

R1

BRAD DICKSON SUPER FUND

General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
<b>Property Income (28000)</b>					
<u>10-12 Links Crescent, Coolum Beach (DICKSF01A1)</u>					
13/07/2021	TRANSFER FROM AUSSIE TINY HOUS AUSSIETINYHOUSE			13,078.00	13,078.00 CR
10/08/2021	FROM AUSSIE TINY HOUS AUSSIETINYHOUSE			16,056.94	29,134.94 CR
14/09/2021	FROM AUSSIE TINY HOUS AUSSIETINYHOUSE			13,189.21	42,324.15 CR
12/10/2021	FROM AUSSIE TINY HOUS AUSSIETINYHOUSE			13,189.21	55,513.36 CR
16/11/2021	FROM AUSSIE TINY HOUS AUSSIETINYHOUSE			12,880.00	68,393.36 CR
07/12/2021	FROM AUSSIE TINY HOUS AUSSIETINYHOUSE			13,166.12	81,559.48 CR
27/01/2022	PAYMENT FROM THIAGO PERRONE INV 12 RENT LINK CRESCENT			12,880.00	94,439.48 CR
09/02/2022	FROM AUSSIE TINY HOUS AUSSIETINYHOUSE			24,694.66	119,134.14 CR
15/02/2022	FROM AUSSIE TINY HOUS AUSSIETINYHOUSE			<del>24,694.66</del>	143,828.80 CR
17/02/2022	TO AUSSIE TINY HOUSE TRUST				128,225.05 CR
18/02/2022	TO AUSSIE TINY HOUSE TRUST				119,134.14 CR
23/03/2022	TRANSFER FROM AUSSIE TINY HOUS AUSSIETINYHOUSE			13,488.87	132,623.01 CR
19/04/2022	FROM AUSSIE TINY HOUS AUSSIETINYHOUSE			14,039.20	146,662.21 CR
10/05/2022	FROM AUSSIE TINY HOUS AUSSIETINYHOUSE			13,266.40	159,928.61 CR
14/06/2022	FROM AUSSIE TINY HOUS AUSSIETINYHOUSE			13,875.29	173,803.90 CR
			<b>24,694.66</b>	<b>198,498.56</b>	<b>173,803.90 CR</b>

Rent review 15/2  
 15,000.75  
 -9,000.91  
 Rent increased 3%  
 See R2 + R4

Total Debits: 24,694.66  
 Total Credits: 198,498.56

- 24,694.66  
 173,803.90


**Michael Dicello**

---

**From:** John Clarke  
**Sent:** Friday, 30 September 2022 4:13 PM  
**To:** Michael Dicello  
**Cc:** Clarke McEwan Accountants  
**Subject:** FW: 2022 Tax Information  
**Attachments:** super point 1 explanation share entitlement issue.png; super point 2 village.png; super point 1entitlement issue.pdf; super point 2 village email.pdf; super point 4 wpac loan details.pdf; super point 6 a.pdf; super point 6 b.pdf; super point 6 c.pdf; super point 6 d.pdf; super point 6 e.pdf; super point 7.png; personal mothers property settlement statement.pdf; personal final funds from estate distribution.pdf; personal selling agent sttlement statement.pdf

**Importance:** High

Queries for MD and for filing

 **From:** Brad Dickson <brad031163@gmail.com>  
**Sent:** Friday, 30 September 2022 1:50 PM  
**To:** John Clarke <John.Clarke@clarkemcewan.com.au>  
**Subject:** Re: 2022 Tax Information

Hi John

Thanks for all the questions (not)

Ok  
 SMSF

1. An amount was paid \$ 2153.84 from the super fund to purchase shares in Melbana Energy Entitlement offer. This should have come out of my personal trading account. I have attached the share offer and how this amount was calculated. I assume I will now need to transfer from personal to SMSF \$ 2153.84 to rectify this problem???

2. Transfer of \$ 17000 was made to Village Building Company for shares that were offered. I have attached an email from Village with calculations and another showing the share registration.

3. Deposit of \$ 632.10. Not quite sure on this one however I think it was an overcharge by Westpac on the loan facility. I will chase this up with Westpac pronto and get back to you.

4. Westpac loans up to June 30 attached

5. Rent review for Coolum was an increase of 3% per annum ( not CPI). No new lease was issued. The tenant is paying the increased rent since the review date  
 Lease attached

6. All requested invoices are attached

7. Copy of Property Valuation attached

Personal

My mother passed away on 12 June 2021. As the executor of the will I was responsible for her estate including property and some cash.

