



Financial Year Statement

Statement period

From: 1 July 2020

To: 30 June 2021

EDNA DUBE
UNIT 17, 28 BURFORD ST
MERRYLANDS NSW 2160

Ownership

Edna Dube

Property

26 Regency Rd, Moore Park QLD 4670

Details	GST	Expense	Income
Rent *			\$14,600.00
Air Conditioning - Service	\$13.50	\$148.50	
Electrical Repairs	\$13.00	\$143.00	
Management Fee	\$135.00	\$1,485.00	
Plumbing	\$15.50	\$170.50	
Smoke Alarm - Inspection Fee	\$7.00	\$77.00	
	\$184.00	\$2,024.00	\$14,600.00

Net Position at End of Period**\$12,576.00**

* Total rent deduction(s) of \$0.00 applied during the statement period.

NOTE: Includes rent deduction(s) and removal of rent deductions.



Owner Statement

Tax Invoice

EDNA DUBE
UNIT 17, 28 BURFORD ST
MERRYLANDS NSW 2160

Account	REGENC26
Statement number	19
Statement period	30 June 2020 - 15 July 2020
For property	26 Regency Rd, Moore Park QLD
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$280.00 Weekly Paid to: 09/07/20 plus \$80.00 part payment

Balance Brought Forward \$0.00

Income

30/06/20 - Tiara Pownall, Kerrie Pownall - Rent - 19/06/2020 to 02/07/2020 (part payment \$60.00) \$400.00

03/07/20 - Tiara Pownall, Kerrie Pownall - Rent - 03/07/2020 to 09/07/2020 (part payment \$80.00) \$300.00

Total income: \$700.00

Includes GST of: \$0.00

Expenses

15/07/20 - Rent Commission Fee to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD) \$69.30

Total expenses: \$69.30

Includes GST of: \$6.30

Payments to owner

15/07/20 \$630.70

Total payments: Balance (\$0.00) + income (\$700.00) - expenses (\$69.30) - total held in trust (\$0.00) = \$630.70



Owner Statement

Tax Invoice

EDNA DUBE
UNIT 17, 28 BURFORD ST
MERRYLANDS NSW 2160

Account	REGENC26
Statement number	20
Statement period	15 July 2020 - 31 July 2020
For property	26 Regency Rd, Moore Park QLD
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$280.00 Weekly Paid to: 30/07/20 plus \$120.00 part payment

Balance Brought Forward \$0.00

Income

15/07/20 - Tiara Pownall, Kerrie Pownall - Rent - 10/07/2020 to 16/07/2020 (part payment \$120.00)	\$320.00
20/07/20 - Tiara Pownall, Kerrie Pownall - Rent - 17/07/2020 to 23/07/2020 (part payment \$120.00)	\$280.00
29/07/20 - Tiara Pownall, Kerrie Pownall - Rent - 24/07/2020 to 30/07/2020 (part payment \$120.00)	\$280.00
Total income:	\$880.00
Includes GST of:	\$0.00

Expenses

31/07/20 - Rent Commission Fee to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD)	\$87.12
Total expenses:	\$87.12
Includes GST of:	\$7.92

Payments to owner

31/07/20	\$792.88
Total payments: Balance (\$0.00) + income (\$880.00) - expenses (\$87.12) - total held in trust (\$0.00) =	\$792.88



EDNA DUBE
 UNIT 17, 28 BURFORD ST
 MERRYLANDS NSW 2160

Owner Statement

Tax Invoice

Account	REGENC26
Statement number	21
Statement period	31 July 2020 - 14 August 2020
For property	26 Regency Rd, Moore Park QLD
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$280.00 Weekly Paid to: 20/08/20 plus \$200.00 part payment

Balance Brought Forward \$0.00

Income

31/07/20 - Tiara Pownall, Kerrie Pownall - Rent - 31/07/2020 to 06/08/2020 (part payment \$200.00)	\$360.00
13/08/20 - Tiara Pownall, Kerrie Pownall - Rent - 07/08/2020 to 20/08/2020 (part payment \$200.00)	\$560.00
Total income:	\$920.00
Includes GST of:	\$0.00

Expenses

14/08/20 - Rent Commission Fee to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD)	\$91.08
Total expenses:	\$91.08
Includes GST of:	\$8.28

Payments to owner

14/08/20	\$828.92
Total payments: Balance (\$0.00) + income (\$920.00) - expenses (\$91.08) - total held in trust (\$0.00) =	
	\$828.92



EDNA DUBE
 UNIT 17, 28 BURFORD ST
 MERRYLANDS NSW 2160

Owner Statement

Tax Invoice

Account	REGENC26
Statement number	22
Statement period	14 August 2020 - 31 August 2020
For property	26 Regency Rd, Moore Park QLD
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$280.00 Weekly Paid to: 03/09/20 plus \$200.00 part payment

