

Pat O'Driscoll Real Estate
Pencam Pty Ltd & Crowing Pty Ltd
T/As Pat O'Driscoll Real Estate
PO Box 1199, Rockhampton QLD 4700
P: 07 49272122 F: 07 49226010 ABN: 99-768-708-862

WAG Builders Superannuation Fund
PO Box 4038
ROCKHAMPTON QLD 4700

Ref: WAGBUILDER
Page: 1

WAG Builders Superannuation Fund
Owner Income & Expenditure for July 2018 to June 2019

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Tot
Property: 40 Lennox Street THE RANGE QLD 4700													
Balance Brought Forward													
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Income													
101 Rent	1700.00	1360.00	1360.00	1700.00	1360.00	1700.00	1360.00	1360.00	1360.00	1700.00	1360.00	1360.00	17680.00
	1700.00	1360.00	1360.00	1700.00	1360.00	1700.00	1360.00	1360.00	1360.00	1700.00	1360.00	1360.00	17680.00
Expenditure													
332 R & M - General	0.00	0.00	79.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79.00
414 Lease Fees	0.00	0.00	0.00	55.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55.00
419 GST on fees	14.95	12.06	12.06	14.95	12.06	14.95	12.06	12.06	12.06	14.95	12.06	13.42	157.64
481 Management Fees	144.50	115.60	115.60	144.50	115.60	144.50	115.60	115.60	115.60	144.50	115.60	129.24	1516.44
483 Admin Fees	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	60.00
	164.45	132.66	211.66	219.45	132.66	164.45	132.66	132.66	132.66	164.45	132.66	147.66	1868.08
Carried Forward													
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income													
	1535.55	1227.34	1148.34	1480.55	1227.34	1535.55	1227.34	1227.34	1227.34	1535.55	1227.34	1212.34	15811.92

Pat O'Driscoll Real Estate

Pencam Pty Ltd & Crowing Pty Ltd
T/As Pat O'Driscoll Real Estate
PO Box 1199, Rockhampton QLD 4700
P: 07 49272122 F: 07 49226010 ABN: 99-768-708-862

WAG Builders Superannuation Fund
PO Box 4038
ROCKHAMPTON QLD 4700

Agent ABN: 99-768-708-862
Primary Owner Statement for
Period Ending: 29/06/19
Reference: WAGBUILDER
TAX INVOICE

JUNE

WAG Builders Superannuation Fund

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
40 Lennox Street	Damian Bohan & Connor Bohan	340.00	W1 01/06/19	28/06/19	4	1360.00	200.00
Date	Disbursements & Sundry Receipts					Debit	Credit
	Total Rent Collected From Tenants						1360.00
17/06/19	EFT payment to owner WAG Builders Superannuation Fu					616.42 ✓	
28/06/19	*Income & Expenditure					13.64	
	*Management Fees					115.60	
	*Admin Fee					5.00	
	Plus GST on items marked *					13.42	
						<hr/> 764.08	<hr/> 1360.00
	NETT AMOUNT TO BE PAID						595.92

Transferred to your bank account \$595.92

Payment Details: WAG Builders Superannuation Fund 100945732 655-000 The Rock Rockhampton

Pat O'Driscoll Real Estate
Pencam Pty Ltd & Crowing Pty Ltd
T/As Pat O'Driscoll Real Estate
PO Box 1199, Rockhampton QLD 4700
P: 07 49272122 F: 07 49226010 ABN: 99-768-708-862

WAG Builders Superannuation Fund
PO Box 4038
ROCKHAMPTON QLD 4700

Agent ABN: 99-768-708-862
Primary Owner Statement for
Period Ending: 03/06/19
Reference: WAGBUILDER *MAY '19.*
TAX INVOICE

WAG Builders Superannuation Fund

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
40 Lennox Street	Damian Bohan & Connor Bohan	340.00 W1	04/05/19	31/05/19	4	1360.00	200.00
Date	Disbursements & Sundry Receipts					Debit	Credit
	Total Rent Collected From Tenants						1360.00
15/05/19	EFT payment to owner	WAG Builders Superannuation Fu				616.42 ✓	
	*Management Fees					115.60	
	*Admin Fee					5.00	
	Plus GST on items marked *					12.06	
						749.08	1360.00
	NETT AMOUNT TO BE PAID						610.92 ✓

