

Rent Kremzow Road 2019					
	Gross	R & M	Man Fee	Nett	less gst
Jul	1859.54		74.38	1785.16	1622.87273
Aug	1859.54		74.38	1785.16	1622.87273
Sept	1859.54		74.38	1785.16	1622.87273
Oct	1859.54		74.38	1785.16	1622.87273
Nov	1859.54		74.38	1785.16	1622.87273
Dec	1859.54		74.38	1785.16	1622.87273
Jan	1859.54		74.38	1785.16	1622.87273
Feb	1859.54		74.38	1785.16	1622.87273
Mar	1859.54		74.38	1785.16	1622.87273
Apr	1859.54		74.38	1785.16	1622.87273
May	1859.54	192.5	74.38	1592.66	1447.87273
June	1859.54		74.38	1785.16	1622.87273
	22314.48	192.5	892.56	21229.42	19299.4727
					1622.87273
					17676.6

o/s.

June o/s.

19299.47  
+ 175.00  
+ 811.41  


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20285.88 ✓

Nett. 21229.42  
+ 192.50  
+ 892.56  
+ 4091.02 o/s rent. given 2019  


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26405.50 ✓ as per GST schedule.

## L &amp; C REYNOLDS SUPER FUND

## General Ledger

cleave  
ACCOUNTING

For The Period 01 July 2018 - 30 June 2019

Transaction Date	Description	Units	Debit	Credit	Balance \$
<b>Property Income (28000)</b>					
<u>748 Kremzow Rd, Brendale (748KREMZOW)</u>					
02/07/2018	Direct credit MOONCOIN ROAD NO Transfer Kremzow R			1,622.87	1,622.87 CR
02/07/2018	Deposit P4P \$7438.16 rent x 4 months and \$5500 bond			3,719.11	5,341.98 CR
03/09/2018	Direct credit MOONCOIN ROAD NO Transfer Kremzow R			1,622.87	6,964.85 CR
02/10/2018	Direct credit MOONCOIN ROAD NO Transfer Kremzow R			1,622.87	8,587.72 CR
01/11/2018	Direct credit NORTH COAST CO MM Transfer 748 Kremzow			1,622.87	10,210.59 CR
03/12/2018	Direct credit NORTH COAST CO MM Transfer 748 Kremzow			1,622.87	11,833.46 CR
02/01/2019	Direct credit NORTH COAST CO MM Transfer 748 Kremzow			1,622.87	13,456.33 CR
01/02/2019	Direct credit NORTH COAST CO MM Transfer 748 Kremzow			1,622.87	15,079.20 CR
01/03/2019	Direct credit NORTH COAST CO MM Transfer 748 Kremzow			1,622.87	16,702.07 CR
01/04/2019	Direct credit NORTH COAST CO MM Transfer 748 Kremzow			3,245.75	19,947.82 CR
03/06/2019	Direct credit North Coast Co MM Transfer 748 Kremz			1,447.87	21,395.69 CR
30/06/2019	to take up outstanding rent for June 2019 Kremzow Road			1,622.87	23,018.56 CR
30/06/2019	to take up rental expenses as per rental statement			986.42	24,004.98 CR
				<b>24,004.98</b>	<b>24,004.98 CR</b>

Total Debits: 0.00

Total Credits: 24,004.98

24004.98

- 3719.11

20285.87 ✓



# L & C REYNOLDS SUPER FUND General Ledger

cleave  
ACCOUNTING

For The Period 01 July 2018 - 30 June 2019

Transaction Date	Description	Units	Debit	Credit	Balance \$
<b>Property Income (28000)</b>					
<u>7/48 Kremzow Rd, Brendale (748KREMZOW)</u>					
02/07/2018	Direct credit MOONCOIN ROAD NO Transfer Kremzow R			1,622.87	1,622.87 CR
02/07/2018	Deposit P4P				
03/09/2018	Direct credit MOONCOIN ROAD NO Transfer Kremzow R			11,762.00	13,384.87 CR
02/10/2018	Direct credit MOONCOIN ROAD NO Transfer Kremzow R			1,622.87	15,007.74 CR
01/11/2018	Direct credit NORTH COAST CO MM Transfer 748 Kremzow			1,622.87	16,630.61 CR
03/12/2018	Direct credit NORTH COAST CO MM Transfer 748 Kremzow			1,622.87	18,253.48 CR
02/01/2019	Direct credit NORTH COAST CO MM Transfer 748 Kremzow			1,622.87	19,876.35 CR
01/02/2019	Direct credit NORTH COAST CO MM Transfer 748 Kremzow			1,622.87	21,499.22 CR
01/03/2019	Direct credit NORTH COAST CO MM Transfer 748 Kremzow			1,622.87	23,122.09 CR
01/04/2019	Direct credit NORTH COAST CO MM Transfer 748 Kremzow			1,622.87	24,744.96 CR
03/06/2019	Direct credit North Coast Co MM Transfer 748 Kremz			3,245.75	27,990.71 CR
				1,447.87	29,438.58 CR
				<b>29,438.58</b>	<b>29,438.58 CR</b>

