

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: 31/03/23
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 01/03/23	31/03/23	1	2958.34	0.00
	Plus GST					295.83	
	Outgoings	754.91	M1 01/03/23	31/03/23	1	754.91	0.00
	Plus GST					75.49	
Shop 2/240 Main Road	Camilla K Boseley	1953.00	M1 26/03/23	25/04/23	1	1953.00	0.00
	Plus GST					195.30	
	Outgoings	688.70	M1 26/03/23	25/04/23	1	688.70	0.00
	Plus GST					68.87	
Shop 3/240 Main Road	Qizhen Shen Pty Ltd	2036.47	M1 01/04/23	30/04/23	1	2036.47	0.00
	Plus GST					203.65	
	Outgoings	616.45	M1 01/04/23	30/04/23	1	616.45	0.00
	Plus GST					61.64	
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 01/03/23	30/04/23	2	6665.74	0.00
	Plus GST					666.57	
	Outgoings	722.62	M1 01/02/23	30/04/23	3	1446.16	0.00
	Plus GST					144.61	
240 Main Road	Common property						
Shop 5/240 Main Road	AVANTI ITALY PTY LTD	3750.00	M1 15/04/23	14/05/23	1	3750.00	0.00
	Plus GST					375.00	
	Outgoings	791.30	M1 15/04/23	14/05/23	1	791.30	0.00
	Plus GST					79.13	

Date	Disbursements & Sundry Receipts	Debit	Credit
	Total Rent Collected From Tenants		21661.07
	Total GST Collected From Tenants		2166.09
15/03/23	240 Main Road Polizar Services	Inv:24004	
	Cleaning Feb (Includes 42.24 GST)		464.64
31/03/23	240 Main Road AGL Pty Ltd		
	Electricity supply 8.12.22 to 14.3.23 (Includes 17.14 GST)		188.58

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: 31/03/23
Reference: BSFCSF
TAX INVOICE

Boorman & Clapp Superannuation fund
Manager: Ralph Pacillo

Page 2

Date	Disbursements & Sundry Receipts			Debit	Credit
31/03/23	240 Main Road	Polizar Services	Inv:24124		
	Cleaning March	(Includes 35.44 GST)		389.84	
	*Management Fees			971.19	
	*Administration Fee			10.00	
	Plus GST on items marked *			98.12	
				2122.37	23827.16
	NETT AMOUNT TO BE PAID				21704.79

Transferred to your bank account \$21,704.79
Payment Details: Boorman & Clapp Superfund 10290943 065-132

GST SUMMARY:
GST collections reported above \$2166.09
GST payments reported above \$192.94

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.: **24004**

Date: 01/03/23

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:	
Tue 31 January 2023.	\$68.00
Tue 7 February 2023.	\$68.00
Tue 14 February 2023.	\$68.00
Tue 21 February 2023.	\$68.00
Tue 28 February 2023.	\$68.00
Maintain Sanitary Unit x 1	\$82.40

Payment Terms 14 days via EFT:

Total: \$422.40

Account Name: Group Four Pty Ltd

Plus 10% GST: \$42.24

BSB: 085-458

Amount Payable: \$464.64

Account No.: 84685 3883

Remittance to: admin@polizarservices.com.au



AGL electricity account.

Proudly Australian since 1837.

Important numbers.

Enquiries: agl.com.au or 133 835

Faults and emergencies: 131 366 (SA Power Networks)

Account details.

Name: LJ Hooker Flinders Park

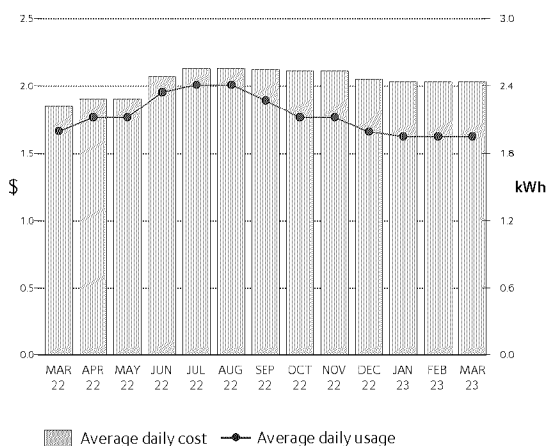
Account number: 7016 390 978

Supply address: LANDLORD 240 Main Road
BLACKWOOD SA 5051

How much energy is your business using?

