

Client Name: **Russell Superannuation Fund**

Year / Period Ended: **30/06/2021**

SMSF FINANCIAL STATEMENTS & ITR REVIEW CHECKLIST

	Y/N	N/A	Comments / Notes
A	✓		
B	✓		
C	✓		
D	✓		
E		✓	
F		✓	
G	✓		
H		✓	
I		✓	
J	✓		

(All other work papers as per Class account codes)

BEFORE commencing the job have you considered the following?

	Y/N	N/A	Comments
1	✓		
2	✓		

AFTER completing the job have you considered the following?

PBL

	Y/N	N/A	W/P Ref
3	✓		
4	✓		
5		✓	
6		✓	
7		✓	
8	✓		
9	✓		
10	✓		
11		✓	
12	✓		

Balance Sheet

13	✓		
14	✓		
15	✓		

ITR

16		✓	
17	✓		
18		✓	
19	✓		
20	✓		

Pre-Manager Review Check

	Y/N	N/A	Comments
21	✓		
22	✓		
23	✓		
24		✓	
25	✓		
26	✓		
27			
28			
29			
30			

Additional SMSF Matters

	Y/N	N/A	Comments
31		✓	
32		✓	
33	✓		
34	✓		
35	✓		
36	✓		
37	✓		
38		✓	
39	✓		
40	✓		
41		✓	
42	✓		
43		✓	
44		✓	
45		✓	
46		✓	
47		✓	
48		✓	
49		✓	
50		✓	
51	✓		
52		✓	
53	✓		

Pre - Audit Check

	Y/N	N/A	Comments
53	✓		
54	✓		
55		✓	
56	✓		
57	✓		
58	✓		
59		✓	
60	✓		

Prepared by: MA Initials: _____ Date: 14/06/2022
 Reviewed by: _____ Initials: _____ Date: _____

- Value Add Ideas:**
- | | | | |
|---|-------------------------------|----|--|
| 1 | Taxation planning | 9 | Assistance in Refinancing |
| 2 | Benchmarking | 10 | Improved bookkeeping/tax compliance |
| 3 | Super co-contribution | 11 | Automation of account procedures |
| 4 | Salary sacrificing | 12 | Risk & general insurance needs |
| 5 | Government Grants/Rebates | 13 | Superannuation/retirement issues |
| 6 | Cash Flow/Budget preparation | 14 | Investment planning/review |
| 7 | Management Assistance/reviews | 15 | Indirect taxes (eg. FBT, Payroll Tax, GST) |
| 8 | Asset Protection | 16 | Business Succession Issues |

Russell Superannuation Fund

A

Detailed Trial Balance as at 30 June 2021

Prior Year		Description	Current Year	
Debits	Credits		Debits	Credits
INCOME				
-	2,776.95	Contributions - Member - Personal Non-Concessional Mr Christopher Russell	-	-
-	500.00	I1 Contributions - Government Co-Contributions Mr Christopher Russell	-	500.00 ✓
-	13.43	Realised Capital Gains - Sundry Liabilities AUD equivalent - Security Deposit - 176 Laurel Mountain Rd	-	-
25.81	-	I2 Forex Unrealised Gains - Foreign Cash At Bank Wells Fargo a/c 1482851166	-	155.31 ✓
-	10,492.47	I3 Rent - Direct Property 176 Laurel Mountain Rd MAMMOTH LAKES, CA 93546	-	12,073.82 ✓
EXPENSE				
275.00	-	E1 Accountancy Fee	2,200.00 ✓	-
29.59	-	E2 Bank Fees - Foreign Cash At Bank Wells Fargo a/c 1482851166	13.86 ✓	-
43.01	-	E3 Depreciation - Capital Allowances - Direct Property 176 Laurel Mountain Rd MAMMOTH LAKES, CA 93546	110.86 ✓	-
53.00	-	E4 Filing Fees	109.00 ✓	-
-	-	E5 Postage Printing and Stationery	159.21 ✓	-
4,489.15	-	E6 Property Expenses - Body Corporate - Direct Property 176 Laurel Mountain Rd MAMMOTH LAKES, CA 93546	6,487.26 ✓	-
3,769.13	-	E7 Property Expenses - Land Tax - Direct Property 176 Laurel Mountain Rd MAMMOTH LAKES, CA 93546	3,566.47 ✓	-
233.97	-	Property Expenses - Repairs Maintenance - Direct Property 176 Laurel Mountain Rd MAMMOTH LAKES, CA 93546	-	-
259.00	-	SMSF Supervisory Levy	259.00	-
-	292.70	E8 Forex Realised Losses - Foreign Cash At Bank Wells Fargo a/c 1482851166	331.50 ✓	-
-	21,922.24	E9 Decrease in Market Value - Direct Property 176 Laurel Mountain Rd MAMMOTH LAKES, CA 93546	21,709.52 ✓	-
INCOME TAX				
104.40	-	Income Tax Expense	-	-
PROFIT & LOSS CLEARING ACCOUNT				
26,715.73	-	Profit & Loss Clearing Account	-	22,217.55
ASSETS				
316,832.35	-	A1 Direct Property 176 Laurel Mountain Rd MAMMOTH LAKES, CA 93546	295,011.97 ✓	-
4,130.88	-	A2 Cash At Bank Commonwealth Direct Investment a/c 11420726	3,128.88 ✓	-

Russell Superannuation Fund

Detailed Trial Balance as at 30 June 2021

Prior Year		Description	Current Year	
Debits	Credits		Debits	Credits
1,705.51	-	Foreign Cash At Bank A3 Wells Fargo a/c 1482851166	3,376.34 ✓	-
LIABILITIES				
1,066.00	-	L1 Income Tax Payable	-	104.40 ✓
-	104.40	L2 Provision for Income Tax	-	- ✓
MEMBER ENTITLEMENTS				
-	302,317.29	Mr Christopher Russell Accumulation	-	281,594.15
-	21,313.05	Ms Hilary Roache Accumulation	-	19,818.64
<u>359,732.53</u>	<u>359,732.53</u>		<u>336,463.87</u>	<u>336,463.87</u>

Russell Superannuation Fund
Statement of Taxable Income
For the Period from 1 July 2020 to 30 June 2021

Description	Tax Return Ref.	Amount
<u>Income</u>		
Section B		
Total Gross Rent and Other Leasing & Hiring Income	B	12,073.00
Total Assessable Income		12,073.00
<u>Deductions</u>		
Section C		
Total Capital Works Deductions	D	327.00
Total Deduction for Decline in Value of Depreciating Assets	E	110.00
Total Investment Expenses	I	10,067.00
Total Management and Administration Expenses	J	2,468.00
Total Other Deductions	L	259.00
Total Deductions		13,231.00
Taxable Income or Loss	(V - N) O	-1,158.00
<u>Income Tax Calculation Statement</u>		
Section D		
Gross Tax		
Total Gross Tax		0.00
Rebates and Offsets	C	0.00
SUBTOTAL		0.00
Total Eligible Credits		0.00
Net Tax Payable		0.00
Total Supervisory Levy	L	259.00
Total Amount Due / (Refundable)		259.00

Russell Superannuation 2020 2021 from Wells Fargo statements							
Appt 12 176 Laurel Mountain road Mammoth Lakes							
Rental Income	date	Home Owner	date	Property Tax	date	Po Box Rental	dates
		Association Fees					
\$1,000.00	6/07/2020					\$111.00	6/07/2020
\$1,000.00	22/10/2020	\$1,050.00	23/10/2020				
\$1,000.00	2/11/2020			\$1,305.58	3/11/2020		
\$1,000.00	18/12/2020	\$1,050.00	21/12/2020				
\$1,000.00	19/03/2021						
\$2,000.00	7/04/2021			\$1,305.58	8/04/2021		
\$1,000.00	24/05/2021						
\$1,000.00	1/06/2021	\$1,050.00	23/03/2021				
		\$1,750.00	2/06/2021				
\$9,000.00		\$4,900.00		\$2,611.16		\$111.00	

Superannuation remittance advice

Provider: THE TRUSTEE FOR RUSSELL SUPERANNUATION FUND
 Tax file number: 882 602 186
 Remittance type: Super co-contribution

Payment for	Account/Other ID	TFN	Date of birth	Remittance reference number	Financial year	Payment
Christopher Russell	SMSF11803470241 6	334 585 941	26/3/1963	7025922953613	2019	\$500.00

Payment details	Description	Processed date	Credit
	Super co-contribution remittance	07 October 2020	\$500.00 CR ✓
Total payment amount			\$500.00 CR

Russell Superannuation Fund
Investment Revaluation as at 30 June 2021

Investment	Price Date	Market Price	Quantity	Market Value	Change in Market Value
Bank - Foreign					
PMA1 Wells Fargo a/c 1482851166	30 Jun 2021	1.33014	2,538.33000	3,376.34	155.31 ✓
Bank - Foreign Total				3,376.34	155.31
Property Direct Market					
PROP0001 176 Laurel Mountain Rd MAMMOTH LAKES, CA 93546	30 Jun 2021	295,011.97000	1.00000	295,011.97	(21,709.52) ✓
Property Direct Market Total				295,011.97	(21,709.52)
Fund Total				298,388.31	(21,554.21)

Client Name: Russell Superannuation Fund

Year End: 30/06/2021

Rental income breakdown workpaper

Rental income is paid into the Wells Fargo bank account #1166

Date received	USD amount received	AUD value calc by Class
6/07/2020	1,000.00	1,434.31
22/10/2020	1,000.00	1,409.84
2/11/2020	1,000.00	1,428.57
18/12/2020	1,000.00	1,316.83
19/03/2021	1,000.00	1,289.82
7/04/2021	2,000.00	2,610.97
24/05/2021	1,000.00	1,292.16
1/06/2021	1,000.00	1291.32
Totals for year	9,000.00	12,073.82

Total rental income per TB 12,073.82 ✓

The rest is USD 1,000 per month. The USD amount is translated into AUD using the exchange rate as noted by ClassSuper on the day the USD 1,000 was received into the USD demonimated bank account.

A Rental Statement Business Event is created to equal the AUD translated amount to match the cash received to rental income.

LEASE AGREEMENT

This Lease Agreement (this "Agreement") is made this 19th day of October 2019, by and among Christopher Russell , Hilary Roache Trustees for the Russell Superannuation Trust and Jenifer Tremayne "Tenant" severally liable to Landlord for payment of rent and performance in accordance with all other terms of this Agreement.

1. Premises. The premises leased is a condominium and one (1) parking space(s) located at Unit 12, 176 Laurel Mountain Road, Mammoth Lakes, CA 93546 (the "Premises"). The Premises is fully furnished.

2. Agreement to Lease. Landlord agrees to lease to Tenant and Tenant agrees to lease from Landlord, according to the terms and conditions set forth herein, the Premises.

3. Term. This Agreement will be for a term beginning on October 25, 2019 and ending on October 25 2021 (the "Term"). new lease required in 2022 FY

4. Rent. Tenant will pay Landlord a monthly rent of \$1,000.00 for the Term. Rent will be payable in advance and due on the 25th day of each month during the Term. The first rent payment is payable to Landlord when Tenant signs this Agreement. Rent for any period during the Term which is for less than one month will be a pro rata portion of the monthly installment. Rent will be paid to Landlord at Landlord's address provided herein (or to such other places as directed by Landlord) by mail or in person by one of the following methods: venmo, and will be payable in U.S. Dollars.

