

Darren Bell, Joyleen Bell
15 Euvista Street
Haynes WA 6112

Folio Summary

Folio: OWN00175
From: 1/07/2018
To: 30/06/2019
Created: 1/07/2019

Money In	Money Out	Balance
\$12,425.30	\$6,391.70	\$6,033.60

Account	Included Tax	Money Out	Money In
38/11 Heritage Park Dr, Baldvis WA			
Rent			\$12,204.77
Sundry Income	\$5.00	\$55.00	
Outgoings Recovered - Water Usage			\$220.53
Municipal Rates	\$13.39	\$1,679.09	
Strata Levies	\$23.95	\$1,395.90	
Lease Fees	\$21.39	\$235.25	
Advertising	\$27.27	\$300.00	
Management Fees	\$92.67	\$1,019.46	
Inspection Fees	\$21.00	\$231.00	
Tenancy Database Search	\$1.60	\$17.60	
Final Bond Inspection	\$13.64	\$150.00	
Water Corp Expenses	\$3.49	\$1,199.50	
Administration Fee	\$9.90	\$108.90	
Subtotal		<u>\$6,391.70</u>	<u>\$12,425.30</u>
Account Transactions			
No transactions			
Total		<u>\$6,391.70</u>	<u>\$12,425.30</u>
Total Tax on Money Out: \$233.30			

Darren & Joyleen Bell
68 Coventry Road
Roleystone WA 6111

Tax Invoice

Statement #12

29 Jun 2018

Money In	\$1,300.46
Money Out	\$384.29
You Received	\$916.17

Properties

38/11 Heritage Park Dr, Baldivis WA 6171

Rented for \$1,260.12 per month

Tenant Rebekkah Leigh Gooderson is paid to 15/07/2018

Details for Account OWN00175

	Money Out	Money In
Balance brought forward		\$0.00
38/11 Heritage Park Dr, Baldivis WA 6171		
Rent paid to 1/07/2018 with part payment of \$580.00 (previously paid to 1/06/2018 + \$580.00)		\$1,260.12
Water rates & use 21.3 to 21.5		\$40.34
Quarterly strata fees - Summit Realty Waikiki	\$263.50	
Management Fees *	\$110.89	
Administration Fee *	\$9.90	
Account Transactions		
Withdrawal by EFT to owner Bell Superannuation	\$916.17	
[EFT Transfer to: Bell Superannuation, (633000) - ***145]		
Balance remaining		\$0.00
Total Tax on agency fees	\$10.98	
(* includes Tax)		

Darren Bell, Joyleen Bell
68 Coventry Road
Roleystone WA 6111

Tax Invoice

Statement #13

1 Aug 2018

Money In	\$1,297.10
Money Out	\$374.23
You Received	\$922.87

Properties

38/11 Heritage Park Dr, Baldvis WA 6171

Rented for \$1,260.12 per month

Tenant Rebekkah Leigh Gooderson is paid to 15/08/2018

Details for Account OWN00175

	Money Out	Money In
Balance brought forward		\$0.00
38/11 Heritage Park Dr, Baldvis WA 6171		
Rent paid to 1/08/2018 with part payment of \$580.00 (previously paid to 1/07/2018 + \$580.00)		\$1,260.12
water 21.5 to 23.7		\$36.98
water 21.5 to 23.7 and rates - Water Corporation	\$198.44	
Statement Fee *	\$55.00	
Management Fees *	\$110.89	
Administration Fee *	\$9.90	
Account Transactions		
Withdrawal by EFT to owner Bell Superannuation	\$922.87	
[EFT Transfer to: Bell Superannuation, (633000) - ****145]		
Balance remaining		\$0.00
Total Tax on agency fees	\$15.98	
(* includes Tax)		



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Darren Bell, Joyleen Bell
 68 Coventry Road
 Roleystone WA 6111

Tax Invoice

Statement #14

3 Sep 2018

Money In	\$1,260.12
Money Out	\$765.15
You Received	\$494.97

Properties

38/11 Heritage Park Dr, Baldvis WA 6171
 Rented for \$1,260.12 per month
 Tenant Rebekkah Gooderson is paid to 15/09/2018

