

Financial Statement

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

Statement from: 1 Jul 20
Statement to: 30 Jun 21

Prepared for: John Yew Hong Teh
 and Margaret Ann
 Teh ATF J&M
 Superannuation Fund
Property manager: Karly Thomas

1/317 River Street, Ballina

Description	Dr	Cr	GST
Income			
Rental Income		\$66,396.00	\$6,036.00
Tenant Pay Outgoing		\$566.18	
Water Usage		\$156.75	
		\$67,118.93	\$6,036.00
Expenses			
Building & Structural Maintenance	\$440.00		\$7.10
Carpet Cleaning	\$1,626.00		\$147.81
Council Rates	-\$515.00		
Council Rates and Taxes	\$2,267.93	\$1,030.00	
Insurance	\$662.76		\$60.25
Plumbing	\$379.50		\$18.00
Strata Management Services	\$6,568.24		\$45.45
	\$11,429.43	\$1,030.00	\$278.61
Service Fees			
Admin Fee	\$23.10		\$2.10
Management Fee	\$3,328.41		\$302.58
	\$3,351.51		\$304.68
	\$14,780.94	\$68,148.93	\$6,619.29

McGrath

McGrath Ballina/Byron Bay

176 River Street

Ballina NSW 2478

Phone: 02 6618 3399

Fax: 02 6618 3388

Riverwalk Realty Pty Ltd Atf Riverwalk
Realty Unit

ABN: 83 672 598 067

fomballina@mcgrath.com.au

www.mcgrath.com.au

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

Period from : 01/06/2021

to : 30/06/2021

GST STATEMENT

TAX INVOICE

1/317 River Street, Ballina

INCOME

Description	Amount	GST Inc Amt	GST Amt
Rent	10,080.00	11,088.00	1,008.00
TOTAL RECEIVED	\$10,080.00	\$11,088.00	\$1,008.00

EXPENSE

Description	Amount	GST Inc Amt	GST Amt
Professional Fees			
Management Fee	504.00	554.40	50.40
Outgoings			
Plumbing	180.00	198.00	18.00
Strata Management Services	2,018.75	2,018.75	0.00
Carpet Cleaning	663.64	730.00	66.36
TOTAL PAID	\$3,366.39	\$3,501.15	\$134.76

	Amount	GST Inc Amt	GST Amt
NET FOR PERIOD	\$6,713.61	\$7,586.85	\$873.24
		Tax Liability	\$873.24



Riverwalk Realty Pty Ltd Aff Riverwalk
Realty Unit
ABN 83 672 598 067
McGrath Ballina/Byron Bay
176 River Street
Ballina NSW 2478
Phone: 02 6618 3399
Fax: 02 6618 3388
fomballina@mcgrath.com.au
www.mcgrath.com.au

Remittance Advice to Owner

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

For period from: 01/06/2021
To: 14/06/2021
Prepared for: John Yew Hong Teh and
Margaret Ann Teh ATF
J&M Superannuation
Fund
Property manager: Karly Thomas
Processed: 15/06/2021

Payments to You

Date	Property	Details	Amount
14/06/2021	1/317 River Street, Ballina	BSB: 182-512 A/c No.: XXXXX0284 A/c Name: XXXXXXXXXXXXXXXXXXXXFund	8147.93
Total deposited			\$8,147.93

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: 30/06/2021
 Statement no.: 11
 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					
\$561.08	+	\$11,088.00	-	\$3,501.15	-	\$0.00	-	\$0.00	=	\$8,147.93

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	11,088.00	01/06/21	31/07/21	\$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 - 01/06/21 - 30/06/21	John Yew Hong Teh and Margaret Ann Teh ATF J&M Superannuation Fund			5,544.00	504.00
Rent - 01/07/21 - 31/07/21	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		
Carpet Cleaning - Dry carpet	Chem-Dry Far North Coast	730.00	66.36		
Strata Management Services - 1/6 levy	Strata North - Levy payments	2,018.75	0.00		
Plumbing - Toilet Cistern	Half tide Plumbing and roofing	198.00	18.00		
		\$3,501.15	\$134.76	\$11,088.00	\$1,008.00

Unpaid Invoices for 1/317 River Street

Description	Supplier	Ref.	Date Due	Amount
Admin Fee	McGrath Ballina/Byron Bay		24/06/2021	3.30
				\$3.30

Payments to You

Date	Property	Details	Amount
14/06/2021	1/317 River Street	BSB: 182-512 A/c No.: XXXXX0284 A/c Name: XXXXXXXXXXXXXXXXXXXXFund	8147.93
			\$8,147.93

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.

