

## Eleanor Li

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**From:** Dijana Karaman  
**Sent:** Tuesday, 22 March 2022 7:32 AM  
**To:** Eleanor Li  
**Subject:** FW: Unit 237/68 Pacific Drive, Pacific Drive  
**Attachments:** image001.jpg

Eleanor  
Please save below email as WP for the unit too.  
Thanks

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**From:** Geoffrey Adams <[geoffad43@gmail.com](mailto:geoffad43@gmail.com)>  
**Sent:** Monday, 21 March 2022 8:08 PM  
**To:** Dijana Karaman <[Dijana@palmers.com.au](mailto:Dijana@palmers.com.au)>  
**Subject:** Fwd: Unit 237/68 Pacific Drive, Pacific Drive

Hi Dijana  
I hope this is what you need. See email below,  
Warm regards Geoff and Lynn

----- Forwarded message -----

**From:** **Flynns Beach Resort Manager** <[Manager@flynnsbeachresort.com.au](mailto:Manager@flynnsbeachresort.com.au)>  
**Date:** Mon, Mar 21, 2022 at 3:56 PM  
**Subject:** RE: Unit 237/68 Pacific Drive, Pacific Drive  
**To:** Geoffrey Adams <[geoffad43@gmail.com](mailto:geoffad43@gmail.com)>

Hello Geoff and Lyn,

We confirm that you did not stay in your unit Unit 237 any time in the financial year ending 30<sup>th</sup> of June 2021.

Please advise if you need anything further.

Warm regards

Adam Larkin and Jan Larkin

**Resort Manager**



68 Pacific Drive, Port Macquarie NSW 2444

T 02 6583 3338 | [www.flynnsbeachresort.com.au](http://www.flynnsbeachresort.com.au)

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**From:** Geoffrey Adams <[geoffad43@gmail.com](mailto:geoffad43@gmail.com)>  
**Sent:** Monday, 21 March 2022 3:33 PM  
**To:** Flynn's Beach Resort Manager <[Manager@flynnsbeachresort.com.au](mailto:Manager@flynnsbeachresort.com.au)>; Dijana Karaman <[dijana@palmers.com.au](mailto:dijana@palmers.com.au)>  
**Subject:** Unit 237/68 Pacific Drive, Pacific Drive

Hi Jan

Further to our phone conversation, could you confirm by email that we didn't stay in the apartment during the last financial year.

Also

We no longer require the end of year statement for our unit as I have emailed each monthly statement to our accountant and she is quite happy with that. Hoping this saves you a bit of work!

Many thanks for your assistance

Geoff Adams and Lynn Phillips

## Eleanor Li

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**From:** Dijana Karaman  
**Sent:** Monday, 21 March 2022 2:17 PM  
**To:** Eleanor Li  
**Subject:** FW: FW: FW: 2021 Queries for Fernbank Superannuation Fund  
**Attachments:** UNIT 237.pdf

**From:** Flynnns Beach Resort Manager <Manager@flynnnsbeachresort.com.au>  
**Sent:** Monday, 21 March 2022 1:49 PM  
**To:** Geoffrey Adams <geoffad43@gmail.com>  
**Cc:** Dijana Karaman <Dijana@palmers.com.au>  
**Subject:** RE: FW: FW: 2021 Queries for Fernbank Superannuation Fund

Hello,

You were the Owners of Unit 237 for part of March 2021, April and May. Please see the attached Statements for these months. These statements show"-

The total income for all pooled units. (all units in the Resort which are in the holiday letting pool)  
The total expenses for all pooled unit. (all units in the Resort which are in the holiday letting pool)

The entitlement for Unit 237 and the Income for Unit 237.

Any individual expenses would be listed.

The figures needed for your Tax are the Income for Unit 237 based on the allocation and if there were any "Individual Expenses" for Unit 237 – the only amounts in this section  
Are the figures for Credit Days lost which are the amounts added to your income which were deducted from other units in which the owner did not receive income because the owner used their "owners stay days".

The end of year statement you received shows the income for the entire Pool for the financial year less all expenses paid by the pool for the financial year. The discrepancy between the monthly statements and the end of year statement comes from the unit being transferred to you midway through the month so shows the whole income for March when part of the March income went to the previous owner. The 3 monthly statements show the amounts paid to your account.

Should your accountant need further clarification as to how a pooled property operates please do not hesitate to have them contact us.

Warm regards

Adam Larkin and Jan Larkin  
Resort Manager



68 Pacific Drive, Port Macquarie NSW 2444  
T 02 6583 3338 | [www.flynnnsbeachresort.com.au](http://www.flynnnsbeachresort.com.au)

**From:** Geoffrey Adams <[geoffad43@gmail.com](mailto:geoffad43@gmail.com)>  
**Sent:** Sunday, 20 March 2022 9:16 PM  
**To:** Flynn's Beach Resort Manager <[Manager@flynnsbeachresort.com.au](mailto:Manager@flynnsbeachresort.com.au)>  
**Subject:** Fwd: FW: FW: 2021 Queries for Fernbank Superannuation Fund

Hello Jan and Adam,

Our accountant has requested a statement of rental income and expenses for the 2021 Financial year for our unit only rather than the pooled income. The accountant also thinks the income stated is incorrect and doesn't match deposits to our bank account. Please see her email below.

Thank you for your help with this matter  
Warm regards Geoff Adams

Hello Lynn,

The following is a list of what is required for the auditor

3. The total rental income of \$4,068.64 were received in the super fund for 2021 FY for 237/68 Pacific Drive Port Macquarie. However, the total rental income were \$1,823,999.13 in the attached email. I think that the statement is incorrect. Could you please confirm what was received in the bank with the statement for 2021 FY?