5. Additional Rent. There may be instances under this Agreement where Tenant may be required to pay additional charges to Landlord. All such charges are considered additional rent under this Agreement and will be paid with the next regularly scheduled rent payment. Landlord has the same rights and Tenant has the same obligations with respect to additional rent as they do with rent.

6. Utilities. Tenant is responsible for payment of all utility and other services for the Premises.

8. Landlord's Failure to Give Possession. In the event Landlord is unable to give possession of the Premises to Tenant on the start date of the Term, Landlord will not be subject to any liability for such failure, the validity of this Agreement will not be affected, and the Term will not be extended. Tenant will not be liable for rent until Landlord gives possession of the Premises to Tenant.

9. Holdover Tenancy. Unless this Agreement has been extended by mutual written agreement of the Parties, there will be no holding over past the Term under the terms of this Agreement under any circumstances. If it becomes necessary to commence legal action to remove Tenant from the Premises, the prevailing Party will be entitled to attorney's fees and costs in addition to damages.

10. Use of Premises. The Premises will be occupied only by Tenant and Tenant's immediate family and used only for residential purposes. Tenant will not engage in any objectionable conduct, including behavior which will make the Premises less fit to live in, will cause dangerous, hazardous or unsanitary conditions or will interfere with the rights of others to enjoy their property. Tenant will be liable for any damage occurring to the Premises and any damage to or loss of the contents thereof which is done by Tenant or Tenant's guests or invitees.

11. Condition of the Premises. Tenant has examined the Premises, including the appliances, fixtures and furnishings, and acknowledges that they are in good condition and repair, normal wear excepted, and tear and accepts them in its current condition.

12. Maintenance and Repairs. Tenant will maintain the Premises, including the grounds and all appliances, fixtures and furnishings, in clean, sanitary and good condition and repair. Tenant will not remove Landlord's appliances, fixtures, or furnishings from the Premises for any purpose. If repairs other than general maintenance are required, Tenant will notify Landlord for such repairs. In the event of default by Tenant, Tenant will reimburse Landlord for the cost of any repairs or replacement.

13. Reasonable Accommodations. Landlord agrees to comply with all applicable laws providing equal housing opportunities, including making reasonable accommodations for known physical or mental limitations of qualified individuals with a disability, unless undue hardship would result. Tenant is responsible for making Landlord aware of any such required accommodations that are reasonable and will not impose an undue hardship. If Tenant discloses a disability and requests an accommodation, Landlord has the right to have a qualified healthcare provider verify the disability if the disability is not readily apparent, and Landlord has the right to use the qualified healthcare provider verifying the disability as a resource for providing the reasonable accommodation.

14. Sex Offender Registry Notice. Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet website maintained by the Department of Justice at www.meganslaw.ca.gov. Tenant understands and agrees that they are solely responsible for obtaining any and all information contained in the state or national sex offender registry for the area surrounding the Premises. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and zip code in which he or she resides.

15. Compliance. Tenant agrees to comply with all applicable laws, ordinances, requirements and regulations of any federal, state, county, municipal or other authority.

16. Mechanics' Lien. Tenant understands and agrees that Tenant and anyone acting on Tenant's behalf do not have the right to file for mechanic's liens or any other kind of liens on the Premises. Tenant agrees to give actual advance notice to any contractors, subcontractors or suppliers of goods, labor or services that such liens are invalid. Tenant further agrees to take the additional steps necessary to keep the Premises free of any and all liens that may result from construction completed by or for Tenant.

17. Subordination. With respect to the Premises, this Agreement is subordinate to any mortgage that now exists, or may be given later by Landlord.

18. Alterations. Tenant will not make any alteration, addition or improvement to the Premises without first obtaining Landlord's written consent. Any and all alterations, additions or improvements to the Premises are without payment to Tenant and will become Landlord's property immediately on completion and remain on the Premises, unless Landlord requests or permits removal, in which case Tenant will return that part of the Premises to the same condition as existed prior to the alteration, addition or improvement. Tenant will not change any existing locks or install any additional locks on the Premises without first obtaining Landlord's written consent and without providing Landlord a copy of all keys.

19. Smoking. Smoking of any kind is strictly prohibited on any part of the Premises. This prohibition applies to Tenant and any visitors, guests or other occupants on the Premises.

20. Pets. Tenant is not allowed to have or keep any pets, even temporarily, on any part of the Premises. The unauthorized presence of any pet will subject Tenant to penalties, damages, deductions and/or termination of this Agreement. Properly trained service animals that provide assistance to individuals with disabilities may be permitted on the Premises with the prior written consent of Landlord, which shall not be unreasonably withheld. Tenant will be responsible for the costs of de-fleaing, deodorizing and/or shampooing all or any portion of the Premises if a pet has been on the Premises at any time during the Term (whether with or without written consent of Landlord).

21. Fire and Casualty. If the Premises are damaged by fire or other serious disaster or accident and the Premises becomes uninhabitable as a result, Tenant may immediately vacate the Premises and terminate this Agreement upon notice to Landlord. Tenant will be responsible for any unpaid rent or will receive any prepaid rent up to the day of such fire, disaster or accident. If the Premises are only partially damaged and inhabitable, Landlord may make full repairs and will do so within a prompt and reasonable amount of time. At the discretion of Landlord, the rent may be reduced while the repairs are being made.

22. Liability. Landlord is not responsible or liable for any loss, claim, damage or expense as a result of any accident, injury or damage to any person or property occurring anywhere on the Premises, unless resulting from the negligence or willful misconduct of Landlord.

23. Assignment and Subletting. Tenant will not assign this Agreement as to any portion or all of the Premises or make or permit any total or partial sublease or other transfer of any portion or all of the Premises.

24. Insurance Requirements. Tenant will not do or permit to be done any act or thing that will increase the insurance risk under any policy of insurance covering the Premises. If the premium for such policy of insurance increases due to a breach of Tenant's obligations under this Agreement, Tenant will pay the additional amount of premium as additional rent under this Agreement.

25. Right of Entry. Landlord or its agents may enter the Premises at reasonable times to inspect the Premises, to make any alternations, improvements or repairs or to show the Premises to a prospective tenant, buyer or lender. In the event of an emergency, Landlord may enter the Premises at any time.

26. Surrender. Tenant will deliver and surrender to Landlord possession of the Premises immediately upon the expiration of the Term or the termination of this Agreement, clean and in as good condition and repair as the Premises was at the commencement of the Term, reasonable wear and tear excepted.

27. Default. In the event of any default under this Agreement, Landlord may provide Tenant a notice of default and an opportunity to correct such default. If Tenant fails to correct the default, other than a failure to pay rent or additional rent, Landlord may terminate this Agreement by giving a thirty (30) day written notice. If the default is Tenant's failure to timely pay rent or additional rent as specified in this Agreement, Landlord may terminate this Agreement by giving a thirty (30) day written notice to Tenant. After termination of this Agreement, Tenant remains liable for any rent, additional late, costs, including costs to remedy any defaults, and damages under this Agreement.

28. Remedies If this Agreement is terminated due to Tenant's default, Landlord may, in addition to any rights and remedies available under this Agreement and applicable law, use any dispossession, eviction or other similar legal proceeding available in law or equity.

29. Subordination. This Agreement and Tenant's right under it shall be subject and subordinate to the lien, operation and effect of each existing or future mortgage, deed of trust, ground lease and/or any other similar instrument of encumbrance covering any or all of the Premises, if any, and each renewal, modification, consolidation, replacement or extension thereof.

30. Condemnation. If all or substantially all of the Premises are covered by a condemnation including the exercise of any power of eminent domain by a governmental authority, this Agreement shall terminate on the date possession of the Premises is taken by the condemning authority, and all rent under this Agreement shall be prorated and paid to such date. Landlord is entitled to collect from the condemning authority the entire amount of any award made in any proceeding. Tenant waives any right, title or interest which Tenant may have to any such award and agrees to not make any claim for the Term of this Agreement.

31. Hazardous Materials. Tenant shall not keep on the Premises any item of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire or explosion on the Premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

32. Notices. All notices given under this Agreement must be in writing. A notice is effective upon receipt and shall be delivered in person, sent via certified or registered mail to the following addresses (or to another address that either Party may designate upon reasonable notice to the other Party):

hillsonholiday@hotmail.com

_____, _____

Notices shall be sent to the Tenant at the following address:

_____, _____

33. Quiet Enjoyment. If Tenant pays the rent and performs all other obligations under this Agreement, Tenant may peaceably and quietly hold and enjoy the Premises during the Term.

34. No Waiver. No Party shall be deemed to have waived any provision of this Agreement or the exercise of any rights held under this Agreement unless such waiver is made expressly and in writing.

35. Severability. If any provision of this Agreement is held to be invalid, illegal or unenforceable in whole or in part, the remaining provisions shall not be affected and shall continue to be valid, legal and enforceable as though the invalid, illegal or unenforceable part had not been included in this Agreement.

36. Successors and Assigns. This Agreement will inure to the benefit of and be binding upon the Parties and their permitted successors and assigns.

37. Governing Law. The terms of this Agreement and the rights and obligations of the Parties hereto shall be governed by and construed in accordance with the laws of the State of California, without regard to its conflicts of laws provisions.

38. Disputes. Any dispute arising from this Agreement shall be resolved through mediation. If the dispute cannot be resolved through mediation, then the dispute will be resolved through binding arbitration conducted in accordance with the rules of the American Arbitration Association.

39. Amendments. This Agreement may be amended or modified only by a written agreement signed by the Parties.

40. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, and all of which together shall constitute one and the same document.

41. Headings. The section headings herein are for reference purposes only and shall not otherwise affect the meaning, construction or interpretation of any provision in this Agreement.

42. Entire Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes and cancels all prior agreements of the Parties, whether written or oral, with respect to the subject matter.

43. **Miscellaneous.** Tenant is to reimburse Landlord for Electricity Monthly and Internet \$39.99 Monthly

IN WITNESS WHEREOF, the Parties hereto, individually or by their duly authorized representatives, have executed this Agreement as of the Effective Date.

AR CR

Landlord Signature

Christopher Russell and Hilary Roache
Trustees for the Russell Superannuation Trust

Landlord Full Name

Jennifer Tremayne

Tenant Signature

JENIFER TREMAYNE

Tenant Full Name

GENERAL INSTRUCTIONS

WHAT IS A RENTAL OR LEASE AGREEMENT?

This is a legal document entered into by both a landlord and a tenant before the rental or lease begins. The landlord rents or leases the property to the tenant in exchange for rent paid to the landlord. In a rental agreement, the length of the rental period is generally month-to-month and is shorter in duration than a lease agreement.

In a lease agreement, the length of the lease period varies but is generally 12 months or so and longer in duration than a rental agreement. The agreement formally lays out the terms and conditions of the rental or lease and describes the rights and responsibilities of both parties in relation to the rental or lease of the property. The document protects both the landlord and the tenant and both parties should keep a signed copy of the agreement, which can be referred back to in case of any issues or disputes relating to the property.

