

Statement period

From: 1 July 2022

To: 30 June 2023

EDNA DUBE
9 WILLIAM MANNIX AV
CURRANS HILL NSW 2567

Total For All Properties

Income		Expenses		Net Position
\$18,820.00	-	\$3,077.18	=	\$15,742.82
Incl GST: \$0.00		Incl GST: \$279.75		

Total rent deductions: \$0.00

ITEM	INCLUDED GST	EXPENSE	INCOME
Rent *			\$18,820.00
Air Conditioning - Repairs	\$17.50	\$192.50	
General Maintenance	\$24.55	\$270.00	
Management Fee	\$169.38	\$1,863.18	
Plumbing	\$57.50	\$632.50	
Smoke Alarm - Inspection Fee	\$10.82	\$119.00	

Property Breakdown

#1 of 1 properties

26 Regency Rd, Moore Park QLD 4670

Edna Dube

ITEM	INCLUDED GST	EXPENSE	INCOME
Rent *			\$18,820.00
Air Conditioning - Repairs	\$17.50	\$192.50	
General Maintenance	\$24.55	\$270.00	
Management Fee	\$169.38	\$1,863.18	
Plumbing	\$57.50	\$632.50	
Smoke Alarm - Inspection Fee	\$10.82	\$119.00	

Income		Expenses		Net Position
\$18,820.00	-	\$3,077.18	=	\$15,742.82
Incl GST: \$0.00		Incl GST: \$279.75		

Total rent deductions: \$0.00

Total For All Properties

Income		Expenses		Net Position
\$18,820.00	-	\$3,077.18	=	\$15,742.82
Incl GST: \$0.00		Incl GST: \$279.75		

Total rent deductions: \$0.00



Owner Statement

Tax Invoice

EDNA DUBE
UNIT 17, 28 BURFORD ST
MERRYLANDS NSW 2160

Account	REGENC26
Statement number	68
Statement period	30 June 2022 - 15 July 2022
Ownership	Edna Dube
For property	26 Regency Rd, Moore Park QLD 4670
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$290.00 Weekly Paid to: 14/07/22 plus \$128.00 part payment

Balance Brought Forward \$0.00

Income	Credit
04/07/22 - Tiara Pownall, Kerrie Pownall - Rent - 01/07/2022 to 07/07/2022 (part payment \$218.00)	\$370.00
14/07/22 - Tiara Pownall, Kerrie Pownall - Rent - 08/07/2022 to 14/07/2022 (part payment \$128.00)	\$200.00
Total income:	\$570.00
Includes GST of:	\$0.00

Expenses	Debit
15/07/22 - Management Fee (Percentage) to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD 4670)	\$56.43
Total expenses:	\$56.43
Includes GST of:	\$5.13

Payments to owner	
15/07/22	\$513.57
Total payments: Balance (\$0.00) + income (\$570.00) - expenses (\$56.43) - total held in trust (\$0.00) =	\$513.57



Owner Statement

Tax Invoice

EDNA DUBE
UNIT 17, 28 BURFORD ST
MERRYLANDS NSW 2160

Account	REGENC26
Statement number	69
Statement period	15 July 2022 - 29 July 2022
Ownership	Edna Dube
For property	26 Regency Rd, Moore Park QLD 4670
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$290.00 Weekly Paid to: 21/07/22 plus \$278.00 part payment

Balance Brought Forward \$0.00

Income	Credit
18/07/22 - Tiara Pownall, Kerrie Pownall - Rent - 15/07/2022 to 21/07/2022 (part payment \$118.00)	\$280.00
25/07/22 - Tiara Pownall, Kerrie Pownall - Rent - 21/07/2022 to 21/07/2022 (part payment \$278.00)	\$160.00
Total income:	\$440.00
Includes GST of:	\$0.00

Expenses	Debit
29/07/22 - Management Fee (Percentage) to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD 4670)	\$43.56
Total expenses:	\$43.56
Includes GST of:	\$3.96

Payments to owner	
29/07/22	\$396.44
Total payments: Balance (\$0.00) + income (\$440.00) - expenses (\$43.56) - total held in trust (\$0.00) =	\$396.44



Owner Statement

Tax Invoice

EDNA DUBE
UNIT 17, 28 BURFORD ST
MERRYLANDS NSW 2160

Account	REGENC26
Statement number	70
Statement period	29 July 2022 - 15 August 2022
Ownership	Edna Dube
For property	26 Regency Rd, Moore Park QLD 4670
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$290.00 Weekly Paid to: 11/08/22 plus \$238.00 part payment

