

## 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:** 31/05/2021  
**Statement no.:** 10  
**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					
\$0.00	+	\$6,111.25	-	\$1,225.72	-	\$0.00	-	\$561.08	=	\$4,324.45

### 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	5,544.00	01/05/21	31/05/21	\$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 - 01/05/21 - 31/05/21	John Yew Hong Teh and Margaret Ann Teh ATF J&M Superannuation Fund			5,544.00	504.00
Management fees	McGrath Ballina/Byron Bay	280.07	25.46		
Admin Fee	McGrath Ballina/Byron Bay	3.30	0.30		
Council Rates	Northern NSW Local Health District			515.00	
Water Usage	Northern NSW Local Health District			52.25	
Carpet Cleaning - Dry out carpet	Dee Jays Professional Carpet Cleaning	297.00	27.00		
Council Rates and Taxes - Rates and Water	Ballina Shire Council	567.25	0.00		
Building & Structural Maintenance - Check ceiling from leak	Kiran Ward - K Construction	78.10	7.10		
		<b>\$1,225.72</b>	<b>\$59.86</b>	<b>\$6,111.25</b>	<b>\$504.00</b>

### Unpaid Invoices for 1/317 River Street

Description	Supplier	Ref.	Date Due	Amount
Strata Management Services - 1/6 levy	Strata North - Levy payments		11/05/2021	2018.75
Carpet Cleaning - Dry carpet	Chem-Dry Far North Coast	6309	13/05/2021	730.00
				\$2,748.75

### Payments to You

Date	Property	Details	Amount
10/05/2021	1/317 River Street	BSB: 182-512 A/c No.: XXXXX0284 A/c Name: XXXXXXXXXXXXXXXXXXXXFund	4324.45
			\$4,324.45