



Agents Financial Administration Act 2016

Agent Wilson

Licence no: 4465946

Property Management Report and Trust Account Ledger for the period: 13 Apr 2023 to 3 May 2023

Beneficiary: Mooloolah Drive Pty Ltd
Property Address: 166 Charlotte St COOKTOWN

Statement Issue Date: 3/05/2023

Date	Payer/Payee	Details of Transaction	Reference No	Amount of Transaction
<u>Rental Income</u>				
18-Apr-23	Airbnb - Francis Loban	Rent/Charge	100216	1,390.27
02-May-23	HJC Electrical	Rent/Charge	100217	1,000.00
Total Rent Received on behalf of owner				2,390.27
<u>Property Management Commission and Cleaning</u>				
03-May-23	Wilson Adventures	Property Management Commission	671843	(478.05)
03-May-23	Wilson Adventures	Expense	672396	(360.00)
Total Property management Commission charged by Agent Wilson				(838.05)
<u>Net Income Disbursed to owner bank account:</u>		304-002 751604		
03-May-23	Mooloolah Drive Pty Ltd	Disbursement to owner	673682	(1,552.22)
Total Net Income Disbursed to owner				(1,552.22)

TAX INVOICE

Mooloolah Drive Pty Ltd

Invoice Date
3 May 2023Wilson Adventures Pty Ltd
Attention: Cindy Wilson**Invoice Number**
INV-040410-12 Passchendaele St
STRATFORD QLD 4870**Reference**
Apr 2023 Property
Management

AUSTRALIA

ABN
42 109 333 306

Description	Quantity	Unit Price	GST	Amount AUD
Booking Fees Apr 2023 166 Charlotte St, Cooktown				
20% (incl GST) of total booking income of \$2,390.27	1.00	434.59	10%	434.59
Cleaning Fee	2.00	163.64	10%	327.27
DO NOT PAY- DEDUCTED FROM OWNER MONTHLY PAYOUT				
			Subtotal	761.86
			TOTAL GST 10%	76.19
			TOTAL AUD	838.05

Due Date: 4 May 2023

PAYMENT ADVICE

To: Wilson Adventures Pty Ltd
Attention: Cindy Wilson
10-12 Passchendaele St
STRATFORD QLD 4870
AUSTRALIA

Customer Mooloolah Drive Pty Ltd
Invoice Number INV-0404
Amount Due 838.05
Due Date 4 May 2023

Amount Enclosed

Enter the amount you are paying above



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Total Net Income Disbursed to owner				(1,552.22)



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Licence no: 4465946

Property Management Report and Trust Account Ledger for the period: 2 Mar 2023 to 12 Ap 2023

Beneficiary: Mooloolah Drive Pty Ltd
Property Address: 166 Charlotte St COOKTOWN

Statement Issue Date: 12/04/2023

Date	Payer/Payee	Details of Transaction	Reference No	Amount of Transaction
<u>Rental Income</u>				
03-Apr-23	Airbnb - Sharon Milton	Rent/Charge	100213	1,803.45
Total Rent Received on behalf of owner				1,803.45
<u>Property Management Commission and Cleaning</u>				
12-Apr-23	Wilson Adventures	Property Management Commission	348522	(360.69)
12-Apr-23	Wilson Adventures	Expense	348993	(180.00)
Total Property management Commission charged by Agent Wilson				(540.69)
<u>Net Income Disbursed to owner bank account:</u>		304-002 751604		
12-Apr-23	Mooloolah Drive Pty Ltd	Disbursement to owner	349396	(1,262.76)
Total Net Income Disbursed to owner				(1,262.76)



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Licence no: 4465946

Property Management Report and Trust Account Ledger for the period: 2 Feb 2023 to 1 Mar 2023

**Beneficiary: Mooloolah Drive Pty Ltd
Property Address: 166 Charlotte St COOKTOWN**

Statement Issue Date: 1/03/2023

Date	Payer/Payee	Details of Transaction	Reference No	Amount of Transaction
<u>Rental Income</u>				
15-Feb-23	Airbnb (Luke Culleton)	Rent/Charge	100201	1,676.78
Total Rent Received on behalf of owner				1,676.78
<u>Property Management Commission</u>				
01-Mar-23	Wilson Adventures	Expenses and Property Management Comn	997059	(515.36)
Total Property management Commission charged by Agent Wilson				(515.36)
<u>Net Income Disbursed to owner bank account:</u>		304-002 751604		
01-Mar-23	Mooloolah Drive Pty Ltd	Disbursement to owner	999847	(1,161.43)
Total Net Income Disbursed to owner				(1,161.43)



