



If undeliverable, please return to:
GPO Box 4753, Melbourne VIC 3001

02 July 2020

Frank Luvera
7 Gulf Court
SEMAPHORE PARK SA 5019

Dear Frank,

Re: Monthly Income and Expenditure Summary - 30 June 2020

Thank you for joining us for another financial year!

It has been a year of unique challenges. We've adapted to new conditions resulting from the pandemic and adjusted our approach to delivering exceptional property management services during a difficult time. We've increased our technological capabilities - such as implementing virtual property tours - and honed our business practices to accommodate more remote work for our teams and more efficient and safe service delivery in a new climate.

We've prepared an annual summary for the past financial year which details all the relevant financial information you need to know.

We have an exciting offer to reduce your property expenses for the new year. Refer a friend to our services and you'll each receive 25% off property management fees for 12 months. To find out more, register your details here: <https://property.littlerealestate.com.au/offer/>

Let me know if you have any questions or if there's anything else I can do to help you.

Kind regards,

Anika Scipione
Property Management Associate
03 9514 8922
Anika.Scipione@little.com.au



MONTHLY INCOME AND EXPENDITURE SUMMARY

FINANCIAL YEAR JULY 2019 TO JUNE 2020

Frank Luvera

56 Grattan Cove, CRAIGIEBURN, VIC, 3064

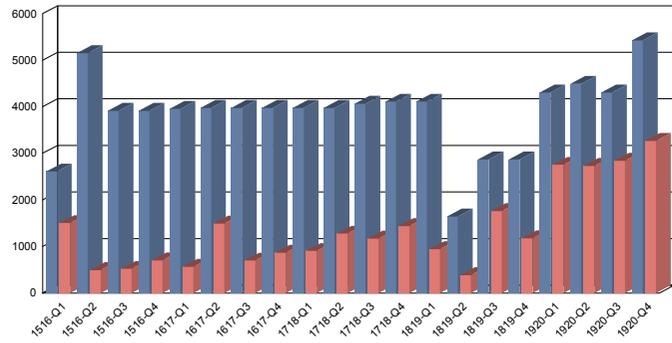
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Year Total	Last Year
Income														
Misc-Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
Rental Collection	1,434.00	1,434.00	1,434.00	1,622.60	1,434.00	1,434.00	1,434.00	1,434.00	1,434.00	1,456.00	2,512.00	1,456.00	18,518.60	11,437.05
	1,434.00	1,434.00	1,434.00	1,622.60	1,434.00	1,434.00	1,434.00	1,434.00	1,434.00	1,456.00	2,512.00	1,456.00	18,518.60	11,487.05
Expenses														
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
Agency Fees	-126.19	-126.19	-126.19	-142.79	-126.19	-126.19	-126.19	-126.19	-126.19	-128.13	-221.06	-128.13	-1,629.63	-1,006.44
City Council	0.00	0.00	-42.50	0.00	0.00	-349.00	0.00	0.00	-349.00	0.00	-349.00	0.00	-1,089.50	-1,228.20
EOFY Statement Fee	-44.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-44.00	-44.00
Fire Protection	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-82.50	0.00	0.00	0.00	-82.50	0.00
Gardening	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	-225.00
General Maintenance	-1,698.87	0.00	-566.29	-566.29	-566.29	-566.29	-566.29	-566.29	-566.29	0.00	-1,132.58	-1,132.52	-7,928.00	0.00
Keys, Locks, Doors	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	-154.00
Letting 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	-726.04
Plumbing	0.00	0.00	0.00	-170.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-170.00	0.00
Reference Check	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
Statement Fees	-5.50	-11.00	-5.50	-11.00	-5.50	-11.00	-5.50	-5.50	0.00	-5.50	-5.50	-5.50	-77.00	-38.50
Telephone	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	-55.00
Utility - Water	0.00	0.00	0.00	-90.03	0.00	0.00	-160.48	0.00	-158.74	0.00	0.00	-158.75	-568.00	-395.22
	-1,874.56	-137.19	-740.48	-980.11	-697.98	-1,052.48	-858.46	-697.98	-1,282.72	-133.63	-1,708.14	-1,424.90	-11,588.63	-4,257.40
Distribution of Funds														
Owner Payment	-1,253.86	-1,296.81	-693.52	-642.49	-736.02	-381.52	-575.54	-736.02	0.00	-1,473.65	-608.57	0.00	-8,398.00	-5,535.23
** Carried Forward	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	151.28	0.00	195.29	226.39	1,694.42	1,694.42
											Opening Balance:		1,694.42	
													226.39	

** Please note, the carried forward amount shown relates to uncleared funds and/or invoice pending payment



MONTHLY INCOME AND EXPENDITURE SUMMARY FINANCIAL YEAR JULY 2019 TO JUNE 2020

INCOME vs EXPENSES (Up to last 5 Years)



RENT INCREASE HISTORY

Effective Date	Annual Increase	Percentage Increase
02/07/2020	4,799.75	37.87%
02/04/2020	262.80	1.53%
28/02/2019	781.10	4.75%
05/02/2018	529.25	3.33%
05/08/2016	251.85	1.61%
05/08/2015	529.25	3.50%
18/07/2015	262.80	1.77%

2019/2020 EXPENSE BREAKDOWN

