



DANWIN PTY LIMITED  
29 THE TOR WALK  
CASTLECRAG NSW 2068

### Income and Expenditure for year 07/2022 To 06/2023 for

35 ORCHARD ROAD, CHATSWOOD, 2067

Unit No. 28

Management No. 979

Property Manager : Raymond Shao ( raymond.shao@shead.com.au )

#### Income

RENT

29,600.00 ✓

Total Income

Incl GST 0.00 29,600.00

#### Expenses

INSURANCE

Incl GST 35.45 425.00 ✓

COUNCIL RATES

Incl GST 0.00 1,423.80 ✓

WATER RATES

Incl GST 0.00 661.86 ✓

STRATA LEVIES

Incl GST 472.87 5,201.65 ✓

REPAIRS

Incl GST 35.91 395.00 ✓

LOCKSMITHS

Incl GST 33.00 363.00 ✓

MANAGEMENT FEE

Incl GST 209.60 2,305.60 ✓

} 758 ✓

Total Expense

Incl GST 786.83 10,775.91

Net Income

18,824.09

Opening Balance

0.00

Advance

0.00

Payments to you

18,824.09

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#### INSURANCE

11/10/2022	LANDLORD INSURANCE TO 13.10.2023 ( Units : 28 ) TERRI SCHEER INSURANCE PTY LTD	Incl GST	35.45	425.00
		<b>Total</b>	<b>35.45</b>	<b>425.00</b>

#### COUNCIL RATES

03/08/2022	1ST INSTALMENT ( Units : 28 ) WILLOUGHBY CITY COUNCIL	Incl GST	0.00	358.80
13/11/2022	2ND INSTALMENT ( Units : 28 ) WILLOUGHBY CITY COUNCIL	Incl GST	0.00	355.00
08/02/2023	3RD INSTALMENT ( Units : 28 ) WILLOUGHBY CITY COUNCIL	Incl GST	0.00	355.00
10/05/2023	4TH INSTALMENT ( Units : 28 ) WILLOUGHBY CITY COUNCIL	Incl GST	0.00	355.00
		<b>Total</b>	<b>0.00</b>	<b>1,423.80</b>

#### WATER RATES

16/07/2022	1ST INSTALMENT ( Units : 28 ) SYDNEY WATER	Incl GST	0.00	166.82
17/10/2022	2ND INSTALMENT ( Units : 28 ) SYDNEY WATER	Incl GST	0.00	166.82
18/01/2023	3RD INSTALMENT ( Units : 28 ) SYDNEY WATER	Incl GST	0.00	163.20
19/04/2023	4TH INSTALMENT ( Units : 28 ) SYDNEY WATER	Incl GST	0.00	165.02
		<b>Total</b>	<b>0.00</b>	<b>661.86</b>

#### STRATA LEVIES

14/09/2022	STRATA PLAN 4823 LEVY DUE OCT 1 ( Units : 28 ) DEFT PAYMENTS	Incl GST	116.05	1,276.60
16/12/2022	STRATA PLAN 4823 LEVY DUE JAN 1 ( Units : 28 ) DEFT PAYMENTS	Incl GST	118.94	1,308.35
10/03/2023	STRATA PLAN 4823 LEVY DUE APR 1 ( Units : 28 ) DEFT PAYMENTS	Incl GST	118.94	1,308.35
21/06/2023	STRATA PLAN 4823 LEVY DUE JULY 1 ( Units : 28 ) DEFT PAYMENTS	Incl GST	118.94	1,308.35
		<b>Total</b>	<b>472.87</b>	<b>5,201.65</b>

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**REPAIRS**

04/08/2022	REPAIR AND REINSTALL THE LOCK ( Units : 28 ) BIG HAN PTY LTD	Incl GST	26.00	286.00
11/05/2023	ANNUAL SMOKE ALARM SUBSCRIPTION TO 30.04.2024 ( Units : 28 ) SMOKE ALARMS AUSTRALIA PTY LTD	Incl GST	9.91	109.00
		<b>Total</b>	<b>35.91</b>	<b>395.00</b>

**LOCKSMITHS**

12/08/2022	BROKEN LATCH COSTUMER BEEN TRPPED ( Units : 28 ) MICHEELY AGUSTINA	Incl GST	33.00	363.00
		<b>Total</b>	<b>33.00</b>	<b>363.00</b>



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<b>Monthly Owner Payments</b>				
25/07/2022	DANWIN PTY LIMITED Month End Payment For 07/2022	Incl GST	0.00	1,750.82
24/08/2022	DANWIN PTY LIMITED Month End Payment For 08/2022	Incl GST	0.00	909.84
24/09/2022	DANWIN PTY LIMITED Month End Payment For 09/2022	Incl GST	0.00	1,600.96
25/10/2022	DANWIN PTY LIMITED Month End Payment For 10/2022	Incl GST	0.00	1,325.82
24/11/2022	DANWIN PTY LIMITED Month End Payment For 11/2022	Incl GST	0.00	1,562.64
21/12/2022	DANWIN PTY LIMITED Month End Payment For 12/2022	Incl GST	0.00	756.97
25/01/2023	DANWIN PTY LIMITED Month End Payment For 01/2023	Incl GST	0.00	2,049.80
24/02/2023	DANWIN PTY LIMITED Month End Payment For 02/2023	Incl GST	0.00	1,858.00
24/03/2023	DANWIN PTY LIMITED Month End Payment For 03/2023	Incl GST	0.00	2,012.25
25/04/2023	DANWIN PTY LIMITED Month End Payment For 04/2023	Incl GST	0.00	2,047.98
25/05/2023	DANWIN PTY LIMITED Month End Payment For 05/2023	Incl GST	0.00	1,749.00
25/06/2023	DANWIN PTY LIMITED Month End Payment For 06/2023	Incl GST	0.00	1,200.01
		<b>Total</b>	<b>0.00</b>	<b>18,824.09</b> ✓