



Brenda Wishey

(w) 07 34160520

www.kgrpropertiesgroup.com.au

admin@kgrealpropertiesgroup.com.au

P.O Box 3078

Browns Plains QLD 4118

ABN: 95 607 548 425

Licence: 3954639

Unrelated Tenant - PTO

KG Wealth - Gan In Superannuation Fund

Gan In Superannuation Fund

Folio Summary

Folio: OWN00325

From: 1/07/2020

To: 30/06/2021

Created: 1/07/2021

| Money In | Money Out | Balance |
|-------------|-------------|-------------|
| \$35,575.81 | \$22,900.68 | \$12,675.13 |

| Account | Included Tax | Money Out | Money In |
|---|--------------|--------------------|--------------------|
| 35/9 Elma St, Salisbury QLD | | | |
| Water usage | | | \$1,146.52 |
| Rent | | | \$24,014.29 |
| Council rates | | \$1,618.35 | |
| Water rates | | \$1,909.20 | |
| Strata rates | \$383.14 | \$4,214.47 | |
| Maintenance # | \$0.36 | \$3.99 | |
| Gardening ^ | \$7.50 | \$82.50 | |
| Electrical or Gas | \$63.44 | \$697.81 | |
| Flooring and carpets ** | \$245.45 | \$2,700.00 | |
| Fire protection | \$80.50 | \$885.50 | |
| Administration fee * | \$5.50 | \$60.50 | |
| Letting fees * | \$61.00 | \$671.00 | |
| Air conditioning # | \$17.00 | \$187.00 | |
| Management fee * | \$180.82 | \$1,989.36 | |
| Advertising | \$41.18 | \$453.00 | |
| Repairs and maintenance # | \$668.00 | \$7,348.00 | |
| Gardening and Cleaning - GST not Registered ^ | | \$80.00 | |
| Subtotal | | \$22,900.68 | \$25,160.81 |
| Account Transactions | | | |
| Property Maintenance and Bills | \$946.82 | | \$10,415.00 |
| Subtotal | | \$0.00 | \$10,415.00 |
| Total | | \$22,900.68 | \$35,575.81 |

Total Tax on Money Out: \$1,753.89

Total Tax on Money In: \$946.82

* Total Agents Management fee = \$2,720.86 ✓

^ Total garden and lawn = \$162.50 ✓

Total repairs and maintenance = \$7,538.99 ✓ all ok - most is painting.

** Property Capital Improvement

Rachel Green-Luther

From: Jane Tan <jane@kgrpropertiesgroup.com.au>
Sent: Monday, 6 June 2022 11:52 AM
To: Rachel Green-Luther
Cc: Chi Giang; Jane Tan; Elizabeth Meiklejohn
Subject: Re: Gan In Superannuation Fund - 2020/2021 Quote and Queries
Attachments: Tan, Jane & Giang, Chi [KG Wealth Pty Ltd] 20210414 50K.pdf; KG Wealth Folio Ledger - From 1_07_2020 to 30_06_2021 (1).pdf; Xtra Flooring Invoice SMSF .pdf; Auditor req 30 Jun 2021 estatment AC8549.pdf; Auditor req 30 Jun 2021 estatment.pdf; KG Weath Constitution.pdf; Super Trust Deed pt1.pdf; Super Trust Dee Pt3.pdf; Trustee Declarations.pdf; Super Trust Deed Pt2.pdf; 22K SMI_SMAC_Exit Statement_104115_AI_2020-12-31.pdf; 2020 Annual Review statement KG Wealth Qld Property Holdings_AR2020.pdf

Best regards,

Jane Tan

KGR Properties Group - Sales Team

www.kgrpropertiesgroup.com.au

mailto:jane@kgrpropertiesgroup.com.au

Mob: (+61) 431 826 889

Ph: (+61) 1300 986 388

Your best compliments for us is to refer a friend or someone you know to get the best services!

Find and follow us on:



On Wed, 25 May 2022 at 11:47, Rachel Green-Luther <RachelG@virtusuper.com.au> wrote:

Hi Jane, Bun & Chi,

I hope you are all well.

