

Body Corporate for

WICKHAM HOUSE CTS 46852

155-157 Wickham Terrace Brisbane Qld 4000

C/- GPO Box 5256 BRISBANE Q 4000
Tel: (07) 3229 9185 Email: info@stratadynamics.com.au

TAX INVOICE
ABN 89 687 025 528

September 2017 Quarter

Moriarty Family Superannuation
21 Stokes Street
BARDON QLD 4065

Notice Date 22 May 2017
Lot Number 7 Unit Number 7
Account Number 7
Contribution Entitlements 625
Interest Entitlements 625

Amount Payable \$4,845.44
Payment Due 01/07/17

Please make your cheque payable to The body corporate for, WICKHAM HOUSE CTS 46852

CURRENT CONTRIBUTIONS

Account	Period	Due Date	Amount	Discount	If Received by	Net Amount
Admin Fund	01/07/17 to 30/09/17	01/07/17	3,522.38	0.00		3,522.38
Sinking Fund	01/07/17 to 30/09/17	01/07/17	1,323.06	0.00		1,323.06

\$3,522.38 / 1.1 = GST Exclusive (\$3,202.16)
\$1,323.06 / 1.1 = GST Exclusive (\$1,202.78)

(Contributions include GST)

GST component on levies of \$4,404.94 is **\$440.50**

AMOUNT PAYABLE: \$4,845.44

NOTES

Please note an additional \$2.75 processing fee is payable if payment is made at Australia Post

Strata Dynamics Pty Ltd

DEFT Reference Number: 252162623 1000 0000 078



DEFT
PAYMENT SYSTEMS

Pay over the Internet from your **Credit Card or *pre-registered bank a/c at www.deft.com.au.
** A surcharge may apply to credit card transactions

By phone from your **Credit Card or *pre-registered bank account.
Call 1300 301 090 Int +612 8232 7395



Biller Code: 96503
Ref: 252162623 1000 0000 078

Contact your participating financial institution to make this payment from your cheque or savings account.

Account	WICKHAM HOUSE CTS 46852
Lot No.	7
Owner	MORIARTY FAMILY SUPERANNUATION

*Payments by phone or internet from your cheque or savings account require registration. Please complete a Customer Initiated Direct Debit registration form available at www.deft.com.au or call 1800 672 162

POST In person, pay by cash, cheque or EFTPOS at
billpay any Post Office in Australia.

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DEFT Payment Systems
GPO Box 141
Brisbane Qld 4001

All cheques must be made payable to:
Wickham House CTS 46852

TOTAL AMOUNT DUE
DUE DATE 01/07/17

\$4,845.44



*442 252162623 10000000078

+252162623 10000000078<

000484544<4+

Body Corporate for

WICKHAM HOUSE CTS 46852

155-157 Wickham Terrace Brisbane Qld 4000

C/- GPO Box 5256 BRISBANE Q 4000
Tel: (07) 3229 9185 Email: info@stratadynamics.com.au

TAX INVOICE
ABN 89 687 025 528

December 2017 Quarter

Moriarty Family Superannuation
21 Stokes Street
BARDON QLD 4065

Notice Date 28 August 2017
Lot Number 7 Unit Number 7
Account Number 7
Contribution Entitlements 625
Interest Entitlements 625

Amount Payable \$4,845.44
Payment Due **01/10/17**

Please make your cheque payable to The body corporate for, WICKHAM HOUSE CTS 46852

CURRENT CONTRIBUTIONS

Account	Period	Due Date	Amount	Discount	If Received by	Net Amount
Admin Fund	01/10/17 to 31/12/17	01/10/17	3,522.38	0.00		3,522.38
Sinking Fund	01/10/17 to 31/12/17	01/10/17	1,323.06	0.00		1,323.06

\$3522 - [3522/11] = \$3202.17
\$1323.06 - [1326.06/11] = \$1202.78

(Contributions include GST)

GST component on levies of \$4,404.94 is \$440.50

AMOUNT PAYABLE: \$4,845.44

NOTES

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TOTAL AMOUNT DUE
DUE DATE 01/10/17

\$4,845.44



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+252162623 10000000078<

000484544<4+

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WICKHAM HOUSE CTS 46852

155-157 Wickham Terrace Brisbane Qld 4000

C/- GPO Box 5256 BRISBANE Q 4000
Tel: (07) 3229 9185 Email: info@stratadynamics.com.au

December 2017 Quarter overdue.

