

## Financial Details

From 1/07/2021 to 30/06/2022

Owner: Spring Camellia Holdings Pty Ltd ATF The Spring Camellia Holdings Trust  
 Property: 384 South Street, Harristown  
 Ledger: Spring Camellia Holdings - 384 South Street  
 Managed by: The Property Management Team - The Commercial Guys

## The Commercial Guys PM (Gen)

1/7 Lear Jet Drive  
 CABOOLTURE QLD 4510



Phone: 1300 477 180

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Email: pm@thecommercialguys.com.au

Tax No: 18604574521

ABN No: 18 604 574 521

Officer in Effective Control/Licensed Estate  
 Agency Adam Leishman

Spring Camellia Holdings Pty Ltd ATF The Spring  
 Camellia Holdings Trust  
 C/- Armstrong Advisory  
 Suite 201/30 Fisher Road  
 DEE WHY NSW 2099

Date Received	Payor/Payee	Description	Invoice/Reference	Amount	GST	Total
<b>Income</b>						
<b>Commercial Rental Income (105)</b>						
7/03/2022	Times Australia Pty Ltd	Rent for 384 South Street, Harristown from 1/02/2022 to 28/02/2022	2453877	5,000.00	500.00	5,500.00
27/04/2022	Times Australia Pty Ltd	Rent for 384 South Street, Harristown from 1/03/2022 to 31/03/2022	2467241	5,000.00	500.00	5,500.00
26/05/2022	Times Australia Pty Ltd	Rent for 384 South Street, Harristown from 1/04/2022 to 30/04/2022	2493696	4,272.73	427.27	4,700.00
2/06/2022	Times Australia Pty Ltd	Rent for 384 South Street, Harristown from 1/04/2022 to 30/04/2022	2493696	727.27	72.73	800.00
2/06/2022	Times Australia Pty Ltd (Accounts)	Rent for 384 South Street, Harristown from 1/05/2022 to 31/05/2022	2510029	5,000.00	500.00	5,500.00
15/06/2022	Times Australia Pty Ltd (Accounts)	Rent for 384 South Street, Harristown from 1/06/2022 to 30/06/2022	2530422	2,272.73	227.27	2,500.00
27/06/2022	Times Australia Pty Ltd (Accounts)	Rent for 384 South Street, Harristown from 1/06/2022 to 30/06/2022	2530422	2,272.73	227.27	2,500.00
<b>Total Commercial Rental Income</b>				<b>24,545.46</b>	<b>2,454.54</b>	<b>27,000.00</b>
<b>Outgoings Rec : Budgeted BAM (161)</b>						
7/03/2022	Times Australia Pty Ltd	Outgoings for Whole , 384 South Street, Harristown from 1/02/2022 to 28/02/2022	2453877	337.50	33.75	371.25
27/04/2022	Times Australia Pty Ltd	Management Fees 1/03/2022 to 31/03/2022	2485157	337.50	33.75	371.25
2/06/2022	Times Australia Pty Ltd (Accounts)	Management Fees 1/04/2022 to 30/04/2022	2510338	337.50	33.75	371.25
<b>Total Outgoings Rec : Budgeted BAM</b>				<b>1,012.50</b>	<b>101.25</b>	<b>1,113.75</b>
<b>Outgoings Rec - On-Charge DOC (163)</b>						
2/06/2022	Times Australia Pty Ltd	Less 10Nov21 - 27Jan22	2456182	-396.44	-39.64	-436.08
2/06/2022	Times Australia Pty Ltd	Stamp Duty	2456182	177.26		177.26
2/06/2022	Times Australia Pty Ltd	Less (Stamp) 10Nov21 - 27Jan22	2456182	-37.88		-37.88
2/06/2022	Times Australia Pty Ltd	Insurance 10Nov21 to 10Nov22	2456182	2,040.61	204.06	2,244.67
<b>Total Outgoings Rec - On-Charge DOC</b>				<b>1,783.55</b>	<b>164.42</b>	<b>1,947.97</b>

**Legal Fees (495)**

2/06/2022	Times Australia Pty Ltd (Accounts)	'Landlord's legal fees for notice to remedy breach'	2520859	1,056.66	105.67	1,162.33
2/06/2022	Times Australia Pty Ltd (Accounts)	'Landlord's legal fees for notice to remedy breach'	2527213	600.00	60.00	660.00
<b>Total Legal Fees</b>				<b>1,656.66</b>	<b>165.67</b>	<b>1,822.33</b>

**Owner Funds / Paid (888)**

15/06/2022	Spring Camellia Holdings Pty Ltd ATF The Spring Camellia Holdings Trust	Owner funds in to pay bills	2547873	528.00		528.00
<b>Total Owner Funds / Paid</b>				owner contribution - not included as rental income <b>528.00</b>		<b>528.00</b>