We estimate the fee to complete the super fund 2020/2021 financial statements and tax return will be \$2,595.00 (GST inclusive), including audit.

If you are happy to proceed, please see the below 2020/2021 financial year queries:

1. Confirm you agree that the attached super contributions are correct, for each member. Correct
2. For the smarter money assisted investor withdrawn in July 2020, please provide confirmation/documentation for the \$21,905.46 proceeds received on 31/07/2020. Attached
3. TPD Insurance for Chi Giang – Please confirm whether this insurance is ‘own occupation’ or ‘any occupation’? - Any occupation
4. Please provide the ASIC Extract/company statement for KG Wealth Pty Ltd, listing the directors. - This was set up by our previous Accountant in Sydney hence, we don't have the login access. Would you please check and advise on how we can get the access.
5. Please provide the invoices for the following amounts paid to ASIC -

- a. \$55 paid on 31/08/2020. pending to have a copy from our last Accountant
- b. \$273 paid on 04/12/2020. - Attached

1. Please provide the bank statements, showing the account holder name and balance as at 30 June 2021 for:
 - a. Westpac DIY Super Working account #62-8549 - attached
 - b. Westpac DIY Super Savings Account #62-8557 - attached

We have received the excel sheet, however the auditor will want to confirm the owner of the accounts.

1. Please provide us with the C2 debenture confirmation notice for \$50,000 dated 14/04/2020, to confirm the \$5,000 of interest paid on maturity. Correct and attached
2. For 35/9 Elma Street, Salisbury property:

a. Please confirm the following for the property;

- i. Has been available to rent/rented from 1 July 2020 to 30 June 2021. Correct
- ii. Has been leased to an unrelated party during the year. correct

- a. We have attached a copy of the current market value of the above property for your perusal. Kindly confirm if you agree with the value mentioned in the attachment. If not, please provide us with a copy of the updated property valuation.
- b. Please provide us with a copy of the fortnightly rental statements for early July 2021, to reconcile the annual rental statement.
- c. Please provide us with the invoices for the total annual rental expenses, listed on the agent's rental summary –

- iii. \$7,348 – Repairs and maintenance - folio ledger attached
- iv. \$2,700 – Flooring and carpets -copy attached

1. We will send out the financials for signing via an electronic signature program – called Docusign. Please provide emails for each member:

Folio Ledger

Agent Annual Folio Ledger
- Reconciles rental income & expenses

From 1/07/2020 to 28/06/2021

Owner folios

| Audit | Date | Ref | Type | Details | Debit | Credit | Balance |
|--|------------|-------|---------------|--|------------|------------|------------|
| KG Wealth - Gan In Superannuation Fund - (OWN00325) 35/9 Elma St, Salisbury, QLD 4107 | | | | | | | |
| | | | | Opening balance | | | \$0.00 |
| 29890 | 9/07/2020 | 7493 | Receipt (EFT) | Date Processed: 10/07/2020 Rent paid to 26/07/2020 (from 12/07/2020) - From: Karan Sanghvi & Kaur-Tajinder & Sarvesh Gunda & Komal Khosla | | \$1,100.00 | \$1,100.00 |
| 29898 | 10/07/2020 | 14030 | Payment | Body Corporate rate period 01-08-20 to 31-10-20 \$1024.10 - To: Orangetown Grove Pty Ltd CTS 34789 | \$1,024.10 | | \$75.90 |
| 30378 | 23/07/2020 | 7623 | Receipt (EFT) | Date Processed: 24/07/2020 Rent paid to 9/08/2020 (from 26/07/2020) - From: Karan Sanghvi & Kaur-Tajinder & Sarvesh Gunda & Komal Khosla | | \$1,100.00 | \$1,175.90 |
| 30385 | 24/07/2020 | 14168 | Payment | BCC council rate period 1 Jul 2020 - 30 Sep 2020 - To: Brisbane City Council | \$407.85 | | \$768.05 |
| 30418 | 24/07/2020 | 14126 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$46.75 | | \$721.30 |
| 30419 | 24/07/2020 | 14127 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$46.75 | | \$674.55 |
| 30420 | 24/07/2020 | 14368 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$46.75 | | \$627.80 |
| 30421 | 24/07/2020 | 14369 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$46.75 | | \$581.05 |
| 30422 | 24/07/2020 | | Withdrawal | Withdrawal by EFT to owner KG Wealth Pty Ltd Bank Acc: ((034115) - 628549) | \$581.05 | | \$0.00 |
| 31030 | 6/08/2020 | 7757 | Receipt (EFT) | Date Processed: 7/08/2020 Pro-rata water meter read Water usage 80 kl in 74 days period 23-04-2020 to 06-07-20 \$304.80 - From: Karan Sanghvi & Kaur-Tajinder & Sarvesh Gunda & Komal Khosla | | \$304.80 | \$304.80 |
| 31031 | 6/08/2020 | 7758 | Receipt (EFT) | Date Processed: 7/08/2020 Rent paid to 23/08/2020 (from 9/08/2020) - From: Karan Sanghvi & Kaur-Tajinder & Sarvesh Gunda & Komal Khosla | | \$1,100.00 | \$1,404.80 |
| 31046 | 7/08/2020 | 14529 | Payment | QUU water rate period 20-03-2020 to 17-06-2020 \$432.34 - To: Queensland Urban Utilities | \$432.34 | | \$972.46 |
| 31054 | 7/08/2020 | 14483 | Payment | Admin fee monthly - To: KGR Properties Group Pty Ltd | \$5.50 | | \$966.96 |
| 31055 | 7/08/2020 | 14669 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$46.75 | | \$920.21 |
| 31056 | 7/08/2020 | 14670 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$46.75 | | \$873.46 |
| 31057 | 7/08/2020 | | Withdrawal | Withdrawal by EFT to owner KG Wealth Pty Ltd Bank Acc: ((034115) - 628549) | \$873.46 | | \$0.00 |
| 31566 | 20/08/2020 | 7901 | Receipt (EFT) | Date Processed: 21/08/2020 Rent paid to 6/09/2020 (from 23/08/2020) - From: Karan Sanghvi & Kaur-Tajinder & Sarvesh Gunda & Komal Khosla | | \$1,100.00 | \$1,100.00 |
| 31582 | 21/08/2020 | 14779 | Payment | Check drain blockages & repair toilet flush - To: Jimmy Handyman | \$88.00 | | \$1,012.00 |
| 31591 | 21/08/2020 | 14903 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$46.75 | | \$965.25 |
| 31592 | 21/08/2020 | 14904 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$46.75 | | \$918.50 |
| 31593 | 21/08/2020 | | Withdrawal | Withdrawal by EFT to owner KG Wealth Pty Ltd Bank Acc: ((034115) - 628549) | \$918.50 | | \$0.00 |
| 32129 | 3/09/2020 | 8038 | Receipt (EFT) | Date Processed: 4/09/2020 Rent paid to 20/09/2020 (from 6/09/2020) - From: Karan Sanghvi & Kaur-Tajinder & Sarvesh Gunda & Komal Khosla | | \$1,100.00 | \$1,100.00 |
| 32161 | 4/09/2020 | 15061 | Payment | Admin fee monthly - To: KGR Properties Group Pty Ltd | \$5.50 | | \$1,094.50 |
| 32162 | 4/09/2020 | 15194 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$46.75 | | \$1,047.75 |

