

THE BLACK SF

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				
Apartment C 404(lot 74) Magnolia Street	\$ 27,438,450.00	1	\$ 350,000.00	1
Total Direct Property	\$ 345,000.00		\$ 350,000.00	
Total Investments	\$ 345,000.00		\$ 350,000.00	
Other Assets				
Cash At Bank				
St. George Investment Cash Account	309,539.45		\$ 300,065.09	
St. George Incentive Saver	\$ 1,003,247.20		\$ 1,007,272.78	
Total Cash At Bank	\$ 1,312,786.65		\$ 1,307,337.87	
Current Tax Assets				
Income Tax Payable	\$ -1.33		\$ -1.33	
Provision for Income Tax	\$ -2,168.40		\$ -2,136.45	
Income Tax Instalments Paid	\$ 8,146.00		\$ 6,111.00	
Total Current Tax Assets	\$ 5,976.27		\$ 3,973.22	
Total Other Assets	\$ 1,318,762.92		\$ 1,311,311.09	
Total Assets	\$ 1,663,762.92		\$ 1,661,311.09	
Liabilities				
Other Creditors and Accruals				
Accountancy Fee	\$ 0.00		\$ 1,369.50	
Actuarial Fee	\$ 0.00		\$ 198.00	
Auditor Fee	\$ 0.00		\$ 632.50	
Total Other Creditors and Accruals	\$ 0.00		\$ 2,200.00	
Other Taxes Payable				
Activity Statement Payable/Refundable	2,037.00		\$ 0.00	
Total Other Taxes Payable	\$ 2,037.00		\$ 0.00	
Total Liabilities	\$ 2,037.00		\$ 2,200.00	
Net Assets				
Total Net Assets	\$ 1,661,725.92		\$ 1,659,111.09	
Member Entitlements				
Member Entitlement Accounts				
Mr Gary Black				
Accumulation	\$ 243,204.32		\$ 257,624.21	
Gary Black Pension 2017	\$ 1,418,521.60		\$ 1,401,486.88	
Total Mr Gary Black	\$ 1,661,725.92		\$ 1,659,111.09	
Total Member Entitlement Accounts	\$ 1,661,725.92		\$ 1,659,111.09	
Total Member Entitlements	\$ 1,661,725.92		\$ 1,659,111.09	

THE BLACK SF

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		
Member Receipts		
Contributions		
Employer		
Mr Gary Black	\$ 4,200.00	\$ 13,200.00
Total Employer	\$ 4,200.00	\$ 13,200.00
Total Contributions	\$ 4,200.00	\$ 13,200.00
Total Member Receipts	\$ 4,200.00	\$ 13,200.00
Investment Gains		
Market Gains		
Direct Property		
2502/288 Burns Bay Road	\$ 17,500.00	\$ 0.00
Apartment C 404(lot 74) Magnolia, 27-43 Little Street	\$ 5,520.50	\$ 10,125.50
Total Direct Property	\$ 23,020.50	\$ 10,125.50
Total Market Gains	\$ 23,020.50	\$ 10,125.50
Total Investment Gains	\$ 23,020.50	\$ 10,125.50
Investment Income		
Interest		
Cash and Cash Equivalents		
St. George Term Deposit	\$ 21,472.03	\$ 0.00
Total Cash and Cash Equivalents	\$ 21,472.03	\$ 0.00
Cash At Bank		
St. George DIY Super Saver	\$ 340.29	\$ 0.00
St. George Investment Cash Account	\$ 24.03	\$ 31.09
St. George Incentive Saver	\$ 2,897.20	\$ 3,425.58
Total Cash At Bank	\$ 3,261.52	\$ 3,456.67
Total Interest	\$ 24,733.55	\$ 3,456.67
Rent		
Direct Property		
2502/288 Burns Bay Road	\$ 14,148.76	\$ 0.00
Apartment C 404(lot 74) Magnolia, 27-43 Little Street	\$ 27,494.07	\$ 26,303.74
Total Direct Property	\$ 41,642.83	\$ 26,303.74
Total Rent	\$ 41,642.83	\$ 26,303.74
Total Investment Income	\$ 66,376.38	\$ 29,760.41
Total Income	\$ 93,596.88	\$ 53,085.91