Transferred to your bank account \$610.92
Payment Details: WAG Builders Superannuation Fund 100945732 655-000 The Rock Rockhampton

Pat O'Driscoll Real Estate
 Pencam Pty Ltd & Crowing Pty Ltd
 T/As Pat O'Driscoll Real Estate
 PO Box 1199, Rockhampton QLD 4700
 P: 07 49272122 F: 07 49226010 ABN: 99-768-708-862

WAG Builders Superannuation Fund
 PO Box 4038
 ROCKHAMPTON QLD 4700

Agent ABN: 99-768-708-862
 Primary Owner Statement for
 April 2019

Reprinted: 15/10/19 *APRIL '19.*

Reference: WAGBUILDER
TAX INVOICE

WAG Builders Superannuation Fund

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit	
40 Lennox Street	Damian Bohan & Connor Bohan	340.00 W1	30/03/19	03/05/19	5	1700.00	200.00	
Date	Disbursements & Sundry Receipts					Debit	Credit	
Total Rent Collected From Tenants							1700.00	
15/04/19	EFT payment to owner	WAG Builders Superannuation Fu				616.42 ✓		
01/05/19	EFT payment to owner	WAG Builders Superannuation Fu				919.13 ✓		
	*Management Fees					144.50		
	*Admin Fee					5.00		
	Plus GST on items marked *					14.95		
						1700.00	1700.00	
NETT AMOUNT								0.00

Pat O'Driscoll Real Estate
Pencam Pty Ltd & Crowing Pty Ltd
T/As Pat O'Driscoll Real Estate
PO Box 1199, Rockhampton QLD 4700
P: 07 49272122 F: 07 49226010 ABN: 99-768-708-862

WAG Builders Superannuation Fund
PO Box 4038
ROCKHAMPTON QLD 4700

Agent ABN: 99-768-708-862
Primary Owner Statement for
Period Ending: 01/04/19 *march '19*
Reference: WAGBUILDER
TAX INVOICE

WAG Builders Superannuation Fund

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
10 Lennox Street	Damian Bohan & Connor Bohan	340.00	W1 02/03/19	29/03/19	4	1360.00	200.00
Date	Disbursements & Sundry Receipts					Debit	Credit
	Total Rent Collected From Tenants						1360.00
15/03/19	EFT payment to owner		WAG Builders Superannuation Fu			616.42 ✓	
	*Management Fees					115.60	
	*Admin Fee					5.00	
	Plus GST on items marked *					12.06	
						749.08	1360.00
	NETT AMOUNT TO BE PAID						610.92 ✓

Transferred to your bank account \$610.92

Payment Details: WAG Builders Superannuation Fund 100945732 655-000 The Rock Rockhampton

Pat O'Driscoll Real Estate
 Pencam Pty Ltd & Crowing Pty Ltd
 T/As Pat O'Driscoll Real Estate
 PO Box 1199, Rockhampton QLD 4700
 P: 07 49272122 F: 07 49226010 ABN: 99-768-708-862

WAG Builders Superannuation Fund
 PO Box 4038
 ROCKHAMPTON QLD 4700

Agent ABN: 99-768-708-862
 Primary Owner Statement for
 Period Ending: 01/03/19 *Feb '19*
 Reference: WAGBUILDER
TAX INVOICE

WAG Builders Superannuation Fund

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit	
10 Lennox Street	Damian Bohan & Connor Bohan	340.00	W1 02/02/19	01/03/19	4	1360.00	200.00	
Date	Disbursements & Sundry Receipts					Debit	Credit	
	Total Rent Collected From Tenants						1360.00	
15/02/19	EFT payment to owner	WAG Builders Superannuation Fu				616.42 ✓		
	*Management Fees					115.60		
	*Admin Fee					5.00		
	Plus GST on items marked *					12.06		
						749.08	1360.00	
	NETT AMOUNT TO BE PAID							610.92 ✓

Transferred to your bank account \$610.92

Payment Details: WAG Builders Superannuation Fund 100945732 655-000 The Rock Rockhampton

