee *

Withdrawal by EFT to owner Glenn Francis

[EFT Transfer to: Glenn Francis, (065165) - ***310]

Balance remaining

\$16.50 ✓
 \$1,403.18

\$0.00

GST Summary

Total Tax on agency fees

(* includes Tax)

\$10.62



Glenn Francis
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Tax Invoice
Account OWN01617
Statement #14
25 Nov 2021

Money In	\$1,520.00
Money Out	\$556.82
You Received	\$963.18

Details for Account OWN01617

Balance brought forward

7 Brenton St, Blakeview SA 5114

Rented for \$380.00 per week

Joshua Pahl paid to 24/11/2021

Rent paid to 3/11/2021 (previously paid to 27/10/2021)
Rent paid to 10/11/2021 (previously paid to 3/11/2021)
Rent paid to 17/11/2021 (previously paid to 10/11/2021)
Rent paid to 24/11/2021 (previously paid to 17/11/2021)
Management Fees *
Annual Letting Fee - Nov *
Routine Inspection Fee *

Total

Money Out Money In
\$0.00

\$380.00 ✓
\$380.00 ✓
\$380.00 ✓
\$380.00 ✓
\$100.32 ✓
\$418.00 ✓
\$22.00 ✓

\$540.32 \$1,520.00

Account Transactions

Administration Fee *
Withdrawal by EFT to owner Glenn Francis
[EFT Transfer to: Glenn Francis, (065165) - ***310]

\$16.50 ✓
\$963.18

Balance remaining

\$0.00

GST Summary

Total Tax on agency fees
(* includes Tax)

\$50.62 ✓



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Glenn Francis
22 Isla Cct Mawson
Lakes SA 5095

Tax Invoice
Account OWN01617
Statement #15
23 Dec 2021

Money In	\$1,689.55
Money Out	\$116.82
You Received	\$1,572.73

Details for Account OWN01617

Balance brought forward

7 Brenton St, Blakeview SA 5114

Rented for \$380.00 per week

Joshua Pahl paid to 22/12/2021

Rent paid to 1/12/2021 (previously paid to 24/11/2021)

Rent paid to 8/12/2021 (previously paid to 1/12/2021)

Rent paid to 15/12/2021 (previously paid to 8/12/2021)

Rent paid to 22/12/2021 (previously paid to 15/12/2021)

Water Usage - 15.07.21 - 19.10.21

Water Supply Charge - 01.10.21 - 31.12.21

Management Fees *

Total

Money Out	Money In
	\$0.00

\$380.00	✓
\$380.00	✓
\$380.00	✓
\$380.00	✓
\$100.95	
\$68.60	
\$100.32	✓
\$100.32	
\$1,689.55	

Account Transactions

Administration Fee *

Withdrawal by EFT to owner Glenn Francis

[EFT Transfer to: Glenn Francis. (065165) - ***310]

Balance remaining

\$16.50	✓
\$1,572.73	

\$0.00

GST Summary

Total Tax on agency fees

(* includes Tax)

\$10.62 ✓



Glenn Francis
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Lakes SA 5095

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Tax Invoice
Account OWN01617
Statement #16
25 Jan 2022

Money In	\$1,900.00
Money Out	\$141.90
You Received	\$1,758.10

Details for Account OWN01617

Balance brought forward

7 Brenton St, Blakeview SA 5114

Rented for \$380.00 per week
Joshua Pahl paid to 26/01/2022

Rent paid to 29/12/2021 (previously paid to 22/12/2021)
Rent paid to 5/01/2022 (previously paid to 29/12/2021)
Rent paid to 12/01/2022 (previously paid to 5/01/2022)
Rent paid to 19/01/2022 (previously paid to 12/01/2022)
Rent paid to 26/01/2022 (previously paid to 19/01/2022)
Management Fees *

Money Out	Money In
	\$0.00

Total

\$380.00	✓
\$380.00	✓
\$380.00	✓
\$380.00	✓
\$380.00	✓
\$125.40	
<hr/> \$125.40	
\$1,900.00	

Account Transactions

Administration Fee *
Withdrawal by EFT to owner Glenn Francis
[EFT Transfer to: Glenn Francis, (065165) - ***310]

\$16.50	✓
\$1,758.10	

Balance remaining

\$0.00

GST Summary

Total Tax on agency fees
(* includes Tax)

\$12.90 ✓

Glenn Francis
 22 Isla Cct Mawson
 Lakes SA 5095

Tax Invoice
 Account OWN01617
 Statement #17
 25 Feb 2022

Money In	\$1,520.00
Money Out	\$138.82
You Received	\$1,381.18

Details for Account OWN01617

Balance brought forward

7 Brenton St, Blakeview SA 5114

Rented for \$380.00 per week

Joshua Pahl paid to 23/02/2022

Rent paid to 2/02/2022 (previously paid to 26/01/2022)

\$380.00 ✓

Rent paid to 9/02/2022 (previously paid to 2/02/2022)

\$380.00 ✓

Rent paid to 16/02/2022 (previously paid to 9/02/2022)

\$380.00 ✓

Rent paid to 23/02/2022 (previously paid to 16/02/2022)

\$380.00 ✓

Management Fees *

\$100.32 ✓

Routine Inspection Fee *

\$22.00 ✓

Total

\$122.32 \$1,520.00

Account Transactions

Administration Fee *

\$16.50 ✓

Withdrawal by EFT to owner Glenn Francis

\$1,381.18

[EFT Transfer to: Glenn Francis, (065165) - ***310]

