

QUARTERLY RATE NOTICE

FIRST AND FINAL NOTICE



City of Ipswich

A.B.N. 61 461 981 077
 1 Nicholas Street
 Ipswich Q 4305
 PO Box 191 Ipswich Q 4305 Australia
 (07) 3810 6666 or 1300 IPSWICH
 Email: council@ipswich.qld.gov.au



Bell Family SF Property Pty Ltd
 ATF Bell Family Super Fund Bare Trust Deed
 19 Kirkwood Crescent
 COLEBEE NSW 2761



008
 1001835
 R1_3897

50/51 River Road, BUNDAMBA QLD 4304
 Lot 14 SP 260711

Differential General Rate	\$343.75
Enviroplan Levy	\$12.75
Household Waste Service - Wheelie Bin	\$94.25
Rural Fire Levy Separate Charge	\$0.75
State Govt Emergency & Fire Levy	\$57.45

Assessment Number
175470

Issue Date
14 Jan 2022

Period
1 Jan - 31 Mar 2022

Rateable Valuation
\$27,595

Annual Land Valuation
\$3,100,000

Gross Amount
\$508.95

Discount
\$33.00Cr

Net Total Payable By Due Date
\$475.95

Rate & Discount Due Date
17 Feb 2022



paid 27/1/22
Receipt # 2175 88707



For emailed notices:
ipswich.enotices.com.au
 Reference No: **74C24A7BCM**

Waste Levy

For the financial year 2021-2022, the Queensland Government will pay Council, an annual payment of \$7.65 million. The purpose of the payment is to mitigate any direct impacts of the waste levy on households in Council's local government area

Your **Green Waste Service** is now a Food Organics Garden Organics Waste Service.

PLEASE SEE OVER FOR DETAILS OF THESE CALCULATIONS & PAYMENT OPTIONS



Name: Bell Family SF Property Pty Ltd

Due Date: 17/02/2022



Credit

Date: 14/01/2022 Gross: \$508.95 Discount: \$33.00Cr Net: \$475.95



*217 1754707



Billers Code: 1958
 Ref. 1754707

Date: / /

Teller stamp & initials: _____
 Name of customer: _____
 Assess No.: _____
 No. of Cheques: _____
 Paid in by: _____
 Drawer: _____ Bank: _____ Branch: _____

Teller Use

\$100
\$50
\$20
\$10
\$5

Notes: _____
 Coin: _____
 Cheques: _____
 Total \$: _____

Please fill in the following particulars of cheques. Proceeds of cheque, whilst credited to the account are generally not available until cleared. Please refer to your account terms and conditions for details.
 For CREDIT of Ipswich City Council

User Code: 2385 Customer Ref. No.: 1754707 T/C: 831

00000000 1 754 70 71:00 2 38 511

831

Notice is hereby given that the rates and charges levied by the Ipswich City Council by virtue of the *Local Government Act 2009* on the land described for the period in this notice are **DUE ON THE RATE AND DISCOUNT DATE SHOWN ON THIS NOTICE**. Interest is payable on overdue rates and charges, from the day on which they became overdue, at the rate of 8.03% per annum compounding daily, pursuant to s. 133 of *Local Government Regulation 2012*.

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Household Waste Service - Wheelie Bin	1 at \$377.00 per annum	\$94.25
Rural Fire Levy Separate Charge	1 at \$3.00 per annum	\$0.75
State Govt Emergency & Fire Levy - Group 2	1 at \$229.80 per annum	\$57.45

Payments made after 7 January 2022 are not included in the calculation of this rate notice.
The Next Rate Notice is due to issue on 19 April 2022 with a due date of 26 May 2022.

Payment Options



Online Payments

Visit Councils website at:
www.ipswich.qld.gov.au and pay rates online using MasterCard or Visa credit card. Go to Online Services and select rates payments and follow the prompts. Please use your **IPSWICH CITY COUNCIL CUSTOMER REF. NO 1754707**



Billers Code: 1958

Ref: 1754707

Telephone & Internet Banking BPAY®

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

• Registered to BPAY Pty Ltd
ABN 69 079 137 518



By Telephone

Call **1300 309 270** any time of the day to pay your account using your MasterCard or Visa credit Card. Please ensure that you have a pen ready to record your transaction (receipt) number that will be given at the end of the call. Retain this number for future reference. Use your **IPSWICH CITY COUNCIL CUSTOMER REF.NO 1754707**



Direct Debit

To arrange quarterly direct debit payment from your bank account call (07) 3810 6666



By Mail

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PO Box 191,
Ipswich QLD 4305
Cheques and money orders to be payable to **IPSWICH CITY COUNCIL**.



Pay in Person

Present this notice to:

- Australia Post
- Any branch of the Commonwealth Bank
- Ipswich City Council
1 Nicholas Street
IPSWICH QLD 4305
Monday – Friday 8.00am to 4.30pm

Electronic Rate Notice Delivery Options

Please note that once you have signed up for any of these options you will no longer receive a paper copy.



To receive your rates notices directly to your email box each quarter, go to ipswich.enotices.com.au and complete the registration using the reference No. supplied below.



For emailed notices:

ipswich.enotices.com.au

Reference No: **74C24A7BCM**



BPAY View®

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For more info go to www.bpay.com.au

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ATF Bell Family Super Fund Bare Trust Deed
19 Kirkwood Crescent
COLEBEE NSW 2761



008
I001771
R1_3785

50/51 River Road, BUNDAMBA QLD 4304
Lot 14 SP 260711

Differential General Rate	\$343.75
Enviroplan Levy	\$12.75
Household Waste Service - Wheelie Bin	\$94.25
Rural Fire Levy Separate Charge	\$0.75
State Govt Emergency & Fire Levy	\$57.45

Assessment Number	175470
Issue Date	16 Jul 2021
Period	1 Jul - 30 Sep 2021
Rateable Valuation	\$27,595
Annual Land Valuation	\$3,100,000
Gross Amount	\$508.95
Discount	\$33.00Cr
Net Total Payable By Due Date	\$475.95
Rate & Discount Due Date	19 Aug 2021

*Paid 27/7/21
13802776*



For emailed notices:
ipswich.enotices.com.au
Reference No: **BAF3AB4EBR**

Waste Levy

For the financial year 2021-2022, the Queensland Government will pay Council, an annual payment of \$7.65 million. The purpose of the payment is to mitigate any direct impacts of the waste levy on households in Council's local government area

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PLEASE SEE OVER FOR DETAILS OF THESE CALCULATIONS & PAYMENT OPTIONS

8476



Name: Bell Family SF Property Pty Ltd

Due Date: 19/08/2021



*217 1754707

Credit

Date **16/07/2021** Gross **\$508.95** Discount **\$33.00Cr** Net **\$475.95**



Billers Code: 1958
Ref. 1754707

Date / /

Teller stamp & initials

Name of customer

Assess No.

Paid in by

Drawer Bank Branch

Teller Use

\$100

\$50

\$20

\$10

\$5

Total \$

Notes

Coin

Cheques

Please fill in the following particulars of cheques: Proceeds of cheque, whilst credited to the account are generally not available until cleared. Please refer to your account terms and conditions for details.
For CREDIT of Ipswich City Council

User Code **2385** Customer Ref. No. **1754707** T/C **831**

00000000 1754707:00 2385

831

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The Next Rate Notice is anticipated to issue on 15 October 2021 with a due date of 18 November 2021.

Payment Options



Online Payments

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Billor Code: 1958

Ref: 1754707

Telephone & Internet Banking BPAY®

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

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19 Kirkwood Crescent
COLEBEE NSW 2761



008
1001781
R1_3795

50/51 River Road, BUNDAMBA QLD 4304
Lot 14 SP 260711

Opening Balance	\$0.05Cr
Differential General Rate	\$343.75
Enviroplan Levy	\$12.75
Household Waste Service - Wheelie Bin	\$94.25
Rural Fire Levy Separate Charge	\$0.75
State Govt Emergency & Fire Levy	\$57.45

Assessment Number	175470
Issue Date	15 Oct 2021
Period	1 Oct - 31 Dec 2021
Rateable Valuation	\$27,595
Annual Land Valuation	\$3,100,000
Gross Amount	\$508.90
Discount	\$33.00Cr
Net Total Payable By Due Date	\$475.90
Rate & Discount Due Date	18 Nov 2021

*Paid
28/10/21
75757026*



For emailed notices:
ipswich.enotices.com.au
Reference No: **5FC5B1959K**

Waste Levy

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Name: Bell Family SF Property Pty Ltd

Due Date: 18/11/2021



*217 1754707

Credit

Date: 15/10/2021 Gross: \$508.90 Discount: \$33.00Cr Net: \$475.90



Bill Code: 1958
Ref. 1754707

Date: / /

Teller stamp & initials: _____

Name of customer: _____

Assess No.: _____

No. of Cheques: _____

Paid in by: _____

Drawer: _____ Bank: _____ Branch: _____

Teller Use

\$100
\$50
\$20
\$10
\$5

Notes

Coin

Cheques

Total \$

Please fill in the following particulars of cheques. Proceeds of cheque, whilst credited to the account are generally not available until cleared. Please refer to your account terms and conditions for details.
For CREDIT of Ipswich City Council

User Code: 2385 Customer Ref. No.: 1754707 T/C: 831

00000000 1754707 002385 00

831

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Payment Options



Online Payments

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Billers Code: 1958

Ref: 1754707

Telephone & Internet Banking BPAY®

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

• Registered to BPAY Pty Ltd
ABN 69 079 137 518



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19 Kirkwood Crescent
COLEBEE NSW 2761



008
I001856
R1_3933

50/51 River Road, BUNDAMBA QLD 4304
Lot 14 SP 260711

Differential General Rate	\$343.75
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Assessment Number	175470
Issue Date	19 Apr 2022
Period	1 Apr - 30 Jun 2022
Rateable Valuation	\$27,595
Annual Land Valuation	\$3,100,000
Gross Amount	\$508.95
Discount	\$33.00Cr
Net Total Payable By Due Date	\$475.95
Rate & Discount Due Date	26 May 2022



For emailed notices:
ipswich.enotices.com.au
Reference No: **B756B829EF**

Waste Levy
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Name: Bell Family SF Property Pty Ltd

Due Date: **26/05/2022**



POST billpay



*217 1754707

Credit

Date **19/04/2022** Gross **\$508.95** Discount **\$33.00Cr** Net **\$475.95**



Bill Code: 1958
Ref. **1754707**

Date / /

Teller stamp & initials

Name of customer

Assess No.

No. of Cheques

Paid in by

Drawer Bank Branch

Teller Use

\$100	Notes	<input type="text"/>
\$50	Coin	<input type="text"/>
\$20	Cheques	<input type="text"/>
\$10		
\$5		
	Total \$	<input type="text"/>

Please fill in the following particulars of cheques. Proceeds of cheque, whilst credited to the account are generally not available until cleared. Please refer to your account terms and conditions for details.

