

Income and Expenditure Report (Modified) - Rita Gorlato
Property: 2 Christina Rd Christie Downs

1/7/2023 to 30/6/2024

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD Total
Property Income (a)													
Residential Rent	\$3,811.06	\$5,027.11	\$2,945.07	\$2,606.06	\$3,155.27	\$3,164.77	\$3,868.04	\$3,996.04	\$3,543.62	\$4,770.21	\$4,559.77	\$5,745.64	\$47,192.66
Electricity paid by Tenants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
Administration Fee (Owner income)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$50.00
Less Balance carried forward from Owner Ledger at Statement Date	\$779.01	-\$779.01	\$0.00	\$439.01	-\$439.01	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$439.01	-\$439.01
TOTAL INCOME (a)	\$4,590.07	\$4,248.10	\$2,945.07	\$3,045.07	\$2,716.26	\$3,164.77	\$3,868.04	\$3,996.04	\$3,593.62	\$4,770.21	\$4,559.77	\$5,306.63	\$47,153.65

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD Total
Property Expenses (c)													
Advertising - Internet	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$28.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$28.32
Cleaning	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$59.29	-\$70.00	-\$94.29
Consumables (GST Inclusive)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21.88	\$0.00	\$19.58	\$0.00	\$12.00	\$42.31	\$0.00	\$95.77
Council Rates	\$0.00	\$354.72	\$0.00	\$0.00	\$354.00	\$0.00	\$0.00	\$354.00	\$0.00	\$0.00	\$354.00	\$0.00	\$1,416.72
Electrical Repairs (GST Inclusive)	\$0.00	\$0.00	\$0.00	\$0.00	\$200.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.20
Electricity (GST Inclusive)	\$0.00	\$452.83	\$0.00	\$0.00	\$973.97	\$245.00	\$0.00	\$880.69	\$482.23	\$193.64	\$276.00	\$344.56	\$3,848.92
Emergency Services Levy	\$0.00	\$0.00	\$0.00	\$102.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$102.90
Gardening	\$50.00	\$50.00	\$0.00	\$100.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$600.00
Gas (GST Inclusive)	\$198.12	\$0.00	\$372.57	\$0.00	\$0.00	\$125.02	\$125.02	\$0.00	\$179.06	\$0.00	\$0.00	\$146.53	\$1,146.32
General Repairs and Maintenance (GST Inclusive)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$37.98	\$0.00	\$0.00	\$0.00	-\$220.71	-\$182.73
Land Tax (GST Inclusive)	\$0.00	\$0.00	\$0.00	\$0.00	\$286.62	\$0.00	\$0.00	\$0.00	\$169.92	\$0.00	\$0.00	\$0.00	\$456.54
Landlord Insurance (GST Inclusive)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,330.93	\$259.07	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,590.00
Water Rates	\$0.00	\$0.00	\$0.00	\$264.25	\$0.00	\$0.00	\$230.24	\$0.00	\$215.35	\$0.00	\$0.00	\$252.23	\$962.07
Sub-Total (c)	\$248.12	\$857.55	\$372.57	\$467.15	\$1,864.79	\$1,836.15	\$664.33	\$1,342.25	\$1,096.56	\$255.64	\$663.02	\$502.61	\$10,170.74

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD Total
Management Fees (d)													
Invoice Payment and Supervision Fees	\$4.00	\$6.00	\$2.00	\$8.00	\$12.00	\$10.00	\$12.00	\$8.00	\$10.00	\$6.00	\$10.00	\$16.00	\$104.00
Letting Fee	\$110.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$225.00	\$0.00	\$0.00	\$0.00	\$0.00	\$335.00
Document Preparation (Modified I&E Reports)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$71.43	\$71.43
Residential Management Fee	\$503.84	\$665.01	\$389.79	\$344.78	\$417.14	\$418.40	\$511.10	\$528.00	\$468.41	\$630.58	\$602.67	\$759.34	\$6,239.06
Administration Fee*	\$10.00	\$10.00	\$10.00	\$30.00	\$10.00	\$0.00	\$20.00	\$20.00	\$10.00	\$10.00	\$10.00	\$0.00	\$140.00
Sub-Total (d)	\$627.84	\$681.01	\$401.79	\$382.78	\$439.14	\$428.40	\$543.10	\$781.00	\$488.41	\$646.58	\$622.67	\$846.77	\$6,889.49

