

**From:** Harcourts Solutions [harcourtssolutions@email.propertyme.com](mailto:harcourtssolutions@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](mailto: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.

<b>Income</b> \$1,600.00	<b>Expenses</b> \$1,572.56	<b>You Received</b> \$0.00 ✓
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\$27.44 held in trust

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](http://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 30<sup>th</sup> 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.

**DGZ Rental Workpapers**

Client name	CROWTHER SUPER FUND	Prepared by	JLB
Client code	CROWGH	Date prepared	2/6/23
Year ended	30/06/2022	Reviewed by	0

RENTAL PROPERTY STATEMENT			
CLIENT:	CROWTHER FAMILY SUPER FUND		
Property situated at:	CAMPBELL STREET (SHED) BUNDABERG QLD 4670		
Dates Property rented for this year:		1/07/2020	to 30/06/2021
Date Property first rented:			
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			
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 Building Write Off)			
Stationery, telephone and postage			
Travelling Expenses			
Water Charges			
Sundry Rental Expenses			418.43
Electricity			
			12206.07
<b>Net Rental Profit/(Loss)</b>			<b>-\$ 387.89</b>
Distribution of Profit:			
Name:		Share of Profit	0% \$ -
Name:		Share of Profit	100% <b>-\$ 387.89</b>

	Rent	Comm	R & M	Let 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
Oct-21	500.00						\$ 500.00
Nov-21	500.00						\$ 500.00
Dec-21							\$ -
Jan-22	500.00						\$ 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
Jun-22	500.00						\$ 500.00
<b>Yr Summary</b>	<b>8,000.00</b>	<b>560.00</b>		<b>460.27</b>			<b>\$ 6,979.73</b>
<b>Total</b>	<b>\$ 13,000.00</b>	<b>\$ 560.00</b>	<b>\$ -</b>	<b>\$ 460.27</b>	<b>\$ 8,463.29</b>	<b>\$ 3,081.50</b>	<b>\$ 434.94</b>

deposited 11/07/2022 as per bank feeds

Summary of cash/cr card expenses:

- Security Enterprises R & M
- Security Enterprises R & M
- Sheriff Electrical
- AB Glazing
- John Peek Plumber
- The Bolt Place
- The Bolt Place
- Mitre 10
- East Bundy Engineer

R & M

\$ -

1199 Advertising costs to find a tenant  
1882.5 Insurance (GST 157.24)