



## List of Transactions

**Account name** OTILO PTY LIMITED AS TRUSTEES FOR OTILO PTY LIMITED  
SUPERANNUATION FUND  
**BSB** 062320  
**Account number** 50259339  
**Account type** Standard Term Deposit  
**Account currency** AUD  
**Transactions from** 13/08/19 - 09/08/21

**Note:**

This transaction listing may not display all payments on your account if filter settings were applied, prior to printing you this copy for the chosen date range. For a complete list of your transactions, please log on to your online channel.

Date	Transaction details	Amount	Balance
9 Aug 2021	Closed Account Branch NORTH SYDNEY	-\$813,951.94	\$0.00
4 Aug 2021	Credit Interest	+\$5,387.48	\$813,951.94
4 Oct 2020	Credit Interest	+\$7.75	\$808,564.46
27 Sep 2020	Credit Interest	+\$8,556.71	\$808,556.71
30 Jan 2020	Wdl Branch NORTH SYDNEY Value Date: 27/01/2020	-\$260,473.05	\$800,000.00
27 Jan 2020	Credit Interest	+\$71.18	\$1,060,473.05
20 Jan 2020	Credit Interest	+\$71.17	\$1,060,401.87
13 Jan 2020	Credit Interest	+\$7,721.54	\$1,060,330.70
13 Aug 2019	Credit Interest	+\$15,065.70	\$1,052,609.16

# Receipts & Expenditure Statement

Giuseppe Ippolito  
15 Keiley Street  
MARSFIELD NSW 2122

Manager  
ZHOU

**Financial Report for the period 01/07/2021 to 30/06/2022**

Re: 211/215-217 Waterloo Road, MARSFIELD, NSW, 2122

**Y.T.D**

## Revenue

402. Rent	\$29,230.00
	<b>\$29,230.00</b>

## Expenses

545. Council Rates	(\$996.00)
545.01 Council Rates - 1st Instalment	(\$333.93)
543 Strata Rates	(\$7,473.90)
546. Water Rates	(\$604.37)
576. Insurance Renewals	(\$440.00)
500. Commission on Rental	(\$1,461.50)
512. GST	(\$158.15)
520. Sundry Expenses	(\$120.00)
	<b>(\$11,587.85)</b>

## Capital

102. Distribution to Owner	(\$17,642.15)
	<b>(\$17,642.15)</b>

## Owner Distribution

Otilo Pty. Ltd. Superannuation Fund	\$17,642.15
	<b>\$17,642.15</b>

# SETTLEMENT STATEMENT

**Matter No:** 220092  
**Re:** 220092 Celco Pty Ltd purchase from Finburn Pty Ltd ATF - 10 Whimbrel Avenue, Upper Coomera QLD 4209  
**Property:** 10 Whimbrel Avenue, Upper Coomera, Queensland 4209

**Settlement Date:** 17 March, 2022  
**Adjustment Date:** 17 March, 2022  
**Contract Date:** 3 February, 2022  
**Settlement Place:** PEXA  
**Settlement Time:** 2:30pm

Contract Price	\$880,000.00
Less Deposit	<u>80,000.00</u>
	\$800,000.00
Plus Rates (for 1/01/2022 to 30/06/2022)	
<u>\$1,169.05 x 105 days</u>	
181 days	<u>678.18</u>
	\$800,678.18
Less Water Access Charge (\$0.581 per day for 20/01/2022 to 17/03/2022)	<u>\$33.12</u>
	\$800,645.06
Less Sewerage Charge (\$1.9838 per day for 20/01/2022 to 17/03/2022)	<u>\$113.08</u>
	\$800,531.98
Less Water Usage (see calculation following)	<u>5.95</u>
	\$800,526.03
Plus Transfer duty	<u>36,625.00</u>
	\$837,151.03
Plus Titles Registry fees	<u>2,984.00</u>
	\$840,135.03
Plus Marino costs and outlays	<u>2,166.42</u>
	\$842,301.45
Plus PEXA fee	<u>117.92</u>
	\$842,419.37
Less estimated funds available from loan	<u>596,000.00</u>
<b>BALANCE AT SETTLEMENT</b>	<u><b>\$246,419.37</b></u>

## WATER USAGE CALCULATION

Date water paid to:	19/01/2022	Reading: 294 kL	Charge per kL -
Date of search reading:	2/03/2022	Reading: 295 kL	\$4.348

## SETTLEMENT STATEMENT

**Matter No:**

220092

**Re:**

220092 Celeo Pty Ltd purchase from Finburn Pty Ltd ATF - 10 Whimbrel Avenue, Upper Coomera QLD 4209

**Property:**

10 Whimbrel Avenue, Upper Coomera, Queensland 4209

(All KL results are rounded to whole litres ie 3 decimal places)