Expenses**Member Payments**

Lump Sums Paid

Mr Gary Black

Accumulation

\$ 606,910.00

\$ 0.00

Total Mr Gary Black

\$ 606,910.00

\$ 0.00

Total Lump Sums Paid

\$ 606,910.00

\$ 0.00

Pensions Paid

Mr Gary Black

Gary Black Pension 2017

\$ 36,122.49

\$ 36,110.65

Total Mr Gary Black

\$ 36,122.49

\$ 36,110.65

Total Pensions Paid

\$ 36,122.49

\$ 36,110.65

Total Member Payments

\$ 643,032.49

\$ 36,110.65

Other Expenses

Accountancy Fee	\$	2,150.50	\$	1,369.50
Actuarial Fee	\$	198.00	\$	198.00
Auditor Fee	\$	951.50	\$	632.50
Bank Fees				
Cash At Bank				
St. George Investment Cash Account	\$	2.50	\$	0.00
Total Cash At Bank	\$	2.50	\$	0.00
Total Bank Fees	\$	2.50	\$	0.00
Depreciation				
Capital Allowances				
Direct Property				
Apartment C 404(lot 74) Magnolia, 27-43 Little Street	\$	5,520.50	\$	5,125.50
Total Direct Property	\$	5,520.50	\$	5,125.50
Total Capital Allowances	\$	5,520.50	\$	5,125.50
Total Depreciation	\$	5,520.50	\$	5,125.50
Property Expenses				
Agents Management Fee				
Direct Property				
2502/288 Burns Bay Road	\$	545.69	\$	0.00
Apartment C 404(lot 74) Magnolia, 27-43 Little Street	\$	1,206.48	\$	2,335.42
Total Direct Property	\$	1,752.17	\$	2,335.42
Total Agents Management Fee	\$	1,752.17	\$	2,335.42
Council Rates				
Direct Property				
2502/288 Burns Bay Road	\$	692.00	\$	0.00
Apartment C 404(lot 74) Magnolia, 27-43 Little Street	\$	1,382.00	\$	1,409.97
Total Direct Property	\$	2,074.00	\$	1,409.97
Total Council Rates	\$	2,074.00	\$	1,409.97
Insurance Premium				
Direct Property				
Apartment C 404(lot 74) Magnolia, 27-43 Little Street	\$	299.34	\$	0.00
Total Direct Property	\$	299.34	\$	0.00
Total Insurance Premium	\$	299.34	\$	0.00
Legal Fees				
Direct Property				
2502/288 Burns Bay Road	\$	419.40	\$	0.00
Apartment C 404(lot 74) Magnolia, 27-43 Little Street	\$	483.62	\$	0.00
Total Direct Property	\$	903.02	\$	0.00
Total Legal Fees	\$	903.02	\$	0.00
Repairs Maintenance				
Direct Property				
2502/288 Burns Bay Road	\$	187.00	\$	0.00
Apartment C 404(lot 74) Magnolia, 27-43 Little Street	\$	0.00	\$	1,109.00
Total Direct Property	\$	187.00	\$	1,109.00
Total Repairs Maintenance	\$	187.00	\$	1,109.00
Settlement Agent Fees				
Direct Property				
2502/288 Burns Bay Road	\$	2,083.40	\$	0.00
Total Direct Property	\$	2,083.40	\$	0.00
Total Settlement Agent Fees	\$	2,083.40	\$	0.00
Stationery Phone and Postage				
Direct Property				
2502/288 Burns Bay Road	\$	72.00	\$	0.00
Apartment C 404(lot 74) Magnolia, 27-43 Little Street	\$	0.00	\$	99.00
Total Direct Property	\$	72.00	\$	99.00
Total Stationery Phone and Postage	\$	72.00	\$	99.00

Strata Levy Fee			
Direct Property			
2502/288 Burns Bay Road	\$	2,236.40	\$ 0.00
Apartment C 404(lot 74) Magnolia, 27-43 Little Street	\$	3,749.14	\$ 3,980.33
Total Direct Property	\$	5,985.54	\$ 3,980.33
Total Strata Levy Fee	\$	5,985.54	\$ 3,980.33
Water Rates			
Direct Property			
2502/288 Burns Bay Road	\$	294.62	\$ 0.00
Apartment C 404(lot 74) Magnolia, 27-43 Little Street	\$	776.87	\$ 935.42
Total Direct Property	\$	1,071.49	\$ 935.42
Total Water Rates	\$	1,071.49	\$ 935.42
Total Property Expenses	\$	14,427.96	\$ 9,869.14
SMSF Supervisory Levy	\$	259.00	\$ 259.00
Total Other Expenses	\$	23,509.96	\$ 17,453.64
Total Expenses	\$	666,542.45	\$ 53,564.29
Income Tax			
Income Tax Expense			
Income Tax Expense	\$	2,168.40	\$ 2,136.45
Total Income Tax Expense	\$	2,168.40	\$ 2,136.45
Total Income Tax	\$	2,168.40	\$ 2,136.45
Net Profit (Loss) Total	\$	-575,113.97	\$ -2,614.83

Suite 705/84 Pitt Street
Sydney NSW 2000

GPO Box 5311
Sydney NSW 2001

limeactuarial.com.au
certificates@limeactuarial.com.au
1300 546 300
02 8096 5901

20 September 2022

Certificate No. 294281.2

The Trustees
THE BLACK SUPERANNUATION FUND

Dear Trustees,

SECTION 295-390 ACTUARIAL CERTIFICATE

This Actuarial Certificate is prepared for THE BLACK SUPERANNUATION FUND for the financial year ending 30 June 2022. It complies with The Institute of Actuaries of Australia Professional Standard 406.

Information I have relied upon

This Actuarial Certificate relies upon information provided to us by Ocean View Solutions Pty Ltd on behalf of the Trustees of THE BLACK SUPERANNUATION FUND. The key information I have relied upon is shown in Appendix 1.

You have stated that:

- Any assets segregated by election (using separate asset pools) have been removed from the data entered.
- The Fund has met the Minimum Pension Standards. That is, the required minimum amount has been withdrawn from the pension during the financial year.
- The types of pensions in the Fund include Allocated Pensions, Market-linked pensions, Term allocated pensions and Account based pensions. They do not include Defined Benefits pensions.
- The pensions valued meet the requirements to be considered Retirement Superannuation Income Streams under the Income Tax Assessment Act 1997.

My calculations have been based on draft financial statements. If any information provided, as shown in Appendix 1, changes materially then you should revise that information and obtain an updated Actuarial Certificate. If you don't have login details then you can contact Lime Actuarial to obtain your login details. There is no charge for updating your Actuarial Certificate.