Pat O'Driscoll Real Estate
Pencam Pty Ltd & Crowing Pty Ltd
T/As Pat O'Driscoll Real Estate
PO Box 1199, Rockhampton QLD 4700
P: 07 49272122 F: 07 49226010 ABN: 99-768-708-862

WAG Builders Superannuation Fund
PO Box 4038
ROCKHAMPTON QLD 4700

Agent ABN: 99-768-708-862
Primary Owner Statement for
Period Ending: 01/02/19 *JAN 19*
Reference: WAGBUILDER
TAX INVOICE

WAG Builders Superannuation Fund

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit	
10 Lennox Street	Damian Bohan & Connor Bohan	340.00	W1 05/01/19	01/02/19	4	1360.00	200.00	
Date	Disbursements & Sundry Receipts					Debit	Credit	
	Total Rent Collected From Tenants						1360.00	
15/01/19	EFT payment to owner	WAG Builders Superannuation Fu			308.21 ✓			
	*Management Fees				115.60			
	*Admin Fee				5.00			
	Plus GST on items marked *				12.06			
					440.87		1360.00	
	NETT AMOUNT TO BE PAID							919.13 ✓

Transferred to your bank account \$919.13

Payment Details: WAG Builders Superannuation Fund 100945732 655-000 The Rock Rockhampton

Pat O'Driscoll Real Estate

Pencam Pty Ltd & Crowing Pty Ltd
T/As Pat O'Driscoll Real Estate
PO Box 1199, Rockhampton QLD 4700
P: 07 49272122 F: 07 49226010 ABN: 99-768-708-862

WAG Builders Superannuation Fund
PO Box 4038
ROCKHAMPTON QLD 4700

Agent ABN: 99-768-708-862
Primary Owner Statement for
December 2018

Reprinted: 04/02/19 *DEC 18*

Reference: WAGBUILDER

TAX INVOICE

WAG Builders Superannuation Fund

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
0 Lennox Street	Damian Bohan & Connor Bohan	340.00	W1 01/12/18	04/01/19	5	1700.00	200.00
Date	Disbursements & Sundry Receipts					Debit	Credit
	Total Rent Collected From Tenants						1700.00
17/12/18	EFT payment to owner		WAG Builders Superannuation Fu			616.42 ✓	
02/01/19	EFT payment to owner		WAG Builders Superannuation Fu			919.13 ✓	
	*Management Fees					144.50	
	*Admin Fee					5.00	
	Plus GST on items marked *					14.95	
						<u>1700.00</u>	<u>1700.00</u>
	NETT AMOUNT						0.00

Pat O'Driscoll Real Estate

Pencam Pty Ltd & Crowing Pty Ltd
T/As Pat O'Driscoll Real Estate
PO Box 1199, Rockhampton QLD 4700
P: 07 49272122 F: 07 49226010 ABN: 99-768-708-862

WAG Builders Superannuation Fund
PO Box 4038
ROCKHAMPTON QLD 4700

Agent ABN: 99-768-708-862
Primary Owner Statement for
Period Ending: 03/12/18 *Nov '18*
Reference: WAGBUILDER

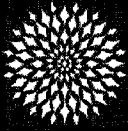
TAX INVOICE

WAG Builders Superannuation Fund

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
40 Lennox Street	Damian Bohan & Connor Bohan	340.00	W1 03/11/18	30/11/18	4	1360.00	200.00
Date	Disbursements & Sundry Receipts					Debit	Credit
	Total Rent Collected From Tenants						1360.00
15/11/18	EFT payment to owner		WAG Builders Superannuation Fu			616.42 ✓	
	*Management Fees					115.60	
	*Admin Fee					5.00	
	Plus GST on items marked *					12.06	
						<u>749.08</u>	<u>1360.00</u>
	NETT AMOUNT TO BE PAID						610.92 ✓

Transferred to your bank account \$610.92

Payment Details: WAG Builders Superannuation Fund 100945732 655-000 The Rock Rockhampton



Wag Builders Superannuation Fund,
c/ Pat O'Driscoll Real Estate Rockhampton
LEVEL 2/102 BOLSOLVER STREET
ROCKHAMPTON QLD 4700
AUSTRALIA

Report Number

WO-1297979

Client Reference

62112

Property Address (*Property we are Inspecting*):

40 Lennox Street, The Range, QLD 4700

Inspection Date

5/11/2018

Inspected By

Jamie Wilson

Property is Compliant *

On the date this property was inspected, the smoke alarm/s met the requirements of Australian Standard 3786 and the relevant sections of the Building Code of Australia. The property only remains compliant until the next tenancy change or tenancy renewal at which time the property must be re-inspected. While covered under a current Annual Service Plan, the property remains compliant until the next tenancy change or renewal.

