

RACHAEL MAY MCLEAN SF

Statement of Financial Position**As At 30 Jun 2023**

	As at 30 Jun 2022	Quantity	As at 30 Jun 2023	Quantity
	Balance		Balance	
Assets				
Investments				
Direct Property				
42/13-19 Robert St Penrith	\$ 480,000.00	1	\$ 470,000.00	1
Total Direct Property	\$ 480,000.00		\$ 470,000.00	
Total Investments	\$ 480,000.00		\$ 470,000.00	
Other Assets				
Cash At Bank				
Commonwealth Bank of Australia	\$ 1,764.90		\$ 5,367.66	
ING Direct Bank Account	\$ 55,754.60		\$ 0.00	
WLTH Offset Account 7679	\$ 0.00		\$ 50,000.00	
Total Cash At Bank	\$ 57,519.50		\$ 55,367.66	
Receivables				
Investment Income Receivable				
Rent				
Direct Property				
42/13-19 Robert St Penrith	\$ 672.48		\$ 0.00	
Total Direct Property	\$ 672.48		\$ 0.00	
Total Rent	\$ 672.48		\$ 0.00	
Total Investment Income Receivable	\$ 672.48		\$ 0.00	
Total Receivables	\$ 672.48		\$ 0.00	
Total Other Assets	\$ 58,191.98		\$ 55,367.66	
Total Assets	\$ 538,191.98		\$ 525,367.66	
Liabilities				
Other Creditors and Accruals				
Accountancy Fee	\$ 247.50		\$ 1,045.00	
Auditor Fee	\$ 577.50		\$ 1,182.50	
Property Expenses				
Water Rates				
Direct Property				
42/13-19 Robert St Penrith	\$ 0.00		\$ 318.63	
Total Direct Property	\$ 0.00		\$ 318.63	
Total Water Rates	\$ 0.00		\$ 318.63	
Total Property Expenses	\$ 0.00		\$ 318.63	
SMSF Supervisory Levy	\$ 259.00		\$ 0.00	
Total Other Creditors and Accruals	\$ 1,084.00		\$ 2,546.13	
Borrowings				
Limited Recourse Borrowing Arrangement				
Macquarie Bank Mortgage Solutions	\$ 261,036.41		\$ 0.00	
WLTH Loan 7678	\$ 0.00		\$ 259,042.62	
Total Limited Recourse Borrowing Arrangement	\$ 261,036.41		\$ 259,042.62	
Total Borrowings	\$ 261,036.41		\$ 259,042.62	
Total Liabilities	\$ 262,120.41		\$ 261,588.75	
Net Assets				
Total Net Assets	\$ 276,071.57		\$ 263,778.91	
Member Entitlements				
Member Entitlement Accounts				

Mrs Rachael Mclean				
Accumulation	\$	276,071.57	\$	263,778.91
<hr/>				
Total Mrs Rachael Mclean	\$	276,071.57	\$	263,778.91
<hr/>				
Total Member Entitlement Accounts	\$	276,071.57	\$	263,778.91
<hr/>				
Total Member Entitlements	\$	276,071.57	\$	263,778.91
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RACHAEL MAY MCLEAN SF

Operating Statement

From 1 Jul 2022 to 30 Jun 2023

	1 Jul 2021 to 30 Jun 2022	1 Jul 2022 to 30 Jun 2023
Income		
Member Receipts		
Rollovers In		
Mrs Rachael Mclean	\$ 0.00	\$ 785.11
Total Rollovers In	\$ 0.00	\$ 785.11
Contributions		
Employer		
Mrs Rachael Mclean	\$ 12,061.06	\$ 13,091.79
Total Employer	\$ 12,061.06	\$ 13,091.79
Member		
Personal Non-Concessional		
Mrs Rachael Mclean	\$ 135.06	\$ 51.92
Total Personal Non-Concessional	\$ 135.06	\$ 51.92
Total Member	\$ 135.06	\$ 51.92
Total Contributions	\$ 12,196.12	\$ 13,143.71
Total Member Receipts	\$ 12,196.12	\$ 13,928.82
Investment Income		
Interest		
Cash At Bank		
ING Direct Bank Account	\$ 54.96	\$ 230.39
Total Cash At Bank	\$ 54.96	\$ 230.39
Total Interest	\$ 54.96	\$ 230.39
Rent		
Direct Property		
42/13-19 Robert St Penrith	\$ 17,740.00	\$ 19,110.00
Total Direct Property	\$ 17,740.00	\$ 19,110.00
Total Rent	\$ 17,740.00	\$ 19,110.00
Total Investment Income	\$ 17,794.96	\$ 19,340.39
Other Income		
ATO Interest Payments	\$ 0.00	\$ 4.49
Total Other Income	\$ 0.00	\$ 4.49
Total Income	\$ 29,991.08	\$ 33,273.70

Expenses**Other Expenses**

Accountancy Fee	\$ 247.50	\$ 797.50
Auditor Fee	\$ 577.50	\$ 605.00
Bank Fees		
Cash At Bank		
Commonwealth Bank of Australia	\$ 35.00	\$ 3.50
Total Cash At Bank	\$ 35.00	\$ 3.50
Limited Recourse Borrowing Arrangement		
Macquarie Bank Mortgage Solutions	\$ 5.00	\$ 400.00
Total Limited Recourse Borrowing Arrangement	\$ 5.00	\$ 400.00
Total Bank Fees	\$ 40.00	\$ 403.50
Depreciation		
Capital Allowances		
Direct Property		
42/13-19 Robert St Penrith	\$ 4,754.42	\$ 4,324.79

Total Direct Property	\$	4,754.42	\$	4,324.79
Total Capital Allowances	\$	4,754.42	\$	4,324.79
Total Depreciation	\$	4,754.42	\$	4,324.79
General Expenses				
Direct Property				
42/13-19 Robert St Penrith	\$	0.00	\$	2,104.22
Total Direct Property	\$	0.00	\$	2,104.22
Total General Expenses	\$	0.00	\$	2,104.22
Interest Paid				
Limited Recourse Borrowing Arrangement				
Macquarie Bank Mortgage Solutions	\$	12,191.48	\$	14,477.55
WLTH Loan 7678	\$	0.00	\$	3,906.12
Total Limited Recourse Borrowing Arrangement	\$	12,191.48	\$	18,383.67
Total Interest Paid	\$	12,191.48	\$	18,383.67
Property Expenses				
Agents Management Fee				
Direct Property				
42/13-19 Robert St Penrith	\$	1,170.84	\$	1,261.26
Total Direct Property	\$	1,170.84	\$	1,261.26
Total Agents Management Fee	\$	1,170.84	\$	1,261.26
Council Rates				
Direct Property				
42/13-19 Robert St Penrith	\$	1,647.15	\$	1,683.00
Total Direct Property	\$	1,647.15	\$	1,683.00
Total Council Rates	\$	1,647.15	\$	1,683.00
Insurance Premium				
Direct Property				
42/13-19 Robert St Penrith	\$	441.00	\$	491.00
Total Direct Property	\$	441.00	\$	491.00
Total Insurance Premium	\$	441.00	\$	491.00
Repairs Maintenance				
Direct Property				
42/13-19 Robert St Penrith	\$	461.00	\$	119.00
Total Direct Property	\$	461.00	\$	119.00
Total Repairs Maintenance	\$	461.00	\$	119.00
Strata Levy Fee				
Direct Property				
42/13-19 Robert St Penrith	\$	4,745.50	\$	8,408.70
Total Direct Property	\$	4,745.50	\$	8,408.70
Total Strata Levy Fee	\$	4,745.50	\$	8,408.70
Sundry Expenses				
Direct Property				
42/13-19 Robert St Penrith	\$	66.00	\$	66.00
Total Direct Property	\$	66.00	\$	66.00
Total Sundry Expenses	\$	66.00	\$	66.00
Water Rates				
Direct Property				
42/13-19 Robert St Penrith	\$	599.04	\$	635.51
Total Direct Property	\$	599.04	\$	635.51
Total Water Rates	\$	599.04	\$	635.51
Total Property Expenses	\$	9,130.53	\$	12,664.47
Regulatory Fees	\$	332.00	\$	349.00
SMSF Supervisory Levy	\$	259.00	\$	259.00

Total Other Expenses	\$	27,532.43	\$	39,891.15
Investment Losses				
Decrease in Market Value				
Direct Property				
42/13-19 Robert St Penrith	\$	-34,754.42	\$	5,675.21
Total Direct Property	\$	-34,754.42	\$	5,675.21
Total Decrease in Market Value	\$	-34,754.42	\$	5,675.21
Total Investment Losses	\$	-34,754.42	\$	5,675.21
Total Expenses	\$	-7,221.99	\$	45,566.36
Income Tax				
Total Income Tax	\$	0.00	\$	0.00
Net Profit (Loss) Total	\$	37,213.07	\$	-12,292.66

IntelliVal Automated Valuation Estimate

Prepared on 01 November 2023



42/13-19 Robert Street Penrith NSW 2750

Estimated Value:

\$470,000

Estimated Value Confidence:



Low

High

Estimated Price Range:

\$425,000 - \$520,000

Property Attributes:



2



2



1



80m²



Year Built

2007



Land Area

3,744m²



Property Type

Unit



Land Use

-



Development Zoning

Residential

Sales History

Sale Date	Sale Price	Sale Type
07 Apr 2016	\$440,000	Unknown
03 Apr 2014	\$352,000	Unknown
13 Aug 2007	\$289,000	Unknown

Estimated Value as at 23 October 2023. 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

42/13-19 Robert Street Penrith NSW 2750

Prepared on 01 November 2023

Location Highlights



CoreLogic IntelliVal Automated Valuation Estimate

42/13-19 Robert Street Penrith NSW 2750



Prepared on 01 November 2023

Recently Sold Properties



2	2	1	-

43/13-19 Robert Street Penrith NSW 2750

Sold Price: \$460,000

Sold Date: 14 August 2023

Distance from Subject: 0km

Features: High Density Residential, Internal Laundry, Dishwasher, RESIDENTIAL



2	2	1	134m ²

9/7-9 Lemongrove Road Penrith NSW 2750

Sold Price: **\$520,000**

Sold Date: 06 September 2023

Distance from Subject: 0.3km

Features: Medium Density Residential, Stainless Steel Appliances, Terrace-Balcony, RESIDENTIAL, 2 Toilets