Exempt proportion

The fund had unsegregated assets during these periods:

- 1 July 2021 to 30 June 2022

For the remainder of the year (if applicable), all assets were segregated. During the period where there were unsegregated assets, the exempt proportion of assessable income is calculated as follows:

	Start of year	End of year	Average
Unsegregated Retirement Income Stream Liabilities	\$1,418,522	\$1,401,487*	\$1,410,218
Unsegregated Superannuation liabilities	\$1,661,726	\$1,659,111*	\$1,657,605
Exempt Proportion			85.08%

*Estimate

The estimated net assets at 30 June 2022 were \$1,659,111.

The average liabilities are calculated with regard to all transactions taking place during the period in which there were unsegregated assets.

I certify that **85.08%** of investment income earned by the fund during the year ended 30 June 2022 and relating to unsegregated assets, is exempt from tax. The specific exempt percentages for each member are:

	Tax exempt %	Taxable %
Gary Black	85.08%	14.92%
Reserves	0.00%	0.00%
Total	85.08%	14.92%

Adequacy

By definition, the value of assets and liabilities of account based income streams must be equal. Therefore I am satisfied that the value of assets at 30 June 2022 is sufficient to meet the fund's liabilities as they fall due.

Yours sincerely,



Greg Einfeld MEc, MBA
Fellow of the Institute of Actuaries of Australia

APPENDIX 1: INFORMATION YOU HAVE PROVIDED

Fund details

Fund name	THE BLACK SUPERANNUATION FUND
Fund ABN	93738634048
Trustee Type	Corporate
Trustee name	KANIERE HOLDINGS PTY LTD
Financial Year	2021-2022
Fund established during the financial year?	No
Fund wound up during the financial year?	No
Are there any assets segregated by election?	No

Member details

Member name	Date of birth	Joined during this year?	Exited the fund?	Exit the fund as a result of death?
Gary Black	08/06/1951	No	No	No

Opening Balances

Name	Non Retirement Balance	Retirement Balance	Fund Reserves
Gary Black	\$243,204.32	\$1,418,521.60	N/A
Reserve	N/A	N/A	\$0.00

Eligibility for Segregation

Name	Yes / No
The fund is eligible for segregation	No

Member Cash (External) Transactions

Transaction Type	Date	Amount	Member
Concessional Contribution	02/07/2021	\$1,000.00	Gary Black
Retirement Withdrawal	06/09/2021	\$800.00	Gary Black
Retirement Withdrawal	13/10/2021	\$2,400.00	Gary Black
Retirement Withdrawal	18/10/2021	\$100.00	Gary Black
Retirement Withdrawal	27/10/2021	\$800.00	Gary Black
Retirement Withdrawal	06/11/2021	\$30.00	Gary Black
Concessional Contribution	30/11/2021	\$5,000.00	Gary Black
Retirement Withdrawal	02/12/2021	\$5,000.00	Gary Black
Retirement Withdrawal	20/12/2021	\$416.00	Gary Black
Retirement Withdrawal	22/01/2022	\$200.00	Gary Black
Retirement Withdrawal	10/02/2022	\$280.00	Gary Black
Retirement Withdrawal	07/03/2022	\$1,000.00	Gary Black
Retirement Withdrawal	09/03/2022	\$2,000.00	Gary Black
Retirement Withdrawal	11/03/2022	\$200.00	Gary Black
Retirement Withdrawal	11/03/2022	\$51.65	Gary Black
Retirement Withdrawal	29/03/2022	\$11.00	Gary Black
Retirement Withdrawal	13/04/2022	\$160.00	Gary Black
Retirement Withdrawal	19/04/2022	\$60.00	Gary Black
Concessional Contribution	26/04/2022	\$5,200.00	Gary Black
Retirement Withdrawal	23/05/2022	\$5,136.00	Gary Black
Retirement Withdrawal	17/06/2022	\$66.00	Gary Black
Concessional Contribution	21/06/2022	\$2,000.00	Gary Black
Retirement Withdrawal	22/06/2022	\$17,400.00	Gary Black

Non Cash (Internal) Transactions

Transaction Type	Date	Member	Amount
No non cash (Internal) transactions found.			

Closing Balances

Date	Amount
30/6/2022	\$1,659,111.09*

*Estimate

APPENDIX 2:**Description of Member Cash Transaction Types**

Transaction Type	Includes
Concessional Contribution	One off and regular Concessional contributions
Non-Concessional Contribution	Non-Concessional Contributions
Transfer In	Transfers from outside the fund into accumulation accounts including Rollovers In and Insurance claims received.
Non Retirement Withdrawal	One off and regular amounts paid out of the fund from TTR accounts where the member has not met a condition of release and from accumulation accounts. Includes lump sum benefits, death benefits, rollovers out, insurance premiums, and pension drawdowns from TTR accounts where the member has not met a condition of release.
Retirement Withdrawal	One off and regular amounts paid out of the fund from TTR accounts where the member has met a condition of release and from Account Based Pension accounts. Includes pension drawdowns, lump sum benefits, death benefits, rollovers out, insurance premiums.

