WELLSPRING INVESTMENTS PTY LTD

PROPERTY SITUATED A 3/5A OLEANDER STREET DAISY HILL

JULY 2022 - JUNE 2023

INOME AS PER STATEM	MENTS	EXPENSES
JULY 2022	2,000.00	
AUGUST 2022	2,500.00	
SEPTEMBER 2022	2,000.00	
OCTOBER 2022	2,500.00	
NOVEMBER 2022	2,000.00	
DECEMBER 2022	2,000.00	
JANUARY 2023	2,500.00	
FEBRUARY 2023	2,000.00	
MARCH 2023	1,640.90	359.10 509% COST OF TURF
APRIL 2023	2,000.00	9 9
MAY 2023	2,500.00	
JUNE 2023	2,000.00	
	25,640.90	359.10

TOTAL INCOME WAS \$26,000.00

LESS: EXPENSES \$. 359.10



ABN: 18 500 579 452

% 0407 300 100

□ admin@precisionlawnservices.com.au

www.precisionlawnservices.com.au

TAX INVOICE

Andrew Wheeler Unit 3 5a Oleander St DAISY HILL QLD 4127 AUSTRALIA **Date** 09 Mar 2023

Due Date 15 Mar 2023 Invoice Number INV-7321

Description	Quantity	Price	GST	Amount
Supply and install Sir Walter turf				
 Prepare area for turfing Supply Sir Walter turf Supply premium starter fertiliser Lay, roll and first watering 	1.00	585.70	10%	585.70
Queensland Waste Levy	1.00	67.20	10%	67.20
			Subtotal	\$652.90
		Т	otal GST 10%	\$65.29
			Invoice Total	\$718.19

Due Date: 15 Mar 2023

For questions, please contact us on 0407 300 100 or

Receipts are available on request.

WE Pay 50 2 = \$359.10 064 433 1052 3213 CBA

Payment Terms: Invoice is due on completion of work, unless agreed otherwise beforehand.

Accounts overdue by 3 days will incur account keeping fees. Default clients will be referred to our debt collection agency with all legal fees and collection agency fees associated to be added to the claim.

PAYMENT METHODS				
Bank Deposit	Mastercard, Visa, American Express			
BSB - 064 170 Account Number - 1073 6947	Click 'Pay Now' on the invoice link included within the emai			
Account Name – Precision Lawn and Landscaping Services Reference – Invoice #	One-off or Recurring payments options are available			



Phone: +61 444 599 746

Email: logan@acebodycorp.com.au

Postal: PO Box 3074, Loganholme Qld 4129

ABN: 98 793 287 622

Professional Personal Service

www.acebodycorp.com.au

NOTICE OF CONTRIBUTIONS

Wellspring investments Pty Ltd 141 Barokee Drive, TANAH MERAH QLD 4128 Invoice

Net Amount Payable:

\$ 232.46

Due Date:

02/08/2022

Body Corporate OLEANDER VILLAS - CTS: 47646 - ABN: 32874941471

Lot No. 3 Unit 3 Address: 5A Oleander Street,, DAISY HILL QLD, QLD Contribution Entitlement: 1 Interest Entitlement: 1	O 4127	Per	evious Balance: nalty Interest: ued levies not due:	0.00 0.00 0.00
Description	Transaction Type	Fund	Gross	Totals
01/08/2022 to 31/10/2022 for total Levy of \$76.54 pa 01/08/2022 to 31/10/2022 for total Levy of \$181.75 pa	Normal Normal	Admin Sink	\$76.54 \$181.75	\$76.54 \$181.75
Arrears/Issued at time of printing Gross Amount Discount allowed if received by due date of 02/08/20	22			\$0.00 \$258.29 \$25.83
Net Amount Payable				\$232.46

If mailing your payment please tear off this slip and return with payment. DO NOT include correspondence with your payment. Please make cheques payable to: Body Corporate for CTS 47646



DEFT Reference Number: 2824 5948 6345 4210 0036

How to Pay

Internet:

By post: Mail this slip with your cheque to: DEFT Payment Systems, GPO

Box 141, BRISBANE QLD 4001

Contact your bank, credit union or building society to make this Bpay:

payment from your cheque or savings account.

