



Eldsure Pty Ltd Aff Riverwalk Realty  
 (Coolangatta) Unit Trust  
 ABN 58 208 926 884  
 McGrath Tweed Heads  
 35 Wharf Street,  
 Tweed Heads NSW 2485  
 Phone: 07 5506 8900  
 Fax: 07 5506 8988  
 fontweed@mcgrath.com.au  
 www.mcgrath.com.au

**Statement / Tax Invoice to Owner**

A McGuinness & M McGuinness  
 P O Box 1805  
 KINGSCLIFF NSW 2487

**Statement date:** 31/07/2019  
**Statement no.:** 25  
**Prepared for:** Alan & Margaret McGuinness  
**Property manager:** Liam Arnold

Opening Balance	Total Credits	Total Debits	Uncleared Deposits <sup>(1)</sup>	Funds Withheld <sup>(2)+(3)</sup>	Payment to You
\$0.00	\$1,840.00	\$294.94	\$0.00	\$0.00	\$1,545.06

**Rental Income (All figures are GST inclusive)**

Property	Tenant	Rent	Paid \$	From	To <sup>(4)</sup>	Carried <sup>(5)</sup>
21 Florence Street	Carley Veal & Keane Fritz	\$460.00 per week	1,840.00	09/07/19	05/08/19	\$0.00

**Income and Expenses Summary for 21 Florence Street (All figures are GST inclusive)**

Description	Paid By / Paid To	Dr	GST	Cr	GST
Rent payments - Deposit - 0035316108 CARLEY VEAL	Alan & Margaret McGuinness			1,380.00	
Rent payments	Alan & Margaret McGuinness			460.00	
Management fees	McGrath Tweed Heads	161.92	14.72		
Admin Fee	McGrath Tweed Heads	5.50	0.50		
Water Supply - Water 2/4 to 9/7/2019	Tweed Shire Council - Water Department	127.52	0.00		
		\$294.94	\$15.22	\$1,840.00	\$0.00

**Payments to You**

Date	Property	Details	Amount
31/07/2019	21 Florence Street	BSB: 082-837 A/c No.: XXXXX8277 A/c Name: XXXXXXXXuper	1545.06
			\$1,545.06

**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 / Tax Invoice to Owner

Alan & Margaret McGuiness  
 P O Box 1805  
 KINGSCLIFF NSW 2487

**Statement date:** 31/08/2019  
**Statement no.:** 26  
**Prepared for:** Alan & Margaret McGuiness  
**Property manager:** Liam Arnold

Opening Balance	Total Credits	Total Debits	Uncleared Deposits <sup>(1)</sup>	Funds Withheld <sup>(2)+(3)</sup>	Payment to You
\$0.00	+\$2,427.52	-\$207.90	-\$0.00	-\$0.00	=\$2,219.62

### Rental Income (All figures are GST inclusive)

Property	Tenant	Rent	Paid \$	From	To <sup>(4)</sup>	Carried <sup>(5)</sup>
21 Florence Street	Carley Veal & Keane Fritz	\$460.00 per week	2,300.00	06/08/19	09/09/19	\$0.00

### Income and Expenses Summary for 21 Florence Street (All figures are GST inclusive)

Description	Paid By / Paid To	Dr	GST	Cr	GST
Rent payments - Deposit - 0035316108 CARLEY VEAL	Alan & Margaret McGuiness			2,300.00	
Management fees	McGrath Tweed Heads	202.40	18.40		
Admin Fee	McGrath Tweed Heads	5.50	0.50		
Water Usage - Deposit - 0035316108 CARLEY VEAL - Period From: 03/04/2019; Period To: 26/07/2019; Usage: 43 kL; 11 - 03/04/19 - 26/07/19	Carley Veal & Keane Fritz			127.52	
		\$207.90	\$18.90	\$2,427.52	\$0.00

### Payments to You

Date	Property	Details	Amount
31/08/2019	21 Florence Street	BSB: 082-837 A/c No.: XXXXX8277 A/c Name: XXXXXXXXuper	2219.62
			\$2,219.62

