



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		
Rental Income						
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 Re	ceived on behalf of owner			2,390.27		
Property Management Commission and Cleaning						
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						
Net Income D	isbursed to owner bank account:	304-002 751604				
03-May-23	Mooloolah Drive Pty Itd	Disbursement to owner	673682	(1,552.22)		
Total Net Income Disbursed to owner (1,552						



TAX INVOICE

Mooloolah Drive Pty Itd

Invoice Date 3 May 2023

Invoice Number INV-0404

Reference Apr 2023 Property Management

ABN 42 109 333 306

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

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
		TO	TAL 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 Invoice Number	Mooloolah Drive Pty ltd INV-0404
Amount Due	838.05
Due Date	4 May 2023
Amount Enclosed	4 May 2023

Enter the amount you are paying above





Agent Wilson

Licence no: 4465946

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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)		
Net Income D	isbursed to owner bank account:	304-002 751604				
03-May-23	Mooloolah Drive Pty ltd	Disbursement to owner	673682	(1,552.22)		
Total Net Income Disbursed to owner						





Agent Wilson 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 Rental Income	Payer/Payee	Details of Transaction	Reference No	Amount of Transaction		
03-Apr-23	Airbnb - Sharon Milton	Rent/Charge	100213	1,803.45		
Total Rent Re	Total Rent Received on behalf of owner					
Property Management Commission and Cleaning						
12-Apr-23 12-Apr-23	Wilson Adventures Wilson Adventures	Property Management Commission Expense	348522 348993	(360.69) (180.00)		
Total Property	management Commission charged by Ag	gent Wilson		(540.69)		
Net Income D	sbursed to owner bank account:	304-002 751604				
12-Apr-23	Mooloolah Drive Pty ltd	Disbursement to owner	349396	(1,262.76)		
Total Net Income Disbursed to owner (1,2)						





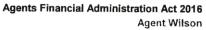
Agent Wilson Licence no: 4465946

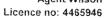
Property Management Report and Trust Account Ledger for the period: 2 Feb 2023 to 1 Mar 2023

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

Statement Issue Date: 1/03/2023

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





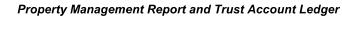


Property Management Report and Trust Account Ledger for the period: 1 Jan 2023 to 1 Feb 2023

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

Statement Issue Date: 2/02/2023

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



For the period: 1/07/2021 to 30/09/2022
Agents Financial Administration Act 2016

Agent Wilson

Licence no: 4465946

Statement Date: 30/09/2022 Opening Balance: 0

Closing Balance: 0.00

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Beneficiary: Mooloolah Drive Pty Ltd

Property Address: 166 Charlotte St COOKTOWN

				Payment	Amount of	Balance of
Date	Payer/Payee	Details of Transaction	Number F	Reference	Transaction	Account
1/07/2021		Opening Balance				0
02-Ju l -21	Airbnb (Chay Woodhouse & Stewart	•	100002		2,119.95	2,119.95
14-Jul-21	Airbnb (Michael Stoboi)	Rent/Charge	100003		791.83	2,911.78
19 - Ju l- 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-Ju l- 21	Airbnb (Greg Larkin)	Rent/Charge	100009		649.82	6,375.57
04-Aug-21	Mooloolah Drive Pty Itd	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 Itd	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 Itd	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 Itd	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 Itd	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 Itd	Disbursement to owner		745833	(5,370.23)	0.00
14-Ju l- 22	Airbnb (Annie Grindrod)	Rent/Charge	100114		1527.86	1,527.86
28-Ju l -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	Airbng - Tony Turton	Rent/Charge	100138		1,871.15	5,564.78
30-Jun-22 14-Jul-22 28-Jul-22 11-Aug-22 19-Aug-22	Mooloolah Drive Pty Itd Airbnb (Annie Grindrod) Airbnb (Mary Ettling) Airbnb - Song Hong Airbnb - Sharnee Smith	Disbursement to owner Rent/Charge Rent/Charge Rent/Charge Rent/Charge Rent/Charge	100124 100133 100135		(5,370.23) 1527.86 1,000.85 225.00	0.00 1,527.86 2,528.71 2,753.71 3,693.63

Property Management Report and Trust Account Ledger

Mooloolah Drive Pty Ltd

166 Charlotte St COOKTOWN

Agent Wilson

Beneficiary:

Property Address:

For the period: 1/07/2021 to 4/01/2023 Agents Financial Administration Act 2016

Agent Wilson

License no: 4465946

Statement Date: 4/01/2023

Opening Balance: 0 Closing Balance: 0.00

			Closing Balance:		0.00	
Date	Payer/Payee	Details of Transaction		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 Itd	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 Itd	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 -N ov-22	Wilson Adventures	Expenses and Property Management Commission		225287	(1,963.88)	1,232.06
08-Nov-22	Mooloolah Drive Pty Itd	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 Itd	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 Itd	Disbursement to owner		582311	(1,693.13)	0.00