

# Financial Summary

For the period Jul 2022 to Jun 2023

Owner: Tramtrax Trading Pty Ltd  
 Property: 315 Unley Road  
 Ledger: Tramtrax Trading Pty Ltd - 315 Unley Road  
 Managed by: Susan Reynolds

**DM & JL Ente Nominees Pty Ltd**  
**ATF the David Ente Family Trust**  
 trading as **Raine & Horne**  
**Commercial SA**



PO Box 1194  
 UNLEY ANNEXE SA 5061  
 Australia  
 84 647 810 981

Tramtrax Trading Pty Ltd  
 1/315 Unley Road  
 MALVERN SA 5061

	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Total
<b>Income</b>													
1000 - Rent - Commercial	0.00	7,291.67	8,784.52	8,784.52	8,784.52	10,277.37	7,291.67	8,784.52	10,277.37	7,291.67	10,277.37	8,784.52	96,629.72
GST	0.00	729.17	878.46	878.46	878.46	1,027.75	729.17	878.46	1,027.75	729.17	1,027.75	878.46	9,663.06
1001 - Budgeted outgoings	0.00	330.00	503.81	503.81	503.81	677.62	330.00	503.81	677.62	330.00	677.62	503.81	5,541.91
GST	0.00	33.00	50.38	50.38	50.38	67.76	33.00	50.38	67.76	33.00	67.76	50.38	554.18
1027 - Outgoings - Emergency Services Levy	0.00	1,371.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,371.31
GST	0.00	137.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	137.13
1029 - Rebate	0.00	0.00	0.00	-1,666.66	-1,666.66	-1,666.66	0.00	0.00	0.00	0.00	0.00	0.00	-4,999.98
GST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1107 - Outgoings - Gardening & Caretaking	0.00	0.00	0.00	0.00	0.00	0.00	640.00	0.00	0.00	0.00	0.00	0.00	640.00
GST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1109 - Outgoings - SA Water	0.00	0.00	0.00	517.35	0.00	0.00	286.11	50.49	0.00	679.58	119.93	0.00	1,653.46
GST	0.00	0.00	0.00	51.73	0.00	0.00	28.61	5.05	0.00	67.96	11.99	0.00	165.34
1132 - Outgoings - Council Rates	0.00	0.00	0.00	1,304.75	230.25	0.00	0.00	1,535.00	0.00	1,535.00	0.00	0.00	4,605.00
GST	0.00	0.00	0.00	130.48	23.03	0.00	0.00	153.51	0.00	153.51	0.00	0.00	460.53
<b>Total Income</b>	<b>0.00</b>	<b>8,992.98</b>	<b>9,288.33</b>	<b>9,443.77</b>	<b>7,851.92</b>	<b>9,288.33</b>	<b>8,547.78</b>	<b>10,873.82</b>	<b>10,954.99</b>	<b>9,836.25</b>	<b>11,074.92</b>	<b>9,288.33</b>	<b>105,441.42</b>
<b>Total GST</b>	<b>0.00</b>	<b>899.30</b>	<b>928.84</b>	<b>1,111.05</b>	<b>951.87</b>	<b>1,095.51</b>	<b>790.78</b>	<b>1,087.40</b>	<b>1,095.51</b>	<b>983.64</b>	<b>1,107.50</b>	<b>928.84</b>	<b>10,980.24</b>
<b>Total Inclusive Income</b>	<b>0.00</b>	<b>9,892.28</b>	<b>10,217.17</b>	<b>10,554.82</b>	<b>8,803.79</b>	<b>10,383.84</b>	<b>9,338.56</b>	<b>11,961.22</b>	<b>12,050.50</b>	<b>10,819.89</b>	<b>12,182.42</b>	<b>10,217.17</b>	<b>116,421.66</b>

<b>Expenses</b>													
345 - Emergency Services Levy	0.00	1,613.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,613.30
GST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
347 - Council Rates	0.00	0.00	0.00	1,535.00	0.00	0.00	0.00	1,535.00	0.00	1,535.00	0.00	0.00	4,605.00
GST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
500 - Advertising/Marketing	0.00	1,122.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,122.73
GST	0.00	112.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	112.27

