



Owner Statement

Tax Invoice

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

Account	241
Statement number	18
Statement period	1 May 2023 - 1 June 2023
Ownership	Sand Dollar Investments Trust
For property	Unit 241/82 Boundary St, Brisbane City QLD 4000
Current Tenancy	Kenji Suzuki Rent: \$3,476.19 Monthly Paid to: 30/06/23

Balance Brought Forward \$0.00

Income Credit

25/05/23 - Kenji Suzuki - Rent - 01/06/2023 to 30/06/2023 \$3,476.19

Total income: \$3,476.19

Includes GST of: \$0.00

Expenses Debit

26/05/23 - RPAB Maintenance - Repair roller blind in main bedroom \$121.00

27/05/23 - Sundry Fee EOM (27/05/2023) to Agent (241 - Unit 241/82 Boundary St, Brisbane City QLD 4000) \$7.50

31/05/23 - RPAB Smoke Alarm Service - Electrician attendance - Annual smoke alarm service with compliance certificate \$99.00

01/06/23 - Rent Commission Fee to Agent (241 - Unit 241/82 Boundary St, Brisbane City QLD 4000) \$305.90

Total expenses: \$533.40

Includes GST of: \$48.49

Payments to owner

01/06/23 \$2,942.79

Total payments: Balance (\$0.00) + income (\$3,476.19) - expenses (\$533.40) - total held in trust (\$0.00) = \$2,942.79

241 loss of rent by 242 - 27/4/23

Jacob left 10/4

New flat starts 1/5

$$\therefore 3 \text{ weeks lost rent} = 3 \times 750 = 2,250$$

Jacob lease was to expire 23/9

$$\rightarrow 21 \text{ weeks of additional } 50 = 1050$$

$$\begin{array}{r} 2250 \\ 1050 \\ \hline 1200 \text{ compensation} \end{array}$$

Compensation paid in May 2023

For loss of rent and breaking lease



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UNIT 905, 140 ALICE ST
BRISBANE CITY QLD 4000

Account	241
Statement number	17
Statement period	1 April 2023 - 1 May 2023
Ownership	Sand Dollar Investments Trust
For property	Unit 241/82 Boundary St, Brisbane City QLD 4000
Current Tenancy	Kenji Suzuki Rent: \$3,476.19 Monthly Paid to: 31/05/23

Balance Brought Forward \$0.00

Income	Credit
03/04/23 - Kenji Suzuki - Rent - 01/05/2023 to 31/05/2023	\$3,476.19
20/04/23 - Jacob Lovell - Rent - 07/04/2023 to 10/04/2023 (to vacate) (balance \$397.14)	\$397.14
Total income:	\$3,873.33
Includes GST of:	\$0.00

Expenses	Debit
27/04/23 - Sundry Fee EOM (27/04/2023) to Agent (241 - Unit 241/82 Boundary St, Brisbane City QLD 4000)	\$7.50
29/04/23 - Rent Commission Fee to Agent (241 - Unit 241/82 Boundary St, Brisbane City QLD 4000)	\$340.85
Total expenses:	\$348.35
Includes GST of:	\$31.67

Payments to owner	
29/04/23	\$3,524.98

Total payments: Balance (\$0.00) + income (\$3,873.33) - expenses (\$348.35) - total held in trust (\$0.00) = \$3,524.98



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

Account	241
Statement number	16
Statement period	1 March 2023 - 1 April 2023
Ownership	Sand Dollar Investments Trust
For property	Unit 241/82 Boundary St, Brisbane City QLD 4000
Current Tenancy	Jacob Lovell Rent: \$750.00 Weekly Paid to: 06/04/23 plus \$31.43 part payment

Balance Brought Forward \$0.00

Income	Credit
13/03/23 - Jacob Lovell - Rent - 10/03/2023 to 23/03/2023 (part payment \$31.43)	\$1,460.00
23/03/23 - Jacob Lovell - Rent - 24/03/2023 to 06/04/2023 (part payment \$31.43)	\$1,500.00
Total income:	\$2,960.00
Includes GST of:	\$0.00

