

Statement

29 October 2021

For the period 1/10/2021 to 29/10/2021

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 | 6,848.55 | 684.85 | 7,533.40 | 6,262.07 | 626.18 | 6,888.25 |
| Total Expenses | -31.82 | -3.18 | -35.00 | -31.82 | -3.18 | -35.00 |
| Total Fees Paid | -316.59 | -31.67 | -348.26 | -316.59 | -31.67 | -348.26 |
| Subtotal | | | | | | 6,504.99 |
| Total Owner Disbursements | | | | | | -6,504.99 |
| 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 | 6,668.41 | 6,887.80 | 688.77 | 6,105.07 | 610.50 | 7,529.41 |
| 152 - Reimburse Water | 259.02 | -39.25 | -3.92 | 157.00 | 15.68 | 43.17 |
| Total Balances | 6,927.43 | 6,848.55 | 684.85 | 6,262.07 | 626.18 | 7,572.58 |

Expenses

| Account Type | Balance B/F | Net | Invoiced GST | Net | Paid GST | Balance C/F |
|-----------------------|----------------|--------------|-----------------|--------------|-------------|----------------|
| 338 - Gardening | - | 31.82 | 3.18 | 31.82 | 3.18 | - |
| Total Balances | - | 31.82 | 3.18 | 31.82 | 3.18 | - |

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 | - | - | 49.23 | 4.92 | - |
| 1/09/2021 | 2863930 | Rent for Unit 1a, 11 Cook Drive from 1/10/2021 to 31/10/2021 | 1,054.16 | - | - | 958.33 | 95.83 | - |

| | | | | | | | | |
|----------------------|---------|--|-----------------|---------------|--------------|-----------------|---------------|-----------------|
| 1/10/2021 | 2928644 | Rent for Unit 1a, 11 Cook Drive from 1/11/2021 to 30/11/2021 | - | 958.33 | 95.83 | - | - | 1,054.16 |
| Tenancy Total | | | 1,108.31 | 958.33 | 95.83 | 1,007.56 | 100.75 | 1,054.16 |

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 - Voided | 43.17 | -39.25 | -3.92 | - | - | - |
| Tenancy Total | | | 43.17 | -39.25 | -3.92 | - | - | - |

Unit 1B

Tenancy: Avem Quirks Pty Ltd

| Invoice Date | Invoice Number | Description | Balance B/F | Net | Invoiced GST | Net | Received GST | Balance C/F |
|----------------------|----------------|---|---------------|---------------|--------------|---------------|--------------|---------------|
| 3/09/2021 | 2873280 | Rent for Unit 1B, 11 Cook Drive from 3/10/2021 to 2/11/2021 | 968.40 | - | - | 880.36 | 88.04 | - |
| 3/10/2021 | 2935137 | Rent for Unit 1B, 11 Cook Drive from 3/11/2021 to 2/12/2021 | - | 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: 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 | - | - | 908.31 | 90.83 | - |
| 10/10/2021 | 2947528 | Rent for Unit 2A 11 Cook Drive from 10/11/2021 to 9/12/2021 | - | 908.33 | 90.83 | 0.02 | - | 999.14 |
| Tenancy Total | | | 999.14 | 908.33 | 90.83 | 908.33 | 90.83 | 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 | 43.17 | - | - | - | - | 43.17 |
| Tenancy Total | | | 43.17 | - | - | - | - | 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 |
|----------------------|----------------|--|---------------|---------------|--------------|---------------|--------------|---------------|
| 1/08/2021 | 2793003 | Rent for Unit 2B, 11 Cook Drive from 1/09/2021 to 30/09/2021 | 15.28 | - | - | 13.89 | 1.39 | - |
| 1/09/2021 | 2863928 | Rent for Unit 2B, 11 Cook Drive from 1/10/2021 to 31/10/2021 | 823.48 | - | - | 748.62 | 74.86 | - |
| 1/10/2021 | 2928642 | Rent for Unit 2B, 11 Cook Drive from 1/11/2021 to 30/11/2021 | - | 748.62 | 74.86 | - | - | 823.48 |
| Tenancy Total | | | 838.76 | 748.62 | 74.86 | 762.51 | 76.25 | 823.48 |

Unit 3A

Tenancy: Chris Mclean

| Invoice Date | Invoice Number | Description | Balance B/F | Net | Invoiced GST | Net | Received GST | Balance C/F |
|--------------|----------------|--|-------------|-----|--------------|--------|--------------|-------------|
| 10/09/2021 | 2886133 | Rent for Unit 3A, 11 Cook Drive from 10/10/2021 to 9/11/2021 | 913.54 | - | - | 830.49 | 83.05 | - |
| 15/09/2021 | 2895689 | Water Rates 20/05/21 - 25/08/21 | 43.17 | - | - | 39.25 | 3.92 | - |

| | | | | | | | | |
|----------------------|---------|--|---------------|---------------|--------------|---------------|--------------|---------------|
| 10/10/2021 | 2947527 | Rent for Unit 3A, 11 Cook Drive from 10/11/2021 to 9/12/2021 | - | 840.00 | 84.00 | 2.99 | 0.30 | 920.71 |
| Tenancy Total | | | 956.71 | 840.00 | 84.00 | 872.73 | 87.27 | 920.71 |