Details for Account OWN00175

	Money Out	Money In
Balance brought forward		\$0.00
38/11 Heritage Park Dr, Baldvis WA 6171		
Rent paid to 1/09/2018 with part payment of \$580.00 (previously paid to 1/08/2018 + \$580.00)		\$1,260.12
1st Instalment of Shire rates - City of Rockingham	\$417.36	
Routine Inspection *	\$77.00	
Management Fees *	\$110.89	
Administration Fee *	\$9.90	
Lease Renewal *	\$150.00	
Account Transactions		
Withdrawal by EFT to owner Bell Superannuation	\$494.97	
[EFT Transfer to: Bell Superannuation, (633000) - ****145]		
Balance remaining		\$0.00
Total Tax on agency fees	\$31.62	
(* includes Tax)		

Darren Bell, Joyleen Bell
68 Coventry Road
Roleystone WA 6111

Tax Invoice

Statement #15

1 Oct 2018

Money In	\$1,260.12
Money Out	\$384.29
You Received	\$875.83

Properties

38/11 Heritage Park Dr, Baldvis WA 6171

Rented for \$1,260.12 per month

Tenant Rebekkah Gooderson is paid to 15/10/2018

Details for Account OWN00175

	Money Out	Money In
Balance brought forward		\$0.00
38/11 Heritage Park Dr, Baldvis WA 6171		
Rent paid to 1/10/2018 with part payment of \$580.00 (previously paid to 1/09/2018 + \$580.00)		\$1,260.12
Strata Levies due 1.10.18 - Summit Realty Waikiki	\$263.50	
Management Fees *	\$110.89	
Administration Fee *	\$9.90	
Account Transactions		
Withdrawal by EFT to owner Bell Superannuation [EFT Transfer to: Bell Superannuation, (633000) - ***145]	\$875.83	
Balance remaining		\$0.00

Total Tax on agency fees \$10.98

(* includes Tax)

Darren Bell, Joyleen Bell
68 Coventry Road
Roleystone WA 6111

Tax Invoice

Statement #16

1 Nov 2018

Money In	\$1,301.11
Money Out	\$467.97
You Received	\$833.14

Properties

38/11 Heritage Park Dr, Baldvis WA 6171

Rented for \$1,260.12 per month

Tenant Rebekkah Gooderson is paid to 15/11/2018

Details for Account OWN00175

	Money Out	Money In
Balance brought forward		\$0.00
38/11 Heritage Park Dr, Baldvis WA 6171		
Rent paid to 1/11/2018 with part payment of \$580.00 (previously paid to 1/10/2018 + \$580.00)		\$1,260.12
water usage 23.7 to 21.9		\$40.99
water rates & usage - Water Corporation	\$199.84	
2nd instalment of shire rates - City of Rockingham *	\$147.34	
Management Fees *	\$110.89	
Administration Fee *	\$9.90	
Account Transactions		
Withdrawal by EFT to owner Bell Superannuation [EFT Transfer to: Bell Superannuation, (633000) - ****145]	\$833.14	
Balance remaining		\$0.00
Total Tax on attached expenses	\$13.39	
Total Tax on agency fees	\$10.98	

(* includes Tax)



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

Tax Invoice

Statement #17

3 Dec 2018

Money In	\$1,301.11
Money Out	\$197.79
You Received	\$1,103.32

Properties

38/11 Heritage Park Dr, Baldvis WA 6171

Rented for \$290.00 per week

Tenant Rebekkah Gooderson is paid to 26/12/2018

Details for Account OWN00175

	Money Out	Money In
Balance brought forward		\$0.00
38/11 Heritage Park Dr, Baldvis WA 6171		
Rent reset to \$290.00 weekly and paid to 25/11/2018 (note: change to weekly)		
Rent paid to 23/12/2018 with part payment of \$100.12 (previously paid to 25/11/2018)		\$1,260.12
water use 21.9 to 20.11		\$40.99
Routine Inspection *	\$77.00	
Management Fees *	\$110.89	
Administration Fee *	\$9.90	
Account Transactions		
Withdrawal by EFT to owner Bell Superannuation	\$1,103.32	
[EFT Transfer to: Bell Superannuation, (633000) - ****145]		
Balance remaining		\$0.00
Total Tax on agency fees	\$17.98	
(* includes Tax)		