Expenses	Debit
27/03/23 - Sundry Fee EOM (27/03/2023) to Agent (241 - Unit 241/82 Boundary St, Brisbane City QLD 4000)	\$7.50
01/04/23 - Rent Commission Fee to Agent (241 - Unit 241/82 Boundary St, Brisbane City QLD 4000)	\$260.48
Total expenses:	\$267.98
Includes GST of:	\$24.36

Payments to owner	
01/04/23	\$2,692.02
Total payments: Balance (\$0.00) + income (\$2,960.00) - expenses (\$267.98) - total held in trust (\$0.00) =	\$2,692.02



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

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Account	241
Statement number	15
Statement period	1 February 2023 - 1 March 2023
Ownership	Sand Dollar Investments Trust
For property	Unit 241/82 Boundary St, Brisbane City QLD 4000
Current Tenancy	Jacob Lovell Rent: \$730.00 Weekly Paid to: 09/03/23 plus \$40.00 part payment

Balance Brought Forward \$0.00

Income	Credit
06/02/23 - Jacob Lovell - Rent - 17/02/2023 to 23/02/2023 (balance \$85.71) ✓	\$85.71
27/02/23 - Jacob Lovell - Rent - 24/02/2023 to 09/03/2023 <i>correct</i>	\$1,460.00
27/02/23 - Jacob Lovell - Rent - 09/03/2023 to 09/03/2023 (part payment \$40.00) ✓	\$40.00
Total income:	\$1,585.71
Includes GST of:	\$0.00

Expenses	Debit
27/02/23 - Sundry Fee EOM (27/02/2023) to Agent (241 - Unit 241/82 Boundary St, Brisbane City QLD 4000)	\$7.50
01/03/23 - Rent Commission Fee to Agent (241 - Unit 241/82 Boundary St, Brisbane City QLD 4000)	\$139.54
Total expenses:	\$147.04
Includes GST of:	\$13.37

Payments to owner	
01/03/23	\$1,438.67
Total payments: Balance (\$0.00) + income (\$1,585.71) - expenses (\$147.04) - total held in trust (\$0.00) =	\$1,438.67



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Tax Invoice

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

Account	241
Statement number	14
Statement period	1 January 2023 - 1 February 2023
Ownership	Sand Dollar Investments Trust
For property	Unit 241/82 Boundary St, Brisbane City QLD 4000
Current Tenancy	Jacob Lovell Rent: \$730.00 Weekly Paid to: 16/02/23 plus \$644.29 part payment

Balance Brought Forward \$0.00

Income	Credit
11/01/23 - Jacob Lovell - Rent - 06/01/2023 to 26/01/2023 (part payment \$454.29) <i>3 weeks</i>	\$2,150.00
25/01/23 - Jacob Lovell - Rent - 27/01/2023 to 16/02/2023 (part payment \$644.29) <i>3 weeks</i>	\$2,380.00
Total income:	\$4,530.00
Includes GST of:	\$0.00

Expenses	Debit
27/01/23 - Sundry Fee EOM (27/01/2023) to Agent (241 - Unit 241/82 Boundary St, Brisbane City QLD 4000)	\$7.50
01/02/23 - Rent Commission Fee to Agent (241 - Unit 241/82 Boundary St, Brisbane City QLD 4000)	\$398.64
Total expenses:	\$406.14
Includes GST of:	\$36.92

Payments to owner	
01/02/23	\$4,123.86

Total payments: Balance (\$0.00) + income (\$4,530.00) - expenses (\$406.14) - total held in trust (\$0.00) = \$4,123.86



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

Account	241
Statement number	13
Statement period	1 December 2022 - 1 January 2023
Ownership	Sand Dollar Investments Trust
For property	Unit 241/82 Boundary St, Brisbane City QLD 4000
Current Tenancy	Jacob Lovell Rent: \$730.00 Weekly Paid to: 05/01/23 plus \$494.29 part payment

