

RIHANI SUPER FUND

Statement of Financial Position**As At 30 Jun 2022**

	As at 30 Jun 2021 Balance	Quantity	As at 30 Jun 2022 Balance	Quantity
Assets				
Investments				
Direct Property				
25 / 89 Oaks Avenue	\$ 1,310,000.00	1	\$ 1,010,000.00	1
Total Direct Property	\$ 1,310,000.00		\$ 1,010,000.00	
Other Fixed Interest Securities				
CBA Term Deposit 5492	\$ 0.00		\$ 480,000.00	480,000
Total Other Fixed Interest Securities	\$ 0.00		\$ 480,000.00	
Total Investments	\$ 1,310,000.00		\$ 1,490,000.00	
Other Assets				
Cash At Bank				
CBA Commonwealth Direct Investment Account	\$ 3,541.43		\$ 35,186.48	
CBA Term Deposit XXXX9724	\$ 107,156.59		\$ 107,745.95	
National Australia Bank IBD	\$ 509,743.34		\$ 0.00	
Total Cash At Bank	\$ 730,441.36		\$ 142,932.43	
Receivables				
Investment Income Receivable				
Rent				
Direct Property				
25 / 89 Oaks Avenue	\$ 176.95		\$ 0.00	
Total Direct Property	\$ 176.95		\$ 0.00	
Total Rent	\$ 176.95		\$ 0.00	
Total Investment Income Receivable	\$ 176.95		\$ 0.00	
Total Receivables	\$ 176.95		\$ 0.00	
Total Other Assets	\$ 730,618.31		\$ 142,932.43	
Total Assets	\$ 2,040,618.31		\$ 1,632,932.43	
Liabilities				
Total Liabilities	\$ 0.00		\$ 0.00	
Net Assets				
Total Net Assets	\$ 2,040,618.31		\$ 1,632,932.43	
Member Entitlements				
Member Entitlement Accounts				
Mr Suleiman Rihani				
SULIEMAN RIHANI	\$ 927,923.24		\$ 737,942.20	
Total Mr Suleiman Rihani	\$ 927,923.24		\$ 737,942.20	
Mrs Nadia Rihani				
Accumulation	\$ 115,815.80		\$ 0.00	
NADIA RIHANI	\$ 996,879.27		\$ 801,823.92	
NADIA RIHANI 2	\$ 0.00		\$ 93,166.31	
Total Mrs Nadia Rihani	\$ 1,112,695.07		\$ 894,990.23	
Total Member Entitlement Accounts	\$ 2,040,618.31		\$ 1,632,932.43	
Total Member Entitlements	\$ 2,040,618.31		\$ 1,632,932.43	

RIHANI SUPER FUND

Operating Statement

From 1 Jul 2021 to 30 Jun 2022

	1 Jul 2020 to 30 Jun 2021	1 Jul 2021 to 30 Jun 2022
Income		
Investment Income		
Interest		
Cash At Bank		
CBA Commonwealth Direct Investment Account	\$ 92.85	\$ 68.86
CBA Term Deposit XXXX9724	\$ 1,498.94	\$ 589.36
National Australia Bank IBD	\$ 6,227.44	\$ 513.17
Total Cash At Bank	\$ 7,819.23	\$ 1,171.39
Total Interest	\$ 7,819.23	\$ 1,171.39
Rent		
Direct Property		
25 / 89 Oaks Avenue	\$ 37,230.00	\$ 39,338.75
Total Direct Property	\$ 37,230.00	\$ 39,338.75
Total Rent	\$ 37,230.00	\$ 39,338.75
Total Investment Income	\$ 45,049.23	\$ 40,510.14
Total Income	\$ 45,049.23	\$ 40,510.14

Expenses**Member Payments**

Pensions Paid		
Mr Suleiman Rihani		
SULIEMAN RIHANI	\$ 19,060.00	\$ 27,840.00
Total Mr Suleiman Rihani	\$ 19,060.00	\$ 27,840.00
Mrs Nadia Rihani		
NADIA RIHANI	\$ 18,940.00	\$ 20,760.00
NADIA RIHANI 2	\$ 0.00	\$ 2,400.00
Total Mrs Nadia Rihani	\$ 18,940.00	\$ 23,160.00
Total Pensions Paid	\$ 38,000.00	\$ 51,000.00
Total Member Payments	\$ 38,000.00	\$ 51,000.00

