

**Tax Invoice**

Statement #23

1 Jun 2019

Darren Bell, Joyleen Bell  
4 Naturesque Clos Mitchelton Queensland 4053  
Mitchelton Queensland 4053

<b>Money In</b>	<b>\$620.00</b>
<b>Money Out</b>	<b>\$449.71</b>
<b>You Received</b>	<b>\$204.35</b>

**Properties**

38/11 Heritage Park Dr, Baldvis WA 6171

Rented for \$310.00 per week

Tenant Nicola Reeves & Stuart Reeves & Ben Reeves is paid to 27/06/2019

**Details for Account OWN00175**

	Money Out	Money In
Balance brought forward		\$34.06
38/11 Heritage Park Dr, Baldvis WA 6171		
Rent paid to 27/06/2019 (moved in 14/06/2019)		\$620.00
Website Advertising & Photos - PEB General Account *	\$300.00	
Administration Fee *	\$9.90	
Management Fees *	\$54.56	
Leasing Fee *	\$85.25	
Account Transactions		
Withdrawal by EFT to owner Bell Superannuation	\$204.35	
[EFT Transfer to: Bell Superannuation, (633000) - ****145]		
Balance remaining		\$0.00

Total Tax on attached expenses \$27.27  
Total Tax on agency fees \$13.61  
(\* includes Tax)

**Tax Invoice**

Statement #24

1 Jul 2019

Darren Bell, Joyleen Bell  
15 Euvista Street  
Haynes WA 6112

<b>Money In</b>	<b>\$620.00</b>
<b>Money Out</b>	<b>\$591.40</b>
<b>You Received</b>	<b>\$0.00</b>

**Properties**

**38/11 Heritage Park Dr, Baldvis WA 6171**

Rented for \$310.00 per week

Tenant Nicola Reeves & Stuart Reeves & Ben Reeves is paid to 11/07/2019

**Details for Account OWN00175**

	Money Out	Money In
Balance brought forward		\$0.00
38/11 Heritage Park Dr, Baldvis WA 6171		
Rent paid to 11/07/2019 (previously paid to 27/06/2019)		\$620.00
Data Base check 2 tenants - PEB General Account *	\$17.60	
Water Rates & Usage - Water Corporation	\$169.54	
Strata Levies - Summit Realty Waikiki	\$284.80	
Management Fees *	\$54.56	
Administration Fee *	\$9.90	
Statement Fee *	\$55.00	
Account Transactions		
Payment of \$28.60 was withheld		
Outstanding expenses, including:		
Balance of Letting fee for \$255.75 (38/11 Heritage Park Dr) - PEB Real Estate		\$28.60
Balance remaining		
Total Tax on attached expenses	\$1.60	
Total Tax on agency fees	\$10.86	
(* includes Tax)		

Darren Bell, Joyleen Bell  
15 Euvista Street  
Haynes WA 6112

**Tax Invoice**  
Statement #25  
1 Aug 2019

<b>Money In</b>	<b>\$1,240.00</b>
<b>Money Out</b>	<b>\$374.77</b>
<b>You Received</b>	<b>\$893.83</b>

**Properties**

**38/11 Heritage Park Dr, Baldivis WA 6171**

Rented for \$310.00 per week  
Tenant Nicola Reeves & Stuart Reeves & Ben Reeves is paid to 8/08/2019

**Details for Account OWN00175**

	Money Out	Money In
Balance brought forward		\$28.60
38/11 Heritage Park Dr, Baldivis WA 6171		\$620.00
Rent paid to 25/07/2019 (previously paid to 11/07/2019)		\$620.00
Rent paid to 8/08/2019 (previously paid to 25/07/2019)	\$255.75	
Balance of Letting fee *	\$109.12	
Management Fees *	\$9.90	
Administration Fee *		
Account Transactions	\$893.83	
Withdrawal by EFT to owner Bell Superannuation [EFT Transfer to: Bell Superannuation, (633000) - ***145]		\$0.00
Balance remaining		
Total Tax on agency fees	\$34.07	
(* includes Tax)		

Darren Bell, Joyleen Bell  
15 Euvista Street  
Haynes WA 6112

**Tax Invoice**

Statement #26

2 Sep 2019

<b>Money In</b>	<b>\$1,255.98</b>
<b>Money Out</b>	<b>\$814.17</b>
<b>You Received</b>	<b>\$441.81</b>

