

G & P LEWIS SUPERFUND

RENTAL RECONCILIATION

AS PER LJ HOOKER STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2022

	<i>Statement</i>	<i>Rent</i>	<i>Expenses</i>	<i>Management Fee</i>	<i>Owner Payment</i>
July	30	1,500.00		132.00	1,368.00
August	1	287.14		25.27	261.87
September	2	1,000.00		88.00	912.00
October	3	1,010.00		88.88	921.12
November	4	1,275.00	210.99	112.20	951.81
7/12/2021		255.00	110.00	22.44	122.56
10/12/2021		255.00	154.01	22.44	78.55
14/12/2021		255.00		22.44	232.56
21/12/2021		255.00		22.44	232.56
30/12/2021		255.00		22.44	232.56
5/01/2022		255.00		22.44	232.56
		<u>6,602.14</u>	<u>475.00</u>	<u>580.99</u>	<u>5,546.15</u>

✓

Repairs

✓

✓



Financial Year Statement

ABN: 62-116-402-692
LJ Hooker Bundaberg
PO Box 1164
14 Bourbong Street
Bundaberg Qld 4670
Ph 4131 8000 Fax 4131 8080
Email: bundaberg@ljh.com.au

Account name(s)

G.M & P LEWIS SUPERFUND PTY LTD
PO BOX 5154
BUNDABERG WEST QLD 4670

From 01/07/21 to 30/07/21

Account Lewis
Statement from 1 Jul 21
Statement to 1 Jul 22
Page number 1 of 1

Details	GST	Expenses	Income	Balance
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4/92a Woondooma St Bundaberg West				
Rent			\$1,500.00	\$1,500.00
Management Fees	*	\$132.00		\$1,368.00
Total for property		\$132.00	\$1,500.00	\$1,368.00

Total expenses includes GST of \$12.00

We are supplying this Financial Year Statement for each of your properties that will assist with your financial reporting.

These reports must be read and used in conjunction with Property Management/Tax Invoices which are supplied from our office each month.

We suggest you verify and reconcile the final income amount shown on this report with the monthly payments that you have received from our office.

All GST entries and expense items need to be verified with the tax invoices which have been attached to your monthly Property Management/Tax invoices.

We also suggest you review all expense items to ensure they are eligible as an expense for Income Tax purposes and not as a depreciating Capital Purchase.

We are in the processing of updating our database, to ensure you receive all correspondence from our office. Please advise any changes to your contact or banking details to:

Leonie Sephton - Trust Account Officer marketing@ljhookerbundaberg.com.au

* indicates taxable supply



Tax Invoice

ABN: 62-116-402-692
 LJ Hooker Bundaberg
 PO Box 1164
 14 Bourbong Street
 Bundaberg Qld 4670
 Ph 4131 8000 Fax 4131 8080
 Email: bundaberg@ljh.com.au

Account name(s)

