

<b>Dean Super Fund Rent 2020</b>					
<b>Date</b>	<b>Gross rent</b>	<b>Man fees</b>	<b>R &amp; M</b>		<b>Nett rent</b>
1/7/19	2780	244.64			2535.36
31/8/19	2780	244.64			2535.36
1/10/19	3483.57	306.55	158		3019.02
1/11/19	3530	310.64			3219.36
30/11/19	2780	244.64			2535.36
2/1/20	3420	300.96			3119.04
3/2/20	2780	244.64			2535.36
29/2/20	2780	244.64	110		2425.36
1/4/20	3530	310.64	443.7		2775.66
1/5/20	2780	244.64			2535.36
30/5/20	2780	244.64			2535.36
1/7/20	2780	244.64			2535.36
	36203.57	3185.91	711.7		32305.96



# PAUL FLYNN

PROPERTY MANAGEMENT

(w) 07 3208 3088  
santosh@paulflynnproperties.com  
PO Box 520  
Springwood QLD 4127  
ABN: 47134321693  
Licence: 3914274

DEANS PROPERTY 1 TRUST, Noela Deans  
5 Constance Ct  
Murrumba Downs QLD 4503

## Folio Summary

Folio: OWN01522  
From: 1/07/2019  
To: 30/06/2020  
Created: 1/07/2020

Money In	Money Out	Balance
\$36,203.57	\$4,169.53	\$32,034.04

*& included  
management fee  
1/7/19 (debit)  
2019*

*3897.61*

*32305.96*

Account	Included Tax	Money Out	Money In
<b>1/23A Jean Street, Loganlea QLD</b>			
Rent			\$19,563.57
Electrical	\$7.18	\$79.00	
Air Conditioning	\$24.02	\$264.20	
Residential Management Fee	\$168.51	\$1,853.59	
Subtotal		<b>\$2,196.79</b>	<b>\$19,563.57</b>
<b>2/23A Jean Street, Loganlea Qld</b>			
Rent			\$16,640.00
Plumbing	\$10.00	\$110.00	
Electrical	\$7.18	\$79.00	
Air Conditioning	\$16.32	\$179.50	
Residential Management Fee	\$145.84	\$1,604.24	
Subtotal		<b>\$1,972.74</b>	<b>\$16,640.00</b>
<b>Account Transactions</b>			
No transactions			
<b>Total</b>		<b>\$4,169.53</b>	<b>\$36,203.57</b>
Total Tax on Money Out: \$379.05			



# Tax Invoice

ABN: 60135576279

11/3990 Pacific Highway  
Loganholme QLD 4129

T (07) 3133 0053  
W [www.linkproperties.com.au](http://www.linkproperties.com.au)  
E [info@linkproperties.com.au](mailto:info@linkproperties.com.au)

Account  
name(s)

DEANS PROPERTY 1 TRUST

Account

DEANS01

Statement from

3 Jun 2019

Statement to

1 Jul 2019

Statement number

7

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<b><u>1/23A Jean Street, Loganlea</u></b>			
	Access Community Services Ltd; \$375.00 per week; Paid to: 7 Jul 2019			
	Rent 10 Jun 2019 to 7 Jul 2019	\$1,500.00		\$1,500.00
	<b><u>2/23A Jean Street, Loganlea</u></b>			
	Access Community Services Ltd; \$320.00 per week; Paid to: 8 Jul 2019 (\$310.00 in credit)			
	Rent 11 Jun 2019 to 9 Jul 2019 (Credit \$310.00)		\$1,590.00	\$3,090.00
1 Jul	10000295 * Management fee (Jean Street, 1/23A) (includes \$12.00 GST)	\$132.00		\$2,958.00
	10000296 * Management fee (Jean Street, 2/23A) (includes \$12.72 GST)	\$139.92		\$2,818.08
	10000297 Payment to owner (DEANS PROPERTY 1 TRUST) (DEANS FAMILY SUPERANNUATION FUND, National Australia Bank, 084-261 845354644)	\$2,818.08		\$0.00
	Totals at end of period	\$3,090.00	\$3,090.00	\$0.00
	Total expenses on this tax invoice includes GST of \$24.72			

\* indicates taxable supply





# Tax Invoice

ABN: 60135576279

11/3990 Pacific Highway  
Loganholme QLD 4129

T (07) 3133 0053  
W [www.linkproperties.com.au](http://www.linkproperties.com.au)  
E [info@linkproperties.com.au](mailto:info@linkproperties.com.au)

