

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: 28/02/2021
Statement no.: 7
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 ⁽¹⁾		Funds Withheld ⁽²⁾⁺⁽³⁾		Payment to You
\$0.00	+	\$567.25	-	\$549.57	-	\$0.00	-	\$17.68	=	\$0.00

Rental Income (All figures are GST inclusive)

Property	Tenant	Rent	Paid \$	From	To ⁽⁴⁾	Carried ⁽⁵⁾
1/317 River Street, Ballina	Northern NSW Local Health District	\$5544.00 per month	0.00		28/02/21	\$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
Management fees	McGrath Ballina/Byron Bay	2.87	0.26		
Admin Fee	McGrath Ballina/Byron Bay	3.30	0.30		
Council Rates and Taxes - 30/09/20 - 31/12/20	Northern NSW Local Health District			515.00	
Water Usage - 30/09/20 - 31/12/20	Northern NSW Local Health District			52.25	
Plumbing - Fix broken toilet	Half tide Plumbing and roofing	181.50	0.00		
Building & Structural Maintenance - Lift Repairs	Liftonic	361.90	0.00		
		\$549.57	\$0.56	\$567.25	\$0.00

Unpaid Invoices for 1/317 River Street

Description	Supplier	Ref.	Date Due	Amount
Council Rates and Taxes	Ballina Shire Council		22/02/2021	567.25
				\$567.25

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.