

TC & JA McMahon Superannuation Fund

General Ledger

As at 30 June 2021

not a related party

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Income (28000)					
<u>6/15 Smallman Street, Bulimba (IP-002)</u>					
08/07/2020	Smallman Rent NETBANK TFR			740.00	740.00 CR
22/07/2020	Smallman Rent NETBANK TFR			740.00	1,480.00 CR
05/08/2020	Smallman Rent NETBANK TFR			740.00	2,220.00 CR
19/08/2020	Smallman Rent NETBANK TFR			740.00	2,960.00 CR
02/09/2020	Smallman Rent NETBANK TFR			740.00	3,700.00 CR
16/09/2020	Smallman Rent NETBANK TFR			370.00	4,070.00 CR
23/09/2020	Smallman Rent NETBANK TFR			370.00	4,440.00 CR
30/09/2020	Smallman Rent NETBANK TFR			370.00	4,810.00 CR
07/10/2020	Smallman Rent NETBANK TFR			370.00	5,180.00 CR
14/10/2020	Smallman Rent NETBANK TFR			370.00	5,550.00 CR
21/10/2020	Smallman Rent NETBANK TFR			370.00	5,920.00 CR
28/10/2020	Smallman Rent NETBANK TFR			370.00	6,290.00 CR
04/11/2020	Smallman Rent NETBANK TFR			370.00	6,660.00 CR
11/11/2020	Smallman Rent NETBANK TFR			370.00	7,030.00 CR
18/11/2020	Smallman Rent NETBANK TFR			370.00	7,400.00 CR
25/11/2020	Smallman Rent NETBANK TFR			370.00	7,770.00 CR
02/12/2020	Smallman Rent NETBANK TFR			370.00	8,140.00 CR
09/12/2020	Smallman Rent NETBANK TFR			370.00	8,510.00 CR
16/12/2020	Smallman Rent NETBANK TFR			370.00	8,880.00 CR
23/12/2020	Smallman Rent NETBANK TFR			370.00	9,250.00 CR
30/12/2020	Smallman Rent NETBANK TFR			370.00	9,620.00 CR
06/01/2021	Smallman Rent NETBANK TFR			370.00	9,990.00 CR
13/01/2021	Smallman Rent NETBANK TFR			370.00	10,360.00 CR
20/01/2021	Smallman Rent NETBANK TFR			370.00	10,730.00 CR
27/01/2021	Smallman Rent NETBANK TFR			370.00	11,100.00 CR
03/02/2021	Smallman Rent NETBANK TFR			370.00	11,470.00 CR
10/02/2021	Smallman Rent NETBANK TFR			370.00	11,840.00 CR
17/02/2021	Smallman Rent NETBANK TFR			370.00	12,210.00 CR
24/02/2021	Smallman Rent NETBANK TFR			370.00	12,580.00 CR
03/03/2021	Smallman Rent NETBANK TFR			370.00	12,950.00 CR
10/03/2021	Smallman Rent NETBANK TFR			370.00	13,320.00 CR
17/03/2021	Smallman Rent NETBANK TFR			370.00	13,690.00 CR
24/03/2021	Smallman Rent NETBANK TFR			370.00	14,060.00 CR
31/03/2021	Smallman Rent NETBANK TFR			370.00	14,430.00 CR
07/04/2021	Smallman Rent NETBANK TFR			370.00	14,800.00 CR
14/04/2021	Smallman Rent NETBANK TFR			370.00	15,170.00 CR
21/04/2021	Smallman Rent NETBANK TFR			370.00	15,540.00 CR
28/04/2021	Smallman Rent NETBANK TFR			370.00	15,910.00 CR
05/05/2021	Smallman Rent NETBANK TFR			370.00	16,280.00 CR
12/05/2021	Smallman Rent NETBANK TFR			370.00	16,650.00 CR
19/05/2021	Smallman Rent NETBANK TFR			370.00	17,020.00 CR
26/05/2021	Smallman Rent NETBANK TFR			370.00	17,390.00 CR
02/06/2021	Smallman Rent NETBANK TFR			370.00	17,760.00 CR
09/06/2021	Smallman Rent NETBANK TFR			370.00	18,130.00 CR
16/06/2021	Smallman Rent NETBANK TFR			370.00	18,500.00 CR

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General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
23/06/2021	Smallman Rent NETBANK TFR			370.00	18,870.00 CR
28/06/2021	Transfer From MISS RHIANNON SOPHIE [Transfer From MISS RHIANNON SOPHIE]			820.00	19,690.00 CR
30/06/2021	Smallman Rent NETBANK TFR			370.00	20,060.00 CR
				20,060.00	20,060.00 CR
Total Debits:	0.00				
Total Credits:	20,060.00				

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



Part 1 Tenancy details

Item 1	1.1 Lessor
	Name/trading name TCJA SUPER NOMINEES PTY LTD
Address	
36 COUTTS ST BULIMBA QLD	
Postcode 4171	
1.2	Phone Mobile Email
0412 881 045 0412 881 045 terryjane3@bigpond.com	

Item 2	2.1 Tenant/s
	Tenant 1 Full name/s BRODIE ELIZABETH CLAXTON
	Phone 0421 139 448 Email brodieclaxton@hotmail.com
	Tenant 2 Full name/s ALEX THOMAS WIMSETT
	Phone 0411 646 520 Email wimsetti91@gmail.com
	Tenant 3 Full name/s
Phone	
Email	

2.2 Address for service (if different from address of the premises in item 5.1) Attach a separate list

Item 3	3.1 Agent If applicable. See clause 43
	Full name/trading name
	Address
Postcode	
3.2	Phone Mobile Email