Owner folios

| Audit | Date | Ref | Type | Details | Debit | Credit | Balance |
|-------|------------|-------|---------------|---|------------|------------|------------|
| 32163 | 4/09/2020 | 15195 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$46.75 | | \$1,001.00 |
| 32164 | 4/09/2020 | | Withdrawal | Withdrawal by EFT to owner KG Wealth Pty Ltd Bank Acc: ((034115) - 628549) | \$1,001.00 | | \$0.00 |
| 32700 | 17/09/2020 | 8189 | Receipt (EFT) | Date Processed: 18/09/2020 Rent paid to 4/10/2020 (from 20/09/2020) - From: Karan Sanghvi & Kaur-Tajinder & Sarvesh Gunda & Komal Khosla | | \$1,100.00 | \$1,100.00 |
| 32705 | 18/09/2020 | 15444 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$46.75 | | \$1,053.25 |
| 32706 | 18/09/2020 | 15445 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$46.75 | | \$1,006.50 |
| 32707 | 18/09/2020 | | Withdrawal | Withdrawal by EFT to owner KG Wealth Pty Ltd Bank Acc: ((034115) - 628549) | \$1,006.50 | | \$0.00 |
| 33235 | 1/10/2020 | 8324 | Receipt (EFT) | Date Processed: 2/10/2020 Rent paid to 18/10/2020 (from 4/10/2020) - From: Karan Sanghvi & Kaur-Tajinder & Sarvesh Gunda & Komal Khosla | | \$1,100.00 | \$1,100.00 |
| 33245 | 2/10/2020 | 15736 | Payment | Body Corporate period 01-11-20 to 31-01-21 \$1042.35 - To: Orange grove.com CTS 34789 | \$1,042.35 | | \$57.65 |
| 33821 | 16/10/2020 | 8457 | Receipt (EFT) | Rent paid to 25/10/2020 with part payment of \$450.00 (from 18/10/2020) - From: Karan Sanghvi & Kaur-Tajinder & Sarvesh Gunda & Komal Khosla | | \$1,000.00 | \$1,057.65 |
| 33822 | 16/10/2020 | 8458 | Receipt (EFT) | Rent paid to 1/11/2020 (from 25/10/2020 + \$450.00) - From: Karan Sanghvi & Kaur-Tajinder & Sarvesh Gunda & Komal Khosla | | \$100.00 | \$1,157.65 |
| 33832 | 16/10/2020 | 15878 | Payment | BCC council rate period 1-10-20 to 31-12-20 \$407.85 - To: Brisbane City Council | \$407.85 | | \$749.80 |
| 33837 | 16/10/2020 | 15641 | Payment | Admin fee monthly - To: KGR Properties Group Pty Ltd | \$5.50 | | \$744.30 |
| 33838 | 16/10/2020 | 15738 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$46.75 | | \$697.55 |
| 33839 | 16/10/2020 | 15739 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$46.75 | | \$650.80 |
| 33840 | 16/10/2020 | 15996 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$38.25 | | \$612.55 |
| 33841 | 16/10/2020 | 15997 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$46.75 | | \$565.80 |
| 33842 | 16/10/2020 | 15998 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$8.50 | | \$557.30 |
| 33843 | 16/10/2020 | | Withdrawal | Withdrawal by EFT to owner KG Wealth Pty Ltd Bank Acc: ((034115) - 628549) | \$557.30 | | \$0.00 |
| 34420 | 29/10/2020 | 8605 | Receipt (EFT) | Date Processed: 30/10/2020 Rent paid to 15/11/2020 (from 1/11/2020) - From: Karan Sanghvi & Kaur-Tajinder & Sarvesh Gunda & Komal Khosla | | \$1,100.00 | \$1,100.00 |
| 34429 | 30/10/2020 | 16043 | Payment | QUU water rate period 18-06-20 to 06-09-20 \$401.66. - To: Queensland and Urban Utilities | \$401.66 | | \$698.34 |
| 34448 | 30/10/2020 | 16246 | Payment | Admin fee monthly - To: KGR Properties Group Pty Ltd | \$5.50 | | \$692.84 |
| 34449 | 30/10/2020 | 16310 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$46.75 | | \$646.09 |
| 34450 | 30/10/2020 | 16311 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$46.75 | | \$599.34 |
| 34451 | 30/10/2020 | | Withdrawal | Withdrawal by EFT to owner KG Wealth Pty Ltd Bank Acc: ((034115) - 628549) | \$599.34 | | \$0.00 |
| 34746 | 9/11/2020 | 8702 | Receipt (EFT) | Pro-rata Water usage 91 kl in 92 days period 06-07-20 to 06-10-20 \$356.26 - From: Karan Sanghvi & Kaur-Tajinder & Sarvesh Gunda & Komal Khosla | | \$356.26 | \$356.26 |
| 34993 | 12/11/2020 | 8747 | Receipt (EFT) | Date Processed: 13/11/2020 Rent paid to 29/11/2020 (from 15/11/2020) - From: Karan Sanghvi & Kaur-Tajinder & Sarvesh Gunda & Komal Khosla | | \$1,100.00 | \$1,456.26 |
| 35032 | 13/11/2020 | 16526 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$46.75 | | \$1,409.51 |
| 35033 | 13/11/2020 | 16527 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$46.75 | | \$1,362.76 |