Please call 1300 301 090 to make your payment using a By phone:

Mastercard, Visa, American Express, Diners Card.

Visit www.deft.com.au and use the DEFT reference number

In person: Present this page to make your payment by cheque or EFTPOS at

any post office.

Ace Body Corporate Management (Logan) Lot No. 3 Unit 3

OLEANDER VILLAS

Invoice No: 0000041 If Paid After Due Date: \$258.29 If Paid Before Due Date: \$232.46 Due Date:

02/08/2022

Biller Code: 96503

Reference: 2824 5948 6345 4210 0036





*496 282459486 34542100036

Payments by credit or debit card may attract a surcharge. Registration is required for payments from cheque or savings accounts. Registration forms available from www.deft.com.au.



Phone:

+61 444 599 746

Email:

logan@acebodycorp.com.au

Postal:

PO Box 3074, Loganholme Old 4129

ABN:

98 793 287 622

Professional Personal Service

www.acebodycorp.com.au

FC NTRIBUTI NS TICE

Invoice

W Ilspring inv stm nts Pty Ltd

141 Barok Driv,

TANAH MERAH QLD 4128

Invoice No: 0000045 Issue Date: 02/11/22

Net Amount Payable:

\$ 609.55

Due Date:

02/12/2022

Body Corporate LEANDER VILLAS - CTS: 47646 - ABN: 32874941471

Lot No. 3 Unit 3	7	Pre	vious Balance:	0.00
Address: 5A OI and r Str t., DAISY HILL QLD, QLD 4127 Contribution Entitlement: 1 Interest Entitlement: 1		Penalty Interest: Issued levies not due:		0.00
				0.00
Description	Transaction Type	Fund	Gross	Totals
01/11/2022 to 31/01/2023 for total L vy of \$1480.54 pa	Normal	Admin	\$468.00	\$468.00
01/11/2022 to 31/01/2023 for total L vy of \$809.60 pa	Normal	Sink	\$209.28	\$209.28
Arrears/Issued at time of printing				\$0.00
Gross Amount				\$677.28
Discount allowed if received by due date of 02/12/202	22			\$67.73
Net Amount Payable				\$609.55

If mailing your payment please tear off this slip and return with payment. D N T include correspondence with your payment. Please make cheques payable to: Body Corporate for CTS 47646



DEFT Reference Number: 2824 5948 6345 4210 0036

How to Pay

Bpay:

Mail this slip with your ch qu to: DEFT Paym nt Syst ms, GPO By post:

Box 141, BRISBANE QLD 4001

Contact your bank, cr dit union or building soci ty to mak this

paym nt from your ch qu or savings account.

PI as call 1300 301 090 to mak your paym nt using a By phone: Mast roard, Visa, Am rican Expr ss, Din rs Card.

Visit www.d ft.com.au and us th DEFT r f r nc numb r Internet:

suppli d on this pag .

Pr s nt this pag to mak your paym nt by ch qu or EFTPOS at In person:

any post offic .

Ac Body Corporat Manag m nt (Logan)

Lot No. 3 Unit 3 **OLEANDER VILLAS**

Biller Code: 96503

Invoice No: If Paid After Due Date:

\$677.28 \$609.55 02/12/2022

0000045

If Paid Before Due Date: **Due Date:**

Reference: 2824 5948 6345 4210 0036





*496 282459486 34542100036

Paym nts by cr dit or d bit card may attract a surcharg R gistration is r quir d for paym nts from ch qu or savings accounts. R gistration forms availabl from www.d ft.com.au.