Description of Non-Cash Transaction Types

Transaction Type	Includes
Account Based Pension Commencements	Account Based Pensions commenced during the financial year. Do not include pensions commenced in previous years, these are shown as opening balances. Do not include TTR Pensions. An Account Based Pension commencement involves transferring member balances from Accumulation to Account Based Pension.
Retirement Pension Commutation	Retirement Pensions ceased either in part or in entirety, where balances are transferred from Retirement (TTR pension where a condition of release has been met, and Account Based Pension) to Accumulation.
Retirement Pension Reversion	Transfers of a retirement pension balance from a deceased member to a surviving spouse.
Conversions from TTR to Retirement Pension	Conversion of a TTR to a Retirement Pension when a member meets a condition of release.
Contribution Split	Contributions which are split from one spouse to another. The amount split will be up to 85% of the original concessional contribution. Note that the original concessional contribution will also be shown on this form if it took place in the same year.
Transfers from Reserves to Non Retirement	Transfer from reserve account to a member Accumulation account or TTR pension.
Transfers from Reserves to Retirement	Transfer from reserve account to a member TTR pension where a condition of release has been met or Account Based Pension.

APPENDIX 3: ASSUMPTIONS

I have assumed that all transactions occur before investment income is earned each day

No assumptions are required to calculate the rate of increase in pension liability and earning rate as by definition, the value of assets and liabilities of account based income streams must be equal.

8095)

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
74/SP96437	
EDITION	DATE OF ISSUE
2	14/2/2018
CERTIFICATE AUTHENTICATION CODE	
WVGP-C4-24C9	

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 74 IN STRATA PLAN 96437
AT LANE COVE.
LOCAL GOVERNMENT AREA: LANE COVE.

FIRST SCHEDULE

KANIERE HOLDINGS PTY LIMITED

(T AN118095)

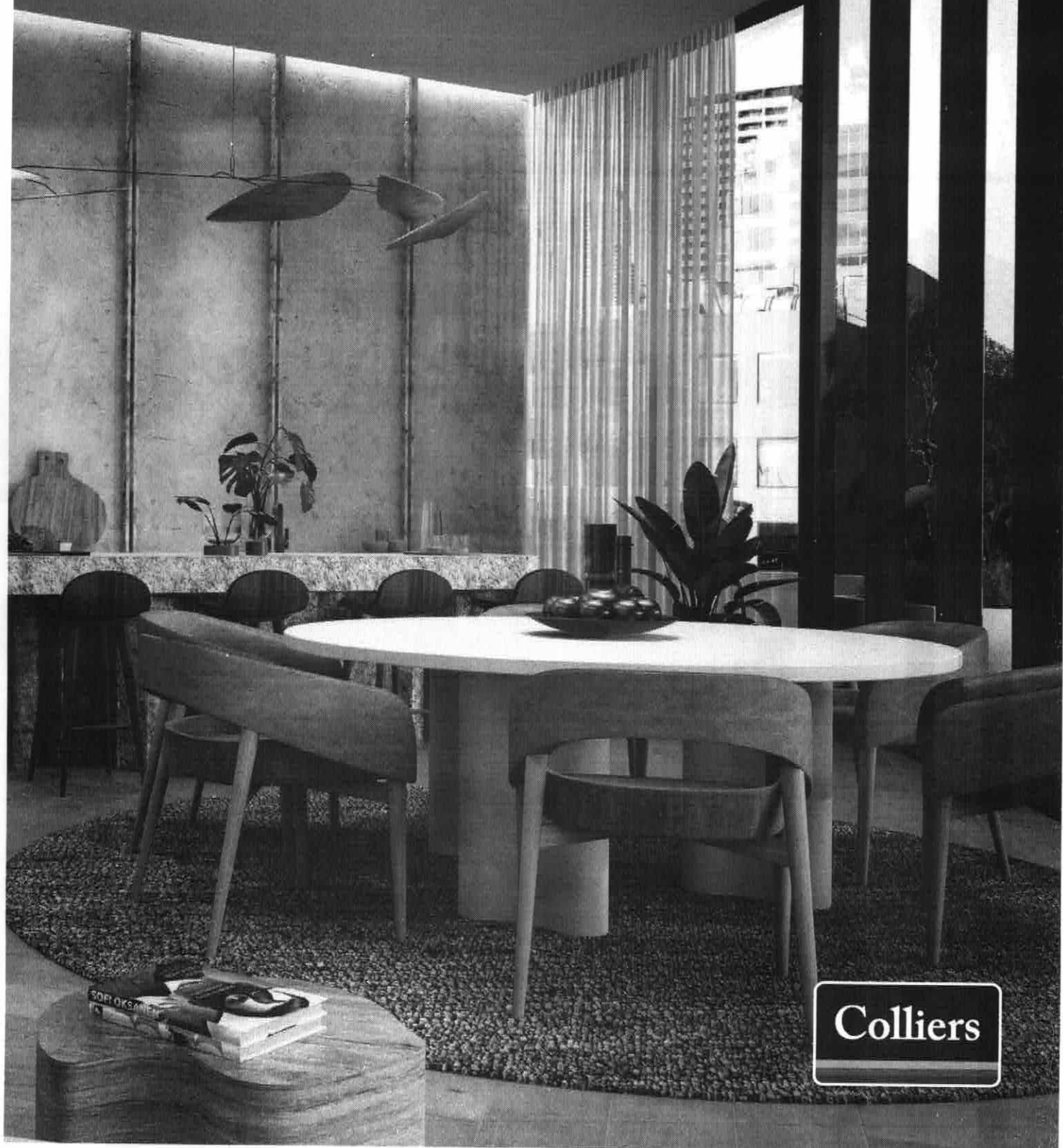
SECOND SCHEDULE

1. INTERESTS RECORDED ON REGISTER FOLIO CP/SP96437

**** END OF CERTIFICATE ****

SALES PROPOSAL

C404/27 LITTLE STREET, LANE COVE



Colliers

Dear Mr Gary Black

RE: C404/27 Little Street, Lane Cove NSW 2066

I would like to take this opportunity to thank you for inviting myself to appraise this property and submit our proposal for sale.

