



Financial Year Statement

ABN: 92 429 507 215

South Yarra Office
25 Malcolm Street
South Yarra, VIC 3141

T 1300 884 168 | F 1300 884 138
E info@xynergy.com.au | W www.xynergy.com.au

Account name(s)
Yuen Shun Ma & Suk Yu Chiu
19 High Street South
Kew
VIC 3101 3101

Account MAYS
Statement from 1 Jul 17
Statement to 30 Jun 18
Page number 1 of 5

Details	GST	Expenses	Income	Balance
203/31 Malcolm Street South Yarra				
July				
Rent			\$1,651.00	\$1,651.00
Management Fee	*	\$90.81		\$1,560.19
Sundry Fee	*	\$2.75		\$1,557.44
Total		\$93.56	\$1,651.00	\$1,557.44
August				
Rent			\$1,651.00	\$3,208.44
Maintenance				\$3,208.44
Bodycorp - Owners Corporation Fee	*	\$580.85		\$2,627.59
		\$580.85		
Management Fee	*	\$90.81		\$2,536.78
Smoke Alarms - Inspection Fee	*	\$88.00		\$2,448.78
Sundry Fee	*	\$2.75		\$2,446.03
Water Charges - Expense		\$226.95		\$2,219.08
Total		\$989.36	\$1,651.00	\$2,219.08
September				
City Council	*	\$181.05		\$2,038.03
Management Fee	*	\$90.81		\$1,947.22
Sundry Fee	*	\$2.75		\$1,944.47
Total		\$274.61	\$0.00	\$1,944.47
October				
Rent			\$3,302.00	\$5,246.47
Management Fee	*	\$90.81		\$5,155.66
Sundry Fee	*	\$2.75		\$5,152.91
Total		\$93.56	\$3,302.00	\$5,152.91
November				
Rent			\$1,651.00	\$6,803.91
City Council		\$181.00		\$6,622.91
Maintenance				\$6,622.91
Bodycorp - Owners Corporation Fee	*	\$586.37		\$6,036.54
		\$586.37		
Management Fee	*	\$90.81		\$5,945.73
Sundry Fee	*	\$2.75		\$5,942.98
Water Charges - Expense		\$151.10		\$5,791.88

* indicates taxable supply



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Details	GST	Expenses	Income	Balance
Balance brought forward:				\$5,791.88
203/31 Malcolm Street South Yarra				
Total		\$1,012.03	\$1,651.00	\$5,791.88
December				
Management Fee	*	\$90.81		\$5,701.07
Sundry Fee	*	\$2.75		\$5,698.32
Total		\$93.56	\$0.00	\$5,698.32
January				
Rent			\$3,302.00	\$9,000.32
Management Fee	*	\$90.81		\$8,909.51
Sundry Fee	*	\$2.75		\$8,906.76
Total		\$93.56	\$3,302.00	\$8,906.76
February				
Rent			\$1,651.00	\$10,557.76
City Council		\$181.00		\$10,376.76
Maintenance				\$10,376.76
Bodycorp - Owners Corporation Fee	*	\$586.37		\$9,790.39
		\$586.37		
Management Fee	*	\$90.81		\$9,699.58
Sundry Fee	*	\$2.75		\$9,696.83
Water Charges - Expense		\$151.10		\$9,545.73
Total		\$1,012.03	\$1,651.00	\$9,545.73
March				
Management Fee	*	\$90.81		\$9,454.92
Sundry Fee	*	\$2.75		\$9,452.17
Total		\$93.56	\$0.00	\$9,452.17
April				
Rent			\$3,302.00	\$12,754.17
Management Fee	*	\$90.81		\$12,663.36
Sundry Fee	*	\$2.75		\$12,660.61
Water Charges - Expense		\$151.10		\$12,509.51
Total		\$244.66	\$3,302.00	\$12,509.51
May				
Rent			\$1,651.00	\$14,160.51

