

Statement**30 September 2021**

For the period 1/09/2021 to 30/09/2021

LJ Hooker Commercial Coffs HarbourPO Box 2434
COFFS HARBOUR NSW 2450

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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

	Invoiced		Cash	
	Net	GST	Total	Total
Opening Balance				0.00
Total Income	6,293.47	629.30	6,922.77	7,585.37
Total Expenses	-495.56	-15.02	-510.58	-1,829.48
Total Fees Paid	-351.30	-35.14	-386.44	-386.44
Subtotal				5,369.45
Total Owner Disbursements				-5,369.45
Closing Balance				0.00

Balances By Type**Income**

Account Type	Balance	Invoiced		Received	Balance
	B/F	Net	GST	GST	C/F
101 - Commercial Rent	7,590.03	5,979.47	597.94	681.73	6,668.41
152 - Reimburse Water	-	314.00	31.36	7.84	259.02
Total Balances	7,590.03	6,293.47	629.30	689.57	6,927.43

Expenses

Account Type	Balance	Invoiced		Paid	Balance
	B/F	Net	GST	GST	C/F
202 - Water Rates	-	345.36	-	-	-
210 - Fire Safety	-	118.38	11.84	11.84	-
338 - Gardening	-	31.82	3.18	3.18	-
414 - Lease Fees	1,318.90	-	-	119.90	-
Total Balances	1,318.90	495.56	15.02	134.92	-

Income**Unit 1A**

Tenancy: Daniel Peter Harding

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

24/06/2021	2707384	Rent for Unit 1a, 11 Cook Drive from 1/08/2021 to 31/08/2021	54.15	-	-	-	-	54.15
1/08/2021	2793005	Rent for Unit 1a, 11 Cook Drive from 1/09/2021 to 30/09/2021	1,054.16	-	-	958.33	95.83	-
1/09/2021	2863930	Rent for Unit 1a, 11 Cook Drive from 1/10/2021 to 31/10/2021	-	958.33	95.83	-	-	1,054.16
Tenancy Total			1,108.31	958.33	95.83	958.33	95.83	1,108.31

Unit 1A

Tenancy: Carl Perry

Invoice Date	Invoice Number	Description	Balance B/F	Invoiced Net	Invoiced GST	Received Net	Received GST	Balance C/F
15/09/2021	2895686	Water Rates 20/05/21 - 25/08/21	-	39.25	3.92	-	-	43.17
Tenancy Total			-	39.25	3.92	-	-	43.17

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
3/08/2021	2799519	Rent for Unit 1B, 11 Cook Drive from 3/09/2021 to 2/10/2021	968.40	-	-	880.36	88.04	-
3/09/2021	2873280	Rent for Unit 1B, 11 Cook Drive from 3/10/2021 to 2/11/2021	-	893.19	89.32	12.83	1.28	968.40
15/09/2021	2895672	Water Rates 20/05/21 - 25/08/21	-	39.25	3.92	39.25	3.92	-
Tenancy Total			968.40	932.44	93.24	932.44	93.24	968.40

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
20/08/2021	2840410	Rent for Unit 2A 11 Cook Drive from 10/10/2021 to 9/11/2021	999.14	-	-	-	-	999.14
Tenancy Total			999.14	-	-	-	-	999.14

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
15/09/2021	2895707	Water Rates 20/05/21 - 25/08/21	-	39.25	3.92	-	-	43.17
Tenancy Total			-	39.25	3.92	-	-	43.17

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	7.64	-	-	6.95	0.69	-
1/08/2021	2793003	Rent for Unit 2B, 11 Cook Drive from 1/09/2021 to 30/09/2021	823.48	-	-	734.73	73.47	15.28
1/09/2021	2863928	Rent for Unit 2B, 11 Cook Drive from 1/10/2021 to 31/10/2021	-	748.62	74.86	-	-	823.48
15/09/2021	2895643	Water Rates 20/05/21 - 25/08/21	-	39.25	3.92	39.25	3.92	-
Tenancy Total			831.12	787.87	78.78	780.93	78.08	838.76