### 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 / Tax Invoice to Owner

Alan & Margaret McGuinness  
 P O Box 1805  
 KINGSCLIFF NSW 2487

**Statement date:** 30/09/2019  
**Statement no.:** 27  
**Prepared for:** Alan & Margaret McGuinness  
**Property manager:** Liam Arnold

Opening Balance	Total Credits	Total Debits	Uncleared Deposits <sup>(1)</sup>	Funds Withheld <sup>(2)+(3)</sup>	Payment to You
\$0.00	\$1,380.00	\$126.94	\$0.00	\$0.00	\$1,253.06

### Rental Income (All figures are GST inclusive)

Property	Tenant	Rent	Paid \$	From	To <sup>(4)</sup>	Carried <sup>(5)</sup>
21 Florence Street	Carley Veal & Keane Fritz	\$460.00 per week	1,380.00	10/09/19	30/09/19	\$0.00

### Income and Expenses Summary for 21 Florence Street (All figures are GST inclusive)

Description	Paid By / Paid To	Dr	GST	Cr	GST
Rent - Deposit - 0035316108 CARLEY VEAL	Alan & Margaret McGuinness			1,380.00	
Management fees	McGrath Tweed Heads	121.44	11.04		
Admin Fee	McGrath Tweed Heads	5.50	0.50		
		\$126.94	\$11.54	\$1,380.00	\$0.00

### Payments to You

Date	Property	Details	Amount
30/09/2019	21 Florence Street	BSB: 082-837 A/c No.: XXXXX8277 A/c Name: XXXXXXXXuper	1253.06
			\$1,253.06

### 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.

35 Wharf St  
 Tweed Heads NSW 2485  
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 assetmanagertweedheads@mcgrath.com.au  
 ABN: 58 208 926 884  
 Licence: 123123

# McGrath

## Tax Invoice

Statement #1

1 Nov 2019

Alan McGuiness, Margaret McGuiness  
 PO Box 1805  
 Kingscliff NSW 2487

Money In	\$4,310.00
Money Out	\$653.50
You Received	\$3,656.50

### Properties

#### 21 Florence St, Tweed Heads NSW 2485

Rented for \$460.00 per week

Tenant Carley Veal & Keane Fritz is paid to 11/11/2019

#### 87 Pioneer Parade, Banora Point NSW 2486

Rented for \$310.00 per week

Tenant Christopher Berrill is paid to 4/11/2019

### Details for Account OWN00418

	Money Out	Money In
Balance brought forward		\$0.00
21 Florence St, Tweed Heads NSW 2485		
Rent paid to 7/10/2019 (previously paid to 30/09/2019)		\$460.00
Rent paid to 14/10/2019 (previously paid to 7/10/2019)		\$460.00
Rent paid to 21/10/2019 (previously paid to 14/10/2019)		\$460.00
Rent paid to 28/10/2019 (previously paid to 21/10/2019)		\$460.00
Rent paid to 4/11/2019 (previously paid to 28/10/2019)		\$460.00
Rent paid to 11/11/2019 (previously paid to 4/11/2019)		\$460.00
Water Usage - 09/07/2019 (2624) to 09/10/2019 (2664) - 40 kL - Tweed Shire Council - Water Department	\$120.80	
Management Fee *	\$242.88	
87 Pioneer Parade, Banora Point NSW 2486		
Rent paid to 7/10/2019 (previously paid to 30/09/2019)		\$310.00
Rent paid to 14/10/2019 (previously paid to 7/10/2019)		\$310.00
Rent paid to 21/10/2019 (previously paid to 14/10/2019)		\$310.00
Rent paid to 28/10/2019 (previously paid to 21/10/2019)		\$310.00
Rent paid to 4/11/2019 (previously paid to 28/10/2019)		\$310.00
Water Usage 12/06/2019 to 17/09/2019 53 kL used over 97 days - Tweed Shire Council - Water Department *	\$159.47	
Management Fee *	\$119.35	
Account Transactions		
Admin fee *	\$11.00	
Withdrawal by EFT to owner Alan McGuiness & Margaret McGuiness	\$3,656.50	
[EFT Transfer to: Alan McGuiness & Margaret McGuiness, (082837) - ***277]		
Balance remaining		\$0.00

Total Tax on attached expenses \$14.50

Total Tax on agency fees \$33.93

(\* includes Tax)