Balance Brought Forward \$0.00

Income	Credit
01/08/22 - Tiara Pownall, Kerrie Pownall - Rent - 22/07/2022 to 04/08/2022 (part payment \$208.00)	\$510.00
10/08/22 - Tiara Pownall, Kerrie Pownall - Rent - 05/08/2022 to 11/08/2022 (part payment \$238.00)	\$320.00
Total income:	\$830.00
Includes GST of:	\$0.00

Expenses	Debit
15/08/22 - Management Fee (Percentage) to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD 4670)	\$82.17
Total expenses:	\$82.17
Includes GST of:	\$7.47

Payments to owner	
15/08/22	\$747.83
Total payments: Balance (\$0.00) + income (\$830.00) - expenses (\$82.17) - total held in trust (\$0.00) =	\$747.83



Owner Statement

Tax Invoice

EDNA DUBE
UNIT 17, 28 BURFORD ST
MERRYLANDS NSW 2160

Account	REGENC26
Statement number	71
Statement period	15 August 2022 - 31 August 2022
Ownership	Edna Dube
For property	26 Regency Rd, Moore Park QLD 4670
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$290.00 Weekly Paid to: 01/09/22 plus \$208.00 part payment

Balance Brought Forward \$0.00

Income	Credit
15/08/22 - Tiara Pownall, Kerrie Pownall - Rent - 12/08/2022 to 18/08/2022 (part payment \$288.00)	\$340.00
29/08/22 - Tiara Pownall, Kerrie Pownall - Rent - 19/08/2022 to 25/08/2022 (part payment \$198.00)	\$200.00
30/08/22 - Tiara Pownall, Kerrie Pownall - Rent - 26/08/2022 to 01/09/2022 (part payment \$158.00)	\$250.00
30/08/22 - Tiara Pownall, Kerrie Pownall - Rent - 01/09/2022 to 01/09/2022 (part payment \$208.00)	\$50.00
Total income:	\$840.00
Includes GST of:	\$0.00

Expenses	Debit
31/08/22 - Management Fee (Percentage) to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD 4670)	\$83.16
Total expenses:	\$83.16
Includes GST of:	\$7.56

Payments to owner	
31/08/22	\$756.84
Total payments: Balance (\$0.00) + income (\$840.00) - expenses (\$83.16) - total held in trust (\$0.00) =	\$756.84



Owner Statement

Tax Invoice

EDNA DUBE
UNIT 17, 28 BURFORD ST
MERRYLANDS NSW 2160

Account	REGENC26
Statement number	72
Statement period	31 August 2022 - 15 September 2022
Ownership	Edna Dube
For property	26 Regency Rd, Moore Park QLD 4670
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$290.00 Weekly Paid to: 15/09/22 plus \$268.00 part payment

Balance Brought Forward \$0.00

Income	Credit
06/09/22 - Tiara Pownall, Kerrie Pownall - Rent - 02/09/2022 to 15/09/2022 (part payment \$268.00)	\$640.00
Total income:	\$640.00
Includes GST of:	\$0.00

Expenses	Debit
15/09/22 - Management Fee (Percentage) to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD 4670)	\$63.36
Total expenses:	\$63.36
Includes GST of:	\$5.76

Payments to owner	
15/09/22	\$576.64

Total payments: Balance (\$0.00) + income (\$640.00) - expenses (\$63.36) - total held in trust (\$0.00) = \$576.64



Owner Statement

Tax Invoice

EDNA DUBE
9 WILLIAM MANNIX AV
CURRANS HILL NSW 2567

Account	REGENC26
Statement number	73
Statement period	15 September 2022 - 30 September 2022
Ownership	Edna Dube
For property	26 Regency Rd, Moore Park QLD 4670
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$320.00 Weekly Paid to: 29/09/22 plus \$245.14 part payment

Balance Brought Forward \$0.00

Income	Credit
23/09/22 - Tiara Pownall, Kerrie Pownall - Rent - 16/09/2022 to 22/09/2022 (part payment \$125.14)	\$160.00
27/09/22 - Tiara Pownall, Kerrie Pownall - Rent - 23/09/2022 to 29/09/2022 (part payment \$245.14)	\$440.00
Total income:	\$600.00
Includes GST of:	\$0.00

