

DZ & GJ Pappin Superfund

Elizabeth Meiklejohn

Transactions: Direct Property - DZ & GJ Pappin Superfund

Date Range: 01/07/2020 to 30/06/2021

Direct Property

	Date	Narrative	Debit	Credit	Balance	Quantity
1/4 Combarton Street						
	01/07/2020	Opening Balance	\$	0.00	\$ 0.00	Cr
	03/08/2020	Rent	\$	1,387.27	\$ 1,387.27	Cr
	01/09/2020	Rent	\$	1,600.00	\$ 2,987.27	Cr
	01/10/2020	Rent	\$	1,600.00	\$ 4,587.27	Cr
	27/10/2020	Unit 1 add rent METALAPPAREL	\$	1,390.91	\$ 5,978.18	Cr
	02/11/2020	Rent	\$	1,600.00	\$ 7,578.18	Cr
	01/12/2020	unit 1 rent METALAPPAREL	\$	1,600.00	\$ 9,178.18	Cr
	04/01/2021	unit 1 rent METALAPPAREL	\$	1,600.00	\$ 10,778.18	Cr
	01/02/2021	unit 1 rent METALAPPAREL	\$	1,600.00	\$ 12,378.18	Cr
	01/03/2021	METALAPPAREL unit 1 rent	\$	1,600.00	\$ 13,978.18	Cr
	01/04/2021	METALAPPAREL unit 1 rent	\$	1,600.00	\$ 15,578.18	Cr
	03/05/2021	METALAPPAREL unit 1 rent	\$	1,600.00	\$ 17,178.18	Cr
	01/06/2021	METALAPPAREL unit 1 rent	\$	1,600.00	\$ 18,778.18	Cr
Total 1/4 Combarton Street		\$	0.00	\$ 18,778.18	\$ 18,778.18	Cr
4/4 Combarton Street						
	01/07/2020	Opening Balance	\$	0.00	\$ 0.00	Cr
	03/08/2020	Rent	\$	1,387.27	\$ 1,387.27	Cr
	01/09/2020	Rent	\$	1,600.00	\$ 2,987.27	Cr
	01/10/2020	Rent	\$	1,600.00	\$ 4,587.27	Cr
	27/10/2020	Unit 4 add rent METALAPPAREL	\$	1,390.91	\$ 5,978.18	Cr
	02/11/2020	Rent	\$	1,600.00	\$ 7,578.18	Cr
	01/12/2020	UNIT 4 RENT METALAPPAREL	\$	1,600.00	\$ 9,178.18	Cr
	04/01/2021	UNIT 4 RENT METALAPPAREL	\$	1,600.00	\$ 10,778.18	Cr
	01/02/2021	UNIT 4 RENT METALAPPAREL	\$	1,600.00	\$ 12,378.18	Cr
	01/03/2021	METALAPPAREL UNIT 4 RENT	\$	1,600.00	\$ 13,978.18	Cr
	01/04/2021	METALAPPAREL UNIT 4 RENT	\$	1,600.00	\$ 15,578.18	Cr
	03/05/2021	METALAPPAREL UNIT 4 RENT	\$	1,600.00	\$ 17,178.18	Cr
	01/06/2021	METALAPPAREL UNIT 4 RENT	\$	1,600.00	\$ 18,778.18	Cr
Total 4/4 Combarton Street		\$	0.00	\$ 18,778.18	\$ 18,778.18	Cr
Total Direct Property		\$	0.00	\$ 37,556.36	\$ 37,556.36	Cr

Rent Income as per Lease of each property: \$19,200.00 (\$1,600*12) - GST Exclusive

Actual rent of each property: \$18,778.18

Difference: (\$421.82)

Above difference due to Prepaid rent received in P.Y.

Elizabeth Meiklejohn

From: Stephanie Natividad <StephanieN@mtaccountants.com.au>
Sent: Tuesday, 16 November 2021 4:08 PM
To: Elizabeth Meiklejohn
Cc: Alex Robertson
Subject: FW: PAP02 - Gretta and Damien Pappin - Karradon Pty Ltd
Attachments: Body corp.pdf; PAP02 2021FY rent ledger.pdf; PAP02 2021FY employer super and body corp ledger.pdf

Hi Liz,

Thanks for your help today.