+61 444 599 746 Phone:

logan@acebodycorp.com.au Email:

PO Box 3074, Loganholme Qld 4129 Postal:

98 793 287 622 ABN:

Professional Personal Service

www.acebodycorp.com.au

FC NTRIBUTI NS TICE

Invoice

Invoice No: 0000049 Issue Date: 02/01/23

Net Amount Payable:

\$ 609.55

0.00

0.00

0.00

Due Date:

01/02/2023

Body Corporate LEANDER VILLAS - CTS: 47646 - ABN: 32874941471

Previous Balance: Lot No. 3 Unit 3 Penalty Interest: Address: 5A OI and r Str t, DAISY HILL QLD, QLD 4127 Issued levies not due: Contribution Entitlement: 1 Interest Entitlement: 1

Totals Gross **Transaction Type** Fund Description \$468.00 Admin \$468.00 01/02/2023 to 30/04/2023 for total L vy of \$1480.54 pa Normal \$209.28 \$209.28 Sink 01/02/2023 to 30/04/2023 for total L vy of \$809.60 pa Normal

Arrears/Issued at time of printing

\$677.28

\$0.00

Gross Amount

Discount allowed if received by due date of 01/02/2023

W Ilspring inv stm nts Pty Ltd

TANAH MERAH QLD 4128

141 Barok Driv,

\$67.73

Net Amount Payable

\$609.55

If mailing your payment please tear off this slip and return with payment. D N T include correspondence with your payment. Please make cheques payable to: Body Corporate for CTS 47646

DEFT Reference Number: 2824 5948 6345 4210 0036

How to Pay By post:

Bpay:

In person:

Mail this slip with your ch qu to: DEFT Paym nt Syst ms, GPO

Box 141, BRISBANE QLD 4001

Contact your bank, cr dit union or building soci ty to mak this

paym nt from your ch qu or savings account.

PI as call 1300 301 090 to mak your paym nt using a By phone: Mast roard, Visa, Am rican Expr ss, Din rs Card.

Visit www.d ft.com.au and us th DEFT rfrnc numb r Internet:

suppli d on this pag .

Pr s nt this pag to mak your paym nt by ch qu or EFTPOS at

any post offic .

Ac Body Corporat Manag m nt (Logan)

Lot No. 3 Unit 3 **OLEANDER VILLAS**

0000049 Invoice No: If Paid After Due Date: \$677.28 \$609.55 If Paid Before Due Date: 01/02/2023 **Due Date:**

Biller Code: 96503

Reference: 2824 5948 6345 4210 0036





*496 282459486 34542100036

Paym nts by cr dit or d bit card may attract a surcharg . R gistration is r quir d for paym nts from ch qu or savings accounts. R gistration forms availabl from www.d ft.com.au.



+61 444 599 746 Phone:

Email: logan@acebodycorp.com.au

Postal: PO Box 3074, Loganholme Qld 4129

98 793 287 622 ABN:

Professional Personal Service

www.acebodycorp.com.au

TICE FC NTRIBUTI NS

W Ilspring inv stm nts Pty Ltd 141 Barok Driv . TANAH MERAH QLD 4128 Invoice

Invoice No: 0000053 Issue Date: 01/04/23

Net Amount Payable:

\$ 609.56

Due Date:

01/05/2023

Body Corporate LEANDER VILLAS - CTS: 47646 - ABN: 32874941471

Lot No. 3 Unit 3 **Previous Balance:** 0.00 Address: 5A OI and r Str t,, DAISY HILL QLD, QLD 4127 0.00 Penalty Interest: Contribution Entitlement: 1 Interest Entitlement: 1 Issued levies not due: 0.00

Description Transaction Type Fund Gross Totals 01/05/2023 to 31/07/2023 for total L vy of \$1480.54 pa Normal Admin \$468.00 \$468.00 01/05/2023 to 31/07/2023 for total L. vy of \$809.60 pa Normal Sink \$209.29 \$209.29

Arrears/Issued at time of printing

\$0.00 \$677.29

Gross Amount Discount allowed if received by due date of 01/05/2023

\$67.73

Net Amount Payable

\$609.56

If mailing your payment please tear off this slip and return with payment. D N T include correspondence with your payment.

