

## Statement

30 July 2021

For the period 1/07/2021 to 30/07/2021

## LJ Hooker Commercial Coffs Harbour

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COFFS HARBOUR NSW 2450

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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	5,838.64	583.86	6,422.50	5,866.68	586.66	6,453.34
Total Expenses	-2,476.59	-21.18	-2,497.77	-286.82	-21.18	-308.00
Total Fees Paid	-299.85	-29.96	-329.81	-299.85	-29.96	-329.81
<b>Subtotal</b>						<b>5,815.53</b>
Total Owner Disbursements						-5,815.53
<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	7,414.53	5,838.64	583.86	5,802.53	580.26	7,454.24
152 - Reimburse Water	70.55	-	-	64.15	6.40	-
<b>Total Balances</b>	<b>7,485.08</b>	<b>5,838.64</b>	<b>583.86</b>	<b>5,866.68</b>	<b>586.66</b>	<b>7,454.24</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	-	255.00	18.00	255.00	18.00	-
338 - Gardening	-	31.82	3.18	31.82	3.18	-
<b>Total Balances</b>	<b>-</b>	<b>2,476.59</b>	<b>21.18</b>	<b>286.82</b>	<b>21.18</b>	<b>2,189.77</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	-	-	-	-	1,054.15

<b>Tenancy Total</b>			<b>1,054.15</b>	-	-	-	-	<b>1,054.15</b>
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#### Unit 1B

Tenancy: Avem Quirks Pty Ltd

Invoice Date	Invoice Number	Description	Balance B/F	Net	Invoiced GST	Net	Received GST	Balance C/F
3/06/2021	2664681	Rent for Unit 1B, 11 Cook Drive from 3/07/2021 to 2/08/2021	968.40	-	-	880.36	88.04	-
3/07/2021	2733604	Rent for Unit 1B, 11 Cook Drive from 3/08/2021 to 2/09/2021	-	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	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	874.90	-	-	772.73	77.27	24.90
25/07/2021	2774672	Rent for Unit 2a, 11 Cook Drive from 25/08/2021 to 24/09/2021	-	817.50	81.75	-	-	899.25
<b>Tenancy Total</b>			<b>874.90</b>	<b>817.50</b>	<b>81.75</b>	<b>772.73</b>	<b>77.27</b>	<b>924.15</b>

#### 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
7/05/2021	2602642	Rent for Unit 2B, 11 Cook Drive from 1/06/2021 to 30/06/2021 (Balance Owed)	7.65	-	-	6.95	0.70	-
1/06/2021	2655524	Rent for Unit 2B, 11 Cook Drive from 1/07/2021 to 31/07/2021	823.48	-	-	748.62	74.86	-
21/06/2021	2700684	Water Rates 22/02/21 to 20/05/21	14.11	-	-	12.83	1.28	-
1/07/2021	2724888	Rent for Unit 2B, 11 Cook Drive from 1/08/2021 to 31/08/2021	-	748.62	74.86	-	-	823.48
<b>Tenancy Total</b>			<b>845.24</b>	<b>748.62</b>	<b>74.86</b>	<b>768.40</b>	<b>76.84</b>	<b>823.48</b>

#### Unit 3A

Tenancy: Chris Mclean

Invoice Date	Invoice Number	Description	Balance B/F	Net	Invoiced GST	Net	Received GST	Balance C/F
1/06/2021	2655523	Rent for Unit 3A, 11 Cook Drive from 1/07/2021 to 31/07/2021	922.43	-	-	838.57	83.86	-
21/06/2021	2700698	Water Rates 22/02/21 to 20/05/21	14.11	-	-	12.83	1.28	-
1/07/2021	2724887	Rent for Unit 3A, 11 Cook Drive from 1/08/2021 to 31/08/2021	-	840.00	84.00	3.15	0.31	920.54
<b>Tenancy Total</b>			<b>936.54</b>	<b>840.00</b>	<b>84.00</b>	<b>854.55</b>	<b>85.45</b>	<b>920.54</b>