G.M & P LEWIS SUPERFUND PTY LTD
 PO BOX 5154
 BUNDABERG WEST QLD 4670

Account

Lewis

Statement from

25 Jun 2021

Statement to

30 Jul 2021

Statement number

30

2021	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>4/92a Woondooma St, Bundaberg West</u>			
	Kumavat, Bharat; Kumavat, Anita; \$250.00 per week; \$960.00 bond held; Paid to: 19 Aug 2021 (\$212.86 in credit)			
30 Jun	134120 Rent 9 Jul 2021 to 22 Jul 2021 (Credit \$212.86)		\$500.00	\$500.00
15 Jul	135081 Rent 23 Jul 2021 to 5 Aug 2021 (Credit \$212.86)		\$500.00	\$1,000.00
27 Jul	135704 Rent 6 Aug 2021 to 19 Aug 2021 (Credit \$212.86)		\$500.00	\$1,500.00
2 Jul	202583 * Management Fees (Woondooma St, 4/92a) (includes \$4.00 GST)	\$44.00		\$1,456.00
	202584 Payment to owner (G.M & P LEWIS SUPERFUND PTY LTD AS TRUSTEE (GM AND P LEWIS SUPER FUND, Commonwealth Bank of Australia, 064-462 10125350)	\$456.00		\$1,000.00
16 Jul	203847 * Management Fees (Woondooma St, 4/92a) (includes \$4.00 GST)	\$44.00		\$956.00
	203848 Payment to owner (G.M & P LEWIS SUPERFUND PTY LTD AS TRUSTEE (GM AND P LEWIS SUPER FUND, Commonwealth Bank of Australia, 064-462 10125350)	\$456.00		\$500.00
30 Jul	205162 * Management Fees (Woondooma St, 4/92a) (includes \$4.00 GST)	\$44.00		\$456.00
	205163 Payment to owner (G.M & P LEWIS SUPERFUND PTY LTD AS TRUSTEE (GM AND P LEWIS SUPER FUND, Commonwealth Bank of Australia, 064-462 10125350)	\$456.00		\$0.00
	Totals at end of period	\$1,500.00	\$1,500.00	\$0.00
	Total expenses on this tax invoice includes GST of \$12.00			

We would like to take this opportunity to thank you for your ongoing support and entrusting us with the management of your investment.

*We are in the processing of updating our database, to ensure you receive all correspondence from our office. Please advise any changes to your contact or banking details to Leonie Sephton - Trust Account Officer
 marketing@ljhookerbundaberg.com.au*



G.M & P LEWIS SUPERFUND PTY LTD
 AS TRUSTEE FOR THE G.M & P LEWIS
 SUPERANNUATION FU,
 PO BOX 5154,
 BUNDABERG WEST QLD 4670

Property Address	4/92a Woondooma St
	Bundaberg West, QLD, 4670
Statement From	01/08/2021
Statement To	31/08/2021
Statement Number	1

Dana Terare

Rent: \$250.00/weekly

PROPERTY SUMMARY

Opening Balance	Incoming Rent	Outgoing Expenses	Fees (Inc GST)	Landlord Disbursement	Closing Balance
\$ 0.00	\$ 287.14	\$ 0.00	\$ 25.27	\$ 261.87	\$ 0.00

Date	Details	Debit	Credit	Balance
Opening Balance				\$0.00
01/08/21	Rent 20/08/2021 to 24/08/2021 from Credit 212.86 (Remaining credit \$34.29)			\$0.00
24/08/21	Rent 25/08/2021 to 26/08/2021 from direct debit (Bharat Kumavat; Anita Kumavat)		\$37.14	\$37.14
24/08/21	Payment to Owner; (G.M & P LEWIS SUPERFUND PTY LTD AS TRUSTEE FOR THE G.M & P LEWIS SUPERANNUATION FU)	\$33.87		\$3.27
24/08/21	ManagementFee 25/08/2021 to 26/08/2021 (4/92a Woondooma St, Bundaberg West, QLD, 4670 (To: LJHBDG-LJH General Trading Account))	\$3.27		\$0.00
31/08/21	Rent 27/08/2021 to 02/09/2021 from direct debit (Bharat Kumavat; Anita Kumavat)		\$250.00	\$250.00
31/08/21	Payment to Owner; (G.M & P LEWIS SUPERFUND PTY LTD AS TRUSTEE FOR THE G.M & P LEWIS SUPERANNUATION FU)	\$228.00		\$22.00
31/08/21	ManagementFee 27/08/2021 to 02/09/2021 (4/92a Woondooma St, Bundaberg West, QLD, 4670 (To: LJHBDG-LJH General Trading Account))	\$22.00		\$0.00
Closing Balance				\$0.00

Please note cleared fund dates are used for all transactions.

