



Income & Expenditure Summary

Mrs Jenny Suttie
3 Cowpastures Road
BOWRAL NSW 2565

Date 1/07/2021 to 30/06/2022

From Statement: **33 (30/06/2021)**
To Statement: **44 (30/06/2022)**

Jenny Suttie (ID: 43)

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
OPENING BALANCE: \$0.00													
Owner Contributions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Residential Properties

23 Edmondson Street, TURVEY PARK, NSW 2650

Property Income

Residential Rent

720.00	642.14	1350.00	2700.00	1800.00	1800.00	1800.00	1800.00	1800.00	2700.00	2700.00	1800.00	21612.14
Water Usage - Tenant Charge												
0.00	80.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80.30
												\$21,692.44
												<i>(GST Total: \$0.00)</i>

Property Expenses

Bank Charges

1.50	5.50	1.50	2.00	3.50	2.50	2.00	2.50	2.00	2.50	2.50	3.00	31.00
Electrical (GST Inclusive)												
0.00	0.00	0.00	0.00	357.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	357.50
General Advertising (GST Inclusive)												
0.00	0.00	126.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	126.50
General Repairs & Maintenance (GST Inclusive)												
0.00	0.00	0.00	0.00	0.00	198.00	0.00	0.00	0.00	0.00	0.00	0.00	198.00
Lease Preparation Fees (GST Inclusive)												
0.00	0.00	33.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33.00
Letting Fee (GST Inclusive)												
0.00	0.00	495.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	495.00
Management Fees (GST Inclusive)												
55.44	94.17	103.95	207.90	142.16	138.60	138.60	154.00	138.60	207.90	207.90	152.94	1742.16
Pest Control (GST Inclusive)												

Report shows all transactions reported on statements created within reporting period.



Report shows all transactions reported on statements created within reporting period.

Income & Expenditure Summary													
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
Plumbing (GST Inclusive)	0.00	0.00	0.00	0.00	0.00	0.00	871.20	0.00	0.00	131.45	0.00	0.00	1354.65
Water Rates	0.00	-380.19	0.00	0.00	40.24	0.00	0.00	655.69	0.00	0.00	15.50	-186.25	144.99
Owner Expenses	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	26.40
Administration Fee (GST Inclusive)	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	26.40
Owner Income													\$0.00
(GST Total: \$0.00)													
Owner Payments	660.86	1000.76	587.85	2487.90	1127.90	1458.70	0.00	1771.61	1327.20	2355.95	2471.90	1602.61	16853.24
D & J Suttle Super Fund													
Owner Payments	660.86	1000.76	587.85	2487.90	1127.90	1458.70	0.00	1771.61	1327.20	2355.95	2471.90	1602.61	16853.24
(GST Total: \$2.40)													
CLOSING BALANCE													\$16,853.24
PROPERTY BALANCE: \$16,879.64													
(GST Balance: -\$421.51)													
(GST Total: \$421.51)													
TOTAL: \$4,812.80													





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OWNERSHIP STATEMENT #34 - Jenny Suttie

Mrs Jenny Suttie
 3 Cowpastures Road
 BOWRAL, NSW, 2565

STATEMENT PERIOD	30/07/2021 - 31/08/2021
OWNERSHIP ID:	43
OPENING BALANCE:	\$0.00
CLOSING BALANCE:	\$0.00
OWNERSHIP PAYMENT:	\$1,000.76

TAX INVOICE

RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	PAID
23 Edmondson Street	Claire Francis	\$360.00/W	25/06/21 - 13/07/21	13/07/21	\$0.00	\$642.14
<i>Moved Out on 13/07/2021; Charge to 13/07/2021</i>						
Total rent for period						TOTAL \$642.14

PROPERTY INCOME, EXPENSES & OWNERSHIP SUMMARY

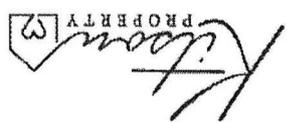
Date	Property	Description	GST Paid	MONEY OUT	MONEY IN
31/08/2021	23 Edmondson Street	vacate water read (2300) (Inv: 88544, \$80.30)	\$0.00		\$80.30
31/08/2021	23 Edmondson Street	tenant water usage 12/1/21- 13/4/21 (2245) (Inv: 82188, \$83.22)	\$0.00		\$83.22
31/08/2021	23 Edmondson Street	Tenant water charge 11/04/19 - 11/7/19(1880) (Inv: 26783, \$56.94)	\$0.00		\$56.94
31/08/2021	23 Edmondson Street	Tenant water charge 11/07/19 - 14/10/19 (1923) (Inv: 32475, \$62.78)	\$0.00		\$62.78
31/08/2021	23 Edmondson Street	Tenant water charge 14/10/19 - 14/01/20 (1981) (Inv: 40483, \$84.68)	\$0.00		\$84.66
31/08/2021	23 Edmondson Street	tenant water usage 8/4/20- 10/7/20 (2093) (Inv: 57224, \$71.54)	\$0.00		\$71.54
31/08/2021	23 Edmondson Street	Tenant water charge 16/10/18 - 14/1/19(1795) (Inv: 8419, \$74.46)	\$0.00		\$74.46
31/08/2021	23 Edmondson Street	Tenant water charge 14/1/19 - 10/4/19(1841) (Inv: 15556, \$67.16)	\$0.00		\$67.16
31/08/2021	23 Edmondson Street	Riverina Water County Council (BPAY Ref: 0134007) Meter Number 06W92979913.04.21 (3632) 19.07.21 (3692)	\$0.00	\$120.57	
SUBTOTAL				\$120.57	\$581.06
Total for property expenses & ownership summary				TOTAL	\$460.49

TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
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OWNERSHIP PAYMENTS		
Date	Description	
31/08/2021	EFT to account D & J Suttie Super Fund	MONEY OUT
	Commonwealth Bank of Australia (062-511 XXXX 9589)	\$1,000.76
		MONEY IN
SUBTOTAL		\$1,000.76
Total ownership payments		-\$1,000.76
CLOSING (CARRIED FORWARD) BALANCE		
TOTAL		\$0.00
Total fees paid in period		
Administration Fee	\$0.20	\$2.20
Bank Charges	\$0.00	\$5.50
Management Fees	\$8.55	\$94.17
SUBTOTAL		\$101.87
TOTAL		-\$101.87





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OWNERSHIP STATEMENT #35 - Jenny Suttie

Mrs Jenny Suttie
 3 Cowpastures Road
 BOWRAL, NSW, 2565

STATEMENT PERIOD	31/08/2021 - 30/09/2021
OWNERSHIP ID:	43
OPENING BALANCE:	\$0.00
CLOSING BALANCE:	\$0.00
OWNERSHIP PAYMENT:	\$587.85

TAX INVOICE

RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	PAID
23 Edmondson Street	Claire Francis	\$360.00/W	13/07/21 - 13/07/21	13/07/21	\$0.00	\$0.00
<i>Moved Out on 13/07/2021; Charge to 13/07/2021</i>						
23 Edmondson Street	Matthew Crozier	\$450.00/W	17/09/21 - 07/10/21	07/10/21	\$0.00	\$1,350.00
Total rent for period						TOTAL \$1,350.00

TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$0.20	\$2.20	
Bank Charges	\$0.00	\$1.50	
General Advertising	\$11.50	\$126.50	
Lease Preparation Fees	\$3.00	\$33.00	
Letting Fee	\$45.00	\$495.00	
Management Fees	\$9.45	\$103.95	
SUBTOTAL		\$762.15	\$0.00
Total fees paid in period		TOTAL	-\$762.15

OWNERSHIP PAYMENTS

Date	Description	MONEY OUT	MONEY IN
30/09/2021	EFT to account D & J Suttie Super Fund Commonwealth Bank of Australia (062-511 XXXX 9589)	\$587.85	
SUBTOTAL		\$587.85	\$0.00
Total ownership payments		TOTAL	-\$587.85

CLOSING (CARRIED FORWARD) BALANCE

TOTAL		\$0.00
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ABN 71 646 489 910
Corp. Licence Number: 10109769 Licensee Name & Number: Stephen Bruce Kitson 20023221
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OWNERSHIP STATEMENT #36 - Jenny Suttie

Mrs Jenny Suttie
3 Cowpastures Road
BOWRAL, NSW, 2565

STATEMENT PERIOD	30/09/2021 - 29/10/2021
OWNERSHIP ID:	43
OPENING BALANCE:	\$0.00
CLOSING BALANCE:	\$0.00
OWNERSHIP PAYMENT:	\$2,487.90

TAX INVOICE

RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	PAID
23 Edmondson Street	Matthew Crozier	\$450.00/W	08/10/21 - 18/11/21	18/11/21	\$0.00	\$2,700.00
Total rent for period						TOTAL \$2,700.00

TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$0.20	\$2.20	
Bank Charges	\$0.00	\$2.00	
Management Fees	\$18.90	\$207.90	
SUBTOTAL		\$212.10	\$0.00
Total fees paid in period		TOTAL	-\$212.10

OWNERSHIP PAYMENTS

Date	Description	MONEY OUT	MONEY IN
29/10/2021	EFT to account D & J Suttie Super Fund Commonwealth Bank of Australia (062-511 XXXX 9589)	\$2,487.90	
SUBTOTAL		\$2,487.90	\$0.00
Total ownership payments		TOTAL	-\$2,487.90

CLOSING (CARRIED FORWARD) BALANCE

TOTAL \$0.00



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OWNERSHIP STATEMENT #37 - Jenny Suttie