2	2	1	146m ²

5/7-9 Lemongrove Road Penrith NSW 2750

Sold Price: \$520,000

Sold Date: 26 July 2023

Distance from Subject: 0.3km

Features: Medium Density Residential, Floorboards, RESIDENTIAL

***Agent Advised**

CoreLogic IntelliVal Automated Valuation Estimate

42/13-19 Robert Street Penrith NSW 2750



Prepared on 01 November 2023



2 2 1 -

6/14 Henry Street Penrith NSW 2750

Sold Price: \$520,000

Sold Date: 11 July 2023

Distance from Subject: 0.7km

Features: Dishwasher, RESIDENTIAL, 2 Toilets



2 2 1 -

35/144-148 High Street Penrith NSW 2750

Sold Price: **\$535,000**

Sold Date: 06 October 2023

Distance from Subject: 0.9km

Features: livingAreas, vacuumSystem, RESIDENTIAL



2 2 1 114m²

701/101C Lord Sheffield Circuit Penrith NSW 2750

Sold Price: \$530,000

Sold Date: 14 June 2023

Distance from Subject: 0.9km

Features: RESIDENTIAL

***Agent Advised**

CoreLogic IntelliVal Automated Valuation Estimate

42/13-19 Robert Street Penrith NSW 2750

Prepared on 01 November 2023

Penrith Insights: A Snapshot



Houses

Median Price

\$869,420

	Past Sales	Capital Growth
2023	-	↓ 3.75%
2022	-	↑ 13.58%
2021	-	↑ 24.37%
2020	-	↑ 7.23%
2019	-	↓ 11.01%

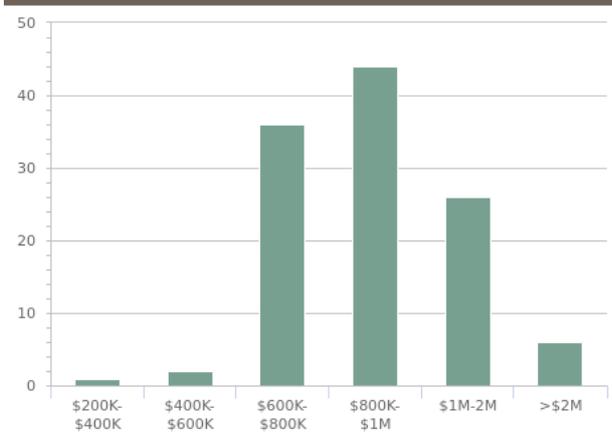
Units

Median Price

\$521,596

	Past Sales	Capital Growth
2023	-	↓ 4.18%
2022	-	↑ 13.97%
2021	-	↑ 7.60%
2020	-	↑ 5.60%
2019	-	↓ 6.81%

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



CoreLogic IntelliVal Automated Valuation Estimate

Prepared on 01 November 2023

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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.



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Email Us: **customercare@corelogic.com.au**

Search Market Type As At Date Show Suspended Show only zero balances Hide zero balances

Bulk actions Suspend Activate

1 / 1 300 per page, 4 items

Holding Description	Holding Code	Market Type	Market Code	Quantity	Cost	Market Price	Market Value	Status	Reference	Asset Pool
WLTH Loan 7678	BANK06	Bank	AUD	-259,042.62000	-\$259,042.62	\$1.00000	-\$259,042.62	Active	702-746 - 400127678	Default Pool
WLTH Offset Account 7679	BANK05	Bank	AUD	50,000.00000	\$50,000.00	\$1.00000	\$50,000.00	Active	702-746 - 400127679	Default Pool
Commonwealth Bank of Australia	CBA3	Bank	AUD	5,367.66000	\$5,367.66	\$1.00000	\$5,367.66	Active	062-217 - 10740627	Default Pool
42/13-19 Robert St Penrith	Prop 1	Property Direct Market		1.00000	\$461,976.03	\$470,000.00000	\$470,000.00	Active		Default Pool



Ms Rachael May McLean
8/2 Hayes Street
Neutral Bay, NSW, 2089, Australia

Your Statement

Offset Account Number	400127679
Linked to Loan Account Number	400127678
Account Name/s:	RMM Holdings Pty Ltd IOR and ATF Rachael May McLean Superannuation Fund
BSB 702-746	Account Number 400127679
Product Name	SMSF Offset Account
Account Status	Active
Statement Period	27 Mar 2023 to 30 Jun 2023
Enquiries 	13 WLTH



Your Statement: Please check the entries on this statement and report any errors immediately. All entries are subject to verification. Credit entries may be subject to clearance. Any adjustments or transactions not yet processed will appear on the next statement.



Making Repayments: Automatically make repayments each week, fortnight, or month by setting up a direct debit from your external account. Unlimited additional repayments on our Variable Home Loans, making it easier than ever to pay off your home loan faster.



Internet Access: WLTH provides our customers with a real-time online platform to help you access all your information. View your transactions and balances easily in a single place. Visit Wlth.com

Your Transaction Summary

Date	Transaction Details	Debits	Credits	Balance
27 Mar 2023	Balance brought forward			\$0.00
01 May 2023	Direct Credit Payment RMM Holdings PL ATF Rachael May - TFR WLTH - CBA		\$1.16	\$1.16 CR
18 May 2023	Direct Credit Payment RMM Holdings PL ATF Rachael May - TFR WLTH - CBA		\$42,298.84	\$42,300.00 CR
19 May 2023	Direct Credit Payment Effective Date: 18/05/2023 RMM Holdings PL ATF Rachael May - TFR WLTH - CBA		\$7,700.00	\$50,000.00 CR
TOTALS AT END OF PERIOD		\$0.00	\$50,000.00	\$50,000.00 CR

WLTH PTY LTD

ACN 639 591 245 Australian Credit Licence Number 525752

Address: 15 JAMES STREET FORTITUDE VALLEY QLD 4006 Telephone: 13 WLTH Email: Hello@wlth.com

Program Manager: Columbus Capital Pty Limited trading as Origin Mortgage Management Services
ACN 119 531 252, Australian Credit Licence Number 337303



Ms Rachael May McLean
8/2 Hayes Street
Neutral Bay, NSW, 2089, Australia

Your Statement

Account Name/s:	RMM Holdings Pty Ltd IOR and ATF Rachael May McLean Superannuation Fund
BSB 702-746	Account Number 400127678
Product Name	Ocean SMSF
Account Status	Active
Statement Period	27 Mar 2023 to 30 Jun 2023
Current Interest Rate	6.94 % p.a.
Enquiries 	13 WLTH

Your Loan Account Summary

Opening Balance	-	Total Debits	+	Total Credits	=	Closing Balance
\$0.00		\$263,906.12		\$4,863.50		\$259,042.62 DR
		Loan Account Limit				\$259,416.15
		Available redraw				\$373.53
		Interest charged this statement period				\$3,906.12
		Offset benefit for this statement period				\$373.09
		Interest charged this financial year				\$3,906.12
		Offset benefit for this financial year				\$373.09

Your Repayment Details

Minimum Repayment Amount	Repayment Frequency	Repayment Due Date
\$1,678.96	Monthly	27 of every month



Your Statement: Please check the entries on this statement and report any errors immediately. All entries are subject to verification. Credit entries may be subject to clearance. Any adjustments or transactions not yet processed will appear on the next statement.



Making Repayments: Automatically make repayments each week, fortnight, or month by setting up a direct debit from your external account. Unlimited additional repayments on our Variable Home Loans, making it easier than ever to pay off your home loan faster.



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WLTH PTY LTD

ACN 639 591 245 Australian Credit Licence Number 525752

Address: 15 JAMES STREET FORTITUDE VALLEY QLD 4006 Telephone: 13 WLTH Email: Hello@wlth.com

Program Manager: Columbus Capital Pty Limited trading as Origin Mortgage Management Services
ACN 119 531 252, Australian Credit Licence Number 337303

Your Transaction Summary

Date	Transaction Details	Debits	Credits	Balance
27 Mar 2023	Balance brought forward			\$0.00
27 Mar 2023	Loan Settlement Funds	\$260,000.00		\$260,000.00 DR
27 Apr 2023	Direct Debit Direct Debit Payment. Receipt # 37016300933		\$1,592.27	\$258,407.73 DR
27 Apr 2023	Interest Original amount of \$1,366.88 received an offset benefit of \$0.00.	\$1,366.88		\$259,774.61 DR
03 May 2023	Interest rate adjusted from 6.190% to 6.690% effective from 04/05/2023			\$259,774.61 DR
27 May 2023	Interest Original amount of \$1,403.49 received an offset benefit of \$82.48.	\$1,321.01		\$261,095.62 DR
29 May 2023	Direct Debit Direct Debit Payment. Receipt # 37016300933		\$1,592.27	\$259,503.35 DR
07 Jun 2023	Interest rate adjusted from 6.690% to 6.940% effective from 08/06/2023			\$259,503.35 DR
27 Jun 2023	Direct Debit Direct Debit Payment. Receipt # 37016300933		\$1,678.96	\$257,824.39 DR
27 Jun 2023	Interest Original amount of \$1,508.83 received an offset benefit of \$290.60.	\$1,218.23		\$259,042.62 DR
TOTALS AT END OF PERIOD		\$263,906.12	\$4,863.50	\$259,042.62 DR

Overdue Payment Summary

Total Amount Payable including Arrears		Payment Due Date
\$1,678.96		27 Jul 2023
Scheduled Payment Amount	\$1,678.96	
Arrears Amount Due	\$0.00	
The Arrears Amount is due and payable immediately.		
Total	\$1,678.96	

WLTH PTY LTD

ACN 639 591 245 Australian Credit Licence Number 525752

Address: 15 JAMES STREET FORTITUDE VALLEY QLD 4006 Telephone: 13 WLTH Email: Hello@wlth.com