Expenses	Debit
30/09/22 - Management Fee (Percentage) to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD 4670)	\$59.40
Total expenses:	\$59.40
Includes GST of:	\$5.40

Payments to owner	
30/09/22	\$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
9 WILLIAM MANNIX AV
CURRANS HILL NSW 2567

Account	REGENC26
Statement number	75
Statement period	14 October 2022 - 31 October 2022
Ownership	Edna Dube
For property	26 Regency Rd, Moore Park QLD 4670
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$320.00 Weekly Paid to: 27/10/22 plus \$245.14 part payment

Balance Brought Forward \$0.00

Income	Credit
19/10/22 - Tiara Pownall, Kerrie Pownall - Rent - 14/10/2022 to 27/10/2022 (part payment \$245.14)	\$640.00
Total income:	\$640.00
Includes GST of:	\$0.00

Expenses	Debit
31/10/22 - Management Fee (Percentage) to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD 4670)	\$63.36
Total expenses:	\$63.36
Includes GST of:	\$5.76

Payments to owner	
31/10/22	\$576.64
Total payments: Balance (\$0.00) + income (\$640.00) - expenses (\$63.36) - total held in trust (\$0.00) =	\$576.64



Owner Statement

Tax Invoice

EDNA DUBE
9 WILLIAM MANNIX AV
CURRANS HILL NSW 2567

Account	REGENC26
Statement number	74
Statement period	30 September 2022 - 14 October 2022
Ownership	Edna Dube
For property	26 Regency Rd, Moore Park QLD 4670
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$320.00 Weekly Paid to: 13/10/22 plus \$245.14 part payment

Balance Brought Forward \$0.00

Income	Credit
04/10/22 - Tiara Pownall, Kerrie Pownall - Rent - 30/09/2022 to 13/10/2022 (part payment \$245.14)	\$640.00
Total income:	\$640.00
Includes GST of:	\$0.00

Expenses	Debit
14/10/22 - Management Fee (Percentage) to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD 4670)	\$63.36
Total expenses:	\$63.36
Includes GST of:	\$5.76

Payments to owner	
14/10/22	\$576.64

Total payments: Balance (\$0.00) + income (\$640.00) - expenses (\$63.36) - total held in trust (\$0.00) = \$576.64



Owner Statement

Tax Invoice

EDNA DUBE
9 WILLIAM MANNIX AV
CURRANS HILL NSW 2567

Account	REGENC26
Statement number	75
Statement period	14 October 2022 - 31 October 2022
Ownership	Edna Dube
For property	26 Regency Rd, Moore Park QLD 4670
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$320.00 Weekly Paid to: 27/10/22 plus \$245.14 part payment

Balance Brought Forward \$0.00

Income	Credit
19/10/22 - Tiara Pownall, Kerrie Pownall - Rent - 14/10/2022 to 27/10/2022 (part payment \$245.14)	\$640.00
Total income:	\$640.00
Includes GST of:	\$0.00

Expenses	Debit
31/10/22 - Management Fee (Percentage) to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD 4670)	\$63.36
Total expenses:	\$63.36
Includes GST of:	\$5.76

Payments to owner	
31/10/22	\$576.64
Total payments: Balance (\$0.00) + income (\$640.00) - expenses (\$63.36) - total held in trust (\$0.00) =	\$576.64



Owner Statement

Tax Invoice

EDNA DUBE
 9 WILLIAM MANNIX AV
 CURRANS HILL NSW 2567

Account	REGENC26
Statement number	76
Statement period	31 October 2022 - 15 November 2022
Ownership	Edna Dube
For property	26 Regency Rd, Moore Park QLD 4670
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$320.00 Weekly Paid to: 10/11/22 plus \$245.14 part payment

Balance Brought Forward \$0.00

Income	Credit
03/11/22 - Tiara Pownall, Kerrie Pownall - Rent - 28/10/2022 to 10/11/2022 (part payment \$245.14)	\$640.00
Total income:	\$640.00
Includes GST of:	\$0.00

Expenses	Debit
15/11/22 - Management Fee (Percentage) to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD 4670)	\$63.36
Total expenses:	\$63.36
Includes GST of:	\$5.76

Payments to owner	
15/11/22	\$576.64
Total payments: Balance (\$0.00) + income (\$640.00) - expenses (\$63.36) - total held in trust (\$0.00) =	
	\$576.64