Account  
name(s)

DEANS PROPERTY 1 TRUST

Account

DEANS01

Statement from

1 Jul 2019

Statement to

1 Aug 2019

Statement number

8

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<b><u>1/23A Jean Street, Loganlea</u></b>			
	Access Community Services Ltd; \$375.00 per week; Paid to: 4 Aug 2019			
	Rent 8 Jul 2019 to 4 Aug 2019	\$1,500.00		\$1,500.00
	<b><u>2/23A Jean Street, Loganlea</u></b>			
	Access Community Services Ltd; \$320.00 per week; Paid to: 5 Aug 2019 (\$310.00 in credit)			
	Rent 9 Jul 2019 to 5 Aug 2019 (Credit \$310.00)	\$1,280.00		\$2,780.00
1 Aug	10000103 * Management fee (Jean Street, 1/23A) (includes \$12.00 GST)	\$132.00		\$2,648.00
	10000104 * Management fee (Jean Street, 2/23A) (includes \$10.24 GST)	\$112.64		\$2,535.36
	10000105 Payment to owner (DEANS PROPERTY 1 TRUST) (DEANS FAMILY SUPERANNUATION FUND, National Australia Bank, 064-261 845354644)	\$2,535.36		\$0.00
	Totals at end of period	\$2,780.00	\$2,780.00	\$0.00
	Total expenses on this tax invoice includes GST of \$22.24			

\* indicates taxable supply



PO Box 520  
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(w) 07 3208 3088  
santosh@paulflynnproperties.com  
ABN: 47134321693  
Licence: 3914274

## Tax Invoice

Statement #1

31 Aug 2019

DEANS PROPERTY 1 TRUST

Money In	\$2,780.00
Money Out	\$244.64
<b>You Received</b>	<b>\$2,535.36</b>

### Properties

#### 1/23A Jean Street, Loganlea QLD 4131

Rented for \$375.00 per week

Tenant Access Community Services Ltd\_02 is paid to 1/09/2019

#### 2/23A Jean Street, Loganlea Qld 4131

Rented for \$320.00 per week

Tenant Access Community Services Ltd\_03 is paid to 9/09/2019

### Details for Account OWN01522

	Money Out	Money In
Balance brought forward		\$0.00
1/23A Jean Street, Loganlea QLD 4131		
Rent paid to 18/08/2019 (previously paid to 4/08/2019)		\$750.00
Rent paid to 1/09/2019 (previously paid to 18/08/2019)		\$750.00
Management fee *	\$132.00	
2/23A Jean Street, Loganlea Qld 4131		
Rent paid to 19/08/2019 with part payment of \$310.00 (previously paid to 5/08/2019 + \$310.00)		\$640.00
Rent paid to 2/09/2019 with part payment of \$310.00 (previously paid to 19/08/2019 + \$310.00)		\$640.00
Management fee *	\$112.64	
Account Transactions		
Withdrawal by EFT to owner DEANS FAMILY SUPERANNUATION FUND	\$2,535.36	
[EFT Transfer to: DEANS FAMILY SUPERANNUATION FUND, (084261) - ***644]		
Balance remaining		\$0.00
Total Tax on agency fees	\$22.24	
(* includes Tax)		

**BUCKET PLUMBING**  
Queensland  
bucketplumbing@gmail.com  
ABN 73-721-057-552



## Tax Invoice 2731

### INVOICE TO

Paul Flynn Properties  
2/23A Jean St  
Loganlea  
QLD, 4131

DATE  
25/02/2020

PLEASE PAY  
**A\$110.00**

DUE DATE  
11/03/2020

### DESCRIPTION

### AMOUNT

Call out for leaking basin at property.  
Basin leaking from mixer connections. Reinstalled connections and tested for operation.  
If problems persist suggest replacement mixer.  
Labour and materials.  
Test and clean up.

110.00

Please ensure the invoice number is used as the payment reference.

INCLUDES GST TOTAL  
TOTAL

10.00  
110.00

If you are making multiple payments please ensure a remittance is sent through to bucketplumbing@gmail.com.

TOTAL DUE

**A\$110.00**

Our goods and services come with guarantees that cannot be excluded under the Australian Consumer Law. For major failures with the service, you are entitled:

THANK YOU.

To cancel your service contract with us; and to a refund for the unused portion, or to compensation for its reduced value.

