

McGeady Family Super Fund

Detailed Trial Balance as at 30 June 2020

Prior Year		Description	Current Year	
Debits	Credits		Debits	Credits
INCOME				
Contributions - Employer				
-	21,351.25	Mr Stewart McGeady	27,459.58	23,942.75
-	2,850.00	Mrs Camilla McGeady		3,516.83
} I-1				
Increase in Market Value - Direct Property				
-	-	204/30 Fisher Road Dee Why	-	265.83
-	775.30	Suite 203 30 Fisher Road	-	621.94
Interest - Cash At Bank				
-	1,956.77	Cash at Bank	-	435.80
} I-2				
Other Rental Related Income - Direct Property				
-	1,100.00	204/30 Fisher Road Dee Why	-	-
Rent - Direct Property				
-	4,000.00	204/30 Fisher Road Dee Why	-	12,000.00
-	13,875.03	Suite 203 30 Fisher Road	-	18,870.12
} I-3				
EXPENSE				
Insurance Premiums - Mr Stewart McGeady				
6,619.55	-	Accumulation	7,897.17	-
} I-4				
1,760.00	-	Accountancy Fee	1,016.95	-
-	-	Auditor Fee	385.00	-
} I-5				
Depreciation - Capital Allowances - Direct Property				
92.65	-	204/30 Fisher Road Dee Why	173.18	-
775.30	-	Suite 203 30 Fisher Road	621.94	-
Property Expenses - Agents Management Fee - Direct Property				
1,320.00	-	204/30 Fisher Road Dee Why	-	-
Property Expenses - Cleaning - Direct Property				
355.88	-	204/30 Fisher Road Dee Why	847.35	-
819.98	-	Suite 203 30 Fisher Road	847.35	-
Property Expenses - Council Rates - Direct Property				
676.22	-	204/30 Fisher Road Dee Why	1,281.10	-
630.46	-	Suite 203 30 Fisher Road	649.59	-
} I-3				
Property Expenses - Repairs Maintenance - Direct Property				
151.78	-	Suite 203 30 Fisher Road	-	-
Property Expenses - Strata Levy Fee - Direct Property				
1,528.39	-	204/30 Fisher Road Dee Why	3,497.77	-
5,125.25	-	Suite 203 30 Fisher Road	6,483.75	-
Property Expenses - Water Rates - Direct Property				
2.62	-	204/30 Fisher Road Dee Why	-	-
42.48	-	Suite 203 30 Fisher Road	71.68	-
53.00	-	Regulatory Fees	54.00	-
518.00	-	SMSF Supervisory Levy	259.00	-
INCOME TAX				
3,699.30	-	Income Tax Expense	5,152.35	-
PROFIT & LOSS CLEARING ACCOUNT				
21,737.49	-	Profit & Loss Clearing Account	30,415.09	-
ASSETS				
Direct Property				

McGeady Family Super Fund

Detailed Trial Balance as at 30 June 2020

Prior Year		Description	Current Year	
Debits	Credits		Debits	Credits
162,425.71	-	204/30 Fisher Road Dee Why	162,518.36	-
247,253.00	-	Suite 203 30 Fisher Road	267,232.92	-
		Other Assets		
-	-	Activity Statement Credit	33.00	-
		Cash At Bank		
65,521.90	-	Cash at Bank	77,734.37	-
-	-	Other Creditors	-	2,568.77
		Current Tax Assets		
-	344.23	Income Tax Payable	1,414.02	-
-	3,699.30	Provision for Income Tax	-	5,152.35
4,137.00	-	Income Tax Instalments Paid	4,228.00	-
		LIABILITIES		
		Sundry Liabilities		
-	5,283.34	Bond from Tenant	-	5,283.34
-	1,763.00	Activity Statement Payable/Refundable	-	1,600.00
139.97	-	GST Payable/Refundable	246.59	-
		MEMBER ENTITLEMENTS		
		Mr Stewart McGeady		
-	373,285.44	Accumulation	-	397,882.85
		Mrs Camilla McGeady		
-	95,102.27	Accumulation	-	100,919.95
<u>525,385.93</u>	<u>525,385.93</u>		<u>573,060.53</u>	<u>573,060.53</u>

Account Transactions [Accrual]

July 2019 To June 2020

ABN: 24 076 121 616

Email: nb@nbconsulting.com.au

ID No.	Src	Date	Memo/Payee	Debit	Credit	Job No.
2-2250			ClearingHse/ Wray/McGeadySuper			
eft	CD	23/07/2019	Superannuation Clearing House	\$15,844.21		
eft	CD	23/07/2019	McGeady Family Super Fund	\$237.50		
eft	CD	23/07/2019	McGeady Family Super Fund	\$1,781.25		
GJ000287	GJ	31/07/2019	Super July 2019		\$16,343.34	
GJ000287	GJ	31/07/2019	Super July 2019		\$237.50	
GJ000287	GJ	31/07/2019	Super July 2019		\$1,860.42	
GJ000287	GJ	31/07/2019	Super July 2019		\$2,633.05	
eft	CD	27/08/2019	Rick Wray Super Fund	\$2,633.05		
eft	CD	27/08/2019	Superannuation Clearing House	\$16,113.70		
eft	CD	27/08/2019	McGeady Family Super Fund	\$237.50		
eft	CD	27/08/2019	McGeady Family Super Fund	\$1,860.42		
GJ000290	GJ	31/08/2019	Super August 2019		\$17,500.66	
GJ000290	GJ	31/08/2019	Super August 2019		\$237.50	
GJ000290	GJ	31/08/2019	Super August 2019		\$1,860.42	
GJ000290	GJ	31/08/2019	Super August 2019		\$1,948.35	
eft	CD	26/09/2019	Superannuation Clearing House	\$17,730.30		
eft	CD	26/09/2019	Rick Wray Super Fund	\$1,948.35		
eft	CD	26/09/2019	McGeady Family Super Fund	\$237.50		
eft	CD	26/09/2019	McGeady Family Super Fund	\$1,860.42		
GJ000292	GJ	30/09/2019	Super Sept 2019		\$2,637.72	
GJ000292	GJ	30/09/2019	Super Sept 2019		\$1,860.42	
GJ000292	GJ	30/09/2019	Super Sept 2019		\$16,680.72	
GJ000292	GJ	30/09/2019	Super Sept 2019		\$237.50	
eft	CD	24/10/2019	Superannuation Clearing House	\$16,680.72		
eft	CD	24/10/2019	McGeady Family Super Fund	\$237.50		
eft	CD	24/10/2019	McGeady Family Super Fund	\$1,860.42		
eft	CD	24/10/2019	Rick Wray Super Fund	\$2,637.72		
GJ000293	GJ	31/10/2019	Super October 2019		\$2,476.69	
GJ000293	GJ	31/10/2019	Super October 2019		\$16,825.98	
GJ000293	GJ	31/10/2019	Super October 2019		\$237.50	
GJ000293	GJ	31/10/2019	Super October 2019		\$1,860.42	
eft	CD	26/11/2019	Superannuation Clearing House	\$16,825.98		
eft	CD	26/11/2019	McGeady Family Super Fund	\$237.50		
eft	CD	26/11/2019	McGeady Family Super Fund	\$1,860.42		
eft	CD	26/11/2019	Rick Wray Super Fund	\$2,476.69		
GJ000294	GJ	30/11/2019	Super November 2019		\$1,860.42	
GJ000294	GJ	30/11/2019	Super November 2019		\$2,492.95	
GJ000294	GJ	30/11/2019	Super November 2019		\$17,137.39	
GJ000294	GJ	30/11/2019	Super November 2019		\$237.50	
eft	CD	12/12/2019	Rick Wray Super Fund	\$2,492.95		
eft	CD	12/12/2019	McGeady Family Super Fund	\$1,860.42		
eft	CD	12/12/2019	McGeady Family Super Fund	\$237.50		
eft	CD	12/12/2019	Superannuation Clearing House	\$17,137.39		
GJ000296	GJ	31/12/2019	Super December 2019		\$17,885.99	
GJ000296	GJ	31/12/2019	Super December 2019		\$237.50	
GJ000296	GJ	31/12/2019	Super December 2019		\$1,955.42	
GJ000296	GJ	31/12/2019	Super December 2019		\$2,443.76	
eft	CD	28/01/2020	Rick Wray Super Fund	\$2,443.76		
eft	CD	28/01/2020	Superannuation Clearing House	\$17,885.99		
eft	CD	28/01/2020	McGeady Family Super Fund	\$237.50		
eft	CD	28/01/2020	McGeady Family Super Fund	\$1,955.42		
GJ000297	GJ	31/01/2020	Super January 2020		\$237.50	

This report includes Year-End Adjustments.

