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 33-35 Takalvan St
 Bundaberg West QLD 4670
 ABN: 64051443504
 Licence: 1502322



Janine Heather & Donald Cowley Smith (TTE)
 40 Wessells Rd,
 Bargara QLD 4670

Folio Summary

Folio: OWN02186
 From: 1/07/2022
 To: 30/06/2023
 Created: 22/05/2023

Money In	Money Out	Balance
\$24,510.00	\$2,916.93	\$21,593.07

Account	Included Tax	Money Out	Money In
31 Beatrice St, Walkervale QLD			
Rent			\$24,510.00
General Maintenance	\$25.00	\$275.00	
Management Fee	\$196.08	\$2,156.88	+ 174.49 = \$2,331.37
Sundry Fee	\$5.00	\$55.00	
Plumbing	\$15.64	\$172.05	
Electrical Repairs	\$9.00	\$99.00	
Smoke Alarm - Inspection Fee	\$10.82	\$119.00	
Lease Renewal Fee	\$3.64	\$40.00	
Subtotal		\$2,916.93	\$24,510.00
Account Transactions		+ 174.49 from 2022 Statement	
No transactions		----- (Commission)	
		\$ 3,091.42	
Total		\$2,916.93	\$24,510.00
Total Tax on Money Out: \$265.18			

✓ 24,510.00
 + 360.00 settlement

 ✓ 24,870.00 TOTAL RENT



Owner Statement

Tax Invoice

JANINE HEATHER & DONALD COWLEY
SMITH (TTE)
40 WESSELLS RD
BARGARA QLD 4670

Account	31BEATRICE
Statement number	26
Statement period	1 June 2022 - 1 July 2022
Ownership	Janine Heather & Donald Cowley Smith (TTE)
For property	31 Beatrice St, Bundaberg QLD 4670
Current Tenancy	Melissa Seehars, Corey Doyle, Rent: \$540.00 Weekly Paid to: 30/06/22 plus \$340.00 part payment

Balance Brought Forward \$0.00

Income	Credit
03/06/22 - Melissa Seehars, Corey Doyle, - Rent - 03/06/2022 to 09/06/2022 (part payment \$430.00)	\$450.00
03/06/22 - Melissa Seehars, Corey Doyle, - Rent - 10/06/2022 to 16/06/2022 (part payment \$250.00)	\$360.00
17/06/22 - Melissa Seehars, Corey Doyle, - Rent - 17/06/2022 to 23/06/2022 (part payment \$160.00)	\$450.00
17/06/22 - Melissa Seehars, Corey Doyle, - Rent - 23/06/2022 to 23/06/2022 (part payment \$520.00)	\$360.00
24/06/22 - Melissa Seehars, Corey Doyle, - Rent - 24/06/2022 to 30/06/2022 (part payment \$340.00)	\$360.00
Total income:	\$1,980.00
Includes GST of:	\$0.00

Expenses	Debit
27/06/22 - Sundry Fee (27/06/2022) to Agent (31BEATRI - 31 Beatrice St, Bundaberg QLD 4670)	\$5.50
01/07/22 - Rent Commission Fee to Agent (31BEATRI - 31 Beatrice St, Bundaberg QLD 4670)	\$174.24
Total expenses:	\$179.74
Includes GST of:	\$16.34

Payments to owner	
01/07/22	\$1,800.26
Total payments: Balance (\$0.00) + income (\$1,980.00) - expenses (\$179.74) - total held in trust (\$0.00) =	
	\$1,800.26

Debtors \$1,974.50 ✓

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Janine Heather & Donald Cowley Smith (TTE)
40 Wessells Rd,
Bargara QLD 4670

Tax Invoice

Account OWN02186

Statement #1

1 Aug 2022

Money In	\$2,790.00
Money Out	\$251.02
You Received	\$2,538.98

Details for Account OWN02186

	Money Out	Money In
Balance brought forward		\$0.00
31 Beatrice Street, Bundaberg QLD 4670		
Rented for \$540.00 per week		
Melissa Seehars, Corey Doyle, paid to 10/08/2022		
Rent paid to 7/07/2022 with part payment of \$250.00 (previously paid to 30/06/2022 + \$340.00)		\$450.00
Rent paid to 14/07/2022 with part payment of \$70.00 (previously paid to 7/07/2022 + \$250.00)		\$360.00
Rent paid to 14/07/2022 with part payment of \$430.00 (previously paid to 14/07/2022 + \$70.00)		\$360.00
Rent paid to 21/07/2022 with part payment of \$340.00 (previously paid to 14/07/2022 + \$430.00)		\$450.00
Rent paid to 28/07/2022 with part payment of \$160.00 (previously paid to 21/07/2022 + \$340.00)		\$360.00
Rent paid to 28/07/2022 with part payment of \$520.00 (previously paid to 28/07/2022 + \$160.00)		\$360.00
Rent paid to 4/08/2022 with part payment of \$430.00 (previously paid to 28/07/2022 + \$520.00)		\$450.00
Rent Commission Fee *	\$245.52	
Sundry Fee *	\$5.50	
Total	\$251.02	\$2,790.00