Balance Brought Forward \$0.00

Income

27/08/20 - Tiara Pownall, Kerrie Pownall - Rent - 21/08/2020 to 27/08/2020 (part payment \$200.00)	\$280.00
27/08/20 - Tiara Pownall, Kerrie Pownall - Rent - 28/08/2020 to 03/09/2020 (part payment \$200.00)	\$280.00
Total income:	\$560.00
Includes GST of:	\$0.00

Expenses

26/08/20 - iCool invoice INV-3452 - Serviced air conditioner	\$148.50
31/08/20 - Rent Commission Fee to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD)	\$55.44
Total expenses:	\$203.94
Includes GST of:	\$18.54

Payments to owner

31/08/20	\$356.06
Total payments: Balance (\$0.00) + income (\$560.00) - expenses (\$203.94) - total held in trust (\$0.00) =	\$356.06



TAX INVOICE

Four Walls Realty
255 Bourbong Street
BUNDABERG WEST QLD 4670

Invoice Date
3 Aug 2020
Invoice Number
INV-3452
Reference
JB202577
ABN
13 169 748 770

iCool Refrigeration &
Airconditioning P/L
83 Gooburrum Road
Bundaberg Qld 4670
Phone 4159 9822
service@icool.net.au
www.icool.net.au
ARC AU35499
QBCC 1280909

Description	Amount AUD
Job Site: 26 Regency Road, Moore Park 31/07/2020 - Attended site and inspected Panasonic split system airconditioning unit servicing the lounge room and found the unit filthy and full of mould. Performed a strip and clean. Pulled louver vanes out and cleaned, removed build up of debris on barrel fan causing reduced airflow, cleaned supply airway to reduce mould build up and increase air circulation, cleaned filters, checked refrigerant charge, checked operation of system including the condenser coil condition and airflow, sprayed degreaser, disinfectant and deodoriser which controls mould, mildew and bacteria, tested and found all ok.	135.00
	Subtotal 135.00
	TOTAL GST 10% 13.50
	TOTAL AUD 148.50

Due Date: 17 Aug 2020
DIRECT DEPOSIT & CHEQUES
Account Name: iCool Refrigeration & Airconditioning Pty Ltd
BSB: 014-515 Account No: 213-886-773

CARDS ACCEPTED
Visa, Mastercard & Eftpos 1% Surcharge
Phone: (07) 4159 9822

PAYMENT TERMS STRICTLY 14 DAYS
All Tax Invoices provided by iCool Refrigeration & Airconditioning Pty Ltd include Terms & Conditions.
A copy of the Terms & Conditions can be obtained by contacting the office on (07) 4159 9822.



EDNA DUBE
UNIT 17, 28 BURFORD ST
MERRYLANDS NSW 2160

Owner Statement

Tax Invoice

Account	REGENC26
Statement number	23
Statement period	31 August 2020 - 15 September 2020
For property	26 Regency Rd, Moore Park QLD
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$280.00 Weekly Paid to: 17/09/20 plus \$200.00 part payment

Balance Brought Forward \$0.00

Income

10/09/20 - Tiara Pownall, Kerrie Pownall - Rent - 04/09/2020 to 10/09/2020 (part payment \$200.00)	\$280.00
14/09/20 - Tiara Pownall, Kerrie Pownall - Rent - 11/09/2020 to 17/09/2020 (part payment \$200.00)	\$280.00
Total income:	\$560.00
Includes GST of:	\$0.00

Expenses

15/09/20 - Rent Commission Fee to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD)	\$55.44
Total expenses:	\$55.44
Includes GST of:	\$5.04

Payments to owner

15/09/20	\$504.56
Total payments: Balance (\$0.00) + income (\$560.00) - expenses (\$55.44) - total held in trust (\$0.00) =	\$504.56



EDNA DUBE
UNIT 17, 28 BURFORD ST
MERRYLANDS NSW 2160

Owner Statement

Tax Invoice

Account	REGENC26
Statement number	24
Statement period	15 September 2020 - 30 September 2020
For property	26 Regency Rd, Moore Park QLD
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$280.00 Weekly Paid to: 01/10/20 plus \$200.00 part payment

Balance Brought Forward \$0.00

Income

22/09/20 - Tiara Pownall, Kerrie Pownall - Rent - 18/09/2020 to 24/09/2020 (part payment \$200.00)	\$280.00
24/09/20 - Tiara Pownall, Kerrie Pownall - Rent - 25/09/2020 to 01/10/2020 (part payment \$200.00)	\$280.00
Total income:	\$560.00
Includes GST of:	\$0.00

