

# 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: 31/01/23  
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	2958.34 M1	01/01/23	31/01/23	1	2958.34	0.00
	Plus GST					295.83	
	Outgoings	754.91 M1	01/01/23	31/01/23	1	754.91	0.00
	Plus GST					75.49	
Shop 2/240 Main Road	Camilla K Boseley	1953.00 M1	26/01/23	25/02/23	1	1953.00	0.00
	Plus GST					195.30	
	Outgoings	688.70 M1	26/01/23	25/02/23	1	688.70	0.00
	Plus GST					68.87	
Shop 3/240 Main Road	Qizhen Shen Pty Ltd	2036.47 M1	01/02/23	28/02/23	1	1913.98	0.00
	Plus GST					191.40	
	Outgoings	616.45 M1	01/02/23	28/02/23	1	571.40	0.00
	Plus GST					57.14	
	Rent Changed 01/03/23 from	\$1913.98 M1					
	Outgoings Changed 01/03/23 from	\$571.40 M1					
Shop 4/240 Main Road	Avanti Italy Pty Ltd	3216.43 M1	13/10/22	13/10/22	0	0.00	0.00
	Outgoings	812.60 M1	13/10/22	13/10/22	0	0.00	0.00
	Vacating: 01/11/22						
	Green Goddess Nails and Beauty	3333.33 M1	28/02/23	28/02/23	0	0.00	0.92
	Outgoings	722.62 M1	01/01/23	31/01/23	1	1444.32	721.70
	Plus GST					144.43	
240 Main Road	Common property						
Shop 5/240 Main Road	AVANTI ITALY PTY LTD	3750.00 M1	15/02/23	14/03/23	1	3750.00	0.00
	Plus GST					375.00	
	Outgoings	791.30 M1	15/02/23	14/03/23	1	791.30	0.00
	Plus GST					79.13	
Date	Disbursements & Sundry Receipts					Debit	Credit
	Total Rent Collected From Tenants						14825.95
	Total GST Collected From Tenants						1482.59
05/01/23	Shop 5/240 Main Road	Loan Payment for February 2023 ( (AVANTI ITALY PT)					842.30
06/01/23	Shop 5/240 Main Road	Share to Pumpout Grease Arrestor (AVANTI ITALY PT)					293.90
	(Includes 26.72 GST)						

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Date	Disbursements & Sundry Receipts		Debit	Credit
09/01/23	Shop 5/240 Main Road	Loan Payment for March 2023 (\$13 (AVANTI ITALY PT)		828.26
10/01/23	Shop 3/240 Main Road (Includes 17.81 GST)	Share to Pump out Grease Arresto (Qizhen Shen Pty)		195.93
13/01/23	Shop 4/240 Main Road (Includes 51.60 GST)	Share of Lease for shop 4/240 Ma (Green Goddess N)		567.60
16/01/23	240 Main Road	Nitschke Liquid Waste	Inv:6270.001	
	Waste clean out	(Includes 40.48 GST)	445.30	
31/01/23	240 Main Road	Polizar Services	Inv:23055	
	Cleaning January	(Includes 62.62 GST)	688.77	
	*Management Fees		784.54	
	*Administration Fee		10.00	
	Plus GST on items marked *		79.47	
			2008.08	19036.53
	NETT AMOUNT TO BE PAID			17028.45

**Transferred to your bank account \$17,028.45**

Payment Details: Boorman & Clapp Superfund 10290943 065-132

#### GST SUMMARY:

GST collections reported above \$1578.72

GST payments reported above \$182.57

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

GROUP FOUR PTY LTD  
ABN 46 155 897 966

**POLIZAR**  
services

## Tax Invoice

Invoice No.: **23055**

Date: 30/01/23

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](mailto:pat@ljhfp.com.au)

Site: 240 Main Road, Blackwood - Cleaning Services

Description	Amount
Cleaning of toilets carried out:	
Tue 20 December 2022.	\$68.00
Tue 27 December 2022.	\$68.00
Tue 3 January 2023.	\$68.00
Tue 10 January 2023.	\$68.00
Tue 17 January 2023.	\$68.00
Tue 24 January 2023.	\$68.00
Maintain Sanitary Unit x 1	\$82.40
24/01/23: Regal Toilet Paper 48 x 1 bundle.	\$51.00
24/01/23: Regal Intersleeve Paper Towels x 1 bundle.	\$57.00
24/01/23: 5L Hygiderm Liquid Soap	\$27.76

Payment Terms 14 days via EFT:

**Total: \$626.16**

Account Name: Group Four Pty Ltd

Plus 10% GST: \$62.61

BSB: 085-458

**Amount Payable: \$688.77**

Account No.: 84685 3883

Remittance to: [admin@polizarservices.com.au](mailto:admin@polizarservices.com.au)