Mrs Jenny Suttie
 3 Cowpastures Road
 BOWRAL, NSW, 2565

STATEMENT PERIOD	29/10/2021 - 30/11/2021
OWNERSHIP ID:	43
OPENING BALANCE:	\$0.00
CLOSING BALANCE:	\$0.00
OWNERSHIP PAYMENT:	\$1,127.90

TAX INVOICE

RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	PAID
23 Edmondson Street	Matthew Crozier	\$450.00/W	19/11/21 - 16/12/21	16/12/21	\$0.00	\$1,800.00
Total rent for period						TOTAL \$1,800.00

PROPERTY INCOME, EXPENSES & OWNERSHIP SUMMARY

Date	Property	Description	GST Paid	MONEY OUT	MONEY IN
08/11/2021	23 Edmondson Street	Inv:99325, \$46.19, Water Rates Meter Number 11105109Rw 15.07.21 (2300) 11.10.2021 (2331)	\$0.00		\$46.19
15/11/2021	23 Edmondson Street	Riverina Water County Council (BPAY Ref: 0134007) Water Rates Meter Number 11105109Rw 15.07.21 (2300) 11.10.2021 (2331)	\$0.00	\$86.43	
30/11/2021	23 Edmondson Street	Triple O Plumbing Service (Inv: 07863) Attend site inspect leaking shower taps remove taps and tried to service but were beyond repair Supply and install new taps and handles	\$11.50	\$126.50	
30/11/2021	23 Edmondson Street	Zac Robinson Electrical (Inv: 0288) Replace faulty ceiling fan with light - install new wall switch	\$32.50	\$357.50	
SUBTOTAL				\$570.43	\$46.19
Total for property expenses & ownership summary				TOTAL	-\$524.24

TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$0.20	\$2.20	
Bank Charges	\$0.00	\$3.50	
Management Fees	\$12.92	\$142.16	
SUBTOTAL		\$147.86	\$0.00
Total fees paid in period		TOTAL	-\$147.86





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OWNERSHIP STATEMENT #38 - Jenny Suttie

Mrs Jenny Suttie
3 Cowpastures Road
BOWRAL, NSW, 2565

STATEMENT PERIOD	30/11/2021 - 31/12/2021
OWNERSHIP ID:	43
OPENING BALANCE:	\$0.00
CLOSING BALANCE:	\$0.00
OWNERSHIP PAYMENT:	\$1,458.70

TAX INVOICE

RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	PAID
23 Edmondson Street	Matthew Crozier	\$450.00/W	17/12/21 - 13/01/22	13/01/22	\$0.00	\$1,800.00
Total rent for period						TOTAL \$1,800.00

PROPERTY INCOME, EXPENSES & OWNERSHIP SUMMARY

Date	Property	Description	GST Paid	MONEY OUT	MONEY IN
15/12/2021	23 Edmondson Street	The Appliance Man (Inv: INV11029) service call to inspect dishlex not working- main PCB board failed.	\$9.00	\$99.00	
15/12/2021	23 Edmondson Street	Smoke Alarms Australia (Inv: 2022476) annual smoke alarm subscription	\$9.00	\$99.00	
SUBTOTAL				\$198.00	\$0.00
Total for property expenses & ownership summary				TOTAL	-\$198.00

TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$0.20	\$2.20	
Bank Charges	\$0.00	\$2.50	
Management Fees	\$12.60	\$138.60	
SUBTOTAL		\$143.30	\$0.00
Total fees paid in period		TOTAL	-\$143.30

OWNERSHIP PAYMENTS

Date	Description	MONEY OUT	MONEY IN
31/12/2021	EFT to account D & J Suttie Super Fund Commonwealth Bank of Australia (062-511 XXXX 9589)	\$1,458.70	



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OWNERSHIP STATEMENT #39 - Jenny Suttie

Mrs Jenny Suttie
 3 Cowpastures Road
 BOWRAL, NSW, 2565

STATEMENT PERIOD	31/12/2021 - 31/01/2022
OWNERSHIP ID:	43
OPENING BALANCE:	\$0.00
CLOSING BALANCE:	\$786.00
OWNERSHIP PAYMENT:	\$0.00

TAX INVOICE

RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	PAID
23 Edmondson Street	Matthew Crozier	\$450.00/W	14/01/22 - 10/02/22	10/02/22	\$0.00	\$1,800.00
Total rent for period						TOTAL \$1,800.00

PROPERTY INCOME, EXPENSES & OWNERSHIP SUMMARY

Date	Property	Description	GST Paid	MONEY OUT	MONEY IN
31/01/2022	23 Edmondson Street	Triple O Plumbing Service (Inv: 08850) After hours call out 29.12.21 Leaking toilet found inlet valve wasn't shutting off Install new inlet valve Serviced the rest of toilet replacing outlet washer & flex hose	\$20.40	\$224.40	
31/01/2022	23 Edmondson Street	Triple O Plumbing Service (Inv: 08868) Jack hammer & remove concrete around water was coming up Leaking tracking from different position. Quote for new line . Ran tamp line from meter to main line into house Tested for leaks	\$58.80	\$646.80	
SUBTOTAL				\$871.20	\$0.00
Total for property expenses & ownership summary				TOTAL	-\$871.20

TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$0.20	\$2.20	
Bank Charges	\$0.00	\$2.00	
Management Fees	\$12.60	\$138.60	
SUBTOTAL		\$142.80	\$0.00
Total fees paid in period		TOTAL	-\$142.80

WITHHELD (UNPAID) AMOUNTS





Description	Withheld	TOTAL
By Ownership funds on hold for plumbing repairs	\$786.00	\$786.00
Total withheld (unpaid) amounts		
		\$786.00
CLOSING (CARRIED FORWARD) BALANCE		
		\$786.00
TOTAL		





Kitson Property
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OWNERSHIP STATEMENT #40 - Jenny Suttie

Mrs Jenny Suttie
3 Cowpastures Road
BOWRAL, NSW, 2565

STATEMENT PERIOD	31/01/2022 - 28/02/2022
OWNERSHIP ID:	43
OPENING BALANCE:	\$786.00
CLOSING BALANCE:	\$0.00
OWNERSHIP PAYMENT:	\$1,771.61

TAX INVOICE

RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	PAID
23 Edmondson Street	Matthew Crozier	\$450.00/W	11/02/22 - 10/03/22	10/03/22	\$0.00	\$1,800.00
Total rent for period					TOTAL	\$1,800.00

PROPERTY INCOME, EXPENSES & OWNERSHIP SUMMARY

Date	Property	Description	GST Paid	MONEY OUT	MONEY IN
11/02/2022	23 Edmondson Street	Inv:108415, \$200.00, Water Rates Meter Number 11105109RW 11.10.21 92331) 12.01.22 (2737)	\$0.00		\$200.00
15/02/2022	23 Edmondson Street	Riverina Water County Council (BPAY Ref: 0134007) Water Rates Meter Number 11105109RW 11.10.21 92331) 12.01.22 (2737)	\$0.00	\$855.69	
SUBTOTAL				\$855.69	\$200.00
Total for property expenses & ownership summary				TOTAL	-\$655.69

TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$0.20	\$2.20	
Bank Charges	\$0.00	\$2.50	
Management Fees	\$14.00	\$154.00	
SUBTOTAL		\$158.70	\$0.00
Total fees paid in period		TOTAL	-\$158.70

OWNERSHIP PAYMENTS

Date	Description	MONEY OUT	MONEY IN
28/02/2022	EFT to account D & J Suttie Super Fund Commonwealth Bank of Australia (062-511 XXXX 9589)	\$1,771.61	



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OWNERSHIP STATEMENT #41 - Jenny Suttie

Mrs Jenny Suttie
3 Cowpastures Road
BOWRAL, NSW, 2565

STATEMENT PERIOD	28/02/2022 - 31/03/2022
OWNERSHIP ID:	43
OPENING BALANCE:	\$0.00
CLOSING BALANCE:	\$0.00
OWNERSHIP PAYMENT:	\$1,327.20

TAX INVOICE

RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	PAID
23 Edmondson Street	Matthew Crozier	\$450.00/W	11/03/22 - 07/04/22	07/04/22	\$0.00	\$1,800.00
Total rent for period						TOTAL \$1,800.00

PROPERTY INCOME, EXPENSES & OWNERSHIP SUMMARY

Date	Property	Description	GST Paid	MONEY OUT	MONEY IN
15/03/2022	23 Edmondson Street	Flick Anticimex Pty Ltd (Inv: 209280291) timber pest inspection	\$30.00	\$330.00	
SUBTOTAL				\$330.00	\$0.00
Total for property expenses & ownership summary				TOTAL	-\$330.00

TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$0.20	\$2.20	
Bank Charges	\$0.00	\$2.00	
Management Fees	\$12.60	\$138.60	
SUBTOTAL		\$142.80	\$0.00
Total fees paid in period		TOTAL	-\$142.80

OWNERSHIP PAYMENTS

Date	Description	MONEY OUT	MONEY IN
31/03/2022	EFT to account D & J Suttie Super Fund Commonwealth Bank of Australia (062-511 XXXX 9589)	\$1,327.20	
SUBTOTAL		\$1,327.20	\$0.00
Total ownership payments		TOTAL	-\$1,327.20



TOTAL **\$0.00**

CLOSING (CARRIED FORWARD) BALANCE





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OWNERSHIP STATEMENT #42 - Jenny Suttie

Mrs Jenny Suttie
 3 Cowpastures Road
 BOWRAL, NSW, 2565

STATEMENT PERIOD	31/03/2022 - 29/04/2022
OWNERSHIP ID:	43
OPENING BALANCE:	\$0.00
CLOSING BALANCE:	\$0.00
OWNERSHIP PAYMENT:	\$2,355.95

