

## Statement

31 August 2021

For the period 31/07/2021 to 31/08/2021

LJ Hooker Commercial Coffs Harbour

PO Box 2434  
COFFS HARBOUR NSW 2450

Phone: 02 6651 6711

Email: lmitchell@ljhcoffs.com

ABN No: 84131246403



Trellis Superannuation Fund  
15 Coomalie Avenue  
CASTLE HILL NSW 2154

### Property: 11 Cook Drive

Managed by LJ Hooker Commercial Coffs Harbour

#### Property Summary

	Net	GST	Invoiced Total	Net	GST	Cash Total
Opening Balance						0.00
Total Income	7,425.61	742.55	8,168.16	7,302.15	730.22	8,032.37
Total Expenses	-3,834.17	-383.41	-4,217.58	-4,824.94	-263.51	-5,088.45
Total Fees Paid	-371.61	-37.16	-408.77	-371.61	-37.16	-408.77
<b>Subtotal</b>						<b>2,535.15</b>
Total Owner Disbursements						-2,535.15
<b>Closing Balance Withheld</b>						<b>0.00</b>

#### Balances By Type

##### Income

Account Type	Balance B/F	Net	Invoiced GST	Net	Received GST	Balance C/F
101 - Commercial Rent	7,454.24	7,408.66	740.85	7,285.20	728.52	7,590.03
152 - Reimburse Water	-	16.95	1.70	16.95	1.70	-
<b>Total Balances</b>	<b>7,454.24</b>	<b>7,425.61</b>	<b>742.55</b>	<b>7,302.15</b>	<b>730.22</b>	<b>7,590.03</b>

##### Expenses

Account Type	Balance B/F	Net	Invoiced GST	Net	Paid GST	Balance C/F
201 - Municipal Rates	2,189.77	-	-	2,189.77	-	-
332 - R & M - General	-	2,230.62	223.06	2,230.62	223.06	-
338 - Gardening	-	54.55	5.45	54.55	5.45	-
414 - Lease Fees	-	1,199.00	119.90	-	-	1,318.90
416 - Advertising	-	350.00	35.00	350.00	35.00	-
<b>Total Balances</b>	<b>2,189.77</b>	<b>3,834.17</b>	<b>383.41</b>	<b>4,824.94</b>	<b>263.51</b>	<b>1,318.90</b>

#### Income

##### Unit 1A

Tenancy: Daniel Peter Harding

Invoice Date	Invoice Number	Description	Balance B/F	Net	Invoiced GST	Net	Received GST	Balance C/F
--------------	-------------------	-------------	----------------	-----	-----------------	-----	-----------------	----------------

24/06/2021	2707384	Rent for Unit 1a, 11 Cook Drive from 1/08/2021 to 31/08/2021	1,054.15	-	-	909.09	90.91	54.15
1/08/2021	2793005	Rent for Unit 1a, 11 Cook Drive from 1/09/2021 to 30/09/2021	-	958.33	95.83	-	-	1,054.16
<b>Tenancy Total</b>			<b>1,054.15</b>	<b>958.33</b>	<b>95.83</b>	<b>909.09</b>	<b>90.91</b>	<b>1,108.31</b>

#### Unit 1B

##### Tenancy: Avem Quirks Pty Ltd

Invoice Date	Invoice Number	Description	Balance B/F	Invoiced Net	Invoiced GST	Received Net	Received GST	Balance C/F
3/07/2021	2733604	Rent for Unit 1B, 11 Cook Drive from 3/08/2021 to 2/09/2021	968.40	-	-	880.36	88.04	-
3/08/2021	2799519	Rent for Unit 1B, 11 Cook Drive from 3/09/2021 to 2/10/2021	-	893.19	89.32	12.83	1.28	968.40
<b>Tenancy Total</b>			<b>968.40</b>	<b>893.19</b>	<b>89.32</b>	<b>893.19</b>	<b>89.32</b>	<b>968.40</b>