Bank received:

	Date	Narrative	Debit	Credit	Balance	Quantity
237/68 PACIFIC DRIVE, PORT MACQUARIE						
	01/07/2020	Opening Balance	\$	0.00	\$ 0.00	Cr
	12/04/2021	FLYNN'S BEACH HIGHLANDER	\$	765.16	\$ 765.16	Cr
	03/05/2021	UNIT 237 FLYNN'S BEACH RES	\$	2,448.51	\$ 3,213.67	Cr
	01/06/2021	UNIT 237 FLYNN'S BEACH RES	\$	854.97	\$ 4,068.64	Cr
Total 237/68 PACIFIC DRIVE, PORT MACQUARIE		\$	0.00	\$ 4,068.64	\$ 4,068.64	Cr

The attached statement is showing a Pooled Income and Expenses (in millions)? Is this whole building?

Can you obtain the statement relevant for your unit only?

Should you have any queries please do not hesitate to contact our office.

Regards,

Dijana



**Dijana Karaman**

B.Com. CPA

*Senior Accountant*

E [dijana@palmers.com.au](mailto:dijana@palmers.com.au)

T [\(02\) 9982 7200](tel:(02)99827200)

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# Flynns Beach Resort

Cnr Pacific Drive & Ocean St  
Port Macquarie NSW 2444  
Phone: 02 6583 3338 Fax: 02 6583 3111  
Email: info@flynnsbeachresort.com.au  
Website: www.flynnsbeachresort.com.au

Licence: 20159379  
ACN No: 114566111  
ABN No: 59487352498  
Tax Invoice

To: RAYMOND Anf Lynn ADAMS AND PHILLIPS

Unit Number 237  
March 2021

## Pooled Income

Balance Brought Forward	0.20
Rental Receipts	122527.96
	<u>122528.16</u>

## Less Pooled Expenses

Commission	14695.49
Advertising & Marketing	2450.65
Other Services	37983.61
GST	5743.04
Balance Days Lost Pooled	-0.97
Jard Invoice Fee	188.21
Owner Stay Clean	213.00
Owner Stay Linen/Amenitie	112.80
Repairs And Maintenance	1882.30
Repairs Maintenance Labou	30.00
Sofa Rebate	-130.00

63168.13

59360.03

Dividend per Entitlement	(5056)
Percentage of Days Owned	(54.84)
Your Number of Entitlements	(117)

11.74

11.74

753.29

## Less Individual Expenses

Credit Days Lost	-11.88
	<u>-11.87</u>

-11.87

765.16

Cheque 0000001 To RAYMOND ANF LYNN ADAMS AND PHI  
Post To

-765.16

0.00



# Flynns Beach Resort

Cnr Pacific Drive & Ocean St  
Port Macquarie NSW 2444  
Phone: 02 6583 3338 Fax: 02 6583 3111  
Email: [info@flynnsbeachresort.com.au](mailto:info@flynnsbeachresort.com.au)  
Website: [www.flynnsbeachresort.com.au](http://www.flynnsbeachresort.com.au)

Licence: 20159379  
ACN No: 114566111  
ABN No: 59487352498  
Tax Invoice

To: RAYMOND Anf Lynn ADAMS AND PHILLIPS

Unit Number 237  
April 2021

## Pooled Income

Balance Brought Forward	0.23
Rental Receipts	208194.66
	<u>208194.89</u>

## Less Pooled Expenses

Commission	24973.00
Advertising & Marketing	4163.95
Other Services	64540.40
GST	9724.98
Balance Days Lost Pooled	-2.05
Jard Invoice Fee	274.24
Owner Stay Clean	497.00
Owner Stay Linen/Amenitie	263.20
Repairs And Maintenance	2742.07
Sofa Rebate	-210.00
	<u>106966.79</u>

Dividend per Entitlement	(5056)	101228.10	
Percentage of Days Owned	(100.00)	20.02	
Your Number of Entitlements	(117)	20.02	2342.50

## Less Individual Expenses

Credit Days Lost	-106.01	
	<u>-106.01</u>	-106.01
		<u>2448.51</u>

Credit To Account		-2448.51
Bank To 062197 10843404		<u>0.00</u>

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Website: [www.flynnsbeachresort.com.au](http://www.flynnsbeachresort.com.au)

Licence: 20159379  
ACN No: 114566111  
ABN No: 59487352498  
Tax Invoice

To: RAYMOND Anf Lynn ADAMS AND PHILLIPS

Unit Number 237  
May 2021

## Pooled Income

Balance Brought Forward	0.18
Rental Receipts	80861.32
	<u>80861.50</u>

## Less Pooled Expenses

Commission	9703.52
Advertising & Marketing	1617.32
Other Services	25067.18
GST	4056.27
Balance Days Lost Pooled	-1.25
Jard Invoice Fee	342.44
Owner Stay Clean	355.00
Owner Stay Linen/Amenitie	188.00
Repairs And Maintenance	3426.33
Sofa Rebate	-140.00
	<u>44614.81</u>

Dividend per Entitlement	(5052)	36246.69	
Percentage of Days Owned	(100.00)	7.17	
Your Number of Entitlements	(117)	7.17	
			839.44

## Less Individual Expenses

Credit Days Lost	-15.53	
	<u>-15.53</u>	<u>-15.53</u>
		854.97

Credit To Account		-854.97
Bank To 062197 10843404		<u>0.00</u>