

# The Edge Coffs Harbour Pty Ltd

3/29-33 Orlando St

COFFS HARBOUR NSW 2450

ABN: 51 106 191 351

Phone: 02 6652 9888

Fax: 02 6652 9899

L & J Betland Superannuation Fund  
35 Finlays Road  
KORORA, NSW 2450

Ref: BETLAND

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L & J Betland Superannuation Fund  
Owner Income & Expenditure for July 2019 to June 2020  
Manager: Kelly Mitchell

|  | Jul     | Aug     | Sep     | Oct     | Nov     | Dec     | Jan     | Feb     | Mar    | Apr  | May     | Jun     | Tot      |
|--|---------|---------|---------|---------|---------|---------|---------|---------|--------|------|---------|---------|----------|
| <b>Property: 321 Gaudrons Road SAPPHIRE BEACH NSW 2450</b> |         |         |         |         |         |         |         |         |        |      |         |         |          |
| Balance Brought Forward                                    | 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     |
| <b>Income</b>  |         |         |         |         |         |         |         |         |        |      |         |         |          |
| 101 Rent   | 1800.00 | 1200.00 | 1200.00 | 1200.00 | 1200.00 | 1200.00 | 1800.00 | 1200.00 | 917.15 | 0.00 | 1260.00 | 1890.00 | 14867.15 |
| 161 Outgoings Recovered - General                          | 0.00    | 0.00    | 0.00    | 0.00    | 0.00    | 0.00    | 0.00    | 0.00    | 0.00   | 0.00 | 66.40   | 0.00    | 66.40    |
|  | 1800.00 | 1200.00 | 1200.00 | 1200.00 | 1200.00 | 1200.00 | 1800.00 | 1200.00 | 917.15 | 0.00 | 1326.40 | 1890.00 | 14933.55 |
| <b>Expenditure</b>   |         |         |         |         |         |         |         |         |        |      |         |         |          |
| 2 Cleaning   | 0.00    | 0.00    | 0.00    | 0.00    | 0.00    | 0.00    | 0.00    | 0.00    | 0.00   | 0.00 | 40.00   | 0.00    | 40.00    |
| 334 R & M - Locks & Cards                                  | 0.00    | 0.00    | 0.00    | 0.00    | 0.00    | 0.00    | 0.00    | 0.00    | 0.00   | 0.00 | 28.00   | 0.00    | 28.00    |
| 413 Income & Expenditure report fee                        | 0.00    | 0.00    | 0.00    | 0.00    | 0.00    | 0.00    | 0.00    | 0.00    | 0.00   | 0.00 | 0.00    | 30.00   | 30.00    |
| 414 Lease Fees   | 0.00    | 0.00    | 0.00    | 0.00    | 0.00    | 0.00    | 0.00    | 0.00    | 0.00   | 0.00 | 379.50  | 0.00    | 379.50   |
| 419 GST on fees  | 14.80   | 10.00   | 10.00   | 10.00   | 10.00   | 10.00   | 14.80   | 10.00   | 7.74   | 0.00 | 10.48   | 18.52   | 128.34   |
| 481 Management Fees  | 144.00  | 96.00   | 96.00   | 96.00   | 96.00   | 96.00   | 144.00  | 96.00   | 73.37  | 0.00 | 100.80  | 151.20  | 1189.37  |
| 483 Postage/Admin  | 4.00    | 4.00    | 4.00    | 4.00    | 4.00    | 4.00    | 4.00    | 4.00    | 4.00   | 0.00 | 4.00    | 4.00    | 44.00    |
|  | 162.80  | 110.00  | 110.00  | 110.00  | 110.00  | 110.00  | 162.80  | 110.00  | 85.11  | 0.00 | 562.78  | 203.72  | 1837.21  |

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35 Finlays Road

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Page: 2

L & J Betland Superannuation Fund  
Owner Income & Expenditure for July 2019 to June 2020  
Manager: Kelly Mitchell

|                 | Jul     | Aug     | Sep     | Oct     | Nov     | Dec     | Jan     | Feb     | Mar    | Apr  | May    | Jun     | Tot      |
|-----------------|---------|---------|---------|---------|---------|---------|---------|---------|--------|------|--------|---------|----------|
| Carried Forward | 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     |
| Net Income      | 1637.20 | 1090.00 | 1090.00 | 1090.00 | 1090.00 | 1090.00 | 1637.20 | 1090.00 | 832.04 | 0.00 | 763.62 | 1686.28 | 13086.34 |

Net income is equal to balance brought forward plus income, less expenditure, less carried forward balance.

