

General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Income (28000)					
<u>Property Warrant - 1969 Logan Road (DEFT0018 PROPERTYWAR)</u>					
01/07/2020	DEPOSIT-OSKO PAYMENT 2802746 SEEMA KUMAR T/AS KOHINOOR INDIAN FA Rent s			4,968.60	4,968.60 CR
20/07/2020	Remitter=MALABAR GROU Ref=Shp 2 rent Seema			3,188.11	8,156.71 CR
03/08/2020	Remitter=1969 logan rd Ref=Rent Sho1 Seema			4,968.60	13,125.31 CR
18/08/2020	Remitter=1969 logan rd Ref=Shp 2 rent Seema			3,188.11	16,313.42 CR
01/09/2020	Remitter=1969 logan rd Ref=Rent Sho1 Seema			4,968.60	21,282.02 CR
18/09/2020	Remitter=1969 logan rd Ref=Shp 2 rent Seema			3,188.11	24,470.13 CR
01/10/2020	Remitter=1969 logan rd Ref=Rent Sho1 Seema			4,968.60	29,438.73 CR
19/10/2020	Remitter=1969 logan rd Ref=Shp 2 rent Seema			3,188.11	32,626.84 CR
02/11/2020	Remitter=1969 logan rd Ref=Rent Sho1 Seema			4,968.60	37,595.44 CR
18/11/2020	Remitter=1969 logan rd Ref=Shp 2 rent Seema			3,188.11	40,783.55 CR
01/12/2020	Remitter=1969 logan rd Ref=Rent Sho1 Seema			4,968.60	45,752.15 CR
18/12/2020	Remitter=1969 logan rd Ref=Shp 2 rent Seema			3,188.11	48,940.26 CR
04/01/2021	Remitter=1969 logan rd Ref=Rent Sho1 Seema			4,968.60	53,908.86 CR
18/01/2021	Remitter=1969 logan rd Ref=Shp 2 rent Seema			3,188.11	57,096.97 CR
01/02/2021	Remitter=1969 logan rd Ref=Rent Sho1 Seema			4,968.60	62,065.57 CR
18/02/2021	Remitter=1969 logan rd Ref=Shp 2 rent Seema			3,188.11	65,253.68 CR
01/03/2021	Remitter=1969 logan rd Ref=Rent Sho1 Seema			4,968.60	70,222.28 CR
18/03/2021	Remitter=1969 logan rd Ref=Shp 2 rent Seema			3,188.11	73,410.39 CR
01/04/2021	Remitter=1969 logan rd Ref=Rent Sho1 Seema			4,968.60	78,378.99 CR
19/04/2021	Remitter=1969 logan rd Ref=Shp 2 rent Seema			3,188.11	81,567.10 CR
03/05/2021	Remitter=1969 logan rd Ref=Rent Sho1 Seema			4,968.60	86,535.70 CR
18/05/2021	Remitter=1969 logan rd Ref=Shp 2 rent Seema			3,188.11	89,723.81 CR
01/06/2021	Remitter=1969 logan rd Ref=Rent Sho1 Seema			4,968.60	94,692.41 CR
18/06/2021	Remitter=1969 logan rd Ref=Shp 2 rent Seema			3,188.11	97,880.52 CR
				97,880.52	97,880.52 CR

Total Debits: 0.00

Total Credits: 97,880.52

I hope this email finds you well after the Christmas/New Year break.

Our first aim this month is to complete the 2019 Tax Return for the N. Deferos Dental Pty Ltd Superannuation Fund. So that we can meet this target, can I please ask you to send me the following documents within the next week if possible:

1. Statements for the following bank accounts covering the full 2018-2019 financial year (these statements will need to contain running balances for the auditor):
 - i. Westpac A/C #547839
 - ii. Westpac A/C #449231
 - iii. Westpac A/C #449223
 - iv. Westpac A/C #456431
 - v. Westpac A/C #399457
 - vi. ANZ A/C #8504-49453
 - vii. ANZ A/C #2606-07589
2. Life Insurance premium renewal notices/policy schedules for the policies held by Nick and Katrina in the Superannuation Fund – it would be great too to receive an updated Schedule of Existing Insurances if you prepared one last year; **Attached**
3. Land Tax Assessment notices for 1403 and 1969 Logan Road issued during 2018-2019; **Attached**
4. Rates and Utilities notices for 1403 and 1969 Logan Road issued during 2018-2019 (as many as possible); **Attached**
5. The current lease or arrangement in place with the tenant of 1969 Logan Road (ideally, we need to provide the auditor some documentation to verify the rent received for this property during 2018-2019); **No Current Lease, Nick working on it**
6. Invoices received from BMT for the preparation of the Tax Depreciation Reports for 1403 Logan Road and 1969 Logan Road? **Have attached but invoices date May 2018, paid August 2018**

We will come back to you later this month if/when we need additional information so as to complete the 2019 Tax Returns for the other entities in Nick's group. What we do need from you now though is to ensure that Nick's Xero file is fully reconciled up to 30 June 2019 as it appeared that the EAL still had unreconciled transactions prior to this date – can you please rectify within the next week?

Just with the Xero files too, for the ones which have BAS, we will need them reconciled up to 31 December 2019, ideally by the end of this month at the latest. We also still need the December 2019 month-end information (once ready), along with the December 2019 Golden Sands statement.

Please feel free to let me know if you have any questions.