Owner Statement

Tax Invoice

EDNA DUBE
9 WILLIAM MANNIX AV
CURRANS HILL NSW 2567

Account	REGENC26
Statement number	77
Statement period	15 November 2022 - 30 November 2022
Ownership	Edna Dube
For property	26 Regency Rd, Moore Park QLD 4670
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$320.00 Weekly Paid to: 24/11/22 plus \$245.14 part payment

Balance Brought Forward \$0.00

Income	Credit
15/11/22 - Tiara Pownall, Kerrie Pownall - Rent - 11/11/2022 to 24/11/2022 (part payment \$245.14)	\$640.00
Total income:	\$640.00
Includes GST of:	\$0.00

Expenses	Debit
30/11/22 - Management Fee (Percentage) to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD 4670)	\$63.36
Total expenses:	\$63.36
Includes GST of:	\$5.76

Payments to owner	
30/11/22	\$576.64

Total payments: Balance (\$0.00) + income (\$640.00) - expenses (\$63.36) - total held in trust (\$0.00) = \$576.64



Owner Statement

Tax Invoice

EDNA DUBE
9 WILLIAM MANNIX AV
CURRANS HILL NSW 2567

Account	REGENC26
Statement number	78
Statement period	30 November 2022 - 15 December 2022
Ownership	Edna Dube
For property	26 Regency Rd, Moore Park QLD 4670
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$320.00 Weekly Paid to: 08/12/22 plus \$245.14 part payment

Balance Brought Forward \$0.00

Income	Credit
30/11/22 - Tiara Pownall, Kerrie Pownall - Rent - 25/11/2022 to 08/12/2022 (part payment \$245.14)	\$640.00
Total income:	\$640.00
Includes GST of:	\$0.00

Expenses	Debit
15/12/22 - Management Fee (Percentage) to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD 4670)	\$63.36
Total expenses:	\$63.36
Includes GST of:	\$5.76

Payments to owner	
15/12/22	\$576.64
Total payments: Balance (\$0.00) + income (\$640.00) - expenses (\$63.36) - total held in trust (\$0.00) =	\$576.64



Owner Statement

Tax Invoice

EDNA DUBE
 9 WILLIAM MANNIX AV
 CURRANS HILL NSW 2567

Account	REGENC26
Statement number	79
Statement period	15 December 2022 - 30 December 2022
Ownership	Edna Dube
For property	26 Regency Rd, Moore Park QLD 4670
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$320.00 Weekly Paid to: 22/12/22 plus \$245.14 part payment

Balance Brought Forward \$0.00

Income	Credit
16/12/22 - Tiara Pownall, Kerrie Pownall - Rent - 09/12/2022 to 22/12/2022 (part payment \$245.14)	\$640.00
Total income:	\$640.00
Includes GST of:	\$0.00

Expenses	Debit
30/12/22 - Management Fee (Percentage) to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD 4670)	\$63.36
Total expenses:	\$63.36
Includes GST of:	\$5.76

Payments to owner	
30/12/22	\$576.64
Total payments: Balance (\$0.00) + income (\$640.00) - expenses (\$63.36) - total held in trust (\$0.00) =	
	\$576.64



Owner Statement

Tax Invoice

EDNA DUBE
9 WILLIAM MANNIX AV
CURRANS HILL NSW 2567

Account	REGENC26
Statement number	80
Statement period	30 December 2022 - 13 January 2023
Ownership	Edna Dube
For property	26 Regency Rd, Moore Park QLD 4670
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$320.00 Weekly Paid to: 19/01/23 plus \$245.14 part payment

Balance Brought Forward \$0.00

Income	Credit
03/01/23 - Tiara Pownall, Kerrie Pownall - Rent - 23/12/2022 to 05/01/2023 (part payment \$105.14)	\$500.00
11/01/23 - Tiara Pownall, Kerrie Pownall - Rent - 06/01/2023 to 19/01/2023 (part payment \$245.14)	\$780.00
Total income:	\$1,280.00
Includes GST of:	\$0.00

Expenses	Debit
13/01/23 - Management Fee (Percentage) to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD 4670)	\$126.72
Total expenses:	\$126.72
Includes GST of:	\$11.52

Payments to owner	
13/01/23	\$1,153.28
Total payments: Balance (\$0.00) + income (\$1,280.00) - expenses (\$126.72) - total held in trust (\$0.00) =	\$1,153.28