Please make cheques payable to: Body Corporate for CTS 47646

DEFT Reference Number: 2824 5948 6345 4210 0036

How to Pay

Bpay:

By post: Mail this slip with your ch qu to: DEFT Paym nt Syst ms, GPO

Box 141, BRISBANE QLD 4001

Contact your bank, or dit union or building soci ty to mak this

paym nt from your ch qu or savings account.

PI as call 1300 301 090 to mak your paym nt using a By phone:

Mast roard, Visa, Am rican Expr ss, Din rs Card.

Internet: Visit www.d ft.com.au and us th DEFT r f r nc numb r

suppli d on this pag .

In person: Pr s nt this pag to mak your paym nt by ch qu or EFTPOS at

any post offic .

Ac Body Corporat Manag m nt (Logan)

Lot No. 3 Unit 3 **OLEANDER VILLAS**

Invoice No: If Paid After Due Date: 0000053 \$677.29 \$609.56

If Paid Before Due Date: Due Date:

01/05/2023



Biller Code: 96503

Reference: 2824 5948 6345 4210 0036





*496 282459486 34542100036

Paym nts by cr dit or d bit card may attract a surcharg R gistration is r quir d for paym nts from ch qu or savings accounts. R gistration forms availabl from www.d ft.com.au.

Rate Notice

July - September 2022

Logan City Council ABN 21627796435



155881/W/043501 H1 D-038
WELLSPRING INVESTMENTS PTY LTD (TRUSTEE) 141 Barokee Dr TANAH MERAH QLD 4128

11071128		
01 Jul 2022 - 30 Sep 2022		
18 Jul 2022		
19 Aug 2022		
\$920.53		

Amount if paid after 19 Aug 2022

Rating category

Residential 2

\$946.29

Compounding interest of 8.17% pa is charged daily on rates and charges which remain unpaid 7 days after the rate notice due date.

Property location	Lot on pla	ın
3/5A Oleander Street, DAISY HILL QLD 4127	Lot 3 SP 2	272713
Summary of charges		
Balance brought forward	\$	0.00
Council rates and charges	\$	514.80
State government charges	\$	58.85
Water		
Water and wastewater (sewerage) charges This total consists of services and usage charges, refer to page 3	\$	372.64
Total amount (inc. brought forward amount)	\$	946.29
Less council discount for prompt payment	\$	25.76 CR
Amount payable if paid by 19 Aug 2022	\$	920.53

Go paperless!

Register now to receive your next rate notice delivered directly to your inbox.



Rateable valuation

\$156,667

myportal.logan.qld.gov.au

Thank you!

Thank you for keeping your rates payments up to date.

Water usage

Good job, your average daily water usage is lower than the previous period. See pages 3 & 4 for more information and for tips on how to save water.

See over the page for a breakdown and more payment options

Payment online

Payment by Bpay



Payment by phone



Payment at Australia Post



Use your credit or debit card to pay 24 hours, 7 days per week

Ref No:1107 1128

logan.qld.gov.au/online-payment



Rate notice information was processed as at 5 Jul 2022

Biller Code: 17392 Ref: 5 1107 1128

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au

Phone 1300 276 468 or from overseas +61 1300 276 468

* Credit Card payments may incur a 0.34% surcharge.

Biller Code: 17392

Ref: 5 1107 1128



*0459 11071128

Minimum payment \$50.00 unless the amount shown on the current rate notice is less.

Rate Notice

October - December 2022

Logan City Council ABN 21627796435



<u>Ելիիկն-ինլիկնինյին ին իրիկիկիկին</u>

WELLSPRING INVESTMENTS PTY LTD (TRUSTEE) 141 Barokee Dr TANAH MERAH QLD 4128

Assessment number	11071128	
Billing period	01 Oct 2022 - 31 Dec 2022	
Issue date	17 Oct 2022	
Due date	18 Nov 2022	
Amount if paid on or before 18 Nov 2022	\$912.57	

Amount if paid after 18 Nov 2022

Rating category

Residential 2

\$938.33

\$156,667

Compounding interest of 8.17% pa is charged daily on rates and charges which remain unpaid 7 days after the rate notice due date.