Statement of Financial Position

Assets	Liabilities	Equity
Current Assets	Current Liabilities	Equity
Accounts Receivable	Accounts Payable	Common Stock
Prepaid Expenses	Accrued Expenses	Retained Earnings
Property, Plant, and Equipment	Long-Term Debt	
Intangible Assets		
Other Assets		

Statement of Income

Revenue	Expenses	Net Income
Sales Revenue	Cost of Goods Sold	Gross Profit
Other Revenue	Operating Expenses	Operating Income
	Interest Expense	Income Before Tax
	Income Tax Expense	Net Income

Statement of Cash Flows

Operating Activities	Investing Activities	Financing Activities
Net Change in Working Capital	Capital Expenditures	Issuance of Common Stock
Change in Accounts Receivable	Acquisition of Intangible Assets	Payment of Dividends
Change in Accounts Payable	Proceeds from Sale of Property, Plant, and Equipment	Payment of Long-Term Debt
Change in Prepaid Expenses	Proceeds from Sale of Intangible Assets	
Change in Other Assets		



TAX INVOICE

McGrath Real Estate
4/140 Jonson
BYRON BAY NSW 2481
AUSTRALIA

Invoice Date
17 Feb 2021

Invoice Number
6309

Reference
1/317 River Street, Ballina
NSW 2478

ABN
96 692 478 901

Chem-Dry Far North Coast
PO Box 200
LENNOX HEAD
NSW 2478
0408 232 066
carpets@cdnr.com.au
www.cdnr.com.au
www.northcoastrugclean.co
m.au

Description	Quantity	Unit Price	GST	Amount AUD
PER UNIT PER DAY 2 x 1200 Dri Eaz Dehum x 2days.	4.00	72.73	10%	290.91
PER UNIT PER DAY - 3 x Sharar Pro Air mover x 2 days	6.00	40.91	10%	245.45
Non-toxic hospital grade sanitiser	1.00	27.27	10%	27.27
PER TECH PER HOUR - 1 tech x 2 hours over 2 visits	2.00	50.00	10%	100.00
			Subtotal	663.63
			TOTAL GST 10%	66.37
			TOTAL AUD	730.00

Due Date: 17 Feb 2021

Payment is due on the day of the job by cash, cheque, eftpos or credit card.

EFT and Accounts are by pre arrangement only.

PLEASE NOTE OUR NEW ACCOUNT DETAILS - PLEASE AMEND YOUR RECORDS

Account Name - JR and TP Peacock Pty Ltd
BSB: - 637000
A/C: - 720805820





72 Amber Dr
 Lennox Head, NSW, 2478
 0432 556 949
 Josh Molyneux and Chris Toms
 Licence Number : 211773C
 ABN: 24782355670

Invoice

Invoice No: 67
Date: 02/06/2021
Terms: NET 14
Due Date: 16/06/2021

Bill To: John Yew Hong Teh And Margaret
 Ann Teh ATF J&M Superannuation
 karlythomas@mcgrath.com.au
 317 River St
 Ballina, NSW, 2478

Description	Quantity	Rate	Amount
Repair toilet cistern Install repair kit into inlet valve of toilet cistern. Function test to confirm functioning correctly	1	\$180.00	\$180.00
Payment Instructions			
Payment method : Deposit funds to ANZ at Half Tide Plumbing and Roofing BSB : 012 528 ACC Number : 152069736			
	Subtotal		\$180.00
	GST 10%		\$18.00
	Total		\$198.00
	Paid		\$0.00
Balance Due			\$198.00

SCANNED

Sent to Esni

Notice of Levies Due in June 2021

Strata North

Issued 16/04/2021 on behalf of:

The Owners - Strata Plan 79368
ABN 15581311626
317 River Street
Ballina NSW 2478

John Yew Hong Teh and Margaret Ann Teh as
c/- McGrath Ballina/Byron Bay
PO Box 910
BALLINA NSW 2478

for Lot 1 Unit 1
John Yew Hong Teh and Margaret Ann Teh as
trustees for J & M Teh Superannuation Fund

Table with columns: Due date, Details, Admin Fund, Cap Wrks Fnd, Total. Row 1: 01/06/2021, Quarterly Admin/Capital Works Levy, 1,643.75, 375.00, 2,018.75. Row 2: Total levies due in month, 1,643.75, 375.00, 2,018.75.