Balance Brought Forward \$0.00

Income	Credit
14/12/22 - Jacob Lovell - Rent - 09/12/2022 to 22/12/2022 (part payment \$554.29) ✓	\$1,400.00
29/12/22 - Jacob Lovell - Rent - 23/12/2022 to 05/01/2023 (part payment \$494.29) ✓	\$1,400.00
Total income:	\$2,800.00
Includes GST of:	\$0.00

Expenses	Debit
27/12/22 - Sundry Fee EOM (27/12/2022) to Agent (241 - Unit 241/82 Boundary St, Brisbane City QLD 4000)	\$7.50
01/01/23 - Rent Commission Fee to Agent (241 - Unit 241/82 Boundary St, Brisbane City QLD 4000)	\$246.40
Total expenses:	\$253.90
Includes GST of:	\$23.08

Payments to owner	
01/01/23	\$2,546.10
Total payments: Balance (\$0.00) + income (\$2,800.00) - expenses (\$253.90) - total held in trust (\$0.00) =	\$2,546.10



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

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Account	241
Statement number	12
Statement period	1 November 2022 - 1 December 2022
Ownership	Sand Dollar Investments Trust
For property	Unit 241/82 Boundary St, Brisbane City QLD 4000
Current Tenancy	Jacob Lovell Rent: \$730.00 Weekly Paid to: 08/12/22 plus \$614.29 part payment

Balance Brought Forward \$0.00

Income	Credit
02/11/22 - Jacob Lovell - Rent - 04/11/2022 to 17/11/2022	\$1,400.00
16/11/22 - Jacob Lovell - Rent - 18/11/2022 to 24/11/2022 (part payment \$674.29)	\$1,400.00
30/11/22 - Jacob Lovell - Rent - 25/11/2022 to 08/12/2022 (part payment \$614.29)	\$1,400.00
Total income:	\$4,200.00
Includes GST of:	\$0.00

Expenses	Debit
27/11/22 - Sundry Fee EOM (27/11/2022) to Agent (241 - Unit 241/82 Boundary St, Brisbane City QLD 4000)	\$7.50
01/12/22 - Rent Commission Fee to Agent (241 - Unit 241/82 Boundary St, Brisbane City QLD 4000)	\$369.60
Total expenses:	\$377.10
Includes GST of:	\$34.28

Payments to owner	
01/12/22	\$3,822.90
Total payments: Balance (\$0.00) + income (\$4,200.00) - expenses (\$377.10) - total held in trust (\$0.00) =	\$3,822.90



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

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Account	241
Statement number	11
Statement period	1 October 2022 - 1 November 2022
Ownership	Sand Dollar Investments Trust
For property	Unit 241/82 Boundary St, Brisbane City QLD 4000
Current Tenancy	Jacob Lovell Rent: \$700.00 Weekly Paid to: 03/11/22

Balance Brought Forward \$0.00

Income	Credit
05/10/22 - Jacob Lovell - Rent - 07/10/2022 to 20/10/2022	\$1,400.00
19/10/22 - Jacob Lovell - Rent - 21/10/2022 to 03/11/2022	\$1,400.00
Total income:	\$2,800.00
Includes GST of:	\$0.00

Expenses	Debit
27/10/22 - Sundry Fee EOM (27/10/2022) to Agent (241 - Unit 241/82 Boundary St, Brisbane City QLD 4000)	\$7.50
31/10/22 - Annual Pest Control Service	\$99.00
01/11/22 - Rent Commission Fee to Agent (241 - Unit 241/82 Boundary St, Brisbane City QLD 4000)	\$246.40
Total expenses:	\$352.90
Includes GST of:	\$32.08

Payments to owner	
01/11/22	\$2,447.10
Total payments: Balance (\$0.00) + income (\$2,800.00) - expenses (\$352.90) - total held in trust (\$0.00) =	\$2,447.10



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

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Account	241
Statement number	10
Statement period	1 September 2022 - 1 October 2022
Ownership	Sand Dollar Investments Trust
For property	Unit 241/82 Boundary St, Brisbane City QLD 4000
Current Tenancy	Jacob Lovell Rent: \$700.00 Weekly Paid to: 06/10/22

