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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 | | | |

RENTAL PROPERTY SCHEDULE

Address:

| | Rent | 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 | 2,400.00 | | 132.00 | 22.00 | | | | | | | 16.50 | | 2,229.50 | 1,829.50 | 400.00 |
| Total | 20,340.00 | 653.99 | 1,316.04 | 88.00 | - | - | - | - | - | 418.00 | 198.00 | - | 18,973.95 | 18,573.95 | 400.00 |

Gross Income 20,993.99

Net Expenses 1,316.04 88.00 - - - - - 418.00 198.00 2,020.04

OTHER RENTAL EXPENSES

| | | | | TOTAL |
|---------------|----------|--------|--------|-----------------|
| WATER | 454.60 | 275.34 | | 981.40 |
| COUNCIL RATES | 480.65 | 477.00 | 477.00 | 1,911.65 |
| R&M | 160.40 | | | 160.40 |
| INSURANCE | 441.79 | | | 441.79 |
| DEPN | 4,400.00 | | | 4,400.00 |
| PER ABOVE | 2,020.04 | | | 2,020.04 |
| | | | | <u>9,915.28</u> |

Rent 20,993.99
Less: Expenses 9,915.28
11,078.71



Northgate Investment & Property Management

Glenn Francis
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Licence: 164 893

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]

Balance remaining

| | |
|------------|---|
| \$16.50 | ✓ |
| \$1,403.18 | |

\$0.00

GST Summary

Total Tax on agency fees

\$10.62

(* includes Tax)



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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)
Rent paid to 8/09/2021 (previously paid to 1/09/2021)
Rent paid to 15/09/2021 (previously paid to 8/09/2021)
Rent paid to 22/09/2021 (previously paid to 15/09/2021)
Rent paid to 29/09/2021 (previously paid to 22/09/2021)
Supply Charge 01.07.21 - 30.09.21
Water Usage 04.05.21 - 15.07.21
Management Fees *
Routine Inspection Fee *

Money Out Money In
\$0.00

Total

\$380.00 ✓
\$380.00 ✓
\$380.00 ✓
\$380.00 ✓
\$380.00 ✓
\$68.60
\$68.81
\$125.40 ✓
\$22.00 ✓
\$147.40 \$2,037.41

Account Transactions

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

\$16.50 ✓
\$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
22 Isla Cct Mawson
Lakes SA 5095

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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]

Balance remaining

\$16.50 ✓
\$963.18

\$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
22 Isla Cct Mawson
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
\$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 ✓



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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

Account Transactions

Administration Fee *

Withdrawal by EFT to owner Glenn Francis

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

\$16.50
 \$1,935.74

Balance remaining

\$0.00

GST Summary

Total Tax on agency fees

(* includes Tax)

\$12.90



Glenn Francis
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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 |
|----------|------------|

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 |
|----------|------------|

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

| | Money Out | Money In |
|---|-----------|------------|
| Balance brought forward | | \$0.00 |
| 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)