From: Harcourts Solutions harcourts solutions@email.propertyme.com

Subject: Rental income statement #12 from Harcourts Solutions

Date: 30 June 2022 at 12:18 pm

To: George Crowther federal@aapt.net.au



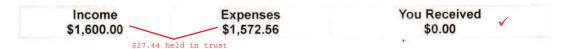
Harcourts Solutions

Hi George,

We have created a statement detailing the financial activity up to 30/06/2022 for:

· 2/209 Juliette St. Greenslopes

The key information is below and a full statement is attached to this email.



If there are any attached bills for this statement they will be listed below.

- 1. RL ELECTRICAL Faulty cooktop pdf
- 2. O'Brien Plumbing East Brisbane Hot water system replacement pdf
- 3. Mobile Flooring Services BALANCE INVOICE roller blinds pdf

You can securely access more details regarding your property online

Please don't hesitate to contact your Property Manager if you have any queries.

With thanks.

Harcourts Solutions (07) 3112 9080 www.harcourtssolutions.com au

IMPORTANT NOTE REGARDING END OF FINANCIAL YEAR

End of Financial Year Statements for the 2021-22 Financial Year will be sent by email, by close of business on the 30th of June 2022. These will also be available for download via your Owner Portal at the same time. All monthly statements and copies of invoices are also available on the Portal for download.

If you do not have Portal access, visit https://my.propertyme.com, click Sign Up and follow the prompts. Please note that the email address you use to set up your login must be the same email address we have sent this message to – otherwise our system will not recognise you and you will not be able to see any property information.

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DGZ Rental Workpapers

Client name	crowther super fund		JLB
Client code	CROWGH	Date prepared	2/6/23
Year ended	30/06/2022	Reviewed by	0

F	RENTAL PROPER	TY STATEME	NT			
CLIENT:	CROW	THER FA	AMILY S	UPER F	UN	ND
	1 -					
Property situated at:	CAMPBELL STR					
	BUNDABERG QLD 4670					
Dates Property rented for this year:			1/07/2020	to	3	0/06/2021
Date Property first rented:	1					
Date i reporty met remea.	1					
Purchase Price:						
Date Property Sold:						
Sale Price:						
Income:						
Gross Rental Receipts						13000.00
Less GST						1181.82
						11818.18
Deductions:						
Advertising for Tenants						1090.00
Bank Charges						1090.00
Body Corporate Fees						
Borrowing Expenses						
Cleaning						
Council Rates						8463.29
Depreciation						
Gardening/Lawn Mowing						
Insurance						1725.26
Interest on loans						
Land Tax						
Pest Control						
Property Agent Fees/ Commission						509.09
Repairs & Maintenance						0.00
Capital Works Deduction (Special Build	ling Write Off)					
Stationery, telephone and postage						
Travelling Expenses						
Water Charges					_	
Sundry Rental Expenses						418.43
Electricity						
					-	12206.07
						12200.07
Net Rental Profit/(Loss)					-\$	387.89
Distribution of Dustite		.			-	
Distribution of Profit:						
Name:			Share of Profit	0%	\$	-
Name:		5	Share of Profit	100%	-\$	387.89

	Rent	Comm	R&M	Lett Fee	Rates	Sundry	Total
Jul-21						1,882.50	-\$ 1,882.50
Aug-21	500.00				4,259.09	1,199.00	-\$ 4,958.09
Sep-21	500.00						\$ 500.00
Ocp-21	300.00						Ψ 500.00
Oct-21	500.00						\$ 500.00
Nov-21	500.00						\$ 500.00
							_
Dec-21							\$ -
Jan-22	500.00						\$ 500.00
Outi-ZZ	300.00						Ψ 500.00
Feb-22	500.00				4,204.20		-\$ 3,704.20
Mar-22	500.00						\$ 500.00
Apr-22	500.00						\$ 500.00
May-22	500.00						\$ 500.00
May-LL	300.00						Ψ 500.00
Jun-22	500.00						\$ 500.00
r Summar	8,000.00	560.00		460.27			\$ 6,979.73
	2 12 222 22	2 500.00		2 100 07	2 2400.00	0.004.50	
Total	\$ 13,000.00	\$ 560.00	\$ -	\$ 460.27	\$ 8,463.29	\$ 3,081.50	\$ 434.94

deposited 11/07/2022 as per bank feeds

Summary of cash/cr card expenses:

R&M

Security Enterprises R & M Security Enterprises R & M Sherriff Electrical AB Glazing John Peek Plumber The Bolt Place The Bolt Place Mitre 10 East Bundy Engineer 1199 Advertising costs to find a tennant 1882.5 Insurance (GST 157.24)