#### Unit 2A

##### Tenancy: Ray Ellicott & Anthony Jones

Invoice Date	Invoice Number	Description	Balance B/F	Invoiced Net	Invoiced GST	Received Net	Received GST	Balance C/F
25/06/2021	2708750	Rent for Unit 2a, 11 Cook Drive from 25/07/2021 to 24/08/2021	24.90	-	-	22.64	2.26	-
25/07/2021	2774672	Rent for Unit 2a, 11 Cook Drive from 25/08/2021 to 24/09/2021 ( CN59538 )	899.25	-	-	817.50	81.75	-
9/08/2021	CN59538	Rent invoice 2774672 extends past last rent date. ( INV2774672 )	-	-387.47	-38.75	-387.47	-38.75	-
9/08/2021	2812606	Water Rates to vacate date 20/05/21 to 09/09/21 Daily Rate: \$0.15c Days: 113	-	16.95	1.70	16.95	1.70	-
<b>Tenancy Total</b>			<b>924.15</b>	<b>-370.52</b>	<b>-37.05</b>	<b>469.62</b>	<b>46.96</b>	<b>-</b>

#### Unit 2A

##### Tenancy: Melissa Michelle Keeley & Brendan John Prescott

Invoice Date	Invoice Number	Description	Balance B/F	Invoiced Net	Invoiced GST	Received Net	Received GST	Balance C/F
12/08/2021	2821455	Rent for Unit 2A 11 Cook Drive from 10/09/2021 to 9/10/2021	-	908.33	90.83	908.33	90.83	-
20/08/2021	2840410	Rent for Unit 2A 11 Cook Drive from 10/10/2021 to 9/11/2021	-	908.33	90.83	0.02	-	999.14
<b>Tenancy Total</b>			<b>-</b>	<b>1,816.66</b>	<b>181.66</b>	<b>908.35</b>	<b>90.83</b>	<b>999.14</b>

#### Unit 2B

##### Tenancy: A.C MCCANN & G.M MCCANN

Invoice Date	Invoice Number	Description	Balance B/F	Invoiced Net	Invoiced GST	Received Net	Received GST	Balance C/F
1/07/2021	2724888	Rent for Unit 2B, 11 Cook Drive from 1/08/2021 to 31/08/2021	823.48	-	-	741.67	74.17	7.64
1/08/2021	2793003	Rent for Unit 2B, 11 Cook Drive from 1/09/2021 to 30/09/2021	-	748.62	74.86	-	-	823.48
<b>Tenancy Total</b>			<b>823.48</b>	<b>748.62</b>	<b>74.86</b>	<b>741.67</b>	<b>74.17</b>	<b>831.12</b>

#### Unit 3A

##### Tenancy: Chris Mclean

Invoice Date	Invoice Number	Description	Balance B/F	Invoiced Net	Invoiced GST	Received Net	Received GST	Balance C/F
1/07/2021	2724887	Rent for Unit 3A, 11 Cook Drive from 1/08/2021 to 31/08/2021	920.54	-	-	836.86	83.68	-
1/08/2021	2793002	Rent for Unit 3A, 11 Cook Drive from 1/09/2021 to 30/09/2021	-	840.00	84.00	4.05	0.41	919.54
<b>Tenancy Total</b>			<b>920.54</b>	<b>840.00</b>	<b>84.00</b>	<b>840.91</b>	<b>84.09</b>	<b>919.54</b>

**Unit 3B****Tenancy: Brooklyn Leonard**

Invoice Date	Invoice Number	Description	Balance		Invoiced		Received		Balance C/F
			B/F	Net	GST	Net	GST	GST	
1/08/2021	2793004	Rent for Unit 3B, 11 Cook Drive from 1/09/2021 to 30/09/2021	-	850.00	85.00	850.00	85.00	85.00	-
<b>Tenancy Total</b>			-	<b>850.00</b>	<b>85.00</b>	<b>850.00</b>	<b>85.00</b>	<b>85.00</b>	-

**Unit 4A****Tenancy: Peter Squires**

Invoice Date	Invoice Number	Description	Balance		Invoiced		Received		Balance C/F
			B/F	Net	GST	Net	GST	GST	
29/06/2021	2712977	Rent for Unit 4A, 11 Cook Drive from 29/07/2021 to 28/08/2021	905.26	-	-	822.96	82.30	82.30	-
29/07/2021	2780383	Rent for Unit 4A, 11 Cook Drive from 29/08/2021 to 28/09/2021	923.26	-	-	16.36	1.64	1.64	905.26
29/08/2021	2851392	Rent for Unit 4A, 11 Cook Drive from 29/09/2021 to 28/10/2021	-	839.33	83.93	-	-	-	923.26
<b>Tenancy Total</b>			<b>1,828.52</b>	<b>839.33</b>	<b>83.93</b>	<b>839.32</b>	<b>83.94</b>	<b>83.94</b>	<b>1,828.52</b>