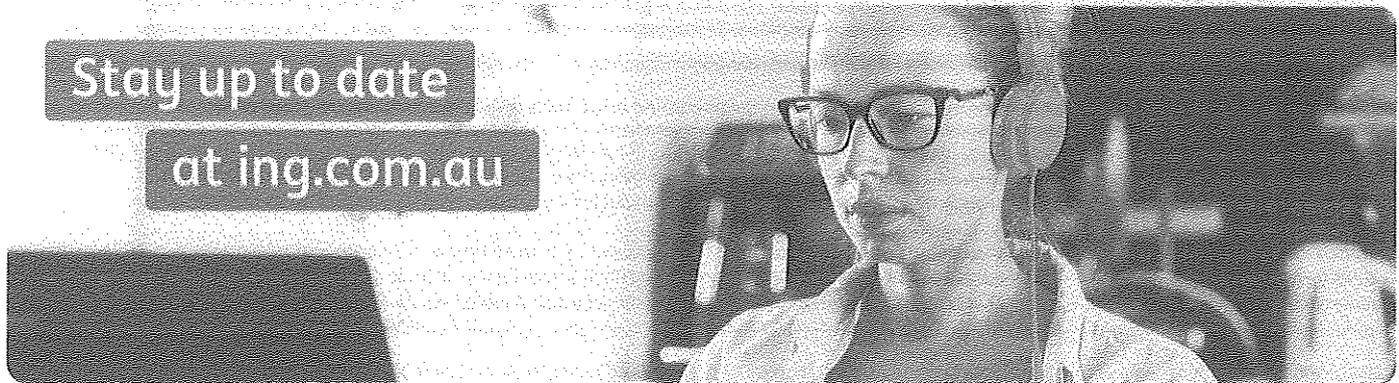
Program Manager: Columbus Capital Pty Limited trading as Origin Mortgage Management Services
ACN 119 531 252, Australian Credit Licence Number 337303

Business Optimiser statement



000449
 Mrs R McLean
 RMM HOLDINGS PTY LIMITED ATF RACHAEL MAY MASON
 SUPERANNUATION FUND
 U 8 2 HAYES ST
 NEUTRAL BAY NSW 2089

BSB number: 923 100
 Business Optimiser number: 60632767
 Statement number: 38
 Statement from: 01/04/2023 to 30/06/2023



Balance

Opening balance	Total money in	Total money out	Closing balance
\$54,152.09	\$2,437.91	\$-56,631.99	\$0.00

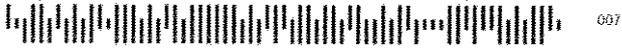
Transactions

Date	Details	Money out \$	Money in \$	Balance \$
12/04/2023	Deposit - Receipt 651897 Rachael Mclean		1,045.56	55,197.65
28/04/2023	Deposit - Receipt 576603 Rachael Mclean		1,392.35	56,590.00
30/04/2023	Interest Credit - Receipt 963400		27.10	56,617.10
17/05/2023	Withdrawal - Receipt 895143 Tfr To 10740627 062217	-56,617.10		0.00
18/05/2023	Interest Credit - Receipt 819515		14.89	14.89
18/05/2023	Account Closure - Receipt 819515 Transfer To 10740627 062217	-14.89		0.00

Financial Year Summary

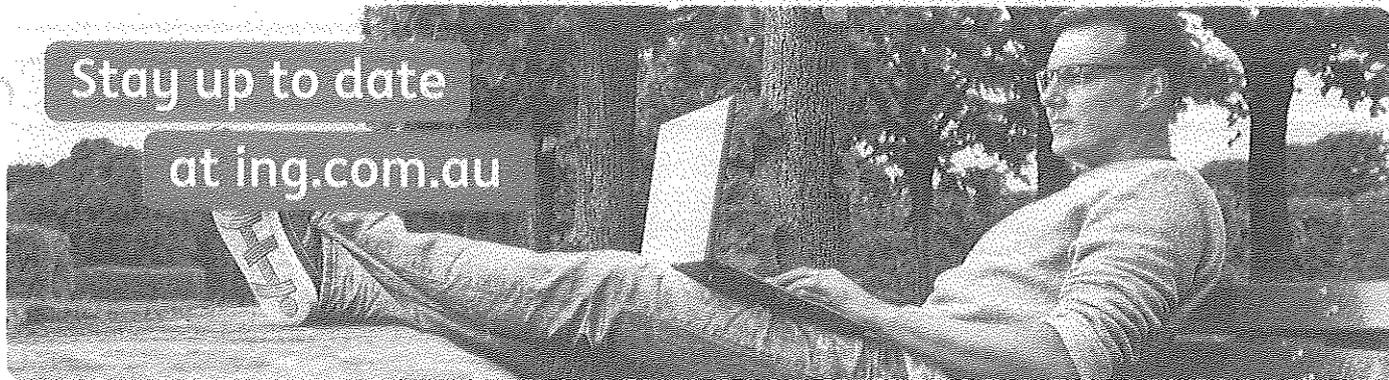
Standard Variable rate for the end of statement period: 0.60% p.a.
 Total Interest Financial Year to Date: \$230.38
 Total Interest for this statement: \$41.99
 Tax File Number/ABN/Exemption Provided: Yes

Business Optimiser statement



000480
 Mrs R McLean
 RMM HOLDINGS PTY LIMITED ATF RACHAEL MAY MASON
 SUPERANNUATION FUND
 U 8 2 HAYES ST
 NEUTRAL BAY NSW 2089

BSB number: 923 100
 Business Optimiser number: 60632767
 Statement number: 37
 Statement from: 01/01/2023 to 31/03/2023



Balance

Opening balance	Total money in	Total money out	Closing balance
\$54,427.83	\$7,171.52	\$-7,527.40	\$54,152.09

Transactions

Date	Details	Money out \$	Money in \$	Balance \$
04/01/2023	Deposit - Receipt 865475 Rachael Mclean		72.17	54,500.00
09/01/2023	Deposit - Receipt 841006 Rachael Mclean		1,000.00	55,500.00
18/01/2023	Withdrawal - Receipt 076821 Tfr Cba To 10740627 062217	-420.70		55,079.30
18/01/2023	Withdrawal - Receipt 473840 Tfr Cba To 10740627 062217	-156.70		54,922.60
31/01/2023	Interest Credit - Receipt 963280		28.01	54,950.61
03/02/2023	Deposit - Receipt 408684 Rachael Mclean		124.39	55,075.00
09/02/2023	Deposit - Receipt 361822 Rachael Mclean		950.00	56,025.00
10/02/2023	Withdrawal - Receipt 633277 Tfr Cba To 10740627 062217	-1,931.65		54,093.35
27/02/2023	Withdrawal - Receipt 404308 Tfr Cba To 10740627 062217	-593.35		53,500.00

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Transactions (continued)

Date	Details	Money out \$	Money in \$	Balance \$
28/02/2023	Interest Credit - Receipt 942539		25.04	53,525.04
08/03/2023	Deposit - Receipt 413412 Rachael Mclean		949.96	54,475.00
21/03/2023	Withdrawal - Receipt 159306 Tfr Cba To 10740627 062217	-4,425.00		50,050.00
27/03/2023	Osko Deposit - Receipt 089086 Rachael Mclean		2,675.00	52,725.00
31/03/2023	Osko Deposit - Receipt 668974 Rachael Mclean		1,400.00	54,125.00
31/03/2023	Interest Credit - Receipt 963274		27.09	54,152.09

Standard Variable rate for the end of statement period: 0.60% p.a.

Total Interest Financial Year to Date: \$188.39

Total Interest for this statement: \$80.14

Tax File Number/ABN/Exemption Provided: Yes

Please check all transactions carefully. If you believe there is an error or unauthorised transaction, or if you have any queries, please call us as soon as possible on 133 464.

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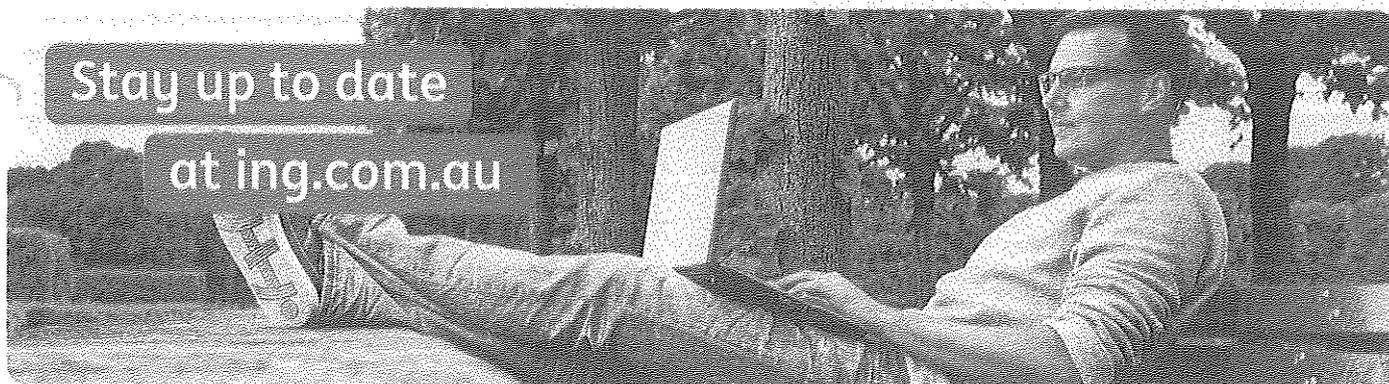


Business Optimiser statement



000811
 Mrs R McLean
 RMM HOLDINGS PTY LIMITED ATF RACHAEL MAY MASON
 SUPERANNUATION FUND
 U 8 2 HAYES ST
 NEUTRAL BAY NSW 2089

BSB number: 923 100
 Business Optimiser number: 60632767
 Statement number: 36
 Statement from: 01/10/2022 to 31/12/2022



Balance

Opening balance	Total money in	Total money out	Closing balance
\$54,416.44	\$4,565.37	\$-4,636.51	\$54,427.83

Transactions

Date	Details	Money out \$	Money in \$	Balance \$
05/10/2022	Withdrawal - Receipt 250661 Tfr	-259.00		54,157.44
07/10/2022	To 10740627 062217 Deposit - Receipt 175332 Rachael Mclean		947.56	55,105.00
26/10/2022	Withdrawal - Receipt 802048 Tfr Cba	-500.00		54,605.00
28/10/2022	To 10740627 062217 Withdrawal - Receipt 025124 Tfr Cba	-1,605.00		53,000.00
28/10/2022	Osko Deposit - Receipt 735606 Rachael Mclean		500.00	53,500.00
31/10/2022	Interest Credit - Receipt 963289		27.88	53,527.88
02/11/2022	Deposit - Receipt 794009 Rachael Mclean		197.12	53,725.00
07/11/2022	Deposit - Receipt 781682 Rachael Mclean		947.50	54,672.50
28/11/2022	Withdrawal - Receipt 423241 Tfr Cba To 10740627 062217	-1,672.50		53,000.00

Transactions (continued)

Date	Details	Money out \$	Money in \$	Balance \$
29/11/2022	Deposit - Receipt 257932 Rachael Mclean		0.01	53,000.01
29/11/2022	Deposit - Receipt 328059 Rachael Mclean		1,000.00	54,000.01
29/11/2022	Withdrawal - Receipt 404890 To 10740627 062217	-0.01		54,000.00
30/11/2022	Interest Credit - Receipt 918596		26.82	54,026.82
05/12/2022	Deposit - Receipt 057591 Rachael Mclean		117.68	54,144.50
07/12/2022	Deposit - Receipt 174110 Rachael Mclean		855.50	55,000.00
21/12/2022	Withdrawal - Receipt 438602 To 10740627 062217	-600.00		54,400.00
31/12/2022	Interest Credit - Receipt 963912		27.83	54,427.83

Standard Variable rate for the end of statement period: 0.60% p.a.

