

Commercial Property Unrelated tenant

Elizabeth Meiklejohn
 Elizabeth Meiklejohn
 Director
 Property
 Outgoings
 Payment of
 invoices for
 Loader
 Loaned Funds
 returned
 Navigation

Date	Description	Amount	GST	Super contributions (deductible) \$25,000 each	Super contributions (member) \$150,000 each	INCOME Super Rollover	Dividend & Distributions Received	Interest Received	Transfer b/w accounts	Sale of shares/equipment	ATO	Property	FCN/Cubanks	Payment of invoices for Loader	Navigation	
8/07/2020	Non Deductible contribution	20,000.00			20,000.00											
9/07/2020	Non Deductible contribution	25,000.00			25,000.00											
9/07/2020	FCN Interest on loan	500.00						500.00								
10/07/2020	Non Deductible contribution	25,000.00			25,000.00											
10/07/2020	Golden Cockerel-Invoice 0065-Sale of Bins	9,900.00	900.00							9,000.00						
11/07/2020	Non Deductible contribution	25,000.00			25,000.00											
13/07/2021	Non Deductible contribution	25,000.00			25,000.00											
13/07/2021	Non Deductible contribution	25,000.00			25,000.00											
13/07/2020	IVV - Jul 20 00803088	1,290.25					1,290.25									
14/07/2020	Non Deductible contribution	25,000.00			25,000.00											
15/07/2020	Non Deductible contribution	20,000.00			20,000.00											
16/07/2020	Non Deductible contribution	10,000.00			10,000.00											
16/07/2020	via FCN - Sale of Bins-Inv 0068	14,500.00	1,318.18							13,181.82						
18/07/2020	AGM International rebate	582.00					582.00									
20/07/2020	Tfer -Super Contributions	50,000.00		50,000.00												
30/07/2020	FCN-INV 0056	6,035.70	548.70													
31/07/2020	Interest	173.70						173.70						5,487.00		
5/08/2020	FCN Interest on loan	500.00						500.00								
6/08/2020	FCN - INV 0057	8,345.70	758.70											7,587.00		
13/08/2020	FCN - INV 0058	4,385.70	398.70											3,987.00		
18/08/2020	AGM International rebate	582.00					582.00									
20/08/2020	FCN - INV 0059	4,715.70	428.70											4,287.00		
25/08/2020	Payment for Inv 0069-Sale of Loader	88,000.00	8,000.00							80,000.00				-		
27/08/2020	FCN-Inv 0060	4,781.70	434.70											4,347.00		
31/08/2020	Interest	215.65						215.65								
3/09/2020	FCN Interest on loan	500.00						500.00								
15/09/2020	Syd Premium Paymt - AUP20/00828175	3,937.66					3,937.66									
22/09/2020	BHP Group Div	2,376.11					2,376.11									
30/09/2020	Interest	37.49						37.49								
1/10/2020	Harrison Packaging-Inv 0070	3,331.57	302.87											3,028.70		
9/10/2020	CSL Ltd Dividend	1,616.54					1,616.54									
10/10/2020	Business Street Adjustment	5,891.00							5,891.00							
13/10/2020	IVV - Oct 20/00803056	1,339.18					1,339.18									
22/10/2020	FCN Interest on loan	500.00						500.00								
27/10/2020	Cubanks-Owed by Cubanks to Super	760.54							760.54							
27/10/2020	harrison Packaging-Inv 0071	3,331.57	302.87											3,028.70		
31/10/2020	Interest	41.97						41.97								
9/11/2020	FCN Interest on loan	500.00						500.00								
27/11/2020	Harrison Packaging-Inv 0072	3,331.57	302.87											3,028.70		
30/11/2020	Interest	43.11						43.11								
10/12/2020	FCN Interest on loan	500.00						500.00								
18/12/2020	Harrison Packaging-Inv 0074-Body Corp	1,102.80												1,102.80		
18/12/2020	Harrison Packaging-Inv 0073	3,331.57	302.87											3,028.70		
22/12/2020	CBA-Buyback	96,000.00								96,000.00						
23/12/2020	2nd gold sale	10,000.00								10,000.00						
24/12/2020	Gold Sale	10,000.00								10,000.00						
24/12/2020	CBA-Buyback	97,000.00								97,000.00						
29/12/2020	Gold Sale	10,000.00								10,000.00						
29/12/2020	Gold Sale	10,000.00								10,000.00						
30/12/2020	Gold Sale	10,000.00								10,000.00						
31/12/2020	Gold Sale	10,000.00								10,000.00						
31/12/2020	Interest	76.67						76.67								
2/01/2021	Gold Sale	10,000.00								10,000.00						
2/01/2021	Gold Sale	10,000.00								10,000.00						
4/01/2021	Final Gold Sale	6,000.00								6,000.00						
4/01/2021	Gold Sale	10,000.00								10,000.00						
6/01/2021	IVV - Jan 21-00803085	1,381.19					1,381.19									
18/01/2021	Surplus return from Super share purchase	3,030.00								3,030.00						