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User Code **2385** Customer Ref. No. **1754707** T/C **831**

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Ref: 1754707

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Reference No: **B756B829EF**



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**Water and Sewerage
Quarterly Account**



QUUR04_A4A01/E-17642/S-21745/I-43489/008
BELL FAMILY SF PROPERTY PTY LTD
19 KIRKWOOD CR
COLEBEE NSW 2761

Property Location: 50
51 RIVER ROAD
BUNDAMBA 4304

Customer reference number	10 1064 7657 0000 4
Bill number	1064 7657 28
Date issued	03/09/2021
Total due	\$231.21
Current charges due date	05/10/2021

Your water usage

Water usage (kL)	3
Days charged	86

Average daily water usage (litres)

Current period	35
Same period last year	519

Account Summary Period 27/04/2021 - 21/07/2021

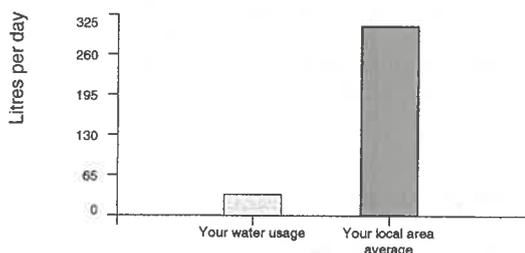
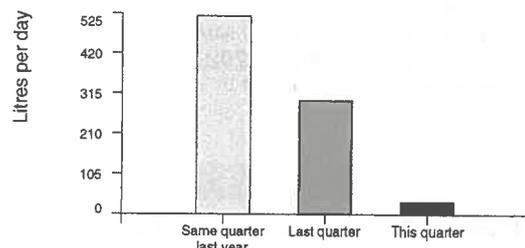
Your Last Account

Amount Billed	\$179.79
Amount Paid	\$180.00CR

Your Current Account

Balance	\$0.21CR
Current Charges	\$231.42
Total Due	\$231.21

If full payment is not received by the due date, a compounding interest of 8.03% per annum will accrue daily on any amount owing.



eBills make tax time easy. Cut down on clutter. Make the switch now.



SCAN ME

Payment options

- Direct debit**
To arrange automatic payment from your bank account, visit www.urbanutilities.com.au/directdebit
- Telephone and internet banking – BPAY®**
Contact your bank or financial institution to make this payment from your cheque, savings, credit card, debit or transaction account.
BPAY View® View and pay this bill using internet banking. More info: www.bpay.com.au
* Registered to BPAY Pty Ltd ABN 69 079 137 518
- Internet**
Pay your account online using MasterCard or Visa credit card at www.urbanutilities.com.au/creditcard
Payment by credit card will incur a 0.51% surcharge. We accept Mastercard or Visa credit cards.

- By phone**
Call 1300 123 141 to pay your account using your MasterCard or Visa card*.
- Mail**
Tear off this slip and return with your cheque payment to Queensland Urban Utilities PO Box 963, Parramatta, NSW 2124
- In person**
Pay in person at Australia Post with cash, cheque, money order, debit card or any branch of the Commonwealth Bank with cash or cheque.
- By Mobile** - Download the free Sniiip® mobile app, create your account and scan the circular QR code over the page to pay. Sniiip payments can be used with Visa and MasterCard cards*. Sniiip is not available for iPads or tablets.

Amount paid
231.21

Date paid
29/9/21

Receipt number
9215136044

YOUR CHARGES for 27/04/2021 - 21/07/2021 (86 days)

Customer ref. no. 10 1064 7657 0000 4

50
51 RIVER ROAD
BUNDAMBA 4304

Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
ABH702598	27/04/2021	537		
	22/07/2021	540	3kL	

Water Usage

State bulk water price

The amount per kilolitre that we pay the State Government for treated water.

State Bulk Water Charge 2020/21	2.27kL @ \$3.122000/kL	\$7.08
State Bulk Water Charge 2021/22	0.73kL @ \$3.231000/kL	\$2.35

Urban Utilities distributor-retailer price

The amount per kilolitre we charge to maintain water quality and deliver this to your property.

Tier 1 usage 2020/21	2.27kL @ \$0.933000/kL	\$2.11
Tier 1 usage 2021/22	0.73kL @ \$0.933000/kL	\$0.68
Subtotal		\$12.22

Water Services

Urban Utilities water service charge

The amount we charge to maintain the water network.

Water service charge 2020/21	65 days	\$57.39
This charge is for the period 27/04/2021 to 30/06/2021		
Water service charge 2021/22	21 days	\$18.54
This charge is for the period 01/07/2021 to 21/07/2021		
Subtotal		\$75.93

Sewerage Services

Urban Utilities sewerage service charge

The amount we charge to remove and treat sewage from your property.

Sewerage service charge 2020/21	65 days	\$108.29
This charge is for the period 27/04/2021 to 30/06/2021		
Sewerage service charge 2021/22	21 days	\$34.98
This charge is for the period 01/07/2021 to 21/07/2021		
Subtotal		\$143.27

Water usage

Water services

Sewerage services

Your total charges 27/04/2021 - 21/07/2021

\$231.42



Your usage was 3 kilolitres.

That's an average of 35 litres per day.

My bill seems higher than my previous two bills. Why?

Your current bill may seem higher than your previous two bills, but there's a 'simple' explanation.

Your last two bills were likely lower than usual due to our Simpler Billing initiative. One had no services charges and the other covered a shorter than usual services charges period.

Your current bill, by comparison, covers a normal services charges period. So, while it may seem higher than your previous two bills, it's likely just a return to a normal total due.

Visit urbanutilities.com.au/simpler for more information.

Interpreter service 13 14 50

当您需要口译员时, 请致电 13 14 50.

تصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.

Khi bạn cần thông ngôn, xin gọi số 13 14 50

당역사가 필요하시면 13 14 50 으로 연락하십시오

Cuando necesite un intérprete llame al 13 14 50

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Water and Sewerage Account
In Person / Mail Payment Advice
Name: BELL FAMILY SF
PROPERTY PTY LTD



Billers Code: 112144
Ref: 10 1064 7657 0000 4

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BPAY View® - View and pay this bill using internet banking.
To use the QR code, use the reader within your mobile banking app.
More info: www.bpay.com.au



*4001 101064765700004



Commonwealth Bank

Commonwealth Bank of Australia
ABN 48 123 123 124
240 Queen Street, Brisbane, QLD



Date

Cash

Teller Stamp & Initials

Cheques

Current charges due date

05/10/2021

For Credit **Urban Utilities**

Trans Code User ID

831

066840

Customer Reference No.

101064765700004



Total Due

\$

231.21

+757+



UrbanUtilities

Urban Utilities
ABN 86 673 835 011

Water and Sewerage
Quarterly Account

Account Enquiries 13 26 57
Faults and Emergencies 13 23 64
www.urbanutilities.com.au



QUUR01_A4A01/E-8148/S-8201/I-16401/008
BELL FAMILY SF PROPERTY PTY LTD
19 KIRKWOOD CR
COLEBEE NSW 2761

Property Location: 50
51 RIVER ROAD
BUNDAMBA 4304

Customer reference number	10 1064 7657 0000 4
Bill number	1064 7657 27
Date issued	28/06/2021
Total due	\$179.79
Current charges due date	28/07/2021

Your water usage

Water usage (kL)	28
Days charged	94

Average daily water usage (litres)

Current period	298
Same period last year	649

Account Summary Period 23/01/2021 - 26/04/2021

Your Last Account

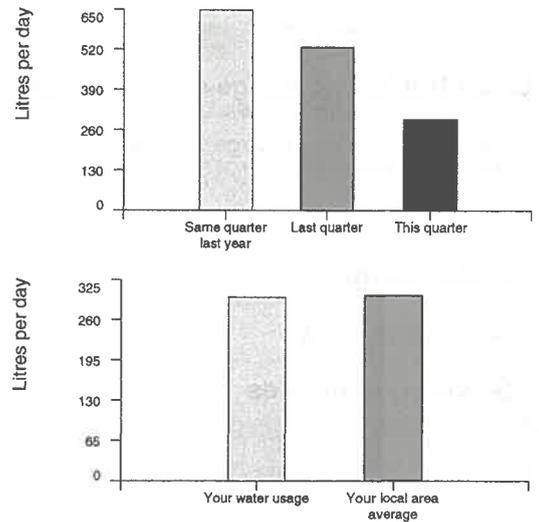
Amount Billed	\$145.96
Amount Paid	\$145.96CR

Your Current Account

Balance	\$0.00
Current Charges	\$179.79

Total Due \$179.79

If full payment is not received by the due date, a compounding interest of up to 8.53% per annum will accrue daily on any amount owing.



eBilling is convenient, secure and saves trees. Scan to make the switch.



SCAN ME

- Direct debit**
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- Telephone and internet banking - BPAY®**
Contact your bank or financial institution to make this payment from your cheque, savings, credit card, debit or transaction account.
BPAY View® View and pay this bill using internet banking. More info: www.bpay.com.au
* Registered to BPAY Pty Ltd ABN 69 079 137 518
- Internet**
Pay your account online using MasterCard or Visa credit card at www.urbanutilities.com.au/creditcard
Payment by credit card will incur a 0.51% surcharge. We accept Mastercard or Visa credit cards.

Payment options

- By phone**
Call 1300 123 141 to pay your account using your MasterCard or Visa card*.
- Mail**
Tear off this slip and return with your cheque payment to Queensland Urban Utilities PO Box 963, Parramatta, NSW 2124
- In person**
Pay in person at Australia Post with cash, cheque, money order, debit card or any branch of the Commonwealth Bank with cash or cheque.
- By Mobile -** Download the free Sniip® mobile app, create your account and scan the circular QR code over the page to pay. Sniip payments can be used with Visa and MasterCard cards*. Sniip is not available for iPads or tablets.

Amount paid

Date paid

Receipt number

BS0120

YOUR CHARGES for 23/01/2021 - 26/04/2021 (94 days)

Customer ref. no. 10 1064 7657 0000 4

50
51 RIVER ROAD
BUNDAMBA 4304

Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
ABH702598	23/01/2021	509		
	27/04/2021	537	28kL	

Water Usage

State bulk water price

The amount per kilolitre that we pay the State Government for treated water.

State Bulk Water Charge 2020/21	28kL @ \$3.122000/kL	\$87.41
---------------------------------	----------------------	---------

Urban Utilities distributor-retailer price

The amount per kilolitre we charge to maintain water quality and deliver this to your property.

Tier 1 usage 2020/21	28kL @ \$0.933000/kL	\$26.12
Subtotal		\$113.53

Water Services

Urban Utilities water service charge

The amount we charge to maintain the water network.

Water service charge 2020/21	26 days	\$22.95
This charge is for the period 01/04/2021 to 26/04/2021		
Subtotal		\$22.95

Sewerage Services

Urban Utilities sewerage service charge

The amount we charge to remove and treat sewage from your property.

Sewerage service charge 2020/21	26 days	\$43.31
This charge is for the period 01/04/2021 to 26/04/2021		
Subtotal		\$43.31

Water usage \$113.53

Water services \$22.95

Sewerage services \$43.31

Your total charges 23/01/2021 - 26/04/2021 \$179.79

Your usage was 28 kilolitres.

That's an average of 298 litres per day.

My bill is lower than usual. Why?

Don't worry, there's a 'simple' explanation.

Back in February, as part of your Simpler Billing transition, we switched services charges from being billed in advance to being billed in arrears to align with usage charges.

As a result, your current bill has a shorter than usual services charges period – between 1 and 83 days shorter depending on when your water meter was read.

A typical services charges period is 90 days.