You are also entitled to choose a refund or replacement for major failures with goods. If a failure with the goods or a service does not amount to a major failure, you are entitled to have the failure rectified in a reasonable time. If this is not done you are entitled to a refund for the goods and to cancel the contract for the service and obtain a refund of any unused portion. You are also entitled to be compensated for any other reasonably foreseeable loss or damage from a failure in the goods or service.

Bank Of Queensland  
BSB: 124026  
Account No: 22476383





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## Tax Invoice

Statement #2

1 Oct 2019

DEANS PROPERTY 1 TRUST, Noela Deans

Money In	\$3,483.57
Money Out	\$464.55
<b>You Received</b>	<b>\$3,019.02</b>

### Properties

#### 1/23A Jean Street, Loganlea QLD 4131

Rented for \$375.00 per week

Tenant Access Community Services Ltd\_02 is paid to 1/10/2019

#### 2/23A Jean Street, Loganlea Qld 4131

Rented for \$320.00 per week

Tenant Access Community Services Ltd\_03 is paid to 21/10/2019

### Details for Account OWN01522

	Money Out	Money In
Balance brought forward		\$0.00
1/23A Jean Street, Loganlea QLD 4131		
Rent paid to 15/09/2019 with part payment of \$10.00 (previously paid to 1/09/2019)		\$760.00
Rent paid to 15/09/2019 with part payment of \$63.57 (previously paid to 15/09/2019 + \$10.00)		\$53.57
Rent paid to 29/09/2019 with part payment of \$63.57 (previously paid to 15/09/2019 + \$63.57)		\$750.00
Smoke Alarm annual subscription - Capital Electrical Data & Solar *	\$79.00	
Management fee *	\$137.59	
2/23A Jean Street, Loganlea Qld 4131		
Rent paid to 16/09/2019 with part payment of \$310.00 (previously paid to 2/09/2019 + \$310.00)		\$640.00
Rent paid to 30/09/2019 with part payment of \$310.00 (previously paid to 16/09/2019 + \$310.00)		\$640.00
Rent paid to 14/10/2019 with part payment of \$310.00 (previously paid to 30/09/2019 + \$310.00)		\$640.00
Smoke alarm annual subscription - Capital Electrical Data & Solar *	\$79.00	
Management fee *	\$168.96	
Account Transactions		
Withdrawal by EFT to owner DEANS FAMILY SUPERANNUATION FUND	\$3,019.02	
[EFT Transfer to: DEANS FAMILY SUPERANNUATION FUND, (084261) - ***644]		
Balance remaining		\$0.00
Total Tax on attached expenses	\$14.36	
Total Tax on agency fees	\$27.87	
( * includes Tax)		

## TAX INVOICE

**Invoice Date**

10 Sep 2019

**Invoice No**

S57748

**ATTN:**

Paul Flynn Property Group  
3/23 Dennis Rd,  
Springwood Qld 4127

**Reference**

1/23 A Jean Street

### Description of Work

Bronze Smoke Compliance Annual Subscription From: 3/10/2019 - To: 3/10/2020

Description	Qty	Unit Price	GST	Amount
Smoke Alarm Compliance - Bronze	1.00	71.82	10%	71.82
Subtotal:				71.82
GST:				7.18
<b>Total Incl. GST:</b>				<b>\$79.00</b>

**Due Date: 10 Sep 2019**

Payment details by Direct Deposit

Bank: BOQ

BSB: 124 199

Account No: 2254 6604

Account Name: Capital Electrical Pty Ltd

Please reference S57748 when making payment



**TERMS: STRICTLY COD** unless account application for alternate terms are pre-approved.  
Payment Options: Cash, Cheque, Eftpos & Credit Card (excl. AMEX & Diners).

\* All credit card payments incur a 1.5% surcharge.  
\* A \$35 Late Fee will apply if left unpaid within 7 days of invoice date. Capital Electrical Data & Solar Pty reserves the right to pursue legal debt collect on invoices unpaid after 14 days of the invoice date.  
\* If this occurs a fee of 30% of invoice total will be payable for costs incurred of unpaid accounts.  
\* All additional fees, solicitor charges, commissions & associated costs will be the responsibility of the client for collection of unpaid accounts.  
\* All materials, labour & workmanship provided remain the sole property of Capital Electrical Data & Solar Pty Ltd until the invoice is paid in full. Upon payment being cleared into our account possession & ownership will then pass on to the client.





