rent for August 2026 and utility costs for July 2026

Broj poruka: 7

Mira Pavic Peteh <odvjetnica.pavic@gmail.com> 26. kolovoza 2026. u 10:26
Prima: Andreas Schüll <schuell@doctorbark.de>

Dear Dr. Schull,

Please find attached the invoices for rent (August 2026) and for the paid utility costs for July 2026.

The breakdown of utility costs excluding VAT is as follows:

water: EUR 402,15

electricity: EUR 1709,63

communal fee: EUR 411,77

water management fee: EUR 130,12

fire alarm system: EUR 398,17

The total amount of utility costs is 2.353,98 EUR

The total leased area of the business premises amounts to 2,050.00 m², while the area leased by you amounts to 1,650.00 m². Accordingly, the utility costs attributable to your leased area for the month of July 2026 amount to EUR 2.456,34 + VAT.

I hereby remind you once again that the utility bills for May and June remain outstanding and have not yet been paid.

As two invoices have reached their due dates and remain unpaid, the contractual conditions for termination of the Lease Agreement have been met. Accordingly, I request that you provide me, without delay, with confirmation that these outstanding invoices have been settled, so that the contractual relationship may continue.

S poštovanjem,

ODVJETNIČKI URED
LAW OFFICE
MIRA PAVIĆ PETEH

E odvjetnica.pavic@gmail.com;
mira@officepavicpeteh.hr
M +385 95 89 44 301

W http://www.officepavicpeteh.hr

invoice 34 i 35 rent i utility cost.pdf
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Mira Pavic Peteh <odvjetnica.pavic@gmail.com> 9. rujna 2026. u 13:30
Prima: Andreas Schüll <schuell@doctorbark.de>

I hereby remind you once again that the utility bills for May, June and July and rent for August remain outstanding and have not yet been paid.

As two invoices have reached their due dates and remain unpaid, the contractual conditions for termination of the Lease Agreement have been met. Accordingly, I request that you provide me, without delay, with confirmation that these outstanding invoices have been settled, so that the contractual relationship may continue.

S poštovanjem,

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W http://www.officepavicpeteh.hr

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Andreas Schüll <Schuell@doctorbark.de> 10. rujna 2026. u 18:24
Prima: Mira Pavic Peteh <odvjetnica.pavic@gmail.com>

Good evening,

thanks for your patience.

Invoices 29, 34, 30 are paid.

Invoice 35-26 will be paid until the end of the month.

Please be so kind and tell me soon who the new owner of the building will be.

Regarding the other building:

Do you have a list and prices for all the stuff which is still in that building?

If the new owner of the just sold building will terminate the lease agreement, we need a new location to produce.

Do you think we could talk about us renting a part of the other building?

Looking forward to your reply.

Have a good weekend.

Mit freundlichen Grüßen / Kind regards,

Andreas Schüll

Dr. med. vet.

Doctor Bark® GmbH
Leutstettener Str. 28
82319 Starnberg
Germany

Fon: +49 8151 654 55 10
Fax: +49 8151 654 55 119
schuell@doctorbark.de
https://doctorbark.de

Geschäftsführer: Dr. med. vet. Andreas Schüll
Gerichtsstand Amtsgericht München HRB 182969

Firmensitz: 82319 Starnberg
Logistik Center: Leutstettener Str. 28, 82319 Starnberg

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Andreas Schüll <Schuell@doctorbark.de> 26. rujna 2026. u 17:04
Prima: Mira Pavic Peteh <odvjetnica.pavic@gmail.com>
Cc: Doctor Bark Buchhaltung <Buchhaltung@doctorbark.de>

Good evening Mrs. Pavic Peteh,

I checked the invoices attached.

I am wondering why you charge me 25% for the house costs but on the invoices from HEP and Javna and Moslavina we have 13% and some tax free amount.

Please be so kind and explain your calculation.

I would like to understand what I might get wrong.

And by the way, it´s with all invoices regarding the house costs.

Just for you to understand I am in the process to charge back the 25% VAT.

If I have to hand in the house cost invoices the whole process could be rejected.

That causes a few thousand EUR.

Deadline is the 29.09.26 for all invoices from 2025.

I pleased to have a feedback by Monday 28.09.26 so both sides have 24 hours to adjust whatever is wrong.

Mit freundlichen Grüßen / Kind regards,

Andreas Schüll

Dr. med. vet.

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Logistik Center: Leutstettener Str. 28, 82319 Starnberg

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Von: Mira Pavic Peteh <odvjetnica.pavic@gmail.com>
Gesendet: Mittwoch, 9. September 2026 13:30
An: Andreas Schüll <Schuell@doctorbark.de>

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Mira Pavic Peteh <odvjetnica.pavic@gmail.com> 28. rujna 2026. u 09:29
Prima: Andreas Schüll <Schuell@doctorbark.de>

Dear Mr Schüll,
The utility invoices are issued to us. We deduct the VAT charged by the suppliers, calculate your share of the costs according to the floor area you lease, and then charge 25% VAT on that share, in line with the VAT treatment of the lease.
I sent you a detailed calculation by email with each invoice. If helpful, I can resend all invoices and calculations for 2025.
Kind regards,
Mira Pavić Peteh
S poštovanjem,

_____

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MIRA PAVIĆ PETEH

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W http://www.officepavicpeteh.hr

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Andreas Schüll <Schuell@doctorbark.de> 28. rujna 2026. u 11:18
Prima: Mira Pavic Peteh <odvjetnica.pavic@gmail.com>

Good morning,

thank you for your reply.

I understand your calculation method, but under tax law, it is nonetheless incorrect. If you are being charged 13%—and there is also an item that is exempt from VAT—then you are only permitted to pass on the 13% charge and, where applicable, the 0% rate to me.

This is definitely going to cause problems. I am going to clarify this with my tax advisors and get back to you.

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Andreas Schüll <Schuell@doctorbark.de> 28. rujna 2026. u 12:27
Prima: Mira Pavic Peteh <odvjetnica.pavic@gmail.com>

Hi,

I just spoke to my Tax Consultant.

You are right and I am wrong.

Sorry for taking your time.

Have a good week.

Mit freundlichen Grüßen / Kind regards,

Andreas Schüll

Dr. med. vet.

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Von: Mira Pavic Peteh <odvjetnica.pavic@gmail.com>
Gesendet: Montag, 28. September 2026 09:29

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