And remember, the services charges period on your next bill will return to normal, and so will your total due.

Yours is shorter, so your bill is lower. Simple!

Visit urbanutilities.com.au/simpler for more information.

Interpreter service 13 14 50

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Water and Sewerage Account
In Person / Mail Payment Advice
Name: BELL FAMILY SF
PROPERTY PTY LTD



Billers Code: 112144
Ref: 10 1064 7657 0000 4



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To use the QR code, use the reader within your mobile banking app.
More info: www.bpay.com.au



*4001 101064765700004



Commonwealth Bank **Credit**
Commonwealth Bank of Australia
ABN 48 123 123 124
240 Queen Street, Brisbane, QLD

Date
Cash
Cheques

Current charges due date
28/07/2021

For Credit **Urban Utilities**
Trans Code User ID

Customer Reference No.

831 066840 101064765700004

Total Due

\$ 179.79

+757+

**Water and Sewerage
Quarterly Account**



QUUR83_A4A01/E-3546/S-3565/I-7129/008
BELL FAMILY SF PROPERTY PTY LTD
19 KIRKWOOD CR
COLEBEE NSW 2761

Property Location: 50
51 RIVER ROAD
BUNDAMBA 4304

Customer reference number	10 1064 7657 0000 4
Bill number	1064 7657 31
Date issued	19/05/2022
Total due	\$260.94
Current charges due date	18/06/2022

Your water usage

Water usage (kL)	9
Days charged	99

Average daily water usage (litres)

Current period	91
Same period last year	298

Account Summary Period 25/01/2022 - 03/05/2022

Your Last Account

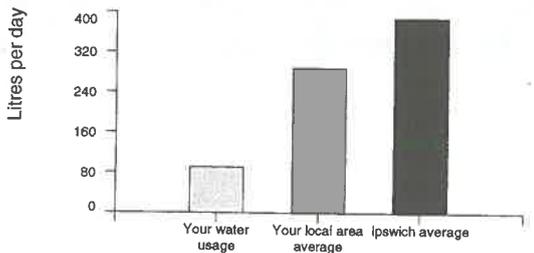
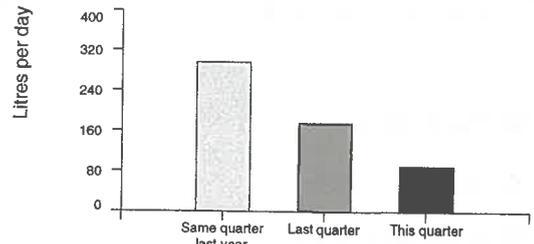
Amount Billed	\$271.28
Amount Paid	\$271.28CR

Your Current Account

Balance	\$0.00
Current Charges	\$260.94

Total Due **\$260.94**

If full payment is not received by the due date, a compounding interest of 8.03% per annum will accrue daily on any amount owing.



AFFECTED BY EXTREME WEATHER OR FLOODS AND EXPERIENCING DIFFICULTY PAYING BILLS? WE'RE HERE TO HELP.

Scan for more information on our Urban Assist program.



Payment options

Direct debit
To arrange automatic payment from your bank account, visit www.urbanutilities.com.au/directdebit

Telephone and internet banking – BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings, credit card, debit or transaction account.
BPAY View® View and pay this bill using internet banking. More info: www.bpay.com.au
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Internet
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By phone
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Mail
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In person
Pay in person at Australia Post with cash, cheque, money order, debit card or any branch of the Commonwealth Bank with cash or cheque.

By Mobile - Download the free Sniip® mobile app, create your account and scan the circular QR code over the page to pay. Sniip payments can be used with Visa and MasterCard cards*. Sniip is not available for iPads or tablets.

Amount paid
\$261

Date paid
30/5/22

Receipt number
220319467

YOUR CHARGES for 25/01/2022 - 03/05/2022 (99 days)

Customer ref. no. 10 1064 7657 0000 4

50
51 RIVER ROAD
BUNDAMBA 4304

Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
ABH702598	25/01/2022	594		
	04/05/2022	603	9kL	

Water Usage

State bulk water price

State Bulk Water Charge 2021/22	9kL @ \$3.231000/kL	\$29.07
---------------------------------	---------------------	---------

Urban Utilities distributor-retailer price

Tier 1 usage 2021/22	9kL @ \$0.838000/kL	\$7.54
Subtotal		\$36.61

Water Services

Urban Utilities water service charge

Water service charge 2021/22	99 days	\$64.15
Subtotal		\$64.15

Sewerage Services

Urban Utilities sewerage service charge

Sewerage service charge 2021/22	99 days	\$160.18
Subtotal		\$160.18

Water usage **\$36.61**

Water services **\$64.15**

Sewerage services **\$160.18**

Your total charges 25/01/2022 - 03/05/2022 \$260.94

Your usage was 9 kilolitres.

That's an average of 91 litres per day.

WE'RE HERE TO HELP

As an essential service provider, we're here to help during challenging times. If your property was affected by extreme weather or floods earlier this year and you're experiencing difficulty paying your bills, please get in touch with us to discuss your circumstances. We'll work with you to get you back on track again. Scan below for more information on our Urban Assist program.



INTERPRETER SERVICE 13 14 50

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 Khi bạn cần thông ngôn, xin gọi số 13 14 50
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Water and Sewerage Account
 In Person / Mail Payment Advice
 Name: BELL FAMILY SF
 PROPERTY PTY LTD



Billers Code: 112144
 Ref: 10 1064 7657 0000 4

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 More info: www.bpay.com.au



*4001 101064765700004



Commonwealth Bank
 Commonwealth Bank of Australia
 ABN 48 123 123 124
 240 Queen Street, Brisbane, QLD



Date

Cash

Teller Stamp & Initials

Cheques

Current charges due date
 18/06/2022

For Credit **Urban Utilities**
 Trans Code User ID

Customer Reference No.

831

066840

101064765700004

\$

Total Due

260.94

+757+



UrbanUtilities

Urban Utilities
ABN 86 673 835 011

Water and Sewerage
Quarterly Account

Account Enquiries 13 26 57
Faults and Emergencies 13 23 64
www.urbanutilities.com.au



QUUR13_A4A01/E-3701/S-3708/I-7415/008
BELL FAMILY SF PROPERTY PTY LTD
19 KIRKWOOD CR
COLEBEE NSW 2761

*paid
3/3/22
218503783*

Property Location: 50
51 RIVER ROAD
BUNDAMBA 4304

Customer reference number	10 1064 7657 0000 4
Bill number	1064 7657 30
Date issued	08/02/2022
Total due	\$271.28
Current charges due date	10/03/2022

Your water usage

Water usage (kL)	16
Days charged	91

Average daily water usage (litres)

Current period	176
Same period last year	529

Account Summary Period 26/10/2021 - 24/01/2022

Your Last Account

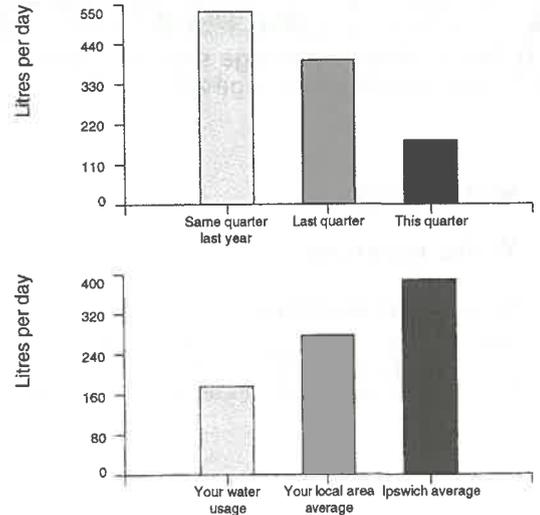
Amount Billed	\$394.89
Amount Paid	\$394.89CR

Your Current Account

Balance	\$0.00
Current Charges	\$271.28

Total Due \$271.28

If full payment is not received by the due date, a compounding interest of 8.03% per annum will accrue daily on any amount owing.



MAKE THIS YEAR H2O-22

Scan the QR code to find out how you can make H2O-22 the year you become more mindful of water use.



Payment options

Direct debit
To arrange automatic payment from your bank account, visit www.urbanutilities.com.au/directdebit

Telephone and internet banking - BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings, credit card, debit or transaction account.
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Internet
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By Mobile - Download the free Sniip® mobile app, create your account and scan the circular QR code over the page to pay. Sniip payments can be used with Visa and MasterCard cards*. Sniip is not available for iPads or tablets.

Amount paid

Date paid

Receipt number

YOUR CHARGES for 26/10/2021 - 24/01/2022 (91 days)

Customer ref. no. 10 1064 7657 0000 4

Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
ABH702598	26/10/2021	578		
	25/01/2022	594	16kL	

50
51 RIVER ROAD
BUNDAMBA 4304

Your usage was 16 kilolitres.

That's an average of 176 litres per day.

Water Usage

State bulk water price

The amount per kilolitre that we pay the State Government for treated water.

State Bulk Water Charge 2021/22	16kL @ \$3.231000/kL	\$51.69
---------------------------------	----------------------	---------

Urban Utilities distributor-retailer price

The amount per kilolitre we charge to maintain water quality and deliver this to your property.

Tier 1 usage 2021/22	16kL @ \$0.838000/kL	\$13.40
Subtotal		\$65.09

HOW CAN I BECOME MORE MINDFUL OF WATER IN H2O-22?

Don't worry, it's actually really simple. All you have to do is pay a little more attention to your everyday actions.

- When you're next at the sink, turn off the tap when brushing your teeth or washing dishes.
- Give your indoor plants a drink with leftover water from your water bottle.
- Mulch your garden and lock in valuable moisture.

So, make H2O-22 the year you think more about our precious resource and use less where you can.



Water Services

Urban Utilities water service charge

The amount we charge to maintain the water network.

Water service charge 2021/22	91 days	\$58.96
Subtotal		\$58.96

Sewerage Services

Urban Utilities sewerage service charge

Sewerage service charge 2021/22	91 days	\$147.23
Subtotal		\$147.23

Water usage \$65.09

Water services \$58.96

Sewerage services \$147.23

Your total charges 26/10/2021 - 24/01/2022 \$271.28

INTERPRETER SERVICE 13 14 50

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Tear off slip and return with your cheque payment to PO Box 963, Parramatta, NSW 2124. See reverse for payment options.

