

**SUPERFUND 22018-2019**

**Interest received**

**Income and expenditure commercial**

**Income and expenditure residential**

**BAS**

**Lant Tax**

**Bank reconciliation**

**Pensions John & Mandy**

**ING interest**



Account name(s)  
 S.J.N.J Group Pty Ltd Superfund  
 71 Carrington Parade  
 New Lambton Heights NSW 2305

Account 0209  
 Statement from 1 Jul 20  
 Statement to 30 Jun 21  
 Page number 1 of 1

Details	GST	Expenses	Income	Balance
<u>Shop/223 Maitland Rd MAYFIELD</u>				
Rental Income	*		\$15,400.00	\$15,400.00
Water Usage	*		\$801.57	\$16,201.57
Electrical	*	\$492.80		\$15,708.77
Management Fees	*	\$650.43		\$15,058.34
ROOF REPAIRS	*	\$120.00		\$14,938.34
Sundries	*	\$44.00		\$14,894.34
<b>Total for property</b>		<b>\$1,307.23</b>	<b>\$16,201.57</b>	<b>\$14,894.34</b>

Total income includes GST of \$1,419.01  
 Total expenses includes GST of \$118.84

Rent collected from 262 Maitland Rd Mayfield  
 direct to our Bank account \$58136.54 (incl. GST)  
 from 1-7-21 to 30-6-22

\* indicates taxable supply

SJNJ Group Pty Ltd Superfund  
71 Carrington Parade  
New Lambton Heights NSW 2305

## Folio Summary

Folio: OWN01454

From: 1/07/2021

To: 30/06/2022

Created: 1/07/2022

Money In	Money Out	Balance
\$173,058.91	\$53,774.22	\$119,284.69

Account	Included Tax	Money Out	Money In
<b>1/26 Bull Street, Mayfield NSW</b>			
Rent			\$21,000.28
Management Fees	\$105.00	\$1,154.56	
Council Rates		\$727.80	
Water Rates		\$1,179.30	
Plumbing	\$185.00	\$2,035.00	
Handyman Repairs	\$8.18	\$90.00	
Fencing	\$275.00	\$3,025.00	
Subtotal		<b>\$8,211.66</b>	<b>\$21,000.28</b>
<b>1/9 Hanbury Street, Mayfield NSW</b>			
Rent			\$20,174.29
GARBAGE BIN		\$592.50	
SMOKE ALARMS	\$7.00	\$77.00	
Management Fees	\$123.27	\$1,355.90	
Council Rates		\$1,901.80	
Water Rates		\$1,801.46	
Plumbing	\$12.00	\$132.00	
BUILDING REPAIRS	\$60.00	\$660.00	
Subtotal		<b>\$6,520.66</b>	<b>\$20,174.29</b>
<b>16 Baker Street, Mayfield NSW</b>			
Rent			\$23,785.71
Water Usage	\$17.88		\$332.84
Locksmith - Service & Installations	\$11.09	\$122.00	
GARBAGE BIN		\$727.80	
Lease preparation fee	\$4.00	\$44.00	
Management Fees	\$145.73	\$1,602.96	
Letting Fee		\$275.00	
Council Rates		\$2,220.07	
Water Rates		\$1,312.92	
Plumbing	\$30.00	\$330.00	
Handyman Repairs	\$20.00	\$220.00	
Floor Coverings	\$61.70	\$678.75	
BUILDING REPAIRS	\$66.27	\$729.00	
Advertising	\$3.64	\$40.00	
Subtotal		<b>\$8,302.50</b>	<b>\$24,118.55</b>
<b>16A Baker Street, Mayfield NSW</b>			
Rent			\$22,025.09
Water Usage			\$415.14

