

Statement / Tax Invoice to Owner

Terramoll Vineyards Pty Ltd
GPO Box 1917
ADELAIDE SA 5001

Statement date: 31/08/2020
Statement no.: 38
Prepared for: Terramoll Vineyards
Pty Ltd
Property manager: Georgia Connolly

Opening Balance		Total Credits		Total Debits		Uncleared Deposits ⁽¹⁾		Funds Withheld ⁽²⁾⁺⁽³⁾		Payment to You
\$0.00	+	\$2,830.00	-	\$1,151.96	-	\$0.00	-	\$1,678.04	=	\$0.00

Rental Income (All figures are GST inclusive)

Property	Tenant	Rent	Paid \$	From	To ⁽⁴⁾	Carried ⁽⁵⁾
155 Basedow Road, Tanunda	Toni-Ann North & Kevin North	\$330.00 per week	1,650.00	07/08/20	10/09/20	\$0.00
61 Radford Road, Seppeltsfield	Jane Nitschke	\$290.00 per week	1,180.00	14/08/20	10/09/20	\$230.00

Income for 155 Basedow Road (Amounts are GST inclusive)

Description	Paid By	Amount	GST
Rent - TRANSFER FROM BILLS ACCT 102837	Toni-Ann North & Kevin North	1,650.00	
		\$1,650.00	\$0.00

Income for 61 Radford Road (Amounts are GST inclusive)

Description	Paid By	Amount	GST
Rent	Jane Nitschke	1,180.00	
		\$1,180.00	\$0.00

Expenses for 155 Basedow Road (Amounts are GST inclusive)

Description	Paid To	Amount	GST
Management fees	Homburg Real Estate	163.35	14.85
Admin Fee	Homburg Real Estate	5.50	0.50
Lease Renewal Fee	Homburg Real Estate	363.00	33.00
		\$531.85	\$48.35

Expenses for 61 Radford Road (Amounts are GST inclusive)

Description	Paid To	Amount	GST
Management fees	Homburg Real Estate	116.82	10.62
Admin Fee	Homburg Real Estate	5.50	0.50
Electrical Services - Attend to fan light	CSJ Electrical Pty Ltd	209.79	19.07
Fire and Emergency Services - SAS	Smoke Alarm Solutions	79.00	7.18
Glazing - Replace shower screen roller	Barossa Glass	209.00	19.00
		\$620.11	\$56.37

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.



Barossa Glass
1/29 Magnolia Street
Tanunda SA 5352
Australia
Phone: 0429 040 206
jerome@barossaglass.com.au
ABN: 81 158 709 056

Invoice: IV00000002576

Tax Invoice

Invoice date: 17/08/2020

Bill to:
HOMBURG BAROSSA

Due:
24/08/2020

ITEM	DESCRIPTION		UNITS	UNIT PRICE (ex GST)	TAX TYPE	AMOUNT (ex GST)
	ORDER 5084	Qty	0	0.00	GST	0.00
	61 RADFORD RD , SEPPELTSFIELD					
	REPLACE SHOWER SCREEN ROLLER	Qty	1	190.00	GST	190.00
	FIXINGS					

Sub-Total (ex GST): \$190.00
GST: \$19.00
Total (inc GST): \$209.00
Amount Paid: \$0.00
AMOUNT DUE: \$209.00

How to Pay Due 24/08/2020

Bank Deposit via EFT

Bank: Bank SA
Name: J.H & N.S Semmler
BSB: 105024
AC#: 035780840
Ref#: IV00000002576



Smoke Alarm Solutions®
PROTECTING AUSTRALIANS

Tax Invoice

Terramoll Vineyards Pty Ltd
c/-Homburg Real Estate
15 Gawler Street
Nuriootpa SA 5355
Australia

Invoice No:

SI00483678

Invoice Date:

19/08/2020

Date Due:

18/09/2020

Property Address: 61 Radford Road, Seppeltsfield, SA 5355.

IMPORTANT: SMOKE ALARM ANNUAL SERVICING EXPIRY

The Annual Smoke Alarm Service is due for renewal and should be paid by 18/09/2020

DESCRIPTION	QTY	UNIT COST
SUBSCRIPTION FEE - Diamond	1.00	\$79.00
Period 18 September 2020 until 17 September 2021		

Sub Total	\$71.82
GST	\$7.18
Total Amount	\$79.00
Amount Due	\$79.00

Payments

Please make cheques payable to Smoke Alarm Solutions Pty Limited or pay by direct deposit to:

Smoke Alarm Solutions
NAB
BSB 084456
Account No. 107000754

Please show SI00483678 in your reference so that we can reconcile your payment promptly.

This document will be a tax invoice for GST purposes when you make a payment.

Smoke Alarm Solutions Pty Limited ABN 97 604 793 688

HEAD OFFICE

39 Navigator Place, Hendra QLD 4011
GPO Box 1260, ADELAIDE, SA 5001

Electrical Contractors License No. PGE 267458

E: sa@smokealarmsolutions.com.au
W: smokealarmsolutions.com.au

1300 852 301
smokealarmsolutions.com.au



Unit 3 195 Murray Street
Tanunda SA 5352
PO Box 1188
Tanunda SA 5352

Tel. 8563 1405
www.csjelectrical.com.au
ABN 92 131 555 998
Licence # 212 057

Terramoll Vineyards Pty. Ltd.
c/- Homburg Real Estate
PO Box 530
Nuriootpa SA 5355

PLEASE PAY BY	AMOUNT	INVOICE DATE
20/08/2020	\$209.79	06/08/2020

TAX INVOICE NO. 12205

Order No.: 5321
Job Name: Bedroom Light
Site Contact: Jane Nitschke
Site Address: 61 Radford Road
Seppeltsfield SA 5355
Invoice Terms: 14 Days from invoice date
Job No.: 77056
Quote No.:
Site: 61 Radford Road

Description

Oliver Bitter (28/07/2020) - Work Note

Investigated fan/light in bedroom 3.