WHAT IS TYPICALLY INCLUDED?

Your document should clearly set out all of the terms and conditions associated with the rental or lease of the property. Rental and lease agreements typically include the following:

- Details of both the landlord and the tenant.
- Location of the residential property and description of any items that are included or excluded from the rental or lease.
- Length of the rental or lease period.
- Amount, frequency and the method of payment of the rent.
- Procedures on collection and late charges, if any, if the rent is not paid on time.
- Details of any security deposit that the tenant must pay to the landlord.
- Insurance requirements for either the landlord or tenant.
- Details about additional charges which the tenant may be responsible for during or after the end of the tenancy
- Details about who is responsible for payment of utilities (e.g. electricity, gas and water).

- Details regarding the property in the event of a fire or other disaster.
- Large Details on the landlord's right of entry and access to the property.
- Maintenance and repairs of the property.

Depending on the discussions between the landlord and the tenant, other items may be included in the agreement, such as specific rules and regulations regarding guests, pets or smoking or procedures for renewal. While a landlord may want to use a standard agreement with a new tenant, if the tenant and landlord have verbally agreed upon certain items prior to the rental or lease, the tenant should ask for these additional provisions to be included in the agreement.

WHAT CAN A RENTAL OR LEASE AGREEMENT BE USED FOR?

These agreements can be used to formalize the rental or lease terms for most types of residential property to a tenant, including, houses, house boats, duplexes, lofts, apartments, rooms in larger properties, townhouses, studios, basement suites, or other such living spaces.

WHEN SHOULD A RENTAL OR LEASE AGREEMENT BE USED?

An agreement should be used every time a residential property is rented or leased to a tenant. A residential rental or lease agreement should not be used when a property is rented or leased for commercial purposes and/or the property is to be used only for commercial purposes. The agreement should be created and signed before a tenant has moved into a residential property.

ALTERNATE NAMES

A rental or lease agreement may also be known as:

- Tenancy Agreement
- Rental or Lease Contract
- Rental or Lease Form

Russell SF

Transactions: Wells Fargo a/c 1482851166 - Russell Superannuation Fund

Date Range: 01/07/2020 to 30/06/2021

Wells Fargo a/c 1482851166

	Date	Narrative	Debit	Credit	Balance	Quantity
Wells Fargo a/c 1482851166						
	01/07/2020	Opening Balance	\$	0.00 \$	0.00 Cr	
	31/07/2020	Monthly service fee	\$ 13.86	\$	13.86 Dr	
	Total Wells Fargo a/c 1482851166		\$ 13.86 \$	0.00 \$	13.86 Dr	
	Total Wells Fargo a/c 1482851166		\$ 13.86 \$	0.00 \$	13.86 Dr	✓

Russell Superannuation Fund
Depreciation Worksheet
For the Period 1 July 2020 to 30 June 2021

Property Description: 176 Laurel Mountain Rd MAMMOTH LAKES, CA 93546
Property Type: Residential
Property Address: 12/176 Laurel Mountain Rd MAMMOTH LAKES CA 93546

Description of Assets	Purchase Date	Original Cost	Opening Written Down Value	Balancing Adjustment Events				Decline In Value			Closing Written Down Value
				Disposal Date	Termination Value	Assessable	Deductible	Rate	Method	Decline In Value	
Property Purchase Deposit	22-Apr-17	277,372.26	277,372.26					0.00%	N/A	-	277,372.26
Property Purchase Settlement	22-Apr-17	567.21	567.21					0.00%	N/A	-	567.21
Property Purchase Settlement	22-Apr-17	1,601.73	1,601.73					0.00%	N/A	-	1,601.73
Property Purchase Settlement	22-Apr-17	1,620.44	1,620.44					0.00%	N/A	-	1,620.44
Fireplace	24-May-18	6,367.36	6,031.99					2.50%	PC *	159.18	5,872.81
Vinyl Plank, base board floors & freight	10-Mar-20	6,716.10	6,664.12					2.50%	PC *	167.90	6,496.22
Hot Water Tank Replacement	19-Feb-20	708.02	665.01					16.67%	DV	110.86	554.15
Property Total		294,953.12	294,522.76							437.94	294,084.82

Key:
 DV: Diminishing Value Method
 PC: Prime Cost Method
 LV: Low value pool (year 2 or 3)
 LV Y1: Low value pool - year 1
 N/A: Non-depreciable asset
 *: Capital work deduction

Total Capital Allowance 110.86 ✓
Total Capital Work Deductions 327.08

**ASIC**

Australian Securities & Investments Commission

ABN 86 768 265 615

C A RUSSELL PTY LTD
 INITIATIVE ACCOUNTING GROUP
 SE 2
 10 LAKE KAWANA BVD BIRTINYA QLD 4575

INVOICE STATEMENT**Total = 54+55 = \$109 ✓**

Issue date 29 May 20

C A RUSSELL PTY LTD

ACN 131 342 339

Account No. 22 131342339

Summary

Opening Balance	\$0.00
New items	\$54.00
Payments & credits	\$0.00
TOTAL DUE	\$54.00

- Amounts are not subject to GST. (Treasurer's determination - exempt taxes, fees and charges).
- Payment of your annual review fee will maintain your registration as an Australian company.

Transaction details are listed on the back of this page

Inquiries

www.asic.gov.au/invoices

1300 300 630

Please pay

Immediately	\$0.00
By 29 Jul 20	\$54.00

If you have already paid please ignore this invoice statement.

- Late fees will apply if you do NOT
 - tell us about a change during the period that the law allows
 - bring your company or scheme details up to date within 28 days of the date of issue of the annual statement, or
 - pay your review fee within 2 months of the annual review date.
- Information on late fee amounts can be found on the ASIC website.

**ASIC**

Australian Securities & Investments Commission

PAYMENT SLIP**C A RUSSELL PTY LTD**

ACN 131 342 339

Account No: 22 131342339



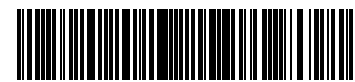
22 131342339

TOTAL DUE	\$54.00
Immediately	\$0.00
By 29 Jul 20	\$54.00

Payment options are listed on the back of this payment slip



Bill Code: 17301
Ref: 2291313423397



*814 129 0002291313423397 35

Transaction details:

	Transactions for this period	ASIC reference	\$ Amount
2020-05-29	Annual Review - Special Purpose Pty Co	3X4254493480P A	\$54.00
	Outstanding transactions		
2020-05-29	Annual Review - Special Purpose Pty Co	3X4254493480P A	\$54.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2291 3134 2339 735

Australia Post

Present this payment slip. Pay by cash, cheque or EFTPOS

Phone

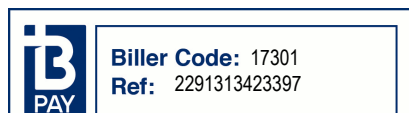
Call 13 18 16 to pay by Mastercard or Visa

On-line

Go to postbillpay.com.au to pay by Mastercard or Visa

Mail

Mail this payment slip and cheque (do not staple) to ASIC,
Locked Bag 5000, Gippsland Mail Centre VIC 3841



Biller Code: 17301
Ref: 2291313423397

Telephone & Internet Banking – BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au

**ASIC**

Australian Securities & Investments Commission

ABN 86 768 265 615

C A RUSSELL PTY LTD
 INITIATIVE ACCOUNTING GROUP
 SE 2
 10 LAKE KAWANA BVD BIRTINYA QLD 4575

INVOICE STATEMENT

Issue date 29 May 21

C A RUSSELL PTY LTD

ACN 131 342 339

Account No. 22 131342339

Summary

Opening Balance	\$0.00
New items	\$55.00
Payments & credits	\$0.00
TOTAL DUE	\$55.00

- Amounts are not subject to GST. (Treasurer's determination - exempt taxes, fees and charges).
- Payment of your annual review fee will maintain your registration as an Australian company.

Transaction details are listed on the back of this page

Inquiries

www.asic.gov.au/invoices

1300 300 630

Please pay

Immediately	\$0.00
By 29 Jul 21	\$55.00

If you have already paid please ignore this invoice statement.

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 - tell us about a change during the period that the law allows
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**ASIC**

Australian Securities & Investments Commission

PAYMENT SLIP**C A RUSSELL PTY LTD**

ACN 131 342 339

Account No: 22 131342339



22 131342339

TOTAL DUE	\$55.00
Immediately	\$0.00
By 29 Jul 21	\$55.00

Payment options are listed on the back of this payment slip



Bill Code: 17301
Ref: 2291313423397



*814 129 0002291313423397 35

Transaction details:

page 2 of 2

E4

	Transactions for this period	ASIC reference	\$ Amount
2021-05-29	Annual Review - Special Purpose Pty Co	3X7075119480P A	\$55.00
	Outstanding transactions		
2021-05-29	Annual Review - Special Purpose Pty Co	3X7075119480P A	\$55.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2291 3134 2339 735

Australia Post

Present this payment slip. Pay by cash, cheque or EFTPOS

Phone

Call 13 18 16 to pay by Mastercard or Visa

On-line

Go to postbillpay.com.au to pay by Mastercard or Visa

Mail

Mail this payment slip and cheque (do not staple) to ASIC,
Locked Bag 5000, Gippsland Mail Centre VIC 3841

	Bill Code: 17301 Ref: 2291313423397
Telephone & Internet Banking – BPAY® Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au	

Mammoth Business Essentials
1934 Meridian Blvd
Mammoth Lakes, CA 93546

Renew Mailbox #448 ✓	111.00
Term: 5/1/21 to 5/1/22	
SUBTOTAL	111.00
TAX	0.00
TOTAL	111.00
TEND Visa	111.00 ✓
	=\$159.21

Total shipments: 0
Chris Russell

05/17/2021
12:33 PM

#225754

Workstation: 0 - Master Workstation

CCTran# 95bf45ac-49d8-4a88-9ee4-0cdc924b6540

Signature _____

L'Abri Homeowners Association

Statement

P.O. Box 1808
Mammoth Lakes CA 93546

DATE

2/1/2021

Accounting office 760-934-2958

Due the 1st of the month. 10% late charge applies if payment is not received by the 15th.

Please put unit no. on check.

