

UNIT OWNER ANNUAL STATEMENT

Unit 6120

Date: 01.07.2021 - 30.06.2022

BANGALOW NSW 2479 AUSTRALIA  
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Date	Gross Income	Less Pooled Expenses	Less Unit Expenses	Nett Income
July 21	\$ 2,602.47	\$ 1,433.78	\$ 51.55	\$ 1,117.14
August 21	\$ 1,276.07	\$ 794.50	\$ 30.94	\$ 450.63
September 21	\$ 1,251.57	\$ 629.30	\$ 35.16	\$ 587.11
October 21	\$ 3,092.96	\$ 1,452.03	\$ 85.72	\$ 1,555.21
November 21	\$ 4,279.24	\$ 2,137.40	\$ 80.75	\$ 2,061.09
December 21	\$ 6,702.29	\$ 3,103.19	\$ 124.46	\$ 3,474.64
January 22	\$ 10,417.83	\$ 4,755.07	\$ 186.37	\$ 5,476.39
February 22	\$ 4,620.20	\$ 2,269.67	\$ 87.01	\$ 2,263.52
March 22	\$ 5,994.80	\$ 2,894.81	\$ 109.49	\$ 2,990.50
April 22	\$ 7,809.93	\$ 3,709.08	\$ 139.52	\$ 3,961.33
May 22	\$ 4,795.71	\$ 2,393.30	\$ 96.56	\$ 2,305.85
June 22	\$ 5,114.66	\$ 2,695.60	\$ 89.06	\$ 2,330.00
<b>Total</b>	<b>\$ 57,957.72</b>	<b>\$ 28,267.72</b>	<b>\$ 1,116.59</b>	<b>\$ 28,573.41</b>

Breakdown of Expenses	GST (if applicable)	Expenses
Travel Agent GDS Fee	\$ 0.00	\$ 34.44
Professional Cleaning	\$ 40.40	\$ 444.38
Management Letting Fee 12% + GST Reversal	\$ -1.75	\$ -19.26
Repairs & Maintenance Internal	\$ 99.29	\$ 1,092.17
Owner Income Adjustment	\$ 0.00	\$ -1.36
Lot Servicing Fee 28% + GST	\$ 1,622.82	\$ 17,850.98
Management Letting Fee 12% + GST	\$ 695.49	\$ 7,650.45
Travel Agent Commission	\$ 13.90	\$ 152.87
Lot Servicing Fee 28% + GST Reversal	\$ -4.08	\$ -44.89
Repairs & Maintenance External	\$ 44.76	\$ 492.37
PABX Fee	\$ 18.60	\$ 204.00
Replacements	\$ 13.39	\$ 147.26
Cable TV	\$ 42.57	\$ 468.31
FF&E Contribution	\$ 0.00	\$ 912.59
<b>Total Expenses</b>	<b>\$ 2,585.38</b>	<b>\$ 29,384.31</b>

FF&E Summary		
FF&E Contribution	\$	912.59
FF&E Interest Accrued	\$	
FF&E Expenses	\$	-1,089.30
FF&E Balance	\$	504.60