Owner Statement

Tax Invoice

EDNA DUBE
 9 WILLIAM MANNIX AV
 CURRANS HILL NSW 2567

Account	REGENC26
Statement number	81
Statement period	13 January 2023 - 31 January 2023
Ownership	Edna Dube
For property	26 Regency Rd, Moore Park QLD 4670
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$400.00 Weekly Paid to: 09/02/23 plus \$75.14 part payment

Balance Brought Forward \$0.00

Income	Credit
25/01/23 - Tiara Pownall, Kerrie Pownall - Rent - 20/01/2023 to 09/02/2023 (part payment \$75.14)	\$1,030.00
Total income:	\$1,030.00
Includes GST of:	\$0.00

Expenses	Debit
31/01/23 - Management Fee (Percentage) to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD 4670)	\$101.97
Total expenses:	\$101.97
Includes GST of:	\$9.27

Payments to owner	
31/01/23	\$928.03
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Total payments: Balance (\$0.00) + income (\$1,030.00) - expenses (\$101.97) - total held in trust (\$0.00) =	\$928.03



Owner Statement

Tax Invoice

EDNA DUBE
9 WILLIAM MANNIX AV
CURRANS HILL NSW 2567

Account	REGENC26
Statement number	82
Statement period	31 January 2023 - 15 February 2023
Ownership	Edna Dube
For property	26 Regency Rd, Moore Park QLD 4670
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$400.00 Weekly Paid to: 23/02/23 plus \$25.14 part payment

Balance Brought Forward \$0.00

Income	Credit
09/02/23 - Tiara Pownall, Kerrie Pownall - Rent - 10/02/2023 to 23/02/2023 (part payment \$25.14)	\$750.00
Total income:	\$750.00
Includes GST of:	\$0.00

Expenses	Debit
15/02/23 - Management Fee (Percentage) to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD 4670)	\$74.25
Total expenses:	\$74.25
Includes GST of:	\$6.75

Payments to owner	
15/02/23	\$675.75

Total payments: Balance (\$0.00) + income (\$750.00) - expenses (\$74.25) - total held in trust (\$0.00) = \$675.75



Owner Statement

Tax Invoice

EDNA DUBE
9 WILLIAM MANNIX AV
CURRANS HILL NSW 2567

Account	REGENC26
Statement number	83
Statement period	15 February 2023 - 28 February 2023
Ownership	Edna Dube
For property	26 Regency Rd, Moore Park QLD 4670
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$400.00 Weekly Paid to: 09/03/23 plus \$25.14 part payment

Balance Brought Forward \$0.00

Income	Credit
21/02/23 - Tiara Pownall, Kerrie Pownall - Rent - 24/02/2023 to 09/03/2023 (part payment \$25.14)	\$800.00
Total income:	\$800.00
Includes GST of:	\$0.00

Expenses	Debit
28/02/23 - Management Fee (Percentage) to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD 4670)	\$79.20
Total expenses:	\$79.20
Includes GST of:	\$7.20

Payments to owner	
28/02/23	\$720.80
Total payments: Balance (\$0.00) + income (\$800.00) - expenses (\$79.20) - total held in trust (\$0.00) =	\$720.80



Owner Statement

Tax Invoice

EDNA DUBE
9 WILLIAM MANNIX AV
CURRANS HILL NSW 2567

Account	REGENC26
Statement number	84
Statement period	28 February 2023 - 15 March 2023
Ownership	Edna Dube
For property	26 Regency Rd, Moore Park QLD 4670
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$400.00 Weekly Paid to: 23/03/23 plus \$25.14 part payment

Balance Brought Forward \$0.00

Income	Credit
07/03/23 - Tiara Pownall, Kerrie Pownall - Rent - 10/03/2023 to 23/03/2023 (part payment \$25.14)	\$800.00
Total income:	\$800.00
Includes GST of:	\$0.00

Expenses	Debit
15/03/23 - Management Fee (Percentage) to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD 4670)	\$79.20
Total expenses:	\$79.20
Includes GST of:	\$7.20

Payments to owner	
15/03/23	\$720.80

Total payments: Balance (\$0.00) + income (\$800.00) - expenses (\$79.20) - total held in trust (\$0.00) = \$720.80