Balance Brought Forward \$0.00

Income	Credit
07/09/22 - Jacob Lovell - Rent - 09/09/2022 to 22/09/2022	\$1,400.00
21/09/22 - Jacob Lovell - Rent - 23/09/2022 to 06/10/2022	\$1,400.00
Total income:	\$2,800.00
Includes GST of:	\$0.00

Expenses	Debit
27/09/22 - Sundry Fee EOM (27/09/2022) to Agent (241 - Unit 241/82 Boundary St, Brisbane City QLD 4000)	\$7.50
27/09/22 - Lease Renewal (6months) Fee	\$385.00
28/09/22 - Dishwasher Repair (non draining)	\$135.00
01/10/22 - Rent Commission Fee to Agent (241 - Unit 241/82 Boundary St, Brisbane City QLD 4000)	\$246.40
Total expenses:	\$773.90
Includes GST of:	\$70.35

Payments to owner	
01/10/22	\$2,026.10
Total payments: Balance (\$0.00) + income (\$2,800.00) - expenses (\$773.90) - total held in trust (\$0.00) =	\$2,026.10



SAND DOLLAR INVESTMENTS TRUST
UNIT 905, 140 ALICE ST
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Account	241
Statement number	9
Statement period	1 August 2022 - 1 September 2022
Ownership	Sand Dollar Investments Trust
For property	Unit 241/82 Boundary St, Brisbane City QLD 4000
Current Tenancy	Jacob Lovell Rent: \$700.00 Weekly Paid to: 08/09/22

Balance Brought Forward \$0.00

Income	Credit
11/08/22 - Jacob Lovell - Rent - 12/08/2022 to 25/08/2022	\$1,400.00
24/08/22 - Jacob Lovell - Rent - 26/08/2022 to 08/09/2022	\$1,400.00
Total income:	\$2,800.00
Includes GST of:	\$0.00

Expenses	Debit
27/08/22 - Sundry Fee EOM (27/08/2022) to Agent (241 - Unit 241/82 Boundary St, Brisbane City QLD 4000)	\$7.50
01/09/22 - Rent Commission Fee to Agent (241 - Unit 241/82 Boundary St, Brisbane City QLD 4000)	\$246.40
Total expenses:	\$253.90
Includes GST of:	\$23.08

Payments to owner	
01/09/22	\$2,546.10
Total payments: Balance (\$0.00) + income (\$2,800.00) - expenses (\$253.90) - total held in trust (\$0.00) =	\$2,546.10



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UNIT 905, 140 ALICE ST
BRISBANE CITY QLD 4000

Account	241
Statement number	8
Statement period	1 July 2022 - 1 August 2022
Ownership	Sand Dollar Investments Trust
For property	Unit 241/82 Boundary St, Brisbane City QLD 4000
Current Tenancy	Jacob Lovell Rent: \$700.00 Weekly Paid to: 11/08/22

Balance Brought Forward \$0.00

Income	Credit
13/07/22 - Jacob Lovell - Rent - 15/07/2022 to 28/07/2022	\$1,400.00
27/07/22 - Jacob Lovell - Rent - 29/07/2022 to 11/08/2022	\$1,400.00
Total income:	\$2,800.00
Includes GST of:	\$0.00

Expenses	Debit
27/07/22 - Sundry Fee EOM (27/07/2022) to Agent (241 - Unit 241/82 Boundary St, Brisbane City QLD 4000)	\$7.50
30/07/22 - New Washing Machine (Samsung 7.5KG)	\$823.90
01/08/22 - Rent Commission Fee to Agent (241 - Unit 241/82 Boundary St, Brisbane City QLD 4000)	\$246.40
Total expenses:	\$1,077.80
Includes GST of:	\$97.98

Payments to owner	
01/08/22	\$1,722.20
Total payments: Balance (\$0.00) + income (\$2,800.00) - expenses (\$1,077.80) - total held in trust (\$0.00) =	\$1,722.20