**Total Income****29,526.17 2,885.88 32,412.05****Expenses****R & M - Electrical (331)**

30/05/2022	Southern Stars Air Conditioning	Power Tripping Investigated tripping complaint, arrived found lights in store room not working and CB tripped. After fault find tracked it down to 1 light in the store room. Disconnected light. and all other lights.	2532166	225.00	22.50	247.50
16/06/2022	Southern Stars Air Conditioning	Replace lights Electrical work completed as requested; Replaced existing exhaust fan/light combo with new brilliant fan/light combo. Tested and working	2544700	400.00	40.00	440.00
<b>Total R &amp; M - Electrical</b>				<b>625.00</b>	<b>62.50</b>	<b>687.50</b>

**R & M - General (332)**

16/06/2022	Lindsay Bradford Constructions	Inspect & Quote - Water coming in to property Inspect premises/organise other trades to quote and quote for repairs	2541686	80.00	8.00	88.00
<b>Total R &amp; M - General</b>				<b>80.00</b>	<b>8.00</b>	<b>88.00</b>

**Total Expenses****705.00 70.50 775.50****Fees****Property Management Fees (481)**

16/03/2022	The Commercial Guys PM (Gen)	Management Fees (all collections) (2453877)	2492487	18.56	1.86	20.42
16/03/2022	The Commercial Guys PM (Gen)	Management Fees (all collections) (2453877)	2492487	275.00	27.50	302.50
4/05/2022	The Commercial Guys PM (Gen)	Management Fees (all collections) (2485157)	2520699	18.56	1.86	20.42
4/05/2022	The Commercial Guys PM (Gen)	Management Fees (all collections) (2467241)	2520699	275.00	27.50	302.50
3/06/2022	The Commercial Guys PM (Gen)	Management Fees (all collections) (2456182)	2540623	-21.80	-2.18	-23.98
3/06/2022	The Commercial Guys PM (Gen)	Management Fees (all collections) (2456182)	2540623	-2.08	-0.21	-2.29
3/06/2022	The Commercial Guys PM (Gen)	Management Fees (all collections) (2456182)	2540623	9.75	0.98	10.73

3/06/2022	The Commercial Guys PM (Gen)	Management Fees (all collections) (2510338)	2540623	18.56	1.86	20.42
3/06/2022	The Commercial Guys PM (Gen)	Management Fees (all collections) (2493696)	2540623	40.00	4.00	44.00
3/06/2022	The Commercial Guys PM (Gen)	Management Fees (all collections) (2456182)	2540623	112.23	11.22	123.45
3/06/2022	The Commercial Guys PM (Gen)	Management Fees (all collections) (2493696)	2540623	235.00	23.50	258.50
3/06/2022	The Commercial Guys PM (Gen)	Management Fees (all collections) (2510029)	2540623	275.00	27.50	302.50
16/06/2022	The Commercial Guys PM (Gen)	Management Fees (all collections) (2530422)	2547944	125.00	12.50	137.50
<b>Total Property Management Fees</b>				<b>1,378.78</b>	<b>137.89</b>	<b>1,516.67</b>
<b>Total Fees</b>				<b>1,378.78</b>	<b>137.89</b>	<b>1,516.67</b>
<b>Transfers</b>						
<b>Total Transfers</b>				<b>0.00</b>		<b>0.00</b>
<b>Owner Disbursements</b>						
<b>Owner Disbursement (880)</b>						
16/03/2022	Spring Camellia Holdings Pty Ltd ATF The Spring Camellia Holdings Trust	012-666 400102085	2492547	5,548.33		5,548.33
4/05/2022	Spring Camellia Holdings Pty Ltd ATF The Spring Camellia Holdings Trust	012-666 400102085	2520770	5,548.33		5,548.33
3/06/2022	Spring Camellia Holdings Pty Ltd ATF The Spring Camellia Holdings Trust	012-666 400102085	2540730	14,160.72		14,160.72
16/06/2022	Spring Camellia Holdings Pty Ltd ATF The Spring Camellia Holdings Trust	012-666 400102085	2548016	2,362.50		2,362.50
<b>Total Owner Disbursement</b>				<b>27,619.88</b>		<b>27,619.88</b>
<b>Total Owner Disbursements</b>				<b>27,619.88</b>		<b>27,619.88</b>
<b>Summary</b>						
<b>Opening Balance</b>						<b>0.00</b>
Total Income				29,526.17	2,885.88	32,412.05
Total Expenses				705.00	70.50	-775.50
Total Fees				1,378.78	137.89	-1,516.67
Total Transfers						0.00
Total Owner Disbursements				27,619.88		-27,619.88
<b>Closing Balance</b>						<b>2,500.00</b>