

280

CHOMICZ SUPERANNUATION FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2019 TO 30/06/2020
FROM ACCOUNT 280/000 TO 280/999 - ENTRIES: ALL

Printed: Tuesday 6 October, 2020 @ 15:30:17

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
<u>280</u> <u>Rent Received</u>						
<u>280/001</u> <u>Classic Motel 2429 Gold Coast Hwy</u>						
19/07/2019	190719	Bank Statement			8,896.06	(8,896.06)
		Narration: Remitter=CBA Ref=Monthly rent				
19/07/2019	300620	Closing Journal - Cash		808.73		(8,087.33)
		Narration: GST adjustment at 30/06/2020				
20/08/2019	200819	Bank Statement			8,896.06	(16,983.39)
		Narration: Remitter=CBA Ref=Monthly rent				
20/08/2019	300620	Closing Journal - Cash		808.73		(16,174.66)
		Narration: GST adjustment at 30/06/2020				
20/09/2019	200919	Bank Statement			8,896.06	(25,070.72)
		Narration: Remitter=CBA Ref=Monthly rent				
20/09/2019	300620	Closing Journal - Cash		808.73		(24,261.99)
		Narration: GST adjustment at 30/06/2020				
18/10/2019	181019	Bank Statement			8,896.06	(33,158.05)
		Narration: Remitter=CBA Ref=Monthly rent				
18/10/2019	300620	Closing Journal - Cash		808.73		(32,349.32)
		Narration: GST adjustment at 30/06/2020				
15/11/2019	151119	Bank Statement			8,896.06	(41,245.38)
		Narration: Remitter=CBA Ref=Rent November 2019				
15/11/2019	300620	Closing Journal - Cash		808.73		(40,436.65)
		Narration: GST adjustment at 30/06/2020				
16/12/2019	161219	Bank Statement			8,896.06	(49,332.71)
		Narration: Remitter=CBA Ref=Rent				
16/12/2019	300620	Closing Journal - Cash		808.73		(48,523.98)
		Narration: GST adjustment at 30/06/2020				
16/01/2020	160120	Bank Statement			8,896.06	(57,420.04)
		Narration: Remitter=CBA Ref=Rent				
16/01/2020	300620	Closing Journal - Cash		808.73		(56,611.31)
		Narration: GST adjustment at 30/06/2020				
28/02/2020	1	Journal - Non Cash			10,000.00	(66,611.31)
		Narration: Bond forfeited to pay Feb Rent				
28/02/2020	300620	Closing Journal - Cash		909.09		(65,702.22)
		Narration: GST adjustment at 30/06/2020				
16/03/2020	160320	Bank Statement			9,030.00	(74,732.22)
		Narration: Remitter=CBA Ref=Rent Classic				
16/03/2020	300620	Closing Journal - Cash		820.91		(73,911.31)
		Narration: GST adjustment at 30/06/2020				
15/04/2020	150420	Bank Statement			9,030.00	(82,941.31)
		Narration: Remitter=CBA Ref=Rent Classic motel				
15/04/2020	300620	Closing Journal - Cash		820.91		(82,120.40)
		Narration: GST adjustment at 30/06/2020				
14/05/2020	140520	Bank Statement			9,030.00	(91,150.40)
		Narration: Remitter=CBA Ref=Rent Classic				
14/05/2020	300620	Closing Journal - Cash		820.91		(90,329.49)
		Narration: GST adjustment at 30/06/2020				
15/06/2020	150620	Bank Statement			9,030.00	(99,359.49)
		Narration: Remitter=CBA Ref=Rent Classic				
15/06/2020	300620	Closing Journal - Cash		820.91		(98,538.58)
		Narration: GST adjustment at 30/06/2020				
<u>280/002</u> <u>Outgoings</u>						
29/07/2019	290719	Bank Statement			1,294.75	(1,294.75)

