

**Chaitra Ramesh**

**From:** Sarah Brandon <sarahb@mtaccountants.com.au>  
**Sent:** Monday, 27 November 2023 3:15 PM  
**To:** Chaitra Ramesh  
**Cc:** Rachel Green-Luther  
**Subject:** RE: KEL22S - 2023FY Confirmation (Loan, Interest & Contributions)  
**Attachments:** WP23 E15 Rent Ledger - MYOB PCQ.pdf; WP23 E11 Rent Expense - PIWC.pdf

Hi Chai

Accountant has confirmed no change in bond  
See Bond supporting documents below

I agree, no movement with bond.

Rent ledgers attached that agree.

Can you please send me the employer super contribution ledger? I just want to double check the timing of what has gone through to the SMSF before I confirm the amounts are ok.

Thanks

Sarah

P.S - Do you know anyone who might also enjoy working with us? We're always open to referrals & helping more like-minded people, so please feel free to forward my details along. Alternatively, we would love a review!



*Creating peace of mind,  
financial success, and freedom of choice*



**Sarah Brandon** | Supervisor

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**From:** Chaitra Ramesh <ChaitraR@virtusuper.com.au>  
**Sent:** Tuesday, November 21, 2023 4:56 PM  
**To:** Sarah Brandon <sarahb@mtaccountants.com.au>  
**Cc:** Virtu - RachelG - External <rachelg@virtusuper.com.au>  
**Subject:** RE: KEL22S - 2023FY Confirmation (Loan, Interest & Contributions)

**General Ledger [Detail]**

July 2019 To June 2020

PO Box 21  
Archerfield Qld 4108ABN: 54 114 393 494  
Email: admin@piwc.com.au

ID No.	Src	Date	Memo	Debit	Credit	Job No.	Net Activity	Ending Balance
<b>1-1300</b>		<b>Deposits Paid</b>						
<b>Beginning Balance:</b>		<b>\$1,840.00</b>						
BOND	CD	09/08/2019	The Trustee for John Kelly	\$3,076.92				\$4,916.92
CR000146	CR	30/09/2019	Rental Bond Refunded re		\$1,840.00			\$3,076.92
Total :				\$3,076.92	\$1,840.00		\$1,236.92	<b>\$3,076.92</b>
Grand Total :				\$3,076.92	\$1,840.00			

Bond on lease for  
Unit 20 & 21 paid  
to SMSF - no GST  
claimed

**General Ledger [Detail]**

July 2019 To June 2020

ID No.	Src	Date	Memo	Debit	Credit	Job No.	Net Activity	Ending Balance
1-1322			Deposits Prepaid					
Beginning Balance:				\$0.00				
BOND	CD	09/08/2019	The Trustee for John Kelly	\$3,076.92				\$3,076.92
Total :				\$3,076.92	\$0.00		\$3,076.92	\$3,076.92
Grand Total :				\$3,076.92	\$0.00			

Bond on lease for  
Unit 20 & 21 paid  
to SMSF

## REFERENCE SCHEDULE

### 1. LESSOR:

NAME:

20-21/121 KERRY ROAD PTY LTD

ABN

:

ACN

632 386 700

ADDRESS:

20-21/121 KERRY ROAD

SUBURB:

ARCHERFIELD

STATE:

QLD

POSTCODE

4108

PHONE:

07 3274 2283

MOBILE:

FAX:

EMAIL:

### 2. TENANT:

NAME:

PRECISION INTERIOR WALLS & CEILINGS PTY LTD

Lease changed along the way but the bond remained the same.

ABN

:

ACN

114 393 494

ADDRESS:

20-21/121 KERRY ROAD

SUBURB:

ARCHERFIELD

STATE:

QLD

POSTCODE

4108

PHONE:

07 3274 2283

MOBILE:

0438 838 570

FAX:

EMAIL:

john@piwc.com.au

### 3. GUARANTOR:

NAME:

JOHN EDWARD KELLY

ABN

:

ACN

ADDRESS:

286 FORD ROAD

SUBURB:

BURBANK

STATE:

QLD

POSTCODE

4156

PHONE:

MOBILE:

0438 838 570

FAX:

EMAIL:

john@piwc.com.au

### 4. PREMISES:

☐ Annex a plan if available

LEVEL OR

TENANCY

NO

ADDRESS:

20-21/121 KERRY ROAD

SUBURB:

ARCHERFIELD

STATE:

QLD

POSTCODE:

4108

Description:

Lot:

20-21

RP/SP: 195329

### 5. TERM:

The Term of the Agreement

THREE

☐ Months

☒ Years

is:

Commencing on:

04/08/2019

and ending

03/08/2022

INITIALS

DATE (dd/mm/yyyy):

on:

DATE (dd/mm/yyyy):

6. OPTION OF RENEWAL (IF ANY):

Note: The term of the lease (including options) should not exceed three (3) years.

Period of further term:

NIL

Final date for exercise of option:

DATE (dd/mm/yyyy)

7. RENT:

\$ 71,000.00 PLUS GST per: month ☐ year ☒ Select applicable box

8. RENT REVIEW:

Refer to clause 3.3

Note: Failure to review on these dates does not waive the Lessor's right to review

Review Date	Type of Review
	<input type="checkbox"/> Index review
	<input type="checkbox"/> Fixed increase – amount of increase: %
	<input type="checkbox"/> Index review
	<input type="checkbox"/> Fixed increase – amount of increase: %

9. PERMITTED USE:

10. OUTGOINGS:

Refer to clause 1.2(9)

10(a) ~~Percentage~~ of Outgoings:

9,000.00 PER YEAR PLUS GST

10(b) Additional Outgoings including the costs of (tick if applicable):

- Managing and operating the Building ☐
- Repair and maintenance of the Building ☐
- Gardening and Landscaping ☐
- Provision and servicing of Air-conditioning to the Building ☐
- Cleaning the Building ☐
- Pest Control ☐
- Security services ☐
- Provision and servicing of Fire Detection and extinguishing equipment ☐
- Provision and servicing of lifts and escalators ☐
- Common Area Electricity ☐
- Trade waste ☐

Other (insert details):

11. DEPOSIT:

\$ 6,153.84 (4 WEEKS RENT) PLUS GST

12. LESSOR'S AGENT: 12 = \$3,076.92 for each unit

no GST paid to lessor by tenant.

NAME:

INITIALS

NAB Acc 23-607-7573	TFR	ACCTY	Kerry Rd	ATO	GST	BCC Rates	URB.UT	Body Cor	LOAN	TOTAL DR		Contributions	INT	Rollov	RENT	BOND	GST	Total Cr	Balance
10-07-19	\$7,928.03									\$7,928.03									241,893.13
31-07-19													263.77					263.77	242,156.90
02-08-19	\$220,000.00									\$220,000.00									22,156.90
09-08-19															769.23		76.92	846.15	
09-08-19															769.23		76.92	846.15	
09-08-19															769.23		76.92	846.15	
09-08-19															769.23		76.92	846.15	
09-08-19																3076.92		3,076.92	
09-08-19																3076.92		3,076.92	31,695.34

From client spreadsheet