

INCOME

# Commercial Property Unrelated tenant

CUBIT SUPERANNUATION FUND

INCOME

2021/2022

Date	Description	Amount	GST	Super contributions (deductible) \$25,000 each	Super contributions (member) \$150,000 each	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
20-07-21	VEU Dividend	1,330.70					1,330.70							
26-07-21	Internet Dep-Super Contrib Judy	10,000.00		10,000.00										
26-07-21	Internet Dep-Super Contrib Terry	10,000.00		10,000.00										
27-07-21	Internet Dep-Super Contrib Judy	10,000.00		10,000.00										
27-07-21	Internet Dep-Super Contrib Terry	7,500.00		7,500.00										
27-07-21	Internet Dep-Super Contrib Terry	7,500.00		7,500.00										
27-07-21	FCN Operations-CSF0061-0067	32,752.50	2,977.50											29,775.00
29-07-21	Internet Dep-Super Contrib Terry	10,000.00		10,000.00										
29-07-21	Harrison Pack-CSF0088	300.62					-					300.62		
29-07-21	Harrison Pack-CSF0087	1,086.83					-					1,086.83		
29-07-21	Harrison Pack-CSF0086	3,331.57	302.87				-					3,028.70		
31-07-21	Interest	70.80						70.80						
26-08-21	Harrison Pack-CSF0090	1,448.95										1,448.95		
26-08-21	Harrison Pack-CSF0089	3,331.57	302.87									3,028.70		
31-08-21	Interest	12.79						12.79						
22-09-21	EDV Dividend	157.71					157.71							
28-09-21	Harrison Pack-CSF0091	3,331.57	302.87									3,028.70		
30-09-21	CSL Ltd Dividend	1,748.62					1,748.62							
30-09-21	Interest	9.49						9.49						
19-10-21	VEU Dividend-VEU47/00801944	976.01					976.01							
20-10-21	TCL Payment-RPA21/00821865	1,099.50					1,099.50							
26-10-21	Harrison Pack-CSF0092	3,331.57	302.87									3,028.70		
30-10-21	Interest	10.06						10.06						
25-11-21	Harrison Pack-CSF0094	303.51										303.51		
25-11-21	Harrison Pack-CSF0093	3,331.57	302.87									3,028.70		
30-11-21	Interest	9.89						9.89						
07-12-21	Harrison Pack-CSF0095	1,117.98										1,117.98		
23-12-21	Harrison Pack-CSF0096	3,331.57	302.87									3,028.70		
31-12-21	Interest	10.37						10.37						
21-01-22	VEU Dividend-VEU48/00801946	2,285.96					2,285.96							
25-01-22	Harrison Pack-CSF0097	3,331.57	302.87									3,028.70		
31-01-22	Harrison Pack-CSF0098	1,117.98										1,117.98		
31-01-22	Interest	10.54						10.54						
14-02-22	Harrison Pack-CSF0099	294.62										294.62		
21-02-22	Harrison Pack-CSF0100	1,448.95										1,448.95		
25-02-22	Harrison Pack-CSF0101	3,331.57	302.87									3,028.70		
28-02-22	Interest	9.64						9.64						
09-03-22	Syd Scheme Payment-aud01/00835293	188,737.50					188,737.50							
21-03-22	ATO	2,639.16									2,639.16			
25-03-22	Harrison Pack-CSF0102	3,331.57	302.87									3,028.70		
28-03-22	EDV Dividend	281.63					281.63							
29-03-22	Share Surplus Return	1,167.00					1,167.00							
31-03-22	Interest	15.02						15.02						
06-04-22	CSL Ltd Dividend-22AUD/00857885	1,565.19					1,565.19							
21-04-22	VEU Dividend-VEU49/00801940	277.61					277.61							
26-04-22	Harrison Pack-CSF0103	3,331.57	302.87									3,028.70		
30-04-22	Interest	10.81						10.81						

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18-05-22	Harrison Pack-CSF0104	1,117.98										1,117.98		
26-05-22	Harrison Pack-CSF0105	3,331.57	302.87									3,028.70		
31-05-22	Interest	16.74						16.74						
06-06-22	Harrison Pack-CSF0106	294.85										294.85		
28-06-22	Harrison Pack-CSF0107	3,331.57	302.87									3,028.70		
30-06-22	Interest	16.38						16.38						
		-												
		-												
		338,732.73	6,611.94	55,000.00	-	-	199,627.43	202.53	-	-	2,639.16	44,876.67	-	29,775.00
		338,732.73												

Not be charging GST on outgoings.  
 RGL has flagged with Terry.  
 Terry will give outgoing invoice directly to tenant to pay.

9. New property purchase:

a. Signed and dated purchase contract;

b. Settlement

Statement;

not related

In envelope . Tenant is

c. Any Legal invoices;

d. Any related expense invoices;

e. Lease;

f. Confirm tenant is unrelated and not connected to Terry or Judith.

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

*Liability limited by a scheme approved under Professional Standards legislation*  
Virtu Super Pty Ltd ACN 134 260 512

## Rachel Green-Luther

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**From:** Rachel Green-Luther  
**Sent:** Wednesday, 26 October 2022 10:42 AM  
**To:** Helen Burns  
**Cc:** Terry Cubit  
**Subject:** RE: CUBIT SUPER 2021-2022 Information Request

RGL spoke to Terry on 27 October 2022.

Hi Helen, Terry and Judith.

Hope you are all well and smashing goals.

Helen – just noticed that GST is not being added to the outgoings to the tenant. Is there any reason why is this not being done?

GST should be included on the outgoings, even if GST not being on the original expense.

For example – rates do not have GST. However, when the super fund on-charges the rates to the tenant, because the super fund is GST registered, GST should be added to the amount of rates charged to the tenant.

If you have 15 minutes spare, please feel free to contact me to discuss.

RGL & Terry discussed. Terry has not added GST, but will give outgoings straight to tenants.

## Rachel Green-Luther

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**From:** Helen Burns <helen.burns@fcnl.com.au>  
**Sent:** Wednesday, 26 October 2022 12:09 PM  
**To:** Rachel Green-Luther  
**Subject:** RE: CUBIT SUPER 2021-2022 Information Request

Hi Rachel,  
Many thanks for your email.

With regard to the gst being added, you gave me that instruction last year and I was set to comply....BUT Terry asked me NOT to add.

He did not want to create a GST transaction that he would then be obliged to pay on to the ATO...(remember I'm working with my Dad here.. 😊)

Can you please discuss this with him and impress on him the need for this – I can then commence in this Fin Year if agreed... 😊

Thanks in advance 😊

Kind Regards,

Helen Burns (She/Her)  
Administration

FCN Operations Pty Ltd  
ABN 86 620 046 657

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PO Box 93 Browns Plains Qld 4118  
07 5665 9777



***We believe in a transport, warehousing and distribution business  
built on the principles of reliability, consistency and no fuss.***

### PLEASE NOTE

All pricing and movements are subject to FCN Operations Pty Ltd Conditions of Carriage, a copy of which is available on request to [sales@fcnl.com.au](mailto:sales@fcnl.com.au) or click on the links at the bottom.

Final charges may include re-charge to you of costs FCN has limited control over such as (not limited to); Excess waiting, lifts, waste disposal, poor packaging, port charges etc... a full list is available on request.

FCN rates do NOT include insurance of your property, we recommend you seek advice in regards to this risk.

Fuel Levy applies to all transport - FCN Operations Pty Ltd is not a Common Carrier.