Account Transactions

Withdrawal by EFT to owner Donjan Staff Super Fund [EFT Transfer to: Donjan Staff Super Fund, (064403) - ***667]	\$2,538.98	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$22.82
(* includes Tax)	

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Tax Invoice

Account OWN02186

Statement #2

2 Sep 2022

Janine Heather & Donald Cowley Smith (TTE)
40 Wessells Rd,
Bargara QLD 4670

Money In	\$2,340.00
Money Out	\$211.42
You Received	\$2,128.58

Details for Account OWN02186

	Money Out	Money In
Balance brought forward		\$0.00
31 Beatrice Street, Bundaberg QLD 4670		
Rented for \$540.00 per week		
Melissa Seehars, Corey Doyle, paid to 9/09/2022		
Rent paid to 11/08/2022 with part payment of \$250.00 (previously paid to 4/08/2022 + \$430.00)		\$360.00
Rent paid to 18/08/2022 with part payment of \$160.00 (previously paid to 11/08/2022 + \$250.00)		\$450.00
Rent paid to 18/08/2022 with part payment of \$520.00 (previously paid to 18/08/2022 + \$160.00)		\$360.00
Rent paid to 25/08/2022 with part payment of \$340.00 (previously paid to 18/08/2022 + \$520.00)		\$360.00
Rent paid to 1/09/2022 with part payment of \$250.00 (previously paid to 25/08/2022 + \$340.00)		\$450.00
Rent paid to 8/09/2022 with part payment of \$70.00 (previously paid to 1/09/2022 + \$250.00)		\$360.00
Rent Commission Fee *	\$205.92	
Sundry Fee *	\$5.50	
Total	\$211.42	\$2,340.00

Account Transactions

Withdrawal by EFT to owner Donjan Staff Super Fund [EFT Transfer to: Donjan Staff Super Fund, (064403) - ***667]	\$2,128.58	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$19.22
(* includes Tax)	

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Tax Invoice

Account OWN02186

Statement #3

4 Oct 2022

Janine Heather & Donald Cowley Smith (TTE)
40 Wessells Rd,
Bargara QLD 4670

Money In	\$1,620.00
Money Out	\$148.06
You Received	\$1,471.94

Details for Account OWN02186

	Money Out	Money In
Balance brought forward		\$0.00
31 Beatrice Street, Bundaberg QLD 4670		
Rented for \$540.00 per week		
Melissa Seehars, Corey Doyle, paid to 30/09/2022		
Rent paid to 8/09/2022 with part payment of \$520.00 (previously paid to 8/09/2022 + \$70.00)		\$450.00
Rent paid to 15/09/2022 with part payment of \$340.00 (previously paid to 8/09/2022 + \$520.00)		\$360.00
Rent paid to 22/09/2022 with part payment of \$250.00 (previously paid to 15/09/2022 + \$340.00)		\$450.00
Rent paid to 29/09/2022 with part payment of \$70.00 (previously paid to 22/09/2022 + \$250.00)		\$360.00
Rent Commission Fee *	\$142.56	
Sundry Fee *	\$5.50	
Total	\$148.06	\$1,620.00

Account Transactions

Withdrawal by EFT to owner Donjan Staff Super Fund [EFT Transfer to: Donjan Staff Super Fund, (064403) - ***667]	\$1,471.94	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$13.46
(* includes Tax)