Expenses

30/09/20 - Rent Commission Fee to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD)	\$55.44
Total expenses:	\$55.44
Includes GST of:	\$5.04

Payments to owner

30/09/20	\$504.56
Total payments: Balance (\$0.00) + income (\$560.00) - expenses (\$55.44) - total held in trust (\$0.00) =	\$504.56



EDNA DUBE
 UNIT 17, 28 BURFORD ST
 MERRYLANDS NSW 2160

Owner Statement

Tax Invoice

Account	REGENC26
Statement number	25
Statement period	30 September 2020 - 15 October 2020
For property	26 Regency Rd, Moore Park QLD
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$280.00 Weekly Paid to: 15/10/20 plus \$200.00 part payment

Balance Brought Forward \$0.00

Income	Credit
08/10/20 - Tiara Pownall, Kerrie Pownall - Rent - 02/10/2020 to 08/10/2020 (part payment \$20.00)	\$100.00
08/10/20 - Tiara Pownall, Kerrie Pownall - Rent - 09/10/2020 to 15/10/2020 (part payment \$200.00)	\$460.00
Total income:	\$560.00
Includes GST of:	\$0.00

Expenses	Debit
15/10/20 - Rent Commission Fee to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD)	\$55.44
Total expenses:	\$55.44
Includes GST of:	\$5.04

Payments to owner	
15/10/20	\$504.56
Total payments: Balance (\$0.00) + income (\$560.00) - expenses (\$55.44) - total held in trust (\$0.00) =	
	\$504.56



EDNA DUBE
 UNIT 17, 28 BURFORD ST
 MERRYLANDS NSW 2160

Owner Statement

Tax Invoice

Account	REGENC26
Statement number	26
Statement period	15 October 2020 - 30 October 2020
For property	26 Regency Rd, Moore Park QLD
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$280.00 Weekly Paid to: 29/10/20 plus \$200.00 part payment

Balance Brought Forward \$0.00

Income	Credit
22/10/20 - Tiara Pownall, Kerrie Pownall - Rent - 15/10/2020 to 15/10/2020 (part payment \$275.00)	\$75.00
23/10/20 - Tiara Pownall, Kerrie Pownall - Rent - 16/10/2020 to 22/10/2020 (part payment \$85.00)	\$90.00
26/10/20 - Tiara Pownall, Kerrie Pownall - Rent - 23/10/2020 to 29/10/2020 (part payment \$200.00)	\$395.00
Total income:	\$560.00
Includes GST of:	\$0.00

Expenses	Debit
30/10/20 - Rent Commission Fee to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD)	\$55.44
Total expenses:	\$55.44
Includes GST of:	\$5.04

Payments to owner	
30/10/20	\$504.56
Total payments: Balance (\$0.00) + income (\$560.00) - expenses (\$55.44) - total held in trust (\$0.00) =	
	\$504.56



EDNA DUBE
UNIT 17, 28 BURFORD ST
MERRYLANDS NSW 2160

Owner Statement

Tax Invoice

Account	REGENC26
Statement number	27
Statement period	30 October 2020 - 13 November 2020
For property	26 Regency Rd, Moore Park QLD
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$280.00 Weekly Paid to: 12/11/20 plus \$200.00 part payment

Balance Brought Forward \$0.00

Income	Credit
05/11/20 - Tiara Pownall, Kerrie Pownall - Rent - 30/10/2020 to 12/11/2020 (part payment \$200.00)	\$560.00

Total income:	\$560.00
Includes GST of:	\$0.00

Expenses	Debit
13/11/20 - Rent Commission Fee to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD)	\$55.44

Total expenses:	\$55.44
Includes GST of:	\$5.04

Payments to owner	
13/11/20	\$504.56

Total payments: Balance (\$0.00) + income (\$560.00) - expenses (\$55.44) - total held in trust (\$0.00) = \$504.56



EDNA DUBE
 UNIT 17, 28 BURFORD ST
 MERRYLANDS NSW 2160

Owner Statement

Tax Invoice

Account	REGENC26
Statement number	28
Statement period	13 November 2020 - 30 November 2020
For property	26 Regency Rd, Moore Park QLD
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$280.00 Weekly Paid to: 26/11/20 plus \$200.00 part payment

Balance Brought Forward \$0.00

Income	Credit
18/11/20 - Tiara Pownall, Kerrie Pownall - Rent - 13/11/2020 to 19/11/2020 (part payment \$20.00)	\$100.00
19/11/20 - Tiara Pownall, Kerrie Pownall - Rent - 20/11/2020 to 26/11/2020 (part payment \$200.00)	\$460.00
Total income:	\$560.00
Includes GST of:	\$0.00