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## Tax Invoice

Statement #3

1 Nov 2019

DEANS PROPERTY 1 TRUST, Noela Deans

Money In	\$3,530.00
Money Out	\$310.64
<b>You Received</b>	<b>\$3,219.36</b>

### Properties

#### 1/23A Jean Street, Loganlea QLD 4131

Rented for \$375.00 per week

Tenant Access Community Services Ltd\_02 is paid to 12/11/2019

#### 2/23A Jean Street, Loganlea Qld 4131

Rented for \$320.00 per week

Tenant Access Community Services Ltd\_03 is paid to 18/11/2019

### Details for Account OWN01522

	Money Out	Money In
Balance brought forward		\$0.00
1/23A Jean Street, Loganlea QLD 4131		
Rent paid to 13/10/2019 with part payment of \$63.57 (previously paid to 29/09/2019 + \$63.57)		\$750.00
Rent paid to 27/10/2019 with part payment of \$63.57 (previously paid to 13/10/2019 + \$63.57)		\$750.00
Rent paid to 10/11/2019 with part payment of \$63.57 (previously paid to 27/10/2019 + \$63.57)		\$750.00
Management fee *	\$66.00	
Management Fee *	\$132.00	
2/23A Jean Street, Loganlea Qld 4131		
Rent paid to 28/10/2019 with part payment of \$310.00 (previously paid to 14/10/2019 + \$310.00)		\$640.00
Rent paid to 11/11/2019 with part payment of \$310.00 (previously paid to 28/10/2019 + \$310.00)		\$640.00
Management Fee *	\$112.64	
Account Transactions		
Withdrawal by EFT to owner DEANS FAMILY SUPERANNUATION FUND	\$3,219.36	
[EFT Transfer to: DEANS FAMILY SUPERANNUATION FUND, (084261) - ***644]		
Balance remaining		\$0.00
Total Tax on agency fees	\$28.24	
(* includes Tax)		



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## Tax Invoice

Statement #4

30 Nov 2019

DEANS PROPERTY 1 TRUST, Noela Deans  
5 Constance Ct  
Murrumba Downs QLD 4503

Money In	\$2,780.00
Money Out	\$244.64
You Received	\$2,535.36

### Properties

#### 1/23A Jean Street, Loganlea QLD 4131

Rented for \$375.00 per week

Tenant Access Community Services Ltd\_02 is paid to 10/12/2019

#### 2/23A Jean Street, Loganlea Qld 4131

Rented for \$320.00 per week

Tenant Access Community Services Ltd\_03 is paid to 16/12/2019

#### Details for Account OWN01522

	Money Out	Money In
Balance brought forward		\$0.00
1/23A Jean Street, Loganlea QLD 4131		
Rent paid to 24/11/2019 with part payment of \$63.57 (previously paid to 10/11/2019 + \$63.57)		\$750.00
Rent paid to 8/12/2019 with part payment of \$63.57 (previously paid to 24/11/2019 + \$63.57)		\$750.00
Management Fee *	\$132.00	
2/23A Jean Street, Loganlea Qld 4131		
Rent paid to 25/11/2019 with part payment of \$310.00 (previously paid to 11/11/2019 + \$310.00)		\$640.00
Rent paid to 9/12/2019 with part payment of \$310.00 (previously paid to 25/11/2019 + \$310.00)		\$640.00
Management Fee *	\$112.64	
Account Transactions		
Withdrawal by EFT to owner DEANS FAMILY SUPERANNUATION FUND	\$2,535.36	
[EFT Transfer to: DEANS FAMILY SUPERANNUATION FUND, (084261) - ***644]		
Balance remaining		\$0.00

Total Tax on agency fees

\$22.24

(\* includes Tax)



