

**WORKS LIKE MAGIC SUPERANNUATION FUND  
GENERAL LEDGER FOR THE PERIOD 01/07/2014 TO 30/06/2015  
FROM ACCOUNT 806 TO 806 - ENTRIES: ALL**

Printed: Friday 11 March, 2016 @ 12:08:53

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
<b>806</b>	<b>Rental Bond</b>					
21/01/2015	210115	Bank Statement			4,116.00	(4,116.00)
		Narration: Bond				

Total Debits:

Total Credits: **\$4,116.00**

Current Year Profit/(Loss): **N/A**

Further documentation on page 3 and 4

Same tenant that is not a related party

### Account Transactions [Accrual]

July 2014 To June 2015

ABN: 14 195 420 968

ID No.	Src	Date	Memo/Payee	Debit	Credit	Job No.
<b>1-1150</b>			<b>Rental Bond</b>			
00000018	SJ	21/01/2015	Sale; Garmin Australasia Pty Ltd		\$4,116.00	
				\$0.00	\$4,116.00	

This report includes Year-End Adjustments.

# Ray White

## Tax Invoice/Settlement Statement

Works Like Magic Super Properties Pty Ltd Atf  
12-14 Kimberley Drive  
SHAILER PARK QLD 4128

Ph Fax

DATE: 21 January 2015 ✓  
INVOICE NO: IND13149  
CLIENT CODE: WORKS LIKE MAGIC SUPER  
PROPERTIES PTY LTD ATF  
DEAL FILING ID: IND13149  
ABN: 73093431595

PROPERTY: 41/11-17 CAIRNS STREET LOGANHOLME  
VENDOR/LESSOR: Works Like Magic Super Properties Pty Ltd Atf  
PURCHASER/LESSEE: Garmin Australasia Pty Ltd  
AGENT: Clem Aynsley

4 DEC 14	Ref#: 17078	Deposit	Garmin Australasia Pty Ltd	4,115.83
13 JAN 15	Ref#: 17343	Deposit	Garmin Australasia Pty Ltd	<del>4,416.00</del>
13 JAN 15	Ref#: 17...	Deposit	Incorrect Deposit	<del>24,416.00</del>
13 JAN 15	Ref#: 17352	Deposit	Garmin Australasia Pty Ltd <b>BOND</b>	4,116.00 ✓

Commission 6,088.36  
Sundry Expenses 195.00  
Plus GST @ 10 % 608.84

Direct Credited

1,339.63

\$ 8,231.83 \$ 8,231.83

*Received  
NOT ENDORSED*

Jim il

Karyn Pearce <karynpe@gmail.com>

### 41/17 Cairns St Loganholme -Settlement

Clem Aynsley <c.aynsley@rwsp.net>

20 January 2015 at 15:52

To: Karyn Pearce <karynpe@gmail.com>, Gary Pearce <gary@kgateam.com.au>

Cc: Shay Fairhurst <s.fairhurst@rwsp.net>

Hi Karyn and Gary,

I want to thank you very much for the opportunity to secure an A grade tenant for your warehouse unit. Now that the lease is signed by the tenant, I will request that this transaction be finalised.

I'm waiting on a leasing commission tax invoice to be sent to me for your records. I will forward this to you asap.

Our records show that the agreed lease commission as per the attached signed PAMD 21a is 12% + GST of the gross rent + \$195 for marketing eg signage, web ads etc.

Below is a breakdown of the total expense.

Rent achieved \$44,900 + GST + OUTS \$6,420 = \$55,810 as gross rent x 12% = \$ 6,697.20 + \$195 marketing = \$6,892.20 total cost. *Comm 155) on*

We hold in trust, rent \$4,115.83 and bond \$4,116 = \$8,231.83 paid by the tenant.

Therefore \$8,231.83 - \$6,892.20 = \$1,339.63 as balance of funds which will be paid to your nominated bank account on settlement.

You will need to send an tax invoice to the new tenant for the monthly outgoings of \$535 as they did not pay this amount for January rent and a tax invoice for the rent already paid in advance for January. Then send a tax invoice each month for rent and outgoings. The rent is + GST but the outgoings already has GST added where applicable by the provider.

Therefore the monthly rent payable will be \$3,741.67 rent + \$374.16 GST + \$535 Outs = \$4,650.83 per month.

The new tenant will also require a receipt for the bond of \$4,116 that you will hold for the term of the lease.

Please feel free to call me should you have any questions.

Kind regards,



**Ray White**



Clem Aynsley

Commercial / Industrial Sales & Leasing

Ray White M1 North

P 07 3442 3104

M 0404 804 123

F 07 3607 6001

E c.aynsley@rwsp.net

27/28 Burnside Road

[PO Box 6427] Yatala Qld 4207



rwim1north.com.au

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