Hilary Roache/Chris Russell 12
PO Box 100 PMB 448
Mammoth Lakes CA 93546

Total = 1,050 x 3 + 1,750 = USD 4900 (AUD 6,487.26) ✓

DATE	TRANSACTION	AMOUNT	BALANCE
06/30/2020	Balance forward		-1,500.00
07/01/2020	Common area fee	350.00	-1,150.00
08/01/2020	Common area fee	350.00	-800.00
09/01/2020	Common area fee	350.00	-450.00
10/01/2020	Common area fee	350.00	-100.00
10/30/2020	PMT #36273289.	-1,050.00	-1,150.00
11/01/2020	Common area fee	350.00	-800.00
12/01/2020	Common area fee	350.00	-450.00
12/28/2020	PMT #43148281.	-1,050.00	-1,500.00
01/01/2021	Common area fee	350.00	-1,150.00
02/01/2021	Common area fee	350.00	-800.00

AMOUNT DUE

-\$800.00

L'Abri Homeowners Association

P.O. Box 1808
Mammoth Lakes CA 93546

Statement

DATE

7/1/2021

Accounting office 760-934-2958
<p>Due the 1st of the month. 10% late charge applies if payment is not received by the 15th.</p> <p>Please put unit no. on check.</p>

Hilary Roache/Chris Russell 12
PO Box 100 PMB 448
Mammoth Lakes CA 93546

DATE	TRANSACTION	AMOUNT	BALANCE
12/31/2020	Balance forward		-1,500.00
01/01/2021	Common area fee	350.00	-1,150.00
02/01/2021	Common area fee	350.00	-800.00
03/01/2021	Common area fee	350.00	-450.00
03/29/2021	PMT #9486137.	-1,050.00	-1,500.00
04/01/2021	Common area fee	350.00	-1,150.00
05/01/2021	Common area fee	350.00	-800.00
06/01/2021	Common area fee	350.00	-450.00
06/09/2021	PMT #17636466.	-1,750.00	-2,200.00
07/01/2021	Common area fee	350.00	-1,850.00

AMOUNT DUE

-\$1,850.00

Russell Superannuation Fund
Realised Capital Gains
For the period from 1 July 2020 to 30 June 2021

Accounting Treatment						Taxation Treatment					
Quantity	Proceeds	Excess Tax Value*	Original Cost	Accounting Profit/(Loss)	Cost Base Calculation		Capital Gains Calculation				
					Adjusted	Reduced	Indexation	Discounted	Other	Deferred	Capital Loss
<u>Bank - Foreign</u>											
Wells Fargo a/c 1482851166											
06/07/2020	Sale	111.00	159.21	167.83	(8.62)						
31/07/2020	Sale	10.00	13.86	15.12	(1.26)						
23/10/2020	Sale	1,050.00	1,476.17	1,587.54	(111.37)						
03/11/2020	Sale	1,305.58	1,857.15	1,865.58	(8.43)						
21/12/2020	Sale	1,050.00	1,387.05	1,486.91	(99.86)						
23/03/2021	Sale	1,050.00	1,363.64	1,455.18	(91.54)						
08/04/2021	Sale	1,305.58	1,709.32	1,700.14	9.18						
02/06/2021	Sale	1,750.00	2,260.40	2,280.00	(19.60)						
		7,632.16	10,226.80	10,558.30	(331.50)						0.00
Bank - Foreign Total		10,226.80		10,558.30	(331.50) ✓						0.00
Grand Total		10,226.80		10,558.30	(331.50)						0.00

* Where there is an Excess Tax Value Amount, the Accounting Profit/(Loss) figure takes account of this. Accounting Profit/(Loss) equals Proceeds less Excess Tax Value less Original Cost.

MONO COUNTY 2020 - 2021 PROPERTY TAX BILL
P. O. Box 495
BRIDGEPORT, CA 93517, (760) 932-5480,
SECURED TAX ROLL FOR FISCAL YEAR JULY 1, 2020 - JUNE 30, 2021

PROPERTY INFORMATION		IMPORTANT MESSAGES
ASMT NUMBER: 035-151-012-000	TAX RATE AREA: 010006	Original bill date 09/10/2020
ORIG ASMT: 035-151-012-000	ACRES: 0.00	
FEE NUMBER: 035-151-012-000		
LOCATION:		
OWNER JAN. 1st: C A RUSSELL PTY LTD C A RUSSELL PTY LTD		

Total = 1305.58 x 2 = USD2,611.16 (\$3,566.47) ✓

2020-2021

COUNTY VALUES, EXEMPTIONS, AND TAXES				
PHONE #	DESCRIPTION	PRIOR	CURRENT	BILLED
PAYMENTS (760) 932-5480	LAND	0	44357	44357
TAX RATES (760) 932-5490		0	0	0
GENERAL (760) 932-5480		0	0	0
VALUATIONS (760)-932-5510	STRUCTURAL IMPROVEMENTS	0	177433	177433
EXEMPTIONS (760) 932-5510		0	0	0
PERS PROP (760) 932-5510		0	0	0
ADDR CHGS (760) 932-5510		0	0	0
NET TAXABLE VALUE				221790
VALUES X TAX RATE PER \$100 1.000000				\$2,217.90

VOTER APPROVED TAXES / TAXING AGENCY DIRECT CHARGES & SPECIAL ASSESSMENTS / FEES						
PHONE #	CODE	DESCRIPTION	ASSESSED VALUE	X	TAX RATE / 100	TAX AMOUNT
(760) 932-5490	03330	MAMMOTH UNIFIED BOND 98	221790 ✓		0.028979	\$64.28
(760) 932-5490	03500	Mammoth USD Bond 2018 Series A and B	221790		0.033243	\$73.72
(760) 932-5490	10000	MAM CAMPUS KERN CC	221790		0.029178	\$64.72
(760) 932-5490	11000	SO. MONO HOSP. DIST 2002	221790		0.029184	\$64.72
(760) 932-5490	12000	SO.MONO HOSP.DIST-REDEMP	221790		0.016600	\$36.82

County assessed value USD221,790 x \$1.33014 = \$295,011.97 ✓

PHONE #	DESCRIPTION	DIR CHRG	PHONE #	DESCRIPTION	DIR CHRG	PHONE #	DESCRIPTION	DIR CHRG
(760) 934-6802	MUSD SPEC ASSESSME	\$59.00	(760) 932-5440	SOLID WASTE PARC	\$30.00			
			AGENCY TAXES					\$304.26
			DIRECT CHARGES					\$89.00
			FEES					\$0.00
			PENALTY & COST		\$0.00			\$0.00
			AGENCY TAXES + DIRECT CHARGES + FEES + PENALTY + COST + DELINQUENT PENALTIES					\$393.26

1st INSTALLMENT \$1,305.58	2nd INSTALLMENT \$1,305.58	TOTAL TAXES
PAID ON 11/01/2020	PAID ON 04/06/2021	\$2,611.16

MONO COUNTY SECURED PROPERTY TAXES - 2ND INSTALLMENT PAYMENT STUB

ASMT NUMBER: 035-151-012-000 **TAX YEAR:** 2020 **MAKE CHECK PAYABLE TO:**
ORIG ASMT: 035-151-012-000 **Mono County Tax Collector**
FEE NUMBER: 035-151-012-000 **P. O. Box 495**
LOCATION: **Bridgeport, CA 93517**
CURRENT OWNER: C A RUSSELL PTY LTD

2020-2021 2ND
PAID ON 04/06/2021 \$1,305.58 ✓

PAID

035151012000620206000001305580200000144613720206

CUT HERE

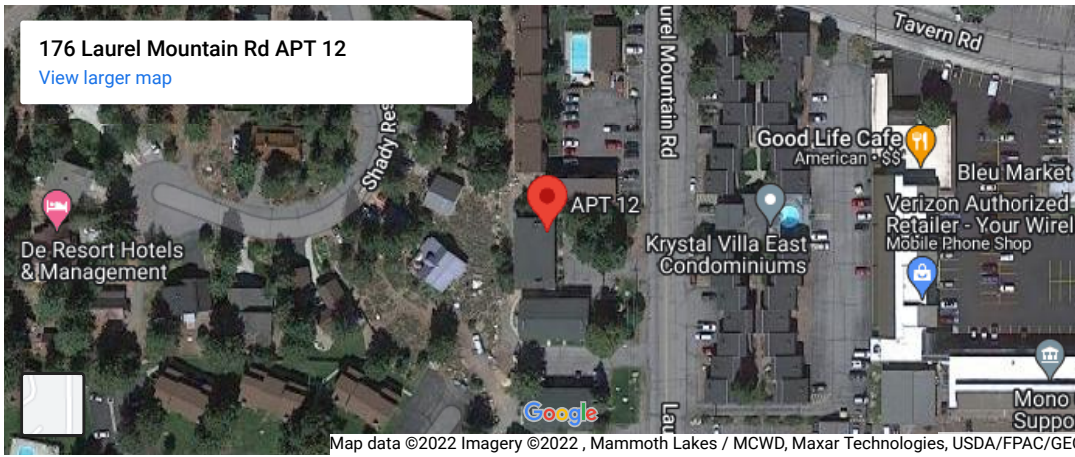
MONO COUNTY SECURED PROPERTY TAXES - 1ST INSTALLMENT PAYMENT STUB

ASMT NUMBER: 035-151-012-000 **TAX YEAR:** 2020 **MAKE CHECK PAYABLE TO:**
ORIG ASMT: 035-151-012-000 **Mono County Tax Collector**
FEE NUMBER: 035-151-012-000 **P. O. Box 495**
LOCATION: **Bridgeport, CA 93517**
CURRENT OWNER: C A RUSSELL PTY LTD

2020-2021 1ST
PAID ON 11/01/2020 \$1,305.58 ✓

PAID

035151012000620206000001305580100000143613820206



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Property Ownership

For some reason, name of owner isn't displayed however verified by the address, same as in last year search records attached

Address

Po Box 8557

Mammoth Lakes, CA 93546 ✓

CA Russell Pty Ltd

NEWCHIC

Art Part Of Me, Art Love

Shop the Men Art your tour f and .Newchic: Good Life Doe Fortune

Property Structure

Year	1983
Total Area	1,027 sq ft
Stories	2
Rooms	5
Bedrooms	2
Bathrooms	2
Structure Quality	B
Heating	Baseboard
Heating Fuel	Electric

[↑ Table of Contents](#)

Deeds, Mortgages, Titles & Sales History

Details

Type: Grant Deed

Document ID: 2017001505

Recording Date: 25 Apr 2017

Original Contract Date: 18 Apr 2017

Sale Price: \$209,000 (Sales Price Or Transfer Tax Rounded By County Prior To Computation)

Buyer

Po Box 8057

Mammoth Lakes, CA 93546

CA Russell Pty Ltd, Russell Superannuation Fund

Details

Type: Grant Deed

Document ID: 2016000933

Recording Date: 22 Mar 2016

Original Contract Date: 22 Feb 2016

Buyer

975 W Telegraph Rd
Santa Paula, CA 93060

Details

Type: Intrafamily Transfer And Dissolution

Document ID: 2009004499

Recording Date: 09 Sep 2009

Original Contract Date: 26 Jun 2009

Seller

Po Box 5042
Mammoth Lakes, CA 93546

Buyer

Po Box 5042
Mammoth Lakes, CA 93546

Details

Type: Affidavit Of Death

Document ID: 2009004498

Recording Date: 09 Sep 2009

Original Contract Date: 06 Jun 2009

Seller

Po Box 5042
Mammoth Lakes, CA 93546

Buyer

Po Box 5042
Mammoth Lakes, CA 93546

[↑↑ Table of Contents](#)

Property Taxes

Property Tax History

Year	Amount	Exemptions	Rate Code Area
2021	\$2,631		10-006

Property Tax Assessment History

Year	Land Value	Improvement Value	Total Value
2021	\$44,816	\$179,271	\$224,087
2020	\$44,357	\$177,433	\$221,790
2019	\$43,488	\$173,954	\$217,442
2018	\$42,636	\$170,544	\$213,180

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Assessments & Valuations

Market Valuation

Date	Value	High	Low	Forecast
31 May 2022	\$576,000	\$668,160	\$483,840	16%

[↑↑ Table of Contents](#)

Government Offices near 176 Laurel Mountain Rd # 12, Mammoth Lakes**[Mono County Assessor's Office \(/mono-county-assessors-office-bridgeport-ca-0fd/\)](#)**

25 Bryant Street
Bridgeport, CA

[Mammoth Lakes Planning Department \(/mammoth-lakes-planning-department-mammoth-lakes-ca-4ab/\)](#)

437 Old Mammoth Road
Mammoth Lakes, CA

[Mono County Building Department \(/mono-county-building-department-mammoth-lakes-ca-1ef/\)](#)

437 Old Mammoth Road
Mammoth Lakes, CA

[Mono County Clerk \(/mono-county-clerk-bridgeport-ca-592/\)](#)

74 School Street
Bridgeport, CA

[Mono County Clerk \(/mono-county-clerk-bridgeport-ca-055/\)](#)

74 School Street
Bridgeport, CA

[Mono County Treasurer & Tax \(/mono-county-treasurer-tax-bridgeport-ca-62d/\)](#)

85 Bryant Street
Bridgeport, CA

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Frequently Asked Questions about 176 Laurel Mountain Road # 12**In what year was 176 Laurel Mountain Road # 12 built?**

The property was built in 1983.

