

20 February 2020

AIRELY PROPERTIES PTY LTD
C/O SHANDA GRADIDGE
141 OLD FORT ROAD
DURBAN
4000

Dear Mr Nd Schaefer

DEVONSHIRE AVENUE 12 & 20 [1430] – FINANCIAL REPORTS FOR PERIOD ENDING LAST DAY OF OCTOBER 2019

We have pleasure in attaching your monthly management reports which include the report set that has been loaded for your property. Listed below are all the reports available with a brief description of each. We hope the summary will assist with interpreting the data contained in the reports you would like to receive and selecting the preferred reporting format.

Your current management report pack for your property includes:

1. **Rent Roll:** a schedule of rental charges, services recoveries and account adjustments together with rental payments per unit
2. **Surplus Report:** a breakdown of income and cost items for your property together with a brief 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

Additional reports which are available to include in your monthly management packs are:

4. **VAT Report:** a summary of output and input VAT transactions for your property for VAT payment and reporting purposes
5. **Tenancy Schedule:** breakdown of unit types per floor including area and rental parameters providing a detailed property profile report
6. **Income statement and variance report:** performance to budget report indicating budget variances and explanatory notes
7. **Arrears Report:** 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 queries arising from the reports. Thank you for your ongoing support which we greatly appreciate.

Yours faithfully

Crystalene Govender

Email: crystaleneg@trafalgar.co.za
Tel No: 0313017017

Property Managers and Financial Services



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AIRELY PROPERTIES PTY LTD C/O SHANDA GRADIDGE 141 OLD FORT ROAD DURBAN 4000	Staff Contacts: Portfolio Manager Account Administrator Maintenance Manager Divisional Manager	Crystalene Govender Crystalene Govender Crystalene Govender Taryn Benjamin	crystaleneg@trafalgar.co.za crystaleneg@trafalgar.co.za crystaleneg@trafalgar.co.za tarryn@trafalgar.co.za
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RENTROLL AS AT 31 OCT 2019 PROPERTY DEVONSHIRE AVENUE 12 & 20 [1430]

Unit	Door	Flag	Name	Bal B/F	Standard Charges		Electricity	Water	Description	Adjustments			Receipts		Bal C/F
					Description	Amount				Date	Amount	VAT	Date	Amount	
3	1ST FLR & GARAGE		Available	0.00		0.00						0.00	0.00		0.00
3X	1ST FLR & GARAGE		ILULWANE CRAFTS CC	-17,266.41		14,594.85	0.00	0.00				419.42	2,252.14		0.00
						Basic Rental			Water Rec 13.09.2019	19 09	319.28				
						Municipal Refuse			Sewage Rec 13.09.2019	19 09	100.14				
						Insurance									
999			Available	0.00		0.00	0.00	0.00				0.00	0.00		0.00
2	HOUSE 20		BLUE MAGNOLIA 305 CC T/A MARINE FIRE SERVICES	-28,311.95		24,113.48	0.00	0.00				500.60	3,692.12	29 10	-28,481.65
						Basic Rental			Water Rec 13.09.2019	19 09	381.08				
						Municipal Rates			Sewage Rec 13.09.2019	19 09	119.52				
						Insurance									
1	NO 12		SILVER SOLUTIONS 1522	-11,770.25		10,000.00	0.00	0.00				230.00	1,534.50	24 10	-11,684.60
						Basic Rental			Water Rec 13.09.2019	19 09	175.09				
									Sewage Rec 13.09.2019	19 09	54.91				
4	OFF 1		CROSSBOW MARKETING CONSULTANTS (PTY) LTD	0.00		12,644.50	0.00	0.00				202.94	1,927.12		-29,620.26
						Basic Rental			Water Rec 13.09.2019	19 09	154.49			30 09	-14,774.56
									Sewage Rec 13.09.2019	19 09	48.45			29 10	-14,845.70
4Y			DEMOTCRATIC ALLIANCE SA	-6,171.35		0.00	0.00	0.00				0.00	0.00		0.00
				-63,519.96		61,352.83	0.00	0.00				1,352.96	9,405.88		-69,786.51

Flag Summary
Normal Account [7]

Summary
Basic Rental 60,150.73
Insurance 327.81
Municipal Rates 773.45
Municipal Refuse 100.84

Summary
Recoveries - Water 1,029.94
Recoveries - Municipal Charges 323.02
Unit Receipts -69,786.51

0861 664 444

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<p>Airely Properties Pty Ltd C/o Shanda Gradidge 141 Old Fort Road Durban 4000 Property Vat Reg No. 4050138009</p>	<p>Contact Staff Portfolio Manager Account Administrator Maintenance Manager Divisional Manager</p>	<p>Crystalene Govender Crystalene Govender Crystalene Govender Taryn Benjamin</p>	<p>crystaleneg@trafalgar.co.za crystaleneg@trafalgar.co.za crystaleneg@trafalgar.co.za tarryn@trafalgar.co.za</p>
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BUILDING TRUST ACCOUNT STATEMENT FOR THE MONTH TO 31 OCT 2019 FOR DEVONSHIRE AVENUE 12 & 20 [1430]

Date	Description	GL Allocation	Expense R.	Income R.
	Closing Balance Previous Month			38,360.32
	Rental Income [201910]			69,786.51
03/10/19	Std Bank 03/10/2019	Recoveries - Electricity		1,816.00
10/10/19	Efts Payment	Owner Payment	30,000.00	
29/10/19	Efts Payment	Owner Payment	10,000.00	
31/10/19	Creditors Paid	As Per Creditors Roll	22,964.03	
	Bank Charges		194.45	
	Surplus On Account		46,804.35	
			109,962.83	109,962.83

Creditors Roll for the month to 31 OCT 2019 Prop 1430 DEVONSHIRE AVENUE 12 & 20

Name	Bal B/F	Inv. No.	Description	Invoices/Credit Notes			Payments		Bal C/F	
				GL Allocation	Date	Amount	VAT	Date		Amount
TRAFALGAR PROPERTY	0.00	1910.1430	OCT 2019	MANAGEMENT FEE	10 31	-4,054.46	-608.17	10 31	4,662.63	0.00
ADT SECURITY (PTY) LTD	0.00	IR-OCT2019ST008335-KZ	ADT SECURITY (PTY) LTD	CONTRACT - SECURITY	10 01	-351.38	-52.71	10 08	404.09	0.00
EM 83321550344 DEVONSHIRE	0.00					-8,914.95	0		8,914.95	0.00
		83321550344 19/09/01	CREDITORS - MUNICIPALITY	CREDITORS - MUNICIPALITY	09 13	-4,015.79		10 01	4,015.79	
		83321550344 19/10/01	CREDITORS - MUNICIPALITY	CREDITORS - MUNICIPALITY	10 10	-4,899.16		10 28	4,899.16	
EM 83264215877 AIRELY PROP	0.00	83264215877 19/09/01	CREDITORS - MUNICIPALITY	CREDITORS - MUNICIPALITY	09 28	-8,982.36	0	10 16	8,982.36	0.00
TOTALS						-22,303.15	-660.88		22,964.03	

Allocation Summary

MANAGEMENT FEE	-3,944.46
POST & PETTIES	-55.00
CREDITORS - MUNICIPALITY	-17,897.31
CONTRACT - SECURITY	-351.38