508 - Gardening/Careaking excl	0.00	0.00	285.00	0.00	0.00	640.00	0.00	0.00	0.00	0.00	0.00	0.00	925.00
GST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
523 - Legal Fees	0.00	0.00	655.00	0.00	655.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,310.00
GST	0.00	0.00	65.50	0.00	65.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	131.00
576 - Management Fee	0.00	330.00	300.00	330.00	330.00	660.00	0.00	330.00	330.00	660.00	0.00	330.00	3,600.00
GST	0.00	33.00	30.00	33.00	33.00	66.00	0.00	33.00	33.00	66.00	0.00	33.00	360.00
607 - Miscellaneous expense	0.00	0.00	0.00	351.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	351.18
GST	0.00	0.00	0.00	35.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.12
614 - SA Water	0.00	0.00	0.00	827.77	0.00	0.00	336.60	0.00	0.00	799.51	0.00	0.00	1,963.88
GST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
617 - Air Conditioning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	136.36	2,272.73	0.00	0.00	0.00	2,409.09
GST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.64	227.27	0.00	0.00	0.00	240.91
<b>Total Expenses</b>	<b>0.00</b>	<b>3,066.03</b>	<b>1,240.00</b>	<b>3,043.95</b>	<b>985.00</b>	<b>1,300.00</b>	<b>336.60</b>	<b>2,001.36</b>	<b>2,602.73</b>	<b>2,994.51</b>	<b>0.00</b>	<b>330.00</b>	<b>17,900.18</b>
<b>Total GST</b>	<b>0.00</b>	<b>145.27</b>	<b>95.50</b>	<b>68.12</b>	<b>98.50</b>	<b>66.00</b>	<b>0.00</b>	<b>46.64</b>	<b>260.27</b>	<b>66.00</b>	<b>0.00</b>	<b>33.00</b>	<b>879.30</b>
<b>Total Inclusive Expenses</b>	<b>0.00</b>	<b>3,211.30</b>	<b>1,335.50</b>	<b>3,112.07</b>	<b>1,083.50</b>	<b>1,366.00</b>	<b>336.60</b>	<b>2,048.00</b>	<b>2,863.00</b>	<b>3,060.51</b>	<b>0.00</b>	<b>363.00</b>	<b>18,779.48</b>

<b>Profit</b>													
<b>Total Profit</b>	<b>0.00</b>	<b>5,926.95</b>	<b>8,048.33</b>	<b>6,399.82</b>	<b>6,866.92</b>	<b>7,988.33</b>	<b>8,211.18</b>	<b>8,872.46</b>	<b>8,352.26</b>	<b>6,841.74</b>	<b>11,074.92</b>	<b>8,958.33</b>	<b>87,541.24</b>
<b>Total GST</b>	<b>0.00</b>	<b>754.03</b>	<b>833.34</b>	<b>1,042.93</b>	<b>853.37</b>	<b>1,029.51</b>	<b>790.78</b>	<b>1,040.76</b>	<b>835.24</b>	<b>917.64</b>	<b>1,107.50</b>	<b>895.84</b>	<b>10,100.94</b>
<b>Total Inclusive Profit</b>	<b>0.00</b>	<b>6,680.98</b>	<b>8,881.67</b>	<b>7,442.75</b>	<b>7,720.29</b>	<b>9,017.84</b>	<b>9,001.96</b>	<b>9,913.22</b>	<b>9,187.50</b>	<b>7,759.38</b>	<b>12,182.42</b>	<b>9,854.17</b>	<b>97,642.18</b>
<b>Transfers</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Owner Disbursement</b>	<b>0.00</b>	<b>6,680.98</b>	<b>8,881.67</b>	<b>6,442.75</b>	<b>56.95</b>	<b>17,681.18</b>	<b>7,152.24</b>	<b>3,275.82</b>	<b>15,841.29</b>	<b>9,592.71</b>	<b>10,349.09</b>	<b>11,687.50</b>	<b>97,642.18</b>