TAX INVOICE

RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	PAID
23 Edmondson Street	Matthew Crozier	\$450.00/W	08/04/22 - 19/05/22	19/05/22	\$0.00	\$2,700.00
Total rent for period						TOTAL \$2,700.00

PROPERTY INCOME, EXPENSES & OWNERSHIP SUMMARY

Date	Property	Description	GST Paid	MONEY OUT	MONEY IN
29/04/2022	23 Edmondson Street	Triple O Plumbing Service (Inv: 10822) Investigated leak under kitchen sink. Kitchen spout was constantly leaking, causing leak under the kitchen sink Removed existing kitchen spout and installed new bench top spout	\$11.95	\$131.45	
SUBTOTAL				\$131.45	\$0.00
Total for property expenses & ownership summary				TOTAL	-\$131.45

TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$0.20	\$2.20	
Bank Charges	\$0.00	\$2.50	
Management Fees	\$18.90	\$207.50	
SUBTOTAL		\$212.60	\$0.00
Total fees paid in period		TOTAL	-\$212.60

OWNERSHIP PAYMENTS

Date	Description	MONEY OUT	MONEY IN
29/04/2022	EFT to account D & J Suttie Super Fund Commonwealth Bank of Australia (062-511 XXXX 9589)	\$2,355.95	



Total ownership payments		TOTAL	-\$2,355.95
SUBTOTAL		\$2,355.95	\$0.00
CLOSING (CARRIED FORWARD) BALANCE		TOTAL	\$0.00

Kitsom
PROPERTY

Kitsom Property
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OWNERSHIP STATEMENT #43 - Jenny Suttie

Mrs Jenny Suttie
 3 Cowpastures Road
 BOWRAL, NSW, 2565

STATEMENT PERIOD	29/04/2022 - 31/05/2022
OWNERSHIP ID:	43
OPENING BALANCE:	\$0.00
CLOSING BALANCE:	\$0.00
OWNERSHIP PAYMENT:	\$2,471.90

TAX INVOICE

RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	PAID
23 Edmondson Street	Matthew Crozier	\$450.00/W	20/05/22 - 30/06/22	30/06/22	\$0.00	\$2,700.00
Total rent for period						TOTAL \$2,700.00

PROPERTY INCOME, EXPENSES & OWNERSHIP SUMMARY

Date	Property	Description	GST Paid	MONEY OUT	MONEY IN
16/05/2022	23 Edmondson Street	Riverina Water County Council (BPAY Ref: 0134007) water rates 12/1/22- 11/4/22 (2862)	\$0.00	\$15.50	
SUBTOTAL				\$15.50	\$0.00
Total for property expenses & ownership summary				TOTAL	-\$15.50

TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$0.20	\$2.20	
Bank Charges	\$0.00	\$2.50	
Management Fees	\$18.90	\$207.90	
SUBTOTAL		\$212.60	\$0.00
Total fees paid in period		TOTAL	-\$212.60

OWNERSHIP PAYMENTS

Date	Description	MONEY OUT	MONEY IN
31/05/2022	EFT to account D & J Suttie Super Fund Commonwealth Bank of Australia (062-511 XXXX 9589)	\$2,471.90	
SUBTOTAL		\$2,471.90	\$0.00



ABN 71 646 489 910
Corp. Licence Number: 10109769 Licensee Name & Number: Belinda Lee Number 20283602
Kitson Property Shop1/176 Baylis Street, Wagga Wagga, NSW Ph: 02 6923 3200 Fax:

\$0.00

TOTAL



CLOSING (CARRIED FORWARD) BALANCE

-\$2,471.90

TOTAL

Total ownership payments



Kitson Property
Shop1/176 Baylis Street, Wagga Wagga, 2650, NSW
Ph: 02 6923 3200 Fax:
reception@kitsonproperty.com.au



We're here to help

6922 0608

rvcc.nsw.gov.au

f t @ in



D J SUTTIE PTY LIMITED
C/- KITSON PROPERTY
PO BOX 126
WAGGA WAGGA NSW 2650

Water account

Account number 13400
Amount due \$15.50
Pay by 27/05/2022



019

R2_203

Charges table

Consumption	\$136.25
Availability	\$40.00
Pensioner Rebate	\$0.00
Balance Brought Fwd	\$0.00
Interest	\$210.75CR

TOTAL DUE \$15.50

Service address:

23 Edmondson Street
TURVEY PARK NSW 2350
LOT: 29 DP: 37353

Interest accrues on overdue amounts as per Riverina Water's fees and charges.

Please advise us if:

The name or address on this account is incorrect, or you need to update your postal address.

You are having genuine difficulty paying your account

You have suggestions to improve our service

Your water usage in kL



No sprinklers between 10am and 5pm.