Owner Statement

Tax Invoice

EDNA DUBE
9 WILLIAM MANNIX AV
CURRANS HILL NSW 2567

Account	REGENC26
Statement number	85
Statement period	15 March 2023 - 31 March 2023
Ownership	Edna Dube
For property	26 Regency Rd, Moore Park QLD 4670
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$400.00 Weekly Paid to: 06/04/23 plus \$25.14 part payment

Balance Brought Forward \$0.00

Income	Credit
21/03/23 - Tiara Pownall, Kerrie Pownall - Rent - 24/03/2023 to 06/04/2023 (part payment \$25.14)	\$800.00
Total income:	\$800.00
Includes GST of:	\$0.00

Expenses	Debit
24/03/23 - Performed chemical clean - Aircon	\$192.50
31/03/23 - Management Fee (Percentage) to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD 4670)	\$79.20
Total expenses:	\$271.70
Includes GST of:	\$24.70

Payments to owner	
31/03/23	\$528.30
Total payments: Balance (\$0.00) + income (\$800.00) - expenses (\$271.70) - total held in trust (\$0.00) =	\$528.30



TAX INVOICE

Four Walls Realty
255 Bourbong Street
BUNDABERG WEST QLD 4670

Invoice Date
17 Mar 2023

Invoice Number
INV-6452

Reference
JB230228

ABN
13 169 748 770

iCool Refrigeration &
Airconditioning P/L
15e Quay Street
Bundaberg East 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 01/03/2023 - Attended site and inspected Panasonic split system airconditioning unit servicing the living area and found there was an excessive build up of mould and debris on the evaporator coil. Performed a Chemical Clean. Hung PVC washout bag under indoor head unit, washed chemical through the evaporator coil and barrel fan. This is an in depth clean eliminating mould from the evaporator coil, barrel fan and supply airway increasing airflow and air purity. 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 deodorizer which controls mould, mildew and bacteria, tested and found all ok. Technician noted the unit is approximately 10years old.	175.00
	Subtotal 175.00
	TOTAL GST 10% 17.50
	TOTAL AUD 192.50

Due Date: 31 Mar 2023

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.



Owner Statement

Tax Invoice

EDNA DUBE
9 WILLIAM MANNIX AV
CURRANS HILL NSW 2567

Account	REGENC26
Statement number	86
Statement period	31 March 2023 - 14 April 2023
Ownership	Edna Dube
For property	26 Regency Rd, Moore Park QLD 4670
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$400.00 Weekly Paid to: 20/04/23 plus \$25.14 part payment

Balance Brought Forward \$0.00

Income	Credit
05/04/23 - Tiara Pownall, Kerrie Pownall - Rent - 07/04/2023 to 20/04/2023 (part payment \$25.14)	\$800.00
Total income:	\$800.00
Includes GST of:	\$0.00

Expenses	Debit
12/04/23 - Quickcheck ACP #99604	\$119.00
14/04/23 - Management Fee (Percentage) to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD 4670)	\$79.20
Total expenses:	\$198.20
Includes GST of:	\$18.02

Payments to owner	
14/04/23	\$601.80
Total payments: Balance (\$0.00) + income (\$800.00) - expenses (\$198.20) - total held in trust (\$0.00) =	\$601.80

April 11, 2023



Invoice #99604

DATE OF RENEWAL: May 30, 2023
NEXT RENEWAL DATE: May 30, 2024
PROPERTY: 26 Regency Road, Moore Park, Qld, 4670
BUILDING: Domestic
CLIENT: Four Walls Realty

82 George Street, Bundaberg Qld 4670
ABN: 79 659 950 526
Ph: (07) 4159 1997
admin@quickcheck.net.au
www.quickcheck.net.au

TAX INVOICE #: QC_99604

Customer ABN: 38604455594

ISSUE DATE: Apr 11, 2023

Payment Terms: 14 days

SERVICES PROVIDED	QTY	UNIT PRICE	GST	AMOUNT
Annual Compliance Program (Upgraded) Renewal	1	\$108.18	\$10.82	\$119.00
			SUBTOTAL	\$108.18
			GST	\$10.82
			TOTAL	\$119.00

Bank Details for EFT Payments - Bank: Commonwealth Bank of Australia - Account Name: Quickcheck Holdings Pty Ltd - BSB: 062 692 - Account: 70923026 **PLEASE USE THE INVOICE NUMBER AS THE PAYMENT REFERENCE. Please note: Credit card facilities are available. Contact us on 4159 1997 to make payment by credit card.