Total Debits: 0.00

Total Credits: 29,438.58

JUNE ds. 1785.16  
Rent

29438.58

- 11762.00

17676.58

# Ray White Commercial Pine Rivers

ABN: 18 446 629 488 Mooncoin Road No. 2 Pty Ltd ATF Kennedy Investment Trust  
Level 1, 104 Gympie Rd, Strathpine QLD 4500  
PO Box 5362, Brendale QLD 4500 T. 07 3889 8000  
Remit to WBC Bank : BSB: 034 272 Acc # 289 333

ABN: 18 446 629 488

## Ray White Tax Invoice

Account  
name(s)

L&C Reynolds Superfund  
37 McIlwraith Road  
Joyner QLD 4500

Account

REYNOLDS

Statement from

1 Jun 2018

Statement to

30 Jun 2018

Statement number

6

2018

Details

Balance brought forward

Debit

Credit

Balance

### 7/48 Kremzow Road, Brendale

\$0.00

1 Jun	1627	* Tom Pearson; \$1,859.54 per month			
		* Invoice #1570, Monthly Rent from 1/06/2018 to 30/06/2018 (Including GST) (includes \$169.05 GST)			
29 Jun	1719	* Invoice #1661, Monthly Rent from 1/07/2018 to 31/07/2018 (Including GST) (includes \$169.05 GST)		\$1,859.54	\$1,859.54
				\$1,859.54	\$3,719.08
30 Jun	3674	* Management Fee (includes \$13.52 GST)			
		Payment to Owner (L&C Reynolds Superfund)	\$148.76		\$3,570.32
		(L&C Superfund, Bank of Queensland, 124-033 20407511)	\$3,570.32		\$0.00
Totals at end of period					
			\$3,719.08	\$3,719.08	\$0.00

50% debt

Total income on this tax invoice includes GST of \$338.10  
Total expenses on this tax invoice includes GST of \$13.52

\* indicates taxable supply

# Ray White Commercial Pine Rivers

ABN: 18 446 629 488 Mooncoin Road No. 2 Pty Ltd ATF Kennedy Investment Trust  
Level 1, 104 Gympie Rd, Strathpine QLD 4500  
PO Box 5362, Brendale QLD 4500 T. 07 3889 8000  
Remit to WBC Bank : BSB: 034 272 Acc # 289 333

ABN: 18 446 629 488

## Ray White Tax Invoice

Account  
name(s)

L&C Reynolds Superfund  
37 McIlwraith Road  
Joyner QLD 4500

Account

REYNOLDS

Statement from

3 Sep 2018

Statement to

2 Oct 2018

Statement number

9

2018

Details

Balance brought forward

Debit

Credit

Balance

\$0.00

### 7/48 Kremzow Road, Brendale

7 Sep	1999	Tom Pearson; \$1,859.54 per month * Invoice #1865, Monthly Rent from 1/09/2018 to 30/09/2018 (Including GST) (includes \$169.05 GST)	\$1,859.54✓	\$1,859.54
2 Oct	4341	* Management Fee (includes \$6.76 GST) Payment to Owner (L&C Reynolds Superfund) (L&C Superfund, Bank of Queensland, 124-033 20407511)	\$74.38✓ \$1,785.16	\$1,785.16 \$0.00
Totals at end of period			\$1,859.54	\$1,859.54
Total income on this tax invoice includes GST of \$169.05				\$0.00
Total expenses on this tax invoice includes GST of \$6.76				

\* indicates taxable supply



# Ray White Commercial Northern Corridor Group

ABN: 38 753 217 937

North Coast Commercial Properties Pty Ltd ATF Twin Fin Unit Trust  
Level 1, 104 Gympie Rd, Strathpine QLD 4500  
PO Box 5362, Brendale QLD 4500 T. 07 3889 8000  
Remit to WBC Bank : BSB: 034 676 Acc # 486 229