Other Expenses

Accountancy Fee	\$ 1,947.00	\$ 1,963.50
Auditor Fee	\$ 797.50	\$ 797.50
Bank Fees		
Cash At Bank		
National Australia Bank IBD	\$ 0.00	\$ 12.00
Total Cash At Bank	\$ 0.00	\$ 12.00
Total Bank Fees	\$ 0.00	\$ 12.00
Property Expenses		
Agents Management Fee		
Direct Property		
25 / 89 Oaks Avenue	\$ 2,090.65	\$ 2,206.65
Total Direct Property	\$ 2,090.65	\$ 2,206.65
Total Agents Management Fee	\$ 2,090.65	\$ 2,206.65
Council Rates		
Direct Property		
25 / 89 Oaks Avenue	\$ 1,435.48	\$ 1,465.80
Total Direct Property	\$ 1,435.48	\$ 1,465.80
Total Council Rates	\$ 1,435.48	\$ 1,465.80
Insurance Premium		
Direct Property		
25 / 89 Oaks Avenue	\$ 479.00	\$ 449.00

Total Direct Property	\$	479.00	\$	449.00
Total Insurance Premium	\$	479.00	\$	449.00
Legal Fees				
Direct Property				
25 / 89 Oaks Avenue	\$	0.00	\$	841.50
Total Direct Property	\$	0.00	\$	841.50
Total Legal Fees	\$	0.00	\$	841.50
Property Capital Improvement				
Direct Property				
25 / 89 Oaks Avenue	\$	0.00	\$	78,750.22
Total Direct Property	\$	0.00	\$	78,750.22
Total Property Capital Improvement	\$	0.00	\$	78,750.22
Repairs Maintenance				
Direct Property				
25 / 89 Oaks Avenue	\$	2,112.34	\$	3,851.76
Total Direct Property	\$	2,112.34	\$	3,851.76
Total Repairs Maintenance	\$	2,112.34	\$	3,851.76
Strata Levy Fee				
Direct Property				
25 / 89 Oaks Avenue	\$	5,101.00	\$	5,944.05
Total Direct Property	\$	5,101.00	\$	5,944.05
Total Strata Levy Fee	\$	5,101.00	\$	5,944.05
Water Rates				
Direct Property				
25 / 89 Oaks Avenue	\$	584.44	\$	599.04
Total Direct Property	\$	584.44	\$	599.04
Total Water Rates	\$	584.44	\$	599.04
Total Property Expenses	\$	11,802.91	\$	94,108.02
Regulatory Fees	\$	55.00	\$	56.00
SMSF Supervisory Levy	\$	259.00	\$	259.00
Total Other Expenses	\$	14,861.41	\$	97,196.02
Investment Losses				
Decrease in Market Value				
Direct Property				
25 / 89 Oaks Avenue	\$	-375,000.00	\$	300,000.00
Total Direct Property	\$	-375,000.00	\$	300,000.00
Total Decrease in Market Value	\$	-375,000.00	\$	300,000.00
Total Investment Losses	\$	-375,000.00	\$	300,000.00
Total Expenses	\$	-322,138.59	\$	448,196.02
Income Tax				
Total Income Tax	\$	0.00	\$	0.00
Net Profit (Loss) Total	\$	367,187.82	\$	-407,685.88

IntelliVal Automated Valuation Estimate

Prepared on 16 November 2022



25/89 Oaks Avenue Dee Why NSW 2099

Estimated Value:

\$1,010,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$870,000 - \$1,154,000

Property Attributes:



2



1



1



113m²



Year Built

1970



Land Area

-



Property Type

Unit



Land Use

-



Development Zoning

Residential

Sales History

Sale Date	Sale Price	Sale Type
17 Nov 2012	\$643,000	Unknown
07 May 2001	\$445,000	Unknown

Estimated Value as at 14 November 2022. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by the valuer.

For further information about confidence levels, please refer to the end of this document.

