

SAND DOLLAR INVESTMENTS TRUST
UNIT 905, 140 ALICE ST
BRISBANE CITY QLD 4000

LRBA Trustee (property has been transferred to trustees
of the fund, as loan has been repaid) title complete 6/7/23

Total For All Properties

Income		Expenses		Net Position
\$38,101.42	-	\$5,338.91	=	\$32,762.51
Incl GST: \$0.00		Incl GST: \$485.34		

Total rent deductions: \$0.00

ITEM	INCLUDED GST	EXPENSE	INCOME
Rent *			\$38,101.42
General Maintenance	\$113.57	\$1,249.30	
Letting Fee	\$35.00	\$385.00	
Management Fee	\$310.61	\$3,416.61	
Pest Control	\$9.00	\$99.00	
Smoke Alarm - Inspection Fee	\$9.00	\$99.00	
Sundry Fee	\$8.16	\$90.00	

\$63.70 net rent has been received. Due to change in management the Annual rental statement has a shortfall of \$63.70 from the monthly statements.

See rental reco at the end

Property Breakdown

#1 of 1 properties

Unit 241/82 Boundary St, Brisbane City QLD 4000

Sand Dollar Investments Trust

ITEM	INCLUDED GST	EXPENSE	INCOME
Rent *			\$38,101.42
General Maintenance *	\$113.57	\$1,249.30	
Letting Fee	\$35.00	\$385.00	
Management Fee	\$310.61	\$3,416.61	\$3,801.61
Pest Control	\$9.00	\$99.00	
Smoke Alarm - Inspection Fee *	\$9.00	\$99.00	
Sundry Fee	\$8.16	\$90.00	

* Total R&M \$1,348.30
Less Capital item \$823.90
Net R & M = \$524.40

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\$38,101.42	-	\$5,338.91	=	\$32,762.51
Incl GST: \$0.00		Incl GST: \$485.34		

Total rent deductions: \$0.00

Total For All Properties

Income		Expenses		Net Position
\$38,101.42	-	\$5,338.91	=	\$32,762.51
Incl GST: \$0.00		Incl GST: \$485.34		

Total rent deductions: \$0.00

Rent recon		
Particulars	Statement	Class & Monthly statement
Annual	\$ 32,762.51	\$ 1,722.20
Annual Expense	\$ 5,338.91	\$ 2,546.10
	\$ 38,101.42	\$ 2,026.10
Lease break comp	\$ 1,200.00	\$ 2,447.10
Additional rent	\$ 63.70	\$ 3,822.90
		\$ 2,546.10
		\$ 4,123.86
		\$ 1,438.67
		\$ 2,692.02
		\$ 3,524.98
		\$ 1,200.00
		\$ 2,942.79
		\$ 31,032.82
		\$ 5,338.91
Rent receivable	\$ -	\$ 2,993.39
Total	\$ 39,365.12	\$ 39,365.12
Difference		\$ -