Account Transactions [Accrual]

July 2019 To June 2020

ABN: 24 076 121 616

Email: nb@nbconsulting.com.au

ID No.	Src	Date	Memo/Payee	Debit	Credit Job No.
GJ000297	GJ	31/01/2020	Super January 2020		\$15,476.78
GJ000297	GJ	31/01/2020	Super January 2020		\$1,860.42
GJ000297	GJ	31/01/2020	Super January 2020		\$2,199.74
eft	CD	27/02/2020	Rick Wray Super Fund	\$2,199.74	
eft	CD	27/02/2020	McGeady Family Super Fund	\$237.50	
eft	CD	27/02/2020	McGeady Family Super Fund	\$1,860.42	
eft	CD	27/02/2020	Superannuation Clearing House	\$15,476.78	
GJ000305	GJ	31/03/2020	Super february & March 2020		\$4,969.78
GJ000305	GJ	31/03/2020	Super february & March 2020		\$32,049.33
GJ000305	GJ	31/03/2020	Super february & March 2020		\$475.00
GJ000305	GJ	31/03/2020	Super february & March 2020		\$3,720.84
eft	CD	23/04/2020	Rick Wray Super Fund	\$4,969.78	
eft	CD	23/04/2020	McGeady Family Super Fund	\$3,720.84	
eft	CD	23/04/2020	McGeady Family Super Fund	\$475.00	
eft	CD	23/04/2020	Superannuation Clearing House	\$31,626.58	
GJ000306	GJ	30/04/2020	Super April 2020		\$15,457.24
GJ000306	GJ	30/04/2020	Super April 2020		\$271.94
GJ000306	GJ	30/04/2020	Super April 2020		\$1,721.08
GJ000306	GJ	30/04/2020	Super April 2020		\$2,653.40
eft	CD	28/05/2020	Superannuation Clearing House	\$15,879.99	
eft	CD	28/05/2020	McGeady Family Super Fund	\$271.94	
eft	CD	28/05/2020	Rick Wray Super Fund	\$2,653.40	
eft	CD	28/05/2020	McGeady Family Super Fund	\$1,721.08	
eft	CD	24/06/2020	McGeady Family Super Fund	\$3,601.64	
eft	CD	24/06/2020	McGeady Family Super Fund	\$699.04	
eft	CD	24/06/2020	Rick Wray Super Fund	\$4,903.60	
eft	CD	24/06/2020	Superannuation Clearing House	\$30,316.04	
GJ000309	GJ	30/06/2020	Super May/June 2020		\$30,316.04
GJ000309	GJ	30/06/2020	Super May/June 2020		\$3,601.64
GJ000309	GJ	30/06/2020	Super May/June 2020		\$4,903.60
GJ000309	GJ	30/06/2020	Super May/June 2020		\$699.04
				\$268,165.45	\$250,302.49

Camilla Mcheaday

3,345.98

Stewart "

23,942.75

27,288.73

Plus Stuart Jendro

170.85 (Camilla)

Total per TR

27,459.58

Date	Transaction	Debit	Credit	Balance
02 Jun	Transfer From MR DAMIAN CHUA Suite 204 June		1,100.00	\$73,433.69 CR
24 Jun	Direct Credit 301500 NORTHERN BEACHES NBC SUPER CAMILLA		699.04	\$74,132.73 CR
24 Jun	Direct Credit 301500 NORTHERN BEACHES NBC SUPER STEWART		3,601.64	\$77,734.37 CR
01 Jul	CREDIT INTEREST EARNED on this account to June 30, 2020 is \$435.80			
01 Jul	Transfer to other Bank NetBank NBPD Cleaning	372.83		\$77,361.54 CR
01 Jul	Transfer to other Bank NetBank Fisher Rd SP81193	2,195.94		\$75,165.60 CR
01 Jul	Credit Interest		9.17	\$75,174.77 CR
01 Jul	Direct Credit 175029 GORTER, DAVID SAM Sky Books		1,746.72	\$76,921.49 CR
03 Jul	Transfer From MR DAMIAN CHUA Suite 204 July		1,100.00	\$78,021.49 CR
24 Jul	2020 CLOSING BALANCE			\$78,021.49 CR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$54,409.11 CR		\$8,531.14		\$32,143.52		\$78,021.49 CR

Your Credit Interest Rate Summary

Date	Balance	Standard Credit Interest Rate (p.a.)
24 Jul	Less than \$10,000.00	0.00%
	\$10,000.00 and over	0.15%

Note: Interest rates are effective as at the date shown but are subject to change.



760.1841.2.3 8R3 0303 SL R3 S141 D206 O V06.00.30

I-3

McGeady Family Super Fund
Fund ABN: 79 584 104 928
Rental Property Schedule
For the Period From 1 July 2019 to 30 June 2020

Property Account Name Suite 203 30 Fisher Road
Property Type Commercial
Address of the Property Not Supplied
 Australia

Description	Tax Return Label	Amount
Income		
Rent from Property	B	18,870.12
Gross Rent		<u>18,870.12</u>
Expenses		
Capital Allowances	E	621.94
Capital Work Deduction - Tax Only	D	331.17
Cleaning	I	847.35
Council Rates	I	649.59
Strata Levy Fee	I	6,483.75
Water Rates	I	71.68
Total Expenses		<u>9,005.48</u>
Net Rent		<u><u>9,864.64</u></u>

I-3/1

I-3/2

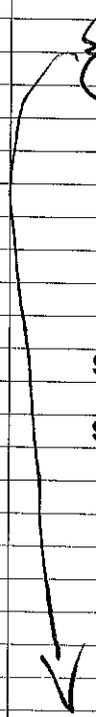
Property Account Name 204/30 Fisher Road Dee Why
Property Type Commercial
Address of the Property 204/30 FISHER ROAD
 DEE WHY, NSW 2099
 Australia

Description	Tax Return Label	Amount
Income		
Rent from Property	B	12,000.00
Gross Rent		<u>12,000.00</u>
Expenses		
Capital Allowances	E	173.18
Cleaning	I	847.35
Council Rates	I	1,281.10
Strata Levy Fee	I	3,497.77
Total Expenses		<u>5,799.40</u>
Net Rent		<u><u>6,200.60</u></u>

I-3/2'

I-3/2

Contributions		Administrative Fund Annual Budget	Quarterly Amount	Sinking Fund Annual Budget	Quarterly Amount	Total Quarterly Amount
Lots	Entitlement	\$57,750		\$10,500		
Lot 1	89	\$5,140	\$1,284.94	\$935	\$233.63	\$1,518.56
Lot 2	89	\$5,140	\$1,284.94	\$935	\$233.63	\$1,518.56
Lot 3	41	\$2,368	\$591.94	\$431	\$107.63	\$699.56
Lot 4	41	\$2,368	\$591.94	\$431	\$107.63	\$699.56
Lot 5	35	\$2,021	\$505.31	\$368	\$91.88	\$597.19
Lot 6	44	\$2,541	\$635.25	\$462	\$115.50	\$750.75
Lot 7	44	\$2,541	\$635.25	\$462	\$115.50	\$750.75
Lot 8	35	\$2,021	\$505.31	\$368	\$91.88	\$597.19
Lot 9	35	\$2,021	\$505.31	\$368	\$91.88	\$597.19
Lot 10	35	\$2,021	\$505.31	\$368	\$91.88	\$597.19
Lot 11	76	\$4,389	\$1,097.25	\$798	\$199.50	\$1,296.75
Lot 12	50	\$2,888	\$721.88	\$525	\$131.25	\$853.13
Lot 13	76	\$4,389	\$1,097.25	\$798	\$199.50	\$1,296.75
Lot 14	41	\$2,368	\$591.94	\$431	\$107.63	\$699.56
Lot 15	41	\$2,368	\$591.94	\$431	\$107.63	\$699.56
Lot 16	35	\$2,021	\$505.31	\$368	\$91.88	\$597.19
Lot 17	44	\$2,541	\$635.25	\$462	\$115.50	\$750.75
Lot 18	44	\$2,541	\$635.25	\$462	\$115.50	\$750.75
Lot 19	35	\$2,021	\$505.31	\$368	\$91.88	\$597.19
Lot 20	35	\$2,021	\$505.31	\$368	\$91.88	\$597.19
Lot 21	35	\$2,021	\$505.31	\$368	\$91.88	\$597.19
Lot 22 Front Decks	50	\$2,888	\$721.88	\$525	\$131.25	\$853.13
	1050	\$57,750	\$15,159	\$10,500	\$2,756.25	\$17,915.63
NBC Common Prop Rent		\$2,600	\$650.00	\$0	\$0.00	\$650.00
Total		\$60,350.00	\$15,809	\$10,500.00	\$2,756.25	\$18,565.63
NB Property			\$5,948.25		\$1,081.50	\$7,029.75
NB Consulting Engineers			\$3,378.38		\$614.25	\$3,992.63
NBC Common Prop Rent			\$650.00		\$0.00	\$650.00
Turner Super Fund			\$1,819.13		\$330.75	\$2,149.88
Rick Wray Pty Ltd			\$1,097.25		\$199.50	\$1,296.75
Eric Lyleson			\$635.25		\$115.50	\$750.75
McGeady Super Fund			\$1,689.19		\$307.13	\$1,996.31
Helen Xie			\$591.94		\$107.63	\$699.57
TOTAL			\$15,809.38		\$2,756.25	\$18,565.63



Zurich Protection Plus
Annual statement

Policy number
03556612

Statement details

Statement period: 1 July 2019 to 30 June 2020

Your adviser
Commonwealth
Financial Planning
18 0033 8443

Policy details

Policy owner: McGeady Family Superannuation Fund
(Superannuation, held by external trustee)
Policy type: Zurich Protection Plus
Life insured: Mr Stewart McGeady

Insurance benefits

Benefit type	Benefit amount	Annual premium	Premium paid
Death & terminal illness benefit	\$1,276,281	\$5,314.50	\$5,314.50

The Death benefit is the amount that may be payable on death of the life insured. A benefit may be payable on terminal illness of 100% of your Death benefit.

All benefits are subject to the terms and conditions of the applicable policy and payable to the trustee of the fund. You must ensure any benefits paid are in accordance with your fund's trust deed and superannuation law.

The Annual premium is the annualised cost of cover as at the statement date.

The Premium paid is the amount of premium paid for the benefit during the statement period.

Fees and costs

The total premium paid for this policy **\$5,314.50**

Taxation

Insurance premiums for cover that would meet a condition of release are generally tax deductible to the complying superannuation fund. The information on premium amounts provided above is based on the price of the insurance policy and not necessarily the amount your fund can claim as a tax deduction. The amount of premium that is deductible varies depending on the type of cover. For example, premiums for life insurance cover are fully deductible whilst premiums for trauma cover are not deductible. Premiums may only be partially deductible such as for 'own' occupation disablement cover (TPD). Please contact your adviser or accountant for further information regarding the tax deductibility of premiums to your SMSF.

Zurich Protection Plus
Annual statement

^{4/2}
Policy number
03558559

Statement details

Statement period: 1 July 2019 to 30 June 2020

Your adviser
Commonwealth
Financial Planning
18 0033 8443

Policy details

Policy owner: McGeady Family Superannuation Fund
(Superannuation, held by external trustee)

Policy type: Zurich Protection Plus

Life insured: Mrs Camilla McGeady

Insurance benefits

Benefit type	Benefit amount	Annual premium	Premium paid
Death & terminal illness benefit	\$1,276,281	\$2,486.62	\$2,486.62

The Death benefit is the amount that may be payable on death of the life insured. A benefit may be payable on terminal illness of 100% of your Death benefit.