Total Interest Financial Year to Date: \$108.25

Total Interest for this statement: \$82.53

Tax File Number/ABN/Exemption Provided: Yes

Please check all transactions carefully. If you believe there is an error or unauthorised transaction, or if you have any queries, please call us as soon as possible on 133 464.

For the curious:

Keeping you safe and secure

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Business Optimiser statement



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002185

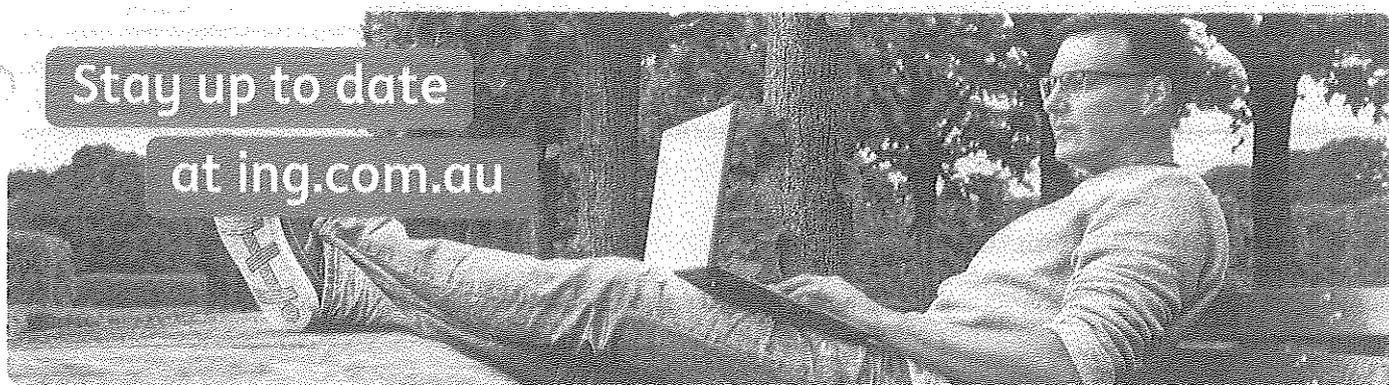
Mrs R McLean
RMM HOLDINGS PTY LIMITED ATF RACHAEL MAY MASON
SUPERANNUATION FUND
U 8 2 HAYES ST
NEUTRAL BAY NSW 2089

BSB number: 923 100

Business Optimiser number: 60632767

Statement number: 35

Statement from: 01/07/2022 to 30/09/2022



Balance

Opening balance	Total money in	Total money out	Closing balance
\$55,754.60	\$6,151.12	\$-7,515.00	\$54,416.44

Transactions

Date	Details	Money out \$	Money in \$	Balance \$
04/07/2022	Deposit - Receipt 258009 Rachael Mclean		895.40	56,650.00
07/07/2022	Withdrawal - Receipt 784408 To 10740627 062217	-1,695.00		54,955.00
11/07/2022	Withdrawal - Receipt 716764 Tfr Cba Council Rates To 10740627 062217	-420.90		54,534.10
11/07/2022	Withdrawal - Receipt 829500 Tfr Cba Water Rates To 10740627 062217	-164.10		54,370.00
22/07/2022	Withdrawal - Receipt 619707 Tfr Cba To 10740627 062217	-259.00		54,111.00
28/07/2022	Withdrawal - Receipt 877693 Tfr Cba To 10740627 062217	-1,111.00		53,000.00
31/07/2022	Interest Credit - Receipt 963274		4.64	53,004.64
02/08/2022	Deposit - Receipt 078328 Rachael Mclean		835.36	53,840.00
05/08/2022	Deposit - Receipt 824865 Rachael Mclean		950.00	54,790.00

Transactions (continued)

Date	Details	Money out \$	Money in \$	Balance \$
30/08/2022	Withdrawal - Receipt 725721 Tfr Cba To 10740627 062217	-790.00		54,000.00
31/08/2022	Interest Credit - Receipt 920271		4.64	54,004.64
02/09/2022	Deposit - Receipt 539561 Rachael Mclean		435.36	54,440.00
07/09/2022	Osko Deposit - Receipt 131878 Rachael Mclean		810.00	55,250.00
08/09/2022	Osko Deposit - Receipt 765733 Rachael Mclean		75.00	55,325.00
15/09/2022	Int. Rate Changed To .60% p.a.			
26/09/2022	Withdrawal - Receipt 319952 Tfr Cba To 10740627 062217	-2,825.00		52,500.00
27/09/2022	Withdrawal - Receipt 124652 Tfr Cba To 10740627 062217	-250.00		52,250.00
30/09/2022	Deposit - Receipt 348128 Rachael Mclean		2,150.00	54,400.00
30/09/2022	Interest Credit - Receipt 963300		16.44	54,416.44

Standard Variable rate for the end of statement period: 0.10% p.a.

Total Interest Financial Year to Date: \$25.72

Total Interest for this statement: \$25.72

Tax File Number/ABN/Exemption Provided: Yes

Please check all transactions carefully. If you believe there is an error or unauthorised transaction, or if you have any queries, please call us as soon as possible on 133 464.

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Macquarie Bank Mortgage Solutions

ABN 46 008 583 542

Enquiries 1800 007 722 | mortgages@macquarie.com | Opening hours - 8.30am to 7pm Monday to Friday (Sydney time)



Your Macquarie Home Loan

RMM Holdings Pty Ltd ATF Rachael May Mason Superannuation Fund
 U 8 2 Hayes Street
 NEUTRAL BAY NSW 2089

Deposit BSB 183-712

Withdraw BSB 183-711

BPAY® Biller Code 94094

Registered to BPAY Pty Ltd ABN 69 079 137 518
Please refer to your deposit card for your customer reference number.

Borrowers:

RMM Holdings Pty Ltd ATF Rachael May Mason Superannuation Fund

Statement period 01 Jul 2022 to 31 Dec 2022

Page 1 of 2

Investment Home Loan

Account No: 47146405
 Account Limit: \$261,154.61

Opening rate of the statement period:	5.35%	Current rate:	7.60%
Opening balance:	\$261,036.41	Closing balance:	\$258,863.32
Total debits:	\$8,194.94	Total credits:	\$10,368.03
Total interest:	\$8,194.94	Total interest YTD:	\$8,194.94
Total fees:	\$0.00	Account funds available:	\$0.00

We've included some important notices for you at the end of this statement.

Date	Description	Debit	Credit	Balance
01 Jul 2022	Opening Balance			261,036.41DR
01 Jul 2022	Direct Debit Payment		1,534.81	259,501.60DR
01 Jul 2022	Interest Charged	1,090.63		260,592.23DR
14 Jul 2022	(Rate Change to 5.85%)			260,592.23DR
01 Aug 2022	Direct Debit Payment		1,616.50	258,975.73DR
01 Aug 2022	Interest Charged	1,248.34		260,224.07DR
12 Aug 2022	(Rate Change to 6.35%)			260,224.07DR
01 Sep 2022	Direct Debit Payment		1,694.09	258,529.98DR
01 Sep 2022	Interest Charged	1,364.22		259,894.20DR
16 Sep 2022	(Rate Change to 6.85%)			259,894.20DR
03 Oct 2022	Direct Debit Payment		1,773.37	258,120.83DR
03 Oct 2022	Interest Charged	1,507.39		259,628.22DR
14 Oct 2022	(Rate Change to 7.10%)			259,628.22DR
Nov 2022	Direct Debit Payment		1,854.47	257,773.75DR
Nov 2022	Interest Charged	1,445.03		259,218.78DR
Dec 2022	(Rate Change to 7.35%)			259,218.78DR
Dec 2022	Direct Debit Payment		1,894.79	257,323.99DR

Statement period 01 Jul 2022 to 31 Dec 2022

Page 2 of 2

Investment Home Loan cont...

Date	Description	Debit	Credit	Balance
01 Dec 2022	Interest Charged	1,539.33		258,863.32DR
16 Dec 2022	(Rate Change to 7.60%)			258,863.32DR
Mortgagee:	Perpetual Limited		ACN 000 431 827	
Mortgage Manager:	Macquarie Bank Limited		ACN 008 583 542	
Australian Credit Licence	237502			

Feedback and Complaints

If you have feedback or a complaint about our products or services, or want to find out more about our dispute resolution procedures including information on how to contact the Australian Financial Complaints Authority (AFCA), please refer to macquarie.com.au/feedback-and-complaints.html or contact us.

Important notices

Don't let your insurance policy fall short when you need it most

Whether it's your home or an investment property, buying real estate is one of the most important financial decisions you'll make. You need to make sure your property is adequately insured to cover the full replacement value, as well as any extra costs, if your property is damaged or destroyed.

As outlined in your home loan terms and conditions, you're required to hold adequate home insurance at all times. It's important to get in touch with your insurer regularly to review your cover to make sure it meets your needs, as well as that of your lender. For more information about how to avoid underinsurance visit the ASIC MoneySmart website at moneysmart.gov.au

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It's important your details are up to date so we can reach you with information about your account. You can update your details at macquarie.com/personal or through the Macquarie Mobile Banking app. Visit help.macquarie.com to find out how.

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Simply go to macquarie.com.au/personal and select Trouble logging in? You'll just need to enter your last name, date of birth and registered email to retrieve your Macquarie ID.