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Details	GST	Expenses	Income	Balance
Balance brought forward:				\$14,160.51
<u>203/31 Malcolm Street South Yarra</u>				
City Council		\$181.00		\$13,979.51
Maintenance				\$13,979.51
Bodycorp - Owners Corporation Fee	*	\$781.81		\$13,197.70
		<u>\$781.81</u>		
Management Fee	*	\$90.81		\$13,106.89
Smoke Alarms - Inspection Fee	*	\$88.00		\$13,018.89
Sundry Fee	*	\$2.75		\$13,016.14
Total		<u>\$1,144.37</u>	<u>\$1,651.00</u>	<u>\$13,016.14</u>
June				
Letting Fee	*	\$418.00		\$12,598.14
Management Fee	*	\$90.81		\$12,507.33
Sundry Fee	*	\$2.75		\$12,504.58
Total		<u>\$511.56</u>	<u>\$0.00</u>	<u>\$12,504.58</u>
Total for property		<u><u>\$5,656.42</u></u>	<u><u>\$18,161.00</u></u>	<u><u>\$12,504.58</u></u>

Total expenses includes GST of \$403.02

Vogue Storage 74T No.279/35 Malcolm St South Yarra

July

Rent			\$70.00	\$70.00
Management Fee	*	\$3.85		\$66.15
Sundry Fee	*	\$2.75		\$63.40
Total		<u>\$6.60</u>	<u>\$70.00</u>	<u>\$63.40</u>

August

Rent			\$70.00	\$133.40
Management Fee	*	\$3.85		\$129.55
Sundry Fee	*	\$2.75		\$126.80
Total		<u>\$6.60</u>	<u>\$70.00</u>	<u>\$126.80</u>

September

Management Fee	*	\$3.85		\$122.95
Sundry Fee	*	\$2.75		\$120.20
Total		<u>\$6.60</u>	<u>\$0.00</u>	<u>\$120.20</u>

October

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Details	GST	Expenses	Income	Balance
Balance brought forward:				\$120.20
Vogue Storage 74T No.279/35 Malcolm St South Yarra				
Rent			\$140.00	\$260.20
Management Fee	*	\$3.85		\$256.35
Sundry Fee	*	\$2.75		\$253.60
Total		\$6.60	\$140.00	\$253.60
November				
Rent			\$70.00	\$323.60
Management Fee	*	\$3.85		\$319.75
Sundry Fee	*	\$2.75		\$317.00
Total		\$6.60	\$70.00	\$317.00
December				
Management Fee	*	\$3.85		\$313.15
Sundry Fee	*	\$2.75		\$310.40
Total		\$6.60	\$0.00	\$310.40
January				
Sundry Fee	*	\$2.75		\$307.65
Total		\$2.75	\$0.00	\$307.65
February				
Rent			\$70.00	\$377.65
Management Fee	*	\$3.85		\$373.80
Sundry Fee	*	\$2.75		\$371.05
Total		\$6.60	\$70.00	\$371.05
March				
Sundry Fee	*	\$2.75		\$368.30
Total		\$2.75	\$0.00	\$368.30
April				
Rent			\$70.00	\$438.30
Letting Fee	*	\$26.57		\$411.73
Maintenance				\$411.73
Bodycorp - Owners Corporation Fee	*	\$20.00		\$391.73
		\$20.00		
Management Fee	*	\$3.85		\$387.88
Sundry Fee	*	\$2.75		\$385.13

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		Statement from	1 Jul 17
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Details	GST	Expenses	Income	Balance
Balance brought forward:				\$385.13
<u>Vogue Storage 74T No.279/35 Malcolm St South Yarra</u>				
Total		\$53.17	\$70.00	\$385.13
May				
Rent			\$70.00	\$455.13
Management Fee	*	\$3.85		\$451.28
Sundry Fee	*	\$2.75		\$448.53
Total		\$6.60	\$70.00	\$448.53
June				
Rent			\$70.00	\$518.53
Management Fee	*	\$3.85		\$514.68
Sundry Fee	*	\$2.75		\$511.93
Total		\$6.60	\$70.00	\$511.93
Total for property		\$118.07	\$630.00	\$511.93

Total expenses includes GST of \$10.73

If you have any enquiries about your statement,
please don't hesitate to contact our Property Management Department
on 1300 884 168 or email at rental@xynergy.com.au

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* indicates taxable supply