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Tax Invoice

Account OWN02186

Statement #4

1 Nov 2022

Janine Heather & Donald Cowley Smith (TTE)
40 Wessells Rd,
Bargara QLD 4670

Money In	\$1,980.00
Money Out	\$179.74
You Received	\$1,800.26

Details for Account OWN02186

	Money Out	Money In
Balance brought forward		\$0.00
31 Beatrice Street, Bundaberg QLD 4670		
Rented for \$540.00 per week		
Melissa Seehars, Corey Doyle, paid to 26/10/2022		
Rent paid to 29/09/2022 with part payment of \$430.00 (previously paid to 29/09/2022 + \$70.00)		\$360.00
Rent paid to 6/10/2022 with part payment of \$340.00 (previously paid to 29/09/2022 + \$430.00)		\$450.00
Rent paid to 13/10/2022 with part payment of \$160.00 (previously paid to 6/10/2022 + \$340.00)		\$360.00
Rent paid to 13/10/2022 with part payment of \$520.00 (previously paid to 13/10/2022 + \$160.00)		\$360.00
Rent paid to 20/10/2022 with part payment of \$430.00 (previously paid to 13/10/2022 + \$520.00)		\$450.00
Rent Commission Fee *	\$174.24	
Sundry Fee *	\$5.50	
Total	\$179.74	\$1,980.00

Account Transactions

Withdrawal by EFT to owner Donjan Staff Super Fund [EFT Transfer to: Donjan Staff Super Fund, (064403) - ***667]	\$1,800.26	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$16.34
(* includes Tax)

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Tax Invoice

Account OWN02186

Statement #5

1 Dec 2022

Janine Heather & Donald Cowley Smith (TTE)
40 Wessells Rd,
Bargara QLD 4670

Money In	\$2,340.00
Money Out	\$211.42
You Received	\$2,128.58

Details for Account OWN02186

	Money Out	Money In
Balance brought forward		\$0.00
31 Beatrice St, Walkervale QLD 4670		
Rented for \$540.00 per week		
Melissa Seehars, Corey Doyle, paid to 25/11/2022		
Rent paid to 27/10/2022 with part payment of \$340.00 (previously paid to 20/10/2022 + \$430.00)		\$450.00
Rent paid to 10/11/2022 with part payment of \$340.00 (previously paid to 3/11/2022 + \$520.00)		\$360.00
Rent reset to \$540.00 weekly and paid to 3/11/2022 with part payment of \$160.00 (note: Rent Receipt had to be Reversed)		
Paid to 3/11/2022 with part payment of \$160.00 (from 3/11/2022) , credit \$160.00 for partial payment		
Rent paid to 3/11/2022 with part payment of \$520.00 (previously paid to 3/11/2022 + \$160.00)		\$360.00
Rent paid to 10/11/2022 with part payment of \$430.00 (previously paid to 3/11/2022 + \$520.00)		\$450.00
Rent paid to 17/11/2022 with part payment of \$250.00 (previously paid to 10/11/2022 + \$430.00)		\$360.00
Rent paid to 24/11/2022 with part payment of \$70.00 (previously paid to 17/11/2022 + \$250.00)		\$360.00
Rent Commission Fee *	\$205.92	
Sundry Fee *	\$5.50	
Total	\$211.42	\$2,340.00

Account Transactions

Withdrawal by EFT to owner Donjan Staff Super Fund [EFT Transfer to: Donjan Staff Super Fund, (064403) - ***667]	\$2,128.58	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$19.22
(* includes Tax)	

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Tax Invoice

Account OWN02186

Statement #6

3 Jan 2023

Janine Heather & Donald Cowley Smith (TTE)
 40 Wessells Rd,
 Bargara QLD 4670

Money In	\$2,790.00
Money Out	\$251.02
You Received	\$2,538.98

Details for Account OWN02186

	Money Out	Money In
Balance brought forward		\$0.00
31 Beatrice St, Walkervale QLD 4670		
Rented for \$540.00 per week		
Melissa Seehars, Corey Doyle, paid to 1/01/2023		
Rent paid to 24/11/2022 with part payment of \$520.00 (previously paid to 24/11/2022 + \$70.00)		\$450.00
Rent paid to 1/12/2022 with part payment of \$340.00 (previously paid to 24/11/2022 + \$520.00)		\$360.00
Rent paid to 8/12/2022 with part payment of \$160.00 (previously paid to 1/12/2022 + \$340.00)		\$360.00
Rent paid to 15/12/2022 with part payment of \$70.00 (previously paid to 8/12/2022 + \$160.00)		\$450.00
Rent paid to 15/12/2022 with part payment of \$430.00 (previously paid to 15/12/2022 + \$70.00)		\$360.00
Rent paid to 22/12/2022 with part payment of \$250.00 (previously paid to 15/12/2022 + \$430.00)		\$360.00
Rent paid to 29/12/2022 with part payment of \$160.00 (previously paid to 22/12/2022 + \$250.00)		\$450.00
Rent Commission Fee *	\$245.52	
Sundry Fee *	\$5.50	
Total	\$251.02	\$2,790.00

