

Andrew Schaefer  
Kernick Place 31  
Melrose

2196

Dear Mr A Schaefer

**Kernick Place 31 – FINANCIAL REPORTS FOR PERIOD ENDING LAST DAY OF OCTOBER 2016**

We have pleasure in attaching your monthly management reports which includes the report set that is loaded for your property, listed below. We hope the reports will provide a comprehensive summary of the financial performance of your property.

Your current management report pack consists of:

1. **Rent Roll:** a schedule of rental charges, services recoveries and account adjustments together with rental payments and timing per unit
2. **Surplus Report:** a breakdown of income and cost items for your property together with a summarised transaction description for each
3. **Creditors Roll:** all items included in the Trust Account Movement Report with the description "Creditors Control" are listed by supplier matched with relevant payment details
4. **Tenancy Schedule:** breakdown of unit types per floor including area and rental parameters providing a detailed property profile report
5. **Income statement and variance report:** performance to budget report indicating budget variances and explanatory notes
6. **Arrears Report (where arrear rentals remain outstanding):** schedule of rental arrears with last two months debt collector notes reflected to explain recovery efforts

Please contact your portfolio manager referred to below, should you have any questions. Thank you for your ongoing support which we greatly appreciate.

Yours faithfully

Tamaryn Dean



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**RENTROLL AS AT 31 OCT 2016 PROPERTY KERNICK PLACE 31 [8441]**

Unit	Door	Flag	Name	Bal B/F	Standard Charges			Adjustments			Receipts		Bal C/F			
					Description	Amount	Electricity	Water	Description	Date	Amount	VAT		Date	Amount	
31	31		MR J E & MRS T V JOUBERT (JOINTLY & SEVERALLY)	-7,188.69	Basic Rental 6,900.00	288.69	0.00					0.00	0.00	28 10	-7,134.85	-7,134.85
				-7,188.69	6,900.00	288.69	0.00					0.00	0.00		-7,134.85	-7,134.85

<u>Flag Summary</u>	<u>Summary</u>	<u>Summary</u>
Normal Account	-7,134.85 Basic Rental	6,900.00

Company Reg No. 1989/003678/07 Vat Reg No. 4390110577

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**BUILDING TRUST ACCOUNT STATEMENT FOR THE MONTH TO 31 OCT 2016 FOR KERNICK PLACE 31 [8441]**

Date	Description	GL Allocation	Expense R.	Income R.
	Closing Balance Previous Month			4,994.59
	Rental Income [201610]			7,134.85
04/10/16	Efts Payment	Owner Payment	4,476.00	
31/10/16	Levy Payment (337c*31)	Levies Paid	1,698.17	
31/10/16	Creditors Paid	As Per Creditors Roll	873.33	
	Bank Charges	Bank Charges	83.46	
	Creditors Control C/f		954.75	
	Surplus On Account		4,043.73	
			<b>12,129.44</b>	<b>12,129.44</b>

Summary of Agent Fees	Incl Amount	VAT
Management Fee	406.69	49.94
	<b>406.69</b>	<b>49.94</b>

TAX INVOICE 8441.201610 [Copy]

