Select Property Management SA Pty Ltd

240 Grange Road
FLINDERS PARK SA 5025
Ph: 08 8352 1155 Fax: 08 8352 1233
Email: flinderspark@ljhfp.com.au

Mr Richard Boorman
41 Brighton Parade
BLACKWOOD SA 5051

Agent ABN: 42-695-808-671
Primary Owner Statement for
Period Ending: 30/06/23
Reference: BSFCSF
TAX INVOICE

Boorman & Clapp Superannuation Fund
Manager: Ralph Pacillo

Property	Tenant	Rent		Paid From	To	Periods	Paid	Credit
Shop 1/240 Main Road	Diane Wicker	3192.05	M1	30/06/23	30/06/23	0	0.00	0.00
	Outgoings	764.69	M1	30/06/23	30/06/23	0	0.00	0.00
Shop 2/240 Main Road	Camilla K Boseley	2107.29	M1	26/06/23	25/07/23	1	2107.29	0.00
	Plus GST						210.73	
	Outgoings	710.35	M1	26/06/23	25/07/23	1	710.35	0.00
	Plus GST						71.04	
Shop 3/240 Main Road	Qizhen Shen Pty Ltd	2036.47	M1	01/07/23	31/07/23	1	2036.47	0.00
	Plus GST						203.65	
	Outgoings	616.45	M1	01/07/23	31/07/23	1	616.45	0.00
	Plus GST						61.64	
Shop 4/240 Main Road	Green Goddess Nails and Beauty	3333.33	M1	01/07/23	31/07/23	1	3333.33	0.00
	Plus GST						333.33	
	Outgoings	722.62	M1	01/07/23	31/07/23	1	722.62	0.00
	Plus GST						72.26	
240 Main Road	Common property							
Shop 5/240 Main Road	AVANTI ITALY PTY LTD	3750.00	M1	15/07/23	14/09/23	2	7500.00	0.00
	Plus GST						750.00	
	Outgoings	791.30	M1	15/07/23	14/09/23	2	1582.60	0.00
	Plus GST						158.26	
	Adjusted Rent	149.00	M1	15/07/23	14/09/23	2	298.00	0.00
	Plus GST						29.80	

Date	Disbursements & Sundry Receipts				Debit	Credit
	Total Rent Collected From Tenants					18907.11
	Total GST Collected From Tenants					1890.71
09/06/23	Shop 5/240 Main Road	Loan Repayment 2023 July	(AVANTI ITALY PT)			857.90
15/06/23	Shop 2/240 Main Road	Firewatch SA		Inv:333339		
	Fire safety service		(Includes 5.94 GST)		65.34	
15/06/23	240 Main Road	AGL Pty Ltd				
	Electricity supply 15.3.23 to 13.6.23		(Includes 16.60 GST)		182.64	
23/06/23	240 Main Road	Polizar Services		Inv:24438		
	Cleaning June		(Includes 35.44 GST)		389.84	

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TAX INVOICE

Boorman & Clapp Superannuation Fund
Manager: Ralph Pacillo

Date	Disbursements & Sundry Receipts	Debit	Credit
30/06/23	*Income & Expenditure	30.00	
	*Management Fees	883.82	
	*Administration Fee	10.00	
	Plus GST on items marked *	92.38	
		1654.02	21655.72
	NETT AMOUNT TO BE PAID		20001.70

Transferred to your bank account $20,001.70
Payment Details: Boorman & Clapp Superfund 10290943 065-132

GST SUMMARY:
GST collections reported above $1890.71
GST payments reported above $150.36

Please note if you are paying SA Water rates directly we require a copy of the invoice to charge the tenant, thank you
Thank you for choosing Select Property Management T/A LJHooker - Flinders Park.

FIREWATCH SA

Adelaide Hills Firewatch trading as:
A: Unit 4/2 Follett Close
Totness SA 5250
P: PO Box 30
Littlehampton SA 5250
PH: 83913938 M: 0424224990
E: office@ahfw.com.au
ABN: 75132839788

PLEASE PAY BY	AMOUNT	INVOICE DATE
24/06/2023	$65.34	10/06/2023

TAX INVOICE NO. 333339

LJ HOOKER FLINDERS PARK
240 GRANGE RD
FLINDERS PARK SA 5051

Site: BLOOM TOWN
Site Address: SHOP 2 240 MAIN RD
BLACKWOOD SA 5051
Order No.:
Job Name: MAY PM

Services

Item	Quantity	Unit Price	GST	Total
Attendance/Site Fee - Preventative Maintenance Inspection & Test - Australian Standards	1.00	$44.50	10%	$44.50
Inspection Test and Maintenance of Fire Extinguishers (Level 1)	1.00	$9.00	10%	$9.00
Inspection Test and Maintenance of Fire Blankets (Level 1or 2)	1.00	$5.90	10%	$5.90
			Sub-Total ex GST	$59.40
			GST	$5.94
			Total	$65.34

Your payment made on time is very much appreciated.