Expenses	Debit
30/11/20 - Rent Commission Fee to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD)	\$55.44
Total expenses:	\$55.44
Includes GST of:	\$5.04

Payments to owner	
30/11/20	\$504.56
Total payments: Balance (\$0.00) + income (\$560.00) - expenses (\$55.44) - total held in trust (\$0.00) =	
	\$504.56



EDNA DUBE
 UNIT 17, 28 BURFORD ST
 MERRYLANDS NSW 2160

Owner Statement

Tax Invoice

Account	REGENC26
Statement number	29
Statement period	30 November 2020 - 15 December 2020
For property	26 Regency Rd, Moore Park QLD
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$280.00 Weekly Paid to: 10/12/20 plus \$200.00 part payment

Balance Brought Forward \$0.00

Income	Credit
02/12/20 - Tiara Pownall, Kerrie Pownall - Rent - 27/11/2020 to 03/12/2020 (part payment \$200.00)	\$280.00
03/12/20 - Tiara Pownall, Kerrie Pownall - Rent - 04/12/2020 to 10/12/2020 (part payment \$200.00)	\$280.00

Total income: **\$560.00**
 Includes GST of: \$0.00

Expenses	Debit
15/12/20 - Rent Commission Fee to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD)	\$55.44

Total expenses: **\$55.44**
 Includes GST of: \$5.04

Payments to owner	
15/12/20	\$504.56

Total payments: Balance (\$0.00) + income (\$560.00) - expenses (\$55.44) - total held in trust (\$0.00) = **\$504.56**



EDNA DUBE
 UNIT 17, 28 BURFORD ST
 MERRYLANDS NSW 2160

Owner Statement

Tax Invoice

Account	REGENC26
Statement number	30
Statement period	15 December 2020 - 31 December 2020
For property	26 Regency Rd, Moore Park QLD
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$280.00 Weekly Paid to: 31/12/20 plus \$200.00 part payment

Balance Brought Forward \$0.00

Income	Credit
17/12/20 - Tiara Pownall, Kerrie Pownall - Rent - 11/12/2020 to 24/12/2020 (part payment \$200.00)	\$560.00
30/12/20 - Tiara Pownall, Kerrie Pownall - Rent - 25/12/2020 to 31/12/2020 (part payment \$200.00)	\$280.00
Total income:	\$840.00
Includes GST of:	\$0.00

Expenses	Debit
31/12/20 - Rent Commission Fee to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD)	\$83.16
Total expenses:	\$83.16
Includes GST of:	\$7.56

Payments to owner	
31/12/20	\$756.84
Total payments: Balance (\$0.00) + income (\$840.00) - expenses (\$83.16) - total held in trust (\$0.00) =	
	\$756.84



EDNA DUBE
 UNIT 17, 28 BURFORD ST
 MERRYLANDS NSW 2160

Owner Statement

Tax Invoice

Account	REGENC26
Statement number	31
Statement period	31 December 2020 - 15 January 2021
For property	26 Regency Rd, Moore Park QLD
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$280.00 Weekly Paid to: 21/01/21 plus \$200.00 part payment

Balance Brought Forward \$0.00

Income	Credit
31/12/20 - Tiara Pownall, Kerrie Pownall - Rent - 01/01/2021 to 07/01/2021 (part payment \$200.00)	\$280.00
14/01/21 - Tiara Pownall, Kerrie Pownall - Rent - 08/01/2021 to 21/01/2021 (part payment \$200.00)	\$560.00
Total income:	\$840.00
Includes GST of:	\$0.00

Expenses	Debit
14/01/21 - INV_9067 - BTC Plumbing - EMERGENCY: Leaking laundry taps	\$170.50
15/01/21 - Rent Commission Fee to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD)	\$83.16
Total expenses:	\$253.66
Includes GST of:	\$23.06

Payments to owner	
15/01/21	\$586.34
Total payments: Balance (\$0.00) + income (\$840.00) - expenses (\$253.66) - total held in trust (\$0.00) =	
	\$586.34



BTC Piping Pty Ltd
 T/As BTC Plumbing
 ABN 67 158 835 477
 QBCC 1264712
 PO Box 6268
 Bundaberg East QLD 4670
 PH: 07 4151 1750 or 0409 877 852
 E: admin@btcplumbing.com.au