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Licence: 3914274

## Tax Invoice

Statement #5

2 Jan 2020

DEANS PROPERTY 1 TRUST, Noela Deans  
5 Constance Ct  
Murrumba Downs QLD 4503

Money In	\$3,420.00
Money Out	\$300.96
<b>You Received</b>	<b>\$3,119.04</b>

### Properties

#### 1/23A Jean Street, Loganlea QLD 4131

Rented for \$375.00 per week

Tenant Access Community Services Ltd\_02 is paid to 7/01/2020

#### 2/23A Jean Street, Loganlea Qld 4131

Rented for \$320.00 per week

Tenant Access Community Services Ltd\_03 is paid to 27/01/2020

### Details for Account OWN01522

	Money Out	Money In
Balance brought forward		\$0.00
1/23A Jean Street, Loganlea QLD 4131		
Rent paid to 22/12/2019 with part payment of \$63.57 (previously paid to 8/12/2019 + \$63.57)		\$750.00
Rent paid to 5/01/2020 with part payment of \$63.57 (previously paid to 22/12/2019 + \$63.57)		\$750.00
Management Fee *	\$132.00	
2/23A Jean Street, Loganlea Qld 4131		
Rent paid to 23/12/2019 with part payment of \$310.00 (previously paid to 9/12/2019 + \$310.00)		\$640.00
Rent paid to 20/01/2020 with part payment of \$310.00 (previously paid to 23/12/2019 + \$310.00)		\$1,280.00
Management Fee *	\$168.96	
Account Transactions		
Withdrawal by EFT to owner DEANS FAMILY SUPERANNUATION FUND	\$3,119.04	
[EFT Transfer to: DEANS FAMILY SUPERANNUATION FUND, (084261) - ***644]		
Balance remaining		\$0.00

Total Tax on agency fees

\$27.36

(\* includes Tax)





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Licence: 3914274

## Tax Invoice

Statement #6

3 Feb 2020

DEANS PROPERTY 1 TRUST, Noela Deans  
5 Constance Ct  
Murrumba Downs QLD 4503

Money In	\$2,780.00
Money Out	\$244.64
<b>You Received</b>	<b>\$2,535.36</b>

### Properties

#### 1/23A Jean Street, Loganlea QLD 4131

Rented for \$375.00 per week

Tenant Access Community Services Ltd\_02 is paid to 4/02/2020

#### 2/23A Jean Street, Loganlea Qld 4131

Rented for \$320.00 per week

Tenant Access Community Services Ltd\_03 is paid to 24/02/2020

#### Details for Account OWN01522

	Money Out	Money In
Balance brought forward		\$0.00
1/23A Jean Street, Loganlea QLD 4131		
Rent paid to 19/01/2020 with part payment of \$63.57 (previously paid to 5/01/2020 + \$63.57)		\$750.00
Rent paid to 2/02/2020 with part payment of \$63.57 (previously paid to 19/01/2020 + \$63.57)		\$750.00
Management Fee *	\$132.00	
2/23A Jean Street, Loganlea Qld 4131		
Rent paid to 3/02/2020 with part payment of \$310.00 (previously paid to 20/01/2020 + \$310.00)		\$640.00
Rent paid to 17/02/2020 with part payment of \$310.00 (previously paid to 3/02/2020 + \$310.00)		\$640.00
Management Fee *	\$112.64	
Account Transactions		
Withdrawal by EFT to owner DEANS FAMILY SUPERANNUATION FUND	\$2,535.36	
[EFT Transfer to: DEANS FAMILY SUPERANNUATION FUND, (084261) - ***644]		
Balance remaining		\$0.00
Total Tax on agency fees	\$22.24	
(* includes Tax)		



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## Tax Invoice

Statement #7  
29 Feb 2020

DEANS PROPERTY 1 TRUST, Noela Deans  
5 Constance Ct  
Murrumba Downs QLD 4503

Money In	\$2,780.00
Money Out	\$354.64
<b>You Received</b>	<b>\$2,425.36</b>

### Properties

#### 1/23A Jean Street, Loganlea QLD 4131

Rented for \$375.00 per week

Tenant Access Community Services Ltd\_02 is paid to 3/03/2020

#### 2/23A Jean Street, Loganlea Qld 4131

Rented for \$320.00 per week

Tenant Access Community Services Ltd\_03 is paid to 23/03/2020

### Details for Account OWN01522

	Money Out	Money In
Balance brought forward		\$0.00
1/23A Jean Street, Loganlea QLD 4131		
Rent paid to 16/02/2020 with part payment of \$63.57 (previously paid to 2/02/2020 + \$63.57)		\$750.00
Rent paid to 1/03/2020 with part payment of \$63.57 (previously paid to 16/02/2020 + \$63.57)		\$750.00
Management Fee *	\$132.00	
2/23A Jean Street, Loganlea Qld 4131		
Rent paid to 2/03/2020 with part payment of \$310.00 (previously paid to 17/02/2020 + \$310.00)		\$640.00
Rent paid to 16/03/2020 with part payment of \$310.00 (previously paid to 2/03/2020 + \$310.00)		\$640.00
Fixed leaking basin - Braith Garner - Bucket Plumbing *	\$110.00	
Management Fee *	\$112.64	
Account Transactions		
Withdrawal by EFT to owner DEANS FAMILY SUPERANNUATION FUND	\$2,425.36	
[EFT Transfer to: DEANS FAMILY SUPERANNUATION FUND, (084261) - ***644]		
Balance remaining		\$0.00