I recognise the purpose of this proposal is to assess the likely sale price your property would achieve in today's market and recommend a suitable method of sale and an appropriate advertising and marketing schedule.

The choice of agent is of great importance in the sale process and will have a critical bearing on the eventual sale. I appreciate it is often a difficult decision to select a marketing agent for any property, however at Colliers we strive to achieve the best possible result for all of our clients and are committed to achieving these results with 100% dedication, personalized service, integrity and diligence.

In appointing myself and the Colliers Residential team to assist you with the sale of this property, you will benefit from the experience of, not only our many years of selling real estate, but also a team of highly skilled agents and support staff with extensive local and international knowledge and expertise.

I trust this proposal provides the necessary information you require to make an informed decision, however should you have any questions or would like to discuss any manner of this proposal, please feel free to contact myself at any time.

I look forward to working on your behalf towards a highly successful result and assure you of 100% of our best personal efforts at all times to ensure the best possible price is achieved.

Yours sincerely,
Colliers Residential

Nelson Dueza
Director | Residential Sales

SALES PRICE

LIKE YOU, WE HAVE A KEEN INTEREST IN GETTING THE BEST
POSSIBLE PRICE FOR YOUR PROPERTY.
BASED ON RECENT COMPARABLE SALES, I BELIEVE A PRICE OF
\$700,000 CAN BE ACHIEVED.



Statement of Account INVESTMENT CASH ACCOUNT



007

THE BLACK SUPERANNUATION FUND
C/- KANIERE HOLDINGS PTY LTD
PO BOX 922
LANE COVE NSW 2066

Customer Enquiries 13 33 30
(24 hours, seven days)
BSB Number 112-879
Account Number 475989748
Statement Period 01/06/2022 to 30/06/2022
Statement No. 90(page 1 of 3)

KANIERE HOLDINGS PTY LTD ATF
THE BLACK SUPERANNUATION FUND

Account Summary

Opening Balance		Total Credits		Total Debits		Closing Balance
311,222.45	+	6,658.64	-	17,816.00	=	300,065.09

Transaction Details

Date	Transaction Description	Debit	Credit	Balance \$
01 JUN	OPENING BALANCE			311,222.45
01 JUN	AUTO TSFER TO 416184747	50.00 ✓		311,172.45
01 JUN	Watermark Proper Colliers		974.51 ✓	312,146.96
17 JUN	INTERNET WITHDRAWAL 17JUN 18:49 Christine theatre ticket	66.00 ✓		312,080.96
20 JUN	CHEQUE DEPOSIT		3,681.60 ✓	315,762.56
21 JUN	CHEQUE DEPOSIT		2,000.00 ✓	317,762.56
21 JUN	INTERNET WITHDRAWAL 21JUN 16:09 Cash N B	300.00 ✓		317,462.56
22 JUN	INTERNET WITHDRAWAL 22JUN 13:21 Pension drawdown	17,400.00 ✓		300,062.56
30 JUN	CREDIT INTEREST		2.53 ✓	300,065.09
30 JUN	CLOSING BALANCE			300,065.09

Summary of Automatic Deductions

Date	Paid To	Amount \$
1 JUN	AUTO TSFER TO 416184747	50.00

Interest Details

	Credit Interest	Debit Interest
Year to Date	\$31.09	\$0.00
Previous Year	\$24.03	\$0.00

Statement of Account INCENTIVE SAVER



007

THE BLACK SUPER FUND
PO BOX 922
LANE COVE NSW 2066

Customer Enquiries 13 33 30
(24 hours, seven days)
BSB Number 112-879
Account Number 416184747
Statement Period 27/11/2021 to 26/05/2022
Statement No. 3(page 1 of 4)

THE BLACK SUPER FUND

Account Summary

Opening Balance	Total Credits	Total Debits	Closing Balance
1,004,833.81	+ 1,561.62	- 0.00	= 1,006,395.43

Transaction Details

Date	Transaction Description	Debit	Credit	Balance \$
27 NOV	OPENING BALANCE			1,004,833.81
30 NOV	CREDIT INTEREST		123.88	1,004,957.69
30 NOV	BONUS INTEREST		97.73	1,005,055.42
01 DEC	AUTO TSFER FROM 475989748	50.00		1,005,105.42
31 DEC	CREDIT INTEREST		128.04	1,005,233.46
31 DEC	BONUS INTEREST		85.36	1,005,318.82
JAN	AUTO TSFER FROM 475989748	50.00		1,005,368.82
JAN	CREDIT INTEREST		128.08	1,005,496.90
31 JAN	BONUS INTEREST		85.38	1,005,582.28
01 FEB	AUTO TSFER FROM 475989748	50.00		1,005,632.28
28 FEB	CREDIT INTEREST		115.71	1,005,747.99
28 FEB	BONUS INTEREST		77.14	1,005,825.13
01 MAR	AUTO TSFER FROM 475989748	50.00		1,005,875.13
31 MAR	CREDIT INTEREST		128.14	1,006,003.27
31 MAR	BONUS INTEREST		85.43	1,006,088.70
01 APR	AUTO TSFER FROM 475989748	50.00		1,006,138.70
30 APR	CREDIT INTEREST		124.04	1,006,262.74
30 APR	BONUS INTEREST		82.69	1,006,345.43
02 MAY	AUTO TSFER FROM 475989748	50.00		1,006,395.43
26 MAY	CLOSING BALANCE			1,006,395.43