Water and Sewerage Account
 In Person / Mail Payment Advice
 Name: BELL FAMILY SF
 PROPERTY PTY LTD

BPAY Biller Code: 112144
 Ref: 10 1064 7657 0000 4



Commonwealth Bank
 Commonwealth Bank of Australia
 ABN 48 123 123 124
 240 Queen Street, Brisbane, QLD



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 To use the QR code, use the reader within your mobile banking app.
 More info: www.bpay.com.au



*4001 101064765700004



Date
 Cash
 Teller Stamp & Initials
 Cheques

Current charges due date
 10/03/2022

For Credit **Urban Utilities**

Trans Code 831 User ID 066840 Customer Reference No. 101064765700004

Total Due \$ 271.28

+757+

Policy Schedule

Landlord Preferred Policy

To sign up to receive your policy documents electronically please visit terrischeer.com.au/paperless



008

Ashley Bell & Belinda Bell
19 Kirkwood Crescent
COLEBEE NSW 2761

31 January 2022

POLICY NUMBER: TS0315336LPP
AMOUNT DUE: \$ 385.00
DUE DATE: 22/03/2022

Insured: Ashley & Belinda Bell

Insured Address: 50/51 River Road, BUNDAMBA QLD 4304

Premium Type

Renewal

Expiry Date

22/03/2022. We invite you to renew your policy until 12:01am
22/03/2023

Managing Agent

Rivergreen Villas

Property Details

The land size is less than 2 acres.
There is no business activity operated from this property.
The property is kept well maintained and in good condition*

Sum Insured

Contents/Building	\$60,000
Liability to Other	\$20,000,000
Weekly rent	Up to \$1,000

Excess per claim

Loss of rent	\$0
Add. benefits in Sect 1, Liability	\$0
Tenant damage	\$500
Scorching or pet damage	\$250
Earthquake or Tsunami	\$200
Other claims	\$100

Annual Premium

\$385.00

Last year's annual premium	\$399.00
Change on last year	-3.5 %

This Policy Schedule is based on the information you gave us. Please check that this information is correct and complete. If any changes or additions need to be made now or during the period of insurance you must call us.

Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859

Special Conditions/Additional Information

A new Product Disclosure Statement (PDS) applies to your policy on renewal and is enclosed for you. There are new and changed benefits, features, terms, conditions and exclusions. Please read the PDS for full details. For more information about the changes in our new PDS please visit www.terrischeer.com.au/pds-update

*Paid
3/3/22*

Please turn over for important policy information and payment details

TS00033.01/03/14 A

Insured details

What you have told us:

This document sets out the information that we have relied on to decide if we can insure you and on what terms. We may give you a copy of the information you have previously told us. If any of this information has changed, or is incorrect, please contact us.

You must call us to tell us if you or anyone to be insured under this policy:

- have had an insurer decline insurance, decline renewal on a policy or had special terms or conditions imposed on insurance
- have had, during the past 5 years, 3 or more claims under a landlord or home and contents insurance policy or made a claim of more than \$5,000
- have been convicted of theft or fraud in the last 5 years
- are aware of any existing circumstances which may lead to a claim under this policy.

If you have answered 'yes' to any of the above questions, please contact us.

When you need to contact us

It is important that you check the information provided on your Policy Schedule. If any details are incorrect or have changed, you should contact us to update your details.

Also, when you hold a policy with us, there are other circumstances you need to tell us about during the period of insurance. These circumstances are set out in the 'When you need to contact us' section of your PDS. If you do not contact us when you need to, you may not be covered under your policy and it may lead us to reduce or refuse to pay a claim and/or cancel your policy.

Privacy

We appreciate privacy is important to you. We are committed to protecting your personal information. For further information, please refer to our Privacy Statement and Suncorp Group Privacy Policy by visiting terriscsheer.com.au/privacy or call us on 1800 804 016.

Premium Details

Why your premium may change

Each time you renew your insurance, your premium is likely to change, even if your personal circumstances have not. There are many factors that may change your premium in any given year, examples include the amount your assets are insured for, your claims history, more accurate data, our claims experience and changes to repair/replacement costs. Your premium may also be impacted by changes to discounts.

The premium comparison has been included to assist you in understanding the changes to your premium, including the impact of any taxes and charges. The premium shown includes any discounts.

Cover	Last year	This year
Contents/Building	\$60,000	\$60,000
Weekly rent	Up to \$1,000	Up to \$1,000
Premium	\$332.78	\$321.10
GST	\$33.28	\$32.11
Stamp Duty	\$32.95	\$31.79
Annual Premium (*)	\$399.00	\$385.00

* Please note that minor rounding may be present in your premium calculation.

When referring to an amount from 'last year' on this notice

If you have made a change to your policy in the last 12 months, when we refer to an amount from last year, it may not be the amount you paid. To provide a more useful comparison, we are showing you an amount for your cover as of your most recent change. The amount from last year has been provided for comparison purposes only and should not be used for tax purposes.

Please contact Terri Scheer Insurance in the first instance if you have any questions about your policy.

*Property maintenance and condition

It is your responsibility to ensure that the property is kept well maintained and in good condition. This includes, but is not limited to: there are no blocked gutters, the roof is not rusted, your building is not infested with vermin, there is no termite damage and insured damage you have been compensated for has been repaired. Refer to the PDS for further details.

This document will be a tax invoice for GST when you make payment

Ashley & Belinda Bell - 50/51 River Road, BUNDAMBA QLD 4304

Amount Payable

\$385.00

Due Date

22/03/2022

Policy Number

TS0315336LPP

Payment Reference No

703153361

Payment Options



By Phone: call us on 1800 804 016, with your Visa or Mastercard, using the Payment Reference No.



Billers Code: 63461

Ref: 703153361



Telephone & Internet Banking - BPAY®

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More info: www.bpay.com.au

PROFREAL PTY LTD

PROFREAL PTY LTD

A.B.N. 40 618 918 175 A.C.N. 618 918 175

48 / 51 River Road

Bundamba

QLD 4304

Email manager@rivergreenvillas.com.au

Phone 0404255822

Fax

TO: Ashley and Belinda Bell
19 Kirkwood Cres
Colebee NSW 2761

Statement Number 98

TAX INVOICE Owners Statement To 01/02/2022

Date	Reference	Description	Debit	Credit	Balance	
		Balance Carried Forward			\$0.00	
Unit 50 - Bell						
10/01/2022	212558	Rental From 24/01/2022 To 30/01/2022 (50 Ajia)		\$340.00	\$340.00	
12/01/2022	212577	Tenant Payment - Water Charge (Invoice #6001902)		\$150.99	\$490.99	
17/01/2022	212619	Rental From 31/01/2022 To 06/02/2022 (50 Ajia)		\$340.00	\$830.99	
24/01/2022	212673	Rental From 07/02/2022 To 13/02/2022 (50 Ajia)		\$340.00	\$1,170.99	
31/01/2022	212729	Rental From 14/02/2022 To 20/02/2022 (50 Ajia)		\$340.00	\$1,510.99	
01/02/2022	7011073	* Rent Collection - 50RGV	\$74.80		\$1,436.19	
01/02/2022	7011074	* Management Fee - 50RGV	\$44.88		\$1,391.31	
Other Items						
01/02/2022	5730	Payment to Owner via EFT	\$1,382.51		\$8.80	
01/02/2022	7011075	* Administration Fee	\$8.80		\$0.00	
* Indicates Taxable Supply			Totals:	\$1,510.99	\$1,510.99	\$0.00

Total expenses of this tax invoice includes GST of \$11.68

Tenant Information

UNIT 50 - BELL

Tenant(s): Ajia-Moon Flynn-Pittar (50 Ajia) Rent: \$340.00 Per Week Lease Details: From 10/01/2022 To 09/07/2022

PROFREAL PTY LTD

PROFREAL PTY LTD

A.B.N. 40 618 918 175 A.C.N. 618 918 175

48 / 51 River Road

Bundamba

QLD 4304

Email manager@rivergreenvillas.com.au

Phone 0404255822

Fax

TO: Ashley and Belinda Bell
19 Kirkwood Cres
Colebee NSW 2761

Statement Number 99

TAX INVOICE

Owners Statement To 02/03/2022

Date	Reference	Description	Debit	Credit	Balance	
		Balance Carried Forward			\$0.00	
Unit 50 - Bell						
07/02/2022	212780	Rental From 21/02/2022 To 27/02/2022 (50 Ajia)		\$340.00	\$340.00	
14/02/2022	212838	Rental From 28/02/2022 To 06/03/2022 (50 Ajia)		\$340.00	\$680.00	
21/02/2022	212883	Rental From 07/03/2022 To 13/03/2022 (50 Ajia)		\$340.00	\$1,020.00	
28/02/2022	212939	Rental From 14/03/2022 To 20/03/2022 (50 Ajia)		\$340.00	\$1,360.00	
25/02/2022	7011263	* smoke alarm (50RGV)	\$691.45		\$668.55	
02/03/2022	7011281	* Rent Collection - 50RGV	\$74.80		\$593.75	
02/03/2022	7011282	* Management Fee - 50RGV	\$44.88		\$548.87	
Other Items						
02/03/2022	5739	Payment to Owner via EFT	\$540.07		\$8.80	
02/03/2022	7011283	* Administration Fee	\$8.80		\$0.00	
* Indicates Taxable Supply			Totals:	\$1,360.00	\$1,360.00	\$0.00

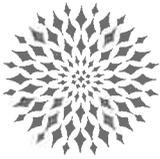
Total expenses of this tax invoice includes GST of \$74.54

Tenant Information

UNIT 50 - BELL

Tenant(s): Ajia-Moon Flynn-Pittar (50 Ajia) Rent: \$340.00 Per Week Lease Details: From 10/01/2022 To 09/07/2022





Smoke Alarm Solutions®
PROTECTING AUSTRALIANS

Tax Invoice

The Owner
c/- Profreal Pty Ltd T/A
Rivergreen Villas
48/51 River Road
Bundamba QLD 4304
Australia

Client Work Order No: OSQ
Invoice No: WO-2321637
Invoice Date: 4/01/2022
Due Date: 3/02/2022
Amount Due: \$691.45

Property Address: 50/51 River Road, Bundamba, QLD 4304

This invoice is related to the attendance completed at the abovementioned property on 4/01/2022.

DESCRIPTION	COST
Unused portion of previous package	-\$32.55
Ultimate – Subscription Fee Period 4/01/2022 until 3/01/2023	\$129.00
240V EMERALD ALARM (EP-VC-240-1)	\$119.00

GST	\$62.86
Total Amount	\$691.45

PAYMENTS

Payments can be made
via direct deposit

Smoke Alarm Solutions
NAB – BSB 084456
Account 107229452



Please use **WO-2321637** in your reference so that we can reconcile your payment promptly.