Please give us a call if you wish to discuss different payment arrangements.

All new equipment remains the property of "AHFW" until paid for in FULL.

Sub-Total ex GST	$59.40
GST	$5.94
Total inc GST	$65.34
Amount Applied	$0.00
Balance Due	$65.34

How To Pay

INVOICE NO. 333339

Credit Card (MasterCard or Visa)
Please call 08 8391 3938 to pay over the phone.

DUE DATE: 24/06/2023 **AMOUNT DUE:** $65.34

Direct Deposit

Bank	**NAB**
Acc. Name	**Adelaide Hills Firewatch**
BSB	**085 745**
Acc. No.	**594 534 156**

Mail
Detach this section and mail cheque to:

Adelaide Hills Firewatch Pty Ltd trading as Firewatch SA
PO Box 30
Littlehampton SA 5250

ADELAIDE HILLS FIREWATCH

YOUR SAFETY IS OUR BUSINESS

FPA AUSTRALIA SILVER MEMBER Fire Protection Association Australia

Adelaide Hills Firewatch Pty Ltd trading as Firewatch SA
Unit 4/2 Follett Close
Totness SA 5250
Ph: 08 8391 3938 Fax:
ABN 75132839788

Asset Record - Job No. 248624

BLOOM TOWN
SHOP 2 240 MAIN RD
BLACKWOOD SA 5051

Inspection Date: 22/05/2023
Contact: LJ HOOKER FLINDERS PARK
Phone: (08) 8352 1155
Order Number:

Asset Register - Fire Extinguisher - AS1851-2012

Walk Order	Building No/level	Location	Make	Type	Size	Rating	D.O.M (M+Y)	Pressure Test Due Date (M+Y)	Last HT (M+Y)	BMS	Service	Pass / Fail
1	BLOOM TOWN	Rear Door	Flamestop	DCP	1.0 kg	1A:20B:E	02/2018	11/2023	10/2018	NA	Service (Level 1)	Pass

Asset Register - Fire Blanket - AS1851-2012

Walk Order	Building No	Location	Type	Size	Condition Rating	Comment	Service	Pass / Fail
2	BLOOM TOWN	Rear Door	BFI	1.0 x 1.0	3 -Fair		Service (Level 1)	Pass
Notes	Blanket passed, pull tabs are starting to deteriorate 05/23							

Description Of Work

Comments / Recommendations

Asset records form a part on your onsite records and are updated each visit. Please keep a copy in your Essential Safety Log Books. If you have any questions please call our friendly office staff.

Technician (Print Name): Mitchell Galea

Licence No.

Technician (Signature):

Customer (Print Name): BLOOM TOWN

Customer (Signature):

agl

Electricity

046/63659
LJ Hooker Flinders Park
Business
240 Grange Road
FLINDERS PARK SA 5025

Account details

Issue date
15 Jun 2023
Name
LJ Hooker Flinders Park
Account number
7016 390 978
National Metering Identifier (NMI)
20021750637
Tax Invoice

Need help?

Support, enquiries or complaints
agl.com.au/help or **133 835**
Faults or emergencies
SA Power Networks on **131 366**
24 hours a day
Energy and Water Ombudsman SA
1800 665 565

Hi,
Here's your quarterly electricity bill for supply address:
LANDLORD 240 Main Road
BLACKWOOD SA 5051

Comparing plans

Could you save money on another plan?

Based on your past usage, our **Business Value Saver** plan may cost you up to **$37 less per year** (incl. GST) than your current plan.

This offer has eligibility criteria. To view the eligibility criteria or switch plans, simply visit **agl.com.au/offerdetails** or contact us on **133 835**.

To compare other available plans, visit the Energy Made Easy website at **www.energymadeeasy.gov.au**

The Australian Energy Regulator requires us to include this information.

Please refer to the end of your bill to find out more about how we've calculated this.

Amount due

$182.64

$191.43 if paid after the due date

Due date
4 Jul 2023

AGL South Australia Pty Limited ABN 49 091 105 092

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How to pay

Direct Debit^
Sign up to Direct Debit at **agl.com.au/payments** or call **133 835**.

