

## Statement / Tax Invoice to Owner

Terramoll Vineyards Pty Ltd  
GPO Box 1917  
ADELAIDE SA 5001

Statement date: 30/10/2020  
Statement no.: 40  
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	+	\$2,665.00	-	\$1,243.51	-	\$0.00	-	\$0.00	=	\$1,421.49

### 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	1,485.00	02/10/20	29/10/20	\$165.00
61 Radford Road, Seppeltsfield	Jane Nitschke	\$290.00 per week	1,180.00	16/10/20	12/11/20	\$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	1,320.00	
Rent	Toni-Ann North & Kevin North	165.00	
		\$1,485.00	\$0.00

### Income for 61 Radford Road (Amounts are GST inclusive)

Description	Paid By	Amount	GST
Rent - Received from Megan Nitschke	Jane Nitschke	600.00	
Rent	Jane Nitschke	290.00	
Rent - PAYMENT FROM MEGAN NITSCHKE 101126 - JANE NITSCHKE	Jane Nitschke	290.00	
		\$1,180.00	\$0.00

### Expenses for 155 Basedow Road (Amounts are GST inclusive)

Description	Paid To	Amount	GST
Management fees	Homburg Real Estate	147.02	13.37
Admin Fee	Homburg Real Estate	5.50	0.50
		\$152.52	\$13.87

### 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
Cleaning - Clean Flue	Valley Cleaning Services	230.00	0.00
Gardening Services - Remove limbs of gum tree & olive tree	Climbing High Trees	450.00	0.00
Gas Supply - 12 Months Hire of Gas Bottles	Elgas	77.00	7.00
Electrical Services - Attend to exhaust	CSJ Electrical Pty Ltd	211.67	19.24
		\$1,090.99	\$37.36

**Payments to You**

Date	Property	Details	Amount
30/10/2020	155 Basedow Road	BSB: 085-005 A/c No.: XXXXX5184 A/c Name: XXXXXXXXXXXXXXXXXXXXXXX Ltd	1332.48
30/10/2020	61 Radford Road	BSB: 085-005 A/c No.: XXXXX5184 A/c Name: XXXXXXXXXXXXXXXXXXXXXXX Ltd	89.01
			<b>\$1,421.49</b>

**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.

# The Kovatseff Family Trust

5 Brolga Way  
Hewett  
SA  
5118

15 OCT 2020

Tax Invoice

A.B.N. 39 614 753 719  
A.C.N.

Bill To:

Homburg Real Estate  
15 Gawler St  
Nuriootpa SA

Invoice No.: 00002360

Date: 15-Oct-20

DATE	DESCRIPTION	TOTAL AMOUNT	CODE
15-Oct-20	Remove limbs off gum tree over shed remove olive tree and pruned tree over lawn at 61 Radford Rd Seppeltsfield	\$450.00	GST

Shipping Date:	Customer ABN:		
Comment:	Terms: Net 30th after EOM	GST:	\$40.91
		Total Inc GST:	\$450.00
		Amount Applied:	\$0.00
		Balance Due:	\$450.00

Code	Rate	GST	Sale Amount
GST	10%	\$40.91	\$409.09



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
12/11/2020	\$211.67	29/10/2020

## TAX INVOICE NO. 12570

Order No.: 5722  
Job Name: Replace Exhaust Fan  
Site Contact: Jane Nitschke  
Site Address: 61 Radford Road  
Seppeltsfield SA 5355  
Invoice Terms: 14 Days from invoice date  
Job No.: 77427  
Quote No.:  
Site: 61 Radford Road

### Description

#### Joshua Parsons (08/10/2020) - Work Note

Replaced exhaust fan in bathroom with new customer supplied exhaust fan.  
Diagnosed faulty ballast with kitchen fluoro light. Replaced with new LED batten.

### Homburg Rentals

Item	Quantity
ECO LED BATTEN GEN 3 36W COLOUR SELECT & LUMEN SELECT	1.00
Labour	1.50 hrs
<b>Sub-Total ex GST</b>	<b>\$192.43</b>
<b>GST</b>	<b>\$19.24</b>
<b>Total</b>	<b>\$211.67</b>

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

<b>Sub-Total ex GST</b>	<b>\$192.43</b>
<b>GST</b>	<b>\$19.24</b>
<b>Total inc GST</b>	<b>\$211.67</b>
<b>Amount Applied</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$211.67</b>





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PLEASE PAY BY	AMOUNT	INVOICE DATE
12/11/2020	\$211.67	29/10/2020

**TAX INVOICE NO. 12570**

## How To Pay



### Mail

Please email remittance advices to:-  
admin@csjelectrical.com.au



### Direct Deposit

Bank **Bank SA**  
Acc. Name **CSJ Electrical Pty Ltd**  
BSB **105 055**  
Acc. No. **040 629 240**

**DUE DATE:** 12/11/2020 **AMOUNT DUE:** \$211.67



### Credit Card (MasterCard or Visa)

Please call 8563 1405 to pay over the phone.

INVOICE NO. 12570



# Valley Cleaning Services

A division of Jaytel Family Trust ABN 79 215 029 529

P.O. BOX 10  
EDEN VALLEY SA 5235

Phone: 08 8564 1103

Date	Invoice No.
22-Sept-2020	7583

Client Name: Homburg Real Estate  
15 Gawler Street  
Nuriootpa SA 5355



## TAX INVOICE

DESCRIPTION	GST	AMOUNT
Re: 61 Radford Road, Seppeltsfield		
Account to Terramoll Vineyards Pt Ltd		
22.09.20 Check and clean Flue. Dismantle and refit door latch.	11.82	130.00
Tested after clean. Burning correctly but door latch extremely loose and difficult to engage.		
29.09.20 Supply and fit Ultimate door latch as quoted	9.09	100.00
Door now latching correctly		
	Total GST	Invoice Total
Valley Cleaning Services - at your service!	\$20.91	\$230.00