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

Tax Invoice

Statement #18

9 Jan 2019

Money In	\$870.00
Money Out	\$549.80
You Received	\$0.00

Properties

38/11 Heritage Park Dr, Baldivis WA 6171

Rented for \$290.00 per week

Tenant Rebekkah Gooderson is paid to 16/01/2019

Details for Account OWN00175

	Money Out	Money In
Balance brought forward		\$0.00
38/11 Heritage Park Dr, Baldivis WA 6171		
Rent paid to 30/12/2018 with part payment of \$100.12 (previously paid to 23/12/2018 + \$100.12)		\$290.00
Rent paid to 6/01/2019 with part payment of \$100.12 (previously paid to 30/12/2018 + \$100.12)		\$290.00
Rent paid to 13/01/2019 with part payment of \$100.12 (previously paid to 6/01/2019 + \$100.12)		\$290.00
quarterly strata fees - Summit Realty Waikiki *	\$263.50	
water rates & usage - Water Corporation	\$199.84	
Administration Fee *	\$9.90	
Management Fees *	\$76.56	
Account Transactions		
Payment of \$320.20 withheld for outstanding expenses, including:		
3rd instalment of shire rates for \$688.91 (38/11 Heritage Park Dr) - City of Rockingham		
Balance remaining		\$320.20
Total Tax on attached expenses	\$23.95	
Total Tax on agency fees	\$7.86	
(* includes Tax)		

Tax Invoice

Statement #19

1 Feb 2019

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

Money In	\$870.00
Money Out	\$970.79
You Received	\$219.41

Properties

38/11 Heritage Park Dr, Baldvis WA 6171

Rented for \$290.00 per week

Tenant Rebekkah Gooderson is paid to 6/02/2019

Details for Account OWN00176

	Money Out	Money In
Balance brought forward		\$320.20
38/11 Heritage Park Dr, Baldvis WA 6171		
Rent paid to 20/01/2019 with part payment of \$100.12 (previously paid to 13/01/2019 + \$100.12)		\$290.00
Rent paid to 27/01/2019 with part payment of \$100.12 (previously paid to 20/01/2019 + \$100.12)		\$290.00
Rent paid to 3/02/2019 with part payment of \$100.12 (previously paid to 27/01/2019 + \$100.12)		\$290.00
3rd instalment of shire rates - City of Rockingham	\$688.91	
Water Rates & Usage - Water Corporation	\$195.42	
Management Fees *	\$76.56	
Administration Fee *	\$9.90	
Account Transactions		
Withdrawal by EFT to owner Bell Superannuation [EFT Transfer to: Bell Superannuation, (633000) - ****145]	\$219.41	
Balance remaining		\$0.00
Total Tax on agency fees	\$7.86	

(* includes Tax)