With Thanks, The Quickcheck Team



Owner Statement

Tax Invoice

EDNA DUBE
9 WILLIAM MANNIX AV
CURRANS HILL NSW 2567

Account	REGENC26
Statement number	87
Statement period	14 April 2023 - 28 April 2023
Ownership	Edna Dube
For property	26 Regency Rd, Moore Park QLD 4670
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$400.00 Weekly Paid to: 04/05/23 plus \$25.14 part payment

Balance Brought Forward \$0.00

Income	Credit
19/04/23 - Tiara Pownall, Kerrie Pownall - Rent - 21/04/2023 to 04/05/2023 (part payment \$25.14)	\$800.00
Total income:	\$800.00
Includes GST of:	\$0.00

Expenses	Debit
28/04/23 - Management Fee (Percentage) to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD 4670)	\$79.20
Total expenses:	\$79.20
Includes GST of:	\$7.20

Payments to owner	
28/04/23	\$720.80
Total payments: Balance (\$0.00) + income (\$800.00) - expenses (\$79.20) - total held in trust (\$0.00) =	\$720.80



Owner Statement

Tax Invoice

EDNA DUBE
9 WILLIAM MANNIX AV
CURRANS HILL NSW 2567

Account	REGENC26
Statement number	88
Statement period	28 April 2023 - 15 May 2023
Ownership	Edna Dube
For property	26 Regency Rd, Moore Park QLD 4670
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$400.00 Weekly Paid to: 18/05/23 plus \$25.14 part payment

Balance Brought Forward \$0.00

Income	Credit
03/05/23 - Tiara Pownall, Kerrie Pownall - Rent - 05/05/2023 to 18/05/2023 (part payment \$25.14)	\$800.00
Total income:	\$800.00
Includes GST of:	\$0.00

Expenses	Debit
11/05/23 - Bundaberg Garage Doors - Replaced Merlin Chain Rail	\$270.00
15/05/23 - Management Fee (Percentage) to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD 4670)	\$79.20
Total expenses:	\$349.20
Includes GST of:	\$31.75

Payments to owner	
15/05/23	\$450.80
Total payments: Balance (\$0.00) + income (\$800.00) - expenses (\$349.20) - total held in trust (\$0.00) =	\$450.80

BUNDABERG GARAGE DOORS

1 Alexandra Street
Bundaberg Qld 4670

Ph: 07 4152 2262

admin@bundaberggaragedoors.com.au

A.B. 54 392 108 982

Tax Invoice

00049119

Reference #

26 Regency St

Date:

11/05/2023

Bill To:

FOUR WALLS
PO BOX 513
BUNDABERG QLD 4670

Install To:

26 REGENCY ROAD
MOORE PARK QLD 4670

Details:

Amount incl

Supplied and Installed

\$270.00

1x Merlin Chain Rail

- Included Service

How to pay: EFTPOS, Direct Deposits, cash or cheques accepted

By Mail-

Detach this section and mail your cheque to ..

Bundaberg Garage Doors
1 Alexandra Street
Bundaberg Qld 4670

Direct Deposit Payments-

Please quote invoice number as a reference.

Suncorp a/c
LA & CD Williams
BSB 484 799
A/C 0378 66 666

We appreciate your business.

Subtotal Ex \$245.45

GST: \$24.55

Total Inc GST: \$270.00

Amount Applied: \$0.00

Balance Due: \$270.00

Payment Due :- Net 7

Tax Invoice

00049119



Owner Statement

Tax Invoice

EDNA DUBE
9 WILLIAM MANNIX AV
CURRANS HILL NSW 2567

Account	REGENC26
Statement number	89
Statement period	15 May 2023 - 31 May 2023
Ownership	Edna Dube
For property	26 Regency Rd, Moore Park QLD 4670
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$400.00 Weekly Paid to: 01/06/23 plus \$25.14 part payment

Balance Brought Forward \$0.00

Income	Credit
17/05/23 - Tiara Pownall, Kerrie Pownall - Rent - 18/05/2023 to 18/05/2023 (part payment \$225.14)	\$200.00
22/05/23 - Tiara Pownall, Kerrie Pownall - Rent - 19/05/2023 to 01/06/2023 (part payment \$25.14)	\$600.00
Total income:	\$800.00
Includes GST of:	\$0.00