Property location	Lot on pla	n
3/5A Oleander Street, DAISY HILL QLD 4127	Lot 3 SP 2	72713
Summary of charges		
Balance brought forward	\$	0.00
Council rates and charges	\$	514.80
State government charges	\$	58.85
Water and wastewater (sewerage) charges This total consists of services and usage charges, refer to page 3	\$	364.68
Total amount (inc. brought forward amount)	\$	938.33
Less council discount for prompt payment	\$	25.76 CR
Amount payable if paid by 18 Nov 2022	\$	912.57

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C-			less!
GO	υd	STOTE	1622:

Register now to receive your next rate notice delivered directly to your inbox.



Rateable valuation

myportal.logan.qld.gov.au

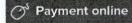
Thank you!

Thank you for keeping your rates payments up to date.

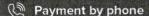
Water usage

Good job, your average daily water usage is lower than the previous period. See pages 3 & 4 for more information and for tips on how to save water.

See over the page for a breakdown and more payment options







Biller Code: 17392

Ref: 5 1107 1128

Payment at Australia Post



Use your credit or debit card to pay 24 hours, 7 days per week

Ref No:1107 1128

Telephone & Internet Banking - BPAY® Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au

Biller Code: 17392

Ref: 5 1107 1128

Phone 1300 276 468 or from

* Credit Card payments may incur a 0.34% surcharge.

() POST billpay

*0459 11071128

Minimum payment \$50.00 unless the amount shown on the current rate notice is less.

logan.qld.gov.au/online-payment

Rate notice information was processed as at 5 Oct 2022

overseas +61 1300 276 468

Logan City Council ABN 21627796435



<u> Եվիրկավակիրիկարակիիիիիիարդվիակի</u>երիիա

WELLSPRING INVESTMENTS PTY LTD (TRUSTEE) 141 Barokee Dr TANAH MERAH QLD 4128

Assessment number	11071128
Billing period	01 Jan 2023 - 31 Mar 2023
Issue date	16 Jan 2023
Due date	17 Feb 2023
Amount if paid on or before 17 Feb 2023	\$867.49

Amount if paid after 17 Feb 2023

\$893.25

Compounding interest of 8.17% pa is charged daily on rates and charges which remain unpaid 7 days after the rate notice due date.

Property location	Lot on p	olan
3/5A Oleander Street, DAISY HILL QLD 4127	Lot 3 SF	272713
Summary of charges		
Balance brought forward	\$	0.00
Council rates and charges	\$	514.80
State government charges	\$	58.85
Water and wastewater (sewerage) charges This total consists of services and usage charges, refer to page 3	\$	319.60
Total amount (inc. brought forward amount)	\$	893.25
Less council discount for prompt payment	\$	25.76 CR
Amount payable if paid by 17 Feb 2023	\$	867.49

Go paperless!

Rating category

Residential 2

Register now to receive your next rate notice delivered directly to your inbox.



Rateable valuation

\$156,667

myportal.logan.qld.gov.au

Thank you!

Thank you for keeping your rates payments up to date.

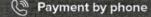
Water usage

Good job, your average daily water usage is lower than the previous period. See pages 3 & 4 for more information and for tips on how to save water.

See over the page for a breakdown and more payment options

Payment online

Payment by Bpay



Payment at Australia Post

() POST billpay



Use your credit or debit card to pay 24 hours. 7 days per week

Rate notice information was processed as at 4 Jan 2022

Ref No:1107 1128

Telephone & Internet Banking - BPAY® Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit care or transaction account. More info: www.bpay.com.au

* Credit Card payments may incur a 0.34% surcharge.