Visa or Mastercard^
Online: **agl.com.au/payments**
Phone: **1300 657 386**

PayPal
To pay via PayPal visit **agl.com.au/payments**

Reference number 7016 3909 7894 0307 9362

Biller Code: 208876
Ref: 7016 3909 7894 0307 9362
Make this payment from your preferred account.

Centrepay
Eligible residential customers can visit **servicesaustralia.gov.au/centrepay**
AGL Centrepay CRN: **555-068-320-S**

Mail
Send your cheque along with the reverse of this section to:
AGL South Australia Pty Limited Locked Bag 20024, Melbourne VIC 3001

Post Billpay®^
Make a Post Billpay® payment.
Online: **postbillpay.com.au**
Phone: **131 816** In person at any Post Office.~ Billpay Code: **2834**

*2834 70163909789403079362

~A fee of $2.00 (incl. GST) may apply if you pay your bill over the counter. ^A fee may apply for Debit Card 0.14% (incl. GST), Credit Card 0.64% (incl. GST) and 0.49% (incl. GST) via Australia Post.

Summary of your energy plan

Business Maximiser [1]

Your energy plan includes:

- a 9% guaranteed discount off usage charges
- a 9% pay on time discount off usage charges

Your energy plan period ends on 30 Jan 2025[2]

[1] This information relates to your current plan as at the date your bill was issued on 15 Jun 2023.

[2] We may contact you before the end of your energy plan period to notify you of your new energy plan, which may include new rates, benefits or terms. If we don't contact you, your current energy plan will continue to apply for a further energy plan period.

Average daily usage

For this bill

[redacted] **2.10 kWh**

Same time last year

[redacted] **2.14 kWh**

Understand your bill

Electricity charges are based on an actual meter reading
Bill period: 15 Mar 2023 to 13 Jun 2023 (91 days)

Previous balance and payments	**Amount**
Previous balance	$197.27
31 Mar 23 payment	$188.58cr
9% Pay on Time Discount from previous bill	$8.69cr
Balance brought forward	**$0.00**

New charges and credits

Usage and supply charges	**Time of use**	**Units**	**Price**		**Amount**
General usage	At all times	191 kWh	$0.4646		$88.74
Supply charge	Daily	91 days	$1.0251		$93.28
Total charges				+	**$182.02**

Credits	**Amount**
9% Guaranteed discount	$7.99cr
Total credits	**$7.99cr**

Continued on next page

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Assistance and support services

Payment difficulties? If you are having difficulty paying this bill, please call us on **133 835** to find out about available payment options.

Hearing/speech impaired
Call us on **133 677** and quote 1300 664 358.

Need help to read your bill?
Visit **agl.com.au/languageguides** for help in your language.

Need an interpreter?
Talk to someone in your language.
Call us on **1300 307 245**.

هل تحتاج إلى مترجم شفهي؟ اتصل على الرقم الوارد أعلاه
需要一位翻译？拨打上面的电话
Hai bisogno di un interprete? Chiama il numero sopra
통역 서비스가 필요하신가요? 상단의 번호로 전화해 주세요.
Cần thông dịch viên? Hãy gọi số trên

agl

Amount due
$182.64
Amount if paid after the due date
$191.43
Due date
4 Jul 2023
Reference number
7016 3909 7894 0307 9362

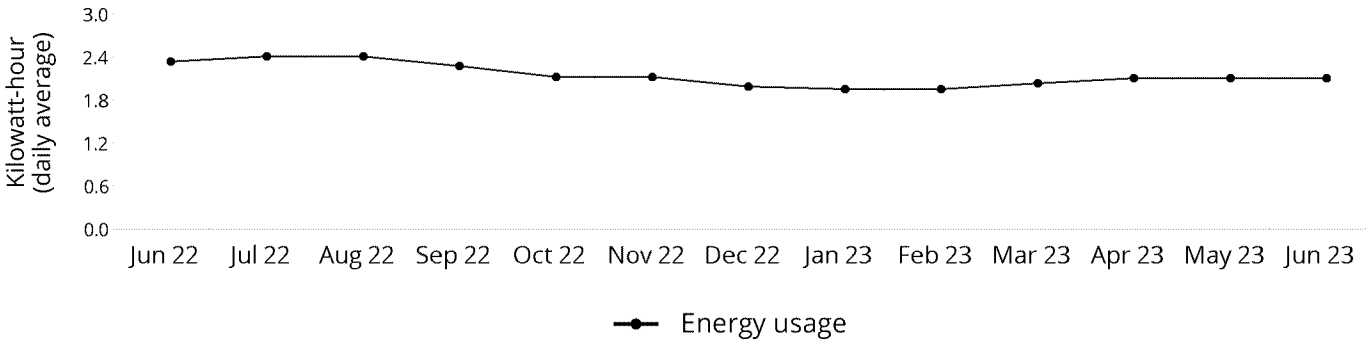
+00007016390978> +002662+ <9403079362> <0000019143> +444+

