

WELLSPRING INVESTMENTS PTY LTD

PROPERTY SITUATED A 3/5A OLEANDER STREET DAISY HILL

JULY 2022 - JUNE 2023

<u>INCOME AS PER STATEMENTS</u>		<u>EXPENSES</u>
<u>JULY 2022</u>	2,000.00	
<u>AUGUST 2022</u>	2,500.00	
<u>SEPTEMBER 2022</u>	2,000.00	
<u>OCTOBER 2022</u>	2,500.00	
<u>NOVEMBER 2022</u>	2,000.00	
<u>DECEMBER 2022</u>	2,000.00	
<u>JANUARY 2023</u>	2,500.00	
<u>FEBRUARY 2023</u>	2,000.00	
<u>MARCH 2023</u>	1,640.90	359.10 509% COST OF TURF
<u>APRIL 2023</u>	2,000.00	
<u>MAY 2023</u>	2,500.00	
<u>JUNE 2023</u>	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

Date
09 Mar 2023

Invoice Number
INV-7321

Andrew Wheeler
 Unit 3 5a Oleander St
 DAISY HILL QLD 4127
 AUSTRALIA

Due Date
15 Mar 2023

Description	Quantity	Price	GST	Amount
Supply and install Sir Walter turf				
- Prepare area for turfing				
- Supply Sir Walter turf	1.00	585.70	10%	585.70
- Supply premium starter fertiliser				
- Lay, roll and first watering				
Queensland Waste Levy	1.00	67.20	10%	67.20
			Subtotal	\$652.90
			Total 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% = \$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	Click 'Pay Now' on the invoice link included within the email
Account Number – 1073 6947	One-off or Recurring payments options are available
Account Name – Precision Lawn and Landscaping Services	
Reference – Invoice #	



Ace Body Corporate Management (Logan)

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

Invoice No: 0000041	Issue Date: 03/07/22
Net Amount Payable:	\$ 232.46
Due Date:	02/08/2022

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

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

DEFT Reference Number:
2824 5948 6345 4210 0036

How to Pay

- By post:** Mail this slip with your cheque to: DEFT Payment Systems, GPO Box 141, BRISBANE QLD 4001
- By pay:** Contact your bank, credit union or building society to make this payment from your cheque or savings account.
- By phone:** Please call 1300 301 090 to make your payment using a Mastercard, Visa, American Express, Diners Card.
- Internet:** Visit www.deft.com.au and use the DEFT reference number supplied on this page.
- 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



Billers 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.

+282459486 34542100036<

000023246<4+



Ace Body Corporate Management (Logan)

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

W Ilspring Investments Pty Ltd
 141 Barok Drive,
 TANAH MERAH QLD 4128

Invoice

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	Previous Balance:	0.00		
Address: 5A Old and Street, DAISY HILL QLD, QLD 4127	Penalty Interest:	0.00		
Contribution Entitlement: 1 Interest Entitlement: 1	Issued levies not due:	0.00		
Description	Transaction Type	Fund	Gross	Totals
01/11/2022 to 31/01/2023 for total Levy of \$1480.54 pa	Normal	Admin	\$468.00	\$468.00
01/11/2022 to 31/01/2023 for total Levy 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 02/12/2022				\$67.73
Net Amount Payable				\$609.55

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

Ace Body Corporate Management (Logan)
 Lot No. 3 Unit 3
 LEANDER VILLAS
 Invoice No: 0000045
 If Paid After Due Date: \$677.28
 If Paid Before Due Date: \$609.55
 Due Date: 02/12/2022

How to Pay

By post: Mail this slip with your cheque to: DEFT Payment Systems, GPO Box 141, BRISBANE QLD 4001

By pay: Contact your bank, credit union or building society to make this payment from your cheque or savings account.

By phone: Please call 1300 301 090 to make your payment using a Mastercard, Visa, American Express, Diners Card.

Internet: Visit www.deft.com.au and use the DEFT reference number supplied on this page.

In person: Present this page to make your payment by cheque or EFTPOS at any post office.



Bill 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.

+ 8 459486 3454 100036<

000060955<4+



Ace Body Corporate Management (Logan)

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

Willspring Investments Pty Ltd
 141 Barok Drive,
 TANAH MERAH QLD 4128

Invoice

Invoice No: 0000049	Issue Date: 02/01/23
Net Amount Payable:	\$ 609.55
Due Date:	01/02/2023

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

Lot No. 3 Unit 3	Previous Balance:	0.00		
Address: 5A Olander Street, DAISY HILL QLD, QLD 4127	Penalty Interest:	0.00		
Contribution Entitlement: 1 Interest Entitlement: 1	Issued levies not due:	0.00		
Description	Transaction Type	Fund	Gross	Totals
01/02/2023 to 30/04/2023 for total Levy of \$1480.54 pa	Normal	Admin	\$468.00	\$468.00
01/02/2023 to 30/04/2023 for total Levy 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 01/02/2023				\$67.73
Net Amount Payable				\$609.55

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

- By post:** Mail this slip with your cheque to: DEFT Payment Systems, GPO Box 141, BRISBANE QLD 4001
- By pay:** Contact your bank, credit union or building society to make this payment from your cheque or savings account.
- By phone:** Please call 1300 301 090 to make your payment using a Mastercard, Visa, American Express, Diners Card.
- Internet:** Visit www.dft.com.au and use the DEFT reference number supplied on this page.
- 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: 0000049
 If Paid After Due Date: \$677.28
 If Paid Before Due Date: \$609.55
 Due Date: 01/02/2023



Billers 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.dft.com.au.