CoreLogic IntelliVal Automated Valuation Estimate

25/89 Oaks Avenue Dee Why NSW 2099

Prepared on 16 November 2022

Location Highlights



CoreLogic IntelliVal Automated Valuation Estimate

25/89 Oaks Avenue Dee Why NSW 2099



Prepared on 16 November 2022

Recently Sold Properties



6/100 Pacific Parade Dee Why NSW 2099

Sold Price: \$875,000

Sold Date: 26 August 2022

Distance from Subject: 0.1km

Features: Medium Density Residential, Internal Laundry, Timber Floor, RESIDENTIAL



3/102 Pacific Parade Dee Why NSW 2099

Sold Price: \$875,000

Sold Date: 21 September 2022

Distance from Subject: 0.1km

Features: Medium Density Residential, 1 Floor Level Of Unit, Dishwasher, 1 Lounge/Dining Rooms Combined, Close to Schools, Close to



16/106-108 Pacific Parade Dee Why NSW 2099

Sold Price: \$975,000

Sold Date: 15 June 2022

Distance from Subject: 0.1km

Features: Medium Density Residential, RESIDENTIAL

CoreLogic IntelliVal Automated Valuation Estimate

25/89 Oaks Avenue Dee Why NSW 2099



Prepared on 16 November 2022



2 1 1 107m²

4/93 Pacific Parade Dee Why NSW 2099

Sold Price: \$870,000

Sold Date: 09 August 2022

Distance from Subject: 0.1km

Features: Medium Density Residential, Terrace-Balcony, RESIDENTIAL



2 1 1 107m²

8/93 Pacific Parade Dee Why NSW 2099

Sold Price: **\$880,000**

Sold Date: 29 October 2022

Distance from Subject: 0.1km

Features: Medium Density Residential, 1 Dining Rooms, Residential



2 1 1 108m²

2/101 Pacific Parade Dee Why NSW 2099

Sold Price: \$900,000

Sold Date: 04 July 2022

Distance from Subject: 0.1km

Features: Medium Density Residential, RESIDENTIAL

***Agent Advised**

CoreLogic IntelliVal Automated Valuation Estimate

25/89 Oaks Avenue Dee Why NSW 2099

Prepared on 16 November 2022

Dee Why Insights: A Snapshot



Houses

Median Price

\$2,427,484

	Past Sales	Capital Growth
2022	75	↓ 10.55%
2021	76	↑ 48.62%
2020	68	↑ 16.59%
2019	50	↓ 1.51%
2018	67	↓ 12.15%

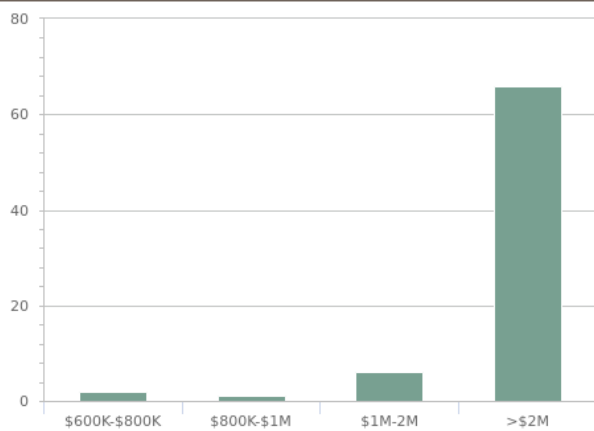
Units

Median Price

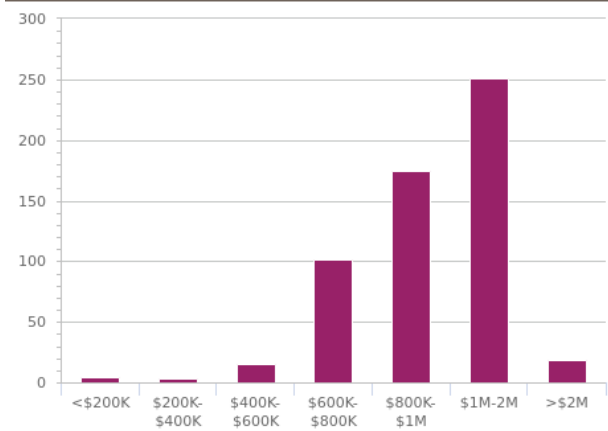
\$942,461

	Past Sales	Capital Growth
2022	572	↓ 10.09%
2021	593	↑ 24.48%
2020	521	↑ 16.02%
2019	505	↓ 4.20%
2018	557	↓ 8.16%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



CoreLogic IntelliVal Automated Valuation Estimate

Prepared on 16 November 2022

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Confidence is displayed as a coloured coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.