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U 8 2 Hayes Street
NEUTRAL BAY NSW 2089

Deposit BSB 183-712

Withdraw BSB 183-711

BPAY® Biller Code 94094

Registered to BPAY Pty Ltd ABN 69 079 137 518
Please refer to your deposit card for your customer reference number.

Borrowers:

RMM Holdings Pty Ltd ATF Rachael May Mason Superannuation Fund

Statement period 01 Jan 2023 to 30 Apr 2023

Page 1 of 2

Investment Home Loan

Account No: 47146405
Account Limit: \$260,601.83

Opening rate of the statement period: 7.60%

Current rate: 8.10%

Opening balance:	\$258,863.32	Closing balance:	\$0.00
Total debits:	\$6,682.61	Total credits:	\$265,545.93
Total interest:	\$6,282.61	Total interest YTD:	\$14,477.55
Total fees:	\$400.00	Account funds available:	\$0.00

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Date	Description	Debit	Credit	Balance
01 Jan 2023	Opening Balance			258,863.32DR
03 Jan 2023	Direct Debit Payment		1,935.73	256,927.59DR
03 Jan 2023	Interest Charged	1,752.11		258,679.70DR
01 Feb 2023	Direct Debit Payment		1,978.18	256,701.52DR
01 Feb 2023	Interest Charged	1,562.00		258,263.52DR
22 Feb 2023	(Rate Change to 7.85%)			258,263.52DR
01 Mar 2023	Direct Debit Payment		1,978.18	256,285.34DR
01 Mar 2023	Interest Charged	1,518.09		257,803.43DR
22 Mar 2023	(Rate Change to 8.10%)			257,803.43DR
28 Mar 2023	Interest Charged Effective: 27 Mar 23	1,450.41		259,253.84DR
28 Mar 2023	Principal Payment (discharge) Effective: 27 Mar 23		259,653.84	400.00CR
28 Mar 2023	Mortgage Discharge Fee Effective: 27 Mar 23	400.00		0.00DR

E-356 S-360 1-520

THE TRUSTEE FOR RACHAEL MAY MCLEAN
SUPERANNUATION FUND
THE PENTHOUSE
UNIT 8 2 HAYES ST

Our reference: 7133847088559
Phone: 13 10 20
ABN: 23 805 899 276

Rollover benefits statement for unclaimed superannuation

Our details

Name: Australian Taxation Office
ABN: 51 824 753 556

Member's details		Rollover payment details	
Original contribution reference number:	7028494368737	Member account number:	SMSF114787704242
Service period start date:	1 October 1988	Member client identifier:	
TFN:	181 779 841	Unique superannuation identifier:	not provided
Name:	MRS RACHAEL M MCLEAN	Tax free component:	\$2.84
Address:	UNIT 8 2 HAYES ST NEUTRAL BAY NSW 2089	Taxable component:	
		Taxed element	\$782.27
		Untaxed element	\$0.00
Date of birth:	12 March 1972	Preserved amount:	\$785.11
Sex:	Female		

Chris Jordan
Commissioner of Taxation

Statement period

From: 1 July 2022

To: 30 June 2023

RMM HOLDINGS P/L ATF SUPER FUND

Total For All Properties

Income		Expenses		Net Position
\$19,110.00	-	\$1,493.78	=	\$17,616.22
Incl GST: \$0.00		Incl GST: \$135.80		

Total rent deductions: \$0.00

ITEM	INCLUDED GST	EXPENSE	INCOME
Rent *			\$19,110.00
Management Fee	\$118.98	\$1,308.78	
Smoke Alarm	\$10.82	\$119.00	
Sundry Fee	\$6.00	\$66.00	

Property Breakdown

#1 of 1 properties

Unit 42 / 13-19 Robert St, Penrith NSW

RMM HOLDINGS P/L ATF SUPER FUND

ITEM	INCLUDED GST	EXPENSE	INCOME
Rent *			\$19,110.00
Management Fee	\$118.98	\$1,308.78	
Smoke Alarm	\$10.82	\$119.00	
Sundry Fee	\$6.00	\$66.00	
	Income	Expenses	Net Position
	\$19,110.00 -	\$1,493.78 =	\$17,616.22
	Incl GST: \$0.00	Incl GST: \$135.80	

Total rent deductions: \$0.00

Total For All Properties

Income		Expenses		Net Position
\$19,110.00	-	\$1,493.78	=	\$17,616.22
Incl GST: \$0.00		Incl GST: \$135.80		

Total rent deductions: \$0.00

Settlement Disbursement Schedule

Lender	Perpetual Corporate Trust Limited
Mortgage Manager	WLTH Pty Ltd ACN 639 591 245
Borrowers	RMM Holdings Pty Limited ACN 165 617 783 both in its own right and in its capacity as trustee for Rachael May McLean Superannuation Fund
Security	42/13-19 Robert Street, Penrith, New South Wales 2750
Loan No	400127678
Settlement Date	Monday 27 March 2023 at 2:00pm
Loan Amount	\$260,000.00
Gadens Details	202303759 (Aaron Gibbs)

Payee	Disbursement Details	Amount
400127678 - Variable rate account No 1 - \$260,000.00		
WLTH Pty Ltd ACN 639 591 245	Application fee (Manager)	\$595.00
Perpetual Corporate Trust Limited	Annual facility fee	\$395.00
PEXA	Refinance PEXA Settlement fee	\$62.04
Gadens Lawyers Law Practice Trust Account	Our Fees & Outlays comprising: Other fees \$50.00 Other Charges (subject to GST) Search fees Company Search \$42.20 Title Search \$47.60 GST \$13.98	\$462.18
	Registration (State Government fees): Release Mortgage \$154.20 Mortgage \$154.20	
WLTH Pty Ltd ACN 639 591 245	Settlement fee (Manager)	\$590.00
LegalStream Pty Ltd	Settlement Monies (Loan Payout)	\$259,653.84
RMM Holdings Pty Limited	Settlement Monies (Surplus) paid to account Bank: Commonwealth Bank of Australia BSB: 062217 A/C: 10740627	\$2,666.94
Total Loan Amount plus additional funds of \$4,425.00 from Borrower		\$264,425.00

PENRITH CITY COUNCIL

RATES AND CHARGES NOTICE

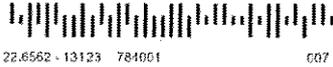
1/07/2022 to 30/06/2023

ABN: 43 794 422 563

Rates & Other Enquiries: (02) 4732 7777

CORRESPONDENCE: PO Box 60, PENRITH N.S.W. 2751

www.penrithcity.nsw.gov.au



22.6562 - 13123 784001

007

RM2 Holdings
Unit 8 2 Hayes Street
NEUTRAL BAY NSW 2089

PLEASE
NOTIFY
COUNCIL
IF THE
MAILING
ADDRESS IS
INCORRECT

Account Number

784001

Notice Number

97900828

Property Location and Description

42/13-19 Robert Street PENRITH NSW 2750
Lot 42 SP 79860

Issue Date

04/07/2022

Due Date

31/08/2022

CURRENT VALUATION: \$78,624

VALUATION DATE: 01/07/2019

Domestic Waste Collect and Return Service 1 @ \$486.00	486.00
Residential Rate 78,624 @ \$1,184.50 Min Levy	1,184.50
Stormwater Management Service - Residential Strata	12.50

Overdue	1st Instalment	2nd Instalment	3rd Instalment	4th Instalment	Notice Total
\$0.00	31/08/2022 \$420.90	30/11/2022 \$420.70	28/02/2023 \$420.70	31/05/2023 \$420.70	\$1,683.00

* Please deduct any payments made since 4 JULY 2022

* If you have been impacted by the recent floods or the Covid-19 crisis and are unable to pay your rates on time, the message from Council is "please don't worry". Council can assist you by allowing payment arrangements and extensions to suit your individual circumstances. For assistance, please call us on 02 4732 7777 or email rateshelp@penrith.city

* Interest charges accrue on a daily basis at 6% per annum on overdue rates and charges

For methods of payment and other information see the reverse side of notice

PENRITH CITY COUNCIL



In person at any Post Office, by phone 13 18 16,
or go to postbillpay.com.au

Billpay Code: **0253** Ref: 0979 0082 8



*253 097900828

NAME: RM2 Holdings

ACCOUNT NO: 784001

NOTICE NO: 97900828

IF PAYING FIRST INSTALMENT, PAY THIS AMOUNT: \$420.90

IF PAYING TOTAL RATES, PAY THIS AMOUNT: \$1,683.00



Bill Code: **10090** Ref No: 97900828

BPAY® this payment via internet or phone banking.

BPAY View® - View and pay this bill using internet banking.

BPAY View Registration No.: **784001**

©Registered to BPAY Pty Ltd ABN 69 079 137 518

ABN: 43 794 422 563
Rates & Other Enquiries: (02) 4732 7777
CORRESPONDENCE: PO Box 60, PENRITH N.S.W. 2751
www.penrithcity.nsw.gov.au



23 933 1865 784001 007

RM2 Holdings
Unit 8 2 Hayes Street
NEUTRAL BAY NSW 2089

PLEASE
NOTIFY
COUNCIL
IF THE
MAILING
ADDRESS IS
INCORRECT

Account Number
784001

Notice Number
97900828

Property Location and Description
42/13-19 Robert Street PENRITH NSW 2750
Lot 42 SP 79860

Payment Due
30/11/2022

PLEASE DEDUCT ANY PAYMENTS MADE SINCE 24 OCTOBER 2022

INSTALMENT DUE 30/11/2022

\$420.70

Interest charges accrue on a daily basis at 6% per annum
on overdue rates and charges

If you are unable to pay by the due date, please call us on (02) 4732 7777 or email rateshelp@penrith.city to organise an extension or payment plan.



You can receive your rates notice by email

Choosing to receive your notices by email means a faster,
more reliable, and environmentally friendly alternative to paper copies.

To register go to Council's website penrithcity.nsw.gov.au
and click on the link or scan this QR code with your mobile device.