Days between readings: 42

295 KL - 294 KL = 1 KL / 42 = 0.024 KL

Average daily usage = 0.024 KL

Days from date paid to settlement = 57

0.024 KL x 57 days = 1.368 KL

*Adjustment -*

Tier 1:

1.368 KL x \$4.348

\$5.95

\$5.95





(w) 07 5530 8407  
<https://www.astuterealty.com.au>  
25/340 Hope Island Rd  
Hope Island QLD 4212  
ABN: 42577965286  
Licence: 3291861

Joe Ippolito - Celco Pty Ltd  
Celco Pty Ltd

## Folio Summary

Folio: OVN01987  
From: 1/03/2021  
To: 30/06/2022  
Created: 26/07/2022

Money In	Money Out	Balance
\$15,387.38	\$4,991.72	\$10,395.66

Account	Included Tax	Money Out	Money In
1/10 Whimbrel Ave, Upper Coomera QLD			
Mar 2022			
Rent			\$1,040.00
Management Fees	\$6.62	\$72.80	
Letting Fees	\$52.00	\$572.00	
Administration Fees	\$1.18	\$13.00	
Advertising	\$22.73	\$250.00	
		\$907.80	\$1,040.00
Apr 2022			
Rent			\$3,120.00
Rates		\$92.00	
Management Fees	\$19.86	\$218.40	
Gardening & Landscaping	\$20.00	\$220.00	
Pest Control	\$35.00	\$385.00	
Repairs & Maintenance	\$65.92	\$729.08	
		\$1,640.48	\$3,120.00
May 2022			
Rent			\$2,080.00
Management Fees	\$13.24	\$145.60	
Repairs & Maintenance	\$16.50	\$181.50	
		\$327.10	\$2,080.00
Jun 2022			
Rent			\$2,080.00
Water Charges		\$247.64	
Management Fees	\$13.24	\$145.60	
		\$393.24	\$2,080.00
Subtotal		\$3,268.62	\$8,320.00
10 Whimbrel Ave, Upper Coomera QLD			
Apr 2022			
Cleaning	\$36.00	\$396.00	
		\$396.00	\$0.00
Subtotal		\$396.00	\$0.00
2/10 Whimbrel Avenue Upper, Coomera QLD			
Mar 2022			
Rent			\$940.00
		\$0.00	\$940.00

Account	Included Tax	Money Out	Money In
Letting Fees	\$47.00	\$517.00	
Administration Fees	\$1.77	\$19.50	
Advertising	\$20.00	\$220.00	
Repairs & Maintenance	\$10.00	\$110.00	
		\$1,063.90	\$1,880.00
May 2022			
Rent			\$2,350.00
Management Fees	\$11.96	\$131.60	
		\$131.60	\$2,350.00
Jun 2022			
Rent			\$1,880.00
Management Fees	\$11.96	\$131.60	
Water Consumption		\$131.60	\$17.38
		\$131.60	\$1,897.38
Subtotal		\$1,327.10	\$7,067.38

Account Transactions  
No Transactions

Total  
Total Tax on Money Out: \$422.92

\$4,991.72  
\$15,387.38



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Joe Ippolito - Celco Pty Ltd  
Celco Pty Ltd

Folio Summary

Folio: OWN01987  
From: 1/07/2021  
To: 30/06/2022  
Created: 26/07/2022

Money In	Money Out	Balance
\$15,387.38	\$4,991.72	\$10,395.66

Account	Included Tax	Money Out	Money In
1/10 Whimbrel Ave, Upper Coomera QLD			
Rent			\$8,320.00
Rates		\$92.00	
Water Charges		\$247.64	
Management Fees		\$562.40	
Letting Fees		\$572.00	
Administration Fees		\$1.18	
Advertising		\$22.73	
Gardening & Landscaping		\$20.00	
Pest Control		\$35.00	
Repairs & Maintenance		\$82.42	
Subtotal		\$3,268.62	\$8,320.00
10 Whimbrel Ave, Upper Coomera QLD			
Cleaning		\$36.00	
Subtotal		\$396.00	\$0.00
2/10 Whimbrel Avenue Upper , Coomera QLD			
Rent			\$7,050.00
Management Fees		\$41.86	
Letting Fees		\$47.00	
Administration Fees		\$1.77	
Advertising		\$20.00	
Repairs & Maintenance		\$220.00	
Water Consumption		\$110.00	
Subtotal		\$1,327.10	\$7,067.38
Account Transactions			
No transactions			
Total			
Total Tax on Money Out: \$422.92		\$4,991.72	\$15,387.38