*31 MAY INT 128.21
bonus 188.87
1 JUNE t/fer 50.00 -
30 JUNE INT 124.12
bonus 386.15*

Interest Details

	Credit Interest	Debit Interest
Year to Date	\$2,598.23	\$0.00
Previous Year	\$2,897.20	\$0.00

*Interest (2425.58)
t/fer (600.00)
from cash acct*

30/6/22 ✓ 1007272.78

\$1,008,380.09
\$1,008,380.09 avail

Incentive Saver
416 184 747 


Transactions


Categories



Details


Statements


Services

Sat 30 Jul 2022

Fri 01 Jul 2022

 Auto Tsfer From **+ \$50.00**
0000475989748 bal:
Deposits \$1,007,322.78

Thu 30 Jun 2022

 Bonus Interest **+ \$386.15**
Deposits bal:
\$1,007,272.78

 Credit Interest **+ \$124.12**
Deposits bal:
\$1,006,886.63

Wed 01 Jun 2022

 Auto Tsfer From **+ \$50.00**
000047598974  bal:
Deposits \$1,006,762.51

SUMMARY

RENTAL PROPERTY

APT C404 27-43
LITTLE STREET LANE COVE 2066

		TOTALS
<u>GROSS IN COME</u>		26,303.74
<u>EXPENSES</u>		
AGENT STATEMENT	WATER RATES	935.42
	COUNCIL RATES	1409.97
	STRATA LEVIES	3980.33
	LEASING FEES (INCL ADVERTISE)	1169.00
	MANAGE FEES	1166.42
	POST / ADMIN	99.00
OTHER EXPENSES	R/M DISHWASHER REPAIRS (REPLACE PARTS)	1109.00
		9869.14 ✓
<u>NETT IN COME</u>		<u>16,434.60</u> ✓

mark Property Management Pt Ltd

Belinda Crowe 980545

ollers Property Management

19/26A Lime Street King St Wharf Sydney

02 9299 8055 Fax: 02 9299 9980

EN: 62 104 705 919

Mr Gary Black
P.O. Box 922
Lane Cove NSW 2066

Ref: BLACK3
Page: 1

The Black Super Fund Owner Income & Expenditure for July 2021 to June 2022

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Tot
Property: Apt C404/27-43 Little Street "Magnolia" Lane Cove NSW 2066													
Balance Brought Forward	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Income													
101 Rent	2216.07	2216.07	2216.07	2216.07	2216.07	2216.07	3090.35	0.00	2541.96	2541.96	2541.96	2541.96	26554.61
164 Outgoings Recovered - Water Usage	0.00	0.00	0.00	0.00	0.00	69.02	0.00	0.00	0.00	0.00	0.00	0.00	69.02
	2216.07	2216.07	2216.07	2216.07	2216.07	2285.09	3090.35	0.00	2541.96	2541.96	2541.96	2541.96	26623.63
						+6.00							26303.74
Expenditure													
201 Municipal Rates	0.00	353.10	0.00	0.00	352.00	0.00	0.00	0.00	352.00	0.00	352.87	0.00	1409.97
202 Water Rates	0.00	283.16	0.00	0.00	0.00	447.43	0.00	0.00	204.83	0.00	0.00	0.00	935.42
411 Strata Levies	962.50	0.00	0.00	962.50	0.00	0.00	962.50	0.00	0.00	0.00	1092.83	0.00	3980.33
414 Lease Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1144.00	0.00	0.00	0.00	1144.00
417 Income & Expenditure Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	25.00
419 GST on fees	9.76	9.76	9.76	9.76	9.76	9.76	13.26	0.00	11.07	11.07	11.07	13.57	118.60
481 Management Fees	88.64	88.64	88.64	88.64	88.64	88.64	123.61	0.00	101.68	101.68	101.68	101.68	1049.13
483 Postage	9.00	9.00	9.00	9.00	9.00	9.00	9.00	0.00	9.00	9.00	9.00	9.00	99.00
	1069.90	743.66	107.40	1069.90	459.40	554.83	1108.37	0.00	1822.58	121.75	1567.45	149.25	8774.48