**Properties**

**38/11 Heritage Park Dr, Baldivis WA 6171**

Rented for \$310.00 per week

Tenant Nicola Reeves & Stuart Reeves & Ben Reeves is paid to 5/09/2019

**Details for Account OWN00175**

	Money Out	Money In
Balance brought forward		\$0.00
38/11 Heritage Park Dr, Baldivis WA 6171		
Rent paid to 22/08/2019 (previously paid to 8/08/2019)		\$620.00
Rent paid to 5/09/2019 (previously paid to 22/08/2019)		\$620.00
Water Use 14.6 to 22.7		\$15.98
Water Rates & Usage - Water Corporation	\$188.21	
1st Instalment of rates - City of Rockingham	\$429.94	
Management Fees *	\$109.12	
Routine Inspection *	\$77.00	
Administration Fee *	\$9.90	
Account Transactions		
Withdrawal by EFT to owner Bell Superannuation [EFT Transfer to: Bell Superannuation, (633000) - ***145]	\$441.81	
Balance remaining		\$0.00
Total Tax on agency fees	\$17.82	
(* includes Tax)		

**Tax Invoice**

Statement #27

1 Oct 2019

Darren Bell, Joyleen Bell  
15 Euvista Street  
Haynes WA 6112

Money In	\$1,240.00
Money Out	\$403.82
<b>You Received</b>	<b>\$836.18</b>

**Properties**

**38/11 Heritage Park Dr, Baldivis WA 6171**

Rented for \$310.00 per week

Tenant Nicola Reeves & Stuart Reeves & Ben Reeves is paid to 3/10/2019

**Details for Account OWN00175**

	Money Out	Money In
Balance brought forward		\$0.00
38/11 Heritage Park Dr, Baldivis WA 6171		
Rent paid to 19/09/2019 (previously paid to 5/09/2019)		\$620.00
Rent paid to 3/10/2019 (previously paid to 19/09/2019)		\$620.00
Strata levies - Summit Realty Waikiki	\$284.80	
Management Fees *	\$109.12	
Administration Fee *	\$9.90	
Account Transactions		
Withdrawal by EFT to owner Bell Superannuation [EFT Transfer to: Bell Superannuation, (633000) - ***145]	\$836.18	
Balance remaining		\$0.00
Total Tax on agency fees	\$10.82	
(* includes Tax)		

Darren Bell, Joyleen Bell  
15 Euvista Street  
Haynes WA 6112

**Tax Invoice**

Statement #28

1 Nov 2019

Money In	\$1,889.23
Money Out	\$793.38
<b>You Received</b>	<b>\$1,095.85</b>

**Properties**

**38/11 Heritage Park Dr, Baldvis WA 6171**

Rented for \$310.00 per week

Tenant Nicola Reeves & Stuart Reeves & Ben Reeves is paid to 14/11/2019

**Details for Account OWN00175**

	Money Out	Money In
Balance brought forward		\$0.00
38/11 Heritage Park Dr, Baldvis WA 6171		
Rent paid to 17/10/2019 (previously paid to 3/10/2019)		\$620.00
Rent paid to 31/10/2019 (previously paid to 17/10/2019)		\$620.00
Rent paid to 14/11/2019 (previously paid to 31/10/2019)		\$620.00
Water Usage 22.7 to 20.9		\$29.23
Water Rates and usage - Water Corporation	\$189.86	
2nd instalment of shire rates - City of Rockingham	\$429.94	
Management Fees *	\$163.68	
Administration Fee *	\$9.90	
Account Transactions		
Withdrawal by EFT to owner Bell Superannuation [EFT Transfer to: Bell Superannuation, (633000) - ****145]	\$1,095.85	
Balance remaining		\$0.00
Total Tax on agency fees	\$15.78	
(* includes Tax)		

**Tax Invoice**

Statement #29

2 Dec 2019

Darren Bell, Joyleen Bell  
15 Euvista Street  
Haynes WA 6112

<b>Money In</b>	<b>\$1,161.47</b>
<b>Money Out</b>	<b>\$392.62</b>
<b>You Received</b>	<b>\$368.85</b>

**Properties**

**38/11 Heritage Park Dr, Baldivis WA 6171**

Rented for \$310.00 per week

Tenant Nicola Reeves & Stuart Reeves & Ben Reeves is paid to 2/12/2019

Tenant Matthew Gornall & Emmily Woodhouse moves in on 6/12/2019 is paid to 12/12/2019

