

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 No Facsimile Yes No

4.2 Tenant/s
Email Yes No Facsimile Yes No

4.3 Agent
Email Yes No Facsimile Yes No

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 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 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



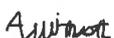
Date 22/04/20

Signature of tenant 2

Print name

ALEX THOMAS WIMSETT

Signature



Date 22/04/20

Signature of tenant 3

Print name

Signature

Date