

# Financial Summary

**Ray White Commercial Bayside  
(Kedmoor Pty Ltd T/as)**

PO Box 1197  
CAPALABA QLD 4157  
Australia  
93 818 763 584

**RayWhite.**

For the period Jul 2019 to Jun 2020

Owner: John Cooper Super Fund Pty Ltd atf John Cooper Invest Super Fund  
Property: 15 Veronica Street  
Managed by: Liz Hudson

Rent (ex GST) below \$60,645.29  
Less: rent adj on sale \$ 1,090.90 (\$1,200/1.1)  
Less: rent adj on sale \$ 891.80 (\$980.98/1.1)  
Rent per accounts \$58,662.59

John Cooper Super Fund Pty Ltd atf John Cooper Invest  
Super Fund  
Building 3  
3082/3-7 Parkland Boulevard  
BRISBANE QLD 4000

	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Total
<b>Income</b>													
101 - Commercial Rent Received	6,141.04	4,595.58	7,686.49	5,368.31	6,157.76	6,141.04	7,686.50	4,595.58	6,141.04	3,041.04	1,545.46	1,545.45	60,645.29
GST	614.10	459.56	768.65	536.83	615.78	614.10	768.64	459.56	614.10	304.10	154.54	154.55	6,064.51
<b>Total Income</b>	<b>6,141.04</b>	<b>4,595.58</b>	<b>7,686.49</b>	<b>5,368.31</b>	<b>6,157.76</b>	<b>6,141.04</b>	<b>7,686.50</b>	<b>4,595.58</b>	<b>6,141.04</b>	<b>3,041.04</b>	<b>1,545.46</b>	<b>1,545.45</b>	<b>60,645.29</b>
<b>Total GST</b>	<b>614.10</b>	<b>459.56</b>	<b>768.65</b>	<b>536.83</b>	<b>615.78</b>	<b>614.10</b>	<b>768.64</b>	<b>459.56</b>	<b>614.10</b>	<b>304.10</b>	<b>154.54</b>	<b>154.55</b>	<b>6,064.51</b>
<b>Total Inclusive Income</b>	<b>6,755.14</b>	<b>5,055.14</b>	<b>8,455.14</b>	<b>5,905.14</b>	<b>6,773.54</b>	<b>6,755.14</b>	<b>8,455.14</b>	<b>5,055.14</b>	<b>6,755.14</b>	<b>3,345.14</b>	<b>1,700.00</b>	<b>1,700.00</b>	<b>66,709.80</b>
<b>Expenses</b>													
300 - Air Conditioning	0.00	0.00	0.00	0.00	292.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	292.72
GST	0.00	0.00	0.00	0.00	29.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29.27
312 - Cleaning	0.00	200.00	246.15	200.00	0.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,046.15
GST	0.00	20.00	24.62	20.00	0.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	204.62
316 - Council Rates	3,800.52	0.00	0.00	2,678.57	0.00	0.00	1,909.32	0.00	0.00	1,887.76	0.00	0.00	10,276.17
GST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
320 - Electrical	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	150.00
GST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.00	0.00	15.00
340 - Grounds and Gardens	0.00	200.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00
GST	0.00	20.00	0.00	0.00	20.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00
352 - Plumbing & Drains	0.00	0.00	0.00	0.00	0.00	0.00	0.00	310.00	0.00	0.00	0.00	485.00	795.00
GST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.00	0.00	0.00	0.00	48.50	79.50
500 - Property Management Fee	276.55	183.82	307.46	214.73	246.31	245.64	307.46	183.82	245.65	121.64	61.82	0.00	2,394.90

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BRISBANE QLD 4000

GST	27.65	18.38	30.75	21.47	24.63	24.56	30.75	18.38	24.57	12.16	6.18	0.00	239.48
501 - Technology Charge	20.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	0.00	120.00
GST	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	12.00
512 - Property Management Disbursement Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	-10.00	0.00	0.00	0.00
GST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	-1.00	0.00	0.00	0.00
<b>Total Expenses</b>	<b>4,097.07</b>	<b>593.82</b>	<b>563.61</b>	<b>3,103.30</b>	<b>749.03</b>	<b>455.64</b>	<b>2,426.78</b>	<b>703.82</b>	<b>465.65</b>	<b>2,209.40</b>	<b>421.82</b>	<b>685.00</b>	<b>16,474.94</b>
<b>Total GST</b>	<b>29.65</b>	<b>59.38</b>	<b>56.37</b>	<b>42.47</b>	<b>74.90</b>	<b>45.56</b>	<b>51.75</b>	<b>70.38</b>	<b>46.57</b>	<b>32.16</b>	<b>42.18</b>	<b>68.50</b>	<b>619.87</b>
<b>Total Inclusive Expenses</b>	<b>4,126.72</b>	<b>653.20</b>	<b>619.98</b>	<b>3,145.77</b>	<b>823.93</b>	<b>501.20</b>	<b>2,478.53</b>	<b>774.20</b>	<b>512.22</b>	<b>2,241.56</b>	<b>464.00</b>	<b>753.50</b>	<b>17,094.81</b>
<b>Profit</b>													
<b>Total Profit</b>	<b>2,043.97</b>	<b>4,001.76</b>	<b>7,122.88</b>	<b>2,265.01</b>	<b>5,408.73</b>	<b>5,685.40</b>	<b>5,259.72</b>	<b>3,891.76</b>	<b>5,675.39</b>	<b>831.64</b>	<b>1,123.64</b>	<b>860.45</b>	<b>44,170.35</b>
<b>Total GST</b>	<b>584.45</b>	<b>400.18</b>	<b>712.28</b>	<b>494.36</b>	<b>540.88</b>	<b>568.54</b>	<b>716.89</b>	<b>389.18</b>	<b>567.53</b>	<b>271.94</b>	<b>112.36</b>	<b>86.05</b>	<b>5,444.64</b>
<b>Total Inclusive Profit</b>	<b>2,628.42</b>	<b>4,401.94</b>	<b>7,835.16</b>	<b>2,759.37</b>	<b>5,949.61</b>	<b>6,253.94</b>	<b>5,976.61</b>	<b>4,280.94</b>	<b>6,242.92</b>	<b>1,103.58</b>	<b>1,236.00</b>	<b>946.50</b>	<b>49,614.99</b>
<b>Transfers</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>										
<b>Owner Disbursement</b>	<b>3,478.42</b>	<b>4,401.94</b>	<b>7,835.16</b>	<b>2,759.37</b>	<b>5,949.61</b>	<b>6,253.94</b>	<b>5,976.61</b>	<b>4,280.94</b>	<b>6,242.92</b>	<b>1,103.58</b>	<b>1,236.00</b>	<b>0.00</b>	<b>49,518.49</b>