*add to \$1260.18  
 Pioneer Pde  
 on 12.11.19 from Super Fund.  
 - not paid into  
 wrong a/c.*

*Florence St \$2396.32  
 Pioneer Pde - \$1260.18  
 -----  
 \$3656.50*

35 Wharf St  
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 vanessaalphick@mcgrath.com.au  
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 Licence: 123123

# McGrath

## Tax Invoice

Statement #2

2 Dec 2019

Alan & Margaret McGuiness  
 PO Box 1805  
 Kingscliff NSW 2487

<b>Money In</b>	<b>\$3,360.27</b>
<b>Money Out</b>	<b>\$262.90</b>
<b>You Received</b>	<b>\$3,097.37</b>

### Properties

#### 21 Florence St, Tweed Heads NSW 2485

Rented for \$460.00 per week  
 Tenant Carley Veal & Keane Fritz is paid to 9/12/2019

#### 87 Pioneer Parade, Banora Point NSW 2486

Rented for \$310.00 per week  
 Tenant Christopher Berrill is paid to 2/12/2019

### Details for Account OWN00418

	Money Out	Money In
Balance brought forward		\$0.00
21 Florence St, Tweed Heads NSW 2485		
Rent paid to 18/11/2019 (previously paid to 11/11/2019)		\$460.00
Rent paid to 25/11/2019 (previously paid to 18/11/2019)		\$460.00
Rent paid to 2/12/2019 (previously paid to 25/11/2019)		\$460.00
Rent paid to 9/12/2019 (previously paid to 2/12/2019)		\$460.00
Water Usage - 09/07/2019 (2624) to 09/10/2019 (2664) - 40 kL *		\$120.80
Management Fee *	\$161.92	
87 Pioneer Parade, Banora Point NSW 2486		
Rent paid to 11/11/2019 (previously paid to 4/11/2019)		\$310.00
Rent paid to 18/11/2019 (previously paid to 11/11/2019)		\$310.00
Rent paid to 25/11/2019 (previously paid to 18/11/2019)		\$310.00
Rent paid to 2/12/2019 (previously paid to 25/11/2019)		\$310.00
Water Usage 12/06/2019 - 17/09/2019 53 kL Used over 97 days *		\$159.47
Management Fee *	\$95.48	
Account Transactions		
Admin fee *	\$5.50	
Withdrawal by EFT to owner Alan McGuiness & Margaret McGuiness [EFT Transfer to: Alan McGuiness & Margaret McGuiness, (082837) - ***040]	\$3,097.37	
Balance remaining		\$0.00
Total Tax on income	\$25.48	
Total Tax on agency fees (* includes Tax)	\$23.90	

21 Florence St - \$1798.88  
 87 Pioneer Pd. - \$298.49  
 \$3097.37

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# McGrath

## Tax Invoice

Statement #1

2 Jan 2020

AMAC Super Fund  
PO Box 1805  
Kingscliff NSW 2487

**Money In**      **\$1,840.00**

**Money Out**      **\$167.42**

**You Received**      **\$1,672.58**

### Properties

#### 21 Florence St, Tweed Heads NSW 2485

Rented for \$460.00 per week

Tenant Carley Veal & Keane Fritz is paid to 6/01/2020

#### Details for Account OWN01145

	Money Out	Money In
Balance brought forward		\$0.00
21 Florence St, Tweed Heads NSW 2485		
Rent paid to 16/12/2019 (previously paid to 9/12/2019)		\$460.00
Rent paid to 23/12/2019 (previously paid to 16/12/2019)		\$460.00
Rent paid to 30/12/2019 (previously paid to 23/12/2019)		\$460.00
Rent paid to 6/01/2020 (previously paid to 30/12/2019)		\$460.00
Management Fee *	\$161.92	
Account Transactions		
Admin fee *	\$5.50	
Withdrawal by EFT to owner AMAC Super Fund	\$1,672.58	
[EFT Transfer to: AMAC Super Fund, (082738) - ***277]		
Balance remaining		\$0.00
Total Tax on agency fees	\$15.22	
( * includes Tax)		

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ABN: 58 208 926 884  
Licence: 123123