Body Corporate and Community Management Act 1997

NOTICE OF OVERDUE LEVIES

SECOND NOTICE

Moriarty Family Superannuation
21 Stokes Street
BARDON QLD 4065

Date			
2 November 2017			
A/c No	7	Lot No	7
Unit	7	Page	1

Body Corporate For									
WICKHAM HOUSE CTS 46852									
Unpaid Levies							Account Balances		
Account	Period	Due Date	Amount	Discount	If paid by	Net Amount			
Admin Fund	01/10/17 to 31/12/17	01/10/17	3,522.38	0.00		3,522.38	Admin Fund		3,522.38
Sinking Fund	01/10/17 to 31/12/17	01/10/17	1,323.06	0.00		1,323.06	Sinking Fund		1,323.06
Arrears Notice Fee			22.00	0.00		22.00	Arrears Notice Fee		22.00
 \$3522.38 - [\$3522.38/11] = \$3202.16 \$1323.06 - [\$1323.06/11] = \$1202.78									
Gross Amount Due:			\$4,867.44	Discount:		Nil	Net Amount Due:		\$4,867.44

Teller stamp and initials	1st Notice: Friendly reminder 10 days after due date.	Amount Paid
	2nd Notice: 28 days after due date. \$22 Overdue notice fee.	\$
	3rd Notice: 42 days after due date. \$77 Letter of demand.	Date Paid
		/ /



Strata Dynamics Pty Ltd

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Biller Code: 96503
Ref: 252162623 1000 0000 078

Account	WICKHAM HOUSE CTS 46852
Lot No.	7
Owner	MORIARTY FAMILY SUPERANNUATION

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Call 1300 301 090 Int +612 8232 7395

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Wickham House CTS 46852

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TOTAL AMOUNT DUE
DUE DATE 02/11/17

\$4,867.44



*442 252162623 10000000078

+252162623 10000000078<

000486744<4+

Body Corporate for

WICKHAM HOUSE CTS 46852

155-157 Wickham Terrace Brisbane Qld 4000

C/- GPO Box 5256 BRISBANE Q 4000
Tel: (07) 3229 9185 Email: info@stratadynamics.com.au

March 2018 Quarter overdue.

Body Corporate and Community Management Act 1997

NOTICE OF OVERDUE LEVIES

FIRST NOTICE

Moriarty Family Superannuation
21 Stokes Street
BARDON QLD 4065

Date			
12 January 2018			
A/c No	7	Lot No	7
Unit	7	Page	1

Body Corporate For							
WICKHAM HOUSE CTS 46852							
Unpaid Levies						Account Balances	
Account	Period	Due Date	Amount	Discount	If paid by	Net Amount	
Admin Fund	01/01/18 to 31/03/18	01/01/18	2,319.63	0.00		2,319.63	Admin Fund 2,319.63
Sinking Fund	01/01/18 to 31/03/18	01/01/18	979.38	0.00		979.38	Sinking Fund 979.38
Gross Amount Due:		\$3,299.01	Discount:		Nil	Net Amount Due:	\$3,299.01

Teller stamp and initials	1st Notice: Friendly reminder 10 days after due date. 2nd Notice: 28 days after due date. \$22 Overdue notice fee. 3rd Notice: 42 days after due date. \$77 Letter of demand.	Amount Paid
		\$
		Date Paid
		/ /



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TOTAL AMOUNT DUE
DUE DATE 12/01/18

\$3,299.01



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+252162623 10000000078<

000329901<4+

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Body Corporate and Community Management Act 1997

NOTICE OF OVERDUE LEVIES

SECOND NOTICE

Moriarty Family Superannuation
21 Stokes Street
BARDON QLD 4065

Date			
6 February 2018			
A/c No	7	Lot No	7
Unit	7	Page	1

Body Corporate For								WICKHAM HOUSE CTS 46852	
Unpaid Levies							Account Balances		
Account	Period	Due Date	Amount	Discount	If paid by	Net Amount			
Admin Fund	01/01/18 to 31/03/18	01/01/18	2,319.63	0.00		2,319.63	Admin Fund	2,319.63	
Sinking Fund	01/01/18 to 31/03/18	01/01/18	979.38	0.00		979.38	Sinking Fund	979.38	
Arrears Notice Fee			22.00	0.00		22.00	Arrears Notice Fee	22.00	
Gross Amount Due:			\$3,321.01	Discount:		Nil	Net Amount Due: \$3,321.01		

Teller stamp and initials	1st Notice: Friendly reminder 10 days after due date.	Amount Paid
	2nd Notice: 28 days after due date. \$22 Overdue notice fee.	\$
	3rd Notice: 42 days after due date. \$77 Letter of demand.	Date Paid
		/ /



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TOTAL AMOUNT DUE
DUE DATE 06/02/18