Biller Code: 17392

Ref: 5 1107 1128

Biller Code: 17392 Ref: 5 1107 1128

Phone 1300 276 468 or from overseas +61 1300 276 468

*0459 11071128

Minimum payment \$50.00 unless the amount shown on the current rate notice is less.

logan.qld.gov.au/online-payment

Logan City Council ABN 21 627 796 435



\$1,013.10

<u> Իվիրերիկիկիկին ասակիրիկին հարակին</u>

WELLSPRING INVESTMENTS PTY LTD (TRUSTEE) 141 Barokee Dr TANAH MERAH QLD 4128

Assessment number	11071128 01 Apr 2023 - 30 Jun 2023		
Billing period			
Issue date	17 Apr 2023		
Due date	19 May 2023		
Amount if paid on or before 19 May 2023	\$987.34		

Compounding interest of 8.17% pa is charged daily on rates and charges which remain unpaid 7 days after the rate notice due date.

	7.				
Property location	Lot on plan Lot 3 SP 272713		Rating category	Rateable valuation	
3/5A Oleander Street, DAISY HILL QLD 4127			Residential 2	\$156,667	
Summary of charges		ň	*		
Balance brought forward	\$	0.00	Go paperless!		
Council rates and charges	\$	514.80	Register now to receive your next		

\$ `58.85
\$ 439.45
\$ 1,013.10
\$ 25.76 CR
\$ 987.34
\$

Rate notice information was processed as at 4 Apr 2023

rate notice delivered directly to your inbox.



myportal.logan.qld.gov.au

Thank you!

Amount if paid after

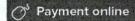
19 May 2023

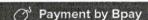
Thank you for keeping your rates payments up to date.

High water usage

Your average daily water usage has increased significantly compared to last period. See pages 3/4 for more information and tips on how to save water

See over the page for a breakdown and more payment options







Payment by phone



Payment at Australia Post



LU41130

553

1/2

58444/A/041138

Use your credit or debit card to pay 24 hours 7 days per week Ref No:1107 1128

Telephone & Internet Banking - BPAY® Contact your bank or financial institution to make this Phone 1300 276 468 or from

Biller Code: 17392

Ref: 5 1107 1128

overseas +61 1300 276 468



Minimum payment \$50.00 unless the amount

logan.qld.gov.au/online-payment

yment from your cheque, savings, debit, credit card transaction account. More info: www.bpay.com.au Credit Card payments may incur a 0.34% surcharge.

Biller Code: 17392

Ref: 5 1107 1128





Company Secretary
Wellspring Investments Pty Ltd Ats For Wellspring Super
141 Barokee Dr
TANAH MERAH QLD 4128



To the Company Secretary,

Thank you for choosing Westpac to arrange your Landlord insurance. Your policy expires at 4pm on 22 February 2023 and we're looking forward to giving you another year of quality cover and our best service.

Renew now

To get all the benefits of another year of cover, please pay the annual payment of \$256.49 by 22 February 2023. See 'How to pay' for details.

Please check the details

Before you renew, don't forget that you need to comply with your Duty to take reasonable care not to make a misrepresentation. This is set out at the end of your policy schedule and applies until you renew your policy. If there are any changes to the previous information you supplied, please call us.

We want to be sure that you know exactly what you're covered for. So please read the *PDS*(s) together with your Policy Schedule, as these set out the renewal terms and conditions. If you need another copy of these policy documents, please call us.

Please also check whether the cover and sums insured remain appropriate.

Any questions?

Please call Westpac on **1300 650 255** or visit your local branch. We also offer a range of other insurance products - ask us for details. We'll be happy to help you. Kind regards,

The General Insurance Team



Your insurance

Policy number RA-S001163-LLP

Insured Address

Unit 3

5A Oleander St Daisy Hill QLD 4127

Amount due (See over for 'How to pay') \$256.49

Due by 4pm on 22 February 2023

Did you know ..?

- There are no extra costs if you pay monthly*
- We provide a quick and easy claims service
- ✓ You're covered by an award winning insurer

Cover that suits you