For more information on estimated values: <https://www.corelogic.com.au/estimated-value-faqs>

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Within Australia: **1300 734 318**
Email Us: **customercare@corelogic.com.au**



003

THE TRUSTEE
RIHANI SUPER FUND
49 HILLCREST AVE
MONA VALE NSW 2103

Date printed	31 December 2021
Term Deposit number	06 2205 50195492
Investment balance	\$480,000.00
Investment term	12 months
At an interest rate of	0.55% p.a.
Invested on	15 December 2021
To mature on	15 December 2022
Interest option	Compound Annually

Account statement for your Term Deposit

For your records this is your account statement for the period from 1 July to 31 December 2021.

Things you should know

This Transaction Notice provides Term Deposit transactions for the first six months of the financial year from 1 July 2021 to 31 December 2021.

For taxation purposes the End of Financial Year Notice displays all Term Deposit transactions for the full financial year from 1 July 2021 to 30 June 2022.

We're here to help

If you want to view our latest Terms and Conditions or have any questions, you can visit commbank.com.au, drop into your nearest branch, contact your Relationship Manager or Adviser, or call 13 2221.

Important information for Term Deposits opened after 1 July

The opening balance of this Term Deposit will display as 'Nil' on this account statement. The opening deposit will be listed as a separate transaction on the date that the Term Deposit was opened or the value date specified for the Term Deposit.

Account name	NADIA RIHANI AND SULEIMAN RIHANI AND S A ND N RIHANI PTY LTD AS TRUSTEES FOR RIHANI SUPER FUND
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Date	Transaction	Debit	Credit	Balance
15 Dec	OPENING BALANCE			Nil
15 Dec	Chq Dep Branch MONA VALE		\$480,000.00	\$480,000.00 CR
31 Dec	CLOSING BALANCE			\$480,000.00

Important Information:

We try to get things right the first time – but if we don't, we'll do what we can to fix it.

You can fix most problems simply by contacting us.

Write to: CBA Group Customer Relations, Reply Paid 41, Sydney NSW 2001

Tell us online: commbank.com.au/support/compliments-and-complaints.html

Call: 1800 805 605 (free call)

You can also contact the Australian Financial Complaints Authority, AFCA, an independent external dispute resolution body approved by ASIC - time limits may apply, visit AFCA, afca.org.au, website for more information.

Write to: Australian Financial Complaints Authority, GPO Box 3, Melbourne VIC 3001

Email: info@afca.org.au

Call: 1800 931 678, free call Monday to Friday 9am– 5pm, AEST

To be returned to 2022-2023 years file



Your Statement

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003

THE TRUSTEES
49 HILLCREST AVE
MONA VALE NSW 2103

Account Number 06 2205 10339447

Statement Period 13 May 2022 - 12 Aug 2022

Closing Balance \$37,798.82 CR

Enquiries 13 1998
(24 hours a day, 7 days a week)

Direct Investment Account

If this account has an attached overdraft limit or facility and we send you a statement every 4 or 6 months, we will update your statement preference to every 3 months as part of changes made to the new Banking Code of Practice from 1 July 2019.

The Commonwealth Direct Investment Account is the preferred cash account for SMSF customers. Enjoy the convenience of managing your investments through NetBank and the CommBank app.

Name: S AND N RIHANI PTY LTD ITF RIHANI SUPER FUND

Note: Have you checked your statement today? It's easy to find out more information about each of your transactions by logging on to the CommBank App or NetBank. Should you have any questions on fees or see an error please contact us on the details above. Cheque proceeds are available when cleared.

The date of transactions shown here may be different on your other transaction lists (for example, the transaction list that appears on the CommBank app).

Date	Transaction	Debit	Credit	Balance
13 May 2022	OPENING BALANCE			\$160,763.94 CR
16 May	Chq 000042 presented	78,750.22		\$82,013.72 CR
31 May	Direct Credit 441702 THE NOVAK AGENCY OWNER PAYMNT RIHAN		2,975.09	\$84,988.81 CR
01 Jun	Credit Interest		7.77	\$84,996.58 CR
07 Jun	Wdl Branch MONA VALE	51,000.00		\$33,996.58 CR
30 Jun	Direct Credit 441702 THE NOVAK AGENCY OWNER PAYMNT RIHAN		1,189.90	\$35,186.48 CR
01 Jul	CREDIT INTEREST EARNED on this account to June 30, 2022 is \$68.86			
01 Jul	Credit Interest		6.44	\$35,192.92 CR
29 Jul	Direct Credit 441702 THE NOVAK AGENCY OWNER PAYMNT RIHAN		2,593.91	\$37,786.83 CR
01 Aug	Credit Interest		11.99	\$37,798.82 CR
12 Aug 2022	CLOSING BALANCE			\$37,798.82 CR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$160,763.94 CR		\$129,750.22		\$6,785.10		\$37,798.82 CR



*# 366.1059.1.1 ZZ258F3 0303 CH.R3.S141.D224.L.V06.00.35



Your account confirmation as at 03 March 2022

Thank you for banking with us. Here is a quick summary of some of the important features of your Account.