How many bathrooms does 176 Laurel Mountain Rd # 12 have?

There are 2 bathrooms.

How many square feet is the property?

176 Laurel Mountain Rd # 12 is a 1,027 sq ft Condominium Unit.

What is the property tax for 176 Laurel Mountain Road # 12?

In the year 2021 the property tax was \$2,631.

[↑↑ Table of Contents](#)

Mono County Home, Property, and Demographic Data

Mono County Home Values and Characteristics, Annual Property Tax Payments, Mortgage Characteristics, Occupied Residential Buildings Construction Year, Educational Level (Age 25+), School Enrollment, Employment by Occupation, and Labor Force Participation. Data Source: U.S. Census Bureau; American Community Survey, 2018 ACS 5-Year Estimates (<https://www.census.gov/programs-surveys/acs>).

Home Values and Characteristics

Median Home Value	\$326,400
-------------------	-----------

Median Rental Cost (per month)	\$1,125
Total Housing Units	14,078
Occupied Housing Units	4,847 (34.4%)
Vacant Housing Units	9,231 (65.6%)

Annual Property Tax Payments

Median Property Taxes	\$2,554
Median Property Taxes (Mortgage)	\$2,799
Median Property Taxes (No Mortgage)	\$2,205

Mortgage Characteristics

Mortgage, Contract to Purchase, or Similar Debt	1,824
Second Mortgage or <u>HELOC (Home Equity Loan)</u>	116
Second Mortgage (No <u>HELOC (Home Equity Loan)</u>)	9
<u>HELOC (Home Equity Loan)</u> (No Second Mortgage)	107
Second Mortgage & <u>HELOC (Home Equity Loan)</u>	-
No Mortgage	1,190

Occupied Residential Buildings Construction Year

2014 or Later	-
2010 to 2013	27 (0.6%)
2000 to 2009	639 (13.2%)
1980 to 1999	1,745 (36.0%)
1960 to 1979	1,911 (39.4%)
1940 to 1959	412 (412.0%)
1939 or Earlier	113 (2.3%)

Educational Level (Age 25+)

Some College, No Degree	2,818 (28.1%)
Associate's Degree	727 (7.2%)
Bachelor's Degree	2,336 (23.3%)
Graduate/Professional Degree	740 (7.4%)

School Enrollment

School Enrollment (Age 3+)	2,713
Kindergarden	220 (8.1%)
Elementary School (Grades 1-8)	1,327 (48.9%)
High School (Grades 9-12)	590 (21.7%)

College/Grad School Enrollment 479 (17.7%)

Employment by Occupation

Management, Business, Science & Arts 38.3%

Natural Resources, Construction & Maintenance 9.4%

Production, Transportation & Material Moving 6.6%

Sales & Office 17.7%

Service 28.1%

Labor Force Participation

Labor Force Participation Rate 73.1%

Male 88.1%

Female 81.2%

Persons with Disabilities 48.7%

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Previous Searches

Previous searches you've made in the past day:

- [176 Laurel Mountain Road #12, Mammoth Lakes, CA 93546, USA \(/property-records-search/?q=176-laurel-mountain-road-12-mammoth-lakes-ca-93546-usa\)](#)

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Carp Warrior Cat Print T-Shirts. Coupon Center More

NEWCHIC

Mono County Public Records

[Business License Search \(/ca-mono-county-business-license-search/\)](#)



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Property Ownership

Last year's title search records

Name

C A Russell Pty Ltd

Address

Po Box 8557
Mammoth Lakes, CA 93546

Continue

- Step 1: Click Contir
- Step 2: Clic
- Step 3: Start saving v

Property Structure

Year	1983
Total Area	1,027 sq ft
Stories	2
Rooms	5
Bedrooms	2
Bathrooms	2
Structure Quality	B
Heating	Baseboard
Heating Fuel	Electric

Table of Contents

Deeds, Mortgages, Titles & Sales History

Details

Type: Grant Deed
Document ID: 2017001505
Recording Date: 25 Apr 2017
Original Contract Date: 18 Apr 2017
Sale Price: \$209,000 (Sales Price Or Transfer Tax Rounded By County Prior To Computation)

Seller

Jeff Wright, Angela Johnson Wright Living Trust

Buyer

C A Russell Pty Ltd, Russell Superannuation Fund
 Po Box 8057
 Mammoth Lakes, CA 93546

176 Laurel Mountain Rd # 12, Mammoth Lakes, CA 93546 Property Records

Public Records Search (/public-records/) > Property Records Search Results (/property-records-search/)

View 176 Laurel Mountain Rd # 12, Mammoth Lakes, CA 93546 property records including property ownership, deeds, mortgages, titles & sales history, current & historic tax assessments, legal, parcel & structure description, land use, zoning & more.

Table of Contents

- Parcel Description
- Location Map
- Property Ownership
- Property Structure
- Deeds, Mortgages, Titles & Sales History
- Property Tax History
- Property Tax Assessment History
- Market Valuation

Parcel Description

ⓘ ×

Search Public Records Now

Enter a Name and Select a State to View Public Records Now!

TruthFinder

OPEN

Address	176 Laurel Mountain Rd # 12 Mammoth Lakes, CA 93546
Carrier Code	R777
Census Tract	060510002.002011
Land Use Code	200 (Condominium)
Land Use Category	Residential (Condominium Unit)
County	Mono
Subdivision	L'abri
Zoning Designation	OMR
Legal Description	L' ABRI 1,027 SF 2 BED 2 BATH

Details

Type: Grant Deed
Document ID: 2016000933
Recording Date: 22 Mar 2016
Original Contract Date: 22 Feb 2016

Seller

Angela Johnston Wright

Buyer

Angela Johnston Wright Living Trust
975 W Telegraph Rd
Santa Paula, CA 93060

Details

Type: Intrafamily Transfer And Dissolution
Document ID: 2009004499
Recording Date: 09 Sep 2009
Original Contract Date: 26 Jun 2009

Seller

Angela J Wright
Po Box 5042
Mammoth Lakes, CA 93546

Buyer

Angela J Wright, Mary Wright
Po Box 5042
Mammoth Lakes, CA 93546

Details

Type: Affidavit Of Death
Document ID: 2009004498
Recording Date: 09 Sep 2009
Original Contract Date: 06 Jun 2009

Seller

James Allen Wright, Angela J Wright
Po Box 5042
Mammoth Lakes, CA 93546

Buyer

Angela J Wright
Po Box 5042
Mammoth Lakes, CA 93546

↑ Table of Contents

Property Taxes



Search Public Records Now

Enter a Name and Select a State to View Public Records Now!

TruthFinder

OPEN

Property Tax History

Year	Amount	Exemptions	Rate Code Area
2019	\$2,554		10-006

Property Tax Assessment History

Year	Land Value	Improvement Value	Total Value
2019	\$43,488	\$173,954	\$217,442

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Assessments & Valuations

Market Valuation

Date	Value	High	Low	Forecast
01 Jul 2020	\$353,000	\$416,540	\$289,460	18%

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Property Detail Report

For Property Located At :

176 LAUREL MOUNTAIN RD 12, MAMMOTH LAKES, CA 93546-6042



U.S. Title Records

Owner Information

Owner Name: C A RUSSELL PTY LTD/RUSSELL CHRIS
 Mailing Address: PO BOX 8557, MAMMOTH LAKES CA 93546-8557 B057
 Vesting Codes: //

Location Information

Legal Description: L' ABRI 1,027 SF 2 BED 2 BATH
 County: MONO, CA APN: 035-151-012-000
 Census Tract / Block: 2.00 / 2 Alternate APN: 249-012-000-000
 Township-Range-Sect: Subdivision: LABRI CONDOS 36-196
 Legal Book/Page: Map Reference: /
 Legal Lot: 1 Tract #: MAMMOTH
 Legal Block: School District: MAMMOTH
 Market Area: School District Name: MAMMOTH
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: / Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information

Recording/Sale Date: 04/25/2017 / 04/18/2017 1st Mtg Amount/Type: /
 Sale Price: \$209,000 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #: /
 Document #: 1505 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$203.51
 New Construction: Multi/Split Sale:
 Title Company: SIERRA ESCROW INC
 Lender:
 Seller Name: WRIGHT ANGELA J TRUST

Prior Sale Information

Prior Rec/Sale Date: / Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: /
 Prior Doc Number: Prior 1st Mtg Rate/Type: /
 Prior Deed Type:

Property Characteristics

Gross Area: 1,027	Parking Type:	Construction:
Living Area: 1,027	Garage Area:	Heat Type:
Tot Adj Area:	Garage Capacity:	Exterior wall:
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms:	Basement Area:	Patio Type:
Bedrooms: 2	Finish Bsmnt Area:	Pool:
Bath(F/H): 2 /	Basement Type:	Air Cond:
Year Built / Eff: 1983 /	Roof Type:	Style:
Fireplace: /	Foundation:	Quality:
# of Stories:	Roof Material:	Condition:
Other improvements:		

Site Information

Zoning: 692	Acres: 0.02	County Use: CONDOMINIUM (28)
Lot Area: CONDOMINIUM	Lot Width/Depth: x	State Use:
Land Use: CONDOMINIUM	Res/Comm Units: /	Water Type:
Site Influence:		Sewer Type:

Tax Information

Total Value: \$213,180	Assessed Year: 2018	Property Tax: \$2,576.00
Land Value: \$42,636	Improved %: 80%	Tax Area: 10006
Improvement Value: \$170,544	Tax Year: 2018	Tax Exemption:
Total Taxable Value: \$213,180		

Transaction History Report

For Property Located At



U.S. Title Records

176 LAUREL MOUNTAIN RD 12, MAMMOTH LAKES, CA 93546-6042

TRANSACTION HISTORY

History Record #:

1

Sale Recording	04/25/2017	Sale:	
Date:		Sale Price:	\$209,000
Sale Date:	04/18/2017	Sale Price Type:	FULL
Rec. Document #:	1505	Multi/Spilt Sale:	
Document Type:	GRANT DEED	Other Document #:	
Title Company:	SIERRA ESCROW INC		
Buyer:	RUSSELL SUPERANNUATION FUND		
Seller:	WRIGHT ANGELA J TRUST		

History Record #:

2

Sale Recording	03/22/2016	Sale:	
Date:		Sale Price:	
Sale Date:	02/22/2016	Sale Price Type:	
Rec. Document #:	933	Multi/Spilt Sale:	
Document Type:	GRANT DEED	Other Document #:	
Title Company:	ATTORNEY ONLY		
Buyer:	WRIGHT ANGELA J LIVING TRUST		
Seller:	WRIGHT ANGELA J		

History Record #:

3

Mtg Recording	02/18/2004	Finance:	
Date:		Mtg Loan Type:	CONV
Mtg Document #:	1411	Mtg Rate Type:	ADJ
Document Type:	DEED OF TRUST	Mtg Term:	30 YEARS
Lender:	FIRST FED'L BK/CA	Mtg Rate:	
Loan Amount:	\$160,000	Borrower Vesting:	HW //
ARM Rider		Pre-payment	
Indicator:		Penalty Indicator:	
Initial Rate Reset		Interest Only	
Cap:		Indicator:	
Payment Option		Negative	
Indicator:		Amortization	
ARM Rate Change		Indicator:	
Frequency:		ARM Index Type:	
ARM Maximum %		ARM Initial Rate	
Rate:		Change Date:	
ARM Rate Change		ARM Rate Change	
Margin:		Limit:	
ARM Rate Change		ARM Payment	
Interval:		Change Date:	
Borrower 1:	WRIGHT JAMES A		
Borrower 2:	WRIGHT ANGELA J		
Borrower 3:			
Borrower 4:			



Account Number **06 7167 11420726**

Statement Period 12 Jun 2021 - 11 Jul 2021

Closing Balance \$3,128.88 CR

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

017

**C A RUSSELL PTY LTD AND
 RUSSELL SUPERANNUATION**
 300-302 MAIN RD
 300-302 MAIN RD
 CARDIFF NSW 2285

Direct Investment Account

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

Your CommSec Commonwealth Direct Investment Account specifically designed for CommSec share traders can grow your savings while you plan your next investment. Earn a competitive rate of interest on balances over \$10,000. You can enjoy instant access to your money through ATMs, NetBank, EFTPOS, telephone banking and bank branches.

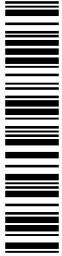
Name: C A RUSSELL PTY LTD ITF RUSSELL SUPERANNUATION

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

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

Date	Transaction	Debit	Credit	Balance
12 Jun 2021	OPENING BALANCE			\$3,458.88 CR
22 Jun	ASIC NetBank BPAY 17301 2291313423397 Annual co St	55.00		\$3,403.88 CR
22 Jun	Transfer To Initiative Chartered Account NetBank Accounting fees	275.00		\$3,128.88 CR ✓
11 Jul 2021	CLOSING BALANCE			\$3,128.88 CR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$3,458.88 CR		\$330.00		Nil		\$3,128.88 CR



17721.46024.1.1.ZZ258R3.0303.SL.R3.S961.D193.OV06.00.33



Statement 101 (Page 1 of 2)

Account Number 06 7167 11420726

Statement Period 12 May 2021 - 11 Jun 2021

Closing Balance \$3,458.88 CR

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

017

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 300-302 MAIN RD
 CARDIFF NSW 2285

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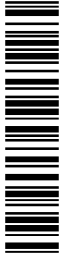
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Date	Transaction	Debit	Credit	Balance
12 May 2021	OPENING BALANCE			\$3,458.88 CR
22 May	Transfer to xx9072 NetBank File taxes	300.00		\$3,158.88 CR
02 Jun	Transfer from NetBank Rtn taxfees wr acc		300.00	\$3,458.88 CR
11 Jun 2021	CLOSING BALANCE			\$3,458.88 CR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$3,458.88 CR		\$300.00		\$300.00		\$3,458.88 CR



11093.32437.1.1.ZZ258R3.0303.SL.R3.S961.D162.OV06.00.33



Statement 100 (Page 1 of 1)

Account Number 06 7167 11420726

Statement Period 12 Apr 2021 - 11 May 2021

Closing Balance \$3,458.88 CR

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

017

C A RUSSELL PTY LTD AND
 RUSSELL SUPERANNUATION
 300-302 MAIN RD
 300-302 MAIN RD
 CARDIFF NSW 2285

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Date	Transaction	Debit	Credit	Balance
12 Apr 2021	OPENING BALANCE			\$3,458.88 CR
11 May 2021	CLOSING BALANCE			\$3,458.88 CR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$3,458.88 CR		Nil		Nil		\$3,458.88 CR

Your Credit Interest Rate Summary

Date	Balance	Standard Credit Interest Rate (p.a.)
11 May	Less than \$10,000.00	0.00%
	\$10,000.00 - \$19,999.99	0.00%
	\$20,000.00 - \$49,999.99	0.00%
	\$50,000.00 - \$99,999.99	0.00%
	\$100,000.00 - \$249,999.99	0.00%
	\$250,000.00 - \$499,999.99	0.00%
	\$500,000.00 and over	0.10%

Note. Interest rates are effective as at the date shown but are subject to change.



26000.37484.1.1.ZZ258F3.0303SL.R3.S961.D131.OV06.00.32



Statement 99 (Page 1 of 1)

Account Number 06 7167 11420726

Statement Period 12 Mar 2021 - 11 Apr 2021

Closing Balance \$3,458.88 CR

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

017

C A RUSSELL PTY LTD AND
 RUSSELL SUPERANNUATION
 300-302 MAIN RD
 300-302 MAIN RD
 CARDIFF NSW 2285

Direct Investment Account

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Date	Transaction	Debit	Credit	Balance
12 Mar 2021	OPENING BALANCE			\$3,458.88 CR
11 Apr 2021	CLOSING BALANCE			\$3,458.88 CR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$3,458.88 CR		Nil		Nil		\$3,458.88 CR

Your Credit Interest Rate Summary

Date	Balance	Standard Credit Interest Rate (p.a.)
11 Apr	Less than \$10,000.00	0.00%
	\$10,000.00 - \$19,999.99	0.00%
	\$20,000.00 - \$49,999.99	0.00%
	\$50,000.00 - \$99,999.99	0.00%
	\$100,000.00 - \$249,999.99	0.00%
	\$250,000.00 - \$499,999.99	0.00%
	\$500,000.00 and over	0.10%

Note. Interest rates are effective as at the date shown but are subject to change.



*# 21045.27482.1.1.ZZ258F3 0303SL.R3.S962.D102.OV06.00.31



Statement 98 (Page 1 of 1)

Account Number 06 7167 11420726

Statement Period 12 Feb 2021 - 11 Mar 2021

Closing Balance \$3,458.88 CR

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

017

C A RUSSELL PTY LTD AND
 RUSSELL SUPERANNUATION
 300-302 MAIN RD
 300-302 MAIN RD
 CARDIFF NSW 2285

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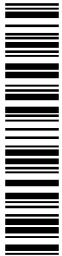
Date	Transaction	Debit	Credit	Balance
12 Feb 2021	OPENING BALANCE			\$3,458.88 CR
11 Mar 2021	CLOSING BALANCE			\$3,458.88 CR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$3,458.88 CR		Nil		Nil		\$3,458.88 CR

Your Credit Interest Rate Summary

Date	Balance	Standard Credit Interest Rate (p.a.)
11 Mar	Less than \$10,000.00	0.00%
	\$10,000.00 - \$19,999.99	0.00%
	\$20,000.00 - \$49,999.99	0.00%
	\$50,000.00 - \$99,999.99	0.00%
	\$100,000.00 - \$249,999.99	0.00%
	\$250,000.00 - \$499,999.99	0.00%
	\$500,000.00 and over	0.10%

Note. Interest rates are effective as at the date shown but are subject to change.



27306.42650.1.1.ZZ258R3.0303.SL.R3.S961.D070.OV06.00.31



Account Number 06 7167 11420726

Statement Period 12 Jan 2021 - 11 Feb 2021

Closing Balance \$3,458.88 CR

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

017

C A RUSSELL PTY LTD AND
 RUSSELL SUPERANNUATION
 300-302 MAIN RD
 300-302 MAIN RD
 CARDIFF NSW 2285

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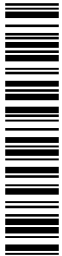
Date	Transaction	Debit	Credit	Balance
12 Jan 2021	OPENING BALANCE			\$3,458.88 CR
11 Feb 2021	CLOSING BALANCE			\$3,458.88 CR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$3,458.88 CR		Nil		Nil		\$3,458.88 CR

Your Credit Interest Rate Summary

Date	Balance	Standard Credit Interest Rate (p.a.)
11 Feb	Less than \$10,000.00	0.00%
	\$10,000.00 - \$19,999.99	0.00%
	\$20,000.00 - \$49,999.99	0.00%
	\$50,000.00 - \$99,999.99	0.00%
	\$100,000.00 - \$249,999.99	0.00%
	\$250,000.00 - \$499,999.99	0.00%
	\$500,000.00 and over	0.10%

Note. Interest rates are effective as at the date shown but are subject to change.



*# 29189.41073.1.1 ZZ258R3 0303 SL.R3.S961.D042.OV06.00.31



Statement 96 (Page 1 of 1)

Account Number 06 7167 11420726

Statement Period 12 Dec 2020 - 11 Jan 2021

Closing Balance \$3,458.88 CR

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

017

C A RUSSELL PTY LTD AND
 RUSSELL SUPERANNUATION
 300-302 MAIN RD
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 CARDIFF NSW 2285

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Date	Transaction	Debit	Credit	Balance
12 Dec 2020	OPENING BALANCE			\$3,458.88 CR
11 Jan 2021	CLOSING BALANCE			\$3,458.88 CR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$3,458.88 CR		Nil		Nil		\$3,458.88 CR

Your Credit Interest Rate Summary

Date	Balance	Standard Credit Interest Rate (p.a.)
11 Jan	Less than \$10,000.00	0.00%
	\$10,000.00 - \$19,999.99	0.00%
	\$20,000.00 - \$49,999.99	0.00%
	\$50,000.00 - \$99,999.99	0.00%
	\$100,000.00 - \$249,999.99	0.00%
	\$250,000.00 - \$499,999.99	0.00%
	\$500,000.00 and over	0.10%

Note. Interest rates are effective as at the date shown but are subject to change.