Smoke Alarms

At this inspection, the following alarms were present or installed.

VOLTAGE	TYPE	EXPIRES	LOCATION	Room	FLOOR	EFECTIVE	COMPLIANT	NOTICE REFERENCE
10yr	PE	30/06/2026	Lounge		L2	Yes	Yes	
9v	PE	31/12/2024	Dining Room		L2	Yes	Yes	
9v	PE	31/01/2025	Rumpus		L1	Yes	Yes	
240v	Unk		Lounge		L2	No	No	

* Important note regarding compliance

The Building Code of Australia requires that any property built or substantially renovated after July 1997 must have 240 volt hard wired smoke alarms. As we are not Building Surveyors, we cannot know when a property was built or renovated. If you believe that this property was built or renovated after July 1997 and there are 9 volt alarms, you must advise us so that we can have them changed to 240 volt alarms to meet compliance requirements. If we have stated that this property is compliant with 9 volt alarms present, this is only the case if the property was built before July 1997 and has not been substantially renovated since.

Comments

Disarmed (base only) the expired 240v lounge alarm, however it is not required for compliance. Recommend replacement or disconnection of this alarm. Cost to replace: \$99.00. Cost to disconnect: \$80.00 - \$120.00.

Safety Switch

Safety Switch Result Sighted **Location**

There is no inspection charge as this property is currently covered under our Annual Service Plan, which is due for renewal on 27/10/2019.

HEAD OFFICE

Pat O'Driscoll Real Estate
Pencam Pty Ltd & Crowing Pty Ltd
T/As Pat O'Driscoll Real Estate
PO Box 1199, Rockhampton QLD 4700
P: 07 49272122 F: 07 49226010 ABN: 99-768-708-862

WAG Builders Superannuation Fund
PO Box 4038
ROCKHAMPTON QLD 4700

Agent ABN: 99-768-708-862
Primary Owner Statement for
Period Ending: 01/11/18 *Oct '18*
Reference: WAGBUILDER
TAX INVOICE

WAG Builders Superannuation Fund

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
40 Lennox Street	Damian Bohan & Connor Bohan	340.00 W1	29/09/18	02/11/18	5	1700.00	200.00
Date	Disbursements & Sundry Receipts					Debit	Credit
	Total Rent Collected From Tenants						1700.00
15/10/18	EFT payment to owner	WAG Builders Superannuation Fu				616.42 ✓	
31/10/18	40 Lennox Street	Pat O'Driscoll R/E Leasing Fees		Inv:40 Lennox			
	Lease Renewal Fee	(Includes 5.00 GST)				55.00	
	*Management Fees					144.50	
	*Admin Fee					5.00	
	Plus GST on items marked *					14.95	
						<u>835.87</u>	<u>1700.00</u>
	NETT AMOUNT TO BE PAID						864.13 ✓

Transferred to your bank account \$864.13

Payment Details: WAG Builders Superannuation Fund 100945732 655-000 The Rock Rockhampton

Pat O'Driscoll Real Estate
Pencam Pty Ltd & Crowing Pty Ltd
T/As Pat O'Driscoll Real Estate
PO Box 1199, Rockhampton QLD 4700
P: 07 49272122 F: 07 49226010 ABN: 99-768-708-862

WAG Builders Superannuation Fund
PO Box 4038
ROCKHAMPTON QLD 4700

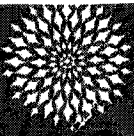
Agent ABN: 99-768-708-862
Primary Owner Statement for
Period Ending: 02/10/18 *SEPT 18*
Reference: WAGBUILDER
TAX INVOICE