If you have any questions or need more information please go to netbank.com.au, call **13 2221** or visit any branch.

Account details

Account type	Term Deposit
Account number	220550179724
BIC/SWIFT Code	CTBAAU2S
Account holder(s)	NADIA RIHANI AND SULEIMAN RIHANI AND S AND N RIHANI PTY LTD AS TRUSTEES FOR RIHANI SUPER FUND
Investment term	12 Months
Amount invested at start of term	\$107,156.59
Current balance	\$107,745.95
Start date	03/03/2022
Maturity date	03/03/2023
TFN/ABN/Exemption quoted	Yes
Early withdrawal	31 days' notice is required to withdraw before maturity. A prepayment interest adjustment and administration fee will apply.
Maturity instructions	Place in Holding Facility

At maturity we will place your funds in the holding facility of your account, where you can choose to reinvest or withdraw your funds anytime once you decide what to do. Holding facility interest is paid every 7 days at the applicable interest rate, and may be lower than for a fixed term. Please refer to the Term Deposit General Information and Terms and Conditions for more information.

If you wish to update your maturity instructions, please visit any of our branches, contact your Relationship Manager, call **13 2221** or provide your instructions on netbank.com.au before the maturity date.

Features You can use NetBank to manage your Term Deposit online, including keeping track of your maturity date and interest payments. Contact us to get started using NetBank today.

Credit interest

Interest rate	0.30% p.a.
When is interest paid?	You have chosen to receive your interest every 12 months and/or at maturity. For terms of 12 months or less, interest is paid at maturity.
Nominated account for interest payments	Added to your Term Deposit balance.

NOVAK

Freshwater Management Group P/L
822 PITTWATER ROAD, DEE WHY NSW 2099
CALL US 8978 6888 or EMAIL info@novak.com.au
ABN: 44 770 739 215

S & N RIHANI P/L ITF RIHANI SUPER FUND
49 HILLCREST AVENUE
MONA VALE NSW 2103

Ref: RIHANSUL
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S & N RIHANI P/L ITF RIHANI SUPER FUND
Owner Income & Expenditure for July 2021 to June 2022
Manager: Cleo Whithear & Angela

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Tot
Property: 25/89 OAKS AVENUE DEE WHY NSW 2099													
Balance Brought Forward													
	176.95	0.00	0.00	0.00	0.00	0.00	0.00	2611.89	2222.03	5240.12	6759.64	0.00	176.95
Income													
101 Rental Income													
	2920.00	2920.00	4380.00	2920.00	2920.00	2920.00	2920.00	4663.75	3193.75	3193.75	3193.75	3193.75	39338.75
	2920.00	2920.00	4380.00	2920.00	2920.00	2920.00	2920.00	4663.75	3193.75	3193.75	3193.75	3193.75	39338.75
Expenditure													
201 Statutory Outgoing - COUNCIL RATES													
	0.00	366.60	0.00	366.40	0.00	0.00	0.00	366.40	0.00	0.00	366.40	0.00	1465.80
202 Statutory Outgoing - WATER RATES													
	150.99	0.00	0.00	150.99	0.00	0.00	147.71	0.00	0.00	149.35	0.00	0.00	599.04
203 Statutory Outgoing - STRATA LEVIES													
	0.00	0.00	1416.87	0.00	1349.77	0.00	0.00	0.00	0.00	1349.22	0.00	1828.19	5944.05
210 Statutory Outgoing - INSURANCE LEVY													
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	449.00	0.00	0.00	0.00	0.00	449.00
330 REPAIRS & MAINT (Varied Jobs)													
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3140.00	0.00	0.00	0.00	0.00	3140.00
331 ELECTRICIAN													
	352.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	352.00
332 PLUMBING													
	0.00	0.00	0.00	0.00	0.00	359.78	0.00	0.00	0.00	0.00	0.00	0.00	359.76
414 LEASING FEES													
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	841.50	0.00	0.00	0.00	0.00	841.50
417 MANAGEMENT SERVICES													
	146.00	146.00	219.00	146.00	146.00	146.00	146.00	233.19	159.69	159.69	159.69	159.69	1966.95
419 GST ON FEES													
	14.60	14.60	21.90	14.60	14.60	14.60	14.60	23.32	15.97	15.97	19.88	15.97	200.61