Tax Invoice

Invoice # 9067
 P.O. #
 Date 10/11/2020
 Due Date 24/11/2020

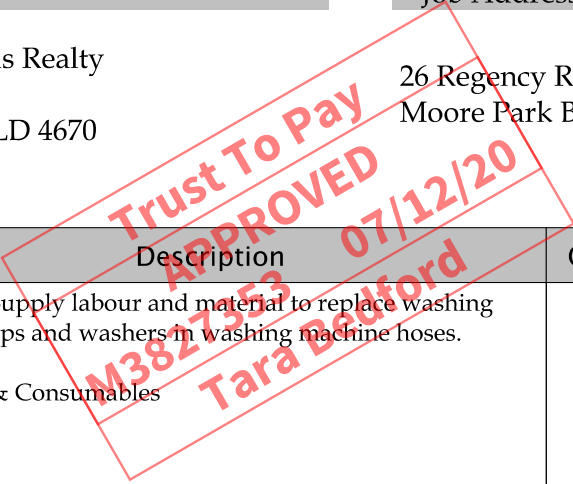
TERMS - Strictly 14 Days

Invoice To

Job Address

C/- Four Walls Realty
 PO Box 513
 Bundaberg QLD 4670

26 Regency Road
 Moore Park Beach QLD 4670



Item	Description	Qty	Price	Amount
LAB	06.11.20 - Supply labour and material to replace washing machine taps and washers in washing machine hoses.	1.5	80.00	120.00
MAT	Materials & Consumables		35.00	35.00
			Subtotal	\$155.00
			GST	\$15.50
			Total	\$170.50

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Rate our service at <https://bit.ly/2kvkHID>

PAYMENT OPTIONS:

Direct Deposit:

BSB: 084 571 ACC: 138 712 182

NAME: BTC Piping Pty Ltd T/AS BTC Plumbing

or post cheques to PO Box 6268 Bundaberg East QLD 4670



BTC Piping Pty Ltd
 T/As BTC Plumbing
 ABN 67 158 835 477
 QBCC 1264712
 PO Box 6268
 Bundaberg East QLD 4670
 PH: 07 4151 1750 or 0409 877 852
 E: admin@btcplumbing.com.au

Tax Invoice

Invoice # 9067
 P.O. #
 Date 10/11/2020
 Due Date 24/11/2020

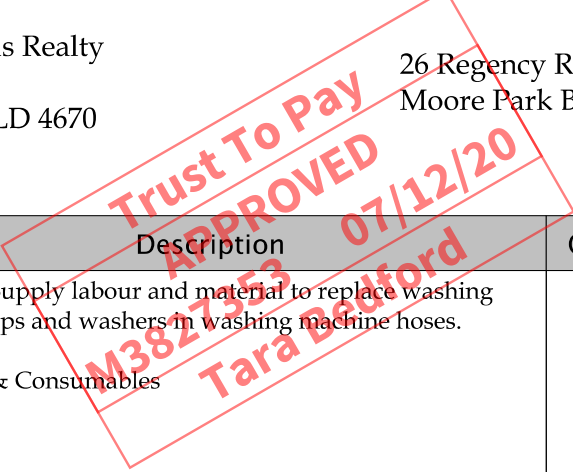
TERMS - Strictly 14 Days

Invoice To

Job Address

C/- Four Walls Realty
 PO Box 513
 Bundaberg QLD 4670

26 Regency Road
 Moore Park Beach QLD 4670



Item	Description	Qty	Price	Amount
LAB	06.11.20 - Supply labour and material to replace washing machine taps and washers in washing machine hoses.	1.5	80.00	120.00
MAT	Materials & Consumables		35.00	35.00
			Subtotal	\$155.00
			GST	\$15.50
			Total	\$170.50

Thank you for your business



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Rate our service at <https://bit.ly/2kvkHID>

PAYMENT OPTIONS:

Direct Deposit:

BSB: 084 571 ACC: 138 712 182

NAME: BTC Piping Pty Ltd T/AS BTC Plumbing

or post cheques to PO Box 6268 Bundaberg East QLD 4670



EDNA DUBE
UNIT 17, 28 BURFORD ST
MERRYLANDS NSW 2160

Owner Statement

Tax Invoice

Account	REGENC26
Statement number	32
Statement period	15 January 2021 - 29 January 2021
For property	26 Regency Rd, Moore Park QLD
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$280.00 Weekly Paid to: 21/01/21 plus \$200.00 part payment

Balance Brought Forward \$0.00

Income **Credit**

Total income: **\$0.00**
Includes GST of: **\$0.00**

Expenses **Debit**

Total expenses: **\$0.00**
Includes GST of: **\$0.00**

Funds withheld for the following upcoming expenses

Pending payment for Quickcheck Smoke Alarms - Quickcheck invoice 75417 - Annual compliance program renewal (\$77.00)

Total held in trust **\$0.00**

Payments to owner

Total payments: Balance (\$0.00) + income (\$0.00) - expenses (\$0.00) - total held in trust (\$0.00) = **\$0.00**