① BANK
↓

EO4
26.00
2.26
88.64
9.00
134.90

<8760.14>
<1109>
DISHWASHER
PAGE 9
16434.60



Depreciation 50% of \$10251 = \$5125.5

DIMINISHING VALUE - YEAR END SUMMARY				
C404/27-43 Little St, LANE COVE NSW 2066				
FINANCIAL YEAR END	DEPRECIATION PLANT & EQUIPMENT	LOW VALUE POOL ITEMS	CAPITAL WORKS DEDUCTIONS**	AMOUNT CLAIMABLE
2017 / 2018*	\$7,022	\$1,044	\$3,282	\$11,348
2018 / 2019	\$4,944	\$1,696	\$6,966	\$13,606
2019 / 2020	\$4,089	\$1,060	\$6,966	\$12,115
2020 / 2021	\$3,413	\$663	\$6,966	\$11,041
2021 / 2022	\$2,871	\$414	\$6,966	\$10,251
2022 / 2023	\$2,432	\$259	\$6,966	\$9,656
2023 / 2024	\$2,071	\$162	\$6,966	\$9,198
2024 / 2025	\$1,772	\$101	\$6,966	\$8,839
2025 / 2026	\$1,524	\$63	\$6,966	\$8,553
2026 / 2027	\$1,316	\$39	\$6,966	\$8,321
2027 / 2028	\$1,140	\$25	\$6,966	\$8,130
2028 / 2029	\$992	\$15	\$6,966	\$7,973
2029 / 2030	\$865	\$10	\$6,966	\$7,841
2030 / 2031	\$758	\$6	\$6,966	\$7,730
2031 / 2032	\$666	\$4	\$6,966	\$7,635
2032 / 2033	\$587	\$2	\$6,966	\$7,555
2033 / 2034	\$519	\$1	\$6,966	\$7,486
2034 / 2035	\$460	\$1	\$6,966	\$7,427
2035 / 2036	\$409	\$1	\$6,966	\$7,375
2036 / 2037	\$365	\$0	\$6,966	\$7,331
2037 / 2038	\$326	\$0	\$6,966	\$7,292
2038 / 2039	\$292	\$0	\$6,966	\$7,258
2039 / 2040	\$262	\$0	\$6,966	\$7,228
2040 / 2041	\$236	\$0	\$6,966	\$7,202
2041 / 2042	\$213	\$0	\$6,966	\$7,179
2042 / 2043	\$193	\$0	\$6,966	\$7,158
2043 / 2044	\$174	\$0	\$6,966	\$7,140
2044 / 2045	\$158	\$0	\$6,966	\$7,124
2045 / 2046	\$144	\$0	\$6,966	\$7,110
2046 / 2047	\$131	\$0	\$6,966	\$7,097
2047 / 2048	\$119	\$0	\$6,966	\$7,085
2048 / 2049	\$109	\$0	\$6,966	\$7,075
2049 / 2050	\$100	\$0	\$6,966	\$7,066
2050 / 2051	\$91	\$0	\$6,966	\$7,057
2051 / 2052	\$84	\$0	\$6,966	\$7,049
2052 / 2053	\$77	\$0	\$6,966	\$7,043
2053 / 2054	\$71	\$0	\$6,966	\$7,036
2054 / 2055	\$65	\$0	\$6,966	\$7,031
2055 / 2056	\$60	\$0	\$6,966	\$7,025
2056 / 2057	\$55	\$0	\$6,966	\$7,021
2057 / 2058	\$51	\$0	\$3,683	\$3,734

*The claimable amounts for this financial year have been pro-rated based on the date the property was first available for income-producing purposes.

**Capital Works Deductions are calculated at the Prime Cost rate of 2.5% per annum, regardless of which depreciation method is chosen for the plant and equipment allowances.

AL COPY

INVOICE / STATEMENT

O/NO _____

DATE 20/1/95

KAMIERE Holdings
404 LITTLE STREET
LOWE COVE

ABN
(Of Recipient) _____

FROM

Astra Services

ABN : 46 571 054 762

4 Neerini Ave Smithfield 2164

Ph : (02)9716 7781 M : 0400 400 850

ABN/GST No. _____

(Of Supplier) _____

46
57
05
JE
78

QTY	DESCRIPTION	EACH	GST	TOTAL
	Pick up deliver & install			
	1x Dish Washer			
	Assemble taken away			\$180
	<i>RO</i>			

SUBTOTAL

GST

TOTAL INCLUSIVE OF GST

1
th
1
3

COPY

15/05/22 11:13:45 633 1970946

Harvey Norman

in Ryde Supa No 2 Trust
Harvey Norman at Domayne Nth Ryde
31-35 Epping Road NORTH RYDE NSW 2113
Ph:02 9888 8888 Fax:02 9888 8880
A.B.N. 87 197 741 261 /A.C.N. 639 042 685

Assistant: 6057 30 Simin-6057
Customer: 0412660405
Sales Type: CASH SALE
Operator: 6178 30 Vincent 6178

TAX INVOICE INVOICE REPRINT 707864 KANIERE HOLDINGS PTY LTD

Items	Qty	Price
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WEST/HOUSE 60CM 15 PLC 6 PROGRAM SS Dept.Code:070 Product Code:* WSF6606XA Manufacturer Warranty of 24 Months Including 36 Months Product Care Replace Product Care Number: PC-0163300233774 Pickup to be Advised STOCK from Store/Warehouse See Manufacturers documentation for Warranty Details. WSF6606XA Inc. Product Care	1	
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} TOTAL 5 HRS.

Total:\$929.00

Your Product Care is subject to terms and conditions, including exclusions. A copy of these terms and conditions can be found at: <https://www.productcareclaims.com/Online-Claims-Country-Selection/australia/cover>. Please ensure the goods will fit into your property and rooms prior to purchase. Please be home on the delivery day or redelivery fees may apply. Cancellation fees up to 20% of the invoice value may apply. Balance of invoices must be paid upon delivery.

Our goods and services come with guarantees that cannot be excluded under the Australian Consumer Law. For any issues with goods or services purchased from this Harvey Norman Franchisee business, please contact our customer service team on 02 9888 8888. We will communicate the process for assessment in line with the Australian Consumer Law of your inquiry to you upon receipt of your call. If you choose to firstly contact the manufacturer of your goods or the direct provider of the services about an issue and you are not satisfied with their proposed remedy, please contact our customer service team on 02 9888 8888 for assistance. Thank you for shopping at Harvey Norman.