Tax Invoice

Statement #20

1 Mar 2019

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

Money In	\$1,283.85
Money Out	\$621.75
You Received	\$662.10

Properties

38/11 Heritage Park Dr, Baldivis WA 6171

Rented for \$290.00 per week

Tenant Rebekkah Gooderson is paid to 8/03/2019

Details for Account OWN00175

	Money Out	Money In
Balance brought forward		\$0.00
38/11 Heritage Park Dr, Baldivis WA 6171		
Rent paid to 10/02/2019 with part payment of \$100.12 (previously paid to 3/02/2019 + \$100.12)		\$290.00
Rent paid to 17/02/2019 with part payment of \$100.12 (previously paid to 10/02/2019 + \$100.12)		\$290.00
Rent paid to 17/02/2019 with part payment of \$182.98 (previously paid to 17/02/2019 + \$100.12)		\$82.86
Rent paid to 24/02/2019 with part payment of \$182.98 (previously paid to 17/02/2019 + \$182.98)		\$290.00
Rent paid to 3/03/2019 with part payment of \$182.98 (previously paid to 24/02/2019 + \$182.98)		\$290.00
Water use 20.11 to 21.1		\$40.99
Final instalment of shire rates - City of Rockingham	\$425.48	
Management Fees *	\$109.37	
Routine Inspection *	\$77.00	
Adminstration Fee *	\$9.90	
Account Transactions		
Withdrawal by EFT to owner Bell Superannuation	\$662.10	
[EFT Transfer to: Bell Superannuation, (633000) - ***145]		
Balance remaining		\$0.00
Total Tax on agency fees	\$17.84	
(* includes Tax)		

Tax Invoice

Statement #21

1 Apr 2019

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

Money In	\$1,489.20
Money Out	\$919.65
You Received	\$569.55

Properties

38/11 Heritage Park Dr, Baldvis WA 6171

Rented for \$290.00 per week

Tenant Rebekkah Gooderson is paid to 12/04/2019

Details for Account OWN00175

	Money Out	Money In
Balance brought forward		\$0.00
38/11 Heritage Park Dr, Baldvis WA 6171		
Rent paid to 10/03/2019 with part payment of \$182.98 (previously paid to 3/03/2019 + \$182.98)		\$290.00
Rent paid to 17/03/2019 with part payment of \$182.98 (previously paid to 10/03/2019 + \$182.98)		\$290.00
Rent paid to 24/03/2019 with part payment of \$182.98 (previously paid to 17/03/2019 + \$182.98)		\$290.00
Rent paid to 31/03/2019 with part payment of \$182.98 (previously paid to 24/03/2019 + \$182.98)		\$290.00
Rent paid to 7/04/2019 with part payment of \$182.98 (previously paid to 31/03/2019 + \$182.98)		\$290.00
water use 21.3 to 21.3		\$39.20
Quarterly Strata Fees April - Summit Realty Waikiki	\$288.25	
Quarterly Strata Fees April - Summit Realty Waikiki	\$295.85	
water rates & usage - Water Corporation	\$198.05	
Management Fees *	\$127.60	
Administration Fee *	\$9.90	
Account Transactions		
Withdrawal by EFT to owner Bell Superannuation	\$569.55	
[EFT Transfer to: Bell Superannuation, (633000) - ****145]		
Balance remaining		\$0.00
Total Tax on agency fees	\$12.50	
(* includes Tax)		

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

Tax Invoice

Statement #22

1 May 2019

Money In	\$252.69
Money Out	\$218.63
You Received	\$0.00

Properties

38/11 Heritage Park Dr, Baldvis WA 6171

Rented for \$290.00 per week
Tenant Rebekkah Gooderson is paid to 17/04/2019

Details for Account OWN00175

	Money Out	Money In
Balance brought forward		\$0.00
38/11 Heritage Park Dr, Baldvis WA 6171		
Rent paid to 17/04/2019 (previously paid to 7/04/2019 + \$182.98)		\$231.31
Invoice: Final water reading, paid from deposit		\$21.38
Final water reading - Water Corporation *	\$38.37	
Management Fees *	\$20.36	
Final Bond Inspection *	\$150.00	
Administration Fee *	\$9.90	
Account Transactions		
Payment of \$34.06 was withheld for		
Uncleared amount \$34.06 (balance brought forward)		
Outstanding expenses, including:		
Website Advertising & Photos for \$300.00 (38/11 Heritage Park Dr) - PEB General Account		
Balance remaining		\$34.06

Total Tax on attached expenses \$3.49

Total Tax on agency fees \$16.39

(* includes Tax)

Tax Invoice

Statement #23

1 Jun 2019

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

Money In	\$620.00
Money Out	\$449.71
You Received	\$204.35

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 [EFT Transfer to: Bell Superannuation, (633000) - ***145]	\$204.35	
Balance remaining		\$0.00
Total Tax on attached expenses	\$27.27	
Total Tax on agency fees	\$13.61	

(* includes Tax)