# McGrath

## Tax Invoice

Statement #2

1 Feb 2020

AMAC Super Fund  
PO Box 1805  
Kingscliff NSW 2487

**Money In**      **\$1,850.00**

**Money Out**      **\$201.30**

**You Received**    **\$1,648.70**

### Properties

#### 21 Florence St, Tweed Heads NSW 2485

Rented for \$465.00 per week

Tenant Carley Veal & Keane Fritz is paid to 4/02/2020

#### Details for Account OWN01145

	Money Out	Money In
Balance brought forward		\$0.00
21 Florence St, Tweed Heads NSW 2485		
Rent paid to 13/01/2020 (previously paid to 6/01/2020)		\$460.00
Rent paid to 20/01/2020 (previously paid to 13/01/2020)		\$460.00
Rent paid to 20/01/2020 with part payment of \$318.47 (previously paid to 20/01/2020)		\$318.47
Rent paid to 3/02/2020 with part payment of \$10.00 (previously paid to 20/01/2020 + \$318.47) , rent increased to \$465.00 on 4/02/2020		\$611.53
Management Fee *	\$162.80	
Lease Renewal Fee *	\$33.00	
Account Transactions		
Admin fee *	\$5.50	
Withdrawal by EFT to owner AMAC Super Fund [EFT Transfer to: AMAC Super Fund, (082738) - ***277]	\$1,648.70	
Balance remaining		\$0.00
Total Tax on agency fees	\$18.30	
(* includes Tax)		



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AMAC Super Fund  
PO Box 1805  
Kingscliff NSW 2487

Tax Invoice  
Statement #1  
2 Mar 2020

Money In	\$1,850.00
Money Out	\$168.30
<b>You Received</b>	<b>\$1,681.70</b>

### Properties

#### 21 Florence St, Tweed Heads NSW 2485

Rented for \$465.00 per week

Tenant Carley Veal & Keane Fritz is paid to 2/03/2020

#### Details for Account OWN01825

	Money Out	Money In
Balance brought forward		\$0.00
21 Florence St, Tweed Heads NSW 2485		
Rent paid to 17/02/2020 (previously paid to 3/02/2020 + \$10.00)		\$920.00
Rent paid to 2/03/2020 (previously paid to 17/02/2020)		\$930.00
Management Fee *	\$162.80	
Account Transactions		
Admin fee *	\$5.50	
Withdrawal by EFT to owner AMAC Super Fund	\$1,681.70	
[EFT Transfer to: AMAC Super Fund, (082738) - ***277]		
Balance remaining		\$0.00
Total Tax on agency fees	\$15.30	
(* includes Tax)		





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**Tax Invoice**  
 Account OWN01825  
 Statement #2  
 1 Apr 2020

<b>Money In</b>	<b>\$2,820.00</b>
<b>Money Out</b>	<b>\$253.66</b>
<b>You Received</b>	<b>\$2,566.34</b>

**Details for Account OWN01825**

	Money Out	Money In
Balance brought forward		\$0.00
<b>21 Florence St, Tweed Heads NSW 2485</b>		
<b>Rented for \$465.00 per week</b>		
<b>Carley Veal &amp; Keane Fritz paid to 14/04/2020</b>		
Rent paid to 16/03/2020 (previously paid to 2/03/2020)		\$930.00
Rent paid to 30/03/2020 with part payment of \$30.00 (previously paid to 16/03/2020)		\$960.00
Rent paid to 6/04/2020 with part payment of \$30.00 (previously paid to 30/03/2020 + \$30.00)		\$465.00
Rent paid to 13/04/2020 with part payment of \$30.00 (previously paid to 6/04/2020 + \$30.00)		\$465.00
Management Fee *	\$248.16	
<b>Total</b>	<b>\$248.16</b>	<b>\$2,820.00</b>

**Account Transactions**

Admin fee *	\$5.50
Withdrawal by EFT to owner AMAC Super Fund [EFT Transfer to: AMAC Super Fund, (082738) - ***277]	\$2,566.34
Balance remaining	\$0.00

**GST Summary**

Total Tax on agency fees	\$23.06
(* includes Tax)	



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AMAC Super Fund  
PO Box 1805  
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**Tax Invoice**  
Account OWN01825  
Statement #3  
1 May 2020