Owner folios

| Audit | Date | Ref | Type | Details | Debit | Credit | Balance |
|-------|------------|-------|---------------|--|------------|------------|------------|
| 35034 | 13/11/2020 | | Withdrawal | Withdrawal by EFT to owner KG Wealth Pty Ltd Bank Acc: ((034115) - 628549) | \$1,362.76 | | \$0.00 |
| 35491 | 26/11/2020 | 8884 | Receipt (EFT) | Date Processed: 27/11/2020 Rent paid to 13/12/2020 (from 29/11/2020) - From: Karan Sanghvi & Kaur-Tajinder & Sarvesh Gunda & Komal Khosla | | \$1,100.00 | \$1,100.00 |
| 35511 | 27/11/2020 | 16737 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$46.75 | | \$1,053.25 |
| 35512 | 27/11/2020 | 16738 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$46.75 | | \$1,006.50 |
| 35513 | 27/11/2020 | | Withdrawal | Withdrawal by EFT to owner KG Wealth Pty Ltd Bank Acc: ((034115) - 628549) | \$1,006.50 | | \$0.00 |
| 36106 | 10/12/2020 | 9023 | Receipt (EFT) | Rent paid to 27/12/2020 (from 13/12/2020) - From: Karan Sanghvi & Kaur-Tajinder & Sarvesh Gunda & Komal Khosla | | \$1,100.00 | \$1,100.00 |
| 36107 | 10/12/2020 | 16840 | Payment | Ducted air conditioner service and clean \$187 - To: Belinda Tusani - HydroKleen Brisbane South | \$187.00 | | \$913.00 |
| 36125 | 11/12/2020 | 16807 | Payment | Admin fee monthly - To: KGR Properties Group Pty Ltd | \$5.50 | | \$907.50 |
| 36126 | 11/12/2020 | 17035 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$46.75 | | \$860.75 |
| 36127 | 11/12/2020 | 17036 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$46.75 | | \$814.00 |
| 36128 | 11/12/2020 | | Withdrawal | Withdrawal by EFT to owner KG Wealth Pty Ltd Bank Acc: ((034115) - 628549) | \$814.00 | | \$0.00 |
| 36647 | 24/12/2020 | 9168 | Receipt (EFT) | Rent paid to 10/01/2021 (from 27/12/2020) - From: Karan Sanghvi & Kaur-Tajinder & Sarvesh Gunda & Komal Khosla | | \$1,100.00 | \$1,100.00 |
| 36669 | 28/12/2020 | 17139 | Payment | Replace downlight downstairs and Zone Controll module - To: GJ Electrical | \$614.90 | | \$485.10 |
| 36671 | 28/12/2020 | 17312 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$46.75 | | \$438.35 |
| 36672 | 28/12/2020 | 17313 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$46.75 | | \$391.60 |
| 36673 | 28/12/2020 | 17358 | Payment | Admin fee monthly - To: KGR Properties Group Pty Ltd | \$5.50 | | \$386.10 |
| 36674 | 28/12/2020 | | Withdrawal | Withdrawal by EFT to owner KG Wealth Pty Ltd Bank Acc: ((034115) - 628549) | \$386.10 | | \$0.00 |
| 37291 | 7/01/2021 | 9304 | Receipt (EFT) | Date Processed: 8/01/2021 Rent paid to 24/01/2021 (from 10/01/2021) - From: Karan Sanghvi & Kaur-Tajinder & Sarvesh Gunda & Komal Khosla | | \$1,100.00 | \$1,100.00 |
| 37304 | 8/01/2021 | 17568 | Payment | QUU water rate Period 07/09/2020 - 29/11/2020 \$424.56 - To: Queensland Urban Utilities | \$424.56 | | \$675.44 |
| 37328 | 8/01/2021 | 17624 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$46.75 | | \$628.69 |
| 37329 | 8/01/2021 | 17625 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$46.75 | | \$581.94 |
| 37330 | 8/01/2021 | | Withdrawal | Withdrawal by EFT to owner KG Wealth Pty Ltd Bank Acc: ((034115) - 628549) | \$581.94 | | \$0.00 |
| 37821 | 21/01/2021 | 9437 | Receipt (EFT) | Date Processed: 22/01/2021 Rent paid to 7/02/2021 (from 24/01/2021) - From: Karan Sanghvi & Kaur-Tajinder & Sarvesh Gunda & Komal Khosla | | \$1,100.00 | \$1,100.00 |
| 37839 | 22/01/2021 | 17715 | Payment | Strata- Levy notices period 01-02-21 to 30-04-21 \$1042.35 - To: Orange Grove CTS 34789 | \$1,042.35 | | \$57.65 |
| 38254 | 29/01/2021 | 9533 | Receipt (EFT) | Date Processed: 30/01/2021 Pro-rata water-Water usage period 06-10-2020 to 06-01-2021 in 92 days \$332.77 - From: Karan Sanghvi & Kaur-Tajinder & Sarvesh Gunda & Komal Khosla | | \$332.77 | \$390.42 |
| 38279 | 1/02/2021 | 17691 | Payment | BCC council rate period 1 Jan 2021 - 31 Mar 2021 \$386.70 - To: Brisbane City Council | \$386.70 | | \$3.72 |
| 38493 | 5/02/2021 | 9594 | Receipt (EFT) | Rent paid to 21/02/2021 (from 7/02/2021) - From: Karan Sanghvi & Kaur-Tajinder & Sarvesh Gunda & Komal Khosla | | \$1,100.00 | \$1,103.72 |

