



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.little realestate.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](mailto: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
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## 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	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	
	<b>1,434.00</b>	<b>1,434.00</b>	<b>1,434.00</b>	<b>1,622.60</b>	<b>1,434.00</b>	<b>1,434.00</b>	<b>1,434.00</b>	<b>1,434.00</b>	<b>1,434.00</b>	<b>1,456.00</b>	<b>2,512.00</b>	<b>1,456.00</b>	<b>18,518.60</b>	<b>11,487.05</b>	

## 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
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** Carried Forward	0.00	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
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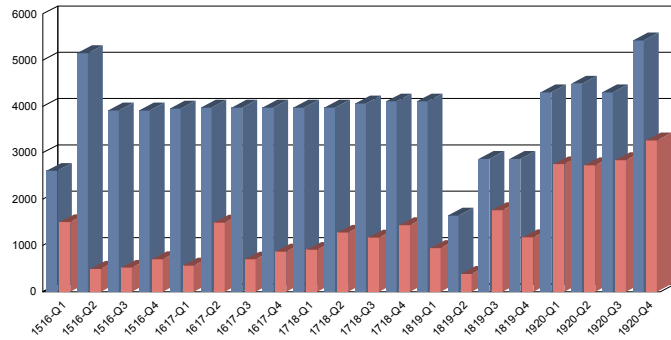
**\*\* Please note, the carried forward amount shown relates to uncleared funds and/or invoice pending payment**



# 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**