*# 25768.30441.1.1.ZZ258R3.0303.SL.R3.S962.D011.OV06.00.31



Your Statement

Statement 95 (Page 1 of 1)

Account Number 06 7167 11420726

Statement Period 12 Nov 2020 - 11 Dec 2020

Closing Balance \$3,458.88 CR

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

017

C A RUSSELL PTY LTD AND
 RUSSELL SUPERANNUATION
 300-302 MAIN RD
 300-302 MAIN RD
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Date	Transaction	Debit	Credit	Balance
12 Nov 2020	OPENING BALANCE			\$3,458.88 CR
11 Dec 2020	CLOSING BALANCE			\$3,458.88 CR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$3,458.88 CR		Nil		Nil		\$3,458.88 CR

Your Credit Interest Rate Summary

Date	Balance	Standard Credit Interest Rate (p.a.)
11 Dec	Less than \$10,000.00	0.00%
	\$10,000.00 - \$19,999.99	0.00%
	\$20,000.00 - \$49,999.99	0.00%
	\$50,000.00 - \$99,999.99	0.00%
	\$100,000.00 - \$249,999.99	0.00%
	\$250,000.00 - \$499,999.99	0.00%
	\$500,000.00 and over	0.10%

Note. Interest rates are effective as at the date shown but are subject to change.



*# 31589.51318.1.1.ZZ258R3.0303SL.R3.S961.D346.OV06.00.31



Statement 94 (Page 1 of 1)

Account Number 06 7167 11420726

Statement Period 12 Oct 2020 - 11 Nov 2020

Closing Balance \$3,458.88 CR

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

017

C A RUSSELL PTY LTD AND
 RUSSELL SUPERANNUATION
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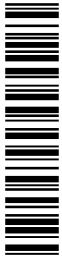
Date	Transaction	Debit	Credit	Balance
12 Oct 2020	OPENING BALANCE			\$3,458.88 CR
11 Nov 2020	CLOSING BALANCE			\$3,458.88 CR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$3,458.88 CR		Nil		Nil		\$3,458.88 CR

Your Credit Interest Rate Summary

Date	Balance	Standard Credit Interest Rate (p.a.)
11 Nov	Less than \$10,000.00	0.00%
	\$10,000.00 - \$19,999.99	0.00%
	\$20,000.00 - \$49,999.99	0.00%
	\$50,000.00 - \$99,999.99	0.00%
	\$100,000.00 - \$249,999.99	0.00%
	\$250,000.00 - \$499,999.99	0.05%
	\$500,000.00 and over	0.30%

Note. Interest rates are effective as at the date shown but are subject to change.



*# 29228.39933.1.1 ZZ258F3 0303 SL.R3.S961.D316.OV06.00.30



Statement 93 (Page 1 of 2)

Account Number 06 7167 11420726

Statement Period 12 Sep 2020 - 11 Oct 2020

Closing Balance \$3,458.88 CR

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

017

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

Date	Transaction	Debit	Credit	Balance
12 Sep	2020 OPENING BALANCE			\$3,233.88 CR
28 Sep	Transfer to CBA A/c NetBank I011584	275.00		\$2,958.88 CR
08 Oct	Direct Credit 012721 ATO ATO002000013837417		500.00	\$3,458.88 CR
11 Oct	2020 CLOSING BALANCE			\$3,458.88 CR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$3,233.88 CR		\$275.00		\$500.00		\$3,458.88 CR



975.2901.1.1.ZZ258R3.0303.SL.R3.S962.D286.O.V06.00.30



Statement 92 (Page 1 of 2)

Account Number 06 7167 11420726

Statement Period 12 Aug 2020 - 11 Sep 2020

Closing Balance \$3,233.88 CR

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

017

C A RUSSELL PTY LTD AND
 RUSSELL SUPERANNUATION
 300-302 MAIN RD
 300-302 MAIN RD
 CARDIFF NSW 2285

Direct Investment Account

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

Your CommSec Commonwealth Direct Investment Account specifically designed for CommSec share traders can grow your savings while you plan your next investment. Earn a competitive rate of interest on balances over \$10,000. You can enjoy instant access to your money through ATMs, NetBank, EFTPOS, telephone banking and bank branches.

Name: C A RUSSELL PTY LTD ITF RUSSELL SUPERANNUATION

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

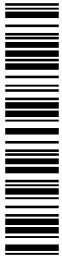
The date of transactions shown here may be different on your other transaction lists (for example, the transaction list that appears on the CommBank app).

Date	Transaction	Debit	Credit	Balance
12 Aug 2020	OPENING BALANCE			\$2,426.88 CR
08 Sep	Direct Credit 012721 ATO ATO009000013297708		807.00	\$3,233.88 CR
11 Sep 2020	CLOSING BALANCE			\$3,233.88 CR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$2,426.88 CR		Nil		\$807.00		\$3,233.88 CR

Your Credit Interest Rate Summary

Date	Balance	Standard Credit Interest Rate (p.a.)
11 Sep	Less than \$10,000.00	0.00%
	\$10,000.00 - \$19,999.99	0.00%
	\$20,000.00 - \$49,999.99	0.00%
	\$50,000.00 - \$99,999.99	0.00%
	\$100,000.00 - \$249,999.99	0.00%
	\$250,000.00 - \$499,999.99	0.05%
	\$500,000.00 and over	0.30%



*# 11381.29699.1.1.ZZ258R3.0303.SL.R3.S961.D255.OV06.00.30



Statement 91 (Page 1 of 2)

Account Number 06 7167 11420726

Statement Period 12 Jul 2020 - 11 Aug 2020

Closing Balance \$2,426.88 CR

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

017

C A RUSSELL PTY LTD AND
 RUSSELL SUPERANNUATION
 300-302 MAIN RD
 300-302 MAIN RD
 CARDIFF NSW 2285

Direct Investment Account

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Name: C A RUSSELL PTY LTD ITF RUSSELL SUPERANNUATION

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

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

Date	Transaction	Debit	Credit	Balance
12 Jul	2020 OPENING BALANCE			\$4,076.88 CR
07 Aug	Transfer to CBA A/c NetBank 2919taxrtn Value Date: 08/08/2020	1,650.00		\$2,426.88 CR
11 Aug	2020 CLOSING BALANCE			\$2,426.88 CR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$4,076.88 CR		\$1,650.00		Nil		\$2,426.88 CR



11898.32060.1.1.ZZ258R3.0303.SL.R3.S961.D224.OV06.00.30



Statement 90 (Page 1 of 2)

Account Number 06 7167 11420726

Statement Period 12 Jun 2020 - 11 Jul 2020

Closing Balance \$4,076.88 CR

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

017

C A RUSSELL PTY LTD AND
 RUSSELL SUPERANNUATION
 300-302 MAIN RD
 300-302 MAIN RD
 CARDIFF NSW 2285

Direct Investment Account

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Name: C A RUSSELL PTY LTD ITF RUSSELL SUPERANNUATION

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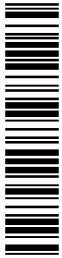
The date of transactions shown here may be different on your other transaction lists (for example, the transaction list that appears on the CommBank app).

Date	Transaction	Debit	Credit	Balance
12 Jun 2020	OPENING BALANCE			\$4,130.88 CR
08 Jul	ASIC NetBank BPAY 17301 2291313423397 annual statement	54.00		\$4,076.88 CR
11 Jul 2020	CLOSING BALANCE			\$4,076.88 CR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$4,130.88 CR		\$54.00		Nil		\$4,076.88 CR

Your Credit Interest Rate Summary

Date	Balance	Standard Credit Interest Rate (p.a.)
11 Jul	Less than \$10,000.00	0.00%
	\$10,000.00 - \$19,999.99	0.00%
	\$20,000.00 - \$49,999.99	0.00%
	\$50,000.00 - \$99,999.99	0.00%
	\$100,000.00 - \$249,999.99	0.00%
	\$250,000.00 - \$499,999.99	0.05%
	\$500,000.00 and over	0.30%



17582.39979.1.1.ZZ258F3.0303.SL.R3.S961.D195.OV06.00.30



Overdraft Protection

This account is not currently covered by Overdraft Protection. If you would like more information regarding Overdraft Protection and eligibility requirements please call the number listed on your statement or visit your Wells Fargo branch.

Transaction history

Date	Check Number	Description	Deposits/ Additions	Withdrawals/ Subtractions	Ending daily balance
6/1		Online Transfer From Roache H Ref #1b0Bld9W7x Checking Rent June	1,000.00		4,288.33
6/2		Bill Pay Labri Homeowners Association on-Line No Account Number on 06-02		1,750.00	2,538.33
Ending balance on 6/30					2,538.33 ✓
Totals			\$1,000.00	\$1,750.00	

The Ending Daily Balance does not reflect any pending withdrawals or holds on deposited funds that may have been outstanding on your account when your transactions posted. If you had insufficient available funds when a transaction posted, fees may have been assessed.

Monthly service fee summary

USD2,538.33 x 1.330141 = AUD3,376.34 ✓

For a complete list of fees and detailed account information, see the disclosures applicable to your account or talk to a banker. Go to wells Fargo.com/feefaq for a link to these documents, and answers to common monthly service fee questions.

Fee period 06/01/2021 - 06/30/2021	Standard monthly service fee \$10.00	You paid \$0.00
How to avoid the monthly service fee	Minimum required	This fee period
Have any ONE of the following account requirements		
· Minimum daily balance	\$500.00	\$2,538.33 <input checked="" type="checkbox"/>
· Total amount of qualifying direct deposits	\$500.00	\$0.00 <input type="checkbox"/>
· Age of primary account owner	17 - 24	<input type="checkbox"/>
· The fee is waived when the account is linked to a Wells Fargo Campus ATM or Campus Debit Card		

RC/RC



IMPORTANT ACCOUNT INFORMATION

Effective September 1, 2021, the non-Wells Fargo ATM balance inquiry fee will increase from \$2.00 to \$2.50, and the non-Wells Fargo ATM transfer fee will increase from \$2.00 to \$2.50. To avoid these fees, monitor your balances and transfer money by accessing Wells Fargo ATMs, calling the number on the back of your card, and using Wells Fargo Online® or the Wells Fargo Mobile® app. Availability may be affected by your mobile carrier's coverage area. Your mobile carrier's message and data rates may apply. These fees may not be applicable to all customers and may vary depending on the type of Account you have. For more details, refer to the applicable Wells Fargo Fee and Information Schedule for your Account.

Effective May 28, 2021, the document copy fee was eliminated and there is no longer a charge for this service. Thank you for banking with Wells Fargo. We appreciate your business.

Can we reach you when it's really important?

Wells Fargo Everyday Checking

June 30, 2021 ■ Page 1 of 4



A3

RUSSELL SUPERANNUATION TRUST

CHRISTOPHER A RUSSELL TTE
PO BOX 100
MAMMOTH LAKES CA 93546-0100

Questions?

Available by phone 24 hours a day, 7 days a week:
We accept all relay calls, including 711

1-800-TO-WELLS (1-800-869-3557)

En español: 1-877-727-2932

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (114)
P.O. Box 6995
Portland, OR 97228-6995

You and Wells Fargo

Thank you for being a loyal Wells Fargo customer. We value your trust in our company and look forward to continuing to serve you with your financial needs.

Account options

A check mark in the box indicates you have these convenient services with your account(s). Go to wellsfargo.com or call the number above if you have questions or if you would like to add new services.

