

Elizabeth Meiklejohn

Brenda Wishey

From: Brett Dunn <BrettD@mtaccountants.com.au>
Sent: Friday, 25 February 2022 12:43 PM
To: Brenda Wishey
Subject: RE: MS PROPERTY INVESTMENTS TRUST - Rental Income 2021
Attachments: Xero _ Rent & Outgoings Transactions _ Skeen Constructions Pty Ltd.pdf;
MS_Property_Investments_Trust_-_Account_Transactions.pdf

Hi Brenda,

I believe Matt thought he had prepaid rent in the 2020 year for the tweed office / Ternora road, so he didn't make the 100k payment during the 2021 year.

He has since made the extra 100k payment in September 2021 – see attached he's made 2 x 100k payments along with 50k for Kennedy drive

2021 breakdown of rent is attached.

50k for Kennedy drive
25606.75 Ourimbah Rd

Explanation of missing rent in related unit trust

Let me know if you need anything else

Ta

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financial success, and freedom of choice*



Brett Dunn | Partner

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From: Brenda Wishey <BrendaW@virtusuper.com.au>
Sent: Thursday, 24 February 2022 8:53 AM
To: Brett Dunn <BrettD@mtaccountants.com.au>
Subject: MS PROPERTY INVESTMENTS TRUST - Rental Income 2021

Morning Brett

I have one final query regarding the accounts for the MSPT, to be able to finalise the two super funds for 2021.

Can you provide a breakdown of the rent received per property?

The trust received significantly less than the prior year. I would like to provide an explanation as to why.

The documentation we have on file shows the following rent figures:

Terranora Road - \$90,000 pa + gst + outgoings

Ourimbah Road - \$33,000 pa + gst + outgoings, was the rent reviewed on 8/6/20 as per the lease?

Kennedy Drive - \$40,040 pa

Kind regards
Brenda



Brenda Wishey
Senior Accountant

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Dashboard

Skeen Constructions Pty Ltd - Rent & Outgoings Transactions

Rent & Outgoings Transactions

Skeen Constructions Pty Ltd
From 1 Jul 2021 to 31 Jan 2022

Add Summary

Date	Type	Transaction	Reference	Debit	Credit
1 Sep 2021	PAY	MS Property - Kennedy Drive Rent		50,000.00	
1 Sep 2021	PAY	MS Property - Terranora Rent		100,000.00	
1 Sep 2021	PAY	MS Property - Tweed Office		90,000.00	
24 Sep 2021	PAY	WITHDRAWAL-OSKO PAYMENT 1314034 Skemab Tweed Office		10,000.00	
Total				250,000.00	
31 Jan 2022		Balance			250,000.00

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Rental Income Transactions

MS Property Investments Trust

For the period 1 July 2020 to 30 June 2021

DATE	SOURCE	DESCRIPTION	REFERENCE	DEBIT	CREDIT	RUNNING BALANCE	GROSS	GST
Rental Income								
1 Jul 2020	Receive Money	DEPOSIT RBR PROPERTY CONTRANSFER 1725 OURI - Ourimbah Rd Rental		-	1,285.75	1,285.75	1,285.75	-
29 Jul 2020	Receive Money	DEPOSIT-OSKO PAYMENT2344003 SKEEN CONSTRUCTIONS PTY LTD rent		-	50,000.00	51,285.75	50,000.00	-
3 Aug 2020	Receive Money	DEPOSIT RBR PROPERTY CONTRANSFER 1725 OURI - Ourimbah Rd Rental	0	-	2,750.00	54,035.75	2,750.00	-
3 Aug 2020	Receive Money	DEPOSIT RBR PROPERTY CONTRANSFER 1725 OURI - Ourimbah Rd Rental	0	-	1,306.25	55,342.00	1,306.25	-
1 Sep 2020	Receive Money	DEPOSIT RBR PROPERTY CONTRANSFER 1725 OURI - Ourimbah Rd Rental	0	-	2,750.00	58,092.00	2,750.00	-
1 Oct 2020	Receive Money	DEPOSIT RBR PROPERTY CONTRANSFER 1725 OURI - Ourimbah Rd Rental	0	-	2,750.00	60,842.00	2,750.00	-
1 Dec 2020	Receive Money	DEPOSIT RBR PROPERTY CONTRANSFER 1725 OURI - Ourimbah Rd Rental		-	2,464.00	63,306.00	2,464.00	-
4 Jan 2021	Receive Money	DEPOSIT RBR PROPERTY CONTRANSFER 1725 OURI - Ourimbah Rd Rental	0	-	2,750.00	66,056.00	2,750.00	-
1 Feb 2021	Receive Money	DEPOSIT RBR PROPERTY CONTRANSFER 1725 OURI - Ourimbah Rd Rental	0	-	2,750.00	68,806.00	2,750.00	-
1 Mar 2021	Receive Money	DEPOSIT RBR PROPERTY CONOUR25-17 - Ourimbah Rd Rental	0	-	2,750.00	71,556.00	2,750.00	-
1 Apr 2021	Receive Money	DEPOSIT RBR PROPERTY CONOUR25-17 - Ourimbah Rd Rental	0	-	2,750.00	74,306.00	2,750.00	-
4 May 2021	Receive Money	DEPOSIT RBR PROPERTY CONOUR25-17 - Ourimbah Rd Rental		-	1,300.75	75,606.75	1,300.75	-
Total Rental Income				-	75,606.75	75,606.75	75,606.75	-
Total				-	75,606.75	(75,606.75)	75,606.75	-