#### Unit 3B

Tenancy: Brooklyn Leonard

Invoice Date	Invoice Number	Description	Balance B/F	Net	Invoiced GST	Net	Received GST	Balance C/F
21/06/2021	2700690	Water Rates 22/02/21 to 20/05/21	14.11	-	-	12.83	1.28	-
1/07/2021	2724889	Rent for Unit 3B, 11 Cook Drive from 1/08/2021 to 31/08/2021	-	850.00	85.00	850.00	85.00	-
<b>Tenancy Total</b>			<b>14.11</b>	<b>850.00</b>	<b>85.00</b>	<b>862.83</b>	<b>86.28</b>	<b>-</b>

#### Unit 4A

Tenancy: Peter Squires

Invoice Date	Invoice Number	Description	Balance	Invoiced	Received	Balance
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	Number		B/F	Net	GST	Net	GST	C/F
29/05/2021	2645581	Rent for Unit 4A, 11 Cook Drive from 29/06/2021 to 28/07/2021	905.26	-	-	822.96	82.30	-
21/06/2021	2700704	Water Rates 22/02/21 to 20/05/21	14.11	-	-	12.83	1.28	-
29/06/2021	2712977	Rent for Unit 4A, 11 Cook Drive from 29/07/2021 to 28/08/2021	923.26	-	-	16.36	1.64	905.26
29/07/2021	2780383	Rent for Unit 4A, 11 Cook Drive from 29/08/2021 to 28/09/2021	-	839.33	83.93	-	-	923.26
<b>Tenancy Total</b>			<b>1,842.63</b>	<b>839.33</b>	<b>83.93</b>	<b>852.15</b>	<b>85.22</b>	<b>1,828.52</b>

#### Unit 4B

Tenancy: Lewis William Landrigan

Invoice Date	Invoice Number	Description	Balance B/F	Net	Invoiced GST	Received Net	Received GST	Balance C/F
19/06/2021	2698847	Rent for Unit 4B, 11 Cook Drive from 19/07/2021 to 18/08/2021	935.00	-	-	850.00	85.00	-
21/06/2021	2700701	Water Rates 22/02/21 to 20/05/21	14.11	-	-	12.83	1.28	-
19/07/2021	2764540	Rent for Unit 4B, 11 Cook Drive from 19/08/2021 to 18/09/2021	-	850.00	85.00	-	-	935.00
<b>Tenancy Total</b>			<b>949.11</b>	<b>850.00</b>	<b>85.00</b>	<b>862.83</b>	<b>86.28</b>	<b>935.00</b>

<b>Total Income</b>	<b>7,485.08</b>	<b>5,838.64</b>	<b>583.86</b>	<b>5,866.68</b>	<b>586.66</b>	<b>7,454.24</b>
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#### Expenses

Invoice Date	Invoice Number	Description	Balance B/F	Net	Invoiced GST	Paid Net	Paid GST	Balance C/F
<b>338 - Gardening</b>								
5/07/2021	00009737	Cutting Edge Grounds Maintenance 15/06/2021	-	31.82	3.18	31.82	3.18	-
<b>Total Gardening</b>			<b>-</b>	<b>31.82</b>	<b>3.18</b>	<b>31.82</b>	<b>3.18</b>	<b>-</b>

#### 332 - R & M - General

21/07/2021	29285	Garage Doors and More Roller Door Service	-	180.00	18.00	180.00	18.00	-
29/07/2021	0942	Ian Yorke Handyman Service	-	75.00	-	75.00	-	-
<b>Total R &amp; M - General</b>			<b>-</b>	<b>255.00</b>	<b>18.00</b>	<b>255.00</b>	<b>18.00</b>	<b>-</b>

#### 201 - Municipal Rates

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>-</b>	<b>2,189.77</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,189.77</b>

<b>Total Expenses</b>	<b>-</b>	<b>2,476.59</b>	<b>21.18</b>	<b>286.82</b>	<b>21.18</b>	<b>2,189.77</b>
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#### Fees

Fee Type	Fees B/F	Net	Invoiced GST	Net	Paid GST	Fees not Invoiced
481 Management Fees - Management Fee	-	293.35	29.31	293.35	29.31	-
483 Administration & Sundries - Administration & Sundries	-	6.50	0.65	6.50	0.65	-
<b>Total Fees</b>	<b>-</b>	<b>299.85</b>	<b>29.96</b>	<b>299.85</b>	<b>29.96</b>	<b>-</b>

#### Owner Disbursements

30/07/2021	Trellis Superannuation Fund (032-164 368772)	5,815.53
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Total Owner Disbursements	5,815.53
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