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Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
		Narration: Remitter=CBA Ref=Water ClassicM				
29/07/2019	300620	Closing Journal - Cash		117.70		(1,177.05)
		Narration: GST adjustment at 30/06/2020				
08/10/2019	081019	Bank Statement			1,172.09	(2,349.14)
		Narration: Remitter=CBA Ref=Water invoice				
08/10/2019	300620	Closing Journal - Cash		106.55		(2,242.59)
		Narration: GST adjustment at 30/06/2020				
17/01/2020	170120	Bank Statement			1,806.33	(4,048.92)
		Narration: Remitter=CBA Ref=Water bill				
17/01/2020	300620	Closing Journal - Cash		164.21		(3,884.71)
		Narration: GST adjustment at 30/06/2020				
20/02/2020	200220	Bank Statement			440.52	(4,325.23)
		Narration: Remitter=CBA Ref=Refuse				
20/02/2020	300620	Closing Journal - Cash		40.05		(4,285.18)
		Narration: GST adjustment at 30/06/2020				
11/03/2020	110320	Bank Statement			863.28	(5,148.46)
		Narration: Remitter=CBA Ref=lease legal cost				
11/03/2020	300620	Closing Journal - Cash		78.48		(5,069.98)
		Narration: GST adjustment at 30/06/2020				
11/03/2020	110320	Journal - Non Cash			27.67	(5,097.65)
		Narration: Legal costs reimbursement				
02/04/2020	020420	Bank Statement			657.77	(5,755.42)
		Narration: Remitter=CBA Ref=refuse Classic				
02/04/2020	300620	Closing Journal - Cash		59.80		(5,695.62)
		Narration: GST adjustment at 30/06/2020				
Total Debits:				\$10,420.63		
Total Credits:					\$114,654.83	
Current Year Profit/(Loss):				N/A		

SCHEDULE

Title Reference []

This is the schedule referred to in items 7 and 8 of lease dated

REFERENCE SCHEDULE

- | | |
|---------|---|
| Item 1 | Landlord
Urszula Chomicz trustee 712686516 of 19 Francis Street Mermaid Beach Queensland |
| Item 2 | Tenant
Kateta Pty Ltd ACN 617 491 255 of 10 Rudder Court, Mermaid Waters, Qld, 4218 |
| Item 3 | Premises
[clause 1.2(9)]
The whole of the lots referred to in item 2 of the attached form 7 and the improvement thereon |
| Item 4 | Term
Commencing on 14th March 2017 and terminating on 13 th March, 2020 |
| Item 5 | Option to Renew
[clause 17]
Option of three (3) years |
| Item 6 | Rent
[clause 4.1]
\$8,600.00 per month including GST for the period commencing on 14 th March 2017 and expiring on the 13th March 2018. |
| Item 7 | Index Review Dates
[clause 4.3]
14 th March, 2018
14 th March, 2019 |
| Item 8 | Market Review Dates
[clause 4.4]
Not applicable |
| Item 9 | Tenant's Proportion of Operating Expenses
[clause 6.2]
100% |
| Item 10 | Use of Premises
[clause 8.1]
Motel |
| Item 11 | Bank Guarantee Amount
[clause 18]
\$10,000.00 |

1. Definitions and Interpretation

Sent - 8-7-19.

280/002

Chomicz Superannuation Fund
19 Francis St
Mermaid Beach QLD 4218
Australia
ABN No: 69 683 225 647

8th July 2019

TAX INVOICE

To: Kateta Pty Ltd (Darrell & Kesh / Classic Motel.)

From: Ula Chomicz ATF Chomicz Superannuation Fund.

Att: Reshma & Darrell

RE: Water costs for Classic Motel (Reimbursement)

Council water charges at Classic Motel \$ 1,177.05

Water & Sewerage Services

Please see notice for details of all usage and costs.

Please Note: This Council Water Rates is a transitional bill which has no water or sewerage access charges included, see additional info.

Total charges - \$ 1,177.05

Total GST \$ 117.70

Total Payable \$ 1,294.75

Payment details:

Due 31st July 2019

Bank : Westpac Bank

Ac Name: Chomicz Superannuation Fund

BSB : 034-239

Account No : 303949

Thank you.

Sent 17-9-19,

Chomicz Superannuation Fund
19 Francis St
Mermaid Beach QLD 4218
Australia
ABN No: 69 683 225 647

17th September 2019

TAX INVOICE

To: Kateta Pty Ltd (Darrell & Kesh / Classic Motel.)

From: Ula Chomicz ATF Chomicz Superannuation Fund.

Att: Reshma & Darrell

RE: Water costs for Classic Motel (Reimbursement)

Council water charges at Classic Motel \$ 1,065.54

Water & Sewerage Services

Please see notice for details of all usage and costs.

Please Note: This Council Water Rates is a transitional bill,
see additional information attached.

Total charges -	\$ 1,065.54
Total GST	\$ 106.55
Total Payable	\$ 1,172.09

Payment details:

Due 8th October 2019

Bank : Westpac Bank

Ac Name: Chomicz Superannuation Fund

BSB : 034-239

Account No : 303949

Thank you.