\$3,321.01

+252162623 10000000078<

000332101<4+

Body Corporate for

WICKHAM HOUSE CTS 46852

155-157 Wickham Terrace Brisbane Qld 4000

C/- GPO Box 5256 BRISBANE Q 4000
Tel: (07) 3229 9185 Email: info@stratadynamics.com.au

June 2018 Quarter

Body Corporate and Community Management Act 1997

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FIRST NOTICE

Moriarty Family Superannuation
21 Stokes Street
BARDON QLD 4065

Date			
12 April 2018			
A/c No	7	Lot No	7
Unit	7	Page	1

Body Corporate For							
WICKHAM HOUSE CTS 46852							
Unpaid Levies						Account Balances	
Account	Period	Due Date	Amount	Discount	If paid by	Net Amount	
Admin Fund	01/04/18 to 30/06/18	01/04/18	2,319.63	0.00		2,220.63	Admin Fund 2,220.63
Sinking Fund	01/04/18 to 30/06/18	01/04/18	979.38	0.00		979.38	Sinking Fund 979.38
Other			99.00	0.00		99.00	Other 99.00
Gross Amount Due:			\$3,299.01	Discount:		Nil	Net Amount Due: \$3,299.01

Teller stamp and initials	1st Notice: Friendly reminder 10 days after due date.	Amount Paid
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	3rd Notice: 42 days after due date. \$77 Letter of demand.	Date Paid
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TOTAL AMOUNT DUE
DUE DATE 12/04/18

\$3,299.01



*442 252162623 10000000078

+252162623 10000000078<

000329901<4+

William Kelly

From: Sean Moriarty <scmoriarty@bigpond.com>
Sent: Monday, 26 March 2018 8:09 AM
To: William Kelly
Cc: Cassandra Moriarty
Subject: Last four notices for body corp
Attachments: Levy NoticeAug17.pdf; Levy NoticeNov17.pdf; Levy notice Jan18.pdf; Levy Notice Feb18.pdf

On 26 Mar 2018, at 7:59 am, William Kelly <wkelly@ktag.com.au> wrote:

Hi Sean and Cass

Just wondering if you had a chance to go through the email below and collate the outstanding information for the superfund?

Kind regards
Bill

William (Bill) Kelly | Director CA CTA

Kelly Tax Accounting Pty Ltd
PO Box 4240 | St Lucia South Qld 4067

Tel: +61 7 3839 4949 | Mob: 0403 186 194
wkelly@ktag.com.au | www.ktag.com.au

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From: William Kelly
Sent: Saturday, 24 March 2018 9:14:21 PM
To: Cass Moriarty
Cc: Sean Moriarty
Subject: Re: Previous email

Hi Cass

I will go through this with you and Sean so that you have better clarity as to whether the rental property is working for you.

Keep in mind that the quarterly instalment is income tax based on estimated taxable income. The ATO is making the assumption that you will contribute the maximum concessional contributions of \$25,000. At 15% tax rate, this is \$7,500 based on taxable income of \$50,000 but there is also the net income from the commercial

property. Therefore, the instalment amount is close to the mark unless you make smaller concessional contributions for the current year. Keep in mind that there is a trade-off because your personal taxable income will be higher without the contributions.

No doubt you are feeling some pressure due to the payment plan for the 2016 income tax. However, you are close to clearing this debt (refer attachments) and you have a small credit in the Integrated Client Account. Let me know if you would like the credit amount transferred to the Income Tax Account.

If you could send the following documents through for the superannuation fund, this will help to clarify your current position.

- Rollover document from QSuper
- Rollover document for Universal Super Scheme if applicable
- Body corporate invoices 2017 and to date
- GIO insurance invoice for 2017 and to date
- Rates invoices for 2017 and to date

I have also attached an extract from the Qld Law Society. If Sean is a member, he will be able to log in and download a free copy of the standard commercial rental contract. Alternatively, Richard Gray may have a copy. The agreement should explicitly state the monthly rent and which party is to cover outgoings. My understanding is that the partnership is paying for water and electricity but not rates, body corporate fees or insurance. Ideally, the agreement will run according to the financial year and you can revise it annually or have it run over three years with an allowance for annual adjustments.

Kind regards
Bill

William (Bill) Kelly | Director CA CTA

Kelly Tax Accounting Pty Ltd
PO Box 4240 | St Lucia South Qld 4067

Tel: +61 7 3839 4949 | Mob: 0403 186 194
wkelly@ktag.com.au | www.ktag.com.au

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From: Cass Moriarty <cassmoriarty@live.com>
Sent: Thursday, 22 March 2018 9:07:13 AM
To: William Kelly
Subject: Previous email

Bill, we just found your previous email which explained about the gst plus 15% tax (= \$2535 per quarter) but Sean would still like to speak to you about it when you have time. Thanks.
Cass

Sent from my iPhone