ABN: 38 753 217 937

## Ray White<sup>®</sup> Tax Invoice

Account  
name(s)

L&C Reynolds Superfund  
37 McIlwraith Road  
Joyner QLD 4500

Account

REYNOLDS

Statement from

Statement to

1 Nov 2018

Statement number

1

2018

Details

Balance brought forward

Debit

Credit

Balance

### 7/48 Kremzow Road, Brendale

\$0.00

4 Oct

58

Tom Pearson; \$1,859.54 per month  
\* Invoice #1950, Monthly Rent From 01/10/2018 to  
31/10/2018 (Including GST) (includes \$169.05 GST)

\$1,859.54✓

\$1,859.54

1 Nov

216

\* Management Fee (includes \$6.76 GST)  
Payment to Owner (L&C Reynolds Superfund)  
(L&C Superfund, Bank of Queensland, 124-033 20407511)

\$74.38✓

\$1,785.16

\$1,785.16

\$0.00

Totals at end of period

\$1,859.54

\$1,859.54

\$0.00

Total income on this tax invoice includes GST of \$169.05  
Total expenses on this tax invoice includes GST of \$6.76

\* indicates taxable supply

# Ray White Commercial Northern Corridor Group

ABN: 38 753 217 937

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North Coast Commercial Properties Pty Ltd ATF Twin Fin Unit Trust  
Level 1, 104 Gympie Rd, Strathpine QLD 4500  
PO Box 5362, Brendale QLD 4500 T. 07 3889 8000  
Remit to WBC Bank : BSB: 034 676 Acc # 486 229

## Ray White® Tax Invoice

Account  
name(s)

L&C Reynolds Superfund  
37 McIlwraith Road  
Joyner QLD 4500

Account

REYNOLDS

Statement from

1 Nov 2018

Statement to

3 Dec 2018

Statement number

2

2018	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<b>7/48 Kremzow Road, Brendale</b>			
2 Nov	144 • Tom Pearson; \$1,859.54 per month • Invoice #2169, Monthly Rent from 1/11/2018 to 30/11/2018 (Including GST) (includes \$169.05 GST)		\$1,859.54✓	\$1,859.54
3 Dec	473 • Management Fee (includes \$6.76 GST) Payment to Owner (L&C Reynolds Superfund) (L&C Superfund, Bank of Queensland, 124-033 20407511)	\$74.38✓ \$1,785.16		\$1,785.16 \$0.00
	Totals at end of period	\$1,859.54	\$1,859.54	\$0.00
	Total income on this tax invoice includes GST of \$169.05			
	Total expenses on this tax invoice includes GST of \$6.76			

\* indicates taxable supply

# Ray White Commercial Northern Corridor Group

ABN: 38 753 217 937

ABN: 38 753 217 937

North Coast Commercial Properties Pty Ltd ATF Twin Fin Unit Trust  
Level 1, 104 Gympie Rd, Strathpine QLD 4500  
PO Box 5362, Brendale QLD 4500 T. 07 3889 8000  
Remit to WBC Bank : BSB: 034 676 Acc # 486 229

## Ray White® Tax Invoice

Account  
name(s)

L&C Reynolds Superfund  
37 McIlwraith Road  
Joyner QLD 4500

Account

REYNOLDS

Statement from

3 Dec 2018

Statement to

2 Jan 2019

Statement number

3

2019 Details

Balance brought forward

Debit

Credit

Balance

### 7/48 Kremzow Road, Brendale

\$0.00

7 Dec	269	Tom Pearson; \$1,859.54 per month * Invoice #2262, Monthly Rent from 1/12/2018 to 31/12/2018 (Including GST) (includes \$169.05 GST)	\$1,859.54 ✓	\$1,859.54
2 Jan	692	* Management Fee (includes \$6.76 GST) Payment to Owner (L&C Reynolds Superfund) (L&C Superfund, Bank of Queensland, 124-033 20407511)	\$74.38 ✓ \$1,785.16	\$1,785.16 \$0.00
Totals at end of period			\$1,859.54	\$1,859.54
				\$0.00

Total income on this tax invoice includes GST of \$169.05  
Total expenses on this tax invoice includes GST of \$6.76

\* indicates taxable supply



# Ray White Commercial Northern Corridor Group

ABN: 38 753 217 937

North Coast Commercial Properties Pty Ltd ATF Twin Fin Unit Trust  
Level 1, 104 Gympie Rd, Strathpine QLD 4500

