

## 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:** 30/11/2020  
**Statement no.:** 4  
**Prepared for:** John Yew Hong Teh  
and Margaret Ann Teh  
ATF J&M  
Superannuation Fu  
**Property manager:** Karly Thomas

Opening Balance		Total Credits		Total Debits		Uncleared Deposits <sup>(1)</sup>		Funds Withheld <sup>(2)+(3)</sup>		Payment to You
\$0.00	+	\$6,067.25	-	\$2,875.86	-	\$0.00	-	\$0.00	=	\$3,191.39

### 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	\$5500.00 per month	5,500.00	01/12/20	31/12/20	\$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 - 01/12/20 - 31/12/20	John Yew Hong Teh and Margaret Ann Teh ATF J&M Superannuation Fu			5,500.00	500.00
Management fees	McGrath Ballina/Byron Bay	277.87	25.26		
Council Rates and Taxes	Ballina Shire Council	567.25	0.00		
Council Rates and Taxes - 30/06/20 - 30/09/20	Northern NSW Local Health District			515.00	
Water Usage - 30/06/20 - 30/09/20	Northern NSW Local Health District			52.25	
Strata Management Services - Quarterly Levy	Deft Payment Systems	2,030.74	0.00		
		\$2,875.86	\$25.26	\$6,067.25	\$500.00

### Payments to You

Date	Property	Details	Amount
30/11/2020	1/317 River Street	BSB: 182-512 A/c No.: XXXXX0284 A/c Name: XXXXXXXXXXXXXXXXXXXXFund	3191.39
			\$3,191.39

### Notes:

- (1) Funds that have not yet been cleared by the bank.
- (2) Funds withheld by request.
- (3) Funds withheld for unpaid invoices.
- (4) Full rental period paid to date.
- (5) Partial rent paid by the tenant carried forward into the next rent period.

### \*\*\* NOTE \*\*\*

Please be advised due to our Christmas office closure period, our End of Month payments for December will be processed on Monday 4th January 2021.  
Our office will be closed from 5pm 23rd December 2020 and re-open at 8.30am on the 4th January 2021.