Replaced damaged lampholder in fitting.

Replaced lamps with LED globes, which operate at a cooler temperature.

Homburg Rentals

Item	Quantity
Cord Grip Lamp Holder BC Black 3 Piece W/ Safety Skirt	1.00
LED TUBULAR 40mm 9W B22 3K DIM	2.00
Labour	2.00 hrs
Sub-Total ex GST	\$190.72
GST	\$19.07
Total	\$209.79

This is a payment claim under the Building and Construction Security of Payments Act 2009 (SA)

Sub-Total ex GST	\$190.72
GST	\$19.07
Total inc GST	\$209.79
Amount Applied	\$0.00
Balance Due	\$209.79



Statement / Tax Invoice to Owner

Terramoll Vineyards Pty Ltd
GPO Box 1917
ADELAIDE SA 5001

Statement date: 30/09/2020
Statement no.: 39
Prepared for: Terramoll Vineyards Pty Ltd
Property manager: Georgia Connolly

Opening Balance		Total Credits		Total Debits		Uncleared Deposits ⁽¹⁾		Funds Withheld ⁽²⁾⁺⁽³⁾		Payment to You
\$1,678.04	+	\$2,420.00	-	\$841.83	-	\$0.00	-	\$0.00	=	\$3,256.21

Rental Income (All figures are GST inclusive)

Property	Tenant	Rent	Paid \$	From	To ⁽⁴⁾	Carried ⁽⁵⁾
155 Basedow Road, Tanunda	Toni-Ann North & Kevin North	\$330.00 per week	990.00	11/09/20	01/10/20	\$0.00
61 Radford Road, Seppeltsfield	Jane Nitschke	\$290.00 per week	1,430.00	11/09/20	15/10/20	\$210.00

Income for 155 Basedow Road (Amounts are GST inclusive)

Description	Paid By	Amount	GST
Rent - TRANSFER FROM BILLS ACCT 102837	Toni-Ann North & Kevin North	990.00	
		\$990.00	\$0.00

Income for 61 Radford Road (Amounts are GST inclusive)

Description	Paid By	Amount	GST
Rent	Jane Nitschke	1,430.00	
		\$1,430.00	\$0.00

Expenses for 155 Basedow Road (Amounts are GST inclusive)

Description	Paid To	Amount	GST
Management fees	Homburg Real Estate	98.01	8.91
Admin Fee	Homburg Real Estate	5.50	0.50
		\$103.51	\$9.41

Expenses for 61 Radford Road (Amounts are GST inclusive)

Description	Paid To	Amount	GST
Management fees	Homburg Real Estate	141.57	12.87
Admin Fee	Homburg Real Estate	5.50	0.50
Lease Renewal Fee	Homburg Real Estate	319.00	29.00
Handyman Services	Gary Cundy General Maintenance Services	272.25	24.75
		\$738.32	\$67.12

Payments to You

Date	Property	Details	Amount
30/09/2020	155 Basedow Road	BSB: 085-005 A/c No.: XXXXX5184 A/c Name: XXXXXXXXXXXXXXXXXXXXXXXX Ltd	2004.64
30/09/2020	61 Radford Road	BSB: 085-005 A/c No.: XXXXX5184 A/c Name: XXXXXXXXXXXXXXXXXXXXXXXX Ltd	1251.57
			\$3,256.21

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Original

TAX INVOICE* / STATEMENT*

* DELETE AS APPROPRIATE)

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DATE 24-9-20

TO TERRAMOLI VINEYARDS PTY LTD.
C/- HOMBURG REAL ESTATE

ABN (of Recipient)

ORDER NO. 5721

FROM GARY GUNDY GENERAL MAINTENANCE SERVICES
PO BOX 6 GREENOCK SA 5360

ABN (of Supplier)

36 715 928 487

QTY	DESCRIPTION	PRICE	G.S.T.	TOTAL
	61 RADFORD RD. SERPELTSELD			
	CALL TENANT FOR ACCESS.			
	SUPPLY & REPLACE BACK SCREEN DOOR HANDLE AND LOCK ASSEMBLY LUBRICATE & CHECK OPERATION. SPARE KEY TO TENANT AND OTHER TO HOMBURG.			
	ISOLATE WATER AND DISMANTLE 2 BATH AND 2 BASIN TAPS. CLEAN SPINDLES & THREADS REPLACE O RINGS, WASHERS AND FIBRE WASHERS LUBRICATE & REASSEMBLE. REPLACE BACK GARDEN TAP.			
	SUPPLY & REPLACE LAUNDRY COLD TAP HANDLE SET. TIGHTEN ALL HANDLES AS LOOSE. CHECK KITCHEN FLURO TUBE - REQUIRES ELECTRICIAN.			
	LABOUR INC GST			151-25
	MATERIALS & CONSUMABLES.			121-00

TOTAL INCLUSIVE OF G.S.T. \$272-25

Total includes G.S.T. of \$24-75