PO Box 5362, Brendale QLD 4500 T. 07 3889 8000

Remit to WBC Bank : BSB: 034 676 Acc # 486 229

ABN: 38 753 217 937

## Ray White<sup>®</sup> Tax Invoice

Account  
name(s)

L&C Reynolds Superfund  
37 McIlwraith Road  
Joyner QLD 4500

Account

REYNOLDS

Statement from

2 Jan 2019

Statement to

1 Feb 2019

Statement number

4

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<b>7/48 Kremzow Road, Brendale</b>			
11 Jan	382 Tom Pearson; \$1,859.54 per month * Invoice #2353, Monthly Rent from 1/01/2019 to 31/01/2019 (Including GST) (includes \$169.05 GST)		\$1,859.54 ✓	\$1,859.54
1 Feb	924 * Management Fee (includes \$6.76 GST) Payment to Owner (L&C Reynolds Superfund) (L&C Superfund, Bank of Queensland, 124-033 20407511)	\$74.38 ✓ \$1,785.16		\$1,785.16 \$0.00
	Totals at end of period	\$1,859.54	\$1,859.54	\$0.00

Total income on this tax invoice includes GST of \$169.05

Total expenses on this tax invoice includes GST of \$6.76

\* indicates taxable supply

# Ray White Commercial Northern Corridor Group

ABN: 38 753 217 937

North Coast Commercial Properties Pty Ltd ATF Twin Fin Unit Trust

Level 1, 104 Gympie Rd, Strathpine QLD 4500

PO Box 5362, Brendale QLD 4500 T. 07 3889 8000

Remit to WBC Bank : BSB: 034 676 Acc # 486 229

ABN: 38 753 217 937

## Ray White<sup>®</sup> Tax Invoice

Account  
name(s)

L&C Reynolds Superfund  
37 McIlwraith Road  
Joyner QLD 4500

Account

REYNOLDS

Statement from

1 Feb 2019

Statement to

1 Mar 2019

Statement number

5

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<b>7/48 Kremzow Road, Brendale</b>			
13 Feb	479 • Tom Pearson; \$1,859.54 per month • Invoice #2441, Monthly Rent from 1/02/2019 to 28/02/2019 (Including GST) (includes \$169.05 GST)		\$1,859.54✓	\$1,859.54
1 Mar	1136 • Management Fee (includes \$6.76 GST) • Payment to Owner (L&C Reynolds Superfund) (L&C Superfund, Bank of Queensland, 124-033 20407511)	\$74.38✓ \$1,785.16		\$1,785.16 \$0.00
	Totals at end of period	\$1,859.54	\$1,859.54	\$0.00
	Total income on this tax invoice includes GST of \$169.05			
	Total expenses on this tax invoice includes GST of \$6.76			

\* indicates taxable supply

# Ray White Commercial Northern Corridor Group

ABN: 38 753 217 937

ABN: 38 753 217 937

North Coast Commercial Properties Pty Ltd ATF Twin Fin Unit Trust  
Level 1, 104 Gympie Rd, Strathpine QLD 4500  
PO Box 5362, Brendale QLD 4500 T. 07 3889 8000  
Remit to WBC Bank : BSB: 034 676 Acc # 486 229

## Ray White<sup>®</sup> Tax Invoice

Account  
name(s)

L&C Reynolds Superfund  
37 McIlwraith Road  
Joyner QLD 4500

Account

REYNOLDS

Statement from

1 Mar 2019

Statement to

1 Apr 2019

Statement number

6

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<b><u>7/48 Kremzow Road, Brendale</u></b>			
	Tom Pearson; \$1,859.54 per month			
6 Mar	569 • Invoice #2539, Monthly Rent from 1/03/2019 to 31/03/2019 (Including GST) (includes \$169.05 GST)	\$1,859.54		\$1,859.54
27 Mar	609 • Invoice #2625, Monthly Rent from 1/04/2019 to 30/04/2019 (Including GST) (includes \$169.05 GST)	\$1,859.54		\$3,719.08
1 Apr	1360 • Management Fee (includes \$13.52 GST) Payment to Owner (L&C Reynolds Superfund) (L&C Superfund, Bank of Queensland, 124-033 20407511)	\$148.76 \$3,570.32		\$3,570.32 \$0.00
	Totals at end of period	\$3,719.08	\$3,719.08	\$0.00
	Total income on this tax invoice includes GST of \$338.10			
	Total expenses on this tax invoice includes GST of \$13.52			