Balance remaining

\$0.00

GST Summary

Total Tax on agency fees

\$12.62 ✓

(* includes Tax)

Glenn Francis
 22 Isla Cct Mawson
 Lakes SA 5095

SMSF

Tax Invoice
 Account OWN01617
 Statement #18
 25 Mar 2022

Money In	\$2,077.64
Money Out	\$141.90
You Received	\$1,935.74



Details for Account OWN01617

Balance brought forward

7 Brenton St, Blakeview SA 5114

Rented for \$380.00 per week

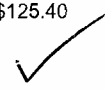
Joshua Pahl paid to 30/03/2022

Rent paid to 2/03/2022 (previously paid to 23/02/2022)
 Rent paid to 9/03/2022 (previously paid to 2/03/2022)
 Rent paid to 16/03/2022 (previously paid to 9/03/2022)
 Rent paid to 23/03/2022 (previously paid to 16/03/2022)
 Rent paid to 30/03/2022 (previously paid to 23/03/2022)
 Water Usage - 19.10.21 - 24.01.22
 Water Supply Charge - 01.01.22 - 31.03.22
 Management Fees *

Money Out	Money In
	\$0.00

Total

\$125.40	\$2,077.64
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Account Transactions

Administration Fee *

Withdrawal by EFT to owner Glenn Francis

[EFT Transfer to: Glenn Francis, (065165) - ***310]

\$16.50	\$1,935.74
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Balance remaining

\$0.00

GST Summary

Total Tax on agency fees

(* includes Tax)

\$12.90





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Tax Invoice

Account OWN01617
Statement #19
26 Apr 2022

Money In	\$1,520.00
Money Out	\$116.82
You Received	\$1,403.18

Details for Account OWN01617

Balance brought forward

7 Brenton St, Blakeview SA 5114

Rented for \$380.00 per week

Joshua Pahl paid to 27/04/2022

Rent paid to 6/04/2022 (previously paid to 30/03/2022)
Rent paid to 13/04/2022 (previously paid to 6/04/2022)
Rent paid to 20/04/2022 (previously paid to 13/04/2022)
Rent paid to 27/04/2022 (previously paid to 20/04/2022)
Management Fees *

Total

Money Out	Money In
	\$0.00

	\$380.00
	\$380.00
	\$380.00
	\$380.00

\$100.32

\$100.32	\$1,520.00
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Account Transactions

Administration Fee *

Withdrawal by EFT to owner Glenn Francis

[EFT Transfer to: Glenn Francis, (065165) - ***310]

\$16.50
\$1,403.18

Balance remaining

\$0.00

GST Summary

Total Tax on agency fees

(* includes Tax)

\$10.62

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Glenn Francis
22 Isla Cct Mawson
Lakes SA 5095

Tax Invoice
Account OWN01617
Statement #20
25 May 2022

Money In	\$1,600.00
Money Out	\$122.10
You Received	\$1,477.90

Details for Account OWN01617

Balance brought forward

Money Out	Money In
	\$0.00

7 Brenton St, Blakeview SA 5114

Rented for \$400.00 per week

Joshua Pahl paid to 25/05/2022

Rent paid to 27/04/2022 with part payment of \$380.00 (previously paid to 27/04/2022) , rent increased to \$400.00 on 28/04/2022

\$380.00

Rent paid to 4/05/2022 (previously paid to 27/04/2022 + \$380.00) , rent increased to \$400.00 on 28/04/2022

\$20.00

Rent paid to 4/05/2022 with part payment of \$380.00 (previously paid to 4/05/2022)

\$380.00

Rent paid to 11/05/2022 with part payment of \$380.00 (previously paid to 4/05/2022 + \$380.00)

\$400.00

Rent paid to 18/05/2022 (previously paid to 11/05/2022 + \$380.00)

\$20.00

Rent paid to 25/05/2022 (previously paid to 18/05/2022)

\$400.00

Management Fees *

\$105.60

Total

\$105.60	\$1,600.00
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Account Transactions

Administration Fee *

\$16.50

Withdrawal by EFT to owner Glenn Francis

\$1,477.90

[EFT Transfer to: Glenn Francis, (065165) - ***310]

Balance remaining

\$0.00

GST Summary

Total Tax on agency fees

\$11.10

(* includes Tax)

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SMIF

Glenn Francis
22 Isla Cct Mawson
Lakes SA 5095

Tax Invoice

Account OWN01617
Statement #21
24 Jun 2022

Money In	\$2,000.00
Money Out	\$170.50
You Received	\$1,829.50

Details for Account OWN01617

Balance brought forward

7 Brenton St, Blakeview SA 5114

Rented for \$400.00 per week
Joshua Pahl paid to 29/06/2022

Rent paid to 1/06/2022 (previously paid to 25/05/2022)	\$400.00
Rent paid to 8/06/2022 (previously paid to 1/06/2022)	\$400.00
Rent paid to 15/06/2022 (previously paid to 8/06/2022)	\$400.00
Rent paid to 22/06/2022 (previously paid to 15/06/2022)	\$400.00
Rent paid to 29/06/2022 (previously paid to 22/06/2022)	\$400.00
Management Fees *	\$132.00 ✓
Routine Inspection Fee *	\$22.00 ✓
Total	\$154.00
	\$2,000.00 ✓

Account Transactions

Administration Fee *	\$16.50
Withdrawal by EFT to owner Glenn Francis [EFT Transfer to: Glenn Francis, (065165) - ***310]	\$1,829.50

Balance remaining \$0.00

GST Summary

Total Tax on agency fees \$15.50 ✓
(* includes Tax)