NAME: RM2 Holdings
ACCOUNT NO: 784001
NOTICE NO: 97900828



In person at any Post Office, by phone 13 18 16,
or go to postbillpay.com.au

Billpay Code: **0253** Ref: **0979 0082 8**



***253 097900828**



Billers Code: **10090** Ref No: **97900828**

BPAY® this payment via internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: **784001**

TOTAL AMOUNT DUE: \$420.70

ABN: 43 794 422 563

Rates & Other Enquiries: (02) 4732 7777

CORRESPONDENCE: PO Box 60, PENRITH N.S.W. 2751

www.penrithcity.nsw.gov.au



23 904 1927 784001 007

RM2 Holdings
Unit 8 2 Hayes Street
NEUTRAL BAY NSW 2089

PLEASE
NOTIFY
COUNCIL
IF THE
MAILING
ADDRESS IS
INCORRECT

Account Number
784001

Notice Number
97900828

Payment Due
28/02/2023

Property Location and Description
42/13-19 Robert Street PENRITH NSW 2750
Lot 42 SP 79860

PLEASE DEDUCT ANY PAYMENTS MADE SINCE 13 JANUARY 2023

INSTALMENT DUE 28/02/2023

\$420.70

Interest charges accrue on a daily basis at 6% per annum
on overdue rates and charges

If you are unable to pay by the due date, please call us on (02) 4732 7777 or email rateshelp@penrith.city to organise an extension
or payment plan.



You can receive your rates notice by email

Choosing to receive your notices by email means a faster,
more reliable, and environmentally friendly alternative to paper copies.

To register go to Council's website penrithcity.nsw.gov.au
and click on the link or scan this QR code with your mobile device.



NAME: RM2 Holdings
ACCOUNT NO: 784001
NOTICE NO: 97900828



In person at any Post Office, by phone 13 18 16,
or go to postbillpay.com.au

Billpay Code: **0253** Ref: **0979 0082 8**



***253 097900828**



Billers Code: **10090** Ref No: **97900828**

BPAY® this payment via internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: **784001**

TOTAL AMOUNT DUE: \$420.70

ABN: 43 794 422 563

Rates & Other Enquiries: (02) 4732 7777

CORRESPONDENCE: PO Box 60, PENRITH N.S.W. 2751

www.penrithcity.nsw.gov.au

23.967 - 1933 784001 007

RM2 Holdings
Unit 8 2 Hayes Street
NEUTRAL BAY NSW 2089

PLEASE
NOTIFY
COUNCIL
IF THE
MAILING
ADDRESS IS
INCORRECT

Account Number
784001

Notice Number
97900828

Payment Due
31/05/2023

Property Location and Description
42/13-19 Robert Street PENRITH NSW 2750
Lot 42 SP 79860

PLEASE DEDUCT ANY PAYMENTS MADE SINCE 14 APRIL 2023

INSTALMENT DUE 31/05/2023

\$420.70

Interest charges accrue on a daily basis at 6% per annum
on overdue rates and charges

If you are unable to pay by the due date, please call us on (02) 4732 7777 or email rateshelp@penrith.city to organise an extension or payment plan.



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To register go to Council's website penrithcity.nsw.gov.au
and click on the link or scan this QR code with your mobile device.



For methods of payment and other information see the reverse side of notice

NAME: RM2 Holdings
ACCOUNT NO: 784001
NOTICE NO: 97900828



In person at any Post Office, by phone 13 18 16,
or go to postbillpay.com.au

Billpay Code: **0253** Ref: **0979 0082 8**



***253 097900828**



Billers Code: **10090** Ref No: **97900828**

BPAY[®] this payment via internet or phone banking.
BPAY View[®] - View and pay this bill using internet banking.
BPAY View Registration No.: **784001**

TOTAL AMOUNT DUE: \$420.70

TAX INVOICE I4481457

R McLean
8/2 Hayes Street
NEUTRAL BAY NSW 2089

Invoice Date : 01.09.2022
Client Number : EBM RCP MT154
Invoice Ref : I4481457 Cover No : 1159419/006
Class : RentCoverUltra
Placement with/by : Various Insurers
Period : 21.11.2022 to 21.11.2023
Agent Name :

Premium	370.79
FSL	10.12
Stamp Duty	37.71
Admin Fee	31.17
SubTotal Excl. GST	449.79
GST Total	41.21
Total Amount \$	491.00

TRANSACTION DESCRIPTION

** RENEWAL **

INSURED
R McLean

PROPERTY INSURED
42/13-19 Robert Street PENRITH

PAID 27.09.22
N 292724443543

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PAYMENT OPTIONS (our credit terms are 30 days)

Client Number : EBM RCP MT154 Client Name : R McLean
Invoice No : I4481457 Cover No : 1159419/006 Brief Description: 42/13-19 Robert Street PENRITH
Agent Name : Agent Code : /DIRT



Billor Code: 13581
Reference: 28132601540448145721

Total Amount \$ 491.00

Cheque or Money Order : Payable to EBM Insurance Brokers (please return with this remittance slip)
Credit or Debit Card : Pay online at www.rentcover.com.au
(Visa or Mastercard accepted - a \$20,000 limit applies)
Premium Funding : Your Account Manager can arrange for you

CONTRIBUTION NOTICE

Tax Invoice



WINNER

STRATA MANAGEMENT BUSINESS OF THE YEAR
2019 | 2020 | 2021 | 2022



PROFESSIONAL
STRATA
MANAGER

*Liability limited by a scheme approved
under Professional Standards Legislation*

For Property
Lot 42, Unit 42
STRATA PLAN 79860
13-19 ROBERT STREET
PENRITH NSW 2750
ABN: 28 924 781 552

Date of Issue 25.09.22
Due Date 01.11.22
Amount Payable \$676.00

Bill To

RM2 Holdings Pty Ltd
8/2 Hayes Street
NEUTRAL BAY NSW 2089
Rachael.McLean@outlook.com

STRATA MANAGER Ryan Maunder
DIRECT LINE 8567 6467
AFTER HRS EMERGE 1300 663 760
EMAIL ryan.maunder@netstrata.com.au

DUE DATE	DETAILS	ADMIN FUND	CAPITAL WORKS FUND	INTEREST or DISCOUNT	PAID	DUE
01/11/22	Lot 42 - Special Levy Remedial Works 2 of 2	\$676.00	\$0.00	\$0.00	\$0.00	\$676.00

Note: Any interest payable is calculated as at the date of printing. If a discount applies, the discounted amount is shown and must be paid prior to the due date. Owners should also be aware that administrative fees of \$35.00 will apply for the re-issuing of levies and reminder notices on behalf of the Owners Corporation.



Your **DEFT** reference Number is;
233839794 162544



*496 233839794 162544

+233839794 162544<



NETSTRATA

EST 1996

RM2 Holdings Pty Ltd
Strata Plan 79860, Lot 42

Sub Total	\$614.55
GST	\$61.45
TOTAL AMOUNT DUE	\$676.00

Please see overleaf for additional payment options

000067600<2+

CONTRIBUTION NOTICE

Tax Invoice



WINNER

STRATA MANAGEMENT BUSINESS OF THE YEAR
2019 | 2020 | 2021 | 2022



PROFESSIONAL
STRATA
MANAGER
Strata Community Association (NSW)

*Liability limited by a scheme approved
under Professional Standards Legislation*

For Property
Lot 42, Unit 42
STRATA PLAN 79860
13-19 ROBERT STREET
PENRITH NSW 2750
ABN: 28 924 781 552

Date of Issue 25.09.22
Due Date 01.11.22
Amount Payable \$676.00

Bill To
RM2 Holdings Pty Ltd
8/2 Hayes Street
NEUTRAL BAY NSW 2089
Rachael.McLean@outlook.com

STRATA MANAGER Ryan Maunder
DIRECT LINE 8567 6467
AFTER HRS EMERGE 1300 663 760
EMAIL ryan.maunder@netstrata.com.au

DUE DATE	DETAILS	ADMIN FUND	CAPITAL WORKS FUND	INTEREST or DISCOUNT	PAID	DUE
01/11/22	Lot 42 - Special Levy Remedial Works 2 of 2	\$676.00	\$0.00	\$0.00	\$0.00	\$676.00

Note: Any interest payable is calculated as at the date of printing. If a discount applies, the discounted amount is shown and must be paid prior to the due date. Owners should also be aware that administrative fees of \$35.00 will apply for the re-issuing of levies and reminder notices on behalf of the Owners Corporation.

DEFT
PAYMENT SYSTEMS

Your **DEFT** reference Number is;
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+233839794 162544<



NETSTRATA

EST 1996

RM2 Holdings Pty Ltd
Strata Plan 79860, Lot 42

Sub Total \$614.55
GST \$61.45
TOTAL AMOUNT DUE \$676.00

Please see overleaf for additional payment options

000067600<2+

CONTRIBUTION NOTICE

Tax Invoice



For Property
Lot 42, Unit 42
STRATA PLAN 79860
13-19 ROBERT STREET
PENRITH NSW 2750
ABN: 28 924 781 552

Date of Issue 25.07.22
Due Date 01.09.22
Amount Payable \$1,934.70

Bill To
RM2 Holdings Pty Ltd
8/2 Hayes Street
NEUTRAL BAY NSW 2089
Rachael.McLean@outlook.com

STRATA MANAGER Ryan Maunder
DIRECT LINE 8567 6467
AFTER HRS EMERGENCY 1300 663 760
EMAIL ryan.maunder@netstrata.com.au

DUE DATE	DETAILS	ADMIN FUND	CAPITAL WORKS FUND	INTEREST or DISCOUNT	PAID	DUE
01/08/22	Lot 42 - Special Levy Remedial Works 1 of 2	\$676.00	\$0.00	\$0.00	\$0.00	\$676.00
01/09/22	Lot 42 - Standard quarterly levy 01/09/22 - 30/11/22	\$868.70	\$390.00	\$0.00	\$0.00	\$1,258.70

Note: Any interest payable is calculated as at the date of printing. If a discount applies, the discounted amount is shown and must be paid prior to the due date. Owners should also be aware that administrative fees of \$35.00 will apply for the re-issuing of levies and reminder notices on behalf of the Owners Corporation.



