

# Receipts & Expenditure Statement



LJ Live Well Pty Ltd  
 ATF LJ Live Well Super Fund  
 PO Box 138  
 DONCASTER VIC 3108

Manager HANNAH

Shop + unit

T-722  
 4-6  
 Rent: \$ 4561  
 Cost collected = \$ 502

Factory

Financial Statement for the period 01/07/2021 to 30/06/2022  
 RE: 16 Dandenong Street, DANDENONG, VIC, 3175

Y.T.D.	July	August	September	October	November	December	January	February	March	April	May	June
<b>Landlord Revenue</b>												
402. Rent	\$25,469.84	\$4,532.00	\$2,266.00	\$2,333.98	\$2,333.98	\$2,333.98	\$0.00	\$4,667.96	\$2,333.98	\$2,333.98	\$0.00	\$2,333.98
407. Council Rates	\$1,607.05	\$401.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$402.00	\$0.00	\$0.00	\$0.00	\$402.00
408. Water Rates	\$1,014.86	\$169.18	\$502.40	\$1.00	\$0.00	\$0.00	\$0.00	\$167.13	\$0.00	\$175.15	\$0.00	\$0.00
425.10 ESM Inspection	\$210.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$210.00	\$0.00	\$0.00
406. Recoverable Insurance	\$1,652.00	\$1,652.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
444.26 GST on Council Rates	\$160.71	\$0.00	\$0.00	\$0.00	\$0.00	\$80.31	\$0.00	\$40.20	\$0.00	\$0.00	\$0.00	\$40.20
444.67 GST on ESM Inspection	\$21.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21.00	\$0.00	\$0.00
444.22 GST on Recoverable Insurance	\$165.20	\$0.00	\$0.00	\$0.00	\$0.00	\$165.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
444. GST on Rent	\$2,547.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,380.00	\$0.00	\$466.80	\$233.40	\$233.40	\$0.00	\$233.40
444.25 GST on Water Rates	\$84.57	\$0.00	\$0.00	\$0.00	\$0.00	\$50.34	\$0.00	\$16.71	\$0.00	\$17.52	\$0.00	\$0.00
	<b>\$32,932.23</b>	<b>\$6,754.23</b>	<b>\$2,768.40</b>	<b>\$2,334.98</b>	<b>\$2,735.98</b>	<b>\$4,009.83</b>	<b>\$0.00</b>	<b>\$5,760.80</b>	<b>\$2,567.38</b>	<b>\$2,991.05</b>	<b>\$0.00</b>	<b>\$3,009.58</b>
<b>Expenses</b>												
545. Council Rates	-\$1,607.05	-\$401.05	\$0.00	\$0.00	-\$402.00	\$0.00	\$0.00	-\$402.00	\$0.00	\$0.00	\$0.00	-\$402.00
546. Water Rates	-\$1,591.20	\$0.00	-\$503.40	\$0.00	\$0.00	-\$528.00	\$0.00	\$0.00	\$0.00	-\$559.80	\$0.00	\$0.00
614.09 ESM Inspection	-\$210.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$210.00	\$0.00	\$0.00
576. Insurance Renewals	-\$3,030.21	-\$3,030.21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
526. Plumbing	-\$3,680.00	\$0.00	\$0.00	\$0.00	-\$820.00	-\$2,860.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
500. Management Fees - Rental	-\$1,198.17	-\$270.17	-\$110.74	-\$93.40	-\$109.44	-\$93.35	\$0.00	-\$209.49	-\$93.36	-\$106.77	\$0.00	-\$109.44
520. Statement Fee	-\$27.00	-\$3.00	-\$3.00	-\$3.00	-\$3.00	-\$3.00	\$0.00	-\$3.00	-\$3.00	-\$3.00	\$0.00	-\$3.00
740.08 G.S.T.	-\$662.79	-\$273.79	\$0.00	\$0.00	-\$82.00	-\$286.00	\$0.00	\$0.00	\$0.00	-\$21.00	\$0.00	\$0.00
512. GST on Agent Fee	-\$122.54	-\$27.31	-\$11.37	-\$9.64	-\$11.25	-\$9.64	\$0.00	-\$21.25	-\$9.64	-\$11.18	\$0.00	-\$11.25
	<b>-\$12,128.96</b>	<b>-\$4,005.53</b>	<b>-\$628.51</b>	<b>-\$106.04</b>	<b>-\$1,427.69</b>	<b>-\$3,780.00</b>	<b>\$0.00</b>	<b>-\$635.75</b>	<b>-\$106.00</b>	<b>-\$913.75</b>	<b>\$0.00</b>	<b>-\$525.69</b>
<b>Capital</b>												
102. Distribution to Owner	-\$20,803.27	-\$2,748.70	-\$2,139.89	-\$2,228.94	\$0.00	-\$1,536.12	\$0.00	-\$5,125.05	-\$2,461.38	-\$2,077.30	\$0.00	-\$2,483.89
103. Funds Held to Pay Invoices	\$0.00	\$0.00	\$0.00	\$0.00	-\$1,308.29	\$1,308.29	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	<b>-\$20,803.27</b>	<b>-\$2,748.70</b>	<b>-\$2,139.89</b>	<b>-\$2,228.94</b>	<b>-\$1,308.29</b>	<b>-\$229.83</b>	<b>\$0.00</b>	<b>-\$5,125.05</b>	<b>-\$2,461.38</b>	<b>-\$2,077.30</b>	<b>\$0.00</b>	<b>-\$2,483.89</b>