**Details for Account OWN00175**

	Money Out	Money In
Balance brought forward		\$0.00
38/11 Heritage Park Dr, Baldivis WA 6171		
Rent paid to 28/11/2019 (previously paid to 14/11/2019)		\$620.00
Rent paid to 12/12/2019 (moved in 6/12/2019)		\$315.00
Tenant Matthew Gornall & Emmily Woodhouse		
Rent paid to 2/12/2019 (previously paid to 28/11/2019)		\$177.14
Water use 20.9 to 20.11		\$49.33
Strata Levies - Summit Realty Waikiki	\$284.85	
Management Fees *	\$97.87	
Administration Fee *	\$9.90	
Account Transactions		
Withdrawal by EFT to owner Bell Superannuation		\$368.85
[EFT Transfer to: Bell Superannuation, (633000) - ****145]		
Payment of \$400.00 was withheld for over payment of rent by vacating tenant		
		\$400.00
Balance remaining		

Total Tax on agency fees \$9.80

(\* includes Tax)

Darren Bell, Joyleen Bell  
15 Euvista Street  
Haynes WA 6112

**Tax Invoice**

Statement #30

3 Dec 2019

Money In	\$0.00
Money Out	\$0.00
<b>You Received</b>	<b>\$400.00</b>

**Properties**

**38/11 Heritage Park Dr, Baldvis WA 6171**

Rented for \$315.00 per week

Tenant Matthew Gornall & Emmily Woodhouse is paid to 12/12/2019

**Details for Account OWN00175**

	Money Out	Money In
Balance brought forward		\$400.00
38/11 Heritage Park Dr, Baldvis WA 6171 (no activity)		
Account Transactions		
Withdrawal by EFT to owner Bell Superannuation [EFT Transfer to: Bell Superannuation, (633000) - ***145]	\$400.00	
Balance remaining		\$0.00



**Tax Invoice**

Statement #31

2 Jan 2020

Darren Bell, Joyleen Bell  
15 Euvista Street  
Haynes WA 6112

<b>Money In</b>	<b>\$1,585.96</b>
<b>Money Out</b>	<b>\$1,576.65</b>
<b>You Received</b>	<b>\$0.00</b>

**Properties**

**38/11 Heritage Park Dr, Baldivis WA 6171**

Rented for \$315.00 per week

Tenant Matthew Gornall & Emmily Woodhouse is paid to 16/01/2020

**Details for Account OWN00175**

	Money Out	Money In
Balance brought forward		\$0.00
38/11 Heritage Park Dr, Baldivis WA 6171		\$315.00
Rent paid to 19/12/2019 (previously paid to 12/12/2019)		\$630.00
Rent paid to 2/01/2020 (previously paid to 19/12/2019)		\$630.00
Rent paid to 16/01/2020 (previously paid to 2/01/2020)		\$10.96
Water use 20.11 to 2.12	\$209.96	
Water Use and Rates - Water Corporation	\$28.29	
Final Water Reading - Water Corporation	\$430.06	
rates Instalments - City of Rockingham	\$693.00	
Leasing Fee *	\$150.00	
Final Bond Inspection *	\$55.44	
Management Fees *	\$9.90	
Adminstration Fee *		
Account Transactions		
Payment of \$9.31 was withheld		
Outstanding expenses, including:		
Management Fees for \$27.72 (38/11 Heritage Park Dr) - PEB Real Estate		
Management Fees for \$27.72 (38/11 Heritage Park Dr) - PEB Real Estate		
Management Fees for \$27.72 (38/11 Heritage Park Dr) - PEB Real Estate		
		\$9.31
Balance remaining		
Total Tax on agency fees	\$82.58	
(* includes Tax)		

**Tax Invoice**

Statement #32

3 Feb 2020

Darren Bell, Joyleen Bell  
15 Euvista Street  
Haynes WA 6112

<b>Money In</b>	<b>\$1,395.00</b>
<b>Money Out</b>	<b>\$345.82</b>
<b>You Received</b>	<b>\$1,058.49</b>

**Properties**

**38/11 Heritage Park Dr, Baldivis WA 6171**

Rented for \$315.00 per week

Tenant Matthew Gornall & Emmily Woodhouse is paid to 16/02/2020

**Details for Account OWN00175**

	Money Out	Money In
Balance brought forward		\$9.31
38/11 Heritage Park Dr, Baldivis WA 6171		
Rent paid to 30/01/2020 (previously paid to 16/01/2020)		\$630.00
Rent paid to 13/02/2020 (previously paid to 30/01/2020)		\$630.00
Rent paid to 13/02/2020 with part payment of \$100.00 (previously paid to 13/02/2020) , paid from deposit		\$100.00
Rent paid to 13/02/2020 with part payment of \$135.00 (previously paid to 13/02/2020 + \$100.00)		\$35.00
Service Roller door - CJ Garage Doors *	\$130.00	
Management Fees *	\$205.92	
Administration Fee *	\$9.90	
Account Transactions		
Withdrawal by EFT to owner Bell Superannuation [EFT Transfer to: Bell Superannuation, (633000) - ***145]	\$1,058.49	
Balance remaining		\$0.00
Total Tax on attached expenses	\$11.82	
Total Tax on agency fees	\$19.62	