All benefits are subject to the terms and conditions of the applicable policy and payable to the trustee of the fund. You must ensure any benefits paid are in accordance with your fund's trust deed and superannuation law.

The Annual premium is the annualised cost of cover as at the statement date.

The Premium paid is the amount of premium paid for the benefit during the statement period.

Fees and costs

The total premium paid for this policy **\$2,582.67**

Management fee

This approximate amount has been included in the total premium paid for this policy: **\$96.05**

The 'Management fee' is reviewed each year and increased by the percentage change in the Consumer Price Index over the preceding calendar year.

Taxation

Insurance premiums for cover that would meet a condition of release are generally tax deductible to the complying superannuation fund. The information on premium amounts provided above is based on the price of the insurance policy and not necessarily the amount your fund can claim as a tax deduction. The amount of premium that is deductible varies depending on the type of cover. For example, premiums for life insurance cover are fully deductible whilst premiums for trauma cover are not deductible. Premiums may only be partially deductible such as for 'own' occupation disablement cover (TPD). Please contact your adviser or accountant for further information regarding the tax deductibility of premiums to your SMSF.

Armstrong Advisory Pty Limited
 SUITE 201, 30 FISHER ROAD
 DEE WHY NSW 2099
 (02) 9971 9972
 http://www.armstrongadvisory.com.au
 ABN 29 611 546 224



Tax Invoice

INVOICE TO
 McGeady Family Super Fund
 141 Ocean Street
 NARRABEEN NSW 2101

INVOICE NO. 2341
DATE 02/09/2019
DUE DATE 16/09/2019
TERMS Net 14

1/10/19

SERVICE	AMOUNT
---------	--------

Fee for professional services rendered in attending to the following in relation to the financial year ended 30 June 2018:	900.00
--	--------

Preparation of financial statements including Financial Position, Operating Statement and Trustee's Statement.

Completing distributions to members' statement.

Attending to Audit queries on matters relating to the confirmation of property and insurance policies, super contributions and rent expenses.

Title Search disbursement

24.50

Preparation and lodgement of income tax return and regulatory return for the year.

Arrange an Independent Audit of the fund and preparing an Auditor's Report.

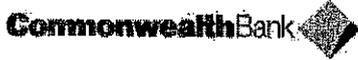
350.00

Remittance Details

SUBTOTAL	1,274.50
GST TOTAL	127.45
TOTAL	1,401.95
BALANCE DUE	A\$1,401.95

- Credit Card Visa/Mastercard
(Available on premise)
- Cheque - Make payable to
"Armstrong Advisory Pty Ltd"
- Direct Deposit - Bank: Westpac Banking Corp
A/c: Armstrong Advisory Pty Ltd
BSB: 032 094
A/c No: 453911
Ref: MCGEASF

IS/1



Receipt

Receipt number
N110596254420

Amount
\$1,401.95

From
Current Accounts McGeady Super Accoun
06 2192 1034 6065
Armstrong Accounts

To
Armstrong Advisory
032-094 Westpac Banking Corporation
453911
McGeady Inv 2341

When
Tuesday 05 Nov 2019 at 11:53am Sydney/Melbourne time

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A-1

15 December 2020

Mr A W Boys
Box 3376
Rundle Mall SA 5000

Mr Tony Boys

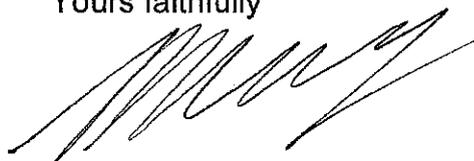
**Valuation of Suite 203 and Suite 204/30 Fisher Road, Dee Why owned by
The McGeady Family Superannuation Fund**

This letter is for information purposes only and is not a legally binding contract

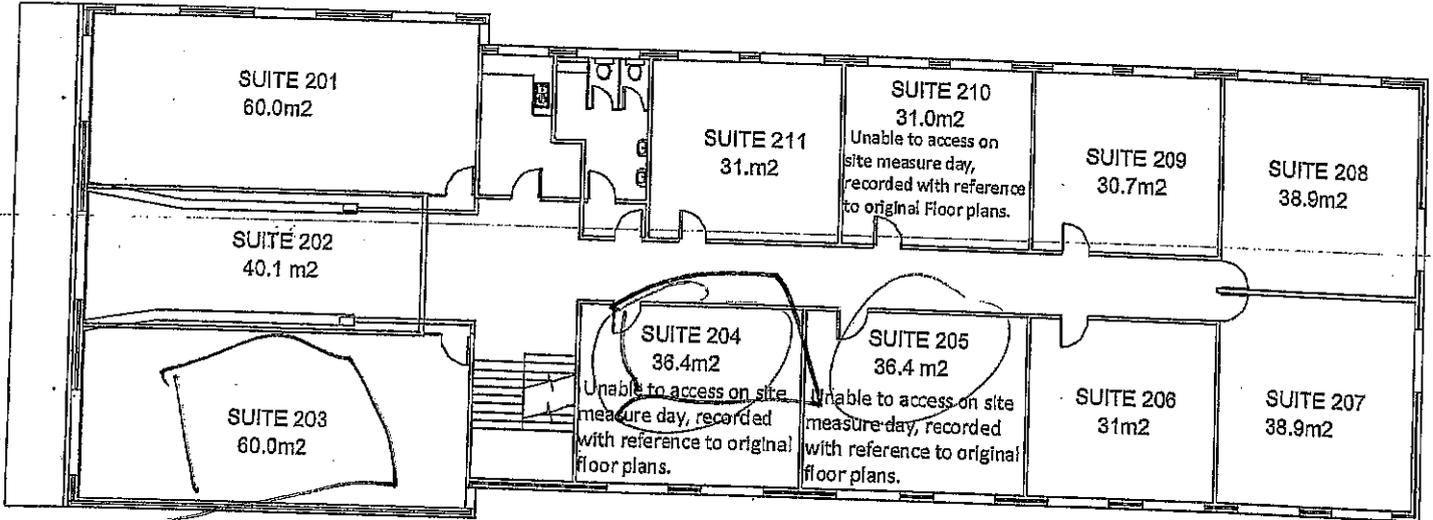
I am writing to confirm the asset value as at 30 June 2019 and ownership of the following assets, held by the fund:

- Suite 204 was purchased from an unrelated third party for **\$155,609.97** on 14 December 2018. The floor space of Suite 204 is 36.4m² which equates to a market price per square metre of \$4,120. The property are commercial office premises and is currently leased to SoulSense Surgical ABN 56 221 404 169 at \$12,000 per annum. There was an office fit out undertaken in December 2018 for \$2,763.82 and \$4,144.57 prior to leasing so that the total market value represented in the Balance Sheet stands at \$162,518.36
- Suite 203 is 60.0m². At a market rate of \$4,120 per square metre this equates to a market value of **\$247,200**. The property are commercial office premises and is currently leased to The Gorter Family Trust T/As Sky Books ABN 60 802 424 753.
- The assets are solely held for investment purposes by the superfund and is not used by the members for personal purposes.

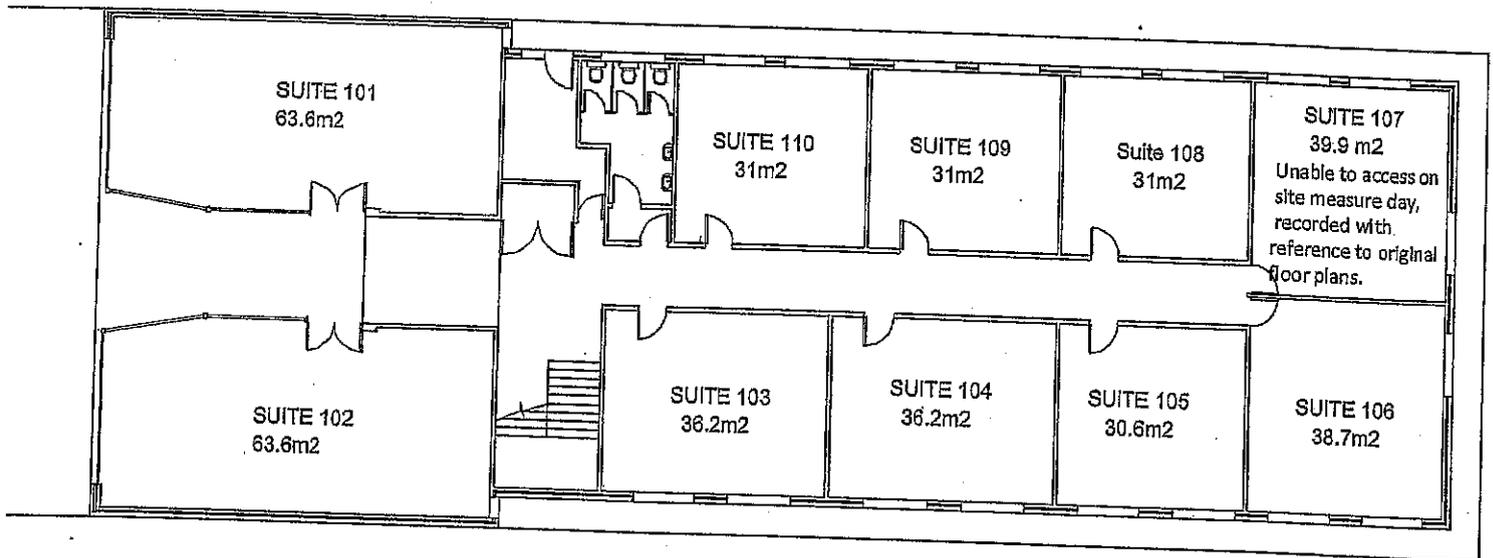
Yours faithfully



Stewart McGeady
S & C McGeady Pty Ltd ATF McGeady Super Fund



FIRST FLOOR PLAN
NOT TO SCALE



GROUND FLOOR PLAN
NOT TO SCALE

EXCL. GST

$\$150k / 36.4m^2 = \4120.00

same size.