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L & J Betland Superannuation Fund  
35 Finlays Road  
KORORA, NSW 2450

Agent ABN: 51-106-191-351  
Primary Owner Statement for  
Period Ending: 30/06/20  
Reference: BETLAND  
**TAX INVOICE**

L & J Betland Superannuation Fund  
Manager: Kelly Mitchell

| Property          | Tenant                                | Rent   | Paid From   | To       | Periods | Paid          | Credit         |
|-------------------|---------------------------------------|--------|-------------|----------|---------|---------------|----------------|
| 321 Gaudrons Road | Mr J Taylor & Miss I Hudson           | 310.00 | W1 31/03/20 | 31/03/20 | 0       | 0.00          | 0.00           |
|                   | Vacating: 31/03/20                    |        |             |          |         |               |                |
|                   | Miss M Roggensack & Mr E Bullied      | 315.00 | W1 29/05/20 | 09/07/20 | 6       | 1890.00       | 0.00           |
| Date              | Disbursements & Sundry Receipts       |        |             |          |         | Debit         | Credit         |
|                   | Total Rent Collected From Tenants     |        |             |          |         |               | 1890.00        |
| 24/06/20          | *Income & Expenditure Report Fee 2020 |        |             |          |         | 30.00         |                |
|                   | *Management Fees                      |        |             |          |         | 151.20        |                |
|                   | *Administration Fee                   |        |             |          |         | 4.00          |                |
|                   | Plus GST on items marked *            |        |             |          |         | 18.52         |                |
|                   |                                       |        |             |          |         | <u>203.72</u> | <u>1890.00</u> |
|                   | NETT AMOUNT TO BE PAID                |        |             |          |         |               | 1686.28        |

**Transferred to your bank account \$1,686.28**

Payment Details: L & J Betland Superannuation Fund 464933992 012-572 anz

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L & J Betland Superannuation Fund  
35 Finlays Road  
KORORA, NSW 2450

Agent ABN: 51-106-191-351  
Primary Owner Statement for  
Period Ending: 29/05/20  
Reference: BETLAND  
**TAX INVOICE**

L & J Betland Superannuation Fund  
Manager: Kelly Mitchell

| Property          | Tenant   | Rent   | Paid From | To         | Periods | Paid    | Credit  |
|-------------------|--|--|-----------|------------|---------|---------|---------|
| 321 Gaudrons Road | Mr J Taylor & Miss I Hudson                      | 310.00 W1  | 31/03/20  | 31/03/20   | 0       | 0.00    | 0.00    |
|                   | Vacating: 31/03/20 <i>Still Cleaning 30/4/20</i> |  |           |            |         |         |         |
|                   | Miss M Roggensack & Mr E Bulled                  | 315.00 W1  | 01/05/20  | 28/05/20   | 4       | 1260.00 | 0.00    |
| Date              | Disbursements & Sundry Receipts                  |  |           |            |         | Debit   | Credit  |
|                   | Total Rent Collected From Tenants                |  |           |            |         |         | 1260.00 |
| 01/05/20          | 321 Gaudrons Road                                | Letting Fee: 321 Gaudrons Road                   |           |            |         | 346.50  |         |
|                   | (Includes 31.50 GST)                             |  |           |            |         |         |         |
| 01/05/20          | 321 Gaudrons Road                                | Tenancy Fee: 321 Gaudrons Road                   |           |            |         | 33.00   |         |
|                   | (Includes 3.00 GST)                              |  |           |            |         |         |         |
| 01/05/20          | 321 Gaudrons Road                                | Lyn's Cleaning Service                           |           | Inv:E862   |         | 40.00   |         |
|                   | Clean Oven/Stove (TENANT TO REIMBURSE)           | (Includes 3.64 GST)                              |           |            |         |         | 40.00   |
| 04/05/20          | 321 Gaudrons Road                                | Reimbursement of Oven Cleaning (Mr J Taylor & M) |           |            |         |         | 26.40   |
|                   | (Includes 3.64 GST)                              |  |           |            |         |         |         |
| 15/05/20          | 321 Gaudrons Road                                | Reimbursement for Key Cutting (Mr J Taylor & M)  |           |            |         |         | 26.40   |
|                   | (Includes 2.40 GST)                              |  |           |            |         |         |         |
| 15/05/20          | 321 Gaudrons Road                                | Coffs Harbour City Locksmith                     |           | Inv:010055 |         | 28.00   |         |
|                   | 4 x keys cut - tenant to reimburse               | (Includes 2.55 GST)                              |           |            |         | 100.80  |         |
|                   | *Management Fees                                 |  |           |            |         | 4.00    |         |
|                   | *Administration Fee                              |  |           |            |         | 10.48   |         |
|                   | Plus GST on items marked *                       |  |           |            |         |         |         |
|                   |  |  |           |            |         | 562.78  | 1326.40 |
|                   | NETT AMOUNT TO BE PAID                           |  |           |            |         |         | 763.62  |