Total Tax on attached expenses \$10.00

Total Tax on agency fees \$22.24

(\* includes Tax)



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DEANS PROPERTY 1 TRUST, Noela Deans  
5 Constance Ct  
Murrumba Downs QLD 4503

**Tax Invoice**  
Account OWN01522  
Statement #8  
1 Apr 2020

Money In	\$3,530.00
Money Out	\$754.34
<b>You Received</b>	<b>\$2,775.66</b>

#### Details for Account OWN01522

	Money Out	Money In
Balance brought forward		\$0.00
<b>1/23A Jean Street, Loganlea QLD 4131</b>		
Rented for \$375.00 per week		
Access Community Services Ltd_02 paid to 14/04/2020		
Rent paid to 15/03/2020 with part payment of \$63.57 (previously paid to 1/03/2020 + \$63.57)		\$750.00
Rent paid to 29/03/2020 with part payment of \$63.57 (previously paid to 15/03/2020 + \$63.57)		\$750.00
Rent paid to 12/04/2020 with part payment of \$63.57 (previously paid to 29/03/2020 + \$63.57)		\$750.00
Air con Leaking and front security light - Queensland Aircon And Electrical *	\$264.20	
Management Fee *	\$198.00	
<b>Total</b>	<b>\$462.20</b>	<b>\$2,250.00</b>

#### 2/23A Jean Street, Loganlea Qld 4131

Rented for \$320.00 per week  
Access Community Services Ltd\_03 paid to 20/04/2020

Rent paid to 30/03/2020 with part payment of \$310.00 (previously paid to 16/03/2020 + \$310.00)		\$640.00
Rent paid to 13/04/2020 with part payment of \$310.00 (previously paid to 30/03/2020 + \$310.00)		\$640.00
A/C remote - Queensland Aircon And Electrical *	\$179.50	
Management Fee *	\$112.64	
<b>Total</b>	<b>\$292.14</b>	<b>\$1,280.00</b>

#### Account Transactions

Withdrawal by EFT to owner DEANS FAMILY SUPERANNUATION FUND	\$2,775.66	
[EFT Transfer to: DEANS FAMILY SUPERANNUATION FUND, (084261) - ***644]		
<b>Balance remaining</b>		<b>\$0.00</b>



**GST Summary**

Total Tax on attached expenses

\$40.34

Total Tax on agency fees

\$28.24

(\* includes Tax)



## Queensland Aircon and Electrical

ABN: 43 158 347 361 Electrical Contractor Lic. 80757

Refrigerant Trading Authorisation: AU40826

20 Greenfield St, Eagleby, Queensland, 4207

**Tel. 0404 219 292**

email: qldaircon1@gmail.com

**Invoice 1329**

29/02/2020  
Your ref 02766

Deans Property c/o Paul Flynn Property Management  
2/23A Jean Street  
Loganlea Qld 4131

### Air Con Remote

The original A/C remote would no longer transmit.  
We paired a universal A/C remote and the unit worked fine.

The A/C at the property is a; Carrier 42QHC065 s/n 3405160361281080170107  
The failed remote is a; Carrier RG56V/BGEF

1 – A/C minimum charge	\$118.18
1 – Universal remote control	\$45.00
Subtotal	\$163.18
GST	\$16.32
<b>Total</b>	<b>\$179.50</b>

Materials used remain the property of Queensland Aircon and Electrical until payment is received in full. Bank deposit details for payment:

**Bank deposit details for payment:**

ANZ

BSB 014 506

Acc. No. 222128229

Please ref inv. Number

Our terms are strictly 30 days, therefore the above amount is due on or before 29/03/2020.

I certify that the electrical installation/ equipment (to the extent it is affected by the electrical work) has been tested to ensure it is electrically safe and is in accordance with the requirements of the wiring rules and any other standard applying under ES Regulation to the electrical installation.