\* indicates taxable supply



# Ray White Commercial Northern Corridor Group

ABN: 38 753 217 937

North Coast Commercial Properties Pty Ltd ATF Twin Fin Unit Trust  
Level 1, 104 Gympie Rd, Strathpine QLD 4500  
PO Box 5362, Brendale QLD 4500 T. 07 3889 8000  
Remit to WBC Bank : BSB: 034 676 Acc # 486 229

ABN: 38 753 217 937

## Ray White<sup>®</sup> Tax Invoice

Account  
name(s)

L&C Reynolds Superfund  
37 McIlwraith Road  
Joyner QLD 4500

Account

REYNOLDS

Statement from

1 Apr 2019

Statement to

1 May 2019

Statement number

7

2019

Details

Balance brought forward

Debit

Credit

Balance

7/48 Kremzow Road, Brendale

Tom Pearson; \$1,859.54 per month

\$0.00

Totals at end of period

\$0.00

\$0.00

\$0.00

# Ray White Commercial Northern Corridor Group

ABN: 38 753 217 937

North Coast Commercial Properties Pty Ltd ATF Twin Fin Unit Trust

Level 1, 104 Gympie Rd, Strathpine QLD 4500

PO Box 5362, Brendale QLD 4500 T. 07 3889 8000

Remit to WBC Bank : BSB: 034 676 Acc # 486 229

ABN: 38 753 217 937

## Ray White® Tax Invoice

Account  
name(s)

L&C Reynolds Superfund  
37 McIlwraith Road  
Joyner QLD 4500

Account

REYNOLDS

Statement from

1 May 2019

Statement to

3 Jun 2019

Statement number

8

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<b>7/48 Kremzow Road, Brendale</b>			
	Tom Pearson; \$1,859.54 per month			
1 May	736 * Invoice #2726, Monthly Rent from 1/05/2019 to 31/05/2019 (Including GST) (includes \$169.05 GST)		\$1,859.54/	\$1,859.54
14 May	1599 * Invoice #0806, SFM #0806 Internal Door Repair (Top Of Stairs) (SyllogisteKS - SF Management) (includ	\$192.50/		\$1,667.04
3 Jun	1737 * Management Fee (includes \$6.76 GST) Payment to Owner (L&C Reynolds Superfund) (L&C Superfund, Bank of Queensland, 124-033 20407511)	\$74.38/ \$1,592.66		\$1,592.66 \$0.00
	Totals at end of period	\$1,859.54	\$1,859.54	\$0.00
	Total income on this tax invoice includes GST of \$169.05			
	Total expenses on this tax invoice includes GST of \$6.76			
	Total expenses on attached tax invoices includes GST of \$17.50			

\* indicates taxable supply

**Subject:** URGENT - 7/48 Kremzow Road, Brendale  
**Date:** Wednesday, 7 February 2018 at 11:47:54 am Australian Eastern Standard Time  
**From:** Staci Tobin  
**To:** P4P Group - Carla Kelly  
**CC:** Claire Reynolds, Andrew Young

Hi Carla,

I hope this email finds you well.

Claire Reynolds, Lessor of 7/48 Kremzow Road, Brendale, has advised that she has still not received the outstanding monies from you regarding her property.

As per the Lessor's email to you on the 22nd of January 2017, there are 4 month's worth of rent payments (\$7,438.16) that she has not received from you (two months from last financial year and two months from this financial year).

You are holding those funds without the Lessor's approval, please disburse the \$7,438.16 to the Lessor without any further delay as a matter of urgency.

Also, there is a Bond of \$5499.97 regarding the current tenancy which you are currently holding which will need to be transferred to our Agency in order to hold in Trust for the remainder of the tenant's occupation of the Premises.

Please disburse the full bond amount to our Agency using the following trust account details:

BSB: 034 272  
Account Number: 289 333  
Account Name: Ray White Commercial Pine Rivers Trust Account  
Amount: \$5499.97  
Reference: BOND 7/48 Kremzow Rd

If you have any questions please do not hesitate to ask.

Kindest regards,

Staci Tobin

Property Manager Ray White Commercial Pine Rivers

M 0405 927 433 T (07) 3889 8000 F (07) 3889 8033

W raywhitecommercialpinerivers.com

A Level 1, Suite 13/104 Gympie Road, Strathpine QLD 4500

4 x 1859.54 Rent

1 x 5500.00 Bond

Ray White

\$ 12938.20 received  
2/7/18

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\$ 3347.18 applied to debits from 2017  
(2 months rent less management fees)  
Balance of rent added to Rent