Account	Included Tax	Money Out	Money In
Management Fees	\$137.90	\$1,517.30	
Water Rates		\$747.51	
Handyman Repairs	\$13.20	\$145.20	
BUILDING REPAIRS	\$11.36	\$125.00	
<b>Subtotal</b>		<b>\$2,535.01</b>	<b>\$22,440.23</b>
<b>2/26 Bull Street, Mayfield NSW</b>			
Rent			\$8,034.01
Water Usage			\$274.68
Lawn and yard maintenance	\$68.00	\$748.00	
Compensation - Repairs	\$110.90		\$1,219.88
Lease preparation fee	\$4.00	\$44.00	
WINDOW FITTINGS	\$133.00	\$1,463.00	
Management Fees	\$46.84	\$515.17	
Letting Fee	\$48.00	\$528.00	
Council Rates		\$2,058.63	
Electrical	\$43.64	\$480.00	
Handyman Repairs	\$18.50	\$203.50	
Excess Garbage/Rubbish Removal	\$110.90	\$1,219.88	
Floor Coverings	\$446.24	\$4,908.64	
Advertising	\$3.64	\$40.00	
TENANCY TRIBUNAL APP.FEE	\$9.49	\$104.42	
Cleaning	\$220.16	\$2,421.80	
<b>Subtotal</b>		<b>\$14,735.04</b>	<b>\$9,528.57</b>
<b>2/9 Hanbury Street, Mayfield NSW</b>			
Rent			\$22,674.40
Lease preparation fee	\$4.00	\$44.00	
TREE LOPPING/REMOVAL	\$80.00	\$880.00	
Management Fees	\$132.44	\$1,457.97	
Letting Fee	\$42.00	\$462.00	
Electrical	\$15.45	\$170.00	
Advertising	\$3.64	\$40.00	
<b>Subtotal</b>		<b>\$3,053.97</b>	<b>\$22,674.40</b>
<b>223 Maitland Road, Mayfield NSW</b>			
Rent			\$20,800.00
Management Fees	\$104.00	\$1,144.00	
Council Rates		\$1,012.00	
Electrical	\$15.91	\$175.00	
<b>Subtotal</b>		<b>\$2,331.00</b>	<b>\$20,800.00</b>
<b>61 Hanbury Street, Mayfield NSW</b>			
Rent			\$19,251.43
Lawn and yard maintenance	\$57.85	\$637.00	
Compensation - Repairs	\$61.36		\$675.00
GARBAGE BIN		\$298.00	
Carpet Cleaning	\$13.00	\$143.00	
Management Fees	\$99.91	\$1,099.61	
Council Rates		\$1,881.04	
Water Rates		\$1,818.71	
Cleaning	\$13.00		\$143.00
BUILDING REPAIRS	\$67.72	\$745.00	
Cleaning	\$16.36	\$180.00	
<b>Subtotal</b>		<b>\$6,802.36</b>	<b>\$20,069.43</b>
<b>61B Hanbury Street, Mayfield NSW</b>			
Rent			\$10,454.29
Lease preparation fee	\$4.00	\$44.00	
SMOKE ALARMS	\$15.90	\$174.90	
Management Fees	\$48.89	\$539.12	
Letting Fee	\$23.00	\$253.00	
Handyman Repairs	\$15.00	\$165.00	
Advertising	\$3.64	\$40.00	
<b>Subtotal</b>		<b>\$1,216.02</b>	<b>\$10,454.29</b>

Account	Included Tax	Money Out	Money In
<b>Account Transactions</b>			
BUILDING REPAIRS	\$60.00		\$660.00
Locksmith - Service & Installations	\$11.09		\$122.00
Management Fees	\$92.44		\$1,016.87
Sundries	\$6.00	\$66.00	
Subtotal		<u>\$66.00</u>	<u>\$1,798.87</u>

**Total** \$53,774.22 \$173,058.91

Total Tax on Money Out: \$3,201.46

Total Tax on Money In: \$366.67

**Statement period**

From: 1 July 2021

To: 30 June 2022

ATTN: MANDY KARMAS  
 SJNJ GROUP PTY LTD  
 71 CARRINGTON PDE  
 NEW LAMBTON NSW 2305

## Total For All Properties

Income	-	Expenses	=	Net Position
<b>\$19,199.29</b>		<b>\$4,378.79</b>		<b>\$14,820.50</b>
Incl GST: \$381.81		Incl GST: \$203.60		

Total rent deductions: \$0.00

ITEM	INCLUDED GST	EXPENSE	INCOME
Rent *	\$381.81		\$19,199.29
Advertising	\$7.28	\$80.00	
Council Rates		\$506.00	
Lease Preparation Fee	\$8.00	\$88.00	
Letting Fee	\$78.00	\$858.00	
Management Fee	\$84.62	\$930.79	
Plumbing	\$16.20	\$178.20	
Smoke Alarm - Inspection Fee	\$7.00	\$77.00	
Sundry Fee	\$2.50	\$27.50	
Water Rates		\$808.30	
Window Coverings		\$825.00	

# Property Breakdown

#1 of 9 properties

**223 Maitland Rd, Mayfield NSW 2304**

SJNJ Group Pty Ltd

ITEM	INCLUDED GST	EXPENSE	INCOME
Rent *	\$381.81		\$4,200.00
Council Rates		\$506.00	
Management Fee	\$19.09	\$210.00	
Plumbing	\$16.20	\$178.20	
Sundry Fee	\$1.00	\$11.00	
Water Rates		\$808.30	

