

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: 30/12/22
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	01/12/22	31/12/22	1	2958.34	0.00
	Plus GST						295.83	
	Outgoings	754.91	M1	01/12/22	31/12/22	1	754.91	0.00
	Plus GST						75.49	
Shop 2/240 Main Road	Camilla K Boseley	1953.00	M1	26/12/22	25/01/23	1	1953.00	0.00
	Plus GST						195.30	
	Outgoings	688.70	M1	26/12/22	25/01/23	1	688.70	0.00
	Plus GST						68.87	
Shop 3/240 Main Road	Qizhen Shen Pty Ltd	1913.98	M1	01/01/23	31/01/23	1	1913.98	0.00
	Plus GST						191.40	
	Outgoings	571.40	M1	01/01/23	31/01/23	1	571.40	0.00
	Plus GST						57.14	
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	31/12/22	31/12/22	0	0.00	0.00
240 Main Road	Common property							
Shop 5/240 Main Road	AVANTI ITALY PTY LTD	3750.00	M1	15/01/23	14/02/23	1	3750.00	0.00
	Plus GST						375.00	
	Outgoings	791.30	M1	15/01/23	14/02/23	1	791.30	0.00
	Plus GST						79.13	

Date	Disbursements & Sundry Receipts			Debit	Credit
	Total Rent Collected From Tenants				13381.63
	Total GST Collected From Tenants				1338.16
12/12/22	Shop 5/240 Main Road	Loan Payment for January 2023 (\$ (AVANTI ITALY PT)			853.67
12/12/22	Shop 4/240 Main Road	Cavalier Legal Pty Ltd	Inv:2169		
	Lease Fees	(Includes 102.91 GST)		1132.00	
12/12/22	240 Main Road	AGL Pty Ltd			
	Electricity supply 16.9.22 to 7.12.22	(Includes 14.26 GST)		156.89	
15/12/22	Shop 2/240 Main Road	Firewatch SA	Inv:330514		

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Date	Disbursements & Sundry Receipts		Debit	Credit
	Fire safety service	(Includes 5.84 GST)	64.24	
16/12/22	Shop 5/240 Main Road	Loan Payment for January 2023 (\$ (AVANTI ITALY PT)		2.90
20/12/22	240 Main Road	Polizar Services		
	Cleaning December	(Includes 21.84 GST)	240.24	
	*Management Fees		698.05	
	*Administration Fee		10.00	
	Plus GST on items marked *		70.81	
			2372.23	15576.36
	NETT AMOUNT TO BE PAID			13204.13

Transferred to your bank account \$13,204.13

Payment Details: Boorman & Clapp Superfund 10290943 065-132

GST SUMMARY:

GST collections reported above \$1338.16

GST payments reported above \$215.66



Tax Invoice

ABN 11 614 426 514

Cavalier Legal

Level 1, 309 Pulteney Street

Adelaide, 5000

Business Tel: +61 (8) 8470 0120

admin@cavalierlegal.com.au

ABN: 11 614 426 514

LJ Hooker Flinders Park

240 Grange Road

Flinders Park SA 5025

INVOICE # 2169

FILE REFERENCE # LJH140

MATTER# 883

DATE: 2 December 2022

DUE DATE: 16 December 2022

NETT: 14 Days

MEMORANDUM OF LEASE - UNIT 4, 240 MAIN ROAD, BLACKWOOD SA 5051

Professional Fees	\$1,000.00
Disbursements	\$32.00
Total ex GST	\$1,032.00
Total GST	\$100.00
Total inc GST	\$1,132.00

With Compliments

Cavalier Legal

Payment Details

Account Number: BSB: 105 900 AC: 971676340

Name: Cavalier Legal

Ref: 2169

Please quote your invoice number 2169 on remittance and please make all cheques payable to Cavalier Legal

There are a number of avenues available to you if you have any concerns with our legal costs. Please read the fact sheet titled *Your right to challenge legal costs*. You can ask us for a copy or obtain it from the Law Society of South Australia (or download it from their website).

SCHEDULE

Date	Item
26/10/22	Preparation of draft memorandum of lease
24/10/22	SAILIS - Register Search

Your rights in relation to legal costs

The following avenues are available to you if you are not happy with this bill:

- you may request an itemised bill
- you may discuss your concerns with us
- you may have our costs adjudicated
- you may apply to set aside our costs agreement
- you may make a complaint to the Legal Profession Conduct Commissioner (if you believe there has been overcharging)

There may be other avenues available in your State or Territory (such as mediation).

For more information about your rights, please read the fact sheet titled Your right to challenge legal costs.

You can ask us for a copy, or obtain it from the Law Society of South Australia (or download it from their website).

Signed by Principal of Cavalier Legal, Carmine Alvaro:

A handwritten signature in black ink, appearing to read 'Carmine Alvaro', written in a cursive style.