HEAD OFFICE
39 Navigator Place,
Hendra, QLD 4011
PO Box 1591, TOOMBUL,
QLD 4012

1300 852 301
info@smokealarmsolutions.com.au
smokealarmsolutions.com.au
Smoke Alarm Solutions Pty ABN 97 604 793 688

1300 852 301
smokealarmsolutions.com.au



PROFREAL PTY LTD

PROFREAL PTY LTD

A.B.N. 40 618 918 175 A.C.N. 618 918 175

48 / 51 River Road

Bundamba

QLD 4304

Email manager@rivergreenvillas.com.au

Phone 0404255822

Fax

TO: Ashley and Belinda Bell
19 Kirkwood Cres
Colebee NSW 2761

Statement Number 100

TAX INVOICE

Owners Statement To 01/04/2022

Date	Reference	Description	Debit	Credit	Balance	
		Balance Carried Forward			\$0.00	
Unit 50 - Bell						
09/03/2022	213003	Rental From 21/03/2022 To 27/03/2022 (50 Ajia)		\$340.00	\$340.00	
14/03/2022	213044	Rental From 28/03/2022 To 03/04/2022 (50 Ajia)		\$340.00	\$680.00	
21/03/2022	213092	Rental From 04/04/2022 To 10/04/2022 (50 Ajia)		\$340.00	\$1,020.00	
28/03/2022	213142	Rental From 11/04/2022 To 17/04/2022 (50 Ajia)		\$340.00	\$1,360.00	
01/04/2022	7011480	* Rent Collection - 50RGV	\$74.80		\$1,285.20	
01/04/2022	7011481	* Management Fee - 50RGV	\$44.88		\$1,240.32	
Other Items						
01/04/2022	5743	Payment to Owner via EFT	\$1,231.52		\$8.80	
01/04/2022	7011482	* Administration Fee	\$8.80		\$0.00	
* Indicates Taxable Supply			Totals:	\$1,360.00	\$1,360.00	\$0.00

Total expenses of this tax invoice includes GST of \$11.68

Tenant Information

UNIT 50 - BELL

Tenant(s): Ajia-Moon Flynn-Pittar (50 Ajia) Rent: \$340.00 Per Week Lease Details: From 10/01/2022 To 09/07/2022



PROFREAL PTY LTD

PROFREAL PTY LTD

A.B.N. 40 618 918 175 A.C.N. 618 918 175

48 / 51 River Road

Bundamba

QLD 4304

Email manager@rivergreenvillas.com.au

Phone 0404255822

Fax

TO: Ashley and Belinda Bell
19 Kirkwood Cres
Colebee NSW 2761

Statement Number 101

TAX INVOICE Owners Statement To 03/05/2022

Date	Reference	Description	Debit	Credit	Balance	
		Balance Carried Forward			\$0.00	
Unit 50 - Bell						
04/04/2022	213194	Rental From 18/04/2022 To 24/04/2022 (50 Ajia)		\$340.00	\$340.00	
11/04/2022	213239	Rental From 25/04/2022 To 01/05/2022 (50 Ajia)		\$340.00	\$680.00	
18/04/2022	213282	Rental From 02/05/2022 To 08/05/2022 (50 Ajia)		\$340.00	\$1,020.00	
25/04/2022	213334	Rental From 09/05/2022 To 15/05/2022 (50 Ajia)		\$340.00	\$1,360.00	
03/05/2022	7011722	* Rent Collection - 50RGV	\$74.80		\$1,285.20	
03/05/2022	7011723	* Management Fee - 50RGV	\$44.88		\$1,240.32	
Other Items						
03/05/2022	5751	Payment to Owner via EFT	\$1,231.52		\$8.80	
03/05/2022	7011724	* Administration Fee	\$8.80		\$0.00	
* Indicates Taxable Supply			Totals:	\$1,360.00	\$1,360.00	\$0.00

Total expenses of this tax invoice includes GST of \$11.68

Tenant Information

UNIT 50 - BELL

Tenant(s): Ajia-Moon Flynn-Pittar (50 Ajia) Rent: \$340.00 Per Week Lease Details: From 10/01/2022 To 09/07/2022



PROFREAL PTY LTD

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48 / 51 River Road

Bundamba

QLD 4304

Email manager@rivergreenvillas.com.au

Phone 0404255822

Fax

TO: Ashley and Belinda Bell

19 Kirkwood Cres

Colebee NSW 2761

Statement Number 102

TAX INVOICE

Owners Statement To 01/06/2022

Date	Reference	Description	Debit	Credit	Balance	
		Balance Carried Forward			\$0.00	
Unit 50 - Bell						
02/05/2022	213379	Rental From 16/05/2022 To 22/05/2022 (50 Ajia)		\$340.00	\$340.00	
06/05/2022	213425	Tenant Payment - Water Charge (Invoice #6001984)		\$38.20	\$378.20	
12/05/2022	213477	Rental From 23/05/2022 To 29/05/2022 (50 Ajia)		\$340.00	\$718.20	
16/05/2022	213491	Rental From 30/05/2022 To 05/06/2022 (50 Ajia)		\$340.00	\$1,058.20	
23/05/2022	213539	Rental From 06/06/2022 To 12/06/2022 (50 Ajia)		\$340.00	\$1,398.20	
30/05/2022	213584	Rental From 13/06/2022 To 19/06/2022 (50 Ajia)		\$340.00	\$1,738.20	
25/05/2022	7011911	* reletting fees (50RGV)	\$170.00		\$1,568.20	
01/06/2022	7011930	* Rent Collection - 50RGV	\$85.00		\$1,483.20	
01/06/2022	7011931	* Management Fee - 50RGV	\$51.00		\$1,432.20	
Other Items						
01/06/2022	5761	Payment to Owner via EFT	\$1,423.40		\$8.80	
01/06/2022	7011932	* Administration Fee	\$8.80		\$0.00	
* Indicates Taxable Supply			Totals:	\$1,738.20	\$1,738.20	\$0.00

Total expenses of this tax invoice includes GST of \$28.62

Tenant Information

UNIT 50 - BELL

Tenant(s): Ajia-Moon Flynn-Pittar (50 Ajia) Rent: \$340.00 Per Week Lease Details: From 10/01/2022 To 09/01/2023



PROFREAL PTY LTD

PROFREAL PTY LTD

A.B.N. 40 618 918 175 A.C.N. 618 918 175

Phone 0404255822

48 / 51 River Road

Fax

Bundamba

QLD 4304

Email manager@rivergreenvillas.com.au

TO: Ashley and Belinda Bell
19 Kirkwood Cres
Colebee NSW 2761

Statement Number 103

TAX INVOICE Owners Statement To 01/07/2022

Date	Reference	Description	Debit	Credit	Balance	
		Balance Carried Forward			\$0.00	
Unit 50 - Bell						
06/06/2022	213630	Rental From 20/06/2022 To 26/06/2022 (50 Ajia)		\$340.00	\$340.00	
13/06/2022	213674	Rental From 27/06/2022 To 03/07/2022 (50 Ajia)		\$340.00	\$680.00	
20/06/2022	213709	Rental From 04/07/2022 To 10/07/2022 (50 Ajia)		\$340.00	\$1,020.00	
25/06/2022	213751	Rental From 11/07/2022 To 17/07/2022 (50 Ajia)		\$340.00	\$1,360.00	
25/06/2022	213752	Rental From 18/07/2022 To 24/07/2022 (50 Ajia)		\$340.00	\$1,700.00	
01/07/2022	7012111	* Rent Collection - 50RGV	\$93.50		\$1,606.50	
01/07/2022	7012112	* Management Fee - 50RGV	\$56.10		\$1,550.40	
Other Items						
01/07/2022	5764	Payment to Owner via EFT	\$1,541.60		\$8.80	
01/07/2022	7012113	* Administration Fee	\$8.80		\$0.00	
* Indicates Taxable Supply			Totals:	\$1,700.00	\$1,700.00	\$0.00

Total expenses of this tax invoice includes GST of \$14.40

Tenant Information

UNIT 50 - BELL

Tenant(s): Ajia-Moon Flynn-Pittar (50 Ajia) Rent: \$340.00 Per Week Lease Details: From 10/01/2022 To 09/01/2023



PROFREAL PTY LTD

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Fax

TO: Ashley and Belinda Bell
19 Kirkwood Cres
Colebee NSW 2761

50BELL

Financial Year Summary For The Year Ending 2022

Description	Debit	Credit
Unit 50 - Bell		
Income		
Rental Income		\$16,960.00
Other Income		\$267.17
Expenses		
Repairs & Maintenance	\$876.00	
Management Fees	\$1,448.96	
Letting Fees	\$544.00	
Smoke detector service	\$691.45	
Other Items		
Balance Carried Forward From Prior Year		\$0.00
Other Account Credit		\$0.00
Administration Fee	\$105.60	
Other Account Debit	\$0.00	
Total Payments to Owner	\$13,561.16	

PROFREAL PTY LTD

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48 / 51 River Road

Bundamba

QLD 4304

Email manager@rivergreenvillas.com.au

Phone 0404255822

Fax

TO: Ashley and Belinda Bell
19 Kirkwood Cres
Colebee NSW 2761

Statement Number 92

TAX INVOICE Owners Statement To 02/08/2021

Date	Reference	Description	Debit	Credit	Balance	
		Balance Carried Forward			\$0.00	
Unit 50 - Bell						
12/07/2021	211099	Rental From 15/07/2021 To 28/07/2021 (50 SREELAL)		\$620.00	\$620.00	
28/07/2021	211235	Rental From 29/07/2021 To 11/08/2021 (50 SREELAL)		\$620.00	\$1,240.00	
19/07/2021	5689	repaired to the glass sliding door	\$150.00		\$1,090.00	
02/08/2021	7009819	* Rent Collection - 50RGV	\$68.20		\$1,021.80	
02/08/2021	7009820	* Management Fee - 50RGV	\$40.92		\$980.88	
Other Items						
02/08/2021	5691	Payment to Owner via EFT	\$972.08		\$8.80	
02/08/2021	7009821	* Administration Fee	\$8.80		\$0.00	
* Indicates Taxable Supply			Totals:	\$1,240.00	\$1,240.00	\$0.00

Total expenses of this tax invoice includes GST of \$10.72

Tenant Information

UNIT 50 - BELL

Tenant(s): Swathy Muraleecharan Nair Sreelal Sasidharan Nair (50 SREELAL) Rent: \$310.00 Per Week Lease Details: From 30/06/2021 To 30/12/2021

Original

66

TAX INVOICE* / STATEMENT*

(* DELETE AS APPROPRIATE)

DATE 13.7.21

TO OWNER UNIT 50
RIVERGREEN VILLAS

ABN (of Recipient)

ORDER NO.

FROM D. SMITH

0408753741

ABN (of Supplier)

47959541286

QTY	DESCRIPTION	PRICE	G.S.T.	TOTAL
	REPAIR AND RESET SCREEN DOOR LOCK @ REAR			
	NO GST	\$150	—	
	WITH THANKS			
				
	CVA			
	BSB 814 282			
	AC. 3000 76 71			



PROFREAL PTY LTD

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48 / 51 River Road

Bundamba

QLD 4304

Email manager@rivergreenvillas.com.au

Phone 0404255822

Fax

TO: Ashley and Belinda Bell
19 Kirkwood Cres
Colebee NSW 2761

Statement Number 93

TAX INVOICE Owners Statement To 01/09/2021

Date	Reference	Description	Debit	Credit	Balance
		Balance Carried Forward			\$0.00
Unit 50 - Bell					
11/08/2021	211349	Rental From 12/08/2021 To 25/08/2021 (50 SREELAL)		\$620.00	\$620.00
25/08/2021	211467	Rental From 26/08/2021 To 08/09/2021 (50 SREELAL)		\$620.00	\$1,240.00
01/09/2021	7010025	* Rent Collection - 50RGV	\$68.20		\$1,171.80
01/09/2021	7010026	* Management Fee - 50RGV	\$40.92		\$1,130.88
Other Items					
01/09/2021	5704	Payment to Owner via EFT	\$1,122.08		\$8.80
01/09/2021	7010027	* Administration Fee	\$8.80		\$0.00
* Indicates Taxable Supply			Totals:	\$1,240.00	\$1,240.00
					\$0.00

Total expenses of this tax invoice includes GST of \$10.72

Tenant Information

UNIT 50 - BELL

Tenant(s): Swathy Muraleecharan Nair Sreelal Sasidharan Nair (50 SREELAL) Rent: \$310.00 Per Week Lease Details: From 30/06/2021 To 30/12/2021