Date	Description	Amount	GST	Super contributions (deductible) \$25,000 each	Super contributions (member) \$150,000 each	INCOME Super Rollover	Dividend & Distributions Received	Interest Received	Transfer b/w accounts	Sale of shares/ equipment	ATO	Rental/ Outgoings on Property	FCN/Cubanks Loaned Funds returned	FCN Payment of invoices for Loader	Narration
20/01/2021	FCN-Repay loan	48,168.47											48,168.47		
28/01/2021	Harrison Packaging-Inv 0075	3,331.57	302.87												
30/01/2020	Interest	115.55						115.55				3,028.70			
25/02/2021	Harrison Packaging-Inv 0077	1,102.80										1,102.80			Body Corp
25/02/2021	Harrison Packaging-Inv 0076	1,745.12										1,745.12			Outgoings-GCCC
25/02/2021	Harrison Packaging-Inv 0078	3,331.57	302.87									3,028.70			
27/02/2021	Interest	80.95						80.95							
19/03/2021	Harrison Packaging-Inv 0079	3,331.57	302.87												
31/03/2021	Interest	91.73						91.73				3,028.70			
1/04/2021	CSL Ltd Dividend - 21AUD/00958752	1,483.98					1,483.98								
22/04/2021	VEU Dividend- veu45/00801924	413.85					413.85								
28/04/2021	Harrison Packaging - Inv 0080	3,331.57	302.87												
30/04/2021	Interest	91.02						91.02				3,028.70			
19/05/2021	ATO Refund	9,242.01													
19/05/2021	Harrison Packaging-Inv 0082	579.74									9,242.01				ATO 006000014632606
19/05/2021	Harrison Packaging-Inv 0081	1,102.80										579.74			water rates
25/05/2021	Harrison Packaging-Inv 0083	3,331.57	302.87									1,102.80			Body Corp
31/05/2021	Interest	95.85						95.85				3,028.70			
16/06/2021	FCN-Proceeds-sale of container	5,000.00	454.55							4,545.45					
29/06/2021	Harrison Packaging-Inv 0084	3,331.57	302.87												
30/06/2021	Interest	72.67						72.67				3,028.70			
		-													
		809,844.60	16,270.93	50,000.00	200,000.00	-	15,002.76	4,136.36	6,651.54	398,757.27	9,242.01	35,920.26	48,168.47	25,695.00	
		809,844.60													

793,573.67

PTO

(see below) + rent settlement \$2,478.03 (\$2,725.83/1.1)

Total Rental income = \$38,398.29

Helen appears to not be charging GST on outgoings.
Flag on FAL.

Unrelated tenant.

SETTLEMENT STATEMENT

Matter No: 22012014
Re: Terrence Roderick Cubit and Judith Ann Cubit ATF The Cubit
Superannuation Fund Purchase from Stokes Wheeler Pty Ltd
Property: Unit 2, 65 Business Street, Yatala, Queensland 4207

Settlement Date: 3 September, 2020
Adjustment Date: 3 September, 2020
Contract Date:
Settlement Place: SAI Global, Southport
Settlement Time: 2:30pm

Contract Price		\$525,000.00	
Less Deposit		<u>26,250.00</u>	
		\$498,750.00	
Less Release Fee	no GST	<u>195.00</u>	I
		\$498,555.00	
Less Rent: Rent (for 1/09/2020 to 30/09/2020)			
<u>\$3,028.70 x 27 days</u>	GST		
30 days		<u>2,725.83</u>	I
		\$495,829.17	
Plus Rates (for 1/07/2020 to 31/12/2020)			
<u>\$1,398.50 x 119 days</u>	no GST		
184 days		<u>904.46</u>	E
		\$496,733.63	
Plus Land Tax	no GST	<u>1,127.93</u>	E
		\$497,861.56	
Less Sewerage & Water Access Charges	no GST	<u>190.27</u>	I
		\$497,671.29	
BALANCE AT SETTLEMENT		<u>\$497,671.29</u>	

CHEQUE DETAILS

1. Commissioner of State Revenue	\$1,367.75
2. Westpac Banking Corporation	<u>\$496,303.54</u>

CHEQUES TOTAL \$497,671.29

Rachel Green-Luther

From: Terry Cubit (cubanks) <terry@cubanks.com.au>
Sent: Thursday, December 2, 2021 2:18 PM
To: Rachel Green-Luther
Subject: Re: Cubit Superannuation fund - 2020/2021FY Info Request

Hello Rachel

The answers that i am able to supply are in red. Paperwork re property purchase etc will be delivered to you soon. Invoices for sale of equipment will be emailed to you by Helen tomorrow.

On 22 Jul 2021, at 4:21 pm, Rachel Green-Luther <RachelG@virtusuper.com.au> wrote:

Hi Terry and Judith.

Hope you are well.

When you are ready for your super fund's 2020/2021 Financial Accounts and Tax return, could you please:

9. New property purchase:

- a. Signed and dated purchase contract;
- b. Settlement Statement;
not related
- c. Any Legal invoices;
- d. Any related expense invoices;
- e. Lease;
- f. Confirm tenant is unrelated and not connected to Terry or Judith.

In envelope . Tenant is

If you have any questions, please feel free to contact me.

Kind regards,
Rach

Rachel Green-Luther CPA
Senior Accountant

PS – We are always open for new business so please pass on our details to any friends, family or colleagues whom would benefit from

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