EDNA DUBE
 UNIT 17, 28 BURFORD ST
 MERRYLANDS NSW 2160

Owner Statement

Tax Invoice

Account	REGENC26
Statement number	33
Statement period	29 January 2021 - 15 February 2021
For property	26 Regency Rd, Moore Park QLD
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$280.00 Weekly Paid to: 18/02/21 plus \$200.00 part payment

Balance Brought Forward \$0.00

Income	Credit
29/01/21 - Tiara Pownall, Kerrie Pownall - Rent - 22/01/2021 to 04/02/2021 (part payment \$200.00)	\$560.00
11/02/21 - Tiara Pownall, Kerrie Pownall - Rent - 05/02/2021 to 11/02/2021 (part payment \$200.00)	\$280.00
11/02/21 - Tiara Pownall, Kerrie Pownall - Rent - 12/02/2021 to 18/02/2021 (part payment \$200.00)	\$280.00
Total income:	\$1,120.00
Includes GST of:	\$0.00

Expenses	Debit
15/01/21 - Quickcheck invoice 75417 - Annual compliance program renewal	\$77.00
15/02/21 - Rent Commission Fee to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD)	\$110.88
Total expenses:	\$187.88
Includes GST of:	\$17.08

Payments to owner	
15/02/21	\$932.12
Total payments: Balance (\$0.00) + income (\$1,120.00) - expenses (\$187.88) - total held in trust (\$0.00) =	
	\$932.12

January 9, 2021



Invoice #75417

DATE OF RENEWAL: Jan 18, 2021
NEXT RENEWAL DATE: Jan 18, 2022
PROPERTY: 26 Regency Road, Moore Park, Qld, 4670
BUILDING: Residential
CLIENT: Four Walls Realty

4 Moray Court, Bargara QLD 4670
ABN: 64 927 652 456
Ph: (07) 4159 1997
admin@quickcheck.net.au
www.quickcheck.net.au

TAX INVOICE #: QC_75417

Customer ABN: 38604455594

ISSUE DATE: Jan 9, 2021

Payment Terms: 14 days

SERVICES PROVIDED	QTY	UNIT PRICE	GST	AMOUNT
Annual Compliance Program Renewal	1	\$70.00	\$7.00	\$77.00
			SUBTOTAL	\$70.00
			GST	\$7.00
			TOTAL	\$77.00

Properties that are renewed on our Annual Compliance Program will continue to be eligible for unlimited smoke alarm compliance services including the free replacement of faulty/expired smoke alarms.

Bank Details for EFT Payments - Bank: Auswide Bank - Account Name: Quickcheck - BSB: 645 646 - Account: 107017717
**PLEASE USE THE INVOICE NUMBER AS THE PAYMENT REFERENCE.

With Thanks, Jacqui de Jager and the Quickcheck Team



Owner Statement

Tax Invoice

EDNA DUBE
UNIT 17, 28 BURFORD ST
MERRYLANDS NSW 2160

Account	REGENC26
Statement number	35
Statement period	26 February 2021 - 15 March 2021
For property	26 Regency Rd, Moore Park QLD
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$280.00 Weekly Paid to: 18/03/21 plus \$220.00 part payment

Balance Brought Forward \$0.00

Income **Credit**

11/03/21 - Tiara Pownall, Kerrie Pownall - Rent - 05/03/2021 to 18/03/2021 (part payment \$220.00) \$580.00

Total income: **\$580.00**
Includes GST of: **\$0.00**

Expenses **Debit**

08/03/21 - Andos invoice R20758 - Replace fan control knob \$143.00

15/03/21 - Rent Commission Fee to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD) \$57.42

Total expenses: **\$200.42**
Includes GST of: **\$18.22**

Payments to owner

15/03/21 \$379.58

Total payments: Balance (\$0.00) + income (\$580.00) - expenses (\$200.42) - total held in trust (\$0.00) = **\$379.58**



EDNA DUBE
UNIT 17, 28 BURFORD ST
MERRYLANDS NSW 2160

Owner Statement

Tax Invoice

Account	REGENC26
Statement number	34
Statement period	15 February 2021 - 26 February 2021
For property	26 Regency Rd, Moore Park QLD
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$280.00 Weekly Paid to: 04/03/21 plus \$200.00 part payment

Balance Brought Forward \$0.00

Income **Credit**

25/02/21 - Tiara Pownall, Kerrie Pownall - Rent - 19/02/2021 to 04/03/2021 (part payment \$200.00) \$560.00

Total income: **\$560.00**
Includes GST of: **\$0.00**

Expenses **Debit**

26/02/21 - Rent Commission Fee to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD) \$55.44