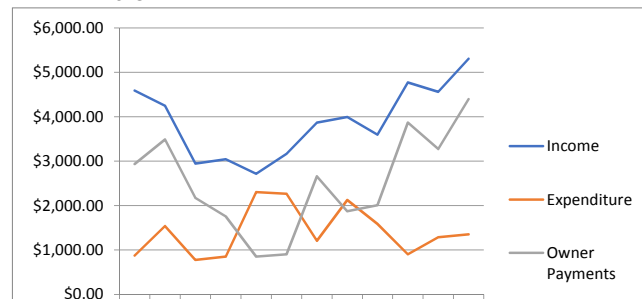
Total Expenses	\$875.96	\$1,538.56	\$774.36	\$849.93	\$2,303.93	\$2,264.55	\$1,207.43	\$2,123.25	\$1,584.97	\$902.22	\$1,285.69	\$1,349.38	\$17,060.23
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Owner Payments (b)	\$2,935.10	\$3,488.55	\$2,170.71	\$1,756.13	\$851.34	\$900.22	\$2,660.61	\$1,872.79	\$2,008.65	\$3,867.99	\$3,274.08	\$4,396.26	\$30,182.43
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Income Less Expenditure Totals (a - c - d)	\$3,714.11	\$2,709.54	\$2,170.71	\$2,195.14	\$412.33	\$900.22	\$2,660.61	\$1,872.79	\$2,008.65	\$3,867.99	\$3,274.08	\$3,957.25	\$29,743.42
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Reconciliation with Monthly Statement Payment History													
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD Total
Property Income Including Owner Payments (a & b)	\$4,590.07	\$4,248.10	\$2,945.07	\$3,045.07	\$2,716.26	\$3,164.77	\$3,868.04	\$3,996.04	\$3,593.62	\$4,770.21	\$4,559.77	\$5,306.63	\$47,153.65
Property Expenses incl Mgmt Fees (c + d)	\$875.96	\$1,538.56	\$774.36	\$849.93	\$2,303.93	\$2,264.55	\$1,207.43	\$2,123.25	\$1,584.97	\$902.22	\$1,285.69	\$1,349.38	\$17,060.23
Owner Payments (b)	\$2,935.10	\$3,488.55	\$2,170.71	\$1,756.13	\$851.34	\$900.22	\$2,660.61	\$1,872.79	\$2,008.65	\$3,867.99	\$3,274.08	\$4,396.26	\$30,182.43

PAYMENT HISTORY



PAYMENT HISTORY

	Income	Expenditure	Owner Payments
Jul	\$4,590.07	\$875.96	\$2,935.10
Aug	\$4,248.10	\$1,538.56	\$3,488.55
Sept	\$2,945.07	\$774.36	\$2,170.71
Oct	\$3,045.07	\$849.93	\$1,756.13
Nov	\$2,716.26	\$2,303.93	\$851.34
Dec	\$3,164.77	\$2,264.55	\$900.22
Jan	\$3,868.04	\$1,207.43	\$2,660.61
Feb	\$3,996.04	\$2,123.25	\$1,872.79
Mar	\$3,593.62	\$1,584.97	\$2,008.65
Apr	\$4,770.21	\$902.22	\$3,867.99

Notes:

Overcharged Admin Fees to be refunded March 2024
Admin fees charged to owner should be charged as property expense
\$854.39 occurred on Statement 6 and \$901.74 occurred on Statement 9 = Total \$1756.13