WAG Builders Superannuation Fund

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
40 Lennox Street	Damian Bohan & Connor Bohan	340.00	W1 01/09/18	28/09/18	4	1360.00	200.00
						Debit	Credit
Total Rent Collected From Tenants							1360.00
17/09/18	EFT payment to owner	WAG Builders Superannuation Fu			616.42	✓	
02/10/18	40 Lennox Street	Smoke Alarm Solutions		Inv:155123			
	R & M - General	(Includes 7.18 GST)			79.00		
	*Management Fees				115.60		
	*Admin Fee				5.00		
	Plus GST on items marked *				12.06		
						828.08	1360.00
NETT AMOUNT TO BE PAID							531.92 ✓

Transferred to your bank account \$531.92

Payment Details: WAG Builders Superannuation Fund 100945732 655-000 The Rock Rockhampton



Wag Builders Superannuation Fund,
c/-Pat O'Driscoll Real Estate Rockhampton
Level 2/102 Bolsolver Street
Rockhampton QLD 4700
Australia

Invoice No:

SI00155123

Invoice Date:

28/09/2018

Date Due:

28/10/2018

Property Address: 40 Lennox Street, The Range, QLD 4700

IMPORTANT: SMOKE ALARM ANNUAL SERVICING EXPIRY
The Annual Smoke Alarm Service is due for renewal and should be paid by 27/10/2018

DESCRIPTION	QTY	UNIT COST
SUBSCRIPTION FEE - Diamond	1.00	\$79.00
Period 28 October 2018 until 27 October 2019		

Sub Total	\$71.82
GST	\$7.18
Total Amount	\$79.00
Amount Due	\$79.00

Payments

Please make cheques payable to Smoke Alarm Solutions Pty Limited or pay by direct deposit to Smoke Alarm Solutions, NAB, BSB 084456 Account No. 107020539. Please show SI00155123 in your reference so that we can reconcile your payment promptly.



Pat O'Driscoll Real Estate

Pencam Pty Ltd & Crowing Pty Ltd
T/As Pat O'Driscoll Real Estate
PO Box 1199, Rockhampton QLD 4700
P: 07 49272122 F: 07 49226010 ABN: 99-768-708-862

WAG Builders Superannuation Fund
PO Box 4038
ROCKHAMPTON QLD 4700

Agent ABN: 99-768-708-862
Primary Owner Statement for
Period Ending: 03/09/18 *AUG '18*
Reference: WAGBUILDER
TAX INVOICE

WAG Builders Superannuation Fund

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
4U Lennox Street	Damian Bohan & Connor Bohan	340.00	W1 04/08/18	31/08/18	4	1360.00	200.00
Date	Disbursements & Sundry Receipts					Debit	Credit
	Total Rent Collected From Tenants						1360.00
15/08/18	EFT payment to owner		WAG Builders Superannuation Fu		616.42	✓	
	*Management Fees				115.60		
	*Admin Fee				5.00		
	Plus GST on items marked *				12.06		
					<u>749.08</u>		<u>1360.00</u>
	NETT AMOUNT TO BE PAID						610.92/

Transferred to your bank account \$610.92

Payment Details: WAG Builders Superannuation Fund 100945732 655-000 The Rock Rockhampton

Pat O'Driscoll Real Estate
 Pencam Pty Ltd & Crowing Pty Ltd
 T/As Pat O'Driscoll Real Estate
 PO Box 1199, Rockhampton QLD 4700
 P: 07 49272122 F: 07 49226010 ABN: 99-768-708-862

WAG Builders Superannuation Fund
 PO Box 4038
 ROCKHAMPTON QLD 4700

Agent ABN: 99-768-708-862
 Primary Owner Statement for
 Period Ending: 01/08/18 *July '18*
 Reference: WAGBUILDER
TAX INVOICE

WAG Builders Superannuation Fund

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
40 Lennox Street	Damian Bohan & Connor Bohan	340.00	W1 30/06/18	03/08/18	5	1700.00	200.00
Date	Disbursements & Sundry Receipts					Debit	Credit
	Total Rent Collected From Tenants						1700.00
16/07/18	EFT payment to owner	WAG Builders Superannuation Fu				924.63	
	*Management Fees					144.50	
	*Admin Fee					5.00	
	Plus GST on items marked *					14.95	
						1089.08	1700.00
NETT AMOUNT TO BE PAID							610.92/

Transferred to your bank account \$610.92
 Payment Details: WAG Builders Superannuation Fund 100945732 655-000 The Rock Rockhampton