Item 4 **Notices may be given to**
(Indicate if the email is different from item 1, 2 or 3 above)

4.1 Lessor
Email Yes <input type="checkbox"/> No <input type="checkbox"/> Facsimile Yes <input type="checkbox"/> No <input type="checkbox"/>
4.2 Tenant/s
Email Yes <input type="checkbox"/> No <input type="checkbox"/> Facsimile Yes <input type="checkbox"/> No <input type="checkbox"/>
4.3 Agent
Email Yes <input type="checkbox"/> No <input type="checkbox"/> Facsimile Yes <input type="checkbox"/> No <input type="checkbox"/>

Item 5	5.1 Address of the rental premises
	6/15 SMALLMAN ST BULIMBA QLD
Postcode 4171	

5.2 Inclusions provided. For example, furniture or other household goods let with the premises. Attach list if necessary

UNFURNISHED

Item 6 **6.1 The term of the agreement is** ☒ fixed term agreement ☐ periodic agreement

6.2 Starting on **13/05/20**

6.3 Ending on **12/05/21**

Fixed term agreements only.
For continuation of tenancy agreement, see clause 6



Item 7 Rent \$ 740 per ☐ week ☒ fortnight ☐ month See clause 8(1)

Item 8 Rent must be paid on the **WEDNESDAY** day of each **FORTNIGHT**
Insert day. See clause 8(2) Insert week, fortnight or month

Item 9 Method of rent payment Insert the way the rent must be paid. See clause 8(3)

ONLINE BANK TRANSFER

Details for direct credit

BSB no. **0 6 4 1 6 2** Bank/building society/credit union

CBA

Account no. **1 1 3 6 2 1 1 5** Account name

TCJA MCMAHON SUPERFUND

Payment reference **SMALLMAN RENT**

Item 10 Place of rent payment Insert where the rent must be paid. See clause 8(4) to 8(6)

N/A

Item 11 Rental bond amount \$ 1480 See clause 13

Item 12.1 The services supplied to the premises for which the tenant must pay See clause 16

Electricity ☒ Yes ☐ No

Any other service that a tenant must pay ☒ Yes ☐ No

Gas ☒ Yes ☐ No

Type **ANY OTHER SERVICE**

See special terms (page 8)

Phone ☒ Yes ☐ No

12.2 Is the tenant to pay for water supplied to the premises See clause 17

☐ Yes ☒ No

Item 13 If the premises is not individually metered for a service under item 12.1, the apportionment of the cost of the service for which the tenant must pay. For example, insert the percentage of the total charge the tenant must pay. See clause 16(c)

Electricity

Any other service stated in item 12.1

Gas

See special terms (page 8)

Phone

Item 14 How services must be paid for Insert for each how the tenant must pay. See clause 16(d)

Electricity **AS ACCOUNT HOLDER DIRECT TO SUPPLIER**

Gas **AS ACCOUNT HOLDER DIRECT TO SUPPLIER**

Phone **AS ACCOUNT HOLDER DIRECT TO SUPPLIER**

Any other service stated in item 12.1

See special terms (page 8)

Item 15 Number of persons allowed to reside at the premises **2** See clause 23

Item 16.1 Are there any body corporate by-laws applicable to the occupation of the premises by a tenant? ☒ Yes ☐ No
See clause 22

16.2 Has the tenant been given a copy of the relevant by-laws See clause 22 ☒ Yes ☐ No

Item 17.1 Pets approved ☐ Yes ☒ No See clause 24(1)

17.2 The types and number of pets that may be kept See clause 24(2)

Type Number Type Number

Item 18 Nominated repairers Insert name and telephone number for each. See clause 31

Electrical repairs **RUSSELL**

Phone **0419 703 010**

Plumbing repairs **TATE**

Phone **0406 041 595**

Other **JANE MCMAHON**

Phone **0478 167 991**

Part 3 Special terms Insert any special terms here and/or attach a separate list if required. See clause 2(3) to 2(5)

WATER USAGE CHARGES ABOVE 35KL PER QUARTER TO BE PAID BY THE TENANT

INCLUSIONS PER ITEM 5.2

LOUNGE AREA - TV UNIT

KITCHEN - MICROWAVE, MISCELLANEOUS ITEMS

BACK DECK - FURNITURE, BBQ

LAUNDRY - WASHING MACHINE, CLOTHES DRYER

**** PLEASE NOTE- TO SECURE THIS APARTMENT AND UPON SIGNING THIS LEASE THE PAYMENT OF 4 WEEKS RENT AS BOND (DEPOSITED WITH THE RENTAL BOND BOARD) AND 2 WEEKS RENT IN ADVANCE FOR THE TENANCY TO COMMENCE ON THE 13TH MAY 2020 IS REQUIRED. THIS AMOUNT OF 2 WEEKS RENT SHALL BE FORFEITED IF THE TENANCY IS NOT COMMENCED AS PER THE TENANCY AGREEMENT.**

The tenant/s must receive a copy of the information statement (Form 17a) and a copy of any applicable by-laws if copies have not previously been given to the tenant/s. **Do not send to the RTA—give this form to the tenant/s, keep a copy for your records.**

Signature of lessor/agent

Name/trading name

TCJA SUPER NOMINEES PTY LTD

Signature



Date 22/04/20

Signature of tenant 1

Print name

BRODIE ELIZABETH CLAXTON

Signature



Date 22/04/20

Signature of tenant 2

Print name

ALEX THOMAS WIMSETT

Signature



Date 22/04/20

Signature of tenant 3

Print name

Signature

Date