Your **DEFT** reference Number is;
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RM2 Holdings Pty Ltd
Strata Plan 79860, Lot 42

Sub Total \$1,758.83
GST \$175.87
TOTAL AMOUNT DUE \$1,934.70

Please see overleaf for additional payment options

000193470<2+

CONTRIBUTION NOTICE

Tax Invoice



WINNER

STRATA MANAGEMENT BUSINESS OF THE YEAR
2019 | 2020 | 2021 | 2022



PROFESSIONAL
STRATA
MANAGER

*Liability limited by a scheme approved
under Professional Standards Legislation*

For Property
Lot 42, Unit 42
STRATA PLAN 79860
13-19 ROBERT STREET
PENRITH NSW 2750
ABN: 28 924 781 552

Date of Issue 25.10.22
Due Date 01.12.22
Amount Payable \$1,258.70

Bill To
RM2 Holdings Pty Ltd
8/2 Hayes Street
NEUTRAL BAY NSW 2089
Rachael.McLean@outlook.com

STRATA MANAGER Ryan Maunder
DIRECT LINE 8567 6467
AFTER HRS EMERGE 1300 663 760
EMAIL ryan.maunder@netstrata.com.au

DUE DATE	DETAILS	ADMIN FUND	CAPITAL WORKS FUND	INTEREST or DISCOUNT	PAID	DUE
01/11/22	Lot 42 - Special Levy Remedial Works 2 of 2	\$676.00	\$0.00	\$0.00	\$676.00	\$0.00
01/12/22	Lot 42 - Standard quarterly levy 01/12/22 - 28/02/23	\$868.70	\$390.00	\$0.00	\$0.00	\$1,258.70

Note: Any interest payable is calculated as at the date of printing. If a discount applies, the discounted amount is shown and must be paid prior to the due date. Owners should also be aware that administrative fees of \$35.00 will apply for the re-issuing of levies and reminder notices on behalf of the Owners Corporation.



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NETSTRATA

EST 1996

RM2 Holdings Pty Ltd
Strata Plan 79860, Lot 42

Sub Total	\$1,144.28
GST	\$114.42
TOTAL AMOUNT DUE	\$1,258.70

Please see overleaf for additional payment options

000125870<2+

CONTRIBUTION NOTICE

Tax Invoice



WINNER

STRATA MANAGEMENT BUSINESS OF THE YEAR
2019 | 2020 | 2021 | 2022



PROFESSIONAL
STRATA
MANAGER

Liability limited by a scheme approved
under Professional Standards Legislation

For Property
Lot 42, Unit 42
STRATA PLAN 79860
13-19 ROBERT STREET
PENRITH NSW 2750
ABN: 28 924 781 552

Date of Issue 10.02.23
Due Date 18.03.23
Amount Payable \$1,931.65

Bill To

RM2 Holdings Pty Ltd
8/2 Hayes Street
NEUTRAL BAY NSW 2089
Rachael.McLean@outlook.com

STRATA MANAGER Ryan Maunder
DIRECT LINE 8567 6467
AFTER HRS EMERGE 1300 663 760
EMAIL ryan.maunder@netstrata.com.au

DUE DATE	DETAILS	ADMIN FUND	CAPITAL WORKS FUND	INTEREST or DISCOUNT	PAID	DUE
18/03/23	Lot 42 - Standard quarterly levy 01/03/23 - 31/05/23	\$959.85	\$401.70	\$0.00	\$0.00	\$1,361.55
18/03/23	Lot 42 - Special Levy Previous Year Deficit 1 of 2	\$570.10	\$0.00	\$0.00	\$0.00	\$570.10

Note: Any interest payable is calculated as at the date of printing. If a discount applies, the discounted amount is shown and must be paid prior to the due date. Owners should also be aware that administrative fees of \$35.00 will apply for the re-issuing of levies and reminder notices on behalf of the Owners Corporation.

DEFT
PAYMENT SYSTEMS

Your **DEFT** reference Number is;
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NETSTRATA

EST 1996

RM2 Holdings Pty Ltd
Strata Plan 79860, Lot 42

Sub Total	\$1,756.04
GST	\$175.61
TOTAL AMOUNT DUE	\$1,931.65

Please see overleaf for additional payment options

000193165<2+

CONTRIBUTION NOTICE

Tax Invoice



WINNER

STRATA MANAGEMENT BUSINESS OF THE YEAR
2019 | 2020 | 2021 | 2022



PROFESSIONAL
STRATA
MANAGER

*Liability limited by a scheme approved
under Professional Standards Legislation*

For Property
Lot 42, Unit 42
STRATA PLAN 79860
13-19 ROBERT STREET
PENRITH NSW 2750
ABN: 28 924 781 552

Date of Issue 25.04.23
Due Date 01.06.23
Amount Payable \$1,931.65

Bill To

RM2 Holdings Pty Ltd
8/2 Hayes Street
NEUTRAL BAY NSW 2089
Rachael.McLean@outlook.com

STRATA MANAGER Ryan Maunder
DIRECT LINE 8567 6467
AFTER HRS EMERGE 1300 663 760
EMAIL ryan.maunder@netstrata.com.au

DUE DATE	DETAILS	ADMIN FUND	CAPITAL WORKS FUND	INTEREST or DISCOUNT	PAID	DUE
01/06/23	Lot 42 - Standard quarterly levy 01/06/23 - 31/08/23	\$959.85	\$401.70	\$0.00	\$0.00	\$1,361.55
01/06/23	Lot 42 - Special Levy Previous Year Deficit 2 of 2	\$570.10	\$0.00	\$0.00	\$0.00	\$570.10

Note: Any interest payable is calculated as at the date of printing. If a discount applies, the discounted amount is shown and must be paid prior to the due date. Owners should also be aware that administrative fees of \$35.00 will apply for the re-issuing of levies and reminder notices on behalf of the Owners Corporation.

DEFT
PAYMENT SYSTEMS

Your **DEFT** reference Number is;
233839794 162544



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+233839794 162544<



NETSTRATA

EST 1996

RM2 Holdings Pty Ltd
Strata Plan 79860, Lot 42

Sub Total	\$1,756.04
GST	\$175.61
TOTAL AMOUNT DUE	\$1,931.65

Please see overleaf for additional payment options

000193165<2+

Last bill	Payments	Balance	This bill	Total amount due
\$156.70	\$156.70	\$0.00	\$158.45	\$158.45

H 004402 007



RM2 HOLDINGS PTY LTD
U 8/2 HAYES ST
NEUTRAL BAY NSW 2089

Please pay by

03/05/23

Account number

5397 476

Account for strata unit

U 42/13-19 Robert St Penrith

Fixed charges - GST free	1 Apr 23 - 30 Jun 23	\$
Water service		13.97
Wastewater (sewerage) service		144.48
Total amount due		\$158.45

PAID 20.04.23

Continued over

SYDNEY WATER CORPORATION ABN 49 776 225 038

TAX INVOICE

Date of Issue 12 April 2023

Account for U 42/13-19 Robert St Penrith



BPAY®: Internet or phone banking.
Billor code: 45435 Ref no.: 5397 476 0000

Online ID: 7572330

Card payments:
0.4% fee applies



Telephone payments: MasterCard or VISA.
Call **1300 12 34 58** (24 hour service)

Payment number

5397 476 0000



Direct Debit: from your bank account or credit card.
Visit sydneywater.com.au/myaccount

Please pay by

03/05/23



Internet payments: MasterCard, VISA or PayPal.
Visit sydneywater.com.au/pay

Total amount due

\$158.45

TRAN CODE USER CODE CUSTOMER REFERENCE NUMBER
831 066859 000053974760000

Last bill	Payments	Balance	This bill	Total amount due
\$160.18	\$160.18	\$0.00	\$156.70	\$156.70

F 005174 007



RM2 HOLDINGS PTY LTD
U 8/2 HAYES ST
NEUTRAL BAY NSW 2089

Please pay by

31/01/23

Account number

5397 476

Account for strata unit

U 42/13-19 Robert St Penrith

Fixed charges - GST free	1 Jan 23 - 31 Mar 23	\$
Water service		13.81
Wastewater (sewerage) service		142.89
Total amount due		\$156.70

REC: 737245
29.01.23

Continued over

SYDNEY WATER CORPORATION ABN 49 776 225 038

TAX INVOICE

Date of issue: 10 January 2023

Account for U 42/13-19 Robert St Penrith



BPAY®: Internet or phone banking.
Bill code: 45435 Ref no.: 5397 476 0000

Online ID: 7572330

Card payments:
0.4% fee applies



Telephone payments: MasterCard or VISA.
Call: **1300 12 34 58** (24 hour service)

Payment number

5397 476 0000



Direct Debit: from your bank account or credit card.
Visit sydneywater.com.au/directdebit

Please pay by

31/01/23



Internet payments: MasterCard, VISA or PayPal.
Visit sydneywater.com.au/pay

Total amount due

\$156.70

TRAN CODE	USER CODE	CUSTOMER REFERENCE NUMBER
831	066859	000053974760000

<0000 15670> <066859> <000053974760000> >

Last bill	Payments	Balance	This bill	Total amount due
\$160.18	\$160.18	\$0.00	\$160.18	\$160.18

00044-23

007



RM2 HOLDINGS PTY LTD
U 8/2 HAYES ST
NEUTRAL BAY NSW 2089

Please pay by

01/11/22

Account number

5397 476

Account for strata unit

U 42/13-19 Robert St Penrith

Fixed charges - GST free	1 Oct 22 - 31 Dec 22	\$
Water service		14.12
Wastewater (sewerage) service		146.06
Total amount due		\$160.18

160.18

PAID 18.10.22

Continued over

SYDNEY WATER CORPORATION ABN 49 776 225 038

TAX INVOICE

Date of issue 11 October 2022

Account for U 42/13-19 Robert St Penrith



BPAY®: Internet or phone banking.
Bill code: 45435 Ref no.: 5397 476 0000

Online ID: 7572330

Card payments:
0.4% fee applies



Telephone payments: MasterCard or VISA.
Call **1300 12 34 58** (24 hour service)

Payment number
5397 476 0000



Direct Debit: from your bank account or credit card.
Visit sydneywater.com.au/directdebit

Please pay by
01/11/22



Internet payments: MasterCard, VISA or PayPal.
Visit sydneywater.com.au/pay

Total amount due

TRAN CODE	USER CODE	CUSTOMER REFERENCE NUMBER
831	066859	000053974760000

\$160.18

Last bill	Payments	Balance	This bill	Total amount due
\$149.35	\$149.35	\$0.00	\$160.18	\$160.18

02585-3

007



RM2 HOLDINGS PTY LTD
U 8/2 HAYES ST
NEUTRAL BAY NSW 2089

Please pay by

29/07/22

Account number

5397 476

Account for strata unit

U 42/13-19 Robert St Penrith

Fixed charges - GST free	1 Jul 22 - 30 Sep 22	\$
Water service		14.12
Wastewater (sewerage) service		146.06
Total amount due		\$160.18