NOVAK

Freshwater Management Group P/L
822 PITTWATER ROAD, DEE WHY NSW 2099
CALL US 8978 6888 or EMAIL info@novak.com.au
ABN: 44 770 739 215

S & N RIHANI P/L ITF RIHANI SUPER FUND
49 HILLCREST AVENUE
MONA VALE NSW 2103

Ref: RIHANSUL
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S & N RIHANI P/L ITF RIHANI SUPER FUND Owner Income & Expenditure for July 2021 to June 2022 Manager: Cleo Whithear & Angela

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Tot
488	END OF FINANCIAL YEAR SUMMARY												
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39.09	0.00	39.09
	663.59	527.20	1657.77	677.99	1510.37	520.36	308.31	5053.41	175.66	1674.23	585.06	2003.85	15357.80
Carried Forward	0.00	0.00	0.00	0.00	0.00	0.00	2611.69	2222.03	5240.12	6759.64	0.00	0.00	0.00
Net Income	2433.36	2392.80	2722.23	2242.01	1409.63	2399.64	0.00	0.00	0.00	0.00	9368.33	1189.90	24157.90

PLAN NO. 4669

ABN: 12375418701
89 OAKS AVENUE
DEE WHY NSW 2099

Accounts: 1300889227
Mason & Brophy Strata Management Pty
Limited

OWNERS CORPORATION NOTICE OF LEVY CONTRIBUTION BEING DUE

S & N RIHANI P/L
THE NOVAK AGENCY
PO BOX 1665
DEE WHY NSW 2099

Tax Invoice

Invoice No: 0000235	Issue Date: 01/05/22
Net Amount Payable:	\$ 78,750.22
Due Date:	10/06/2022

New Charges for Owners Corporation for Plan No. 4669 - ABN: 12375418701

Lot No. 25 Unit 25	info@novak.com.au	Previous Balance:	\$68,077.21	DR	
Address: 89 OAKS AVENUE, DEE WHY, NSW 2099		Penalty Interest:	0.00		
Lot Entitlement: 265		Issued Levies Not Due:	0.00		
Description	Transaction Type	Fund	Net	GST	Totals
Levy - Replacing the Roof Membrane - 10 JUNE 2022	Special	Capital	9,702.74	\$970.27	10,673.01
Arrears at time of printing					68,077.21
Gross Amount					78,750.22
Net Amount Payable					\$ 78,750.22

Penalty interest will be applied at 10.00% per annum if not paid within one month of due date.

If mailing your payment please tear off this slip and return with payment. DO NOT include correspondence with your payment.

Please make cheques payable to: Owners Corporation for Plan No. 4669



DEFT
PAYMENT SYSTEMS

DEFT Reference Number:
3052 7541 4361 1660 0188

How to Pay

- By post:** Mail this slip with your cheque to: DEFT Payment Systems, GPO Box 4690, SYDNEY NSW 2001
- By pay:** Contact your bank, credit union or building society to make this payment from your cheque or savings account.
- By phone:** Please call 1300 301 090 to make your payment using Mastercard, Visa, Diners Club or American Express.
- Internet:** Visit www.deft.com.au and use the DEFT reference number supplied on this page.
- In person:** Present this page to make your payment by cheque or EFTPOS at any post office.

EBB TIDE
Lot No. 25 Unit 25
EBB TIDE
Invoice No: 0000235
Net Amount Payable: \$ 78,750.22
Due Date: 10/06/2022



Billor Code: 96503
Reference: 3052 7541 4361 1660 0188



*496 305275414 36116600188

Payments by credit or debit card may attract a surcharge.
Registration is required for payments from cheque or savings accounts.
Registration forms available from www.deft.com.au or call 1800 672 162.