PROFREAL PTY LTD

PROFREAL PTY LTD

A.B.N. 40 618 918 175 A.C.N. 618 918 175

Phone 0404255822

48 / 51 River Road

Fax

Bundamba

QLD 4304

Email manager@rivergreenvillas.com.au

TO: Ashley and Belinda Bell
19 Kirkwood Cres
Colebee NSW 2761

Statement Number 94

TAX INVOICE Owners Statement To 01/10/2021

Date	Reference	Description	Debit	Credit	Balance
		Balance Carried Forward			\$0.00
Unit 50 - Bell					
09/09/2021	211586	Rental From 09/09/2021 To 22/09/2021 (50 SREELAL)		\$620.00	\$620.00
23/09/2021	211713	Rental From 23/09/2021 To 06/10/2021 (50 SREELAL)		\$620.00	\$1,240.00
29/09/2021	7010214	* repaired to the HWS (50RGV)	\$66.00		\$1,174.00
01/10/2021	7010235	* Rent Collection - 50RGV	\$68.20		\$1,105.80
01/10/2021	7010236	* Management Fee - 50RGV	\$40.92		\$1,064.88
Other Items					
01/10/2021	5714	Payment to Owner via EFT	\$1,056.08		\$8.80
01/10/2021	7010237	* Administration Fee	\$8.80		\$0.00
* Indicates Taxable Supply			Totals:	\$1,240.00	\$1,240.00
					\$0.00

Total expenses of this tax invoice includes GST of \$16.72

Tenant Information

UNIT 50 - BELL

Tenant(s): Swathy Muraleecharan Nair Sreelal Sasidharan Nair (50 SREELAL) Rent: \$310.00 Per Week Lease Details: From 30/06/2021 To 30/12/2021

Anthony Cavalliotis

Brisbane, Ipswich & Logan.

Mobile : 0407 451 112
anthony.c2@optusnet.com.au
ABN : 14 479 791 762
Q.B.C.C. Licence No. : 1090952

TAX INVOICE

RIVERGREEN VILLAS
51 River road
BUNDAMBA 4304
mobile: 0404 255 822

Invoice No.: 00000432
Date: 28/09/2021
Order no:

DESCRIPTION	TOTAL AMOUNT
Turned up temperature to tempering valve of hot water system. Work completed at unit 50. Labour 1/2 hour at \$120.00 per hour.	\$60.00

Payment required within 14 days. An \$22.00 Administration Fee will be charged on overdue invoices. Ownership of Goods and Materials supplied by Contractor does not transfer to customer until full payment of invoice.

GST:	\$6.00
Total Inc GST:	\$66.00
Balance Due:	\$66.00

Banking details for internet transfers

Members Equity Bank

BSB : 944-300 A/C: 0133 44927

NOTE : USE INVOICE NO. AS REFERENCE FOR PAYMENT !!!



Anthony Cavalliotis

Brisbane, Ipswich & Logan.

Mobile : 0407 451 112
anthony.c2@optusnet.com.au
ABN : 14 479 791 762
Q.B.C.C. Licence No. : 1090952

TAX INVOICE

RIVERGREEN VILLAS
51 River road
BUNDAMBA 4304
mobile: 0404 255 822

Invoice No.: 00000432

Date: 28/09/2021

Order no:

DESCRIPTION	TOTAL AMOUNT
Turned up temperature to tempering valve of hot water system. Work completed at unit 50. Labour 1/2 hour at \$120.00 per hour.	\$60.00

Payment required within 14 days. An \$22.00 Administration Fee will be charged on overdue invoices. Ownership of Goods and Materials supplied by Contractor does not transfer to customer until full payment of invoice.

GST:	\$6.00
Total Inc GST:	\$66.00
Balance Due:	\$66.00

Banking details for internet transfers

Members Equity Bank

BSB : 944-300 A/C: 0133 44927

NOTE : USE INVOICE NO. AS REFERENCE FOR PAYMENT !!!

PROFREAL PTY LTD

PROFREAL PTY LTD

A.B.N. 40 618 918 175 A.C.N. 618 918 175

48 / 51 River Road

Bundamba

QLD 4304

Email manager@rivergreenvillas.com.au

Phone 0404255822

Fax

TO: Ashley and Belinda Bell
19 Kirkwood Cres
Colebee NSW 2761

Statement Number 95

TAX INVOICE

Owners Statement To 01/11/2021

Date	Reference	Description	Debit	Credit	Balance	
		Balance Carried Forward			\$0.00	
Unit 50 - Bell						
07/10/2021	211826	Rental From 07/10/2021 To 20/10/2021 (50 SREELAL)		\$620.00	\$620.00	
22/10/2021	211952	Rental From 21/10/2021 To 03/11/2021 (50 SREELAL)		\$620.00	\$1,240.00	
18/10/2021	7010420	* repaired to the hot water system (50RGV)	\$165.00		\$1,075.00	
20/10/2021	7010423	* inspected hws (50RGV)	\$110.00		\$965.00	
26/10/2021	7010428	* repairs to A/C (50RGV)	\$385.00		\$580.00	
01/11/2021	7010448	* Rent Collection - 50RGV	\$68.20		\$511.80	
01/11/2021	7010449	* Management Fee - 50RGV	\$40.92		\$470.88	
Other Items						
01/11/2021	5715	Payment to Owner via EFT	\$462.08		\$8.80	
01/11/2021	7010450	* Administration Fee	\$8.80		\$0.00	
* Indicates Taxable Supply			Totals:	\$1,240.00	\$1,240.00	\$0.00

Total expenses of this tax invoice includes GST of \$70.72

Tenant Information

UNIT 50 - BELL

Tenant(s): Swathy Muraleecharan Nair Sreelal Sasidharan Nair (50 SREELAL) Rent: \$310.00 Per Week Lease Details: From 30/06/2021 To 30/12/2021



PROFREAL PTY LTD

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Bundamba

QLD 4304

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Phone 0404255822

Fax

TO: Ashley and Belinda Bell
19 Kirkwood Cres
Colebee NSW 2761

Statement Number 95

TAX INVOICE Owners Statement To 01/11/2021

Date	Reference	Description	Debit	Credit	Balance	
		Balance Carried Forward			\$0.00	
Unit 50 - Bell						
07/10/2021	211826	Rental From 07/10/2021 To 20/10/2021 (50 SREELAL)		\$620.00	\$620.00	
22/10/2021	211952	Rental From 21/10/2021 To 03/11/2021 (50 SREELAL)		\$620.00	\$1,240.00	
18/10/2021	7010420	* repaired to the hot water system (50RGV)	\$165.00		\$1,075.00	
20/10/2021	7010423	* inspected hws (50RGV)	\$110.00		\$965.00	
26/10/2021	7010428	* repairs to A/C (50RGV)	\$385.00		\$580.00	
01/11/2021	7010448	* Rent Collection - 50RGV	\$68.20		\$511.80	
01/11/2021	7010449	* Management Fee - 50RGV	\$40.92		\$470.88	
Other Items						
01/11/2021	5715	Payment to Owner via EFT	\$462.08		\$8.80	
01/11/2021	7010450	* Administration Fee	\$8.80		\$0.00	
* Indicates Taxable Supply			Totals:	\$1,240.00	\$1,240.00	\$0.00

Total expenses of this tax invoice includes GST of \$70.72

Tenant Information

UNIT 50 - BELL

Tenant(s): Swathy Muraleecharan Nair Sreelal Sasidharan Nair (50 SREELAL)
To 30/12/2021

Rent: \$310.00 Per Week Lease Details: From 30/06/2021



PROFREAL PTY LTD

PROFREAL PTY LTD

A.B.N. 40 618 918 175 A.C.N. 618 918 175

48 / 51 River Road

Bundamba

QLD 4304

Email manager@rivergreenvillas.com.au

Phone 0404255822

Fax

TO: Ashley and Belinda Bell
19 Kirkwood Cres
Colebee NSW 2761

Statement Number 95

TAX INVOICE Owners Statement To 01/11/2021

Date	Reference	Description	Debit	Credit	Balance	
		Balance Carried Forward			\$0.00	
Unit 50 - Bell						
07/10/2021	211826	Rental From 07/10/2021 To 20/10/2021 (50 SREELAL)		\$620.00	\$620.00	
22/10/2021	211952	Rental From 21/10/2021 To 03/11/2021 (50 SREELAL)		\$620.00	\$1,240.00	
18/10/2021	7010420	* repaired to the hot water system (50RGV)	\$165.00		\$1,075.00	
20/10/2021	7010423	* inspected hws (50RGV)	\$110.00		\$965.00	
26/10/2021	7010428	* repairs to A/C (50RGV)	\$385.00		\$580.00	
01/11/2021	7010448	* Rent Collection - 50RGV	\$68.20		\$511.80	
01/11/2021	7010449	* Management Fee - 50RGV	\$40.92		\$470.88	
Other Items						
01/11/2021	5715	Payment to Owner via EFT	\$462.08		\$8.80	
01/11/2021	7010450	* Administration Fee	\$8.80		\$0.00	
* Indicates Taxable Supply			Totals:	\$1,240.00	\$1,240.00	\$0.00

Total expenses of this tax invoice includes GST of \$70.72

Tenant Information

UNIT 50 - BELL

Tenant(s): Swathy Muraleecharan Nair Sreelal Sasidharan Nair (50 SREELAL) Rent: \$310.00 Per Week Lease Details: From 30/06/2021 To 30/12/2021



Anthony Cavalliotis

Brisbane, Ipswich & Logan.

Mobile : 0407 451 112
anthony.c2@optusnet.com.au
ABN : 14 479 791 762
Q.B.C.C. Licence No. : 1090952

TAX INVOICE

RIVERGREEN VILLAS
51 River road
BUNDAMBA 4304
mobile: 0404 255 822

Invoice No.: 00000441

Date: 15/10/2021

Order no:

DESCRIPTION	TOTAL AMOUNT
Replaced leaking tpr valve to hot water system. Work completed at unit 50.	
Materials.	\$90.00
Labour 1/2 hour at \$120.00 per hour.	\$60.00

Payment required within 14 days. An \$22.00 Administration Fee will be charged on overdue invoices. Ownership of Goods and Materials supplied by Contractor does not transfer to customer until full payment of invoice.

GST:	\$15.00
Total Inc GST:	\$165.00
Balance Due:	\$165.00

Banking details for internet transfers

Members Equity Bank

BSB : 944-300 A/C: 0133 44927

NOTE : USE INVOICE NO. AS REFERENCE FOR PAYMENT !!!





4 Dior Place
Wulkuraka Queensland 4305

admin@hotzsparkelectrical.com.au

Tax Invoice
ABN: 69 649 205 372

Tax Invoice # 413
19th October 2021

Kelvin
50/51 River Road
Bundamba QLD 4304

WORK COMPLETED:

Travelled to site and inspected hot water system.

Found no obvious signs of faulty parts or wiring.
Hot water was currently off. Found switchboard and manually triggered hot water tariff and tested unit.

Unit currently has 240v supply and a current draw of 14 amps as normal.

Tenant to monitor usage and if hot water runs out again.

DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
Attend site to inspect hot water system	1	\$110.00	\$110.00
		SUBTOTAL:	\$100.00
		GST:	\$10.00
		TOTAL:	\$110.00
		PAID:	\$0.00
		BALANCE DUE:	\$110.00

The technician has carried out the above work to my satisfaction.