Total expenses: **\$55.44**
Includes GST of: **\$5.04**

Payments to owner

26/02/21 \$504.56

Total payments: Balance (\$0.00) + income (\$560.00) - expenses (\$55.44) - total held in trust (\$0.00) = **\$504.56**



Ando's Electrical & ProSwitched

13 Victoria Street, Bundaberg East
PO Box 7057
Bundaberg North QLD 4670

Email: admin@andoselectrical.com.au

Service 24/7 - call 07 4152 4777

Accounts Ph: 07 4154 2358
Office Hours: 8.30am - 4.00pm

Email: admin@proswitched.com.au

Tax Invoice

R20758

Invoice Date

Fri, 5-Mar-21

Four Walls Rentals

PO Box 4079
Bundaberg South QLD 4670

Your Ref: 7619

Job No: FWR41012

Site Address: 26 Regency Road, Moore Park Beach, Queensland

Job Name: Replace kitchen double GPO popping out & fan/light switch knob

Replace Fan Control Knob
GPO - OK

Description	Total
Labour	\$120.00
Materials: Fan Control Knob, Accessories	\$10.00

"This is to certify that the installation, to the extent it is affected by the electrical work, has been tested to ensure that it is electrically safe and is in accordance with the requirements of the wiring rules and any other standard applying under the Electrical Safety Regulations 2002 to the electrical installation."

Sub Total (exc GST): \$130.00

GST Amount: \$13.00

Payment Terms: Invoice + 14 Days

Total (inc GST): \$143.00

- Please make all cheques payable to ANDO'S ELECTRICAL
- Please detach this bottom section and send with your cheque - KEEP TOP SECTION FOR YOUR RECORDS
- Please include Invoice No. in details section when making a direct deposit or branch deposit.

EFTPOS Available

DIRECT DEPOSIT DETAILS
Bank of Queensland
BSB No. 124 075
Account No. 20 204525

Invoice # R20758
TOTAL(Inc GST) \$143.00

Four Walls Rentals
PO Box 4079
Bundaberg South QLD 4670



Owner Statement

Tax Invoice

EDNA DUBE
UNIT 17, 28 BURFORD ST
MERRYLANDS NSW 2160

Account	REGENC26
Statement number	36
Statement period	15 March 2021 - 31 March 2021
For property	26 Regency Rd, Moore Park QLD
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$290.00 Weekly Paid to: 01/04/21 plus \$220.00 part payment

Balance Brought Forward \$0.00

Income **Credit**

26/03/21 - Tiara Pownall, Kerrie Pownall - Rent - 19/03/2021 to 01/04/2021 (part payment \$220.00) \$580.00

Total income: **\$580.00**
Includes GST of: **\$0.00**

Expenses **Debit**

31/03/21 - Rent Commission Fee to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD) \$57.42

Total expenses: **\$57.42**
Includes GST of: **\$5.22**

Payments to owner

31/03/21 \$522.58

Total payments: Balance (\$0.00) + income (\$580.00) - expenses (\$57.42) - total held in trust (\$0.00) = **\$522.58**



EDNA DUBE
 UNIT 17, 28 BURFORD ST
 MERRYLANDS NSW 2160

Owner Statement

Tax Invoice

Account	REGENC26
Statement number	37
Statement period	31 March 2021 - 15 April 2021
For property	26 Regency Rd, Moore Park QLD
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$290.00 Weekly Paid to: 15/04/21 plus \$220.00 part payment

Balance Brought Forward \$0.00

Income	Credit
08/04/21 - Tiara Pownall, Kerrie Pownall - Rent - 02/04/2021 to 15/04/2021 (part payment \$220.00)	\$580.00

Total income:	\$580.00
Includes GST of:	\$0.00

Expenses	Debit
15/04/21 - Rent Commission Fee to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD)	\$57.42

Total expenses:	\$57.42
Includes GST of:	\$5.22

Payments to owner	
15/04/21	\$522.58

Total payments: Balance (\$0.00) + income (\$580.00) - expenses (\$57.42) - total held in trust (\$0.00) = \$522.58



Owner Statement

Tax Invoice

EDNA DUBE
UNIT 17, 28 BURFORD ST
MERRYLANDS NSW 2160

Account	REGENC26
Statement number	38
Statement period	15 April 2021 - 30 April 2021
For property	26 Regency Rd, Moore Park QLD
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$290.00 Weekly Paid to: 29/04/21 plus \$220.00 part payment

Balance Brought Forward \$0.00

Income **Credit**

22/04/21 - Tiara Pownall, Kerrie Pownall - Rent - 16/04/2021 to 29/04/2021 (part payment \$220.00) \$580.00