See over page for more payment details.

Payment slip



Billcode: 4101
Ref: 0134007



Billcode: 0254
Ref: 134002

NAME OF OWNER: D J SUTTIE PTY LIMITED

BPAY this payment via internet or phone banking.

Pay in person at any post office, phone 13 18 18 or at postollipay.com.au to pay now or to register to receive and pay your future bills online.

DUE DATE: 27/05/2022
ACCOUNT NO: 13400
AMOUNT DUE: \$15.50



0254 134002

Riverina Water ABN 52 084 883 210

91 Hammond Ave (PO Box 456)
Wagga Wagga NSW 2650

Phone: 02 6922 0608 Email: admin@rvcc.nsw.gov.au [RVCC.NSW.GOV.AU](http://rvcc.nsw.gov.au)

For emailed notices:
rvcc.enotices.com.au
Reference No: F290E544DZ



Water account meter readings & charges details

SERVICE NUMBER	METER NUMBER	METER READINGS		KILOLITRES USED	DAYS	TARIFF CODE
		PRESENT	PREVIOUS			
3462	11105109RW	11/04/2022	12/01/2022	125	89	W1
		2862	2737			

CHARGE DETAILS	KL @ Dollars/KL
	1.49
	1.25

General Information

Water Charges (Section 572 Local Government Act)

> **Availability / Vacant Land Charge:** is an annual charge divided evenly across the quarterly accounts. It applies to all properties within 25m of the nearest water main, even if there is no water meter present.

> **Water Consumption:** billed using a stepped tariff. The first 125 kilolitres per quarter are billed at a lower rate than subsequent usage.

Current prices and interest rates can be found in our Operation Plan, which can be found at rwcc.nsw.gov.au.

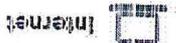
Interest On Overdue Charges (Section 566 Local Government Act)

Interest accrues on charges that remain unpaid after they become due and payable. The current interest rate is listed in our Operational Plan available at rwcc.nsw.gov.au.

Privacy and Personal Information Protection Notice

Riverina Water Council holds personal information for the purpose of identifying property owners and includes their property details. The supply of this information is handled legally required by Council, and all information is handled in accordance with the Privacy Act 1988. Information will not be disclosed to any other party except under legislative requirements.

How to pay



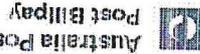
Pay at rwcc.nsw.gov.au. Use your account number and credit card.



Download form at rwcc.nsw.gov.au Weekly, fortnightly, monthly or quarterly options from your nominated savings or cheque on final business day of month. Quarterly deductions on Thursday after due date.



Your biller code and Reference number is located beside the BPAY symbol on the front of your account. Phone your bank, or use internet banking to pay from your cheque, savings, or credit card account.



Post Billpay postbillpay@post.gov.au Use Biller Code 0254 and reference number from the payment slip part of your bill.



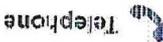
Visit any Australia Post with your interest bill.



91 Hammond Avenue Wagga Wagga NSW 2650 Cash, Cheque, EFTPOS (debit and credit card), Visa and Mastercard credit cards accepted.



Detach payment slip and mail with cheque or money order made payable to Riverina Water (no pins/staples). PO Box 456 Wagga Wagga NSW 2650 Retain top portion of account for your records, as no receipt will be issued.



Australia Post Billpay 13 18 15. Quote BillPay Code 0254 and reference number from payment slip overleaf.

Eligible Pensioners (Section 575 Local Government Act)
If you are a pensioner you may be entitled to a rebate. The pensioner must be the owner of the property, and it must be their primary residence. Download the Rebate Application Form from rwcc.nsw.gov.au or call our office.

Water meter information
Riverina Water reads most water meters every three months, unless you're a high use commercial customer, who may be on a monthly billing cycle. This reading is used to calculate the amount of water that has been used since the last reading.
Please clear vegetation around the water meter and provide ready access to your water meter for reading and maintenance purposes. This is a requirement under the Water Management (General) Regulation 2011, Clause 127.
To read your water meter, record the numbers from left to right. The black numbers register kilolitres (one kilolitre is one thousand litres). This is the only measure used to calculate your water account. The red numbers on the right of the dial register litres.
You can use your meter to check for a leak. To do so, turn off every tap on your property and read your meter. Do not use any water for three hours or more (including the toilet) then read your meter again. If the reading has increased, you have a leak and should contact a plumber.