Total new charges and credits (excluding GST)	=	**$174.03**
Total GST	+	$17.40
Total new charges and credits (including GST)	=	**$191.43**
Amount due	=	$191.43
Discounted amount if paid by the due date	=	**$182.64**

(includes $7.99 pay on time discount)
(includes $0.80 GST credit)

All items are subject to GST.

Understand your usage



Meter details

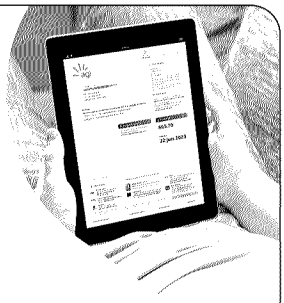
Meter number	Read date	Read type	Rate description	Start read	End read	Usage kWh
668986	13 Jun 23	Actual	General usage	12,775	12,966	191

Your next meter read is due between **7 Sep 23 and 13 Sep 23**. Please ensure easy access to your meter on these days.

Welcome to your new-look bill

You may have noticed your bill looks new and improved.

For help understanding your bill, visit **agl.com.au/newlookbill**



Everything you need in one place

View your usage, check and pay your bills, and get support 24/7 – all from your phone.

Download the AGL app now at **agl.com.au/aglmobileapp**

Go Carbon Neutral today

Support a more sustainable future by choosing one of our Carbon Neutral Plans. And they're certified Climate Active, so you can be confident that you're making a real difference.

Find out more at **agl.com.au/carbonneutral**

Moving property?

Unpack great electricity plans and get down to business.

Book your move today at **agl.com.au/businessmove**

Further information

We're here for your business

Questions, feedback or just need a bit of help?

Find the answers from common topics or options to contact us. Visit **agl.com.au/help**

Understanding fees and charges

We want you to understand the ins and outs of your bill. To find out more about common fees and charges that appear on your bill visit **agl.com.au/feesandcharges**

Manage your communication preferences

If you don't want to receive marketing information about AGL products and services including discounts or special offers, visit **agl.com.au/donotcontact**

Are you moving?

Visit **agl.com.au/businessmove** to arrange an electricity connection at your new address.

How we've calculated if you could save money on another plan

This comparison is based on rates and/or discounts applicable under your current energy plan and the suggested plan as at 15 Jun 2023. Our offers are subject to change. If we don't have usage data, we've estimated your usage based on a similar sized premises. This comparison includes any applicable discounts, concessions and solar feed-in tariffs but excludes AGL double up discounts (from the suggested plan only), one-off benefits, fees and other charges such as green or ancillary charges.

Do you have Life Support equipment at home?

If someone at your address relies on medical equipment, you may be eligible for Life Support protection. Call us on **131 245** if you haven't already registered, or visit **agl.com.au/lifesupport** for more information.

Want to be more energy efficient?

For information about energy efficiency, visit www.escosa.sa.gov.au or call the SA Government Energy Advisory Service on 1800 671 907.

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PO Box 546, Prospect East SA 5082
admin@polizarservices.com.au
T: (08) 7222 3721

GROUP FOUR PTY LTD
ABN 46 155 897 966

POLIZAR services

Tax Invoice

Invoice No.: **24438**

Date: 23/06/23

Invoice to:

LJ Hooker Flinders Park
240 Grange Road
Flinders Park SA 5025

Order No.:
Job No.:
Attention: Ralf Pacillo

Email: Pat Pacillo - pat@ljhfp.com.au

Site: 240 Main Road, Blackwood - Cleaning Services

Description	Amount
Cleaning of toilets carried out:	
31 May 2023.	$68.00
7 June 2023.	$68.00
14 June 2023.	$68.00
21 June 2023.	$68.00
Maintain Sanitary Unit x 1	$82.40

Payment Terms 14 days via EFT:
Account Name: Group Four Pty Ltd
BSB: 085-458
Account No.: 84685 3883
Remittance to: admin@polizarservices.com.au

Total:	**$354.40**
Plus 10% GST:	$35.44
Amount Payable:	**$389.84**

We courteously advise of the new rate of $75.00 + GST from July 2022.
We thank you for your ongoing support.