



Property Manager: Nancy Matteo
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Monthly Income and Expenditure Summary Financial Year July 2022 to June 2023

For Property: 18A Vantage Avenue, Clyde North, VIC, 3978
 Ownership: Lewloy Investments Pty Ltd ATF Lewloy Superannuation Fund; Lewloy Property 1 Pt

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Year Total	Last Year
Income														
Rent	3950.00	1995.00 ✓	1995.00 ✓	1995.00 ✓	1995.00 ✓	1995.00 ✓	1995.00 ✓	2173.00 ✓	2173.00 ✓	2173.00 ✓	2173.00 ✓	2173.00 ✓	26785.00	20950.00
	3950.00	1995.00	1995.00	1995.00	1995.00	1995.00	1995.00	2173.00	2173.00	2173.00	2173.00	2173.00	26785.00	20950.00
Expenditure														
Advertising	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	352.00
Body Corporate	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1686.32	0.00	0.00	0.00	1686.32	0.00
EOFY Statement Fee	22.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.00	0.00
Fire Protection	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	262.90	0.00	262.90	357.50
General Maintenance	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	325.00
Lease Renewal Fees	0.00	0.00	0.00	0.00	0.00	0.00	286.78	0.00	0.00	0.00	0.00	0.00	286.78	0.00
Leasing Fee	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	742.37
Plumbing	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	240.90
Reference Check Fees	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	33.00
Rent Management Fee	304.14	153.61	153.61	153.61	153.61	153.61	153.61	167.32	167.32	167.32	167.32	167.32	2062.40	1613.14
Utility – Water	140.75	0.00	221.85	0.00	0.00	140.25	0.00	0.00	140.25	0.00	0.00	140.25	783.35	502.45
	466.89	153.61	375.46	153.61	153.61	293.86	440.39	167.32	1993.89	167.32	430.22	307.57	5103.75	4166.36
Net Amount	3483.11	1841.39	1619.54	1841.39	1841.39	1701.14	1554.61	2005.68	179.11	2005.68	1742.78	1865.43	21681.25	16783.64

Distribution of Funds

AccountName=Lewloy Investments Pty Ltd ATF Lewloy Superannuation Fund	3483.11	1841.39	1619.54	1841.39	1841.39	1701.14	1554.61	2005.68	179.11	2005.68	1742.78	1865.43	21681.25	16783.64
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Please Note: All figures are inclusive of GST where applicable. All transactions are listed within the calendar month in which they occurred.

Your property is managed using a system that allows payments to be sent via direct digital processing and/or via our trust account. Payments made directly from the trust account are reflected on your monthly trust statements if applicable. We recommend when reconciling your accounts, you use this EOFY summary to complement your monthly statements and individual owner payment advices. In addition, the transactions shown on this end of financial year summary, show the date each item was processed in our system. Standard banking payment clearance times can mean a transaction may be accounted for in our system on a particular month but received in your bank account on a different month.