



Owner Statement

Tax Invoice

HORTON LTD
PO BOX 591
CAPALABA QLD 4157

Account	30BIRCH
Statement number	5
Statement period	31 January 2022 - 28 February 2022
Ownership	Ltd, Horton Supertee Pty
For property	30 Birch St, Amity Point QLD
Current Tenancy	Paul Van Leeuwen Rent: \$305.00 Weekly Paid to: 10/03/22 plus \$220.00 part payment

Balance Brought Forward \$0.00

Income	GST	Credit
Paul Van Leeuwen - RENT - 11/02/2022 to 10/03/2022 (part payment \$220.00)		\$1,220.00

Total Income:	\$1,220.00
Includes GST of:	\$0.00

Expenses	GST	Debit
14/02/22 - leak under kitchen sink		\$142.00
21/02/22 - fix faulty power circuit		\$99.00
28/02/22 - Rent Commission Fee to Agent (30BIRCH - 30 Birch St, Amity Point QLD)	\$12.48	\$137.29

Total expenses:	\$378.29
Includes GST of:	\$12.48

Payments to owner	GST	Debit
28/02/22		\$841.71

Total payments: Balance (\$0.00) + income (\$1,220.00) - expenses (\$378.29) - total held in trust (\$0.00) = \$841.71

TAX INVOICE

Dolphin realestate

Invoice Date
21 Feb 2022

Invoice Number
INV-1012

Reference
30 Birch st

ABN
60 032 843 887

Spinifex Electrical
Concepts
2 Boreen st
POINT LOOKOUT QLD
4183
AUSTRALIA

Description	Quantity	Unit Price	GST	Amount AUD
Fix Faulty Power circuit	1.00	90.00	10%	90.00
1 Hour				
			Subtotal	90.00
			TOTAL GST 10%	9.00
			TOTAL AUD	99.00

Due Date: 24 Feb 2022
PLEASE PAY TO SPINIFEX ELECTRICAL CONCEPTS
BSB 064-172
ACC 1076-3296
PLEASE PAY WITHIN 7 DAYS

PAYMENT ADVICE

To: Spinifex Electrical Concepts
2 Boreen st
POINT LOOKOUT QLD 4183
AUSTRALIA

Customer Dolphin realestate
Invoice Number INV-1012
Amount Due **99.00**
Due Date 24 Feb 2022

Amount Enclosed

Enter the amount you are paying above

Hyatt Plumbing Trust
PO Box 4093
Amity Point Q 4183

Tax Invoice

A.B.N. 12 827 346 774

Invoice #: 00015938

Date: 13/02/2022

Bill To:

Dolphin Real Estate
1 Endeavour Street
POINT LOOKOUT QLD
4183

Your Order #:

Description	Amount	Code
Supplied labour and materials to 30 Birch Street, AMITY on the 28/01/2022		GST
- Leak under kitchen sink - Replaced sink trap and put extension piece in		
Min 1/2 hr: 9:45am - 10:15am on the 28/01/2022, Greg	\$109.09	GST
Materials	\$20.00	GST

COMMENT

Terms: Net 7 Days

GST: \$12.91
Total Inc GST: \$142.00
Amount Applied: \$0.00
Balance Due: \$142.00

Please return this portion with payment to:

PO Box 4093
AMITY POINT 4183

Invoice Number

Date

Amount

00015938

13/02/2022

\$142.00

Please make payment to Hyatt Plumbing Trust by cheque or bank transfer.

BSB 124 004

Account 20735438

Please fax or email remittance advice.



Owner Statement

Tax Invoice

HORTON LTD
PO BOX 591
CAPALABA QLD 4157

Account	30BIRCH
Statement number	7
Statement period	31 March 2022 - 3 May 2022
Ownership	Ltd, Horton Supertee Pty
For property	30 Birch St, Amity Point QLD
Current Tenancy	Paul Van Leeuwen Rent: \$305.00 Weekly Paid to: 19/05/22 plus \$220.00 part payment

Balance Brought Forward			\$0.00
Income		GST	Credit
Paul Van Leeuwen - RENT - 22/04/2022 to 19/05/2022 (part payment \$220.00)			\$1,220.00
		Total Income:	\$1,220.00
		Includes GST of:	\$0.00
Expenses		GST	Debit
21/04/22 - faulty tempering valve			\$213.50
29/04/22 - replaced hot water system duo valve			\$79.75
03/05/22 - Rent Commission Fee to Agent (30BIRCH - 30 Birch St, Amity Point QLD)	\$12.48		\$137.29
		Total expenses:	\$430.54
		Includes GST of:	\$12.48
Payments to owner			
03/05/22		\$789.46	
Total payments: Balance (\$0.00) + Income (\$1,220.00) - expenses (\$430.54) - total held in trust (\$0.00) =			\$789.46



HORTON LTD
PO BOX 591
CAPALABA QLD 4157

Owner Statement

Tax Invoice

Account	30BIRCH
Statement Number	9
Statement period	31 May 2022 - 30 June 2022
Ownership	Ltd, Horton Supertee Pty
For property	30 Birch St, Amity Point QLD
Currentancy	Paul Van Leeuwen Rent: \$305.00 Weekly Paid to: 14/07/22 plus \$220.00 part payment

Balance Brought Forward			\$0.00
Income		GST	Credit
Paul Van Leeuwen - RENT - 17/06/2022 to 14/07/2022 (part payment \$220.00)			\$1,220.00
		Total income:	\$1,220.00
		Includes GST of:	\$0.00
Expenses		GST	Debit
27/06/22 - replace stove , smoke alarm			\$599.50
30/06/22 - Rent Commission Fee to Agent (30BIRCH - 30 Birch St, Amity Point QLD)	\$12.48		\$137.29
		Total expenses:	\$736.79
		Includes GST of:	\$12.48
Payments to owner			
30/06/22		\$483.21	
Total payments: Balance (\$0.00) + income (\$1,220.00) - expenses (\$736.79) - total held in trust (\$0.00) =			\$483.21