## GST Summary

# Receipts & Expenditure Statement



LJ Live Well Pty Ltd  
 ATF LJ Live Well Super Fund  
 PO Box 138  
 DONCASTER VIC 3108

Manager HANNAH

Financial Statement for the period 01/07/2021 to 30/06/2022  
 RE: 16 Dandenong Street, DANDENONG, VIC, 3175

	Y.T.D.	July	August	September	October	November	December	January	February	March	April	May	June
<b>Landlord</b>													
<b>GST Summary</b>													
GST Received	\$2,978.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,675.85	\$0.00	\$523.71	\$233.40	\$271.92	\$0.00	\$273.60
GST Paid	-\$785.33	\$0.00	-\$301.10	-\$11.37	-\$9.64	-\$93.25	-\$295.64	\$0.00	-\$21.26	-\$9.64	-\$32.18	\$0.00	-\$11.25
	<b>\$2,193.15</b>	<b>-\$301.10</b>	<b>-\$11.37</b>	<b>-\$9.64</b>	<b>-\$93.25</b>	<b>\$1,380.21</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$502.45</b>	<b>\$223.76</b>	<b>\$239.74</b>	<b>\$0.00</b>	<b>\$262.35</b>
<b>Owner Distribution</b>													
LJ Live Well Pty Ltd	\$20,803.27	\$0.00	\$2,748.70	\$2,139.89	\$2,228.94	\$0.00	\$1,538.12	\$0.00	\$5,125.05	\$2,461.38	\$2,077.30	\$0.00	\$2,483.89
	<b>\$20,803.27</b>	<b>\$2,748.70</b>	<b>\$2,139.89</b>	<b>\$2,228.94</b>	<b>\$0.00</b>	<b>\$1,538.12</b>	<b>\$0.00</b>	<b>\$5,125.05</b>	<b>\$2,461.38</b>	<b>\$2,077.30</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,483.89</b>



**Teska & Carson Pty Ltd**  
 ABN 53 729 298 316  
 ACN 060 569 502  
 Licensed Estate Agent

6 Yorkshire Street, Richmond VIC 3121  
 Lv.6, 50 Queen Street, Melbourne VIC 3000  
 Telephone 03 9421 7000  
 contact@teskacarson.com.au

L J Live Well Pty Ltd

**RECEIPTS AND EXPENDITURES STATEMENT**  
 For the Period 01/07/2021 to 30/06/2022

01/07/2022  
 Page 1 of 1

rent = 4667  
 GH VORD BILY  
 residue

Property Address: 1/16 Dandenong Street, DANDENONG, VIC, 3175

	Y.T.D.	July	August	September	October	November	December	January	February	March	April	May	June
<b>Revenue</b>													
402. Rent	\$7,605.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,042.00	\$1,521.00	\$1,521.00	\$1,521.00
409. Water Usage	\$314.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$314.26	\$0.00
	<b>\$7,919.26</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3,042.00</b>	<b>\$1,521.00</b>	<b>\$1,835.26</b>	<b>\$1,521.00</b>
<b>Expenses</b>													
500. Commission on Residential	-\$304.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$121.68	-\$60.84	-\$60.84	-\$60.84
520. Statement Fee	-\$12.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$3.00	-\$3.00	-\$3.00	-\$3.00
512.03 GST on Commission on Residential	-\$30.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$12.16	-\$6.08	-\$6.08	-\$6.08
512. GST on Statement Fee	-\$1.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$0.30	-\$0.30	-\$0.30	-\$0.30
	<b>-\$347.80</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>-\$137.14</b>	<b>-\$70.22</b>	<b>-\$70.22</b>	<b>-\$70.22</b>
<b>Capital</b>													
102. Distribution to Owner	-\$7,571.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$2,904.86	-\$1,450.78	-\$1,765.04	-\$1,450.78
	<b>-\$7,571.46</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>-\$2,904.86</b>	<b>-\$1,450.78</b>	<b>-\$1,765.04</b>	<b>-\$1,450.78</b>
<b>Owner Distribution</b>													
L J Live Well Pty Ltd	\$7,571.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,904.86	\$1,450.78	\$1,765.04	\$1,450.78
	<b>\$7,571.46</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,904.86</b>	<b>\$1,450.78</b>	<b>\$1,765.04</b>	<b>\$1,450.78</b>



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Xin Li - LJ Live Well Super Fund  
 LJ Live Well Super Fund  
 PO BOX 138  
 Doncaster VIC 3108

**Folio Summary**

Folio: OWN00789  
 From: 1/07/2021  
 To: 30/06/2022  
 Created: 5/07/2022

<b>Money In</b>	<b>Money Out</b>	<b>Balance</b>
<b>\$7,604.00</b>	<b>\$316.29</b>	<b>\$7,287.71</b>

Account	Included Tax	Money Out	Money In
Unit 1/16 Dandenong St, Dandenong VIC			
Rent (with tax)	\$414.81		\$4,563.00
Rent			\$3,041.00
Management fee	\$28.75	\$316.29	
Subtotal		<u>\$316.29</u>	<u>\$7,604.00</u>

Account Transactions  
 No transactions

<b>Total</b>		<u>\$316.29</u>	<u>\$7,604.00</u>
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Total Tax on Money Out: \$28.75  
 Total Tax on Money In: \$414.81

2021: OCT. NOV. DEC. Jan. Feb  
 5 months