Summary table: Total of this levy notice 2,018.75; Levies in arrears 0.00; Interest on levies in arrears 0.00; Outstanding owner invoices 0.00; Subtotal of amount due 2,018.75; Prepaid 0.00; Total amount due \$2,018.75; Payment due 01/06/2021.

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 10%. Cheques should be made payable to 'The Owners - Strata Plan 79368'

NOTE: The Payment Due Date noted on this levy notice is for the next levy amount only. Debt recovery action to recover levies in arrears, interest on levies in arrears and outstanding owner invoices has or may be commenced and are due and payable IMMEDIATELY.



*Registration is required for payments from cheque or savings accounts. Please complete a registration form available at www.deft.com.au or call 1800 672 162. You do not need to re-register for the internet service if already registered for phone payment. Registration is not required for credit card payments.

McGrath Ballina/Byron Bay
Strata Plan 79368
Lot 1 Unit 1



*442 208743203 62703385961



Billers code 96503

Contact your participating financial institution to make a BPAY payment from your cheque or savings account. Enter the biller code and your DEFT reference number. To use the QR code, use the reader within your mobile banking app. More info: www.bpay.com.au



Pay over the internet by DEFT Online from your *pre-registered bank account at www.deft.com.au



Pay by DEFT Phonepay from your *pre-registered bank account. Call 1300 301 090 or International +612 8232 7395



Credit card payments can be made over the internet. Log onto www.deft.com.au or call 1300 301 090 and follow the instructions. A surcharge will be applicable if you use this option.



Pay by mailing this payment slip with your cheque to:

DEFT Payment Systems
GPO Box 4690, Sydney NSW 2001



Pay in person at any post office by cash, cheque or Eftpos. Payments made at Australia Post will incur a \$2.75 DEFT processing fee.

SMS Byron Bay/Ballina Pty Ltd T/A Str

DEFT Reference Number

208743203 62703385961

Amount Due

\$2,018.75

Due Date

01/06/2021

Amount Paid

\$

+208743203 62703385961<

000201875<2+

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 ⁽¹⁾	Funds Withheld ⁽²⁾⁺⁽³⁾	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 ⁽⁴⁾	Carried ⁽⁵⁾
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		
		\$1,225.72	\$59.86	\$6,111.25	\$504.00

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	Chern-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

McGraw

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.

Account	Balance	Debit	Credit	Balance
1000	1000.00			1000.00
1001	1000.00			1000.00
1002	1000.00			1000.00
1003	1000.00			1000.00
1004	1000.00			1000.00
1005	1000.00			1000.00
1006	1000.00			1000.00
1007	1000.00			1000.00
1008	1000.00			1000.00
1009	1000.00			1000.00
1010	1000.00			1000.00
1011	1000.00			1000.00
1012	1000.00			1000.00
1013	1000.00			1000.00
1014	1000.00			1000.00
1015	1000.00			1000.00
1016	1000.00			1000.00
1017	1000.00			1000.00
1018	1000.00			1000.00
1019	1000.00			1000.00
1020	1000.00			1000.00
1021	1000.00			1000.00
1022	1000.00			1000.00
1023	1000.00			1000.00
1024	1000.00			1000.00
1025	1000.00			1000.00
1026	1000.00			1000.00
1027	1000.00			1000.00
1028	1000.00			1000.00
1029	1000.00			1000.00
1030	1000.00			1000.00
1031	1000.00			1000.00
1032	1000.00			1000.00
1033	1000.00			1000.00
1034	1000.00			1000.00
1035	1000.00			1000.00
1036	1000.00			1000.00
1037	1000.00			1000.00
1038	1000.00			1000.00
1039	1000.00			1000.00
1040	1000.00			1000.00
1041	1000.00			1000.00
1042	1000.00			1000.00
1043	1000.00			1000.00
1044	1000.00			1000.00
1045	1000.00			1000.00
1046	1000.00			1000.00
1047	1000.00			1000.00
1048	1000.00			1000.00
1049	1000.00			1000.00
1050	1000.00			1000.00
1051	1000.00			1000.00
1052	1000.00			1000.00
1053	1000.00			1000.00
1054	1000.00			1000.00
1055	1000.00			1000.00
1056	1000.00			1000.00
1057	1000.00			1000.00
1058	1000.00			1000.00
1059	1000.00			1000.00
1060	1000.00			1000.00
1061	1000.00			1000.00
1062	1000.00			1000.00
1063	1000.00			1000.00
1064	1000.00			1000.00
1065	1000.00			1000.00
1066	1000.00			1000.00
1067	1000.00			1000.00
1068	1000.00			1000.00
1069	1000.00			1000.00
1070	1000.00			1000.00
1071	1000.00			1000.00
1072	1000.00			1000.00
1073	1000.00			1000.00
1074	1000.00			1000.00
1075	1000.00			1000.00
1076	1000.00			1000.00
1077	1000.00			1000.00
1078	1000.00			1000.00
1079	1000.00			1000.00
1080	1000.00			1000.00
1081	1000.00			1000.00
1082	1000.00			1000.00
1083	1000.00			1000.00
1084	1000.00			1000.00
1085	1000.00			1000.00
1086	1000.00			1000.00
1087	1000.00			1000.00
1088	1000.00			1000.00
1089	1000.00			1000.00
1090	1000.00			1000.00
1091	1000.00			1000.00
1092	1000.00			1000.00
1093	1000.00			1000.00
1094	1000.00			1000.00
1095	1000.00			1000.00
1096	1000.00			1000.00
1097	1000.00			1000.00
1098	1000.00			1000.00
1099	1000.00			1000.00
1100	1000.00			1000.00