Unit 3B

Tenancy: Brooklyn Leonard

| Invoice Date | Invoice Number | Description | Balance B/F | Net | Invoiced GST | Net | Received GST | Balance C/F |
|----------------------|----------------|--|--------------|---------------|--------------|---------------|--------------|-------------|
| 15/09/2021 | 2895680 | Water Rates 20/05/21 - 25/08/21 | 43.17 | - | - | 39.25 | 3.92 | - |
| 1/10/2021 | 2928643 | Rent for Unit 3B, 11 Cook Drive from 1/11/2021 to 30/11/2021 | - | 850.00 | 85.00 | 850.00 | 85.00 | - |
| Tenancy Total | | | 43.17 | 850.00 | 85.00 | 889.25 | 88.92 | - |

Unit 4A

Tenancy: Peter Squires

| Invoice Date | Invoice Number | Description | Balance B/F | Net | Invoiced GST | Net | Received GST | Balance C/F |
|----------------------|----------------|---|---------------|---------------|--------------|--------------|--------------|-----------------|
| 15/09/2021 | 2895699 | Water Rates 20/05/21 - 25/08/21 | 43.17 | - | - | 39.25 | 3.92 | - |
| 29/09/2021 | 2918978 | Rent for Unit 4A, 11 Cook Drive from 29/10/2021 to 28/11/2021 | 905.26 | - | - | - | - | 905.26 |
| 29/10/2021 | 2988105 | Rent for Unit 4A, 11 Cook Drive from 29/11/2021 to 28/12/2021 | - | 839.33 | 83.93 | - | - | 923.26 |
| Tenancy Total | | | 948.43 | 839.33 | 83.93 | 39.25 | 3.92 | 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 |
|----------------------|----------------|---|---------------|---------------|--------------|---------------|--------------|---------------|
| 15/09/2021 | 2895694 | Water Rates 20/05/21 - 25/08/21 | 43.17 | - | - | 39.25 | 3.92 | - |
| 19/09/2021 | 2907232 | Rent for Unit 4B, 11 Cook Drive from 19/10/2021 to 18/11/2021 | 935.00 | - | - | 850.00 | 85.00 | - |
| 19/10/2021 | 2968324 | Rent for Unit 4B, 11 Cook Drive from 19/11/2021 to 18/12/2021 | - | 850.00 | 85.00 | - | - | 935.00 |
| Tenancy Total | | | 978.17 | 850.00 | 85.00 | 889.25 | 88.92 | 935.00 |

| | | | | | | |
|---------------------|-----------------|-----------------|---------------|-----------------|---------------|-----------------|
| Total Income | 6,927.43 | 6,848.55 | 684.85 | 6,262.07 | 626.18 | 7,572.58 |
|---------------------|-----------------|-----------------|---------------|-----------------|---------------|-----------------|

Expenses

| Invoice Date | Invoice Number | Description | Balance B/F | Net | Invoiced GST | Net | Paid GST | Balance C/F |
|------------------------|----------------|--|-------------|--------------|--------------|--------------|-------------|-------------|
| 338 - Gardening | | | | | | | | |
| 8/10/2021 | 00009880 | Cutting Edge Lawn Maintenance 21/09/21 | - | 31.82 | 3.18 | 31.82 | 3.18 | - |
| Total Gardening | | | - | 31.82 | 3.18 | 31.82 | 3.18 | - |
| Total Expenses | | | - | 31.82 | 3.18 | 31.82 | 3.18 | - |

Fees

| Fee Type | Fees B/F | Net | Invoiced GST | Net | Paid GST | Fees not Invoiced |
|---|----------|---------------|--------------|---------------|--------------|-------------------|
| 481 Management Fees - Management Fee | - | 313.09 | 31.32 | 313.09 | 31.32 | - |
| 483 Administration & Sundries - Administration & Sundries | - | 3.50 | 0.35 | 3.50 | 0.35 | - |
| Total Fees | - | 316.59 | 31.67 | 316.59 | 31.67 | - |

Owner Disbursements

| | | |
|----------------------------------|--|-----------------|
| 29/10/2021 | Trellis Superannuation Fund (032-164 368772) | 6,504.99 |
| Total Owner Disbursements | | 6,504.99 |