.....
Customer Signature

How to Pay

Tax Invoice #413
\$110.00 due by 26th October 2021

We accept payment by: Bank deposit or Cash. Payment terms are 7 days from invoice date.

Commonwealth Name: Luke Hotz
BSB: 062 692
Account Number: 4430 7991

All parts supplied by Hotz Spark Electrical have clause for retention of goods until final invoice has been paid. Thank you for your business, have a great day!



4 Dior Place
Wulkuraka Queensland 4305

admin@hotzsparkelectrical.com.au

Tax Invoice
ABN: 69 649 205 372

Tax Invoice # 413
19th October 2021

How to Pay

Tax Invoice #413
\$110.00 due by 26th October 2021

We accept payment by: Bank deposit or Cash. Payment terms are 7 days from invoice date.

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BSB: 062 692
Account Number: 4430 7991

All parts supplied by Hotz Spark Electrical have clause for retention of goods until final invoice has been paid. Thank you for your business, have a great day!

DNA AIRCONDITIONING

AU34687
P.O. Box 4201, Raceview, QLD, 4305
Phone: 0422 056 380
sales@dnaairconditioning.com.au
www.dnaairconditioning.com.au
ABN: 99158839671



Tax invoice

Purchase order no
Unit 50

Invoice number
00001948

Issue date
25/10/2021

Due date
01/11/2021

Bill to

RIVER GREEN VILLAS
RIVER GREEN VILLAS
51 River Road
Bundamba Qld
Australia

Item ID	Description	Units	Unit price (\$) <i>including tax</i>	Disc. (%)	Tax	Amount (\$) <i>including tax</i>
3	**Unit 50** Bedroom air conditioner- repair gas leak found at suction line fare. Pressure test, vac and regas.	Qty 1	385.00	0.00	GST	385.00

Notes	Tax	\$35.00
3 months warranty on parts and labour.	Total Amount <i>(inc. tax)</i>	\$385.00
	Total paid	\$0.00
	Balance due	\$385.00

View your invoice online

[Click here to view](#)

How to pay

Due date: 01/11/2021

View your invoice online

Scan the QR code or click the link above to view this invoice online.



Bank deposit via EFT

Bank NAB
Name DASH INDUSTRIES PTY LTD
BSB 084742
AC# 137468149
Ref# 00001948



PROFREAL PTY LTD

PROFREAL PTY LTD

A.B.N. 40 618 918 175 A.C.N. 618 918 175

48 / 51 River Road

Bundamba

QLD 4304

Email manager@rivergreenvillas.com.au

Phone 0404255822

Fax

TO: Ashley and Belinda Bell
19 Kirkwood Cres
Colebee NSW 2761

Statement Number 97

TAX INVOICE Owners Statement To 04/01/2022

Date	Reference	Description	Debit	Credit	Balance
		Balance Carried Forward			\$0.00
Unit 50 - Bell					
02/12/2021	212266	Rental From 02/12/2021 To 15/12/2021 (50 SREELAL)		\$620.00	\$620.00
16/12/2021	212366	Rental From 16/12/2021 To 29/12/2021 (50 SREELAL)		\$620.00	\$1,240.00
23/12/2021	212413	Rental From 10/01/2022 To 23/01/2022 (50)		\$680.00	\$1,920.00
24/12/2021	7010858	* letting fees (50RGV)	\$374.00		\$1,546.00
04/01/2022	7010874	* Rent Collection - 50RGV	\$86.90		\$1,459.10
04/01/2022	7010875	* Management Fee - 50RGV	\$52.14		\$1,406.96
Other Items					
04/01/2022	5723	Payment to Owner via EFT	\$1,398.16		\$8.80
04/01/2022	7010876	* Administration Fee	\$8.80		\$0.00
* Indicates Taxable Supply			Totals:	\$1,920.00	\$1,920.00
					\$0.00

Total expenses of this tax invoice includes GST of \$47.44

Tenant Information

UNIT 50 - BELL

Tenant(s): Ajia-Moon Flynn-Pittar (50 Ajia) Rent: \$340.00 Per Week Lease Details: From 10/01/2022 To 09/07/2022



PROFREAL PTY LTD

PROFREAL PTY LTD

A.B.N. 40 618 918 175 A.C.N. 618 918 175

48 / 51 River Road

Bundamba

QLD 4304

Email manager@rivergreenvillas.com.au

Phone 0404255822

Fax

TO: Ashley and Belinda Bell
19 Kirkwood Cres
Colebee NSW 2761

Statement Number 100

TAX INVOICE Owners Statement To 01/04/2022

Date	Reference	Description	Debit	Credit	Balance	
		Balance Carried Forward			\$0.00	
Unit 50 - Bell						
09/03/2022	213003	Rental From 21/03/2022 To 27/03/2022 (50 Ajia)		\$340.00	\$340.00	
14/03/2022	213044	Rental From 28/03/2022 To 03/04/2022 (50 Ajia)		\$340.00	\$680.00	
21/03/2022	213092	Rental From 04/04/2022 To 10/04/2022 (50 Ajia)		\$340.00	\$1,020.00	
28/03/2022	213142	Rental From 11/04/2022 To 17/04/2022 (50 Ajia)		\$340.00	\$1,360.00	
01/04/2022	7011480	* Rent Collection - 50RGV	\$74.80		\$1,285.20	
01/04/2022	7011481	* Management Fee - 50RGV	\$44.88		\$1,240.32	
Other Items						
01/04/2022	5743	Payment to Owner via EFT	\$1,231.52		\$8.80	
01/04/2022	7011482	* Administration Fee	\$8.80		\$0.00	
* Indicates Taxable Supply			Totals:	\$1,360.00	\$1,360.00	\$0.00

Total expenses of this tax invoice includes GST of \$11.68

Tenant Information

UNIT 50 - BELL

Tenant(s): Ajia-Moon Flynn-Pittar (50 Ajia) Rent: \$340.00 Per Week Lease Details: From 10/01/2022 To 09/07/2022



PROFREAL PTY LTD

PROFREAL PTY LTD

A.B.N. 40 618 918 175 A.C.N. 618 918 175

48 / 51 River Road

Bundamba

QLD 4304

Email manager@rivergreenvillas.com.au

Phone 0404255822

Fax

TO: Ashley and Belinda Bell
19 Kirkwood Cres
Colebee NSW 2761

Statement Number 101

TAX INVOICE

Owners Statement To 03/05/2022

Date	Reference	Description	Debit	Credit	Balance
		Balance Carried Forward			\$0.00
Unit 50 - Bell					
04/04/2022	213194	Rental From 18/04/2022 To 24/04/2022 (50 Ajia)		\$340.00	\$340.00
11/04/2022	213239	Rental From 25/04/2022 To 01/05/2022 (50 Ajia)		\$340.00	\$680.00
18/04/2022	213282	Rental From 02/05/2022 To 08/05/2022 (50 Ajia)		\$340.00	\$1,020.00
25/04/2022	213334	Rental From 09/05/2022 To 15/05/2022 (50 Ajia)		\$340.00	\$1,360.00
03/05/2022	7011722	* Rent Collection - 50RGV	\$74.80		\$1,285.20
03/05/2022	7011723	* Management Fee - 50RGV	\$44.88		\$1,240.32
Other Items					
03/05/2022	5751	Payment to Owner via EFT	\$1,231.52		\$8.80
03/05/2022	7011724	* Administration Fee	\$8.80		\$0.00
* Indicates Taxable Supply			Totals:	\$1,360.00	\$1,360.00
					\$0.00

Total expenses of this tax invoice includes GST of \$11.68

Tenant Information

UNIT 50 - BELL

Tenant(s): Ajia-Moon Flynn-Pittar (50 Ajia) Rent: \$340.00 Per Week Lease Details: From 10/01/2022 To 09/07/2022



PROFREAL PTY LTD

PROFREAL PTY LTD

A.B.N. 40 618 918 175 A.C.N. 618 918 175

48 / 51 River Road

Bundamba

QLD 4304

Email manager@rivergreenvillas.com.au

Phone 0404255822

Fax

TO: Ashley and Belinda Bell
19 Kirkwood Cres
Colebee NSW 2761

Statement Number 98

TAX INVOICE Owners Statement To 01/02/2022

Date	Reference	Description	Debit	Credit	Balance	
		Balance Carried Forward			\$0.00	
Unit 50 - Bell						
10/01/2022	212558	Rental From 24/01/2022 To 30/01/2022 (50 Ajia)		\$340.00	\$340.00	
12/01/2022	212577	Tenant Payment - Water Charge (Invoice #6001902)		\$150.99	\$490.99	
17/01/2022	212619	Rental From 31/01/2022 To 06/02/2022 (50 Ajia)		\$340.00	\$830.99	
24/01/2022	212673	Rental From 07/02/2022 To 13/02/2022 (50 Ajia)		\$340.00	\$1,170.99	
31/01/2022	212729	Rental From 14/02/2022 To 20/02/2022 (50 Ajia)		\$340.00	\$1,510.99	
01/02/2022	7011073	* Rent Collection - 50RGV	\$74.80		\$1,436.19	
01/02/2022	7011074	* Management Fee - 50RGV	\$44.88		\$1,391.31	
Other Items						
01/02/2022	5730	Payment to Owner via EFT	\$1,382.51		\$8.80	
01/02/2022	7011075	* Administration Fee	\$8.80		\$0.00	
* Indicates Taxable Supply			Totals:	\$1,510.99	\$1,510.99	\$0.00

Total expenses of this tax invoice includes GST of \$11.68

Tenant Information

UNIT 50 - BELL

Tenant(s): Ajia-Moon Flynn-Pittar (50 Ajia) Rent: \$340.00 Per Week Lease Details: From 10/01/2022 To 09/07/2022

PROFREAL PTY LTD

PROFREAL PTY LTD

A.B.N. 40 618 918 175 A.C.N. 618 918 175

48 / 51 River Road

Bundamba

QLD 4304

Email manager@rivergreenvillas.com.au

Phone 0404255822

Fax

TO: Ashley and Belinda Bell
19 Kirkwood Cres
Colebee NSW 2761

Statement Number 103

TAX INVOICE Owners Statement To 01/07/2022

Date	Reference	Description	Debit	Credit	Balance
		Balance Carried Forward			\$0.00
Unit 50 - Bell					
06/06/2022	213630	Rental From 20/06/2022 To 26/06/2022 (50 Ajia)		\$340.00	\$340.00
13/06/2022	213674	Rental From 27/06/2022 To 03/07/2022 (50 Ajia)		\$340.00	\$680.00
20/06/2022	213709	Rental From 04/07/2022 To 10/07/2022 (50 Ajia)		\$340.00	\$1,020.00
25/06/2022	213751	Rental From 11/07/2022 To 17/07/2022 (50 Ajia)		\$340.00	\$1,360.00
25/06/2022	213752	Rental From 18/07/2022 To 24/07/2022 (50 Ajia)		\$340.00	\$1,700.00
01/07/2022	7012111	* Rent Collection - 50RGV	\$93.50		\$1,606.50
01/07/2022	7012112	* Management Fee - 50RGV	\$56.10		\$1,550.40
Other Items					
01/07/2022	5764	Payment to Owner via EFT	\$1,541.60		\$8.80
01/07/2022	7012113	* Administration Fee	\$8.80		\$0.00
* Indicates Taxable Supply			Totals:	\$1,700.00	\$1,700.00
					\$0.00