Expenses	Debit
23/05/23 - BTC Plumbing - replaced RVS 200 submersible pump in septic tank	\$632.50
31/05/23 - Management Fee (Percentage) to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD 4670)	\$79.20
Total expenses:	\$711.70
Includes GST of:	\$64.70

Payments to owner	
31/05/23	\$88.30

Total payments: Balance (\$0.00) + income (\$800.00) - expenses (\$711.70) - total held in trust (\$0.00) = \$88.30

PO BOX 6268
Bundaberg East QLD 4670
PH: 07 4151 1750
E: admin@btcplumbing.com.au
W: www.btcplumbing.com.au



TAX INVOICE

INV12099

Four Walls Realty
255 Bourbong Street
Bundaberg West
Queensland
4670
Australia

Job Address 26 Regency Road
Moore Park Beach
QLD
Australia

Invoice Date 17 May 2023
Due Date 31 May 2023
ABN 67158835477

Description	Quantity	Unit Price	Amount
18.04.23 - Supply labour and material to replace RVS 200 submersible pump in septic tank.	2	90.00	180.00
Materials & Consumables	1	395.00	395.00

Subtotal 575.00
Total GST 57.50

Total AUD 632.50

TERMS - Strictly 14 Days

Direct Deposit Details:
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

Payment Advice

PO BOX 6268
Bundaberg East QLD 4670
PH: 07 4151 1750
E: admin@btcplumbing.com.au
W: www.btcplumbing.com.au

Customer Four Walls Realty
Invoice No INV12099
Amount Due 632.50
Due Date 31 May
Amount Enclosed _____



Owner Statement

Tax Invoice

EDNA DUBE
9 WILLIAM MANNIX AV
CURRANS HILL NSW 2567

Account	REGENC26
Statement number	90
Statement period	31 May 2023 - 15 June 2023
Ownership	Edna Dube
For property	26 Regency Rd, Moore Park QLD 4670
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$400.00 Weekly Paid to: 15/06/23 plus \$25.14 part payment

Balance Brought Forward \$0.00

Income	Credit
01/06/23 - Tiara Pownall, Kerrie Pownall - Rent - 02/06/2023 to 08/06/2023 (part payment \$25.14)	\$400.00
07/06/23 - Tiara Pownall, Kerrie Pownall - Rent - 09/06/2023 to 15/06/2023 (part payment \$25.14)	\$400.00
Total income:	\$800.00
Includes GST of:	\$0.00

Expenses	Debit
15/06/23 - Management Fee (Percentage) to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD 4670)	\$79.20
Total expenses:	\$79.20
Includes GST of:	\$7.20

Payments to owner	
15/06/23	\$720.80
Total payments: Balance (\$0.00) + income (\$800.00) - expenses (\$79.20) - total held in trust (\$0.00) =	\$720.80



Owner Statement

Tax Invoice

EDNA DUBE
9 WILLIAM MANNIX AV
CURRANS HILL NSW 2567

Account	REGENC26
Statement number	91
Statement period	15 June 2023 - 30 June 2023
Ownership	Edna Dube
For property	26 Regency Rd, Moore Park QLD 4670
Current Tenancy	Tiara Pownall, Kerrie Pownall Rent: \$400.00 Weekly Paid to: 13/07/23 plus \$25.14 part payment

Balance Brought Forward \$0.00

Income	Credit
15/06/23 - Tiara Pownall, Kerrie Pownall - Rent - 16/06/2023 to 22/06/2023 (part payment \$25.14)	\$400.00
21/06/23 - Tiara Pownall, Kerrie Pownall - Rent - 23/06/2023 to 29/06/2023 (part payment \$25.14)	\$400.00
28/06/23 - Tiara Pownall, Kerrie Pownall - Rent - 30/06/2023 to 13/07/2023 (part payment \$25.14)	\$800.00
Total income:	\$1,600.00
Includes GST of:	\$0.00

Expenses	Debit
30/06/23 - Management Fee (Percentage) to Agent (REGENC26 - 26 Regency Rd, Moore Park QLD 4670)	\$158.40
Total expenses:	\$158.40
Includes GST of:	\$14.40

Payments to owner	
30/06/23	\$1,441.60

Total payments: Balance (\$0.00) + income (\$1,600.00) - expenses (\$158.40) - total held in trust (\$0.00) = \$1,441.60