(\* includes Tax)

**Tax Invoice**

Statement #33

3 Mar 2020

Darren Bell, Joyleen Bell  
15 Euvista Street  
Haynes WA 6112

<b>Money In</b>	<b>\$1,307.50</b>
<b>Money Out</b>	<b>\$1,058.10</b>
<b>You Received</b>	<b>\$249.40</b>

**Properties**

**38/11 Heritage Park Dr, Baldvis WA 6171**

Rented for \$315.00 per week

Tenant Matthew Gornall & Emmily Woodhouse is paid to 15/03/2020

**Details for Account OWN00175**

	Money Out	Money In
Balance brought forward		\$0.00
38/11 Heritage Park Dr, Baldvis WA 6171		
Rent paid to 27/02/2020 with part payment of \$135.00 (previously paid to 13/02/2020 + \$135.00)		\$630.00
Rent paid to 12/03/2020 with part payment of \$135.00 (previously paid to 27/02/2020 + \$135.00)		\$630.00
water use 6.12 to 21.1		\$47.50
Water Rates & Usage - Water Corporation	\$205.50	
Shire rates instalment - City of Rockingham	\$431.82	
Website Advertising - PEB General Account *	\$300.00	
Management Fees *	\$110.88	
Adminstration Fee *	\$9.90	
Account Transactions		
Withdrawal by EFT to owner Bell Superannuation [EFT Transfer to: Bell Superannuation, (633000) - ***145]	\$249.40	
Balance remaining		\$0.00
Total Tax on attached expenses	\$27.27	
Total Tax on agency fees	\$10.98	
(* includes Tax)		



# TAX INVOICE

PEB Real Estate (Trust Account)

**Invoice Date**  
27 Feb 2020

PEB Real Estate  
PO BOX 866  
INGLEWOOD WA 6932  
AUSTRALIA

**Invoice Number**  
INV-0264

**Reference**  
11/38 Heritage

**ABN**  
33 604 199 617

Description	Quantity	Unit Price	GST	Amount AUD
Website Adverts - 11/38 Heritage	1.00	300.00	10%	300.00
			INCLUDES GST 10%	27.27
			<b>TOTAL AUD</b>	<b>300.00</b>

## Due Date: 3 Mar 2020

Please deposit into account:  
Name: PEB Real Estate  
BSB: 186 300  
ACC: 303 750 186

## PAYMENT ADVICE

To: PEB Real Estate  
PO BOX 866  
INGLEWOOD WA 6932  
AUSTRALIA

**Customer** PEB Real Estate (Trust Account)  
**Invoice Number** INV-0264  
**Amount Due** **300.00**  
**Due Date** 3 Mar 2020

**Amount Enclosed**

Enter the amount you are paying above

Darren Bell, Joyleen Bell  
15 Euvista Street  
Haynes WA 6112

**Tax Invoice**  
Account OWN00175  
Statement #34  
1 Apr 2020

<b>Money In</b>	<b>\$810.00</b>
<b>Money Out</b>	<b>\$443.88</b>
<b>You Received</b>	<b>\$366.12</b>

**Details for Account OWN00175**

	Money Out	Money In
Balance brought forward		\$0.00
<b>38/11 Heritage Park Dr, Baldivis WA 6171</b>		
<b>Rented for \$315.00 per week</b>		
<b>Matthew Gornall &amp; Emmily Woodhouse paid to 2/04/2020</b>		
Rent paid to 19/03/2020 with part payment of \$135.00 (previously paid to 12/03/2020 + \$135.00)		\$315.00
Rent paid to 2/04/2020 (previously paid to 19/03/2020 + \$135.00)		\$495.00
Quarterly Strata levies - Summit Realty Waikiki	\$285.70	
Management Fees *	\$71.28	
Administration Fee *	\$9.90	
Routine Inspection *	\$77.00	
<b>Total</b>	<b>\$443.88</b>	<b>\$810.00</b>

**Account Transactions**

Withdrawal by EFT to owner Bell Superannuation [EFT Transfer to: Bell Superannuation, (633000) - ****145]	\$366.12	
Balance remaining		\$0.00

**GST Summary**

Total Tax on agency fees	\$14.38
(* includes Tax)	