Unit 3A

Tenancy: Chris Mclean

Invoice Date	Invoice Number	Description	Balance B/F	Invoiced Net	Invoiced GST	Received Net	Received GST	Balance C/F
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1/08/2021	2793002	Rent for Unit 3A, 11 Cook Drive from 1/09/2021 to 30/09/2021	919.54	-	-	835.94	83.60	-
10/09/2021	2886133	Rent for Unit 3A, 11 Cook Drive from 10/10/2021 to 9/11/2021	-	840.00	84.00	9.51	0.95	913.54
15/09/2021	2895689	Water Rates 20/05/21 - 25/08/21	-	39.25	3.92	-	-	43.17
Tenancy Total			919.54	879.25	87.92	845.45	84.55	956.71

Unit 3B

Tenancy: Brooklyn Leonard

Invoice Date	Invoice Number	Description	Balance B/F	Net	Invoiced GST	Net	Received GST	Balance C/F
1/09/2021	2863929	Rent for Unit 3B, 11 Cook Drive from 1/10/2021 to 31/10/2021	-	850.00	85.00	850.00	85.00	-
15/09/2021	2895680	Water Rates 20/05/21 - 25/08/21	-	39.25	3.92	-	-	43.17
Tenancy Total			-	889.25	88.92	850.00	85.00	43.17

Unit 4A

Tenancy: Peter Squires

Invoice Date	Invoice Number	Description	Balance B/F	Net	Invoiced GST	Net	Received GST	Balance C/F
29/07/2021	2780383	Rent for Unit 4A, 11 Cook Drive from 29/08/2021 to 28/09/2021	905.26	-	-	822.96	82.30	-
29/08/2021	2851392	Rent for Unit 4A, 11 Cook Drive from 29/09/2021 to 28/10/2021	923.26	-	-	839.33	83.93	-
15/09/2021	2895699	Water Rates 20/05/21 - 25/08/21	-	39.25	3.92	-	-	43.17
29/09/2021	2918978	Rent for Unit 4A, 11 Cook Drive from 29/10/2021 to 28/11/2021	-	839.33	83.93	16.36	1.64	905.26
Tenancy Total			1,828.52	878.58	87.85	1,678.65	167.87	948.43

Unit 4B

Tenancy: Lewis William Landrigan

Invoice Date	Invoice Number	Description	Balance B/F	Net	Invoiced GST	Net	Received GST	Balance C/F
19/08/2021	2837957	Rent for Unit 4B, 11 Cook Drive from 19/09/2021 to 18/10/2021	935.00	-	-	850.00	85.00	-
15/09/2021	2895694	Water Rates 20/05/21 - 25/08/21	-	39.25	3.92	-	-	43.17
19/09/2021	2907232	Rent for Unit 4B, 11 Cook Drive from 19/10/2021 to 18/11/2021	-	850.00	85.00	-	-	935.00
Tenancy Total			935.00	889.25	88.92	850.00	85.00	978.17

Total Income	7,590.03	6,293.47	629.30	6,895.80	689.57	6,927.43
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Expenses

Invoice Date	Invoice Number	Description	Balance B/F	Net	Invoiced GST	Net	Paid GST	Balance C/F
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)	1,318.90	-	-	1,199.00	119.90	-
Total Lease Fees			1,318.90	-	-	1,199.00	119.90	-

202 - Water Rates

15/09/2021	8230856	Coffs Harbour City Council - Water Water Rates 20/05/21 - 25/08/21	-	345.36	-	345.36	-	-
Total Water Rates			-	345.36	-	345.36	-	-

338 - Gardening

21/09/2021	00009835	Cutting Edge Lawn Care 31/08/21	-	31.82	3.18	31.82	3.18	-
Total Gardening			-	31.82	3.18	31.82	3.18	-
210 - Fire Safety								
17/09/2021	8526141	Wormald Fire Safety Invoice 24/09/21	-	118.38	11.84	118.38	11.84	-
Total Fire Safety			-	118.38	11.84	118.38	11.84	-
Total Expenses				1,318.90	495.56	15.02	1,694.56	134.92

Fees

Fee Type	Fees		Invoiced		Paid	Fees not
	B/F	Net	GST	Net	GST	Invoiced
481 Management Fees - Management Fee	-	344.80	34.49	344.80	34.49	-
483 Administration & Sundries - Administration & Sundries	-	6.50	0.65	6.50	0.65	-
Total Fees	-	351.30	35.14	351.30	35.14	-

Owner Disbursements

30/09/2021	Trellis Superannuation Fund (032-164 368772)	5,369.45
Total Owner Disbursements		5,369.45