Beneficiaries were myself and my deceased sister's son Troy Gledhill. 50/50 share

R3

Dealing Number



OFFICE USE ONLY

Privacy Statement

Collection of this information is authorised by the Land Title Act 1994 the Land Act 1994 and the Water Act 2000 and is used to maintain the publicly searchable registers in the land registry and the water register. For more information about privacy in NR&W see the department's website.

<b>1. Lessor</b>	<b>Lodger (Name, address, E-mail &amp; phone number)</b>	<b>Lodger Code</b>
Brad Dickson Super Fund Property Pty Ltd ACN 613 476 029 trustee under instrument 718418437		

<b>2. Lot on Plan Description</b>	<b>Title Reference</b>
Lot 94 on SP 193885	50689217

<b>3. Lessee</b>	<b>Given names</b>	<b>Surname/Company name and number</b>	<b>(include tenancy if more than one)</b>
		Aussie Tiny Houses Pty Ltd ACN 625 017 307	

<b>4. Interest being leased</b>
Fee Simple

<b>5. Description of premises being leased</b>
The whole of the Lot

<b>6. Term of lease</b>	<b>7. Rental/Consideration</b>
Commencement date/event: 15/02/2021 Expiry date: 14/02/2024 and/or Event: *Options: 2 x 3 years #insert nil if no option or insert option period (eg 3 years or 2 x 3 years)	See attached Schedule

**8. Grant/Execution**  
The Lessor leases the premises described in item 5 to the Lessee for the term stated in item 6 subject to the covenants and conditions contained in the attached schedule.  
\* delete if not applicable

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

..... Signature	Brad Dickson Super Fund Pty Ltd ACN 613 476 029
..... full name	..... Sole Director/Secretary

..... qualification	13/10/2021	.....
<b>Witnessing Officer</b>	<b>Execution Date</b>	<b>Lessor's Signature</b>
(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)		

**9. Acceptance**  
The Lessee accepts the lease and acknowledges the amount payable or other considerations for the lease.

..... Signature	Aussie Tiny Houses Pty Ltd ACN 625 017 307
..... full name	.....
..... qualification	.....

<b>Witnessing Officer</b>	13/10/2021	.....
(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)	<b>Execution Date</b>	<b>Lessee's Signature</b>
		Director



Title Reference 50689217

1. Definitions and Interpretation

1.1 Terms in Reference Schedule

Where a term used in this Lease appears in bold type in the Reference Schedule, the term has the meaning shown opposite it in the Reference Schedule

1.2 Definitions

In this Lease:

- (1) **"Air Conditioning Equipment"** means the plant, piping, electrical installations, duct work and diffusers used to heat, cool, circulate and extract air throughout the Premises;
- (2) **"Australian Institute"** means the Australian Property Institute Incorporated (Queensland Division);
- (3) **"Building"** means all improvements erected on the Land including any modifications, extensions or alterations to those improvements and, where appropriate, includes the Land and the Landlord's Property;
- (4) **"Claim"** includes any claim or legal action;
- (5) **"Default Rate"** means 12% per annum;
- (6) **"Land"** means the land stated in Item 2 of the Form 7 in this Lease;
- (7) **"Landlord's Property"** includes any part of the Building and any other property owned by the Landlord in the Building or on the Premises including the Air Conditioning Equipment;
- (8) **"Official Requirement"** means any requirement, notice, order or direction of any statutory, public or other competent authority, present or future and includes the provisions of any statute, ordinance or by-law;
- (9) **"Premises"** means the whole of the Land and includes the Building and the Landlord's Property;
- (10) **"Rent"** means the amount stated in Item 6 of the Reference Schedule and includes any variation of it under clause 4;
- (11) **"Services"** means all utilities and services in the Building or the Premises;
- (12) **"Tenant's Employees"** means each of the Tenant's employees, contractors, agents, customers, clients, visitors, subtenants, licensees or others (with or without invitation) who may be upon the Premises, the Building or the Land;
- (13) **"Tenant's Property"** includes all fixtures and other articles in the Premises which are not owned by the Landlord;
- (14) **"Valuer"** means a person who:
  - (a) is a fellow or an associate, of not less than 5 years' standing, of the Australian Institute and active in the relevant market at the time of his appointment; and
  - (b) has a least 3 years' experience in valuing the kind of premises leased by this Lease.
- (15) **"Workplace Health and Safety Laws"** means the applicable legislation in the State of Queensland dealing with workplace health and safety in place from time to time, as well as any regulations, codes of practice and advisory standards made under or in connection with the legislation including the *Work Health and Safety Act 2011* and *Work Health and Safety Regulations 2011*.

Handwritten initials/signature