**Unit 4B****Tenancy: Lewis William Landrigan**

Invoice Date	Invoice Number	Description	Balance		Invoiced		Received		Balance C/F
			B/F	Net	GST	Net	GST	GST	
19/07/2021	2764540	Rent for Unit 4B, 11 Cook Drive from 19/08/2021 to 18/09/2021	935.00	-	-	850.00	85.00	85.00	-
19/08/2021	2837957	Rent for Unit 4B, 11 Cook Drive from 19/09/2021 to 18/10/2021	-	850.00	85.00	-	-	-	935.00
<b>Tenancy Total</b>			<b>935.00</b>	<b>850.00</b>	<b>85.00</b>	<b>850.00</b>	<b>85.00</b>	<b>85.00</b>	<b>935.00</b>

<b>Total Income</b>	<b>7,454.24</b>	<b>7,425.61</b>	<b>742.55</b>	<b>7,302.15</b>	<b>730.22</b>	<b>7,590.03</b>
---------------------	-----------------	-----------------	---------------	-----------------	---------------	-----------------

**Expenses**

Invoice Date	Invoice Number	Description	Balance		Invoiced		Paid		Balance C/F
			B/F	Net	GST	Net	GST	GST	
<b>201 - Municipal Rates</b>									
26/07/2021	9012998	Coffs Harbour City Council - Rates Rates 1st Instalment 21/22	2,189.77	-	-	2,189.77	-	-	-
<b>Total Municipal Rates</b>			<b>2,189.77</b>	-	-	<b>2,189.77</b>	-	-	-

**338 - Gardening**

30/07/2021	00009779	Cutting Edge Grounds Maintenance 20/07/2021	-	54.55	5.45	54.55	5.45	5.45	-
<b>Total Gardening</b>			-	<b>54.55</b>	<b>5.45</b>	<b>54.55</b>	<b>5.45</b>	<b>5.45</b>	-

**416 - Advertising**

13/08/2021	INV-1952	LJ Hooker Commercial - Advertising Signage - Unit 2a, 11 Cook Drive	-	350.00	35.00	350.00	35.00	35.00	-
<b>Total Advertising</b>			-	<b>350.00</b>	<b>35.00</b>	<b>350.00</b>	<b>35.00</b>	<b>35.00</b>	-

**332 - R & M - General**

17/08/2021	29897	Garage Doors and More Roller Door Invoice	-	2,230.62	223.06	2,230.62	223.06	223.06	-
<b>Total R &amp; M - General</b>			-	<b>2,230.62</b>	<b>223.06</b>	<b>2,230.62</b>	<b>223.06</b>	<b>223.06</b>	-

**414 - Lease Fees**

12/08/2021	INV-1951	LJ Hooker Commercial Lease Fees Lease Fee - Unit 2a, 11 Cook Drive, Coffs Harbour (Michelle Keeley and Brenden Prescott)	-	1,199.00	119.90	-	-	1,318.90
<b>Total Lease Fees</b>			-	<b>1,199.00</b>	<b>119.90</b>	-	-	<b>1,318.90</b>
<b>Total Expenses</b>			<b>2,189.77</b>	<b>3,834.17</b>	<b>383.41</b>	<b>4,824.94</b>	<b>263.51</b>	<b>1,318.90</b>

#### Fees

Fee Type	Fees		Invoiced		Paid		Fees not
	B/F	Net	GST	Net	GST	Invoiced	
481 Management Fees - Management Fee	-	365.11	36.51	365.11	36.51	-	
483 Administration & Sundries - Administration & Sundries	-	6.50	0.65	6.50	0.65	-	
<b>Total Fees</b>	-	<b>371.61</b>	<b>37.16</b>	<b>371.61</b>	<b>37.16</b>	-	

#### Owner Disbursements

31/08/2021	Trellis Superannuation Fund (032-164 368772)	2,535.15
<b>Total Owner Disbursements</b>		<b>2,535.15</b>