Owner folios

| Audit | Date | Ref | Type | Details | Debit | Credit | Balance |
|-------|------------|-------|---------------|--|------------|------------|------------|
| 39048 | 18/02/2021 | 9734 | Receipt (EFT) | Date Processed: 19/02/2021 Rent paid to 25/02/2021 (from 21/02/2021) - From: Karan Sanghvi & Kaur-Tajinder & Sarvesh Gunda & Komal Khosla | | \$314.29 | \$1,418.01 |
| 39335 | 25/02/2021 | 9821 | Receipt (EFT) | Date Processed: 26/02/2021 Water usage period 06-01-2021 to 25-02-2021 usage 39kl in 50 days \$152.69 - From: Karan Sanghvi & Kaur-Tajinder & Sarvesh Gunda & Komal Khosla | | \$152.69 | \$1,570.70 |
| 40776 | 1/04/2021 | 19246 | Payment | Levy Notice period 01-05-21 To 31-07-21 \$1105.67 - To: Orangegroove.com CTS 34789 | \$1,105.67 | | \$465.03 |
| 41061 | 7/04/2021 | 10234 | Receipt (EFT) | Date Processed: 8/04/2021 To pay bills and Painting job invoices - From: KG WEALTH PTY. LTD | | \$7,300.00 | \$7,765.03 |
| 41132 | 8/04/2021 | 19388 | Payment | Painting for 4 bedrooms, walls, ceilings the whole house - To: Jimmy Handyman | \$7,260.00 | | \$505.03 |
| 41136 | 8/04/2021 | 19386 | Payment | QUU water rate of usage period 30-11-20 to 17-03-21 \$259.45 - To: Queensland Urban Utilities | \$259.45 | | \$245.58 |
| 41305 | 14/04/2021 | 10292 | Receipt (EFT) | To pay for new carpets install and council rate. - From: KG WEALTH PTY. LTD-U35 9 Elma St Salisbury | | \$3,115.00 | \$3,360.58 |
| 41322 | 15/04/2021 | 19442 | Payment | BCC council rate period 01-04-21 to 30-06-21 \$415.95 - To: Brisbane City Council | \$415.95 | | \$2,944.63 |
| 41324 | 15/04/2021 | 19486 | Payment | BL Flooring Xtra supply & install new carpet for 4BR \$2700 - To: Flooring Xtra Browns Plains | \$2,700.00 | | \$244.63 |
| 41358 | 15/04/2021 | 17887 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$46.75 | | \$197.88 |
| 41359 | 15/04/2021 | 17888 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$46.75 | | \$151.13 |
| 41360 | 15/04/2021 | 18051 | Payment | Admin fee monthly - To: KGR Properties Group Pty Ltd | \$5.50 | | \$145.63 |