rates & charges

4th Instalment Notice

2020/2021

payments 1300 276 468
 40 cherry street, po box 450, ballina nsw 2478
 general enquiries 1300 864 444
 rating team 02 6686 1299
 rates@ballina.nsw.gov.au abn 53 929 887 369
 waterbilling@ballina.nsw.gov.au
 ballina.nsw.gov.au



018

Mr J Y & Mrs M A Teh
 C/- McGrath Ballina
 PO Box 910
 BALLINA NSW 2478

assessment number	174215
issue date	23/04/2021
due date	31/05/2021
instalment amount due	\$567.25

details	area
1/317 River Street BALLINA NSW 2478 Lot 1 SP 79368	265.0000 Square Metres

messages

Due to Covid-19 Council resolved 0% interest charged between 01/04/20 to 30/06/2021.

Please deduct payments since 15/04/2021

billing details

Rates and Charges Instalment	\$515.00
Water Based Charges Total - PTO	\$52.25



4078970-RunE-ASA001-006624

see over for further information

your payment options

Call 1300 276 468 to make payments using Visa, Mastercard only.
*Service fee applies

Any Post Office throughout Australia. Cash, cheque and EFTPOS only.

Bill Code: 20404
Ref: 174215

Telephone & Internet Banking – BPAY
 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au



Bill Code: 20404
Reference No: 174215



name: Mr J Y & Mrs M A Teh

www.ballina.nsw.gov.au
 Make payments online using Visa, Mastercard only.
*Service fee applies

Detach slip at the perforation and post your cheque payable to Ballina Shire Council to the PO Box above, or pay at our Customer Service Centre.

An authority form is available by phoning 1300 864 444, or by visiting www.ballina.nsw.gov.au

assessment: 174215
 total amount: \$567.25

*credit card payments will incur a surcharge of approximately 0.5%. BPAY credit card payments are surcharge free

If paying by mail please tick if receipt is required

water based charges details

assessment number

174215

issue date

23/04/2021

property details

1/317 River Street BALLINA NSW 2478
Lot 1 SP 79368

meter reading details

Meter No.	YTD Previous Consumption	Previous Reading Date	Previous Reading	Current Reading Date	Current Reading	Days	Consumption	Average Daily Consumption (KL)
STRATA3124	0	31/12/2020	0	31/03/2021	0	90	0	0.000
SUB TOTAL							0	

water meter consumption charges

Meter Number	Step 1 Consumption	Step 1 rate	Step 1 charge	Step 2 Consumption	Step 2 rate	Step 2 charge	Total
STRATA3124	0	2.3500	\$0.00	0	3.5300	\$0.00	\$0.00
SUB TOTAL							

other water billing based charges

Description	Factor (%)	Units	Rate	Amount
Water Access Non Residential	0.0000	1	0.0000	\$52.25
SUB TOTAL				\$52.25

Total water billing based charges \$52.25

This amount is included on the front page of your rates & charges notice

water consumption trends

Your average daily water consumption in kilolitres (all water meters)



Target consumption = 160 litres per person per day
1 kilolitre (KL) of water = 1,000 litres

messages

If you are an eligible pensioner, your maximum pensioner concession for water charges is included in the concession total printed on your rates & charges notice.