**Transferred to your bank account \$763.62**  
Payment Details: L & J Betland Superannuation Fund 484933992 012-572 anz

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L & J Betland Superannuation Fund  
35 Finlays Road  
KORORA, NSW 2450

Agent ABN: 51-106-191-351  
Primary Owner Statement for  
Period Ending: 30/04/20  
Reference: BETLAND  
**TAX INVOICE**

L & J Betland Superannuation Fund  
Manager: Kelly Mitchell

| Property                        | Tenant                          | Rent      | Paid From | To       | Periods | Paid  | Credit |
|---------------------------------|---------------------------------|-----------|-----------|----------|---------|-------|--------|
| Gaudrons Road                   | Mr J Taylor & Miss I Hudson     | 310.00 W1 | 31/03/20  | 31/03/20 | 0       | 0.00  | 0.00   |
|                                 | Vacating: 31/03/20              |           |           |          |         |       |        |
|                                 | Miss M Roggensack & Mr E Bulled | 315.00 W1 | 30/04/20  | 30/04/20 | 0       | 0.00  | 0.00   |
| Disbursements & Sundry Receipts |                                 |           |           |          |         | Debit | Credit |

0.00      0.00

NETT AMOUNT TO BE PAID

0.00

UNPAID INVOICES

|          |          |  |              |
|----------|----------|--|--------------|
| 29/04/20 | GAUD/321 | Clean Oven/Stove (TENANT TO REIMBURSE) | 40.00        |
|          |          |  | <u>40.00</u> |

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Agent ABN: 51-106-191-351  
Primary Owner Statement for  
Period Ending: 31/03/20  
Reference: BETLAND  
**TAX INVOICE**

L & J Betland Superannuation Fund  
Manager: Kelly Mitchell

| Tenant   | Rent   | Paid From   | To       | Periods | Paid   | Credit |
|--|--------|-------------|----------|---------|--------|--------|
| Gaudrons Road<br>Mr J Taylor & Miss I Hudson<br>Vacating: 31/03/20 | 310.00 | W1 07/03/20 | 31/03/20 | 3       | 917.15 | 0.00   |
| Disbursements & Sundry Receipts                                    |        |             |          |         | Debit  | Credit |
| Total Rent Collected From Tenants                                  |        |             |          |         |        | 917.15 |
| *Management Fees   |        |             |          |         | 73.37  |        |
| *Administration Fee  |        |             |          |         | 4.00   |        |
| Plus GST on items marked *   |        |             |          |         | 7.74   |        |
|  |        |             |          |         | 85.11  | 917.15 |
| NETT AMOUNT TO BE PAID   |        |             |          |         |        | 832.04 |

**Transferred to your bank account \$832.04**

Payment Details: L & J Betland Superannuation Fund 464933992 012-572 anz

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L & J Betland Superannuation Fund  
35 Finlays Road  
KORORA, NSW 2450

Agent ABN: 51-106-191-351  
Primary Owner Statement for  
Period Ending: 28/02/20  
Reference: BETLAND  
**TAX INVOICE**

L & J Betland Superannuation Fund  
Manager: Kelly Mitchell

| Property                          | Tenant                      | Rent   | Paid From   | To       | Periods | Paid    | Credit  |
|-----------------------------------|-----------------------------|--------|-------------|----------|---------|---------|---------|
| Gaudrons Road                     | Mr J Taylor & Miss I Hudson | 310.00 | W1 08/02/20 | 06/03/20 | 4       | 1200.00 | 190.00  |
| Disbursements & Sundry Receipts   |                             |        |             |          |         | Debit   | Credit  |
| Total Rent Collected From Tenants |                             |        |             |          |         |         | 1200.00 |
| *Management Fees                  |                             |        |             |          |         | 96.00   |         |
| *Administration Fee               |                             |        |             |          |         | 4.00    |         |
| Plus GST on items marked *        |                             |        |             |          |         | 10.00   |         |
|                                   |                             |        |             |          |         | <hr/>   | <hr/>   |
|                                   |                             |        |             |          |         | 110.00  | 1200.00 |
| NETT AMOUNT TO BE PAID            |                             |        |             |          |         |         | 1090.00 |