Authorized Technician \_\_\_\_\_



PO Box 520  
Springwood QLD 4127  
(w) 07 3208 3088  
santosh@paulflynnproperties.com  
ABN: 47134321693  
Licence: 3914274

DEANS PROPERTY 1 TRUST, Noela Deans  
5 Constance Ct  
Murrumba Downs QLD 4503

**Tax Invoice**  
Account OWN01522  
Statement #9  
1 May 2020

Money In	\$2,780.00
Money Out	\$244.64
<b>You Received</b>	<b>\$2,535.36</b>

#### Details for Account OWN01522

	Money Out	Money In
Balance brought forward		\$0.00
<b>1/23A Jean Street, Loganlea QLD 4131</b>		
Rented for \$375.00 per week		
Access Community Services Ltd_02 paid to 12/05/2020		
Rent paid to 26/04/2020 with part payment of \$63.57 (previously paid to 12/04/2020 + \$63.57)		\$750.00
Rent paid to 10/05/2020 with part payment of \$63.57 (previously paid to 26/04/2020 + \$63.57)		\$750.00
Management Fee *	\$132.00	
<b>Total</b>	<b>\$132.00</b>	<b>\$1,500.00</b>

#### 2/23A Jean Street, Loganlea Qld 4131

Rented for \$320.00 per week

Access Community Services Ltd\_03 paid to 18/05/2020

Rent paid to 27/04/2020 with part payment of \$310.00 (previously paid to 13/04/2020 + \$310.00)		\$640.00
Rent paid to 11/05/2020 with part payment of \$310.00 (previously paid to 27/04/2020 + \$310.00)		\$640.00
Management Fee *	\$112.64	
<b>Total</b>	<b>\$112.64</b>	<b>\$1,280.00</b>

#### Account Transactions

Withdrawal by EFT to owner DEANS FAMILY SUPERANNUATION FUND	\$2,535.36	
[EFT Transfer to: DEANS FAMILY SUPERANNUATION FUND, (084261) - ***644]		
<b>Balance remaining</b>		<b>\$0.00</b>

#### GST Summary

Total Tax on agency fees	\$22.24
(* includes Tax)	





## Queensland Aircon and Electrical

ABN: 43 158 347 361 Electrical Contractor Lic. 80757  
Refrigerant Trading Authorisation: AU40826

20 Greenfield St, Eagleby, Queensland, 4207  
Tel. 0404 219 292 email: qldaircon1@gmail.com

### Invoice 1351

06/03/2020  
Your ref 02765

Deans Property c/o Paul Flynn Property Management  
1/23A Jean Street  
Loganlea Qld 4131

#### Air con Leaking and front security Light

The lounge Air Conditioner was dripping water from behind due to insufficient insulation on the pipes, and poor airflow caused by a buildup of mold and dirt on the barrel fan.

We removed the A/C from the wall bracket, dried as much as possible and added extra insulation. Re-hung the unit and carried out a deep clean of the fan area.

Replaced the PIR sensor LED downlight at the front door.

1 – A/C call out charge (Including 1 <sup>st</sup> 45 minutes)	\$118.18
0.75 – Hours additional labour @\$80	\$60.00
“Green Stuff” A/C cleaning solution	\$5.00
1 – Downlight extension plate (as non-standard size hole)	\$12.00
1 – PIR LED downlight	\$45.00

Subtotal	\$240.18
GST	\$24.02
<b>Total</b>	<b>\$264.20</b>

Materials used remain the property of Queensland Aircon and Electrical until payment is received in full.

Bank deposit details for payment;

ANZ  
BSB 014 506  
Acc. No. 222128229  
Please ref inv. Number

Our terms are strictly 30 days, therefore the above amount is due on or before 06/04/2020.

I certify that the electrical installation/ equipment (to the extent it is affected by the electrical work) has been tested to ensure it is electrically safe and is in accordance with the requirements of the wiring rules and any other standard applying under ES Regulation to the electrical installation.

Authorised Technician  .....

## TAX INVOICE

**Invoice Date**

10 Sep 2019

**Invoice No**

S57756

**ATTN:**

Paul Flynn Property Group  
3/23 Dennis Rd,  
Springwood Qld 4127

**Reference**

2/23 A Jean Street

### Description of Work

Bronze Smoke Compliance Annual Subscription From: 3/10/2019 - To: 3/10/2020

Description	Qty	Unit Price	GST	Amount
Smoke Alarm Compliance - Bronze	1.00	71.82	10%	71.82
Subtotal:				71.82
GST:				7.18
<b>Total Incl. GST:</b>				<b>\$79.00</b>

**Due Date: 10 Sep 2019**

Payment details by Direct Deposit

**Bank:** BOQ

**BSB:** 124 199

**Account No:** 2254 6604

**Account Name:** Capital Electrical Pty Ltd

*Please reference S57756 when making payment*



**TERMS: STRICTLY COD** unless account application for alternate terms are pre-approved.  
Payment Options: Cash, Cheque, Eftpos & Credit Card (excl. AMEX & Diners).