| 41361 | 15/04/2021 | 18211 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$46.75 | | \$98.88 |
| 41362 | 15/04/2021 | 18212 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$46.75 | | \$52.13 |
| 41363 | 15/04/2021 | 18440 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$26.71 | | \$25.42 |
| 41364 | 15/04/2021 | 18636 | Payment | Admin fee monthly - To: KGR Properties Group Pty Ltd | \$5.50 | | \$19.92 |
| 41365 | 15/04/2021 | 19162 | Payment | Admin fee monthly - To: KGR Properties Group Pty Ltd | \$5.50 | | \$14.42 |
| 41366 | 15/04/2021 | | Withdrawal | Withdrawal by EFT to owner KG Wealth Pty Ltd Bank Acc: ((034115) - 628549) | \$14.42 | | \$0.00 |
| 41568 | 21/04/2021 | 10373 | Receipt (EFT) | Date Processed: 22/04/2021 Rent paid to 6/05/2021 (moved in 23/04/2021) - From: Aaron Andrews | | \$1,220.00 | \$1,220.00 |
| 41638 | 23/04/2021 | 19552 | Payment | Electrical Upgrade smoke alarms for 2022 QLD regulations \$88 - To: Mooyman Electrical Services | \$885.50 | | \$334.50 |
| 41640 | 23/04/2021 | 19627 | Payment | Virtual_Lens photo take Interior & Exterior Images - To: James - Virtue Tree Services | \$305.00 | | \$29.50 |
| 41641 | 23/04/2021 | | Reversal | Reversal of transaction ref# 19627 (audit# 41640) - System error - From: James - Virtue Tree Services | | \$305.00 | \$334.50 |
| 41642 | 23/04/2021 | 19694 | Payment | Virtual_Lens photo take Interior & Exterior Images - To: Haydn Hinks - VirtualLens | \$305.00 | | \$29.50 |
| 42347 | 7/05/2021 | 10565 | Receipt (EFT) | Date Processed: 8/05/2021 Rent paid to 13/05/2021 (from 6/05/2021) - From: Aaron Andrews | | \$610.00 | \$639.50 |
| 42358 | 10/05/2021 | 19892 | Payment | AGL electricity bill period 26 Feb 21 to 26 Apr 21 60 days - To: AGL Electricity | \$82.91 | | \$556.59 |
| 42360 | 10/05/2021 | 19868 | Payment | General cleaning 4 BR house invoice \$80 - To: Vi's Cleaning Services | \$80.00 | | \$476.59 |
| 42620 | 17/05/2021 | 10636 | Receipt (EFT) | Rent paid to 20/05/2021 (from 13/05/2021) - From: Aaron Andrews | | \$610.00 | \$1,086.59 |
| 42861 | 21/05/2021 | 19625 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$51.85 | | \$1,034.74 |

