

# McGrath

Riverwalk Realty Pty Ltd Atf Riverwalk Realty Unit  
 ABN 83 672 598 067  
 McGrath Ballina/Byron Bay  
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 Ballina NSW 2478  
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## 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: 29/01/2021  
 Statement no.: 6  
 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	\$5,676.00	\$2,305.85	\$0.00	\$0.00	\$3,370.15

### 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	5,676.00	01/02/21	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		Cr	
		GST		GST	
Rent - 01/02/21 - 28/02/21	John Yew Hong Teh and Margaret Ann Teh ATF J&M Superannuation Fund			5,544.00	504.00
Rent	John Yew Hong Teh and Margaret Ann Teh ATF J&M Superannuation Fund			132.00	12.00
Management fees	McGrath Ballina/Byron Bay	283.80	25.80		
Admin Fee	McGrath Ballina/Byron Bay	3.30	0.30		
Strata Management Services - 1/3 Levy	Strata North - Levy payments	2,018.75	0.00		
		\$2,305.85	\$26.10	\$5,676.00	\$516.00

### Payments to You

Date	Property	Details	Amount
29/01/2021	1/317 River Street	BSB: 182-512 A/c No.: XXXXX0284 A/c Name: XXXXXXXXXXXXXXXXXXXXXFund	3370.15

Notes: \$3,370.15

- (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.