**Transferred to your bank account \$1,090.00**

Payment Details: L & J Betland Superannuation Fund 464933992 012-572 anz

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Primary Owner Statement for  
Period Ending: 31/01/20  
Reference: BETLAND  
**TAX INVOICE**

L & J Betland Superannuation Fund  
Manager: Kelly Mitchell

| Property     | Tenant                            | Rent     | Paid From   | To       | Periods | Paid          | Credit         |
|--------------|-----------------------------------|----------|-------------|----------|---------|---------------|----------------|
| Cudrons Road | Mr J Taylor & Miss I Hudson       | 310.00   | W1 28/12/19 | 07/02/20 | 6       | 1800.00       | 230.00         |
|              | Rent Changed 28/12/19 from        | \$300.00 | W1          |          |         |               |                |
|              | Disbursements & Sundry Receipts   |          |             |          |         | Debit         | Credit         |
|              | Total Rent Collected From Tenants |          |             |          |         |               | 1800.00        |
|              | *Management Fees                  |          |             |          |         | 144.00        |                |
|              | *Administration Fee               |          |             |          |         | 4.00          |                |
|              | Plus GST on items marked *        |          |             |          |         | 14.80         |                |
|              |                                   |          |             |          |         | <u>162.80</u> | <u>1800.00</u> |
|              | NETT AMOUNT TO BE PAID            |          |             |          |         |               | 1637.20        |

**Transferred to your bank account \$1,637.20**  
Payment Details: L & J Betland Superannuation Fund 464933992 012-572 anz



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35 Finlays Road  
KORORA, NSW 2450

Agent ABN: 51-106-191-351  
Primary Owner Statement for  
Period Ending: 30/12/19  
Reference: BETLAND  
**TAX INVOICE**

L & J Betland Superannuation Fund  
Manager: Kelly Mitchell

| Property        | Tenant                            | Rent     | Paid From   | To       | Periods | Paid    | Credit  |
|-----------------|-----------------------------------|----------|-------------|----------|---------|---------|---------|
| 1 Gaudrons Road | Mr J Taylor & Miss I Hudson       | 310.00   | W1 30/11/19 | 27/12/19 | 4       | 1200.00 | 290.00  |
|                 | Rent Changed 28/12/19 from        | \$300.00 | W1          |          |         |         |         |
| te              | Disbursements & Sundry Receipts   |          |             |          |         | Debit   | Credit  |
|                 | Total Rent Collected From Tenants |          |             |          |         |         | 1200.00 |
|                 | *Management Fees                  |          |             |          |         | 96.00   |         |
|                 | *Administration Fee               |          |             |          |         | 4.00    |         |
|                 | Plus GST on items marked *        |          |             |          |         | 10.00   |         |
|                 |                                   |          |             |          |         | 110.00  | 1200.00 |
|                 | NETT AMOUNT TO BE PAID            |          |             |          |         |         | 1090.00 |

**Transferred to your bank account \$1,090.00**

Payment Details: L & J Betland Superannuation Fund 464933992 012-572 anz

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35 Finlays Road  
KORORA, NSW 2450

Agent ABN: 51-106-191-351  
Primary Owner Statement for  
Period Ending: 29/11/19  
Reference: BETLAND  
**TAX INVOICE**

L & J Betland Superannuation Fund  
Manager: Kelly Mitchell

| Property                          | Tenant                      | Rent   | Paid From   | To       | Periods | Paid    | Credit  |
|-----------------------------------|-----------------------------|--------|-------------|----------|---------|---------|---------|
| Gaudrons Road                     | Mr J Taylor & Miss I Hudson | 300.00 | W1 02/11/19 | 29/11/19 | 4       | 1200.00 | 290.00  |
| Disbursements & Sundry Receipts   |                             |        |             |          |         | Debit   | Credit  |
| Total Rent Collected From Tenants |                             |        |             |          |         |         | 1200.00 |
| *Management Fees                  |                             |        |             |          |         | 96.00   |         |
| *Administration Fee               |                             |        |             |          |         | 4.00    |         |
| Plus GST on items marked *        |                             |        |             |          |         | 10.00   |         |
|                                   |                             |        |             |          |         | <hr/>   | <hr/>   |
|                                   |                             |        |             |          |         | 110.00  | 1200.00 |
| NETT AMOUNT TO BE PAID            |                             |        |             |          |         |         | 1090.00 |

**Transferred to your bank account \$1,090.00**

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KORORA, NSW 2450

Agent ABN: 51-106-191-351  
Primary Owner Statement for  
Period Ending: 31/10/19  
Reference: BETLAND  
**TAX INVOICE**

