

## 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 <sup>(1)</sup>	Funds Withheld <sup>(2)+(3)</sup>	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 <sup>(4)</sup>	Carried <sup>(5)</sup>
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

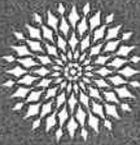
ITEM	DESCRIPTION		UNITS	UNIT PRICE (ex GST)	TAX TYPE	AMOUNT (ex GST)
	ORDER 5084 61 RADFORD RD , SEPPELTSFIELD	Qty	0	0.00	GST	0.00
	REPLACE SHOWER SCREEN ROLLER FIXINGS	Qty	1	190.00	GST	190.00

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**

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



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
<b>Total Amount</b>	<b>\$79.00</b>
<b>Amount Due</b>	<b>\$79.00</b>

**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.**



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
<b>Sub-Total ex GST</b>	<b>\$190.72</b>
<b>GST</b>	<b>\$19.07</b>
<b>Total</b>	<b>\$209.79</b>

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

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



## 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 <sup>(1)</sup>	Funds Withheld <sup>(2)+(3)</sup>	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 <sup>(4)</sup>	Carried <sup>(5)</sup>
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: XXXXXXXXXXXXXXXXXXXXXXXXXX Ltd	2004.64
30/09/2020	61 Radford Road	BSB: 085-005 A/c No.: XXXXX5184 A/c Name: XXXXXXXXXXXXXXXXXXXXXXXXXX Ltd	1251.57
			\$3,256.21

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- (5) Partial rent paid by the tenant carried forward into the next rent period.

Original

# TAX INVOICE\* / STATEMENT\*

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\* DELETE AS APPROPRIATE

DATE 24-9-20

TO TERRAMOLL VINEYARDS PTY LTD.  
CF-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
	<u>61 RADFORD RD.</u>			
	<u>SERPELTSFIELD</u>			
	<u>CALL TENANT FOR ACCESS.</u>			
	<u>SUPPLY &amp; REPLACE BACK SCREEN DOOR HANDLE AND LOCK ASSEMBLY LUBRICATE &amp; CHECK OPERATION. SPARE KEY TO TENANT AND OTHER TO HOMBURG.</u>			
	<u>ISOLATE WATER AND DISMANTLE 2 BATH AND 2 BATH TAPS. CLEAN SPINDLES &amp; THREADS REPLACE O RINGS, WASHERS AND FIBRE WASHERS LUBRICATE &amp; REASSEMBLE.</u>			
	<u>REPLACE BACK GARDEN TAP.</u>			
	<u>SUPPLY &amp; REPLACE LAUNDRY COLD TAP HANDLE SET. TIGHTEN ALL HANDLES AS LOOSE.</u>			
	<u>CHECK KITCHEN FLURO TUBE - REQUIRES ELECTRICIAN.</u>			
	<u>LABOUR INC GST</u>			<u>151-25</u>
	<u>MATERIALS &amp; CONSUMABLES.</u>			<u>121-00</u>

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

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