Income		Expenses		Net Position
<b>\$4,200.00</b>	-	<b>\$1,713.50</b>	=	<b>\$2,486.50</b>
Incl GST: \$381.81		Incl GST: \$36.29		

Total rent deductions: \$0.00



#2 of 9 properties

**Unit 1/223 Maitland Rd, Mayfield NSW 2304**

SJNJ Group Pty Ltd

ITEM	INCLUDED GST	EXPENSE	INCOME
Rent *			\$7,060.00
Management Fee	\$38.83	\$427.13	
Sundry Fee	\$1.50	\$16.50	

Income	-	Expenses	=	Net Position
\$7,060.00		\$443.63		\$6,616.37
Incl GST: \$0.00		Incl GST: \$40.33		

Total rent deductions: \$0.00

ITEM	INCLUDED GST	EXPENSE	INCOME
Rent *			\$1,375.00
Advertising	\$3.64	\$40.00	
Lease Preparation Fee	\$4.00	\$44.00	
Letting Fee	\$45.00	\$495.00	
Management Fee	\$4.63	\$50.88	
Window Coverings		\$825.00	

Income		Expenses		Net Position
\$1,375.00	-	\$1,454.88	=	-\$79.88
Incl GST: \$0.00		Incl GST: \$57.27		

Total rent deductions: \$0.00

ITEM	INCLUDED GST	EXPENSE	INCOME
Rent *			\$990.00
Advertising	\$3.64	\$40.00	
Lease Preparation Fee	\$4.00	\$44.00	
Letting Fee	\$33.00	\$363.00	
Management Fee	\$3.30	\$36.30	
Smoke Alarm - Inspection Fee	\$7.00	\$77.00	

Income	-	Expenses	=	Net Position
\$990.00		\$560.30		\$429.70
Incl GST: \$0.00		Incl GST: \$50.94		

Total rent deductions: \$0.00

#5 of 9 properties

**61B Hanbury St, Mayfield NSW 2304**

SJNJ Group Pty Ltd

ITEM	INCLUDED GST	EXPENSE	INCOME
Rent *			\$427.14
Management Fee	\$2.14	\$23.50	

Income	-	Expenses	=	Net Position
\$427.14		\$23.50		\$403.64
Incl GST: \$0.00		Incl GST: \$2.14		

Total rent deductions: \$0.00

ITEM	INCLUDED GST	EXPENSE	INCOME
Rent *			\$1,020.00
Management Fee	\$5.10	\$56.10	

Income	-	Expenses	=	Net Position
<b>\$1,020.00</b>		<b>\$56.10</b>		<b>\$963.90</b>
Incl GST: \$0.00		Incl GST: \$5.10		

Total rent deductions: \$0.00

#7 of 9 properties

**Unit 2/9 Hanbury St, Mayfield NSW 2304**

SJNJ Group Pty Ltd

ITEM	INCLUDED GST	EXPENSE	INCOME
Rent *			\$1,820.00

Income		Expenses		Net Position
\$1,820.00	-	\$0.00	=	\$1,820.00
Incl GST: \$0.00		Incl GST: \$0.00		

Total rent deductions: \$0.00

#8 of 9 properties

**16 Baker St, Mayfield NSW 2304**

SJNJ Group Pty Ltd

ITEM	INCLUDED GST	EXPENSE	INCOME
Rent *			\$1,214.29
Management Fee	\$6.07	\$66.78	

Income	-	Expenses	=	Net Position
\$1,214.29		\$66.78		\$1,147.51
Incl GST: \$0.00		Incl GST: \$6.07		

Total rent deductions: \$0.00

#9 of 9 properties

**16A Baker St, Mayfield NSW 2304**

SJNJ Group Pty Ltd

ITEM	INCLUDED GST	EXPENSE	INCOME
Rent *			\$1,092.86
Management Fee	\$5.46	\$60.10	

Income		Expenses		Net Position
<b>\$1,092.86</b>	-	<b>\$60.10</b>	=	<b>\$1,032.76</b>
Incl GST: \$0.00		Incl GST: \$5.46		

Total rent deductions: \$0.00

### Total For All Properties

Income		Expenses		Net Position
<b>\$19,199.29</b>	-	<b>\$4,378.79</b>	=	<b>\$14,820.50</b>
Incl GST: \$381.81		Incl GST: \$203.60		

Total rent deductions: \$0.00