

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

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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

	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
Subtotal						2,535.15
Total Owner Disbursements						-2,535.15
Closing Balance Withheld						0.00

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	-
Total Balances	7,454.24	7,425.61	742.55	7,302.15	730.22	7,590.03

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	-
Total Balances	2,189.77	3,834.17	383.41	4,824.94	263.51	1,318.90

Income

Unit 1A

Tenancy: Daniel Peter Harding

Invoice Date	Invoice Number	Description	Balance B/F	Net	Invoiced GST	Net	Received GST	Balance C/F
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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
Tenancy Total			1,054.15	958.33	95.83	909.09	90.91	1,108.31

Unit 1B

Tenancy: Avem Quirks Pty Ltd

Invoice Date	Invoice Number	Description	Balance B/F	Net	Invoiced GST	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
Tenancy Total			968.40	893.19	89.32	893.19	89.32	968.40

Unit 2A

Tenancy: Ray Ellicott & Anthony Jones

Invoice Date	Invoice Number	Description	Balance B/F	Net	Invoiced GST	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	-
Tenancy Total			924.15	-370.52	-37.05	469.62	46.96	-

Unit 2A

Tenancy: Melissa Michelle Keeley & Brendan John Prescott

Invoice Date	Invoice Number	Description	Balance B/F	Net	Invoiced GST	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
Tenancy Total			-	1,816.66	181.66	908.35	90.83	999.14

Unit 2B

Tenancy: A.C MCCANN & G.M MCCANN

Invoice Date	Invoice Number	Description	Balance B/F	Net	Invoiced GST	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
Tenancy Total			823.48	748.62	74.86	741.67	74.17	831.12

Unit 3A

Tenancy: Chris Mclean

Invoice Date	Invoice Number	Description	Balance B/F	Net	Invoiced GST	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
Tenancy Total			920.54	840.00	84.00	840.91	84.09	919.54

Unit 3B**Tenancy: Brooklyn Leonard**

Invoice Date	Invoice Number	Description	Balance B/F	Net	Invoiced GST	Net	Received GST	Balance C/F
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	-
Tenancy Total			-	850.00	85.00	850.00	85.00	-

Unit 4A**Tenancy: Peter Squires**

Invoice Date	Invoice Number	Description	Balance B/F	Net	Invoiced GST	Net	Received GST	Balance C/F
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	-
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	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
Tenancy Total			1,828.52	839.33	83.93	839.32	83.94	1,828.52

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

Invoice Date	Invoice Number	Description	Balance B/F	Net	Invoiced GST	Net	Received GST	Balance C/F
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	-
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
Tenancy Total			935.00	850.00	85.00	850.00	85.00	935.00

Total Income	7,454.24	7,425.61	742.55	7,302.15	730.22	7,590.03
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Expenses

Invoice Date	Invoice Number	Description	Balance B/F	Net	Invoiced GST	Net	Paid GST	Balance C/F
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201 - Municipal Rates

26/07/2021	9012998	Coffs Harbour City Council - Rates Rates 1st Instalment 21/22	2,189.77	-	-	2,189.77	-	-
Total Municipal Rates			2,189.77	-	-	2,189.77	-	-

338 - Gardening

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

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	-
Total Advertising			-	350.00	35.00	350.00	35.00	-

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	-
Total R & M - General			-	2,230.62	223.06	2,230.62	223.06	-

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
Total Lease Fees			-	1,199.00	119.90	-	-	1,318.90
Total Expenses			2,189.77	3,834.17	383.41	4,824.94	263.51	1,318.90

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	-
Total Fees	-	371.61	37.16	371.61	37.16	-

Owner Disbursements

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