Darren Bell, Joyleen Bell  
15 Euvista Street  
Haynes WA 6112

**Tax Invoice**

Account OWN00175

Statement #35

1 May 2020

<b>Money In</b>	<b>\$1,965.49</b>
<b>Money Out</b>	<b>\$512.20</b>
<b>You Received</b>	<b>\$1,453.29</b>

**Details for Account OWN00175**

	Money Out	Money In
Balance brought forward		\$0.00
<b>38/11 Heritage Park Dr, Baldivis WA 6171</b>		
<b>Rented for \$315.00 per week</b>		
<b>Matthew Gornall &amp; Emmily Woodhouse paid to 14/05/2020</b>		
Rent paid to 16/04/2020 (previously paid to 2/04/2020)		\$630.00
Rent paid to 30/04/2020 (previously paid to 16/04/2020)		\$630.00
Rent paid to 14/05/2020 (previously paid to 30/04/2020)		\$630.00
Water Usage 21.1 to 23.3		\$75.49
Water Rates & Usage - Water Corporation	\$236.98	
upgraded door handles and mechanisms - Jason Windows *	\$99.00	
Management Fees *	\$166.32	
Administration Fee *	\$9.90	
<b>Total</b>	<b>\$512.20</b>	<b>\$1,965.49</b>

**Account Transactions**

Withdrawal by EFT to owner Bell Superannuation [EFT Transfer to: Bell Superannuation, (633000) - ***145]	\$1,453.29	
Balance remaining		\$0.00

**GST Summary**

Total Tax on attached expenses	\$9.00
Total Tax on agency fees	\$16.02
(* includes Tax)	

Darren Bell, Joyleen Bell  
15 Euvista Street  
Haynes WA 6112

**Tax Invoice**  
Account OWN00175  
Statement #36  
2 Jun 2020

<b>Money In</b>	<b>\$1,260.00</b>
<b>Money Out</b>	<b>\$197.78</b>
<b>You Received</b>	<b>\$1,062.22</b>

**Details for Account OWN00175**

	Money Out	Money In
Balance brought forward		\$0.00
<b>38/11 Heritage Park Dr, Baldivis WA 6171</b>		
<b>Rented for \$315.00 per week</b>		
<b>Matthew Gornall &amp; Emmily Woodhouse paid to 11/06/2020</b>		
Rent paid to 28/05/2020 (previously paid to 14/05/2020)		\$630.00
Rent paid to 11/06/2020 (previously paid to 28/05/2020)		\$630.00
Management Fees *	\$110.88	
Routine Inspection *	\$77.00	
Administration Fee *	\$9.90	
<b>Total</b>	<b>\$197.78</b>	<b>\$1,260.00</b>

**Account Transactions**

Withdrawal by EFT to owner Bell Superannuation [EFT Transfer to: Bell Superannuation, (633000) - ****145]	\$1,062.22	
Balance remaining		\$0.00

**GST Summary**

Total Tax on agency fees	\$17.98
(* includes Tax)	

Darren Bell, Joyleen Bell  
15 Euvista Street  
Haynes WA 6112

**Tax Invoice**  
Account OWN00175  
Statement #37  
1 Jul 2020

<b>Money In</b>	<b>\$1,329.43</b>
<b>Money Out</b>	<b>\$671.79</b>
<b>You Received</b>	<b>\$657.64</b>

**Details for Account OWN00175**

	Money Out	Money In
Balance brought forward		\$0.00
<b>38/11 Heritage Park Dr, Baldvis WA 6171</b>		
<b>Rented for \$315.00 per week</b>		
<b>Matthew Gornall &amp; Emmily Woodhouse paid to 9/07/2020</b>		
Rent paid to 18/06/2020 (previously paid to 11/06/2020)		\$315.00
Rent paid to 2/07/2020 (previously paid to 18/06/2020)		\$630.00
Rent paid to 9/07/2020 (previously paid to 2/07/2020)		\$315.00
Water usage 23.3 to 20.5		\$69.43
Water Rates & usage - Water Corporation	\$230.06	
Strata Levies July 2020 - Summit Realty Waikiki	\$265.95	
Management Fees *	\$110.88	
Administration Fee *	\$9.90	
Statement Fee *	\$55.00	
<b>Total</b>	<b>\$671.79</b>	<b>\$1,329.43</b>

**Account Transactions**

Withdrawal by EFT to owner Bell Superannuation [EFT Transfer to: Bell Superannuation, (633000) - ****145]	\$657.64	
Balance remaining		\$0.00

**GST Summary**

Total Tax on agency fees	\$15.98
(* includes Tax)	