Pending Invoices

Invoice	Due	Amount
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Outstanding Tenant Invoices

Invoice	Due	Amount
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Future Invoices

Invoice	Due	Amount
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Manual Withhold

Description	Expiry	Amount
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G.M & P LEWIS SUPERFUND PTY LTD
 AS TRUSTEE FOR THE G.M & P LEWIS
 SUPERANNUATION FU,
 PO BOX 5154,
 BUNDABERG WEST QLD 4670

Property Address	4/92a Woondooma St
	Bundaberg West, QLD, 4670
Statement From	01/09/2021
Statement To	30/09/2021
Statement Number	2

Dana Terare

Rent: \$250.00/weekly

PROPERTY SUMMARY

Opening Balance	Incoming Funds	Outgoing Expenses	Fees (Inc GST)	Landlord Disbursement	Closing Balance
\$ 0.00	\$ 1000.00	\$ 0.00	\$ 88.00	\$ 912.00	\$ 0.00

Date	Details	Debit	Credit	Balance
Opening Balance				\$0.00
07/09/21	Rent 03/09/2021 to 09/09/2021 from direct debit (Bharat Kumavat; Anita Kumavat)		\$250.00	\$250.00
07/09/21	Payment to Owner; (G.M & P LEWIS SUPERFUND PTY LTD AS TRUSTEE FOR THE G.M & P LEWIS SUPERANNUATION FU)	\$228.00		\$22.00
07/09/21	ManagementFee 03/09/2021 to 09/09/2021 (4/92a Woondooma St, Bundaberg West, QLD, 4670 (To: LJHBDG-LJH General Trading Account))	\$22.00		\$0.00
14/09/21	Rent 10/09/2021 to 16/09/2021 from direct debit (Bharat Kumavat; Anita Kumavat)		\$250.00	\$250.00
14/09/21	Payment to Owner; (G.M & P LEWIS SUPERFUND PTY LTD AS TRUSTEE FOR THE G.M & P LEWIS SUPERANNUATION FU)	\$228.00		\$22.00
14/09/21	ManagementFee 10/09/2021 to 16/09/2021 (4/92a Woondooma St, Bundaberg West, QLD, 4670 (To: LJHBDG-LJH General Trading Account))	\$22.00		\$0.00
21/09/21	Rent 17/09/2021 to 23/09/2021 from direct debit (Bharat Kumavat; Anita Kumavat)		\$250.00	\$250.00
21/09/21	Payment to Owner; (G.M & P LEWIS SUPERFUND PTY LTD AS TRUSTEE FOR THE G.M & P LEWIS SUPERANNUATION FU)	\$228.00		\$22.00
21/09/21	ManagementFee 17/09/2021 to 23/09/2021 (4/92a Woondooma St, Bundaberg West, QLD, 4670 (To: LJHBDG-LJH General Trading Account))	\$22.00		\$0.00
28/09/21	Rent 24/09/2021 to 30/09/2021 from direct debit (Bharat Kumavat; Anita Kumavat)		\$250.00	\$250.00
28/09/21	Payment to Owner; (G.M & P LEWIS SUPERFUND PTY LTD AS TRUSTEE FOR THE G.M & P LEWIS SUPERANNUATION FU)	\$228.00		\$22.00
28/09/21	ManagementFee 24/09/2021 to 30/09/2021 (4/92a Woondooma St, Bundaberg West, QLD, 4670 (To: LJHBDG-LJH General Trading Account))	\$22.00		\$0.00
Closing Balance				\$0.00

Please note cleared fund dates are used for all transactions.

Pending Invoices

Invoice	Due	Amount
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Outstanding Tenant Invoices

Invoice	Due	Amount
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Invoice	Due	Amount
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Future Invoices

Invoice	Due	Amount
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Manual Withhold

Description	Expiry	Amount
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G.M & P LEWIS SUPERFUND PTY LTD
 AS TRUSTEE FOR THE G.M & P LEWIS
 SUPERANNUATION FU,
 PO BOX 5154,
 BUNDABERG WEST QLD 4670

Property Address	4/92a Woondooma St
	Bundaberg West, QLD, 4670
Statement From	01/10/2021
Statement To	31/10/2021
Statement Number	3