$\left\langle \begin{aligned} & \text{Suite 201} - 60m^2 = \$247,253 \\ & + 203 \end{aligned} \right. = \$247,253 \quad \text{A-13}$

Suite 203 Capital Improvement ^{A-1/2}

6-1140 Repairs & Maintenance

Beginning Balance: \$0.00

00000048	PJ	31/07/2019	Purchase; Coastline Fabrication	\$750.00	\$750.00
00000049	PJ	15/08/2019	Purchase; Simon Wratt Carpentry	\$1,855.00	\$2,605.00
00000057	PJ	4/09/2019	Purchase; Jack Electrical Services	\$2,663.60	\$5,268.60
00000050	PJ	14/09/2019	Purchase; Simon Wratt Carpentry	\$3,807.50	\$9,076.10
00000053	PJ	15/10/2019	Purchase; Simon Wratt Carpentry	\$4,055.00	\$13,131.10
00000054	PJ	22/10/2019	Purchase; Coastline Fabrication	\$750.00	\$13,881.10
00000056	PJ	2/11/2019	Purchase; Simon Wratt Carpentry	\$6,098.82	\$19,979.92
Total:				\$19,979.92	\$19,979.92

54 - 203 - Posts for partition wall

57 - 203 - Wiring for new walls & ceiling in unit refurb

56 - 203 - timber & gyprock partition wall with highlight panel + painting

50, 53 - 203 - Battens & gyprock ceiling over old ceiling + painting in two stages

48 - 203 - Angle frame for fixed table in office refurb

49 - 203 - Infill timber & framing to fixed table in office refurb

The Trustee for The McGeady Super Fund

13 Tasman Street
Dee Why
NSW 2099

Recipient Created Tax Invoice

A.B.N. 79 584 104 928

Purchase No: 00000048

A.C.N.

Date: 31/07/2019

Ship via:

Coastline Fabrication

Ship To:

The Trustee for The McGeady Super Fund
13 Tasman Street
Dee Why
NSW 2099

DESCRIPTION	AMOUNT	CODE
Supply & Deliver Angle Iron Frame	\$825.00	GST

Your Invoice No.: CF6317	Vendor ABN: 13 053 342 368	Freight:	\$0.00	GST
Shipping Date:	Terms: Net 30th after EOM	GST:	\$75.00	
Comment:		Total Inc GST:	\$825.00	
		Amount Applied:	\$825.00	
		Balance Due:	\$0.00	

Code	Rate	GST	Sale Amount
GST	10%	\$75.00	\$750.00



COASTLINE

FABRICATIONS P/L

A.C.N. 053 342 368
A.B.N. 13 053 342 368

- General Steel Fabrications
- Structural Steel
- Staircases

Tel: 9907 1590
Fax: 9905 0066
Mob: 0414 613 151

50 Winbourne Road, Brookvale, NSW 2100.
P.O. Box 7495, Warringah Mall, NSW 2100.
E-mail: brent@coastlinefab.com.au

Confirmed Date	Order No	Invoice Date 31.07.2019	TAX INVOICE NO. CF 6317	
Customer: Stewart McGeady Address: 203/30 Fisher Rd, Dee Why Phone: Email:		Job Address: Same.		
Project No: 19-083		Work Completed		
		\$		c
Supply only and deliver 1 of 50x50 angle iron frame with 1 coat of Zincanode 402 primer and matt black powder coat finish.		750		00
Payment Terms – payment now due				
Bank Details: ANZ				
BSB: 012 243				
Account: 1950 24298				
Please email/fax remittance to confirm payment.				
BUILDING AND PAYMENT ACT 1999		SUB TOTAL	750	00
CONDITIONS OF OVERLEAF.		GST	75	00
		TOTAL	825	00

Colin
 Can you please pay this from Super fund
 Stew

Stew
PL2

The Trustee for The McGeady Super Fund

13 Tasman Street
Dee Why
NSW 2099

Recipient Created Tax Invoice

A.B.N. 79 684 104 928

Purchase No: 00000049

A.C.N.

Date: 15/08/2019

Ship via:

Simon Wratt Carpentry

Ship To:

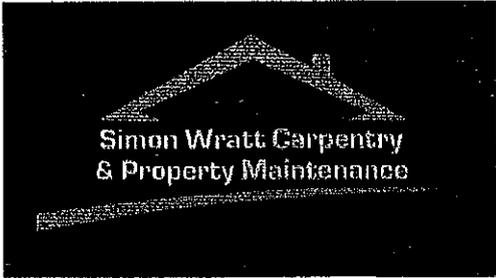
The Trustee for The McGeady Super Fund
13 Tasman Street
Dee Why
NSW 2099

DESCRIPTION	AMOUNT	CODE
carpentry Work Suite 203	\$2,040.50	GST

Your Invoice No.: 1073	Vendor ABN: 14 840 256 072	Freight: \$0.00	GST
Shipping Date:	Terms: Net 30th after EOM	GST: \$185.50	
Comment:		Total inc GST: \$2,040.50	
		Amount Applied: \$2,040.50	
		Balance Due: \$0.00	

Code	Rate	GST	Sale Amount
GST	10%	\$185.50	\$1,855.00

~~Simon Wratt~~ carpentry
 88 Anzac Ave, Collaroy
 Sydney NSW 2097
 simonwratt@yahoo.co.nz



Tax Invoice

INVOICE TO
 Stewart McGeady
 NB Consulting Engineers

INVOICE NO. 1073
DATE 15/08/2019
DUE DATE 14/09/2019
TERMS Net 30

DATE	SERVICE	DESCRIPTION	GST	QTY	RATE	AMOUNT
15/08/2019		Job for carpentry work in suite 203/30 fisher road dee why 26 hours @\$65 p/h = \$1690 Materials \$165				
15/08/2019	Sales		GST	1	1,855.00	1,855.00

SUBTOTAL 1,855.00
 GST TOTAL 185.50
 TOTAL 2,040.50
 BALANCE DUE **A\$2,040.50**

BAS SUMMARY

BASIC	GST	NET
GST @ 10%	185.50	1,855.00

NAME: WRATT S G
 BSB: 012280
 ACCOUNT: 469207375
 ABN 14840256072

The Trustee for The McGeady Super Fund

13 Tasman Street
Dee Why
NSW 2099

Recipient Created Tax Invoice

A.B.N. 79 584 104 928

Purchase No: 00000057

A.C.N.

Date: 4/09/2019

Ship via:

Jack Electrical Services

Ship To:

The Trustee for The McGeady Super Fund
13 Tasman Street
Dee Why
NSW 2099

DESCRIPTION	AMOUNT	CODE
Electrical Works - 203 Fisher Road Dee Why	\$2,929.96	GST

Your Invoice No.: 427	Vendor ABN:	Freight:	\$0.00	GST
Shipping Date:	Terms: Net 30th after EOM	GST:	\$266.36	
Comment:	Code	Rate	GST	Sale Amount
	GST	10%	\$266.36	\$2,663.60
	Total Inc GST:	\$2,929.96		
	Amount Applied:	\$2,929.96		
Balance Due:		\$0.00		



TAX INVOICE

McGeady Super Fund
203/30 Fisher Road
Dee Why
New South Wales 2099
Australia

Job No
JB00589
Job Address
203 Fisher Road, Dee
Why NSW, Australia

Invoice Date
04 September
2019

Due Date
18 September
2019

Invoice No
IV00427

ABN
24484114831

Peter Jacka
M: 0450007274
E: pete@jackaelectrical.com.au
A : P.O Box 1291, Manly, NSW
1655
Account Name : Peter J Jacka
BSB : 032 298
Account : 308 150

Electrical works at the above address.

Subtotal	2,663.60
Total GST	266.36

Total AUD	2,929.96
------------------	-----------------

PAYMENT ADVICE

Peter Jacka
M: 0450007274
E: pete@jackaelectrical.com.au
A : P.O Box 1291, Manly, NSW 1655
Account Name : Peter J Jacka
BSB : 032 298
Account : 308 150

Customer	McGeady Super Fund
Invoice No	IV00427
Amount Due	2,929.96
Due Date	18 September 2019
Amount Enclosed	

The Trustee for The McGeady Super Fund

13 Tasman Street
Dee Why
NSW 2099

Recipient Created Tax Invoice

A.B.N. 79 584 104 928

Purchase No: 00000053

A.C.N.

Date: 15/10/2019

Ship via:

Simon Wratt Carpentry

Ship To:

The Trustee for The McGeady Super Fund
13 Tasman Street
Dee Why
NSW 2099

DESCRIPTION	AMOUNT	CODE
Carpentry Work Suite 203	\$4,460.50	GST

Your Invoice No.: 1082	Vendor ABN: 14 840 256 072	Freight:	\$0.00	GST								
Shipping Date:	Terms: Net 30th after EOM	GST:	\$405.50									
Comment:	<table border="1"> <thead> <tr> <th>Code</th> <th>Rate</th> <th>GST</th> <th>Sale Amount</th> </tr> </thead> <tbody> <tr> <td>GST</td> <td>10%</td> <td>\$405.50</td> <td>\$4,055.00</td> </tr> </tbody> </table>		Code	Rate	GST	Sale Amount	GST	10%	\$405.50	\$4,055.00	Total Inc GST:	\$4,460.50
	Code	Rate	GST	Sale Amount								
GST	10%	\$405.50	\$4,055.00									
		Amount Applied:	\$4,460.50									
Balance Due:			\$0.00									

Simon Wratt carpentry
 88 Anzac Ave, Collaroy
 Sydney NSW 2097
 simonwratt@yahoo.co.nz



Tax Invoice

INVOICE TO
 The McGeady Super Fund
 New

INVOICE NO. 1082
DATE 15/10/2019
DUE DATE 14/11/2019
TERMS Net 30

DATE	ACTIVITY	DESCRIPTION	GST	QTY	RATE	AMOUNT
15/10/2019		Carpentry work carried out				
15/10/2019	Sales		GST	1	4,055.00	4,055.00
SUBTOTAL						4,055.00
GST TOTAL						405.50
TOTAL						4,460.50
BALANCE DUE						A\$4,460.50

BAS SUMMARY

RATE	GST	NET
GST @ 10%	405.50	4,055.00

NAME: WRATT S G
 BSB: 012280
 ACCOUNT: 469207375
 ABN 14840256072

The Trustee for The McGeady Super Fund

13 Tasman Street
Dee Why
NSW 2099

Recipient Created Tax Invoice

A.B.N. 79 584 104 928

Purchase No: 00000054

A.C.N.