& J Betland Superannuation Fund  
Manager: Kelly Mitchell

| Property                          | Tenant                      | Rent   | Paid From   | To       | Periods | Paid    | Credit  |
|-----------------------------------|-----------------------------|--------|-------------|----------|---------|---------|---------|
| 1 Gaudrons Road                   | Mr J Taylor & Miss I Hudson | 300.00 | W1 05/10/19 | 01/11/19 | 4       | 1200.00 | 290.00  |
|                                   |                             |        |             |          |         | Debit   | Credit  |
| Total Rent Collected From Tenants |                             |        |             |          |         |         | 1200.00 |
| *Management Fees                  |                             |        |             |          |         | 96.00   |         |
| *Administration Fee               |                             |        |             |          |         | 4.00    |         |
| Plus GST on items marked *        |                             |        |             |          |         | 10.00   |         |
|                                   |                             |        |             |          |         | <hr/>   | <hr/>   |
|                                   |                             |        |             |          |         | 110.00  | 1200.00 |
| NETT AMOUNT TO BE PAID            |                             |        |             |          |         |         | 1090.00 |

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Primary Owner Statement for  
Period Ending: 30/09/19  
Reference: BETLAND  
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L & J Betland Superannuation Fund  
Manager: Kelly Mitchell

| Property         | Tenant                            | Rent   | Paid From   | To       | Periods | Paid          | Credit         |
|------------------|-----------------------------------|--------|-------------|----------|---------|---------------|----------------|
| 21 Gaudrons Road | Mr J Taylor & Miss I Hudson       | 300.00 | W1 07/09/19 | 04/10/19 | 4       | 1200.00       | 290.00         |
| Date             | Disbursements & Sundry Receipts   |        |             |          |         | Debit         | Credit         |
|                  | Total Rent Collected From Tenants |        |             |          |         |               | 1200.00        |
|                  | *Management Fees                  |        |             |          |         | 96.00         |                |
|                  | *Administration Fee               |        |             |          |         | 4.00          |                |
|                  | Plus GST on items marked *        |        |             |          |         | 10.00         |                |
|                  |                                   |        |             |          |         | <u>110.00</u> | <u>1200.00</u> |
|                  | NETT AMOUNT TO BE PAID            |        |             |          |         |               | 1090.00        |

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Primary Owner Statement for  
Period Ending: 30/08/19  
Reference: BETLAND  
**TAX INVOICE**

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Manager: Kelly Mitchell

| Property                          | Tenant                      | Rent   | Paid From   | To       | Periods | Paid          | Credit         |
|-----------------------------------|-----------------------------|--------|-------------|----------|---------|---------------|----------------|
| Gaudrons Road                     | Mr J Taylor & Miss I Hudson | 300.00 | W1 10/08/19 | 06/09/19 | 4       | 1200.00       | 290.00         |
| Disbursements & Sundry Receipts   |                             |        |             |          |         | Debit         | Credit         |
| Total Rent Collected From Tenants |                             |        |             |          |         |               | 1200.00        |
| *Management Fees                  |                             |        |             |          |         | 96.00         |                |
| *Administration Fee               |                             |        |             |          |         | 4.00          |                |
| Plus GST on items marked *        |                             |        |             |          |         | 10.00         |                |
|                                   |                             |        |             |          |         | <u>110.00</u> | <u>1200.00</u> |
| NETT AMOUNT TO BE PAID            |                             |        |             |          |         |               | 1090.00        |

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Period Ending: 31/07/19  
Reference: BETLAND  
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Manager: Kelly Mitchell

| Property        | Tenant                      | Rent   | Paid From   | To       | Periods | Paid    | Credit |
|-----------------|-----------------------------|--------|-------------|----------|---------|---------|--------|
| 1 Gaudrons Road | Mr J Taylor & Miss I Hudson | 300.00 | W1 29/06/19 | 09/08/19 | 6       | 1800.00 | 290.00 |

| Date | Disbursements & Sundry Receipts | Debit | Credit |
|------|---------------------------------|-------|--------|
|------|---------------------------------|-------|--------|

|                                   |  |               |                |
|-----------------------------------|--|---------------|----------------|
| Total Rent Collected From Tenants |  |               | 1800.00        |
| *Management Fees                  |  | 144.00        |                |
| *Administration Fee               |  | 4.00          |                |
| Plus GST on items marked *        |  | 14.80         |                |
|                                   |  | <u>162.80</u> | <u>1800.00</u> |
| NETT AMOUNT TO BE PAID            |  |               | 1637.20        |

**Transferred to your bank account \$1,637.20**  
Payment Details: L & J Betland Superannuation Fund 464933992 012-572 anz