Dana Rent: Ownership: G.M & P LEWIS SUPERFUND PTY LTD AS TRUSTEE FOR THE G.M & P
 Terare \$255.00/weekly LEWIS SUPERANNUATION FU

PROPERTY SUMMARY

Opening Balance	Incoming Funds	Outgoing Expenses	Fees (Inc GST)	Landlord Disbursement	Closing Balance
\$ 0.00	\$ 1010.00	\$ 0.00	\$ 88.88	\$ 921.12	\$ 0.00

Date	Details	Debit	Credit	Balance
Opening Balance				\$0.00
06/10/21	Rent 01/10/2021 to 07/10/2021 from direct debit (Bharat Kumavat; Anita Kumavat)		\$250.00	\$250.00
06/10/21	ManagementFee 01/10/2021 to 07/10/2021 (4/92a Woondooma St, Bundaberg West, QLD, 4670 (To: LJHBDG-LJH General Trading Account))	\$22.00		\$228.00
06/10/21	Payment to Owner; (G.M & P LEWIS SUPERFUND PTY LTD AS TRUSTEE FOR THE G.M & P LEWIS SUPERANNUATION FU)	\$228.00		\$0.00
12/10/21	Rent 08/10/2021 to 14/10/2021 from direct debit (Bharat Kumavat; Anita Kumavat)		\$250.00	\$250.00
12/10/21	ManagementFee 08/10/2021 to 14/10/2021 (4/92a Woondooma St, Bundaberg West, QLD, 4670 (To: LJHBDG-LJH General Trading Account))	\$22.00		\$228.00
12/10/21	Payment to Owner; (G.M & P LEWIS SUPERFUND PTY LTD AS TRUSTEE FOR THE G.M & P LEWIS SUPERANNUATION FU)	\$228.00		\$0.00
19/10/21	Rent 15/10/2021 to 21/10/2021 from direct debit (Bharat Kumavat; Anita Kumavat)		\$255.00	\$255.00
19/10/21	ManagementFee 15/10/2021 to 21/10/2021 (4/92a Woondooma St, Bundaberg West, QLD, 4670 (To: LJHBDG-LJH General Trading Account))	\$22.44		\$232.56
19/10/21	Payment to Owner; (G.M & P LEWIS SUPERFUND PTY LTD AS TRUSTEE FOR THE G.M & P LEWIS SUPERANNUATION FU)	\$232.56		\$0.00
26/10/21	Rent 22/10/2021 to 28/10/2021 from direct debit (Bharat Kumavat; Anita Kumavat)		\$255.00	\$255.00
26/10/21	ManagementFee 22/10/2021 to 28/10/2021 (4/92a Woondooma St, Bundaberg West, QLD, 4670 (To: LJHBDG-LJH General Trading Account))	\$22.44		\$232.56
26/10/21	Payment to Owner; (G.M & P LEWIS SUPERFUND PTY LTD AS TRUSTEE FOR THE G.M & P LEWIS SUPERANNUATION FU)	\$232.56		\$0.00
Closing Balance				\$0.00

Please note cleared fund dates are used for all transactions.

Pending Invoices

Invoice	Due	Amount
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Outstanding Tenant Invoices

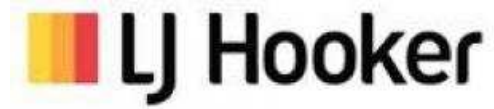
Invoice	Due	Amount
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Future Invoices

Invoice	Due	Amount
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Manual Withhold

Description	Expiry	Amount
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G.M & P LEWIS SUPERFUND PTY LTD
 AS TRUSTEE FOR THE G.M & P LEWIS
 SUPERANNUATION FU,
 PO BOX 5154,
 BUNDABERG WEST QLD 4670

Property Address	4/92a Woondooma St
	Bundaberg West, QLD, 4670
Statement From	01/11/2021
Statement To	30/11/2021
Statement Number	4

Dana Rent: Ownership: G.M & P LEWIS SUPERFUND PTY LTD AS TRUSTEE FOR THE G.M & P
 Terare \$255.00/weekly LEWIS SUPERANNUATION FU