Account Transactions

Withdrawal by EFT to owner Donjan Staff Super Fund [EFT Transfer to: Donjan Staff Super Fund, (064403) - ***667]	\$2,538.98	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$22.82
(* includes Tax)	

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Janine Heather & Donald Cowley Smith (TTE)
40 Wessells Rd,
Bargara QLD 4670

Tax Invoice

Account OWN02186

Statement #7

1 Feb 2023

Money In	\$1,980.00
Money Out	\$338.74
You Received	\$1,641.26

Details for Account OWN02186

	Money Out	Money In
Balance brought forward		\$0.00
31 Beatrice St, Walkervale QLD 4670		
Rented for \$540.00 per week		
Melissa Seehars, Corey Doyle, paid to 26/01/2023		
Rent paid to 29/12/2022 with part payment of \$520.00 (previously paid to 29/12/2022 + \$160.00)		\$360.00
Rent paid to 5/01/2023 with part payment of \$340.00 (previously paid to 29/12/2022 + \$520.00)		\$360.00
Rent paid to 12/01/2023 with part payment of \$250.00 (previously paid to 5/01/2023 + \$340.00)		\$450.00
Rent paid to 19/01/2023 with part payment of \$70.00 (previously paid to 12/01/2023 + \$250.00)		\$360.00
Rent paid to 19/01/2023 with part payment of \$520.00 (previously paid to 19/01/2023 + \$70.00)		\$450.00
Smoke Alarm Compliance Renewal - Quickcheck Pty Ltd *	\$119.00	
Rent Commission Fee *	\$174.24	
Lease Renewal Fee *	\$40.00	
Sundry Fee *	\$5.50	
Total	\$338.74	\$1,980.00

Account Transactions

Withdrawal by EFT to owner Donjan Staff Super Fund [EFT Transfer to: Donjan Staff Super Fund, (064403) - ***667]	\$1,641.26	
Balance remaining		\$0.00

GST Summary

Total Tax on attached expenses	\$10.82
Total Tax on agency fees	\$19.98

(* includes Tax)

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Janine Heather & Donald Cowley Smith (TTE)
40 Wessells Rd,
Bargara QLD 4670

Tax Invoice

Account OWN02186

Statement #8

1 Mar 2023

Money In	\$2,700.00
Money Out	\$243.10
You Received	\$2,456.90

Details for Account OWN02186

	Money Out	Money In
Balance brought forward		\$0.00
31 Beatrice St, Walkervale QLD 4670		
Rented for \$590.00 per week		
Melissa Seehars, Corey Doyle, paid to 2/03/2023		
Rent paid to 26/01/2023 with part payment of \$450.00 (previously paid to 19/01/2023 + \$520.00)		\$470.00
Rent paid to 9/02/2023 with part payment of \$370.00 (previously paid to 26/01/2023 + \$450.00)		\$1,000.00
Rent paid to 16/02/2023 with part payment of \$230.00 (previously paid to 9/02/2023 + \$370.00)		\$400.00
Rent paid to 23/02/2023 with part payment of \$40.00 (previously paid to 16/02/2023 + \$230.00) , rent increased to \$590.00 on 24/02/2023		\$350.00
Rent paid to 23/02/2023 with part payment of \$520.00 (previously paid to 23/02/2023 + \$40.00) , rent increased to \$590.00 on 24/02/2023		\$480.00
Rent Commission Fee *	\$237.60	
Sundry Fee *	\$5.50	
Total	\$243.10	\$2,700.00

Account Transactions

Withdrawal by EFT to owner Donjan Staff Super Fund [EFT Transfer to: Donjan Staff Super Fund, (064403) - ***667]	\$2,456.90	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$22.10
(* includes Tax)	

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Janine Heather & Donald Cowley Smith (TTE)
40 Wessells Rd,
Bargara QLD 4670