Of all the water you use in your home, on average:

- 10% is used in the kitchen
- 20% is used in the laundry
- 40% is used in bathroom

In order to reduce the amount of water used in your home please remember:

- Choose water efficient appliances. More stars = more savings
- Water your garden before 10am and after 3pm
- Use the half flush on your toilet
- Install a water saving shower head
- Fit a trigger nozzle on your hand-held hose
- Check what water saving rebates are available at ballinawater.com.au



INVOICE

TAX INVOICE

K Construct
License 315171C
Fully licensed/ Insured
Bangalow NSW 2479
Australia
ABN: 36231025481

Kirran
0490123901
kirranward@gmail.com



BILL TO

1/317 River Street, Ballina NSW 2478

John Yew Hong Teh and Margaret Ann Teh ATF
J&M Superannuation Fu

Invoice No.: **396**
Issue date: **8/4/2021**
Due date: **15/4/2021**
Payment method: **Transfer**
Order No.: **18254**

DESCRIPTION	QTY.	UNIT PRICE (\$)	GST (\$)	AMOUNT (\$)
Water damage Inspection Inspect front right hand room to find water constantly dripping next to column and affecting the integrity of gyprock and paint and possibly structural members Not affecting insulation at this time and is dry / but obvious water stains from previous water issues / Tenent stated. Roof inspection required and I would also like to open the ceiling where the water is constantly dripping to find where exactly water entry point is.	1	71.00	7.10	78.10
<i>This is a Payment Claim made pursuant to the Building and Construction Industry Security of Payment Act NSW</i>	SUBTOTAL:			\$71.00
	GST 10% from 71.00			\$7.10
	TOTAL (AUD):			\$78.10
	TOTAL DUE (AUD)			\$78.10

PAYMENT DETAILS:

Account holder: Kirran T Ward Bank: ING BSB: 923100 Account No.: 300498492



Attachment #1



Attachment #2

PAYMENT DETAILS:

Account holder: **Kirran T Ward** Bank: **ING** BSB: **923100** Account No.: **300498492**



Attachment #3



PAYMENT DETAILS:

Account holder: **Kirran T Ward** Bank: **ING** BSB: **923100** Account No.: **300498492**

Riverwalk Realty Pty Ltd Atf Riverwalk
Realty Unit

ABN: 83 672 598 067

fomballina@mcgrath.com.au

www.mcgrath.com.au

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

Period from : 30/04/2021

to : 31/05/2021

GST STATEMENT

TAX INVOICE

1/317 River Street, Ballina

INCOME

Description	Amount	GST Inc Amt	GST Amt
Rent	5,040.00	5,544.00	504.00
Water Usage	52.25	52.25	0.00
TOTAL RECEIVED	\$5,092.25	\$5,596.25	\$504.00

EXPENSE

Description	Amount	GST Inc Amt	GST Amt
Professional Fees			
Admin Fee	3.00	3.30	0.30
Management Fee	254.61	280.07	25.46
Outgoings			
Council Rates and Taxes	567.25	567.25	0.00
Carpet Cleaning	270.00	297.00	27.00
Building & Structural Maintenance	71.00	78.10	7.10
TOTAL PAID	\$1,165.86	\$1,225.72	\$59.86

	Amount	GST Inc Amt	GST Amt
NET FOR PERIOD	\$3,926.39	\$4,370.53	\$444.14
		Tax Liability	\$444.14

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: 29/04/2021
 Statement no.: 9
 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	\$0.00	\$0.00	\$0.00	\$0.00	\$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		30/04/21	\$0.00

Income and Expenses Summary for (All figures are GST inclusive)

Description	Paid By / Paid To	Dr	GST	Cr	GST

Unpaid Invoices for 1/317 River Street

Description	Supplier	Ref.	Date Due	Amount
Building & Structural Maintenance - Check ceiling from leak	Kiran Ward - K Construction	386	09/04/2021	78.10
Carpet Cleaning - Dry out carpet	Dee Jays Professional Carpet Cleaning	23952	14/04/2021	297.00
Council Rates and Taxes - Rates and Water	Ballina Shire Council		20/05/2021	567.25
				\$942.35

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.



Riverwalk Realty Pty Ltd Atf Riverwalk
Realty Unit
ABN 83 672 598 067
McGrath Ballina/Byron Bay
176 River Street
Ballina NSW 2478
Phone: 02 6618 3399
Fax: 02 6618 3388
fomballina@mcgrath.com.au
www.mcgrath.com.au

Remittance Advice to Owner

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

For period from: 30/04/2021
To: 14/05/2021
Prepared for: John Yew Hong Teh and
Margaret Ann Teh ATF
J&M Superannuation
Fund
Property manager: Karly Thomas
Processed: 17/05/2021

Payments to You

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

