

Statement

30 September 2021

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

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 | 6,293.47 | 629.30 | 6,922.77 | 6,895.80 | 689.57 | 7,585.37 |
| Total Expenses | -495.56 | -15.02 | -510.58 | -1,694.56 | -134.92 | -1,829.48 |
| Total Fees Paid | -351.30 | -35.14 | -386.44 | -351.30 | -35.14 | -386.44 |
| Subtotal | | | | | | 5,369.45 |
| Total Owner Disbursements | | | | | | -5,369.45 |
| Closing Balance | | | | | | 0.00 |

Balances By Type

Income

| Account Type | Balance B/F | Net | Invoiced GST | Net | Received GST | Balance C/F |
|-----------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| 101 - Commercial Rent | 7,590.03 | 5,979.47 | 597.94 | 6,817.30 | 681.73 | 6,668.41 |
| 152 - Reimburse Water | - | 314.00 | 31.36 | 78.50 | 7.84 | 259.02 |
| Total Balances | 7,590.03 | 6,293.47 | 629.30 | 6,895.80 | 689.57 | 6,927.43 |

Expenses

| Account Type | Balance B/F | Net | Invoiced GST | Net | Paid GST | Balance C/F |
|-----------------------|-----------------|---------------|-----------------|-----------------|---------------|----------------|
| 202 - Water Rates | - | 345.36 | - | 345.36 | - | - |
| 210 - Fire Safety | - | 118.38 | 11.84 | 118.38 | 11.84 | - |
| 338 - Gardening | - | 31.82 | 3.18 | 31.82 | 3.18 | - |
| 414 - Lease Fees | 1,318.90 | - | - | 1,199.00 | 119.90 | - |
| Total Balances | 1,318.90 | 495.56 | 15.02 | 1,694.56 | 134.92 | - |

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 | 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 | Net | Invoiced GST | 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 | Net | Invoiced GST | 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 | Net | Invoiced GST | 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 | Net | Invoiced GST | 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 | 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 | 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 | Net | Invoiced GST | Net | Received GST | Balance C/F |
|--------------|----------------|-------------|-------------|-----|--------------|-----|--------------|-------------|
|--------------|----------------|-------------|-------------|-----|--------------|-----|--------------|-------------|

| | | | | | | | | |
|----------------------|---------|--|---------------|---------------|--------------|---------------|--------------|---------------|
| 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 | Received 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 | Received 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 | Received 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 |
|---------------------|-----------------|-----------------|---------------|-----------------|---------------|-----------------|

Expenses

| Invoice Date | Invoice Number | Description | Balance B/F | Net | Invoiced GST | Paid 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 |