22.07.22

Continued over

SYDNEY WATER CORPORATION ABN 49 776 226 038

TAX INVOICE

Date of issue 8 July 2022

Account for U 42/13-19 Robert St Penrith



BPAY®: Internet or phone banking.
Bill code: 45435 Ref no.: 5397 476 0000

Online ID: 7572330

Card payments:
0.4% fee applies



Telephone payments: MasterCard or VISA.
Call **1300 12 34 58** (24 hour service)

Payment number

5397 476 0000



Direct Debit: from your bank account or credit card.
Visit sydneywater.com.au/directdebit

Please pay by

29/07/22



Internet payments: MasterCard, VISA or PayPal.
Visit sydneywater.com.au/pay

Total amount due

\$160.18

TRAN CODE	USER CODE	CUSTOMER REFERENCE NUMBER
831	066859	000053974760000

<00000 160 18> <066859> <000053974760000> >



Australian Government
Australian Taxation Office

Agent MONEYTAX (BROOKVALE)
Client THE TRUSTEE FOR RACHAEL
MAY MCLEAN SUPERANNUATION
FUND
ABN 23 805 899 276
TFN 932 868 028

Income tax 551

Date generated	26 September 2023
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

7 results found - from **26 September 2021** to **26 September 2023** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
18 May 2023	23 May 2023	EFT refund for Income Tax for the period from 01 Jul 21 to 30 Jun 22	\$4.49		\$0.00
18 May 2023	15 May 2023	Interest for early payment of Income Tax		\$4.49	\$4.49 CR
7 Oct 2022	6 Oct 2022	Payment received		\$259.00	\$0.00
20 Sep 2022	15 May 2023	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 21 to 30 Jun 22	\$259.00		\$259.00 DR
26 Jul 2022	26 Jul 2022	General interest charge			\$0.00
26 Jul 2022	25 Jul 2022	Payment received		\$259.00	\$0.00
1 Jun 2022	1 Jun 2022	General interest charge			\$259.00 DR

RACHAEL MAY MCLEAN SF

Trial Balance**As At 30 Jun 2023**

	Debit	As at 30 Jun 2022 Credit	Quantity	Debit	As at 30 Jun 2023 Credit	Quantity
Income						
Member Receipts						
Rollovers In						
Mrs Rachael Mclean	\$	0.00		\$	785.11	
Total Rollovers In	\$	0.00		\$	785.11	
Contributions						
Employer						
Mrs Rachael Mclean	\$	12,061.06		\$	13,091.79	
Total Employer	\$	12,061.06		\$	13,091.79	
Member						
Personal Non-Concessional						
Mrs Rachael Mclean	\$	135.06		\$	51.92	
Total Personal Non-Concessional	\$	135.06		\$	51.92	
Total Member	\$	135.06		\$	51.92	
Total Contributions	\$	12,196.12		\$	13,143.71	
Total Member Receipts	\$	12,196.12		\$	13,928.82	
Investment Income						
Interest						
Cash At Bank						
ING Direct Bank Account	\$	54.96		\$	230.39	
Total Cash At Bank	\$	54.96		\$	230.39	
Total Interest	\$	54.96		\$	230.39	
Rent						
Direct Property						
42/13-19 Robert St Penrith	\$	17,740.00		\$	19,110.00	
Total Direct Property	\$	17,740.00		\$	19,110.00	
Total Rent	\$	17,740.00		\$	19,110.00	
Total Investment Income	\$	17,794.96		\$	19,340.39	
Other Income						
ATO Interest Payments	\$	0.00		\$	4.49	
Total Other Income	\$	0.00		\$	4.49	
Total Income	\$	29,991.08		\$	33,273.70	

Expenses**Other Expenses**

Accountancy Fee	\$	247.50		\$	797.50	
Auditor Fee	\$	577.50		\$	605.00	
Bank Fees						
Cash At Bank						
Commonwealth Bank of Australia	\$	3.50		\$	3.50	
Total Cash At Bank	\$	35.00		\$	35.00	
Limited Recourse Borrowing Arrangement						
Macquarie Bank Mortgage Solutions	\$	400.00		\$	400.00	
Total Limited Recourse Borrowing Arrangement	\$	500.00		\$	400.00	
Total Bank Fees	\$	40.00		\$	403.50	
Depreciation						
Capital Allowances						
Direct Property						
42/13-19 Robert St Penrith	\$	4,324.79		\$	4,324.79	

Total Direct Property	4,754.42		\$	4,324.79
Total Capital Allowance	4,754.42		\$	4,324.79
Total Depreciation	4,754.42		\$	4,324.79
General Expenses				
Direct Property				
42/13-19 Robert St Penrith	\$	0.00	\$	2,104.22
Total Direct Property	\$	0.00	\$	2,104.22
Total General Expenses	\$	0.00	\$	2,104.22
Interest Paid				
Limited Recourse Borrowing Arrangement				
Macquarie Bank Mortgage Solutions			\$	14,477.55
WLTH Loan 7678	\$	0.00	\$	3,906.12
Total Limited Recourse Borrowing Arrangement			\$	18,383.67
Total Interest Paid	12,191.48		\$	18,383.67
Property Expenses				
Agents Management Fee				
Direct Property				
42/13-19 Robert St Penrith	\$		\$	1,261.26
Total Direct Property		1,170.84	\$	1,261.26
Total Agents Management Fee		1,170.84	\$	1,261.26
Council Rates				
Direct Property				
42/13-19 Robert St Penrith	\$		\$	1,683.00
Total Direct Property		1,647.15	\$	1,683.00
Total Council Rates	1,647.15		\$	1,683.00
Insurance Premium				
Direct Property				
42/13-19 Robert St Penrith	\$		\$	491.00
Total Direct Property		441.00	\$	491.00
Total Insurance Premium	441.00		\$	491.00
Repairs Maintenance				
Direct Property				
42/13-19 Robert St Penrith	\$		\$	119.00
Total Direct Property		461.00	\$	119.00
Total Repairs Maintenance	461.00		\$	119.00
Strata Levy Fee				
Direct Property				
42/13-19 Robert St Penrith	\$		\$	8,408.70
Total Direct Property		4,745.50	\$	8,408.70
Total Strata Levy Fee	4,745.50		\$	8,408.70
Sundry Expenses				
Direct Property				
42/13-19 Robert St Penrith	\$		\$	66.00
Total Direct Property		66.00	\$	66.00
Total Sundry Expenses	66.00		\$	66.00
Water Rates				
Direct Property				
42/13-19 Robert St Penrith	\$		\$	635.51
Total Direct Property		599.04	\$	635.51
Total Water Rates	599.04		\$	635.51
Total Property Expenses	9,130.53		\$	12,664.47
Regulatory Fees	332.00		\$	349.00
SMSF Supervisory Levy	259.00		\$	259.00

Total Other Expense	\$ 27,532.43	\$ 39,891.15
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Investment Losses

Decrease in Market Value

Direct Property

42/13-19 Robert St Penrith	\$ 34,754.42	\$ 5,675.21
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Total Direct Property	\$ 34,754.42	\$ 5,675.21
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Total Decrease in Market Value	\$ 34,754.42	\$ 5,675.21
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Total Investment Losses	\$ 34,754.42	\$ 5,675.21
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Total Expenses	\$ 7,221.99	\$ 45,566.36
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Income Tax

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

Total Profit & Loss Clearing Account	\$ 37,213.07	\$ 12,292.66
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Assets**Investments**

Direct Property

42/13-19 Robert St Penrith	\$ 480,000.00	\$ 470,000.00	1
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Total Direct Property	\$ 480,000.00	\$ 470,000.00
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Total Investments	\$ 480,000.00	\$ 470,000.00
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Other Assets

Cash At Bank

Commonwealth Bank of Australia	\$ 5,367.66	\$ 5,367.66
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ING Direct Bank Account 55754.60	\$ 0.00	\$ 0.00
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WLTH Offset Account 7679	\$ 0.00	\$ 50,000.00
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Total Cash At Bank	\$ 57,519.50	\$ 55,367.66
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Receivables

Investment Income Receivable

Rent

Direct Property

42/13-19 Robert St Penrith	\$ 672.48	\$ 0.00
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Total Direct Property	\$ 672.48	\$ 0.00
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Total Rent	\$ 672.48	\$ 0.00
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Total Investment Income Receivable	\$ 672.48	\$ 0.00
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Total Receivables	\$ 672.48	\$ 0.00
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Total Other Assets	\$ 58,191.98	\$ 55,367.66
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Total Assets	\$ 538,191.98	\$ 525,367.66
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Liabilities**Other Creditors and Accruals**

Accountancy Fee	\$ 247.50	\$ 1,045.00
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Auditor Fee	\$ 577.50	\$ 1,182.50
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Property Expenses

Water Rates

Direct Property

42/13-19 Robert St Penrith	\$ 0.00	\$ 318.63
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Total Direct Property	\$ 0.00	\$ 318.63
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Total Water Rates	\$ 0.00	\$ 318.63
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Total Property Expenses	\$ 0.00	\$ 318.63
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SMSF Supervisory Levy	\$ 259.00	\$ 0.00
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Total Other Creditors and Accruals	\$ 1,084.00	\$ 2,546.13
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Borrowings

Limited Recourse Borrowing Arrangement

Macquarie Bank Mortgage Solutions	\$ 261,036.41	\$ 0.00
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WLTH Loan 7678	\$	0.00	\$	259,042.62
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Total Limited Recourse Borrowing Arrangements	\$	261,036.41	\$	259,042.62
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Total Borrowings	\$	261,036.41	\$	259,042.62
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Total Liabilities	\$	262,120.41	\$	261,588.75
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Member Entitlements**Member Entitlement Accounts**

Mrs Rachael Mclean				
Accumulation	\$	276,071.57	\$	263,778.91
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Total Mrs Rachael Mclean	\$	276,071.57	\$	263,778.91
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Total Member Entitlement Accounts	\$	276,071.57	\$	263,778.91
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Total Member Entitlements	\$	276,071.57	\$	263,778.91
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Net Total	\$	602,937.48	\$	602,937.48
			\$	570,934.02
			\$	570,934.02
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