Tax Invoice

Account OWN02186

Statement #9

3 Apr 2023

Money In	\$2,410.00
Money Out	\$492.58
You Received	\$1,917.42

Details for Account OWN02186

	Money Out	Money In
Balance brought forward		\$0.00
31 Beatrice St, Walkervale QLD 4670		
Rented for \$590.00 per week		
Melissa Seehars, Corey Doyle, paid to 30/03/2023		
Rent paid to 2/03/2023 with part payment of \$330.00 (previously paid to 23/02/2023 + \$520.00) , rent increased to \$590.00 on 24/02/2023		\$400.00
Rent paid to 9/03/2023 with part payment of \$90.00 (previously paid to 2/03/2023 + \$330.00)		\$350.00
Rent paid to 9/03/2023 with part payment of \$570.00 (previously paid to 9/03/2023 + \$90.00)		\$480.00
Rent paid to 16/03/2023 with part payment of \$380.00 (previously paid to 9/03/2023 + \$570.00)		\$400.00
Rent paid to 23/03/2023 with part payment of \$90.00 (previously paid to 16/03/2023 + \$380.00)		\$300.00
Rent paid to 23/03/2023 with part payment of \$570.00 (previously paid to 23/03/2023 + \$90.00)		\$480.00
Reglaze of fixed Panel Window - Noyes Glass & Aluminium (New) *	\$275.00	
Rent Commission Fee *	\$212.08	
Sundry Fee *	\$5.50	
Total	\$492.58	\$2,410.00

Account Transactions

Withdrawal by EFT to owner Donjan Staff Super Fund [EFT Transfer to: Donjan Staff Super Fund, (064403) - ***667]	\$1,917.42	
Balance remaining		\$0.00

GST Summary

Total Tax on attached expenses	\$25.00
Total Tax on agency fees	\$19.78
(* includes Tax)	

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Tax Invoice

Account OWN02186

Statement #10

2 May 2023

Janine Heather & Donald Cowley Smith (TTE)
40 Wessells Rd,
Bargara QLD 4670

Money In	\$2,210.00
Money Out	\$471.03
You Received	\$1,738.97

Details for Account OWN02186

	Money Out	Money In
Balance brought forward		\$0.00
31 Beatrice St, Walkervale QLD 4670		
Rented for \$590.00 per week		
Melissa Seehars, Corey Doyle, paid to 25/04/2023		
Rent paid to 30/03/2023 with part payment of \$380.00 (previously paid to 23/03/2023 + \$570.00)		\$400.00
Rent paid to 6/04/2023 with part payment of \$270.00 (previously paid to 30/03/2023 + \$380.00)		\$480.00
Rent paid to 6/04/2023 with part payment of \$520.00 (previously paid to 6/04/2023 + \$270.00)		\$250.00
Rent paid to 13/04/2023 with part payment of \$280.00 (previously paid to 6/04/2023 + \$520.00)		\$350.00
Rent paid to 20/04/2023 with part payment of \$170.00 (previously paid to 13/04/2023 + \$280.00)		\$480.00
Rent paid to 20/04/2023 with part payment of \$420.00 (previously paid to 20/04/2023 + \$170.00)		\$250.00
Rectify Seized Tapware in Shower - JR Plumbing & Gas *	\$172.05	
Investigate No Hot Water - Matt Farrell Electrical Pty Ltd *	\$99.00	
Rent Commission Fee *	\$194.48	
Sundry Fee *	\$5.50	
Total	\$471.03	\$2,210.00

Account Transactions

Withdrawal by EFT to owner Donjan Staff Super Fund [EFT Transfer to: Donjan Staff Super Fund, (064403) - ***667]	\$1,738.97	
Balance remaining		\$0.00

GST Summary

Total Tax on attached expenses	\$24.64
Total Tax on agency fees	\$18.18
(* includes Tax)	

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Janine Heather & Donald Cowley Smith (TTE)
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Tax Invoice

Account OWN02186

Statement #11

22 May 2023

Money In	\$1,350.00
Money Out	\$118.80
You Received	\$1,231.20

Details for Account OWN02186

	Money Out	Money In
Balance brought forward		\$0.00
31 Beatrice St, Walkervale QLD 4670		
Rented for \$590.00 per week		
Melissa Seehars, Corey Doyle, paid to 11/05/2023		
Rent paid to 27/04/2023 with part payment of \$230.00 (previously paid to 20/04/2023 + \$420.00)		\$400.00
Rent paid to 4/05/2023 with part payment of \$120.00 (previously paid to 27/04/2023 + \$230.00)		\$480.00
Rent paid to 4/05/2023 with part payment of \$320.00 (previously paid to 4/05/2023 + \$120.00)		\$200.00
Rent paid to 11/05/2023 (previously paid to 4/05/2023 + \$320.00)		\$270.00
Rent Commission Fee *	\$118.80	
Total	\$118.80	\$1,350.00

Account Transactions

Withdrawal by EFT to owner Donjan Staff Super Fund [EFT Transfer to: Donjan Staff Super Fund, (064403) - ***667]	\$1,231.20	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$10.80
(* includes Tax)