+ 8 459486 3454 100036<

000060955<4+



Ace Body Corporate Management (Logan)

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

Willspring Investments Pty Ltd
141 Barok Drive,
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 Old and Street, DAISY HILL QLD, QLD 4127	Penalty Interest:	0.00		
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 Levy of \$1480.54 pa	Normal	Admin	\$468.00	\$468.00
01/05/2023 to 31/07/2023 for total Levy of \$809.60 pa	Normal	Sink	\$209.29	\$209.29
Arrears/Issued at time of printing				\$0.00
Gross Amount				\$677.29
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. Do NOT include correspondence with your payment.

Please make cheques payable to: Body Corporate for CTS 47646



DEFT
PAYMENT SYSTEMS

DEFT Reference Number:
2824 5948 6345 4210 0036

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

Invoice No: 0000053
If Paid After Due Date: \$677.29
If Paid Before Due Date: \$609.56
Due Date: 01/05/2023

How to Pay

By post: Mail this slip with your cheque to: DEFT Payment Systems, GPO Box 141, BRISBANE QLD 4001

Bpay: Contact your bank, credit union or building society to make this payment from your cheque or savings account.

By phone: Please call 1300 301 090 to make your payment using a Mastercard, Visa, American Express, Diners Card.

Internet: Visit www.deft.com.au and use the DEFT reference number supplied on this page.

In person: Present this page to make your payment by cheque or EFTPOS at any post office.



Bill 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.

+ 8 459486 3454 100036<

000060956<4+

Rate Notice

July - September 2022

Logan City Council ABN 21 627 796 435



155881/W/043501

H1

D-038

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

Assessment number 11071128

Billing period 01 Jul 2022 - 30 Sep 2022

Issue date 18 Jul 2022

Due date 19 Aug 2022

Amount if paid on or before 19 Aug 2022 \$920.53

Amount if paid after 19 Aug 2022 \$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 plan	Rating category	Rateable valuation
3/5A Oleander Street, DAISY HILL QLD 4127	Lot 3 SP 272713	Residential 2	\$156,667

Summary of charges

Balance brought forward	\$	0.00
Council rates and charges	\$	514.80
State government charges	\$	58.85
Water and wastewater (sewerage) charges	\$	372.64
This total consists of services and usage charges, refer to page 3		

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

Rate notice information was processed as at 5 Jul 2022

Go paperless!

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



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



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

Biller Code: 17392
Ref: 5 1107 1128

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

* 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.

Rate Notice

October - December 2022

Logan City Council ABN 21 627 796 435



156979/A/039608

D-038

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 \$938.33

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 plan	Rating category	Rateable valuation
3/5A Oleander Street, DAISY HILL QLD 4127	Lot 3 SP 272713	Residential 2	\$156,667

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

Rate notice information was processed as at 5 Oct 2022

Go paperless!

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



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



Bill 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

Bill 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.

* Credit Card payments may incur a 0.34% surcharge.

Rate Notice

January - March 2023

Logan City Council ABN 21 627 796 435



157420/A/045831

D-038

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 plan	Rating category	Rateable valuation
3/5A Oleander Street, DAISY HILL QLD 4127	Lot 3 SP 272713	Residential 2	\$156,667

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

Rate notice information was processed as at 4 Jan 2022

Go paperless!

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



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



Billers 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

Billers 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.

* Credit Card payments may incur a 0.34% surcharge.

Rate Notice

April - June 2023

Logan City Council ABN 21 627 796 435



158444/A/041138

D-038

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

Assessment number 11071128

Billing period 01 Apr 2023 - 30 Jun 2023

Issue date 17 Apr 2023

Due date 19 May 2023

Amount if paid on or before 19 May 2023 \$987.34

Amount if paid after 19 May 2023 \$1,013.10

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 plan	Rating category	Rateable valuation
3/5A Oleander Street, DAISY HILL QLD 4127	Lot 3 SP 272713	Residential 2	\$156,667

Summary of charges

Balance brought forward	\$	0.00
Council rates and charges	\$	514.80
State government charges	\$	58.85
Water and wastewater (sewerage) charges	\$	439.45
This total consists of services and usage charges, refer to page 3		

Total amount (inc. brought forward amount)	\$	1,013.10
Less council discount for prompt payment	\$	25.76 CR
Amount payable if paid by 19 May 2023	\$	987.34

Rate notice information was processed as at 4 Apr 2023

Go paperless!

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



myportal.logan.qld.gov.au

Thank you!

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 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



Billers 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

Billers Code: 17392
Ref: 5 1107 1128

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

* Credit Card payments may incur a 0.34% surcharge.



*0459 11071128

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



19 January 2023

001216 000



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



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

It's time to renew your insurance policy

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

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