Included in the above is V A T

at 14 % amounting to 49.94

Vat Registration No. 4390110577

Creditors Roll for the month to 31 OCT 2016 Prop 8441 KERNICK PLACE 31

Name	Bal B/F	Inv. No.	Description	Invoices/Credit Notes			Payments		Bal C/F
				GL Allocation	Date	Amount	Date	Amount	
TRAFALGAR PROPERTY MANAGEMENT	0.00	1610.8441	OCT 2016	MANAGEMENT FEE	10 31	406.69	10 31	406.69	0.00
COJ 207474847	0.00					1,421.39	10 04	466.64	954.75
		2016/09/05	ASSESSMENT RATES	ASSESSMENT RATES	10 03	295.66			
		2016/09/05	INTEREST PAID - OTHER	INTEREST PAID - OTHER	10 03	3.40			
		2016/09/05	REFUSE/CITY CLEANSING	REFUSE/CITY CLEANSING	10 03	167.58			
		2016/10/05	ASSESSMENT RATES	ASSESSMENT RATES	10 24	295.66			
		2016/10/05	ASSESSMENT RATES	ASSESSMENT RATES	10 24	309.65			
		2016/10/05	INTEREST PAID - OTHER	INTEREST PAID - OTHER	10 24	3.11			
		2016/10/05	REFUSE/CITY CLEANSING	REFUSE/CITY CLEANSING	10 24	178.75			
		2016/10/05	REFUSE/CITY CLEANSING	REFUSE/CITY CLEANSING	10 24	167.58			
<b>TOTALS</b>						<b>1,828.08</b>		<b>873.33</b>	<b>954.75</b>

Allocation Summary

MANAGEMENT FEES	406.69
ASSESSMENT RATES	900.97
INTEREST PAID - OTHER	6.51
REFUSE/CITY CLEANSING	513.91

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**Residential Tenancy Schedule for KERNICK PLACE 31[8441] as at 31 OCT 2016 run on 31 OCT 2011**

Floor	Unit	Door No	Rooms	Type	Tenant	Rental	Recoveries	Amount	Gross Rent	Start Date	Expiry Date	Review Date
GR	31	GROUND FLOOR 31	2	1T	MR J E JOUBERT & MRS T V JOUBERT	6,900.00			6,900.00	01/03/16	28/02/17	31/12/16
GR		GROUND FLOOR TOTALS	1									
		Total Units Occupied	1									
		Total Units Vacant	0									
ALL		PROPERTY TOTALS	1									
		Total Units Occupied	1									
		Total Units Vacant	0									

Multi-month Detailed Income Statement for KERNICK PLACE 31  
Run Date - 31 OCT 2016 - From Mar 2016 To Oct 2016



Description	Note	Annual Budget	Actual YTD	Budget YTD	Variance	Mar 2016	Apr 2016	May 2016	Jun 2016	Jul 2016	Aug 2016	Sep 2016	Oct 2016			
<b>INCOME</b>			55,200		55,200	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900			
Rental Income - Buildings			55,200		55,200	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900			
<b>EXPENSES</b>			56,141		56,141	6,395	7,301	6,531	7,339	6,924	7,385	6,415	7,851			
<b>MUNICIPAL CHARGES</b>			4,295		4,295	488	488	488	488		926		1,415			
Assessment Rates			2,755		2,755	279	279	425	279		591		901			
Refuse/city Cleansing			1,540		1,540	209	209	63	209		335		514			
<b>MAINTENANCE</b>			1,137		1,137					1,137						
Maint - Painting			1,137		1,137					1,137						
<b>SECURITY/GARDEN</b>																
<b>SALARIES AND WAGES</b>																
<b>ADMINISTRATION</b>			15,678		15,678	1,492	2,406	1,521	2,401	1,968	1,986	1,945	1,960			
Bank Charges			717		717	58	123	58	121	95	108	72	83			
Commission Paid - Other			3,244		3,244	-29	820		816	410	411	410	407			
Interest Paid - Other			11		11						4		7			
Levies Paid			11,707		11,707	1,463	1,463	1,463	1,463	1,463	1,463	1,463	1,463			
<b>OTHER EXPENDITURE</b>			35,030		35,030	4,415	4,406	4,521	4,449	3,819	4,473	4,470	4,476			
Owner Payment			35,030		35,030	4,415	4,406	4,521	4,449	3,819	4,473	4,470	4,476			
<b>SURPLUS/SHORTFALL(-) BEFORE RESERVES</b>			-941		-941	505	-401	369	-439	-24	-485	485	-951			
<b>RESERVES</b>																
<b>SURPLUS/SHORTFALL(-)</b>			-941		-941	505	-401	369	-439	-24	-485	485	-951			
<b>PAYMENTS MADE TO OWNER</b>																