<b>Money In</b>	<b>\$1,860.00</b>
<b>Money Out</b>	<b>\$296.02</b>
<b>You Received</b>	<b>\$1,563.98</b>

**Details for Account OWN01825**

	<b>Money Out</b>	<b>Money In</b>
Balance brought forward		\$0.00
<b>21 Florence St, Tweed Heads NSW 2485</b>		
Rented for \$465.00 per week		
Carley Veal & Keane Fritz paid to 12/05/2020		
Rent paid to 27/04/2020 with part payment of \$30.00 (previously paid to 13/04/2020 + \$30.00)		\$930.00
Rent paid to 11/05/2020 with part payment of \$30.00 (previously paid to 27/04/2020 + \$30.00)		\$930.00
Water Usage 08/01/2020 (2705) to 06/04/2020 (2747) - 42 kL - Tweed Shire Council	\$126.84	
Management Fee *	\$163.68	
<b>Total</b>	<b>\$290.52</b>	<b>\$1,860.00</b>

**Account Transactions**

Admin fee *	\$5.50	
Withdrawal by EFT to owner AMAC Super Fund [EFT Transfer to: AMAC Super Fund, (082738) - ***277]	\$1,563.98	
Balance remaining		\$0.00

**GST Summary**

Total Tax on agency fees	\$15.38
(* includes Tax)	



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AMAC Super Fund  
PO Box 1805  
Kingscliff NSW 2487

**Tax Invoice**  
Account OWN01825  
Statement #4  
1 Jun 2020

<b>Money In</b>	<b>\$1,860.00</b>
<b>Money Out</b>	<b>\$279.18</b>
<b>You Received</b>	<b>\$1,580.82</b>

**Details for Account OWN01825**

Balance brought forward

	<b>Money Out</b>	<b>Money In</b>
		\$0.00

**21 Florence St, Tweed Heads NSW 2485**

Rented for \$465.00 per week

Carley Veal & Keane Fritz paid to 8/06/2020

Rent paid to 25/05/2020 with part payment of \$30.00 (previously paid to 11/05/2020 + \$30.00)

\$930.00

Rent paid to 8/06/2020 with part payment of \$30.00 (previously paid to 25/05/2020 + \$30.00)

\$930.00

Repair leaking kitchen sink tap - Brett Chandler Plumbing\_01 \*

\$110.00

Management Fee \*

\$163.68

Total

\$273.68      \$1,860.00

**Account Transactions**

Admin fee \*

\$5.50

Withdrawal by EFT to owner AMAC Super Fund

\$1,580.82

[EFT Transfer to: AMAC Super Fund, (082738) - \*\*\*277]

Balance remaining

\$0.00

**GST Summary**

Total Tax on attached expenses

\$10.00

Total Tax on agency fees

\$15.38

(\* includes Tax)



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AMAC Super Fund  
PO Box 1805  
Kingscliff NSW 2487

**Tax Invoice**  
Account OWN01825  
Statement #5  
1 Jul 2020

<b>Money In</b>	<b>\$1,986.84</b>
<b>Money Out</b>	<b>\$169.18</b>
<b>You Received</b>	<b>\$1,817.66</b>

**Details for Account OWN01825**

Balance brought forward

	Money Out	Money In
		\$0.00

**21 Florence St, Tweed Heads NSW 2485**

Rented for \$465.00 per week

Carley Veal & Keane Fritz paid to 6/07/2020

Rent paid to 22/06/2020 with part payment of \$30.00 (previously paid to 8/06/2020 + \$30.00)

\$930.00

Rent paid to 6/07/2020 with part payment of \$30.00 (previously paid to 22/06/2020 + \$30.00)

\$930.00

Water Usage 08/01/2020 (2705) to 06/04/2020 (2747) - 42 kL

\$126.84

Management Fee \*

\$163.68

Total

\$163.68      \$1,986.84

**Account Transactions**

Admin fee \*

\$5.50

Withdrawal by EFT to owner AMAC Super Fund

\$1,817.66

[EFT Transfer to: AMAC Super Fund, (082738) - \*\*\*277]

Balance remaining

\$0.00

**GST Summary**

Total Tax on agency fees

\$15.38

(\* includes Tax)