As discussed, we picked up the body corporate expense and reduce employer super paid for Damien & Gretta.

Attached are updated GL for rent, super and body corporate.

Also see comments below.

Kind regards,
Steph

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



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



Stephanie Natividad | Senior Accountant

☎ 07 3422 8000

✉ PO Box 83 Mount Gravatt Q 4122

📍 Lvl 1, 1454 Logan Rd Mt Gravatt Central Q 4122

🌐 www.marshtincknell.com.au

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From: Elizabeth Meiklejohn <ElizabethM@virtusuper.com.au>
Sent: Tuesday, 16 November 2021 3:22 PM
To: Stephanie Natividad <StephanieN@mtaccountants.com.au>
Cc: Alex Robertson <AlexR@mtaccountants.com.au>
Subject: RE: PAP02 - Gretta and Damien Pappin - Karradon Pty Ltd

Hi Steph

Yes, they will definitely be employer contribution.

How much super have you recorded?

- Damien \$14,865 additional employer contribution + \$10,066 employer contribution = \$24,931
- Gretta \$14,865 additional employer contribution + \$10,126 employer contribution = \$24,991
- Overall \$29,730 additional employer super + \$20,192 employer contribution = 49,922 – agrees to updated contribution GL from Virtu

How much rent have you recorded? \$37,556.36 + GST

\$18,778.18 per unit

We may need to get together to sort out. The SMSF has paid for body corp fees that should have been paid by the business. See attached. \$2,670 gross recoded on Karradon PL as expense.

Lizzie



Elizabeth Meiklejohn SSA CA
Senior Associate

VIRTU | *self managed super specialists*
1454 Logan Road, Mount Gravatt Q 4122

☎ 07 3349 1452

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🌐 www.virtusuper.com.au

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From: Stephanie Natividad <StephanieN@mtaccountants.com.au>

Sent: Tuesday, 16 November 2021 3:04 PM

To: Elizabeth Meiklejohn <ElizabethM@virtusuper.com.au>

Cc: Alex Robertson <AlexR@mtaccountants.com.au>

Subject: PAP02 - Gretta and Damien Pappin - Karradon Pty Ltd

Hi Liz,

I hope you are well.

Alex and I are currently working on Karradon Pty Ltd and we have drafted the financials on the basis that super for 2021FY will be claimed on business account as employer contribution.

Let us know if your comments.

Kind regards,
Stephanie

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

REFERENCE SCHEDULE

1. LESSOR:

NAME:

DZ & GJ PAPPIN SUPERFUND

ABN: 49679911411
ACN:

ADDRESS: 3 BELAH COURT

SUBURB: ALBANY CREEK

STATE: QLD POSTCODE: 4035

PHONE:

MOBILE:

FAX:

EMAIL:

0401588220

damien@marssafety.com.au

2. TENANT: Related tenant

NAME:

KARRADON PTY LTD T/A'S METAL APPAREL REPAIRS & SALES

ABN: 62010361083
ACN:

ADDRESS: 1/4 COMBARTON STREET

SUBURB: BRENDALE

STATE: QLD POSTCODE: 4500

PHONE:

MOBILE:

FAX:

EMAIL:

damien@marssafety.com.au

3. GUARANTOR:

NAME:

ABN:

ACN:

ADDRESS:

SUBURB:

STATE:

POSTCODE:

PHONE:

MOBILE:

FAX:

EMAIL:

4. PREMISES:

☐ Annex a plan if available

Level or Tenancy No.:

ADDRESS: 1/4 COMBARTON STREET

SUBURB: BRENDALE

STATE: QLD POSTCODE: 4500

Description: Lot:

RP/SP: 135158

5. TERM:

The Term of the Agreement is: 3 ☐ Months ☒ Years

Commencing on: 01/01/2020 and ending on: 31/12/2022
DATE (dd/mm/yyyy): 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:

Final date for exercise of option:

DATE (dd/mm/yyyy):

outgoings excluded

7. RENT:

\$ 1,600 + GST

per: ☒ month ☐ year

☐ Select applicable box

At Market

INITIALS

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:

100%

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

- | | |
|---|--------------------------|
| Managing and operating the Building | <input type="checkbox"/> |
| Repair and maintenance of the Building | <input type="checkbox"/> |
| Gardening and Landscaping | <input type="checkbox"/> |
| Provision and servicing of Air-conditioning to the Building | <input type="checkbox"/> |
| Cleaning the Building | <input type="checkbox"/> |
| Pest Control | <input type="checkbox"/> |
| Security services | <input type="checkbox"/> |
| Provision and servicing of Fire Detection and extinguishing equipment | <input type="checkbox"/> |
| Provision and servicing of lifts and escalators | <input type="checkbox"/> |
| Common Area Electricity | <input type="checkbox"/> |
| Trade waste | <input type="checkbox"/> |
| Other (insert details): | |

11. DEPOSIT:

\$ _____

12. LESSOR'S AGENT:

NAME: _____				
ADDRESS: _____				
SUBURB: _____ STATE: _____ POSTCODE: _____				
PHONE: _____	MOBILE: _____	FAX: _____	EMAIL: _____	
ABN: _____	ACN: _____	LICENCE NUMBER: _____		

INITIALS

SPECIAL CONDITIONS

The parties should seek legal advice about any special conditions required. Please note sections 24(3A) to (7) of the *Legal Profession Act 2007* (Qld) when preparing and completing this Agreement.

INITIALS

REFERENCE SCHEDULE

1. LESSOR:

NAME:

DZ & GJ PAPPIN SUPERFUND

ABN: 49679911411
ACN:

ADDRESS: 3 BELAH COURT

SUBURB: ALBANY CREEK

STATE: QLD POSTCODE: 4035

PHONE: 0401588220

MOBILE:

FAX:

EMAIL:

damien@marssafety.com.au

2. TENANT: Related

NAME:

KARRADON PTY LTD T/AS METAL APPAREL REPAIRS & SALES

ABN: 62010361083
ACN:

ADDRESS: UNIT 4/4 COMBARTON STREET

SUBURB: BRENDAL

STATE: QLD POSTCODE: 4500

PHONE:

MOBILE:

FAX:

EMAIL:

damien@marssafety.com.au

3. GUARANTOR:

NAME:

ABN:

ACN:

ADDRESS:

SUBURB:

STATE:

POSTCODE:

PHONE:

MOBILE:

FAX:

EMAIL:

4. PREMISES:

☐ Annex a plan if available

Level or Tenancy No.:

ADDRESS: 4/4 COMBARTON STREET

SUBURB: BRENDAL

STATE: QLD POSTCODE: 4500

Description: Lot:

4

RP/SP:

135158

5. TERM:

The Term of the Agreement is:

3

☐ Months

☒ Years

Commencing on:

01/01/2020

DATE (dd/mm/yyyy):

and ending on:

31/12/2022

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:

Final date for exercise of option:

DATE (dd/mm/yyyy):

outgoings excluded

7. RENT:

\$ 1600 + GST

At Market

per: ☒ month

☐ year

☐ Select applicable box

INITIALS

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:

100%

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

Managing and operating the Building	<input type="checkbox"/>
Repair and maintenance of the Building	<input type="checkbox"/>
Gardening and Landscaping	<input type="checkbox"/>
Provision and servicing of Air-conditioning to the Building	<input type="checkbox"/>
Cleaning the Building	<input type="checkbox"/>
Pest Control	<input type="checkbox"/>
Security services	<input type="checkbox"/>
Provision and servicing of Fire Detection and extinguishing equipment	<input type="checkbox"/>
Provision and servicing of lifts and escalators	<input type="checkbox"/>
Common Area Electricity	<input type="checkbox"/>
Trade waste	<input type="checkbox"/>
Other (insert details):	

11. DEPOSIT:

\$

12. LESSOR'S AGENT:

NAME:				
ADDRESS:				
SUBURB:		STATE:		POSTCODE:
PHONE:	MOBILE:	FAX:	EMAIL:	
ABN:	ACN:	LICENCE NUMBER:		

INITIALS

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INITIALS