\* A \$35 Late Fee will apply if left unpaid within 7 days of invoice date. Capital Electrical Data & Solar Pty reserves the right to pursue legal debt collect on invoices unpaid after 14 days of the invoice date.

\*All additional fees, solicitor charges, commissions & associated costs will be the responsibility of the client for collection of unpaid accounts.

\*All materials, labour & workmanship provided remain the sole property of Capital Electrical Data & Solar Pty Ltd until the invoice is paid in full. Upon payment being cleared into our account possession & ownership will then pass on to the client.





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Licence: 3914274

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5 Constance Ct  
Murrumba Downs QLD 4503

**Tax Invoice**  
Account OWN01522  
Statement #10  
30 May 2020

Money In	\$2,780.00
Money Out	\$244.64
<b>You Received</b>	<b>\$2,535.36</b>

**Details for Account OWN01522**

	Money Out	Money In
Balance brought forward		\$0.00
<b>1/23A Jean Street, Loganlea QLD 4131</b>		
Rented for \$375.00 per week		
Access Community Services Ltd_02 paid to 7/06/2020		
Rent paid to 24/05/2020 with part payment of \$63.57 (previously paid to 10/05/2020 + \$63.57)		\$750.00
Rent paid to 7/06/2020 with part payment of \$63.57 (previously paid to 24/05/2020 + \$63.57)		\$750.00
Management Fee *	\$132.00	
<b>Total</b>	<b>\$132.00</b>	<b>\$1,500.00</b>

**2/23A Jean Street, Loganlea Qld 4131**

Rented for \$320.00 per week

Access Community Services Ltd\_03 paid to 8/06/2020

Rent paid to 25/05/2020 with part payment of \$310.00 (previously paid to 11/05/2020 + \$310.00)		\$640.00
Rent paid to 8/06/2020 with part payment of \$310.00 (previously paid to 25/05/2020 + \$310.00)		\$640.00
Management Fee *	\$112.64	
<b>Total</b>	<b>\$112.64</b>	<b>\$1,280.00</b>

**Account Transactions**

Withdrawal by EFT to owner DEANS FAMILY SUPERANNUATION FUND	\$2,535.36	
[EFT Transfer to: DEANS FAMILY SUPERANNUATION FUND, (084261) - ***644]		
<b>Balance remaining</b>		<b>\$0.00</b>

**GST Summary**

Total Tax on agency fees	\$22.24
(* includes Tax)	



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5 Constance Ct  
Murrumba Downs QLD 4503

**Tax Invoice**  
Account OWN01522  
Statement #11  
1 Jul 2020

Money In	\$2,780.00
Money Out	\$244.64
<b>You Received</b>	<b>\$2,535.36</b>

#### Details for Account OWN01522

	Money Out	Money In
Balance brought forward		\$0.00
<b>1/23A Jean Street, Loganlea QLD 4131</b>		
Rented for \$375.00 per week		
Access Community Services Ltd_02 paid to 5/07/2020		
Rent paid to 21/06/2020 with part payment of \$63.57 (previously paid to 7/06/2020 + \$63.57)		\$750.00
Rent paid to 5/07/2020 with part payment of \$63.57 (previously paid to 21/06/2020 + \$63.57)		\$750.00
Management Fee *	\$132.00	
<b>Total</b>	<b>\$132.00</b>	<b>\$1,500.00</b>

#### 2/23A Jean Street, Loganlea Qld 4131

Rented for \$320.00 per week		
Access Community Services Ltd_03 paid to 6/07/2020		
Rent paid to 22/06/2020 with part payment of \$310.00 (previously paid to 8/06/2020 + \$310.00)		\$640.00
Rent paid to 6/07/2020 with part payment of \$310.00 (previously paid to 22/06/2020 + \$310.00)		\$640.00
Management Fee *	\$112.64	
<b>Total</b>	<b>\$112.64</b>	<b>\$1,280.00</b>

#### Account Transactions

Withdrawal by EFT to owner DEANS FAMILY SUPERANNUATION FUND	\$2,535.36	
[EFT Transfer to: DEANS FAMILY SUPERANNUATION FUND, (084261) - ***644]		
<b>Balance remaining</b>		<b>\$0.00</b>

#### GST Summary

Total Tax on agency fees	\$22.24
(* Includes Tax)	