



Real Estate

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Joseph Gaviglio and Estate of Ruth Gaviglio
25978 Peak Downs Highway M/S1139
Mackay Qld 4740

Folio Summary

Folio: OWN01023
From: 1/07/2021
To: 30/06/2022
Created: 1/07/2022

Money In	Money Out	Balance
\$13,561.44	\$3,942.83	\$9,618.61

Account	Included Tax	Money Out	Money In
110 Mackay-Eungella Road, Alexandra QLD			
Rent			\$13,561.44
Smoke Alarms	\$72.32	\$795.53#	
General Cleaning	\$10.00	\$110.00	
General Maintenance	\$34.00	\$374.00#	
Air Conditioning Servicing & Repairs	\$32.50	\$357.50#	
Management Fees	\$115.13	\$1,265.80*	
Letting Fees	\$34.00	\$374.00*	
Advertising	\$14.55	\$160.00	
Electrical Repairs	\$36.00	\$396.00#	
Subtotal		\$3,832.83	\$13,561.44
Account Transactions			
Sundry Fees	\$10.00	\$110.00*	
Subtotal		\$110.00	\$0.00
Total		\$3,942.83	\$13,561.44

Total Tax on Money Out: \$358.50

The June 2021 payment was not taken up as a creditor

So \$13,561.44 + June 2021 payment \$864.77

= \$14,426.21
+ \$15,162.12 (cane lease)
=\$29,588.33

*Total Management Fee = \$1,749.80

Total Repairs & Maintenance = \$6,232.28 (\$1,923.03 + \$4,309.25 - E3b)

Brenda Wishey

From: Joshua and Suzanne Irvine <suzirvine@iprimus.com.au>
Sent: Sunday, 5 March 2023 11:16 AM
To: Brenda Wishey
Subject: RE: JP & RM GAVIGLIO SUPERANNUATION FUND - 2022 Information Request
Attachments: Bank Statements 2022.pdf; Expenses 2022.pdf; BT Tax Statement 2022.pdf; Elders Statement 2022.pdf

Hi Brenda
Sorry about the delay in getting this to you
Please find attached the requested information

Bank Statements Westpac Auswide and BT Super
Copy of the expenses for 21-22
Elders Statement

With regards to the Cane Lease you will see that is calculated $2527.02 \times \$6.00 = \15162.12 which was paid \$10000 and \$5162.12

\$9.25 is from the closing of the Westpac account.
Property valuation is still fair with \$1,225,000

If you require any additional information please let me know
Thanks
Suzanne

From: Brenda Wishey <BrendaW@virtusuper.com.au>
Sent: Thursday, 2 February 2023 8:47 PM
To: Joshua and Suzanne Irvine <suzirvine@iprimus.com.au>
Subject: JP & RM GAVIGLIO SUPERANNUATION FUND - 2022 Information Request

Hi Suzanne

We would like to start work on your Dad's fund for the 2022 year, would you please be able to forward us the following information:

1. Westpac Bank Statement for account 706315 showing the balance on 30 June 2022
2. Bankers Trust Australia Statements showing the closing balance as at 30th June 2022
3. Auswide Term Deposit statements from 1 July 2021 to 30 June 2022
 - a. Term Deposit Statement of Interest Paid for the 2022 year
4. For the property:
 - a. 2022 annual rental statement from Elders Real Estate Mackay
 - b. July 2022 rental statement from Elders Real Estate Mackay
 - c. Copy of the Cane Payment Adjustment advice for the following:

Date	Withdrawal	Deposit	Description
26/11/2021	\$9.25		AT CANELAND QLD
17/01/2022		\$10,000.00	Direct Credit from JOSEPH GAVIGLIO , Cane Lease
18/01/2022		\$5,162.12	Direct Credit from JOSEPH GAVIGLIO , Cane Lease

- d. The property was last valued between \$1,200,000 - \$1,250,000 on 13th May 2020.

Transaction account history - Cash

Settlement date	Trade date	Transaction type	Description	Quantity	Debit \$	Credit \$	Balance \$
Opening balance as at 1 Jul 2021							\$20,124.13
1 Jul 2021	1 Jul 2021	Deposit	Direct Credit from Elders Real Esta, 110 Mackay-Eungell			\$864.77	\$20,988.90
15 Jul 2021	15 Jul 2021	Deposit	Direct Credit from Elders Real Esta, 110 Mackay-Eungell			\$574.68	\$21,563.58
31 Jul 2021	31 Jul 2021	Income	Interest payment for Cash Management Account			\$0.90	\$21,564.48
2 Aug 2021	2 Aug 2021	Deposit	Direct Credit from Elders Real Esta, 110 Mackay-Eungell			\$574.68	\$22,139.16
17 Aug 2021	17 Aug 2021	Deposit	Direct Credit from Elders Real Esta, 110 Mackay-Eungell			\$574.68	\$22,713.84
24 Aug 2021	24 Aug 2021	Payment	Payment to Joseph Gaviglio Bettini Plumbing		\$888.25		\$21,825.59
24 Aug 2021	24 Aug 2021	Payment	Reversal Payment to Joseph Gaviglio Bettini Plumbing			\$888.25	\$22,713.84
31 Aug 2021	31 Aug 2021	Income	Interest payment for Cash Management Account			\$0.95	\$22,714.79
1 Sep 2021	1 Sep 2021	Deposit	Direct Credit from Elders Real Esta, 110 Mackay-Eungell			\$574.68	\$23,289.47
15 Sep 2021	15 Sep 2021	Deposit	Direct Credit from Elders Real Esta, 110 Mackay-Eungell			\$217.18	\$23,506.65
30 Sep 2021	30 Sep 2021	Income	Interest payment for Cash Management Account			\$0.96	\$23,507.61
1 Oct 2021	1 Oct 2021	Deposit	Direct Credit from Elders Real Esta, 110 Mackay-Eungell			\$864.77	\$24,372.38
15 Oct 2021	15 Oct 2021	Deposit	Direct Credit from Elders Real Esta, 110 Mackay-Eungell			\$592.82	\$24,965.20
31 Oct 2021	31 Oct 2021	Income	Interest payment for Cash Management Account			\$1.05	\$24,966.25