Total expenses of this tax invoice includes GST of \$14.40

Tenant Information

UNIT 50 - BELL

Tenant(s): Ajia-Moon Flynn-Pittar (50 Ajia) Rent: \$340.00 Per Week Lease Details: From 10/01/2022 To 09/01/2023

PROFREAL PTY LTD

PROFREAL PTY LTD

A.B.N. 40 618 918 175 A.C.N. 618 918 175

48 / 51 River Road

Bundamba

QLD 4304

Email manager@rivergreenvillas.com.au

Phone 0404255822

Fax

TO: Ashley and Belinda Bell
19 Kirkwood Cres
Colebee NSW 2761

50BELL

Financial Year Summary For The Year Ending 2022

Description	Debit	Credit
Unit 50 - Bell		
Income		
Rental Income		\$16,960.00
Other Income		\$267.17
Expenses		
Repairs & Maintenance	\$876.00	
Management Fees	\$1,448.96	
Letting Fees	\$544.00	
Smoke detector service	\$691.45	
Other Items		
Balance Carried Forward From Prior Year		\$0.00
Other Account Credit		\$0.00
Administration Fee	\$105.60	
Other Account Debit	\$0.00	
Total Payments to Owner	\$13,561.16	



Body Corporate for

Rivergreen Villas CTS 45705

Mail Address:
GPO Box 3025
Brisbane Qld 4001

Telephone: (07) 3220 9400
Fax: (07) 3220 9499

Office Address:
Level 4, 97 Creek Street
Brisbane Qld 4000

TAX INVOICE
ABN 55 318 872 081

Body Corporate and Community Management Act 1997 NOTICE OF CONTRIBUTIONS



Bell Family S/F Property
Pty Ltd as trustee
19 Kirkwood Crescent
COLEBEE NSW 2761

Date of Notice	21 June 2021		
A/c No	15		
Lot No	14	Unit Number	50
Contrib Ent.	10		
Interest Ent.	308		

Body Corporate for						
Rivergreen Villas CTS 45705						
Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Administrative Fund	01/08/21 to 31/10/21	01/08/21	548.60	109.72	01/08/21	438.88
Sinking Fund	01/08/21 to 31/10/21	01/08/21	380.30	76.06	01/08/21	304.24
Insurance Fund	01/08/21 to 31/10/21	01/08/21	171.62	34.32	01/08/21	137.30
Totals	(Levies include GST)		1,100.52	220.10		\$880.42
GST component on gross of \$1,000.48 is \$100.04 or on net of \$800.38 is \$80.04						
If paying by DEFT Direct Debit, ensure payment covers amount due. Please make your cheque payable to The body corporate for, Rivergreen Villas CTS 45705 Please visit www.deft.com.au for any fees that may be applied when making payments via credit cards.						

IMPORTANT NOTICE

If Levies are NOT received by the due date above, any discounts will be lost and penalty interest incurred where applicable. The following arrears procedures will then apply:-

- * 1st Notice - (payment not received within 10 days of Levy Notice Due Date) - cost to owner \$27.50
- * 2nd Notice - (payment not received within 24 days of Levy Notice Due Date) - cost to owner \$38.50
- * Final Notice - (payment not received within 40 days of Levy Notice Due Date) - cost to owner \$60.50. If not paid within 7 days of the final notice being sent the matter may be referred to a debt collection agency at a cost to the owner in excess of \$99.00.



DEFT

PAYMENT SYSTEMS

Archers Body Corporate Mgmt

DEFT Reference Number: 305337420 1000 0000 159



Pay over the Internet from your **Credit Card or
*pre-registered bank a/c at www.deft.com.au.
** A surcharge may apply to credit card transactions



Billor Code: 96503
Ref: 305337420 1000 0000 159



By phone from your **Credit Card or *pre-
registered bank account.
Call 1300 301 090 Int +612 8232 7395

Contact your participating financial institution to make this payment
from your cheque or savings account.

Account	Body Corporate for Rivergreen Villas CTS 45705 ABN 55 318 872 081
Lot No.	14
Owner	BELL FAMILY S/F PROPERTY PTY L

*Payments by phone or internet from your cheque or savings account require registration. Please complete a Customer Initiated Direct Debit registration form available at www.deft.com.au or call 1800 672 162



Pay by mailing this payment slip with your cheque to:
DEFT Payment Systems
GPO Box 141
Brisbane Qld 4001

All cheques must be made payable to:
Body Corporate For Rivergreen Villas CTS 45705
ABN 55 318 872 081

POST billpay In person, pay by cash, cheque or EFTPOS at
any Post Office in Australia.

Payments made at Australia Post will incur a \$2.75 DEFT processing fee.



*442 305337420 10000000159

NET AMOUNT DUE
DUE DATE 01/08/21

\$880.42

+30533742010000000159<000088042<4+

Handwritten notes: 881, 27/7/21, 8213802768



Body Corporate for

Rivergreen Villas CTS 45705

Mail Address:
GPO Box 3025
Brisbane Qld 4001

Telephone: (07) 3220 9400
Fax: (07) 3220 9499

Office Address:
Level 4, 97 Creek Street
Brisbane Qld 4000

TAX INVOICE
ABN 55 318 872 081

Body Corporate and Community Management Act 1997 NOTICE OF CONTRIBUTIONS



Bell Family S/F Property
Pty Ltd as trustee
19 Kirkwood Crescent
COLEBEE NSW 2761

Date of Notice	21 September 2021		
A/c No	15		
Lot No	14	Unit Number	50
Contrib Ent.	10		
Interest Ent.	308		

Body Corporate for						
Rivergreen Villas CTS 45705						
Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Administrative Fund	01/11/21 to 31/01/22	01/11/21	548.67	109.73	01/11/21	438.94
Sinking Fund	01/11/21 to 31/01/22	01/11/21	380.38	76.08	01/11/21	304.30
Insurance Fund	01/11/21 to 31/01/22	01/11/21	171.62	34.32	01/11/21	137.30
Prepayments & Discounts			(0.58)			(0.58)
Totals	(Levies include GST)		1,100.09	220.13		\$879.96
GST component on gross of \$1,000.61 is \$100.06 or on net of \$800.50 is \$80.04						
If paying by DEFT Direct Debit, ensure payment covers amount due. Please make your cheque payable to The body corporate for, Rivergreen Villas CTS 45705 Please visit www.deft.com.au for any fees that may be applied when making payments via credit cards.						

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Archers Body Corporate Mgmt

DEFT Reference Number: 305337420 1000 0000 159



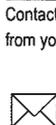
Pay over the internet from your **Credit Card or *pre-registered bank a/c at www.deft.com.au.
** A surcharge may apply to credit card transactions



Billor Code: 96503
Ref: 305337420 1000 0000 159



By phone from your **Credit Card or *pre-registered bank account.
Call 1300 301 090 Int +612 8232 7395



Contact your participating financial institution to make this payment from your cheque or savings account.

Pay by mailing this payment slip with your cheque to:
DEFT Payment Systems
GPO Box 141
Brisbane Qld 4001

Account	Body Corporate for Rivergreen Villas CTS 45705 ABN 55 318 872 081
Lot No.	14
Owner	BELL FAMILY S/F PROPERTY PTY L

*Payments by phone or internet from your cheque or savings account require registration. Please complete a Customer Initiated Direct Debit registration form available at www.deft.com.au or call 1800 672 162

POST billpay In person, pay by cash, cheque or EFTPOS at any Post Office in Australia.

Payments made at Australia Post will incur a \$2.75 DEFT processing fee.

All cheques must be made payable to:
Body Corporate For Rivergreen Villas CTS 45705
ABN 55 318 872 081



*442 305337420 10000000159

NET AMOUNT DUE
DUE DATE 01/11/21

\$879.96

+30533742010000000159<000087996<4+

215757014
Paid
28/10/21





Body Corporate for

Rivergreen Villas CTS 45705

Mail Address:
GPO Box 3025
Brisbane Qld 4001

Telephone: (07) 3220 9400
Fax: (07) 3220 9499

Office Address:
Level 4, 97 Creek Street
Brisbane Qld 4000

TAX INVOICE
ABN 55 318 872 081

Body Corporate and Community Management Act 1997 NOTICE OF CONTRIBUTIONS



Bell Family S/F Property
Pty Ltd as trustee
19 Kirkwood Crescent
COLEBEE NSW 2761

Date of Notice	16 December 2021		
A/c No	15		
Lot No	14	Unit Number	50
Contrib Ent.	10		
Interest Ent.	308		

Body Corporate for						
Rivergreen Villas CTS 45705						
Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Administrative Fund	01/02/22 to 30/04/22	01/02/22	574.32	114.86	01/02/22	459.46
Sinking Fund	01/02/22 to 30/04/22	01/02/22	325.17	65.03	01/02/22	260.14
Insurance Fund	01/02/22 to 30/04/22	01/02/22	151.26	30.25	01/02/22	121.01
Totals	(Levies include GST)		1,050.75	210.14		\$840.61
GST component on gross of \$955.23 is \$95.52 or on net of \$764.19 is \$76.42						
If paying by DEFT Direct Debit, ensure payment covers amount due. Please make your cheque payable to The body corporate for, Rivergreen Villas CTS 45705 Please visit www.deft.com.au for any fees that may be applied when making payments via credit cards.						

IMPORTANT NOTICE

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The following arrears procedures will then apply:-

- * 1st Notice - (payment not received within 10 days of Levy Notice Due Date) - cost to owner \$27.50
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- * Final Notice - (payment not received within 40 days of Levy Notice Due Date) - cost to owner \$60.50. If not paid within 7 days of the final notice being sent the matter may be referred to a debt collection agency at a cost to the owner in excess of \$99.00.



ARCHERS BODY CORPORATE M'MENT

DEFT Reference Number: 305337420 1000 0000 159



Pay over the Internet from your **Credit Card or
*pre-registered bank a/c at www.deft.com.au.
** A surcharge may apply to credit card transactions



Billor Code: 96503
Ref: 305337420 1000 0000 159



By phone from your **Credit Card or *pre-
registered bank account.
Call 1300 301 090 Int +612 8232 7395

Contact your participating financial institution to make this payment
from your cheque or savings account.

Account	Body Corporate for Rivergreen Villas CTS 45705 ABN 55 318 872 081
Lot No.	14
Owner	BELL FAMILY S/F PROPERTY PTY L

*Payments by phone or internet from your cheque or savings account require
registration. Please complete a Customer Initiated Direct Debit registration
form available at www.deft.com.au or call 1800 672 162

POST billpay In person, pay by cash, cheque or EFTPOS at
any Post Office in Australia.

Payments made at Australia Post will incur a \$2.75 DEFT processing fee.



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DEFT Payment Systems
GPO Box 141
Brisbane Qld 4001

All cheques must be made payable to:
Body Corporate For Rivergreen Villas CTS 45705
ABN 55 318 872 081



*442 305337420 10000000159

NET AMOUNT DUE
DUE DATE 01/02/22

\$840.61

+30533742010000000159< 000084061<4+

paid 27/1/22.

Account#

21588699