Total income: **\$580.00**
Includes GST of: **\$0.00**

Expenses **Debit**

30/04/21 - Rent Commission Fee to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD) \$57.42

Total expenses: **\$57.42**
Includes GST of: **\$5.22**

Payments to owner

30/04/21 \$522.58

Total payments: Balance (\$0.00) + income (\$580.00) - expenses (\$57.42) - total held in trust (\$0.00) = **\$522.58**



EDNA DUBE
 UNIT 17, 28 BURFORD ST
 MERRYLANDS NSW 2160

Owner Statement

Tax Invoice

Account	REGENC26
Statement number	39
Statement period	30 April 2021 - 14 May 2021
For property	26 Regency Rd, Moore Park QLD
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$290.00 Weekly Paid to: 13/05/21 plus \$120.00 part payment

Balance Brought Forward \$0.00

Income	Credit
07/05/21 - Tiara Pownall, Kerrie Pownall - Rent - 30/04/2021 to 13/05/2021 (part payment \$120.00)	\$480.00

Total income:	\$480.00
Includes GST of:	\$0.00

Expenses	Debit
14/05/21 - Rent Commission Fee to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD)	\$47.52

Total expenses:	\$47.52
Includes GST of:	\$4.32

Payments to owner	
14/05/21	\$432.48

Total payments: Balance (\$0.00) + income (\$480.00) - expenses (\$47.52) - total held in trust (\$0.00) = \$432.48



EDNA DUBE
 UNIT 17, 28 BURFORD ST
 MERRYLANDS NSW 2160

Owner Statement

Tax Invoice

Account	REGENC26
Statement number	40
Statement period	14 May 2021 - 31 May 2021
For property	26 Regency Rd, Moore Park QLD
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$290.00 Weekly Paid to: 27/05/21 plus \$240.00 part payment

Balance Brought Forward \$0.00

Income	Credit
18/05/21 - Tiara Pownall, Kerrie Pownall - Rent - 13/05/2021 to 13/05/2021 (part payment \$280.00)	\$160.00
20/05/21 - Tiara Pownall, Kerrie Pownall - Rent - 14/05/2021 to 27/05/2021 (part payment \$240.00)	\$540.00
Total income:	\$700.00
Includes GST of:	\$0.00

Expenses	Debit
31/05/21 - Management Fee (Percentage) to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD)	\$69.30
Total expenses:	\$69.30
Includes GST of:	\$6.30

Payments to owner	
31/05/21	\$630.70
Total payments: Balance (\$0.00) + income (\$700.00) - expenses (\$69.30) - total held in trust (\$0.00) =	
	\$630.70



EDNA DUBE
UNIT 17, 28 BURFORD ST
MERRYLANDS NSW 2160

Owner Statement

Tax Invoice

Account	REGENC26
Statement number	41
Statement period	31 May 2021 - 15 June 2021
For property	26 Regency Rd, Moore Park QLD
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$290.00 Weekly Paid to: 10/06/21 plus \$260.00 part payment

Balance Brought Forward \$0.00

Income **Credit**

03/06/21 - Tiara Pownall, Kerrie Pownall - Rent - 28/05/2021 to 10/06/2021 (part payment \$260.00) \$600.00

Total income: **\$600.00**
Includes GST of: **\$0.00**

Expenses **Debit**

15/06/21 - Management Fee (Percentage) to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD) \$59.40

Total expenses: **\$59.40**
Includes GST of: **\$5.40**

Payments to owner

15/06/21 \$540.60

Total payments: Balance (\$0.00) + income (\$600.00) - expenses (\$59.40) - total held in trust (\$0.00) = **\$540.60**



Owner Statement

Tax Invoice

EDNA DUBE
UNIT 17, 28 BURFORD ST
MERRYLANDS NSW 2160

Account	REGENC26
Statement number	42
Statement period	15 June 2021 - 30 June 2021
For property	26 Regency Rd, Moore Park QLD
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$290.00 Weekly Paid to: 24/06/21 plus \$240.00 part payment

Balance Brought Forward \$0.00

Income	Credit
17/06/21 - Tiara Pownall, Kerrie Pownall - Rent - 11/06/2021 to 24/06/2021 (part payment \$240.00)	\$560.00

Total income: **\$560.00**
Includes GST of: \$0.00

Expenses	Debit
30/06/21 - Management Fee (Percentage) to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD)	\$55.44

Total expenses: **\$55.44**
Includes GST of: \$5.04

Payments to owner	
30/06/21	\$504.56

Total payments: Balance (\$0.00) + income (\$560.00) - expenses (\$55.44) - total held in trust (\$0.00) = **\$504.56**