Date: 22/10/2019

Ship via:

Coastline Fabrication

Ship To:

The Trustee for The McGeady Super Fund
13 Tasman Street
Dee Why
NSW 2099

DESCRIPTION	AMOUNT	CODE
Works - Suite 203 30 Fisher Road	\$825.00	GST

Your Invoice No.: CF6375	Vendor ABN: 13 053 342 368	Freight: \$0.00	GST:
Shipping Date:	Terms: Net 30th after EOM	GST: \$75.00	
Comment:		Total inc GST: \$825.00	
		Amount Applied: \$825.00	
		Balance Due: \$0.00	

Code	Rate	GST	Sale Amount
GST	10%	\$75.00	\$750.00



- General Steel Fabrications
- Structural Steel
- Staircases

Tel: 9907 1590
 Fax: 9905 0066
 Mob: 0414 613 151

50 Winbourne Road, Brookvale. NSW 2100.
 P.O. Box 7495, Warringah Mall. NSW 2100.
 E-mail: brent@coastlinefab.com.au

Confirmed Date	Order No	Invoice Date	TAX INVOICE NO.	
		22.10.2019	CF 6375	
Customer: Stewart McGeady		Job Address:		
Address: 203/30 Fisher Rd, Dee Why		Same.		
Phone:				
Email:				
Project No: 19-114		Work Completed		
			\$	c
Supply and deliver 5 of galvanised 75x75 SHS posts @ 2.400			750	00
Payment Terms -- payment now due				
Bank Details: ANZ				
BSB: 012 243				
Account: 1950 24298				
Please email/fax remittance to confirm payment.				
THIS IS A PAYMENT CLAIM UNDER THE BUILDING AND CONSTRUCTION INDUSTRY SECURITY OF PAYMENT ACT 1999 NSW. ABOVE WORKS SUBJECT TO TERMS & CONDITIONS OF COASTLINE FABRICATIONS PTY LTD ON OVERLEAF.		SUB TOTAL		750 00
		GST		75 00
		TOTAL		825 00

The Trustee for The McGeady Super Fund

13 Tasman Street
Dee Why
NSW 2099

Recipient Created Tax Invoice

A.B.N. 79 584 104 928

Purchase No: 00000056

A.C.N.

Date: 2/11/2019

Ship via:

Simon Wratt Carpentry

Ship To:

The Trustee for The McGeady Super Fund
13 Tasman Street
Dee Why
NSW 2099

DESCRIPTION	AMOUNT	CODE
Carpentry Work Suite 203	\$6,708.70	GST

Your Invoice No.: 1086	Vendor ABN: 14 840 266 072	Freight: \$0.00	GST:
Shipping Date:	Terms: Net 30th after EOM	GST: \$609.88	
Comment:		Total Inc GST: \$6,708.70	
		Amount Applied: \$6,708.70	
		Balance Due: \$0.00	

Code	Rate	GST	Sale Amount
GST	10%	\$609.88	\$6,098.82

Simon Wratt carpentry
 88 Anzac Ave, Collaroy
 Sydney NSW 2097
 simonwratt@yahoo.co.nz



Tax Invoice

INVOICE TO
 The McGeady Super Fund
 Nsw

INVOICE NO. 1085
DATE 02/11/2019
DUE DATE 02/11/2019
TERMS Due on receipt

DATE	ACTIVITY	DESCRIPTION	GST	QTY	RATE	AMOUNT
02/11/2019		Carpentry works carried out .			0.00	
02/11/2019	Sales		GST	1	6,708.70	6,708.70

INCLUDES GST TOTAL 609.88
 TOTAL 6,708.70
 BALANCE DUE **A\$6,708.70**

BAS SUMMARY

RATE	GST	NET
GST @ 10%	609.88	6,098.82

NAME: WRATT S G
 BSB: 012280
 ACCOUNT: 469207376

ABN 14840256072

LEASE
New South Wales
Real Property Act 1900

A-4/11
Leave this space clear. Affix additional pages to the top left-hand corner.

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

(A) TORRENS TITLE

Suite 204/30 Fisher Road, Dee Why, 2099
County of Cumberland
Parish of Manly Cove
Folio Identifier: Part, Lot 27, DP7413

(B) LODGED BY

Document Collection Box	Name, Address or DX and Telephone	CODE
	Reference: _____	L

(C) LESSOR

The Trustee For The McGeady Superannuation Fund
(ABN: 79 584 104 928)
30 Fisher Road, Dee Why NSW 2099

The lessor leases to the lessee the property referred to above.

(D) Encumbrances (if applicable): _____

(E) LESSEE

Damian Chua T/A SoulSense Surgical
23 Nalya Road Narrabeena NSW 2099
(ABN: 56 221 404 169)

(F) TENANCY:

- (G)** 1. **TERM** _____ 18 Months
2. **COMMENCING DATE** _____ 1st February 2019
3. **TERMINATING DATE** _____ 31st July 2020
4. With an **OPTION TO RENEW** for a period of 18 Months
set out in clause 6 of Annexe A
5. With an **OPTION TO PURCHASE** set out in clause N.A. of N.A.
6. Together with and reserving the **RIGHTS** set out in clause N.A. of _____
7. Incorporates the provisions or additional material set out in **ANNEXURE(S)** A hereto.
8. Incorporates the provisions set out in N.A. in the Department of Lands, Land and Property Information Division as No(s) N.A.
9. The **RENT** is set out in item No. 4 of Annexe A

DATE _____

(H) Certified correct for the purposes of the Real Property Act 1900 by the corporation named below the common seal of which was affixed pursuant to the authority specified and in the presence of the authorised person(s) whose signature(s) appear(s) below.

Corporation: The Trustee For The McGeady Superannuation Fund (ABN: 79 584 104 928)
Authority: section 127 of the Corporations Act 2001

Signature of authorised person: _____

Signature of authorised person: _____

Name of authorised person: Stewart McGeady
Office held: Director

Name of authorised person: _____
Office held: _____

Certified correct for the purposes of the Real Property Act 1900 by the corporation named below the common seal of which was affixed pursuant to the authority specified and in the presence of the authorised person(s) whose signature(s) appear(s) below.

Corporation: Damian Chua T/A SoulSense Surgical (ABN:56 221 404 169)
Authority: section 127 of the Corporations Act 2001

Signature of authorised person: _____

Signature of authorised person: _____

Name of authorised person: Damian Chua
Office held: _____

Name of authorised person: _____
Office held: _____

(I) **STATUTORY DECLARATION ***

I, _____
solemnly and sincerely declare that—

1. The time for the exercise of option to _____ in expired lease No. _____ has ended; and
2. The lessee under that lease has not exercised the option.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act 1900

and I certify this lease correct for the purposes of the Real Property Act 1900.

Made and subscribed at _____ in the State of New South Wales

on _____ in the presence of—

Signature of witness: _____ Signature of lessor: _____

Full name of witness: _____

Address of witness: _____

Qualification of witness: *[tick one]*

Justice of the Peace

Practising Solicitor

Other *[specify]* _____

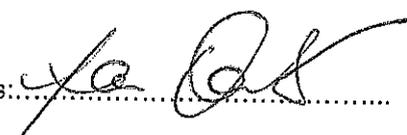
* As the Department of Lands may not be able to provide the services of a justice of the peace or other qualified witness, the statutory declaration should be signed and witnessed prior to lodgment of the form at Land and Property Information Division.

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

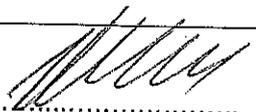
REFERENCE SCHEDULE

ITEM 1 First date for exercise of Option (Clause 6.3.1)	FIRST OPTION 1 st May 2020	SECOND OPTION N/A
ITEM 2 Last date for exercise of Option (Clause 6.3.2)	FIRST OPTION 1 st June 2020	SECOND OPTION N/A
ITEM 3 Method of rent review after first year and Option term (Clause 6.8.1)	The rent will increase annually at a rate of 3.0%	
ITEM 4 Rent for the first year of the term (Clause 7.2)	\$12,000.00 PA plus GST paid in advance by calendar monthly instalments of \$1,000.00 plus GST totalling \$1,100.00	
ITEM 5 Day of the month on which rent is to be paid (Clause 7.3.1)	1st day of the month	
ITEM 6 Rent Review(s) (Clause 8.1)	The rent will increase annually at a rate of either 3.0%	
ITEM 7 Rent free period (Clause 13.2)	N/A	
ITEM 8 Use (Clause 14.1)	Consulting Rooms	
ITEM 9 Minimum amount of Public Liability Insurance (Clause 29.2.1)	\$10,000,000	
ITEM 10 Lessee's percentage of Outgoings (Clause 36.2)	NIL OUTGOINGS. All consumables such as Electricity, Internet & Telephone are to be paid by the Lessee	
ITEM 11 Car Spaces (Clause 63.1)	1 non-exclusive parking space will be made available at the rear of the adjacent Church at \$20 per week. This is subject to any increase as deemed payable by the Church.	
ITEM 12 Guarantee(s) (Clause 65)	NIL	
ITEM 13 Security Bond/Rent (Clause 24.1)	A Bond of Two Months Gross Rent inc GST totalling \$2,200.00 plus a deposit of 1 months advance rent of \$1100 including GST.	
Special Conditions:	Lessee contribution to the dividing partition wall agreed at a capped amount of \$2,000. Lessee shall not be responsible for the removal of the dividing partition wall at the end of the tenancy	

Attestation for Lessee

<p>I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence</p>	<p>Certified correct for the purposes of the Real Property Act 1900</p>
<p>Signature of Witness: </p>	<p>Name of Lessee: The Trustee for The Gorter Family Trust T/As Sky Books</p>
<p>Name of Witness: SAM DONATO</p>	<p>ABN:60 802 424 753</p>
<p>Address of Witness: 477 PITTWATER RD, BROOKVALE</p>	<p>Signature of lessee: </p>
	<p>Office Held: Director</p>
	<p>Dated:- 7/6/18</p>

Attestation clauses for Corporation with Company Seal

<p>Certified correct for the purposes of the Real Property Act 1900 by the corporation named below the common seal of which was affixed pursuant to the authority specified and in the presence of the authorised person(s) whose signature(s) appears(s) below. Corporation: Authority: Section 127 of the Corporations Act 2001</p>	<p>Signature of authorised person: </p>
<p>Name of Lessor:- The Trustee For The McGeedy Superannuation Fund (ABN: 79 584 104 928)</p>	<p>Name of authorised person: Stewart McGeedy</p>
	<p>Office held:</p>
	<p>Dated:- 12/6/18</p>



LEASE
New South Wales
Real Property Act 1900

A-4/2
Leave this space clear. Affix additional pages to the top left-hand corner.