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

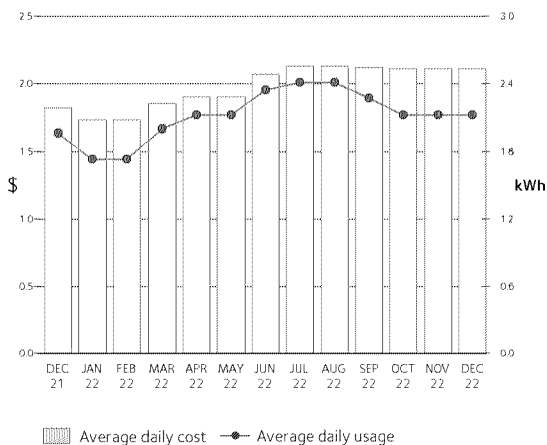
Account number: 7016 390 978

Supply
address: LANDLORD 240 Main Road
BLACKWOOD SA 5051

How much energy is your business using?

Bill period: 16 Sep 2022 to 7 Dec 2022 (83 days)

Average daily cost and usage.



Snapshot.

Average daily cost:

\$2.11

Average daily usage:

2.12kWh

Same time last year:

2.73kWh

Bill overview.

Balance brought forward **\$10.45cr**

+

New charges **\$175.44**

=

Total due **\$164.99**

Discounted amount
if paid by due date **\$156.89**

Due date **29 Dec 2022**

Thank you.

003061171830/067929E-56582 5-67929 I-124733

Tax Invoice Issued: 8 Dec 2022
AGL South Australia Pty Limited ABN 49 091 105 092

Have you checked the details on your account lately?

Visit **agl.com.au/myaccount** or download the
AGL Energy App at **agl.com.au/app** to review
and make any updates.

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: 16 Sep 2022 to 7 Dec 2022 (83 days)
NMI: 20021750637
Energy Plan: Business Maximiser

Meter no.	Read date	Read type	Rate description	Start read	End read	kWh
668986	7 Dec 22	Actual	General usage	12,410	12,586	176

Your next meter read is due between **8 Mar 23** and **14 Mar 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	\$542.05
21 Sep 22 payment	\$210.53cr
21 Sep 22 payment	\$170.58cr
21 Sep 22 payment	\$160.94cr
9% Pay on Time Discount from previous bill	\$10.45cr
Balance brought forward	\$10.45cr

New charges and credits.

Usage and supply charges	Units	Price	Amount	
Unchanged Rate - 16 Sep 22 to 7 Dec 22 (83 days)				
General Usage	176kWh	\$0.4646	\$81.77	
Supply charge	83 days	\$1.0251	\$85.08	
Total charges				+ \$166.85
Credits				
9% Guaranteed Discount			\$7.36cr	
Total credits				- \$7.36cr
Total new charges and credits				= \$159.49
Total GST				+ \$15.95
Total due (includes GST)				= \$164.99
Discounted amount if paid by due date				= \$156.89
(includes \$7.36 Pay on Time Discount)				
(includes \$0.74 GST credit)				

003061171830/067929E-56582 5-67929 I-124734

Total due	\$164.99
Discounted amount if paid by due date	\$156.89
Due date	29 Dec 2022
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**
Biller 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 0.17% (incl. GST), Credit Card 0.66% (incl. GST) and 0.45% (incl. GST) via Australia Post.
~A fee of \$2.00 (incl. GST) may apply if you pay your bill over the counter.



Biller 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>

<0000016499> +444+

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

26/12/2022

AMOUNT

\$64.24

INVOICE DATE

12/12/2022

TAX INVOICE NO. 330514

LJ HOOKER FLINDERS PARK
240 GRANGE RD
FLINDERS PARK SA 5051

Invoice Terms: 14 Days from invoice date

Site: BLOOM TOWN

Site Address: SHOP 2 240 MAIN RD
BLACKWOOD SA 5051

Job No.: 245286

Order No.:

Job Name:

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 2)	1.00	\$8.00	10%	\$8.00
Inspection Test and Maintenance of Fire Blankets	1.00	\$5.90	10%	\$5.90
Sub-Total ex GST				\$58.40
GST				\$5.84
Total				\$64.24

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	\$58.40
GST	\$5.84
Total inc GST	\$64.24
Amount Applied	\$0.00
Balance Due	\$64.24

How To Pay

INVOICE NO. 330514



Credit Card (MasterCard or Visa)

Please call 08 8391 3938 to pay over the phone.

DUE DATE:

26/12/2022

AMOUNT DUE:

\$64.24



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

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.: **22939**

Date: 15/12/22

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 6 December 2022.	\$68.00
Tue 13 December 2022.	\$68.00
Maintain Sanitary Unit x 1	\$82.40

Payment Terms 14 days via EFT:	Total:	\$218.40
Account Name: Group Four Pty Ltd	Plus 10% GST:	\$21.84
BSB: 085-458	Amount Payable:	\$240.24
Account No.: 84685 3883		
Remittance to: admin@polizarservices.com.au		