Owner folios

| Audit | Date | Ref | Type | Details | Debit | Credit | Balance |
|-----------------|------------|-------|---------------|--|-------------|-------------|------------|
| 42862 | 21/05/2021 | 19626 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$51.85 | | \$982.89 |
| 42863 | 21/05/2021 | 19702 | Payment | Commission 1 week rent \$610 + GST for find new tenants - To: KGR Properties Group Pty Ltd | \$671.00 | | \$311.89 |
| 42864 | 21/05/2021 | 19703 | Payment | Advertised on REA@realestate.com.au - To: KGR Properties Group Pty Ltd | \$148.00 | | \$163.89 |
| 42865 | 21/05/2021 | 19732 | Payment | Replace new battery for garage remote control - To: KGR Properties Group Pty Ltd | \$3.99 | | \$159.90 |
| 42866 | 21/05/2021 | 19792 | Payment | Admin fee monthly - To: KGR Properties Group Pty Ltd | \$5.50 | | \$154.40 |
| 42867 | 21/05/2021 | 20009 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$51.85 | | \$102.55 |
| 42868 | 21/05/2021 | 20118 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$51.85 | | \$50.70 |
| 42869 | 21/05/2021 | | Withdrawal | Withdrawal by EFT to owner KG Wealth Pty Ltd Bank Acc: ((034115) - 628549) | \$50.70 | | \$0.00 |
| 42875 | 21/05/2021 | 10709 | Receipt (EFT) | Date Processed: 22/05/2021 Rent paid to 27/05/2021 (from 20/05/2021) - From: Aaron Andrews | | \$610.00 | \$610.00 |
| 43088 | 28/05/2021 | 10769 | Receipt (EFT) | Rent paid to 3/06/2021 (from 27/05/2021) - From: Aaron Andrews | | \$610.00 | \$1,220.00 |
| 43342 | 3/06/2021 | 10830 | Receipt (EFT) | Rent paid to 10/06/2021 (from 3/06/2021) - From: Aaron Andrews | | \$610.00 | \$1,830.00 |
| 43395 | 3/06/2021 | 20226 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$51.85 | | \$1,778.15 |
| 43396 | 3/06/2021 | 20317 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$51.85 | | \$1,726.30 |
| 43397 | 3/06/2021 | 20358 | Payment | Admin fee monthly - To: KGR Properties Group Pty Ltd | \$5.50 | | \$1,720.80 |
| 43398 | 3/06/2021 | 20485 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$51.85 | | \$1,668.95 |
| 43399 | 3/06/2021 | | Withdrawal | Withdrawal by EFT to owner KG Wealth Pty Ltd Bank Acc: ((034115) - 628549) | \$1,668.95 | | \$0.00 |
| 43743 | 11/06/2021 | 10916 | Receipt (EFT) | Rent paid to 17/06/2021 (from 10/06/2021) - From: Aaron Andrews | | \$610.00 | \$610.00 |
| 43791 | 14/06/2021 | 20555 | Payment | Jimmy Handy Lawn mowing & weeds \$82.50 - To: Jimmy Handyman | \$82.50 | | \$527.50 |
| 43946 | 17/06/2021 | 10974 | Receipt (EFT) | Rent paid to 24/06/2021 (from 17/06/2021) - From: Aaron Andrews | | \$610.00 | \$1,137.50 |
| 43978 | 17/06/2021 | 20645 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$51.85 | | \$1,085.65 |
| 43979 | 17/06/2021 | 20739 | Payment | Management Fee - To: KGR Properties Group Pty Ltd | \$51.85 | | \$1,033.80 |
| 43980 | 17/06/2021 | | Withdrawal | Withdrawal by EFT to owner KG Wealth Pty Ltd Bank Acc: ((034115) - 628549) | \$1,033.80 | | \$0.00 |
| 44200 | 24/06/2021 | 11037 | Receipt (EFT) | Rent paid to 1/07/2021 (from 24/06/2021) - From: Aaron Andrews | | \$610.00 | \$610.00 |
| 44292 | 28/06/2021 | 20866 | Payment | QUU water rate period 17-03-21 to 20-06-21 \$391.19 - To: Queensland Urban Utilities | \$391.19 | | \$218.81 |
| Closing balance | | | | | \$35,662.00 | \$35,880.81 | \$218.81 |