Invoice Notes

roy will and install and remove
.customer will pay \$180

delivery address
2506/288 burns bay road lane cove 2066

G.S.T. CONTENT	\$84.45
INV PENDING	\$929.00
INV DEPOSIT	\$929.00

Customer Signature:
No of Pieces:

The Black Superannuation Fund
6 Wentworth Road
EASTWOOD NSW 2122

Invoice Date
20 Sep 2022
Invoice Number
INV-9536

TAX INVOICE

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	1,245.00	10%	1,245.00
ASF, Audit of Self-Managed Superannuation Fund and calculation of minimum pension.	1.00	575.00	10%	575.00
ACT, Actuary Certificate - Peter Vere	1.00	180.00	10%	180.00
		Subtotal		2,000.00
		Total GST 10%		200.00
		Invoice Total AUD		2,200.00
		Total Net Payments AUD		0.00
		Amount Due AUD		2,200.00

[View and pay online now](#)

PAYMENT ADVICE

To: Stewardship Accountants Pty Ltd T/A Pacific Ridge Capital
Shop 1 / 366-370 Sydney Rd
Balgowlah NSW 2093

Customer	The Black Superannuation Fund
Invoice Number	INV-9536
Amount Due	2,200.00
Due Date	27 Sep 2022

BSB: 032 – 101
Acc No. : 148238



Activity statement 001

Date generated	10/08/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

25 results found - from **10 August 2020** to **10 August 2022** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
31 Jul 2022	28 Jul 2022	Original Activity Statement for the period ending 30 Jun 22		\$0.00	\$0.00
16 May 2022	16 May 2022	Credit transfer received from Income Tax Account		\$2,037.00	\$0.00
2 May 2022	2 May 2022	General interest charge			\$2,037.00 DR
1 May 2022	28 Apr 2022	Original Activity Statement for the period ending 31 Mar 22 - PAYG Instalments	\$2,037.00		\$2,037.00 DR
31 Mar 2022	31 Mar 2022	General interest charge			\$0.00
31 Mar 2022	30 Mar 2022	Payment received		\$2,037.00	\$0.00
8 Mar 2022	1 Mar 2022	General interest charge			\$2,037.00 DR
7 Mar 2022	28 Feb 2022	Original Activity Statement for the period ending 31 Dec 21 - PAYG Instalments	\$2,037.00		\$2,037.00 DR
4 Mar 2022	4 Mar 2022	General interest charge			\$0.00
4 Mar 2022	3 Mar 2022	Payment received		\$2,037.00	\$0.00
1 Nov 2021	1 Nov 2021	General interest charge			\$2,037.00 DR

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
31 Oct 2021	28 Oct 2021	Original Activity Statement for the period ending 30 Sep 21 - PAYG Instalments	\$2,037.00		\$2,037.00 DR
17 Aug 2021	17 Aug 2021	General interest charge			\$0.00
17 Aug 2021	16 Aug 2021	Payment received		\$2,037.00	\$0.00
2 Aug 2021	2 Aug 2021	General interest charge			\$2,037.00 DR
1 Aug 2021	28 Jul 2021	Original Activity Statement for the period ending 30 Jun 21 - PAYG Instalments	\$2,037.00		\$2,037.00 DR
18 May 2021	18 May 2021	General interest charge			\$0.00
18 May 2021	17 May 2021	Payment received		\$1,783.00	\$0.00
3 May 2021	3 May 2021	General interest charge			\$1,783.00 DR
2 May 2021	28 Apr 2021	Original Activity Statement for the period ending 31 Mar 21 - PAYG Instalments	\$1,783.00		\$1,783.00 DR
4 Mar 2021	4 Mar 2021	General interest charge			\$0.00
4 Mar 2021	3 Mar 2021	Payment received		\$2,163.00	\$0.00
4 Mar 2021	2 Mar 2021	Original Activity Statement for the period ending 31 Dec 20 - PAYG Instalments	\$2,163.00		\$2,163.00 DR
1 Nov 2020	28 Oct 2020	Original Activity Statement for the period ending 30 Sep 20 - PAYG Instalments	\$2,163.00		\$0.00
29 Oct 2020	28 Oct 2020	Payment received		\$2,163.00	\$2,163.00 CR



Income tax 551

Date generated	10/08/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

9 results found - from **10 August 2020** to **10 August 2022** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
23 May 2022	26 May 2022	Cheque refund for Income Tax for the period from 01 Jul 20 to 30 Jun 21	\$3,681.60		\$0.00
23 May 2022	19 May 2022	Repaid EFT refund for Income Tax for the period from 01 Jul 20 to 30 Jun 21		\$3,681.60	\$3,681.60 CR
16 May 2022	19 May 2022	EFT refund for Income Tax for the period from 01 Jul 20 to 30 Jun 21	\$3,681.60		\$0.00
16 May 2022	16 May 2022	Credit transferred to Integrated Client Account	\$2,037.00		\$3,681.60 CR
16 May 2022	16 May 2022	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21		\$5,718.60	\$5,718.60 CR
10 Mar 2021	15 Mar 2021	Cheque refund for Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$678.55		\$0.00

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
10 Mar 2021	8 Mar 2021	Repaid EFT refund for Income Tax for the period from 01 Jul 19 to 30 Jun 20		\$678.55	\$678.55 CR
3 Mar 2021	8 Mar 2021	EFT refund for Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$678.55		\$0.00
3 Mar 2021	3 Mar 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20		\$678.55	\$678.55 CR