Bill period: 8 Dec 2022 to 14 Mar 2023 (97 days)

Average daily cost and usage.



Snapshot.

Average daily cost:

\$2.03

Average daily usage:

1.95kWh

Same time last year:

1.75kWh

Bill overview.

Balance brought forward **\$0.00**

+

New charges **\$197.27**

=

Total due **\$197.27**

Discounted amount if paid by due date **\$188.58**

Due date **3 Apr 2023**

Thank you.

003040445089/071404E-59074 5-714041-130487

Tax Invoice Issued: 15 Mar 2023
AGL South Australia Pty Limited ABN 49 091 105 092

Your new-look bill is nearly here

Soon, you'll start to receive a new and improved bill.

To learn more, visit agl.com.au/newlookbill



Useful information.

Here to support 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-support

Important information.

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

Need an interpreter? Call **1300 307 245**.

需要传译员吗? 请电上述号码。

هل تحتاج لمترجم؟ اتصل على الرقم أعلاه.

Cần có thông dịch? Gọi số trên đây.

Hearing impaired (TTY). Call **133 677** and quote 1300 664 358.

If you don't wish to receive marketing information about AGL products and services, visit agl.com.au/DoNotContactList

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

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

Moving? Visit agl.com.au/Move to arrange an electricity connection at your new premises.

Electricity supply details.

Page 2 of 2

Supply address:

LANDLORD 240 Main Road BLACKWOOD SA 5051

Supply period:

8 Dec 2022 to 14 Mar 2023 (97 days)

NMI:

20021750637

Energy Plan:

Business Maximiser

Meter no.	Read date	Read type	Rate description	Start read	End read	kWh
668986	14 Mar 23	Actual	General usage	12,586	12,775	189

Your next meter read is due between **9 Jun 23** and **15 Jun 23**. Please ensure easy access to your meter on these days.

How we've worked out your bill.

Previous balance and payments.

	Total
Previous balance	\$164.99
12 Dec 22 payment	\$156.89cr
9% Pay on Time Discount from previous bill	\$8.10cr
Balance brought forward	\$0.00

New charges and credits.

Usage and supply charges	Units	Price	Amount		
General Usage	189kWh	\$0.4646	\$87.81		
Supply charge	97 days	\$1.0251	\$99.43		
Total charges				+	\$187.24
Credits					
9% Guaranteed Discount			\$7.90cr		
Total credits				-	\$7.90cr
Total new charges and credits				=	\$179.34
Total GST				+	\$17.93
Total due (includes GST)				=	\$197.27
Discounted amount if paid by due date (includes \$7.90 Pay on Time Discount) (includes \$0.79 GST credit)				=	\$188.58

003040445089/071404E-590745-714041-130488

Total due	\$197.27
Discounted amount if paid by due date	\$188.58
Due date	3 Apr 2023
Reference number	7016 3909 7894 0307 9362

Post Billpay



*2834 70163909789403079362



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**
Bill Code: **208876**



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

[^]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.
~A fee of \$2.00 (incl. GST) may apply if you pay your bill over the counter.



Bill Code: **208876**
Ref. Number: **7016 3909 7894 0307 9362**



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



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



PayPal
To pay via PayPal visit agl.com.au/Payments

+00007016390978>

+002662+

<9403079362>

<0000019727> +444+

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.: **24124**

Date: 31/03/23

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:	
7 March 2023.	\$68.00
14 March 2023.	\$68.00
20 March 2023.	\$68.00
27 March 2023.	\$68.00
Maintain Sanitary Unit x 1	\$82.40

Payment Terms 14 days via EFT:	Total:	\$354.40
Account Name: Group Four Pty Ltd	Plus 10% GST:	\$35.44
BSB: 085-458	Amount Payable:	\$389.84
Account No.: 84685 3883		
Remittance to: admin@polizarservices.com.au		