Kind regards



Jocelyn Digney

Manager | Chartered Accountant



07 3844 5555
jocelyn.digney@macrogroup.com.au
www.macrogroup.com.au

Level 1, Suite 4, 220 Melbourne Street,
South Brisbane QLD 4101
PO Box 3555, South Brisbane BC QLD 4101

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John Drakos

SOLICITORS

Principal: John Drakos
Email: john@jds.com.au
Our Ref: JND:09-2990
Your Ref: Seema

23 August 2017

Seema Kumar
c/- Kohinoor Indian Fashion
1969 Logan Road
UPPER MOUNT GRAVATT QLD 4122

Dear Madam

**KPD HOLDINGS PTY LTD AS TRUSTEE LEASE TO KUMAR
PREMISES SITUATED AT SHOP 1, 1969 LOGAN ROAD, UPPER MOUNT GRAVATT**

I act on behalf of KPD Holdings Pty Ltd as Trustee, your Landlord for the above Premises.

As you are aware your Lease expired on 12 June 2017. You are now holding over as a tenant from month to month pursuant to the terms of your Lease, in accordance with clause 3.2 of the Lease.

By agreement with the Landlord, your yearly rental has increased by 2.5%. This means the rental payable by you for the period 13 June 2017 up to and including 12 June 2018 is \$59,623.30 or \$ 4,968.60 per month plus GST.

Could you kindly arrange to make payment of this new rental from 13 June 2017?

This means that it will be necessary to make payment of the rental arrears of \$346.57 inclusive of GST (for the period 13 June 2017 to 31 August 2017) by 4.00pm on Thursday, 31 August 2017.

I enclose my client's Tax Invoice for the rental period 13 June 2017 to 12 June 2018.

Please note, pursuant to:

- (1) The Security Amount payable under clause 17 of the Lease will remain at \$20,314.34 inclusive of GST. Please provide to me evidence of payment of this amount.

Telephone: (07) 3392 2000
Email: john@jds.com.au

PO Box 1413
COORPAROO DC QLD 4151

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23 August 2017

- (2) Clause 12 of the Lease, please also provide me with evidence of your insurances required under the Lease by way of certificate of currency from the insurer (and not from an insurance broker) together with the receipt evidencing payment of the premium; and
- (3) Clause 5.5 of the Lease, please provide me with copies of all maintenance, service and repair contracts required by Clause 5.3 of the Lease in respect of the Landlord's plant and equipment in the premises, including the air-conditioning, together with a copy of the receipt evidencing payment of the most recent service fees.

I look forward to receiving from you by 4.00pm on Thursday, 31 August 2017

- (a) evidence the rental arrears have been paid;
- (b) evidence you have paid the Security Amount of \$20,314.34 inclusive of GST;
- (c) your certificate of insurance required by Clause 12 of the Lease; and
- (d) copies of your maintenance, service and repair contracts required by Clause 5.5 of the Lease.

Lastly, during the terms of the Lease you did not pay your share of the outgoings and water usage. My client is currently undertaking a review of same and will advise you of the amounts payable in the near future when their review is complete.

In the meantime, should you have any queries, please do not hesitate to contact me.

Yours faithfully
JOHN DRAKOS SOLICITORS


JOHN DRAKOS

KPD Holdings Pty Ltd as Trustee

PO Box 644

MOUNT GRAVATT QLD 4122

TAX INVOICE

ABN 18 439 193 737

23 August 2017

Invoice No. 0010

Seema Kumar (ABN 99 317 676 902)
c/- Kohinoor Indian Fashion
Shop 1, 1969 Logan Road
UPPER MOUNT GRAVATT QLD 4122

DATE	PARTICULARS	AMOUNT	GST	TOTAL
13.06.17 to 30.06.17	Rent	\$ 2,981.16	\$ 298.11	\$ 3,279.27
01.07.17 to 31.07.17	Rent	\$ 4,968.60	\$ 496.86	\$ 5,465.46
01.08.17 to 30.08.17	Rent	\$ 4,968.60	\$ 496.86	\$ 5,465.46
01.09.17 to 30.09.17	Rent	\$ 4,968.60	\$ 496.86	\$ 5,465.46
01.10.17 to 31.10.17	Rent	\$ 4,968.60	\$ 496.86	\$ 5,465.46
01.11.17 to 30.11.17	Rent	\$ 4,968.60	\$ 496.86	\$ 5,465.46
01.12.17 to 31.12.17	Rent	\$ 4,968.60	\$ 496.86	\$ 5,465.46
01.01.18 to 31.01.18	Rent	\$ 4,968.60	\$ 496.86	\$ 5,465.46
01.02.18 to 28.02.18	Rent	\$ 4,968.60	\$ 496.86	\$ 5,465.46
01.03.18 to 31.03.18	Rent	\$ 4,968.60	\$ 496.86	\$ 5,465.46
01.04.18 to 30.04.18	Rent	\$ 4,968.60	\$ 496.86	\$ 5,465.46
01.05.18 to 31.05.18	Rent	\$ 4,896.60	\$ 496.86	\$ 5,465.46
01.06.18 to 12.06.18	Rent	\$1,987.44	\$ 198.74	\$2,186.18
		\$59,623.20	\$ 5,962.31	\$65,585.51
	TOTAL PAYABLE (INCLUDES GST OF \$5,962.31)			\$65,585.51

Bank Account Details (for Direct Deposits)

Bank: Westpac Bank
Name: N Defieros Dental Pty Ltd Superannuation Fund SMSF
Bsb No: 034 093
Account No: 39 94 57