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Property Management Report and Trust Account Ledger for the period: 1 Jan 2023 to 1 Feb 2023

**Beneficiary: Mooloolah Drive Pty Ltd
Property Address: 166 Charlotte St COOKTOWN**

Statement Issue Date: 2/02/2023

Date	Payer/Payee	Details of Transaction	Reference No	Amount of Transaction
<u>Rental Income</u>				
03-Jan-22	Airbnb - Ty Jones	Rent/Charge	100189	1,547.20
31-Jan-23	Airbnb - Nathan Vidler	Rent/Charge	100196	3,362.26
Total Rent Received on behalf of owner				4,909.46
<u>Property Management Commission</u>				
01-Feb-23	Wilson Adventures	Expenses and Property Management t	613868	(489.44)
01-Feb-23	Wilson Adventures	Expenses and Property Management t	633904	(852.45)
Total Property management Commission charged by Agent Wilson				(1,341.89)
<u>Net Income Disbursed to owner bank account:</u> 304-002 751604				
01-Feb-23	Mooloolah Drive Pty Ltd	Disbursement to owner	669252	(3,567.57)
Total Net Income Disbursed to owner				(3,567.57)



Property Management Report and Trust Account Ledger

For the period: 1/07/2021 to 30/09/2022

Agents Financial Administration Act 2016

Beneficiary: Mooloolah Drive Pty Ltd

Agent Wilson

Licence no: 4465946

Property Address: 166 Charlotte St COOKTOWN

Statement Date: 30/09/2022

Opening Balance: 0

Closing Balance: 0.00

Date	Payer/Payee	Details of Transaction	Receipt Number	Payment Reference	Amount of Transaction	Balance of Account
1/07/2021		Opening Balance				0
02-Jul-21	Airbnb (Chay Woodhouse & Stewart)	Rent/Charge	100002		2,119.95	2,119.95
14-Jul-21	Airbnb (Michael Stoboi)	Rent/Charge	100003		791.83	2,911.78
19-Jul-21	Airbnb (Martin Jones)	Rent/Charge	100005		1,266.77	4,178.55
22-Jul-21	Airbnb (Garry Mason)	Rent/Charge	100008		1,547.20	5,725.75
28-Jul-21	Airbnb (Greg Larkin)	Rent/Charge	100009		649.82	6,375.57
04-Aug-21	Mooloolah Drive Pty Ltd	Disbursement to owner		579336	(4,622.29)	1,753.28
04-Aug-21	Wilson Adventures	Property Management Commission		599456	(1,753.29)	(0.01)
05-Aug-21	Airbnb (Margaret Cross)	Rent/Charge	100010		1,827.63	1,827.62
09-Aug-21	Airbnb (Margaret Cross)	Rent/Charge	100012		145.53	1,973.15
11-Aug-21	Airbnb (Ron Ballinger)	Rent/Charge	100013		2,591.56	4,564.71
27-Aug-21	Airbnb (Maria Seaniger)	Rent/Charge	100016		5,250.81	9,815.52
30-Aug-21	Mooloolah Drive Pty Ltd	Disbursement to owner		120684	(7,116.25)	2,699.27
30-Aug-21	Wilson Adventures	Property Management Commission		121101	(2,699.27)	0.00
21-Sep-21	Extel Communication	Rent/Charge	100019		1,540.00	1,540.00
27-Sep-21	Mooloolah Drive Pty Ltd	Disbursement to owner		403691	(1,914.00)	(374.00)
27-Sep-21	Wilson Adventures	Property Management Commission		404418	(726.00)	(1,100.00)
27-Sep-21	Extel Communication	Rent/Charge	100020		1,100.00	0.00
07-Apr-22	Airbnb (Rebecca Hick)	Rent/Charge	100071		1,353.80	1,353.80
13-May-22	Mooloolah Drive Pty Ltd	Disbursement to owner		319366	(1,015.35)	338.45
17-May-22	Wilson Adventures	Property Management Commission		258098	(372.30)	(33.85)
31-May-22	Airbnb (Cameron Herbert)	Rent/Charge	100089		2,137.07	2,103.22
07-Jun-22	Wilson Adventures Commission	Property Management Commission		580533	(587.69)	1,515.53
07-Jun-22	Mooloolah Drive Pty Ltd	Disbursement to owner		581089	(1,515.53)	0.00
07-Jun-22	Airbnb (Cameron Herbert)	Rent/Charge	100095		1,015.35	1,015.35
09-Jun-22	Airbnb (Cameron Herbert)	Rent/Charge	100097		1,305.45	2,320.80
21-Jun-22	Airbnb (Luke Geering)	Rent/Charge	100105		2,543.21	4,864.01
29-Jun-22	Airbnb (Kirsten Harms)	Rent/Charge	100107		2,543.21	7,407.22
30-Jun-22	Wilson Adventures	Property Management Commission		745746	(2,036.99)	5,370.23
30-Jun-22	Mooloolah Drive Pty Ltd	Disbursement to owner		745833	(5,370.23)	0.00
14-Jul-22	Airbnb (Annie Grindrod)	Rent/Charge	100114		1527.86	1,527.86
28-Jul-22	Airbnb (Mary Ettling)	Rent/Charge	100124		1,000.85	2,528.71
11-Aug-22	Airbnb - Song Hong	Rent/Charge	100133		225.00	2,753.71
19-Aug-22	Airbnb - Sharnee Smith	Rent/Charge	100135		939.92	3,693.63
24-Aug-22	Airbnb - Tony Turton	Rent/Charge	100138		1,871.15	5,564.78