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

(A) TORRENS TITLE

Suite 203/30 Fisher Road, Dee Why, 2099
County of Cumberland
Parish of Manly Cove
Folio Identifier: Part, Lot 27, DP7413

(B) LODGED BY

Document Collection Box	Name, Address or DX and Telephone	CODE
	Reference: _____	L

(C) LESSOR

The Trustee For The McGeady Superannuation Fund
(ABN: 79 584 104 928)
13 Tasman Street, Dee Why NSW 2099

The lessor leases to the lessee the property referred to above.

(D)

Encumbrances (if applicable):

(E) LESSEE

The Trustee for The Gorter Family Trust T/As Sky Books
(ABN:60 802 424 753)
9 Lantana Avenue, Collaroy Plateau NSW 2097

(F)

TENANCY:

(G) 1. TERM

Three Years

2. COMMENCING DATE

1st July 2018

3. TERMINATING DATE

30th June 2021

4. With an **OPTION TO RENEW** for a period of One (1) three year Option set out in clause 6 of Annexe A

5. With an **OPTION TO PURCHASE** set out in clause N.A. of N.A.

6. Together with and reserving the **RIGHTS** set out in clause N.A. of

7. Incorporates the provisions or additional material set out in **ANNEXURE(S)** A hereto.

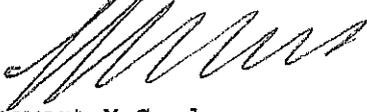
8. Incorporates the provisions set out in N.A. in the Department of Lands, Land and Property Information Division as No(s). N.A.

9. The **RENT** is set out in item No. 4 of Annexe A

DATE

(H) Certified correct for the purposes of the Real Property Act 1900 by the corporation named below the common seal of which was affixed pursuant to the authority specified and in the presence of the authorised person(s) whose signature(s) appear(s) below.

Corporation: The Trustee For The McGeady Superannuation Fund (ABN: 79 584 104 928)
Authority:

Signature of authorised person: 
Name of authorised person: Stewart McGeady
Office held: Director

Signature of authorised person: 
Name of authorised person:
Office held:

Certified correct for the purposes of the Real Property Act 1900 by the corporation named below the common seal of which was affixed pursuant to the authority specified and in the presence of the authorised person(s) whose signature(s) appear(s) below.

Corporation: The Trustee for The Gorter Family Trust T/As Sky Books (ABN:60 802 424 753)
Authority:

Signature of authorised person: 
Name of authorised person: David Gorter
Office held: Director

Signature of authorised person:
Name of authorised person:
Office held:

(I) STATUTORY DECLARATION *

Not Applicable

I solemnly and sincerely declare that—

1. The time for the exercise of option to _____ in expired lease No. _____ has ended; and
2. The lessee under that lease has not exercised the option.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act 1900

and I certify this lease correct for the purposes of the Real Property Act 1900.

Made and subscribed at _____ in the State of New South Wales
on _____ in the presence of—

Signature of witness: _____ Signature of lessor:

Full name of witness:

Address of witness:

Qualification of witness: [tick one]

- Justice of the Peace
- Practising Solicitor
- Other [specify]

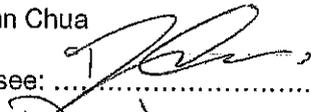
* As the Department of Lands may not be able to provide the services of a justice of the peace or other qualified witness, the statutory declaration should be signed and witnessed prior to lodgment of the form at Land and Property Information Division.



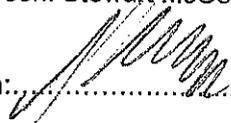
REFERENCE SCHEDULE

ITEM 1 First date for exercise of Option (Clause 6.3.1)	FIRST OPTION 1 st May 2021	SECOND OPTION N/A
ITEM 2 Last date for exercise of Option (Clause 6.3.2)	FIRST OPTION 1 st June 2021	SECOND OPTION N/A
ITEM 3 Method of rent review for first year of Option term (Clause 6.8.1)	The rent will increase annually by the CPI or 3.0% whichever is the higher	
ITEM 4 Rent for the first year of the term (Clause 7.2)	\$18,500.00 PA (No GST Charged) paid in advance by calendar monthly instalments of \$1541.67 (No GST Charged)	
ITEM 5 Day of the month on which rent is to be paid (Clause 7.3.1)	First day of the month – Pro rata on first Month's rent when due	
ITEM 6 Rent Review(s) (Clause 8.1)	The rent will increase annually by the CPI or 3.0% whichever is the higher	
ITEM 7 Rent Free Period	The Lessor will give the Lessee a rent-free period of Two (2) Months	
ITEM 8 Use (Clause 14.1)	Office for Bookkeeper Services	
ITEM 9 Minimum amount of Public Liability Insurance (Clause 29.2.1)	\$20,000,000	
ITEM 10 Lessee's percentage of Outgoings (Clause 36.2)	NIL OUTGOINGS. All consumables such as Electricity, Internet & Internal sanitation to be paid by the Lessee	
ITEM 11 Car Spaces (Clause 63.1)	One (1) car space available in the New Life Baptist Church car park at \$20 per week plus GST	
ITEM 12 Guarantee(s) (Clause 65)	NIL	
ITEM 13 Security Bond (Clause 24.1)	There will be a Bond of \$3083.33 (No GST Charged)	
ITEM 14 Agent (Clause 64.1)	Sam Donato – Shore Commercial Property	
Special Condition	The Lessor will install new carpet The Lessor gives the Lessee permission to repaint the office suite in neutral white	

Attestation for Lessee

<p>I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence</p>	<p>Certified correct for the purposes of the Real Property Act 1900</p>
<p>Signature of Witness: </p>	<p>Name of Lessee: Damian Chua T/A SoulSense Surgical</p>
<p>Name of Witness: SAM DONATO</p>	<p>ABN: 56 221 404 169</p>
<p>Address of Witness: 477 PITNATER ROAD, BROOKVALE</p>	<p>Director: Damian Chua</p>
	<p>Signature of lessee: </p>
	<p>Office Held: Director</p>
	<p>Dated:- 21/12/18</p>

Attestation clauses for Corporation with Company Seal

<p>Certified correct for the purposes of the Real Property Act 1900 by the corporation named below the common seal of which was affixed pursuant to the authority specified and in the presence of the authorised person(s) whose signature(s) appears(s) below.</p>	<p>Signature of authorised person: Stewart McGeady</p>
<p>Corporation: Authority: Section 127 of the Corporations Act 2001</p>	<p>Name of authorised person: </p>
<p>Name of Lessor:- The Trustee For The McGeady Superannuation Fund</p>	<p>Office held: Director</p>
<p>ABN:- 79 584 104 928</p>	<p>Dated:- 10/1/19</p>



Australian Government
Australian Taxation Office

A-2

Agent ARMSTRONG ADVISORY PTY
LIMITED
Client THE TRUSTEE FOR MCGEADY
SUPER FUND
ABN 79 584 104 928
TFN 956 297 907

Activity statement 001

Date generated	27/04/2021
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

8 results found - from 01 July 2019 to 30 June 2020 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
21 May 2020	20 May 2020	Payment received		\$1,633.00	\$33.00 CR
20 May 2020	26 May 2020	Original Activity Statement for the period ending 31 Mar 20	\$1,600.00		\$1,600.00 DR
20 May 2020	26 May 2020	- GST	\$543.00		
20 May 2020	26 May 2020	- PAYG Instalments	\$1,057.00		
14 Feb 2020	13 Feb 2020	Payment received		\$398.00	\$0.00
13 Feb 2020	28 Feb 2020	Original Activity Statement for the period ending 31 Dec 19	\$398.00		\$398.00 DR
13 Feb 2020	28 Feb 2020	- PAYG Instalments	\$1,090.00		
13 Feb 2020	13 Feb 2020	- GST		\$692.00	
16 Oct 2019	15 Oct 2019	Payment		\$658.00	\$0.00
15 Oct 2019	25 Nov 2019	Original Activity Statement for the period ending 30 Sep 19	\$658.00		\$658.00 DR

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
15 Oct 2019	15 Oct 2019	- GST		\$366.00	
15 Oct 2019	25 Nov 2019	- PAYG Instalments	\$1,024.00		
31 Jul 2019	30 Jul 2019	Payment		\$1,763.00	\$0.00
30 Jul 2019	26 Aug 2019	Original Activity Statement for the period ending 30 Jun 19	\$1,763.00		\$1,763.00 DR
30 Jul 2019	26 Aug 2019	- GST	\$729.00		
30 Jul 2019	26 Aug 2019	- PAYG Instalments	\$1,034.00		



