

## Statement / Tax Invoice to Owner

John Yew Hong Teh and Margaret Ann Teh  
 ATF J&M Superannuation Fund  
 4 Seahaven Court  
 CLEVELAND QLD 4163

Statement date: 31/03/2021  
 Statement no.: 8  
 Prepared for: John Yew Hong Teh  
 and Margaret Ann Teh  
 ATF J&M  
 Superannuation Fund  
 Property manager: Karly Thomas

Opening Balance	Total Credits	Total Debits	Uncleared Deposits <sup>(1)</sup>	Funds Withheld <sup>(2)+(3)</sup>	Payment to You
\$17.68	\$11,088.00	\$1,723.95	\$0.00	\$0.00	\$9,381.73

### Rental Income (All figures are GST inclusive)

Property	Tenant	Rent	Paid \$	From	To <sup>(4)</sup>	Carried <sup>(5)</sup>
1/317 River Street, Ballina	Northern NSW Local Health District	\$5544.00 per month	11,088.00	01/03/21	30/04/21	\$0.00

### Income and Expenses Summary for 1/317 River Street (All figures are GST inclusive)

Description	Paid By / Paid To	Dr	GST	Cr	GST
Rent - 01/03/21 - 31/03/21	John Yew Hong Teh and Margaret Ann Teh ATF J&M Superannuation Fund			5,544.00	504.00
Rent - 01/04/21 - 30/04/21	John Yew Hong Teh and Margaret Ann Teh ATF J&M Superannuation Fund			5,544.00	504.00
Management fees	McGrath Ballina/Byron Bay	554.40	50.40		
Admin Fee	McGrath Ballina/Byron Bay	3.30	0.30		
Council Rates and Taxes	Ballina Shire Council	567.25	0.00		
Strata Management Services - A/C insurance excess	Strata North	500.00	45.45		
Carpet Cleaning - Carpet dry from water leak	Dee Jays Professional Carpet Cleaning	99.00	9.00		
		\$1,723.95	\$105.15	\$11,088.00	\$1,008.00

### Payments to You

Date	Property	Details	Amount
22/03/2021	1/317 River Street	BSB: 182-512 A/c No.: XXXXX0284 A/c Name: XXXXXXXXXXXXXXXXXXXXFund	4217.23
31/03/2021	1/317 River Street	BSB: 182-512 A/c No.: XXXXX0284 A/c Name: XXXXXXXXXXXXXXXXXXXXFund	5164.50
			<b>\$9,381.73</b>