



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

**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 ✓	
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\$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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 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

	Money Out	Money In
Rent paid to 15/08/2021 (previously paid to 1/08/2021)		\$500.00 ✓
Rent paid to 29/08/2021 (previously paid to 15/08/2021)		\$500.00 ✓
Rent paid to 12/09/2021 (previously paid to 29/08/2021)		\$500.00 ✓
SA Water use 15.4.21 to 9.7.21 & Supply 1.7.21 to 30.9.21		\$110.70
Management Fee *	\$99.00 ✓	
Routine Inspection Fee *	\$22.00 ✓	
Tenant Invoice Fee *	\$7.30 ✓	
<b>Total</b>	<b>\$128.30</b>	<b>\$1,610.70</b>

**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)		\$700.00 ✓
Rent paid to 2/09/2021 (previously paid to 19/08/2021)		\$700.00 ✓
SA Water supply 1.7.21 to 30.9.21		\$68.60
Water use 23/3/2021 to 17/6/2021		\$17.35
Supply Remote for gate - Smart Systems SA *	\$66.00 ✓	
Management Fee *	\$92.40 ✓	
Tenant Invoice Fee *	\$5.66 ✓	
<b>Total</b>	<b>\$164.06</b>	<b>\$1,485.95</b>

**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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Glenn Francis  
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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 ✓	
<hr/>	<hr/>
\$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 ✓	
<hr/>	<hr/>
\$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/>	<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/>	<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

<b>Money In</b>	<b>\$2,492.06</b>
<b>Money Out</b>	<b>\$164.47</b>
<b>You Received</b>	<b>\$2,327.59</b>

**Details for Account OWN00680**

Balance brought forward

Money Out	Money In
	\$0.00

**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)

\$500.00 ✓

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

\$500.00 ✓

SA Water use 9.7.21 to 29.9.21 & Supply 1.10.21 to 31.12.21

\$92.06

Tenant Invoice Fee \*

\$6.07

Management Fee \*

\$66.00

Total

\$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)

\$700.00 ✓

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

\$700.00 ✓

Management Fee \*

\$92.40

Total

\$92.40 ✓ \$1,400.00

**Account Transactions**

Withdrawal by EFT to owner G.Francis SMSF

\$2,327.59

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

Balance remaining

\$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 ✓
\$66.00 ✓	\$500.00 ✓
<hr/>	<hr/>
\$66.00	\$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/>	<hr/>
\$92.40 ✓	\$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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Glenn Francis  
 22 Isla Circuit  
 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 ✓	
<hr/>	<hr/>
\$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 ✓	
<hr/>	<hr/>
\$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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**Tax Invoice**  
 Account OWN00680  
 Statement #43  
 29 Apr 2022

<b>Money In</b>	<b>\$3,480.00</b>
<b>Money Out</b>	<b>\$229.68</b>
<b>You Received</b>	<b>\$3,250.32</b>

**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

**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

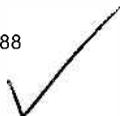
Balance remaining

\$0.00

**GST Summary**

Total Tax on agency fees  
(\* includes Tax)

\$20.88





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

<b>Money In</b>	<b>\$2,789.00</b>
<b>Money Out</b>	<b>\$184.07</b>
<b>You Received</b>	<b>\$2,604.93</b>

**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
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**Account Transactions**

Withdrawal by EFT to owner G.Francis SMSF

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

\$2,604.93

Balance remaining

\$0.00

GFT # 16-74 ✓

**Details for Account OWN00680**

**Money Out**

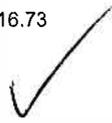
**Money In**

**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

<b>Money In</b>	<b>\$2,846.96</b>
<b>Money Out</b>	<b>\$187.89</b>
<b>You Received</b>	<b>\$2,659.07</b>



**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 \*

	Money Out	Money In
Balance brought forward		\$0.00
Rent paid to 19/06/2022 (previously paid to 5/06/2022)		\$600.00 ✓
Rent paid to 3/07/2022 (previously paid to 19/06/2022)		\$600.00 ✓
SA Water use 31.1.22 to 6.5.22 & Supply 1.4.22 to 30.6.22		\$97.94 ✓
Tenant Invoice Fee *	\$6.46 ✓	
Management Fee *	\$79.20 ✓	
<b>Total</b>	<b>\$85.66</b>	<b>\$1,297.94</b>

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

Rented for \$380.00 per week  
 Emmanuel 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 \*

Rent paid to 23/06/2022 (previously paid to 9/06/2022)		\$760.00 ✓
Rent paid to 7/07/2022 (previously paid to 23/06/2022)		\$760.00 ✓
Water use 17/12/21 to 24/3/22		\$29.02 ✓
Management Fee *	\$100.32 ✓	
Tenant Invoice Fee *	\$1.91 ✓	
<b>Total</b>	<b>\$102.23</b>	<b>\$1,549.02</b>

**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

Details for Account OWN00680

Money Out

Money In

GST Summary

Total Tax on agency fees

(\* includes Tax)

\$17.08