Australian Government
Australian Taxation Office

Agent ARMSTRONG ADVISORY PTY
LIMITED
Client THE TRUSTEE FOR MCGEADY
SUPER FUND
ABN 79 584 104 928
TFN 956 297 907

Income tax 552

Date generated	27/04/2021
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

4 results found - from **01 July 2019** to **30 June 2020** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
8 Nov 2019	8 Nov 2019	General interest charge			\$0.00
8 Nov 2019	7 Nov 2019	Payment received		\$1,579.55	\$0.00
1 Nov 2019	5 Feb 2019	General interest charge			\$1,579.55 DR
23 Oct 2019	3 Dec 2018	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 17 to 30 Jun 18	\$1,579.55		\$1,579.55 DR

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Statement 12

(Page 3 of 3)

Account Number

06 2192 10346065

Date	Transaction	Debit	Credit	Balance
02 Jun	Transfer From MR DAMIAN CHUA Suite 204 June		1,100.00	\$73,433.69 CR
24 Jun	Direct Credit 301500 NORTHERN BEACHES NBC SUPER CAMILLA		699.04	\$74,132.73 CR
24 Jun	Direct Credit 301500 NORTHERN BEACHES NBC SUPER STEWART		3,601.64	\$77,734.37 CR
01 Jul	CREDIT INTEREST EARNED on this account to June 30, 2020 is \$435.80			
01 Jul	Transfer to other Bank NetBank NBPD Cleaning	372.83		\$77,361.54 CR
01 Jul	Transfer to other Bank NetBank Fisher Rd SP81193	2,195.94		\$75,165.60 CR
01 Jul	Credit Interest		9.17	\$75,174.77 CR
01 Jul	Direct Credit 175029 GORTER, DAVID SAM Sky Books		1,746.72	\$76,921.49 CR
03 Jul	Transfer From MR DAMIAN CHUA Suite 204 July		1,100.00	\$78,021.49 CR
24 Jul 2020	CLOSING BALANCE			\$78,021.49 CR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$54,409.11 CR		\$8,531.14		\$32,143.52		\$78,021.49 CR

Your Credit Interest Rate Summary

Date	Balance	Standard Credit Interest Rate (p.a.)
24 Jul	Less than \$10,000.00	0.00%
	\$10,000.00 and over	0.15%

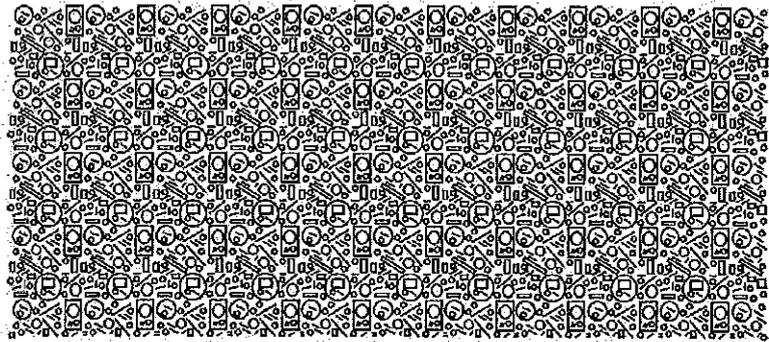
Note. Interest rates are effective as at the date shown but are subject to change.



760.1841.2.3 58R3 0303 SL R3.S141.D206.OV06.00.30

Account Number

06 2192 10346065



Date	Transaction	Debit	Credit	Balance
28 Feb	Direct Debit 011590 NORTHERN BEACHES 328923	320.00		\$61,015.38 CR
28 Feb	Direct Debit 011590 NORTHERN BEACHES 328922	320.00		\$60,695.38 CR
01 Mar	Credit Interest		30.66	\$60,726.04 CR
02 Mar	Direct Credit 175029 GORTER,DAVID SAM Sky Books		1,746.72	\$62,472.76 CR
04 Mar	Transfer From MR DAMIAN CHUA Suite 204 March		1,100.00	\$63,572.76 CR
01 Apr	Transfer to other Bank NetBank NBPD Cleaning	372.83		\$63,199.93 CR
01 Apr	Transfer to other Bank NetBank Fisher Rd SP81193	2,195.94		\$61,003.99 CR
01 Apr	Credit Interest		24.99	\$61,028.98 CR
01 Apr	Transfer From MR DAMIAN CHUA Suite 204 April 20		1,100.00	\$62,128.98 CR
01 Apr	Direct Credit 175029 GORTER,DAVID SAM Sky Books		1,746.72	\$63,875.70 CR
01 Apr	ASIC NetBank BPAY 17301 2291684884086 ASIC Annual Fees	54.00		\$63,821.70 CR
23 Apr	Direct Credit 301500 NORTHERN BEACHES NBC SUPER CAMILLA		475.00	\$64,296.70 CR
23 Apr	Direct Credit 301500 NORTHERN BEACHES NBC SUPER STEWART		3,720.84	\$68,017.54 CR
01 May	Credit Interest		8.01	\$68,025.55 CR
01 May	Direct Credit 175029 GORTER,DAVID SAM Sky Books		1,746.72	\$69,772.27 CR
01 May	Transfer From MR DAMIAN CHUA Suite 204 - May		1,100.00	\$70,872.27 CR
05 May	Direct Debit 167499 SYDNEY WATER 116000022494	14.30		\$70,857.97 CR
20 May	TAX OFFICE PAYMENTS NetBank BPAY 75556 795841049289160 BAS March Qtr 2020	1,633.00	✓	\$69,224.97 CR
28 May	Direct Credit 301500 NORTHERN BEACHES NBC SUPER CAMILLA		271.94	\$69,496.91 CR
28 May	Direct Credit 301500 NORTHERN BEACHES NBC SUPER STEWART		1,721.08	\$71,217.99 CR
01 Jun	Credit Interest		8.98	\$71,226.97 CR
01 Jun	Direct Credit 175029 GORTER,DAVID SAM Sky Books		1,746.72	\$72,973.69 CR
01 Jun	Direct Debit 011590 NORTHERN BEACHES 328922	320.00	✓	\$72,653.69 CR
01 Jun	Direct Debit 011590 NORTHERN BEACHES 328923	320.00	✓	\$72,333.69 CR

760.1840.1.3 ZZ265-0303SLR3.S141.D206.O.V06.00.30



Your Statement



003

THE TRUSTEE
 13 TASMAN ST
 DEE WHY NSW 2099

Statement 12 (Page 1 of 3)

Account Number 06 2192 10346065

Statement Period 25 Jan 2020 - 24 Jul 2020

Closing Balance \$78,021.49 CR

Enquiries 13 1998
 (24 hours a day, 7 days a week)

Balance

\$3,359.30 CR

\$3,387.76 CR

\$1,134.48 CR

\$9,813.56 CR

\$9,803.97 CR

\$9,903.97 CR

\$2,003.97 CR

\$2,241.47 CR

\$4,101.89 CR

\$3,729.06 CR

\$1,533.12 CR

\$1,562.39 CR

\$2,662.39 CR

\$4,409.11 CR

\$4,409.11 CR

ing balance

\$4,409.11 CR

Direct Investment Account

If this account has an attached overdraft limit or facility and we send you a statement every 4 or 6 months, we will update your statement preference to every 3 months as part of changes made to the new Banking Code of Practice from 1 July 2019.

Your SMSF Commonwealth Direct Investment Account specifically designed for your Self Managed Super Fund can grow your savings while you plan your next investment. Earn a competitive rate of interest on balances over \$10,000. You can enjoy instant access to your money through ATMs, NetBank, EFTPOS, telephone banking and bank branches.

Name: S & C MCGEADY PTY LIMITED AS TRUSTEES FO
 R MCGEADY FAMILY SUPER FUND

Note: Have you checked your statement today? It's easy to find out more information about each of your transactions by logging on to the CommBank App or NetBank. Should you have any questions on fees or see an error please contact us on the details above. Cheque proceeds are available when cleared.

The date of transactions shown here may be different on your other transaction lists (for example, the transaction list that appears on the CommBank app).

Date	Transaction	Debit	Credit	Balance
25 Jan	2020 OPENING BALANCE			\$54,409.11 CR
28 Jan	Direct Credit 301500 NORTHERN BEACHES NBC SUPER CAMILLA		237.50	\$54,646.61 CR
28 Jan	Direct Credit 301500 NORTHERN BEACHES NBC SUPER STEWART		1,955.42	\$56,602.03 CR
01 Feb	Credit Interest		30.16	\$56,632.19 CR
03 Feb	Direct Credit 175029 GORTER, DAVID SAM Sky Books		1,746.72	\$58,378.91 CR
03 Feb	Direct Debit 167499 SYDNEY WATER 117000018287	14.30		\$58,364.61 CR
03 Feb	Transfer From MR DAMIAN CHUA Suite 204 - Feb 2020		1,100.00	\$59,464.61 CR
04 Feb	Transfer From stivesjewellers oct nov dec		170.85	\$59,635.46 CR
13 Feb	TAX OFFICE PAYMENTS NetBank BPAY 75556 795841049289160 ATO BAS Dec Qtr	398.00		\$59,237.46 CR
27 Feb	Direct Credit 301500 NORTHERN BEACHES NBC SUPER CAMILLA		237.50	\$59,474.96 CR
27 Feb	Direct Credit 301500 NORTHERN BEACHES NBC SUPER STEWART		1,860.42	\$61,335.38 CR



Your Statement

Statement 11 (Page 1 of 3)

Account Number 06 2192 10346065

Statement Period 25 Jul 2019 - 24 Jan 2020

Closing Balance \$54,409.11 CR

Enquiries 13 1998
 (24 hours a day, 7 days a week)



003

THE TRUSTEE
 13 TASMAN ST
 DEE WHY NSW 2099

Direct Investment Account

If this account has an attached overdraft limit or facility and we send you a statement every 4 or 6 months, we will update your statement preference to every 3 months as part of changes made to the new Banking Code of Practice from 1 July 2019.