PROPERTY SUMMARY

Opening Balance	Incoming Funds	Outgoing Expenses	Fees (Inc GST)	Landlord Disbursement	Closing Balance
\$ 0.00	\$ 1275.00	\$ 210.99	\$ 112.20	\$ 951.81	\$ 0.00

Date	Details	Debit	Credit	Balance
Opening Balance				\$0.00
02/11/21	Rent 29/10/2021 to 04/11/2021 from direct debit (Bharat Kumavat; Anita Kumavat)		\$255.00	\$255.00
02/11/21	ManagementFee 29/10/2021 to 04/11/2021 (4/92a Woondooma St, Bundaberg West, QLD, 4670 (To: LJHBDG-LJH General Trading Account))	\$22.44		\$232.56
02/11/21	Payment to Owner; (G.M & P LEWIS SUPERFUND PTY LTD AS TRUSTEE FOR THE G.M & P LEWIS SUPERANNUATION FU)	\$232.56		\$0.00
09/11/21	Rent 05/11/2021 to 11/11/2021 from direct debit (Bharat Kumavat; Anita Kumavat)		\$255.00	\$255.00
09/11/21	ManagementFee 05/11/2021 to 11/11/2021 (4/92a Woondooma St, Bundaberg West, QLD, 4670 (To: LJHBDG-LJH General Trading Account))	\$22.44		\$232.56
09/11/21	Payment to Owner; (G.M & P LEWIS SUPERFUND PTY LTD AS TRUSTEE FOR THE G.M & P LEWIS SUPERANNUATION FU)	\$232.56		\$0.00
16/11/21	Rent 12/11/2021 to 18/11/2021 from direct debit (Bharat Kumavat; Anita Kumavat)		\$255.00	\$255.00
16/11/21	ManagementFee 12/11/2021 to 18/11/2021 (4/92a Woondooma St, Bundaberg West, QLD, 4670 (To: LJHBDG-LJH General Trading Account))	\$22.44		\$232.56
16/11/21	Payment to Owner; (G.M & P LEWIS SUPERFUND PTY LTD AS TRUSTEE FOR THE G.M & P LEWIS SUPERANNUATION FU)	\$232.56		\$0.00
23/11/21	Rent 19/11/2021 to 25/11/2021 from direct debit (Bharat Kumavat; Anita Kumavat)		\$255.00	\$255.00
23/11/21	4/92a Woondooma St - Locksmiths - Lock Tough Locksmiths - 3829, JOB#1170696	\$210.99		\$44.01
23/11/21	ManagementFee 19/11/2021 to 25/11/2021 (4/92a Woondooma St, Bundaberg West, QLD, 4670 (To: LJHBDG-LJH General Trading Account))	\$22.44		\$21.57
23/11/21	Payment to Owner; (G.M & P LEWIS SUPERFUND PTY LTD AS TRUSTEE FOR THE G.M & P LEWIS SUPERANNUATION FU)	\$21.57		\$0.00
30/11/21	Rent 26/11/2021 to 02/12/2021 from direct debit (Bharat Kumavat; Anita Kumavat)		\$255.00	\$255.00
30/11/21	ManagementFee 26/11/2021 to 02/12/2021 (4/92a Woondooma St, Bundaberg West, QLD, 4670 (To: LJHBDG-LJH General Trading Account))	\$22.44		\$232.56
30/11/21	Payment to Owner; (G.M & P LEWIS SUPERFUND PTY LTD AS TRUSTEE FOR THE G.M & P LEWIS SUPERANNUATION FU)	\$232.56		\$0.00
Closing Balance				\$0.00

Please note cleared fund dates are used for all transactions.

Pending Invoices

Invoice	Due	Amount
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Outstanding Tenant Invoices

Invoice	Due	Amount
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Future Invoices

Invoice	Due	Amount
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Manual Withhold

Description	Expiry	Amount
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