Kitson Property
 Shop1/176 Baylis Street, Wagga Wagga, 2650, NSW
 Ph: 02 6923 3200 Fax:
 reception@kitsonproperty.com.au

OWNERSHIP STATEMENT #44 - Jenny Suttie

Mrs Jenny Suttie
 3 Cowpastures Road
 BOWRAL, NSW, 2565

STATEMENT PERIOD	31/05/2022 - 30/06/2022
OWNERSHIP ID:	43
OPENING BALANCE:	\$0.00
CLOSING BALANCE:	\$0.00
OWNERSHIP PAYMENT:	\$1,602.61

TAX INVOICE

RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	PAID
23 Edmondson Street	Matthew Crozier	\$450.00/W	01/07/22 - 28/07/22	28/07/22	\$0.00	\$1,800.00
Total rent for period						TOTAL \$1,800.00

PROPERTY INCOME, EXPENSES & OWNERSHIP SUMMARY

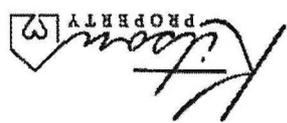
Date	Property	Description	GST Paid	MONEY OUT	MONEY IN
15/06/2022	23 Edmondson Street	Exact Plumbing PTY LTD (Inv: C075) Found shower taps leaking. Re-seated & replaced washers & no longer leaking	\$9.00	\$99.00	
20/06/2022	23 Edmondson Street	Inv:116667, \$186.25, water rates 12/1/22- 11/4/22 (2862)	\$0.00		\$186.25
30/06/2022	23 Edmondson Street	Exact Plumbing PTY LTD (Inv: C092) Found holes in sheet above and leak and the roof screw were screwed into the sheet in the down pan, sealed holes and screws Shower head wasn't staying up replaced shower head supplied by tenant	\$11.50	\$126.50	
SUBTOTAL				\$225.50	\$186.25
Total for property expenses & ownership summary				TOTAL	-\$39.25

TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$0.20	\$2.20	
Bank Charges	\$0.00	\$3.00	
Management Fees	\$13.90	\$152.94	
SUBTOTAL		\$158.14	\$0.00
Total fees paid in period		TOTAL	-\$158.14



OWNERSHIP PAYMENTS			
Date	Description	MONEY OUT	MONEY IN
30/06/2022	EFT to account D & J Suttie Super Fund Commonwealth Bank of Australia (062-511 XXXX 9589)	\$1,602.61	
Total ownership payments		TOTAL	-\$1,602.61
		SUBTOTAL	\$0.00
CLOSING (CARRIED FORWARD) BALANCE		TOTAL	\$0.00





TAX INVOICE

Kitsons Real Estate
176 Baylis St
WAGGA WAGGA NSW 2650
AUSTRALIA

Invoice Date
9 Jun 2022

Exact Plumbing Pty Ltd
Zak 0401847242

Invoice Number
INV-0075

License no. 379085C

Reference
23 Edmondson st-Jenny
Suttie c/- Kitson Property

ABN
60 656 499 473

Description	Quantity	Unit Price	GST	Amount AUD
Found shower taps leaking, Re-seated and replaced washers and no longer leaking.				
Parts & labour	1.00	90.00	10%	90.00
			Subtotal	90.00
			TOTAL GST 10%	9.00
			TOTAL AUD	99.00

Due Date: 9 Jul 2022

Please pay to:
Exact Plumbing PTY LTD
BSB: 062692
Account no: 48484813
please quote invoice number
Thank you



TAX INVOICE

Kitsons Real Estate
176 Baylis St
WAGGA WAGGA NSW 2650
AUSTRALIA

Invoice Date
22 Jun 2022

Exact Plumbing Pty Ltd
Zak 0401847242
License no. 379085C

Invoice Number
INV-0092

Reference
23 Edmondson st-Jenny
Suttie c/- Kitson Property

ABN
60 656 499 473

Description	Quantity	Unit Price	GST	Amount AUD
Found holes in sheet above the leak and the roof screw were screwed into the sheet in the down pan, sealed holes and screws				
Shower head wasn't staying up, replaced shower head supplied by the tenant				
Parts & labour	1.00	115.00	10%	115.00
			Subtotal	115.00
			TOTAL GST 10%	11.50
			TOTAL AUD	126.50

Due Date: 22 Jul 2022

Please pay to:
Exact Plumbing PTY LTD
BSB: 062692
Account no: 48484813
please quote invoice number
Thank you

Wagga Wagga City Council
PO Box 20,
WAGGA WAGGA NSW 2650



Wagga Wagga City Council

ABN 56 044 159 537



D J Suttie Pty Ltd
3 Cowpastures Rd
BOWRAL NSW 2576



013
1000327
R1_743

Enquiries 1300 292 442
Fax (02) 6926 9199

Website www.wagga.nsw.gov.au
Email council@wagga.nsw.gov.au

Rates Instalment Notice

Property No. 1172 206
Rating Year 2021-2022
Issue Date 25/01/2022
Rateable Value \$177,000
Valuation Date 01/07/2019

Date Due 28/02/2022

Instalment Amount Due \$583.00

Notice is hereby given that the undermentioned property has been rated by the Wagga Wagga City Council

23 Edmondson St TURVEY PARK NSW 2650
Lot 29 DP 37353



Scan QR code for eNotices login



For emailed notices:
wagga.enotices.com.au
Reference No: ECBD1D98BG

Peter Thompson
GENERAL MANAGER

Instalment No. 3 Due 28/02/2022

Instalment No. 3 \$583.00

Total Amount Due this Instalment \$583.00

PLEASE DEDUCT ANY PAYMENTS MADE SINCE 11/01/2022

*Interest on overdue rates and charges accrues at the rate of 6.0% per annum, calculated daily.

