

Commercial Property
Unrelated tenant

Elizabeth Meiklejohn
 FCN/Cubanks Payment of
 Outgoings Property Loaned Funds invoices for Loader
 Narration

| 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 | Outgoings Property | FCN/Cubanks Loaned Funds returned | Payment of invoices for Loader | Narration |
|------------|---|-----------|----------|--|---|-----------------------|-----------------------------------|-------------------|-----------------------|--------------------------|-----|--------------------|-----------------------------------|--------------------------------|-----------|
| 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 | | | | | | | | | | | 5,487.00 | |
| 31/07/2020 | Interest | 173.70 | | | | | | 173.70 | | | | | | | |
| 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 | | | | | | | | | 9,242.01 | | | | |
| 19/05/2021 | Harrison Packaging-Inv 0082 | 579.74 | | | | | | | | | | | | | 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 26,250.00

Less Release Fee **no GST** 195.00 |
\$498,555.00

Less Rent: Rent (for 1/09/2020 to 30/09/2020)
\$3,028.70 x 27 days **GST** 2,725.83 |
30 days

Plus Rates (for 1/07/2020 to 31/12/2020)
\$1,398.50 x 119 days **no GST** 904.46 E
184 days

Plus Land Tax **no GST** 1,127.93 E
\$496,733.63

Less Sewerage & Water Access Charges **no GST** 190.27 |
\$497,861.56

BALANCE AT SETTLEMENT \$497,671.29

CHEQUE DETAILS

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

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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