Chomicz Superannuation Fund
19 Francis St
Mermaid Beach QLD 4218
Australia
ABN No: 69 683 225 647

31st December 2019

TAX INVOICE

To: Kateta Pty Ltd (Darrell & Kesh / Classic Motel.)

From: Ula Chomicz ATF Chomicz Superannuation Fund.

Att: Reshma & Darrell

RE: Water costs for Classic Motel (Reimbursement)

Council water charges at Classic Motel \$ 1,642.12

Water & Sewerage Services

Please see notice for details of all usage and costs.

Please Note: This Council Water Rates is a transitional bill,
see additional information attached.

Total charges -	\$ 1,642.12
Total GST	\$ 164.21
Total Payable	\$ 1,806.33

Payment details:

Due 13th January 2020

Bank : Westpac Bank

Ac Name: Chomicz Superannuation Fund

BSB : 034-239

Account No : 303949

Thank you.

Sent 30-1-20

Chomicz Superannuation Fund
19 Francis St
Mermaid Beach QLD 4218
Australia
ABN No: 69 683 225 647

30th January 2020

TAX INVOICE

To: Kateta Pty Ltd (Darrell & Kesh / Classic Motel.)

From: Ula Chomicz ATF Chomicz Superannuation Fund.

Att: Reshma & Darrell

RE: Council Rates - Refuse costs for Classic Motel (Reimbursement)

Current rating period – January 1st to June 30th 2020

Refuse charges at Classic Motel \$ 998.46

**Refuse invoice has been adjusted in line with Lease expiration on
13-03-2020 inclusive.**

Notice number: 2 1046385 7

Days in cycle = 182 days

\$ 998.46 divided by 182 days = \$5.48604396 per day

Jan 1st to March 13th inclusive = 73 days

73 x \$5.48604396 = \$400.48 + GST \$40.04 = \$440.52

Adjusted Refuse charges at Classic Motel	\$	400.48
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Total GST	\$	40.04
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Total Payable	\$	440.52
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Payment details:

Due: 17th Feb 2020

Bank : Westpac Bank

Ac Name: Chomicz Superannuation Fund

BSB : 034-239

Account No : 303949

Thank you.

Chomicz Superannuation Fund
19 Francis St
Mermaid Beach QLD 4218
Australia
ABN No: 69 683 225 647

4th March 2020

TAX INVOICE

To: Sassy Block Pty Ltd (Peta Rundle & Mark Leggatt .)

From: Ula Chomicz ATF Chomicz Superannuation Fund.

Att: Peta,

RE: Lease Preparation Costs

For Classic Motel (2429 Gold Coast Highway Mermaid Beach, 4218)

Lease commencement 14-03-2020.

As discussed: It was agreed the Lease legal costs would be shared by both parties 50/50.

Total Costs inc GST -	\$ 1,781.91
Less 50%	- \$ 890.95

(Final payment inc GST of \$ 78.48) **Total Payable \$ 890.95**

Payment details:

Due 11th March 2020

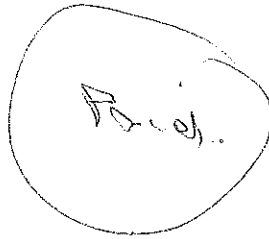
Bank : Westpac Bank

Ac Name: Chomicz Superannuation Fund

BSB : 034-239

Account No : 303949

Thank you.



Chomicz Superannuation Fund
19 Francis St
Mermaid Beach QLD 4218
Australia
ABN No: 69 683 225 647

22nd March 2020

TAX INVOICE

To: Sassy Block Pty Ltd (Classic Motel - Peta Rundle & Mark Leggatt .)

From: Ula Chomicz ATF Chomicz Superannuation Fund.

Att: Peta & Mark

RE: Council Rates - Refuse costs for Classic Motel (Reimbursement)

Current rating period = January 1st to June 30th 2020

Refuse charges at Classic Motel \$ 998.46

**Refuse invoice has been adjusted taking into account the previous
Tenants share of expenses.**

Notice number: 2 1046385 7

Days in cycle = 182 days

\$ 998.46 divided by 182 days = \$5.48604396 per day

March 14th inclusive to 30th June = 109 days

109 x \$5.48604396 = \$597.98 + GST \$59.79 = \$657.77

Adjusted Refuse charges at Classic Motel	\$ 597.98
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Total GST	\$ 59.79
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Total Payable	\$ 657.77
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Payment details:

Due: 24th March 2020

Bank : Westpac Bank

Ac Name: Chomicz Superannuation Fund

BSB : 034-239

Account No : 303949

Thank you.