Credit card payments are now available online by logging onto www.wagga.nsw.gov.au, and selecting "Pay my Account".
No fees are applicable for these payments.

Wagga Wagga City Council

All payment options on reverse of notice



Billers Code: 4069
Ref: 1172 206

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au

BPAY® this payment via Internet or phone banking.

BPAY View® - View and pay this bill using internet banking.

BPAY View Registration No. Please enter the BPAY Reference number above

©Registered to BPAY Pty Ltd ABN 69 079 137 518



Post Billpay
Billers Code: 0919
Ref: 1172 206



*919 1172206

Pay in-store at Australia Post,
by phone 13 18 16 or online
at auspost.com.au/postbillpay

Note: Credit Card payments not available at Australia Post outlets

Ratepayer D J Suttie Pty Ltd

Property No. 1172 206

Date Due 28/02/2022

Instalment Amount Due \$583.00



How to Pay



Direct Debit and Centrepay deductions are available - Contact Council direct on 6926 9270



Payment in Person

Please pay at Civic Administration Building
Cnr Baylis & Morrow Streets, Wagga Wagga Office
Hours - 8.30am-5.00pm Monday to Friday
(Note: No extra cash will be given on debit cards or cheques)

Payments may be made by cash, cheque, money order and Eftpos, including MasterCard and Visa.



Visit www.wagga.nsw.gov.au/onlineservices to pay online via MasterCard or Visa. Refer to the front of this notice for Property Number.
(Note: There is no surcharge for using this payment method).



Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account.
More info: www.bpay.com.au
Refer to the front of this notice for Biller Code and reference number.



Cut the payment slip section where indicated and mail together with your cheque or money order to:
Wagga Wagga City Council
Revenue Section
PO Box 20
WAGGA WAGGA NSW 2650



Pay in-store at Australia Post (Credit Cards excluded), by phone 13 18 16 or online at auspost.com.au/postbillpay

For all Post Billpay, Internet and Credit Card payments please refer to the front of this notice for Billpay Code and reference number.

Important Information

Rate Categories

Application for Change in Category

The parcel of land described in this notice has been rated on the basis of the category shown overleaf. The rateable person (or the person's agent) must notify Council within (30) thirty days of any request for change in category - Sections 524/525 of the Local Government Act.

Appeal against Declaration of Category

A rateable person who is dissatisfied with a category after an application for Change of Category has been reviewed by Council may appeal to the Land and Environment Court. Any appeal however must be made within 30 days after the declaration has been made in accordance with Section 526 of the Local Government Act. Council will provide further details on this process on request.

Land Exempt from Rates

Sections 555, 556, 557 of the Local Government Act outline details of land entitled to rate exemption. Further information is available from Council's Rates Dept. Appeals under Section 574 of the Act against rates levied must be made within (30) days of service of this notice to the Land and Environment Court and may be made on the basis that the land or part of it is not rateable to a particular rate.

Domestic Waste Management Service Centres

Under Section 496 of the Local Government Act 1993. Council must make and levy a charge for the provision of Domestic Waste Management Services for each parcel of land for which the Service is available.

Pensioner Rate Reductions

Persons who became eligible pensioners after the date of the service of this notice are entitled to a reduction proportionate to the number of whole quarterly periods remaining in the rating year. Application forms are available at Council.

Privacy and Personal Information

Wagga Wagga City Council holds personal information in its Rates records which is collected and stored for the purpose of identifying property owners and land valuation for rateability. Supply of the information is legally required and access is limited to Council employees and other authorised persons. The public has the right to access and amend personal information stored in Council's Rates record about them. For information please contact Council's privacy officer by telephoning 1300 292 442 or writing to PO Box 20 Wagga Wagga NSW 2650.

Please let us know

Please Phone 1300 292 442 to discuss

- If you are having genuine difficulty paying your account
 - If you have suggestions to improve our service
 - If the postal address on the front of this notice is incorrect.
- Please email council@wagga.nsw.gov.au to update.
Change of address notification must be made in writing.



Payment submitted



Paid \$583.00 to Rates Ed st 4069 117 2206 WAGGA WAGGA CITY COUNCIL RATES

Receipt no

N222825925218

From

Super Acct

062-511 1025 9589

Ref

1172206

Description

rates edm st wagga

On

Mon 28 Feb 2022 at 09:50 AM (Syd/Melb)