+305275414 36116600188<

007875022<2+

Invoice Date
31 Jan 2022

Invoice Number
INV-9294

TAX INVOICE

Rihani Super Fund
49 Hillcrest Avenue
MONA VALE NSW 2103
AUSTRALIA
ABN: 96 284 640 498

Description	Quantity	Unit Price	GST Amount AUD	
SF, Preparation and Lodgement of financial Accounts for the Self-Managed Superannuation Fund for the period ended 30th June 2021.	1.00	1,625.00	10%	1,625.00
ASF, Audit of Self-Managed Superannuation Fund and calculation of minimum pension.	1.00	725.00	10%	725.00
			Subtotal	2,350.00
			Total GST 10%	235.00
			Invoice Total AUD	2,585.00
			Total Net Payments AUD	2,585.00
			Amount Due AUD	0.00

PAYMENT ADVICE

To: Pacific Ridge Capital
PO BOX 613
BALGOWLAH NSW 2093
AUSTRALIA
Due Date: 07 Feb 2022

Pacific Ridge Capital
BSB: 032-101
ACCOUNT NO: 148238

Customer Rihani Super Fund
Invoice Number INV-9294
Amount Due 0.00
Due Date 07 Feb 2022

Amount Enclosed

Enter the amount you are paying above



Australian Government
Australian Taxation Office

Agent MONEYTAX (BROOKVALE)
Client THE TRUSTEE FOR RIHANI
 SUPER FUND
ABN 96 284 640 498
TFN 916 378 418

Income tax 551

Date generated	08/11/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

2 results found - from **08 November 2020** to **08 November 2022** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
17 Feb 2022	16 Feb 2022	Payment received		\$259.00	\$0.00
2 Feb 2022	16 May 2022	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21	\$259.00		\$259.00 DR

RIHANI SUPER FUND

Trial Balance**As At 30 Jun 2022**

	Debit	As at 30 Jun 2021 Credit	Quantity	Debit	As at 30 Jun 2022 Credit	Quantity
Income						
Investment Income						
Interest						
Cash At Bank						
CBA Commonwealth Direct Investment Account		22.65		\$	68.86	
CBA Term Deposit XXXX9724	\$	1,498.94		\$	589.36	
National Australia Bank IBD	\$	6,227.44		\$	513.17	
Total Cash At Bank	\$	7,819.23		\$	1,171.39	
Total Interest	\$	7,819.23		\$	1,171.39	
Rent						
Direct Property						
25 / 89 Oaks Avenue	\$	37,230.00		\$	39,338.75	
Total Direct Property	\$	37,230.00		\$	39,338.75	
Total Rent	\$	37,230.00		\$	39,338.75	
Total Investment Income	\$	45,049.23		\$	40,510.14	
Total Income	\$	45,049.23		\$	40,510.14	

Expenses**Member Payments**

Pensions Paid

Mr Suleiman Rihani						
SULIEMAN RIHANI	\$	9,060.00		\$	27,840.00	
Total Mr Suleiman Rihani	\$	9,060.00		\$	27,840.00	
Mrs Nadia Rihani						
NADIA RIHANI	\$	18,940.00		\$	20,760.00	
NADIA RIHANI 2	\$	0.00		\$	2,400.00	
Total Mrs Nadia Rihani	\$	18,940.00		\$	23,160.00	
Total Pensions Paid	\$	38,000.00		\$	51,000.00	
Total Member Payments	\$	38,000.00		\$	51,000.00	

Other Expenses

Accountancy Fee	\$	1,947.00		\$	1,963.50	
Auditor Fee	\$	797.50		\$	797.50	
Bank Fees						
Cash At Bank						
National Australia Bank IBD	\$	0.00		\$	12.00	
Total Cash At Bank	\$	0.00		\$	12.00	
Total Bank Fees	\$	0.00		\$	12.00	

Property Expenses

Agents Management Fee						
Direct Property						
25 / 89 Oaks Avenue	\$	2,090.65		\$	2,206.65	
Total Direct Property	\$	2,090.65		\$	2,206.65	
Total Agents Management	\$	2,090.65		\$	2,206.65	
Council Rates						
Direct Property						
25 / 89 Oaks Avenue	\$	1,465.48		\$	1,465.80	
Total Direct Property	\$	1,465.48		\$	1,465.80	
Total Council Rates	\$	1,465.48		\$	1,465.80	
Insurance Premium						
Direct Property						
25 / 89 Oaks Avenue	\$	449.00		\$	449.00	