Property Management Report and Trust Account Ledger

For the period: 1/07/2021 to 4/01/2023

Agents Financial Administration Act 2016

Agent Wilson

Licence no: 4485946

Beneficiary: Mooloolah Drive Pty Ltd

Property Address: 166 Charlotte St COOKTOWN

Statement Date: 4/01/2023
Opening Balance: 0
Closing Balance: 0.00

Date	Payer/Payee	Details of Transaction	Receipt Number	Payment Reference	Amount of Transaction	Balance of Account
07-Sep-22	Airbnb - Luke Culleton	Rent/Charge	100141		1,199.08	6,763.86
09-Sep-22	Airbnb - Luke Culleton	Rent/Charge	100142		280.43	7,044.29
09-Sep-22	Wilson Adventures	Expenses and Property Management Commission		113552	(2,715.83)	4,328.46
09-Sep-22	Mooloolah Drive Pty Ltd	Disbursement to owner		114098	(2,848.95)	1,479.51
21-Sep-22	Airbnb-Jason Cassidy	Rent/Charge	100145		1,813.13	3,292.64
28-Sep-22	Airbnb-Jason Cassidy	Rent/Charge	100146		381.96	3,674.60
30-Sep-22	Wilson Adventures	Property Management Commission		713504	(918.65)	2,755.95
30-Sep-22	Mooloolah Drive Pty Ltd	Disbursement to owner		713857	(2,755.95)	0.00
12-Oct-22	Airbnb	Rent/Charge	100156		1,817.96	1,817.96
27-Oct-22	Airbnb - Katrina Davies	Rent/Charge	100159		1,377.98	3,195.94
08-Nov-22	Wilson Adventures	Expenses and Property Management Commission		225287	(1,963.88)	1,232.06
08-Nov-22	Mooloolah Drive Pty Ltd	Disbursement to owner		225391	(1,232.06)	0.00
01-Nov-22	Airbnb - Tim Jirgens	Rent/Charge	100162		5,202.46	5,202.46
25-Nov-22	Wilson Adventures	Expenses and Property Management Commission		947088	(1,610.68)	3,591.78
25-Nov-22	Mooloolah Drive Pty Ltd	Disbursement to owner		947457	(3,591.79)	(0.01)
13-Dec-22	Airbnb - Angela Whittaker	Rent/Charge	100176		1,363.47	1,363.46
30-Dec-22	Airbnb - Jenna Weaver	Rent/Charge	100186		1,202.95	2,566.41
30-Dec-22	Wilson Adventures	Expenses and Property Management Commission		581871	(873.28)	1,693.13
30-Dec-22	Mooloolah Drive Pty Ltd	Disbursement to owner		582311	(1,693.13)	0.00