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Name: S & C MCGEADY PTY LIMITED AS TRUSTEES FO
 R MCGEADY FAMILY SUPER FUND

Note: Have you checked your statement today? It's easy to find out more information about each of your transactions by logging on to the CommBank App or NetBank. Should you have any questions on fees or see an error please contact us on the details above. Cheque proceeds are available when cleared.

Date	Transaction	Debit	Credit	Balance
25 Jul	2019 OPENING BALANCE			\$67,837.31 CR
30 Jul	TAX OFFICE PAYMENTS NetBank BPAY 75556 795841049289160 BAS June Qtr 2019	1,763.00		\$66,074.31 CR
31 Jul	Direct Debit 167499 SYDNEY WATER 115000002138	28.62		\$66,045.69 CR
01 Aug	Credit Interest		62.54	\$66,108.23 CR
01 Aug	Transfer to other Bank NetBank Repair Suite 203	825.00		\$65,283.23 CR
01 Aug	Direct Credit 175029 GORTER, DAVID SAM Sky Books		1,695.84	\$66,979.07 CR
02 Aug	Transfer From MR DAMIAN CHUA Suite 204 August		1,100.00	\$68,079.07 CR
27 Aug	Transfer to other Bank NetBank Repairs Suite 203	2,040.50		\$66,038.57 CR
27 Aug	Direct Credit 301500 NORTHERN BEACHES NBC SUPER CAMILLA		237.50	\$66,276.07 CR
27 Aug	Direct Credit 301500 NORTHERN BEACHES NBC SUPER STEWART		1,860.42	\$68,136.49 CR
01 Sep	Credit Interest		52.02	\$68,188.51 CR
24 Sep	NB COUNCIL - RATES NetBank BPAY 1735 3289239 Suite 204 Rates	320.18		\$67,868.33 CR
24 Sep	Transfer to other Bank NetBank SimonWratCarpentry	4,188.25		\$63,680.08 CR



7 35.1.2 ZZ258R3 0303 SL R3.S141.D024.O V06.00.28

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Date	Transaction	Debit	Credit	Balance
01 Jul	Transfer to other Bank NetBank Fisher Rd SP81193	✓ 2,195.94		\$62,953.13 CR
01 Jul	Credit Interest		✓ 69.59	\$63,022.72 CR
01 Jul	Direct Credit 175029 GORTER,DAVID SAM Sky Books Rent		✓ 1,695.84	\$64,718.56 CR
02 Jul	Direct Credit 141000 MR DAMIAN CHUA Suite 204 July		✓ 1,100.00	\$65,818.56 CR
23 Jul	Direct Credit 301500 NORTHERN BEACHES NBC SUPER CAMILLA		✓ 237.50	\$66,056.06 CR
23 Jul	Direct Credit 301500 NORTHERN BEACHES NBC SUPER STEWART		✓ 1,781.25	\$67,837.31 CR
24 Jul 2019	CLOSING BALANCE			\$67,837.31 CR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$37,713.34 CR		\$15,245.43		\$45,369.40		\$67,837.31 CR

Your Credit Interest Rate Summary

Date	Balance	Standard Credit Interest Rate (p.a.)
24 Jul	Less than \$10,000.00	0.00%
	\$10,000.00 and over	0.90%

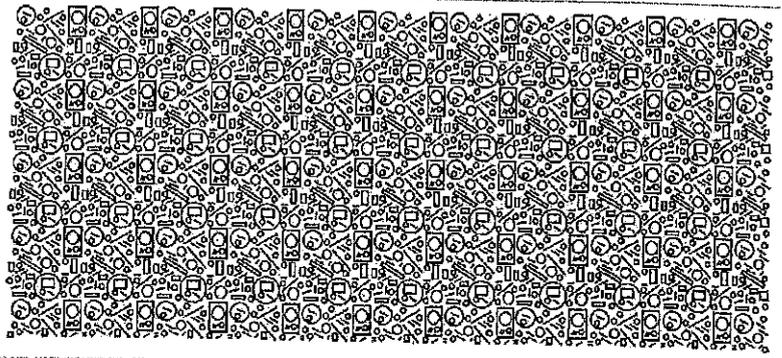
Note. Interest rates are effective as at the date shown but are subject to change.



742.2461.2.5 58R3 0303 SL R3 S141 D205 O V06.00.25

A-3/1

Account Number 06 2192 10346065



Date	Transaction	Debit	Credit	Balance
05 Mar	Direct Credit 012721 ATO ATO79584104928R064		14,852.00	\$54,196.05 CR
26 Mar	ASIC NetBank BPAY 17301 2291684884086 ASIC Annual Fee	53.00		\$54,143.05 CR
01 Apr	Credit Interest		66.45	\$54,209.50 CR
01 Apr	Transfer to other Bank NetBank Fisher Rd SP81193	1,996.31		\$52,213.19 CR
01 Apr	Transfer to other Bank NetBank NBPD Cleaning	372.83		\$51,840.36 CR
01 Apr	Direct Credit 175029 GORTER,DAVID SAM Sky Books Rent		1,695.84	\$53,536.20 CR
03 Apr	Direct Credit 141000 MR DAMIAN CHUA Suite 204		✓ 1,100.00	\$54,636.20 CR
23 Apr	TAX OFFICE PAYMENTS NetBank BPAY 75556 795841049289160 ATO BAS March 2019	✓ 2,293.00		\$52,343.20 CR
26 Apr	Direct Credit 301500 NORTHERN BEACHES NBC SUPER CAMILLA		✓ 475.00	\$52,818.20 CR
26 Apr	Direct Credit 301500 NORTHERN BEACHES NBC SUPER STEWART		✓ 3,562.50	\$56,380.70 CR
01 May	Credit Interest		✓ 67.35	\$56,448.05 CR
01 May	Direct Credit 175029 GORTER,DAVID SAM Sky Books Rent		✓ 1,695.84	\$58,143.89 CR
02 May	Direct Credit 141000 MR DAMIAN CHUA Suite 204		✓ 1,100.00	\$59,243.89 CR
14 May	NB COUNCIL -RATES NetBank BPAY 1735 3289221 Council Rates	✓ 630.46		\$58,613.43 CR
30 May	Direct Credit 301500 NORTHERN BEACHES NBC SUPER CAMILLA		✓ 237.50	\$58,850.93 CR
30 May	Direct Credit 301500 NORTHERN BEACHES NBC SUPER STEWART		✓ 1,781.25	\$60,632.18 CR
01 Jun	Credit Interest		✓ 75.13	\$60,707.31 CR
03 Jun	Direct Credit 175029 GORTER,DAVID SAM Sky Books Rent		✓ 1,695.84	\$62,403.15 CR
03 Jun	Direct Credit 141000 MR DAMIAN CHUA Rent for Suite 204		✓ 1,100.00	\$63,503.15 CR
25 Jun	Direct Credit 301500 NORTHERN BEACHES NBC SUPER CAMILLA		✓ 237.50	\$63,740.65 CR
25 Jun	Direct Credit 301500 NORTHERN BEACHES NBC SUPER STEWART		✓ 1,781.25	\$65,521.90 CR
01 Jul	CREDIT INTEREST EARNED on this account to June 30, 2019 is \$1,956.77			
01 Jul	Transfer to other Bank NetBank NBPD Cleaning	✓ 372.83		\$65,149.07 CR

742.2460.1.3.ZZ2 0303.SL.F3.S1.41.D205.O.V06.00.25

Payables Reconciliation [Detail]

As of 30/06/2020

ABN: 79 584 104 928

ID No.	Date	Total Due	0 - 30	31 - 60	61 - 90	90+
Northern Beaches Property Developments Pty Ltd						
*None						
00000066	1/01/2020	\$372.83	\$0.00	\$0.00	\$0.00	\$372.83
	Total:	\$372.83	\$0.00	\$0.00	\$0.00	\$372.83
Owners of Strata Plan 81193						
*None						
00000067	1/01/2020	\$2,195.94	\$0.00	\$0.00	\$0.00	\$2,195.94
	Total:	\$2,195.94	\$0.00	\$0.00	\$0.00	\$2,195.94
	Grand Total:	\$2,568.77	\$0.00	\$0.00	\$0.00	\$2,568.77
	Ageing Percent:		0.0%	0.0%	0.0%	100.0%
	Payables Account:	\$2,568.77				
	Out of Balance Amount:	\$0.00				

McGeady Family Super Fund

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Transactions: Bond from Tenant - McGeady Family Super Fund

Date Range: 01/07/2018 to 30/06/2019

Bond from Tenant

	Date	Narrative	Debit	Credit	Balance	Quantity
Bond from Tenant						
	01/07/2018	Opening Balance	\$	3,083.34	\$ 3,083.34 Cr	
	21/02/2019	Bond Suite 204	\$	2,200.00	\$ 5,283.34 Cr	
Total Bond from Tenant		\$	0.00	\$ 5,283.34	\$ 5,283.34 Cr	
Total Bond from Tenant		\$	0.00	\$ 5,283.34	\$ 5,283.34 Cr	



Australian Government
Australian Taxation Office

Agent ARMSTRONG ADVISORY PTY
LIMITED
Client THE TRUSTEE FOR MCGEADY
SUPER FUND
ABN 79 584 104 928

Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 001 – THE TRUSTEE FOR MCGEADY SUPER FUND	Apr 2020 – Jun 2020	44115902274	Cash

Receipt ID 7296368185
Date lodged 25 August 2020
Payment due date 25 August 2020

Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
Goods and services tax (GST)			
1A Owed to ATO		\$776.00	
1B Owed by ATO			\$233.00
G1 Total sales	\$8,540.00		
Does this include GST?	Yes		
PAYG income tax instalment			
5A Owed to ATO		\$1,057.00	
5B Owed by ATO			\$0.00
T7 Instalment amount – Based on the notional tax \$ 4,028.55 from the 2018 assessment.	\$1,057.00		
T8 Estimated tax for year	\$0.00		
T9 Varied amount payable for quarter	\$0.00		
T4 Reason for variation			

Amount owing to ATO

\$1,600.00

BPAY®