Total Direct Property	479.00		\$	449.00	
Total Insurance Premium	479.00		\$	449.00	
Legal Fees					
Direct Property					
25 / 89 Oaks Avenue	\$	0.00	\$	841.50	
Total Direct Property	\$	0.00	\$	841.50	
Total Legal Fees	\$	0.00	\$	841.50	
Property Capital Improvement					
Direct Property					
25 / 89 Oaks Avenue	\$	0.00	\$	78,750.22	
Total Direct Property	\$	0.00	\$	78,750.22	
Total Property Capital Improvement	\$	0.00	\$	78,750.22	
Repairs Maintenance					
Direct Property					
25 / 89 Oaks Avenue	\$	3,851.76	\$	3,851.76	
Total Direct Property	\$	3,851.76	\$	3,851.76	
Total Repairs Maintenance	\$	3,851.76	\$	3,851.76	
Strata Levy Fee					
Direct Property					
25 / 89 Oaks Avenue	\$	5,944.05	\$	5,944.05	
Total Direct Property	\$	5,944.05	\$	5,944.05	
Total Strata Levy Fee	\$	5,944.05	\$	5,944.05	
Water Rates					
Direct Property					
25 / 89 Oaks Avenue	\$	599.04	\$	599.04	
Total Direct Property	\$	599.04	\$	599.04	
Total Water Rates	\$	599.04	\$	599.04	
Total Property Expenses	\$	11,802.91	\$	94,108.02	
Regulatory Fees	55.00		\$	56.00	
SMSF Supervisory Levy	259.00		\$	259.00	
Total Other Expenses	\$	14,861.41	\$	97,196.02	
Investment Losses					
Decrease in Market Value					
Direct Property					
25 / 89 Oaks Avenue	\$	375,000.00	\$	300,000.00	
Total Direct Property	\$	375,000.00	\$	300,000.00	
Total Decrease in Market Value	\$	375,000.00	\$	300,000.00	
Total Investment Losses	\$	375,000.00	\$	300,000.00	
Total Expenses	\$	322,138.59	\$	448,196.02	

Income Tax

Total Income Tax	\$	0.00	\$	0.00	
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Profit & Loss Clearing Account

Total Profit & Loss Clearing Account	\$	407,187.82	\$	407,685.88	
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Assets**Investments**

Direct Property					
25 / 89 Oaks Avenue	\$	1,010,000.00	1	\$	1,010,000.00
Total Direct Property	\$	1,310,000.00	\$	1,010,000.00	
Other Fixed Interest Securities					
CBA Term Deposit 5492	\$	0.00	\$	480,000.00	480,000

Total Other Fixed Interest Securities	\$	0.00	\$	480,000.00
Total Investments	\$	1,310,000.00	\$	1,490,000.00
Other Assets				
Cash At Bank				
CBA Commonwealth Investment Account	\$	35,186.48		
CBA Term Deposit	\$	107,745.95		
National Australia Bank			\$	0.00
Total Cash At Bank	\$	730,441.36	\$	142,932.43
Receivables				
Investment Income Receivable				
Rent				
Direct Property				
\$5 / 89 Oaks Avenue			\$	0.00
Total Direct Property			\$	0.00
Total Rent	\$	176.95	\$	0.00
Total Investment Income Receivable			\$	0.00
Total Receivables	\$	176.95	\$	0.00
Total Other Assets	\$	730,618.31	\$	142,932.43
Total Assets	\$	2,040,618.31	\$	1,632,932.43

Liabilities

Total Liabilities	\$	0.00	\$	0.00
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Member Entitlements**Member Entitlement Accounts**

Mr Suleiman Rihani				
SULIEMAN RIHANI	\$	927,923.24	\$	737,942.20
Total Mr Suleiman Rihani	\$	927,923.24	\$	737,942.20
Mrs Nadia Rihani				
Accumulation	\$	115,815.80	\$	0.00
NADIA RIHANI	\$	996,879.27	\$	801,823.92
NADIA RIHANI 2	\$	0.00	\$	93,166.31
Total Mrs Nadia Rihani	\$	1,112,695.07	\$	894,990.23
Total Member Entitlement Accounts	\$	2,040,618.31	\$	1,632,932.43
Total Member Entitlements	\$	2,040,618.31	\$	1,632,932.43
Net Total	\$	2,460,667.54	\$	2,081,128.45