Online Banking	<input checked="" type="checkbox"/>	Direct Deposit	<input type="checkbox"/>
Online Bill Pay	<input checked="" type="checkbox"/>	Auto Transfer/Payment	<input type="checkbox"/>
Online Statements	<input checked="" type="checkbox"/>	Overdraft Protection	<input type="checkbox"/>
Mobile Banking	<input checked="" type="checkbox"/>	Debit Card	<input type="checkbox"/>
My Spending Report	<input checked="" type="checkbox"/>	Overdraft Service	<input type="checkbox"/>



IMPORTANT ACCOUNT INFORMATION

The following dedicated text telephone/telecommunication device for the deaf (TTY/TDD) lines are being retired on March 5, 2021: 800-877-4833, 800-419-2265 and 800-600-4833. We accept relay-assisted calls, including calls from the 711 service, when customers call any Wells Fargo customer service toll-free phone number. Wells Fargo will continue to provide excellent service to our deaf or hard of hearing customers and customers with speech disorders.

Statement period activity summary

Beginning balance on 6/1	\$3,288.33
Deposits/Additions	1,000.00
Withdrawals/Subtractions	- 1,750.00
Ending balance on 6/30	\$2,538.33

Account number: **1483851166**

RUSSELL SUPERANNUATION TRUST
CHRISTOPHER A RUSSELL TTE

California account terms and conditions apply

For Direct Deposit use

Routing Number (RTN): 121042882

Wells Fargo Everyday Checking

May 31, 2021 ■ Page 1 of 3



A3

RUSSELL SUPERANNUATION TRUST
CHRISTOPHER A RUSSELL TTE
PO BOX 100
MAMMOTH LAKES CA 93546-0100

Questions?

Available by phone 24 hours a day, 7 days a week:
We accept all relay calls, including 711

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You and Wells Fargo

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Account options

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Online Banking	<input checked="" type="checkbox"/>	Direct Deposit	<input type="checkbox"/>
Online Bill Pay	<input checked="" type="checkbox"/>	Auto Transfer/Payment	<input type="checkbox"/>
Online Statements	<input checked="" type="checkbox"/>	Overdraft Protection	<input type="checkbox"/>
Mobile Banking	<input checked="" type="checkbox"/>	Debit Card	<input type="checkbox"/>
My Spending Report	<input checked="" type="checkbox"/>	Overdraft Service	<input type="checkbox"/>



IMPORTANT ACCOUNT INFORMATION

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Statement period activity summary

Beginning balance on 5/1	\$2,288.33
Deposits/Additions	1,000.00
Withdrawals/Subtractions	- 0.00
Ending balance on 5/31	\$3,288.33

Account number: **1483851166**

**RUSSELL SUPERANNUATION TRUST
CHRISTOPHER A RUSSELL TTE**

California account terms and conditions apply

For Direct Deposit use

Routing Number (RTN): 121042882



Overdraft Protection

This account is not currently covered by Overdraft Protection. If you would like more information regarding Overdraft Protection and eligibility requirements please call the number listed on your statement or visit your Wells Fargo branch.

Transaction history

Date	Check Number	Description	Deposits/ Additions	Withdrawals/ Subtractions	Ending daily balance
5/24		Online Transfer From Roache H Ref #1b0Bk8Pjwp completed backdated Rent end of contract	1,000.00		3,288.33
Ending balance on 5/31					3,288.33
Totals			\$1,000.00	\$0.00	

The Ending Daily Balance does not reflect any pending withdrawals or holds on deposited funds that may have been outstanding on your account when your transactions posted. If you had insufficient available funds when a transaction posted, fees may have been assessed.

Monthly service fee summary

For a complete list of fees and detailed account information, see the disclosures applicable to your account or talk to a banker. Go to wells Fargo.com/feefaq for a link to these documents, and answers to common monthly service fee questions.

Fee period 05/01/2021 - 05/31/2021	Standard monthly service fee \$10.00	You paid \$0.00
How to avoid the monthly service fee	Minimum required	This fee period
Have any ONE of the following account requirements		
· Minimum daily balance	\$500.00	\$2,288.33 <input checked="" type="checkbox"/>
· Total amount of qualifying direct deposits	\$500.00	\$0.00 <input type="checkbox"/>
· Age of primary account owner	17 - 24	<input type="checkbox"/>
· The fee is waived when the account is linked to a Wells Fargo Campus ATM or Campus Debit Card		

The Monthly service fee summary fee period ending date shown above includes a Saturday, Sunday, or holiday which are non-business days. Transactions occurring after the last business day of the month will be included in your next fee period.
RC/RC

 **IMPORTANT ACCOUNT INFORMATION**

Can we reach you when it's really important?

- Don't miss suspicious-activity alerts and critical account information. Please make sure your contact information is current by:
- Signing on to wells Fargo.com or the Wells Fargo Mobile® app and navigating to the Update Contact Information page via My Profile
 - Contacting the phone number at the top of your statement
 - Visiting a branch

Wells Fargo Everyday Checking

April 30, 2021 ■ Page 1 of 3



RUSSELL SUPERANNUATION TRUST
CHRISTOPHER A RUSSELL TTE
PO BOX 100
MAMMOTH LAKES CA 93546-0100

Questions?

Available by phone 24 hours a day, 7 days a week:

We accept all relay calls, including 711

1-800-TO-WELLS (1-800-869-3557)

En español: 1-877-727-2932

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (114)
P.O. Box 6995
Portland, OR 97228-6995

You and Wells Fargo

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Account options

A check mark in the box indicates you have these convenient services with your account(s). Go to wellsfargo.com or call the number above if you have questions or if you would like to add new services.

Online Banking	<input checked="" type="checkbox"/>	Direct Deposit	<input type="checkbox"/>
Online Bill Pay	<input checked="" type="checkbox"/>	Auto Transfer/Payment	<input type="checkbox"/>
Online Statements	<input checked="" type="checkbox"/>	Overdraft Protection	<input type="checkbox"/>
Mobile Banking	<input checked="" type="checkbox"/>	Debit Card	<input type="checkbox"/>
My Spending Report	<input checked="" type="checkbox"/>	Overdraft Service	<input type="checkbox"/>



IMPORTANT ACCOUNT INFORMATION

The following dedicated text telephone/telecommunication device for the deaf (TTY/TDD) lines are being retired on March 5, 2021: 800-877-4833, 800-419-2265 and 800-600-4833. We accept relay-assisted calls, including calls from the 711 service, when customers call any Wells Fargo customer service toll-free phone number. Wells Fargo will continue to provide excellent service to our deaf or hard of hearing customers and customers with speech disorders.

Statement period activity summary

Beginning balance on 4/1	\$1,593.91
Deposits/Additions	2,000.00
Withdrawals/Subtractions	- 1,305.58
Ending balance on 4/30	\$2,288.33

Account number: **1483851166**

**RUSSELL SUPERANNUATION TRUST
CHRISTOPHER A RUSSELL TTE**

California account terms and conditions apply

For Direct Deposit use

Routing Number (RTN): 121042882



Overdraft Protection

This account is not currently covered by Overdraft Protection. If you would like more information regarding Overdraft Protection and eligibility requirements please call the number listed on your statement or visit your Wells Fargo branch.

Transaction history

Date	Check Number	Description	Deposits/ Additions	Withdrawals/ Subtractions	Ending daily balance
4/7		Online Transfer From Roache H Ref #1b0B7F27VI Checking Rent Back dated payments	2,000.00		3,593.91
4/8		County of Mono County of 040721 Christopher Russell		1,305.58	2,288.33
Ending balance on 4/30					2,288.33
Totals			\$2,000.00	\$1,305.58	

The Ending Daily Balance does not reflect any pending withdrawals or holds on deposited funds that may have been outstanding on your account when your transactions posted. If you had insufficient available funds when a transaction posted, fees may have been assessed.

Monthly service fee summary

For a complete list of fees and detailed account information, see the disclosures applicable to your account or talk to a banker. Go to wells Fargo.com/feefaq for a link to these documents, and answers to common monthly service fee questions.

Fee period 04/01/2021 - 04/30/2021	Standard monthly service fee \$10.00	You paid \$0.00
How to avoid the monthly service fee	Minimum required	This fee period
Have any ONE of the following account requirements		
· Minimum daily balance	\$500.00	\$1,593.91 <input checked="" type="checkbox"/>
· Total amount of qualifying direct deposits	\$500.00	\$0.00 <input type="checkbox"/>
· Age of primary account owner	17 - 24	<input type="checkbox"/>
· The fee is waived when the account is linked to a Wells Fargo Campus ATM or Campus Debit Card		

RC/RC

 **IMPORTANT ACCOUNT INFORMATION**

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- Visiting a branch

Wells Fargo Everyday Checking

March 31, 2021 ■ Page 1 of 3



A3

RUSSELL SUPERANNUATION TRUST
CHRISTOPHER A RUSSELL TTE
PO BOX 100
MAMMOTH LAKES CA 93546-0100

Questions?

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We accept all relay calls, including 711

1-800-TO-WELLS (1-800-869-3557)

En español: 1-877-727-2932

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Portland, OR 97228-6995

You and Wells Fargo

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Account options

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Online Banking	<input checked="" type="checkbox"/>	Direct Deposit	<input type="checkbox"/>
Online Bill Pay	<input checked="" type="checkbox"/>	Auto Transfer/Payment	<input type="checkbox"/>
Online Statements	<input checked="" type="checkbox"/>	Overdraft Protection	<input type="checkbox"/>
Mobile Banking	<input checked="" type="checkbox"/>	Debit Card	<input type="checkbox"/>
My Spending Report	<input checked="" type="checkbox"/>	Overdraft Service	<input type="checkbox"/>



IMPORTANT ACCOUNT INFORMATION

The following dedicated text telephone/telecommunication device for the deaf (TTY/TDD) lines are being retired on March 5, 2021: 800-877-4833, 800-419-2265 and 800-600-4833. We accept relay-assisted calls, including calls from the 711 service, when customers call any Wells Fargo customer service toll-free phone number. Wells Fargo will continue to provide excellent service to our deaf or hard of hearing customers and customers with speech disorders.

Statement period activity summary

Beginning balance on 3/1	\$1,643.91
Deposits/Additions	1,000.00
Withdrawals/Subtractions	- 1,050.00
Ending balance on 3/31	\$1,593.91

Account number: **1483851166**

**RUSSELL SUPERANNUATION TRUST
CHRISTOPHER A RUSSELL TTE**

California account terms and conditions apply

For Direct Deposit use

Routing Number (RTN): 121042882



Overdraft Protection

This account is not currently covered by Overdraft Protection. If you would like more information regarding Overdraft Protection and eligibility requirements please call the number listed on your statement or visit your Wells Fargo branch.

Transaction history

Date	Check Number	Description	Deposits/ Additions	Withdrawals/ Subtractions	Ending daily balance
3/19		Online Transfer From Roache H Ref #1b0B3Nt59M Checking Rent	1,000.00		2,643.91
3/23		Bill Pay Labri Homeowners Association Mobile No Account Number on 03-23		1,050.00	1,593.91
Ending balance on 3/31					1,593.91
Totals			\$1,000.00	\$1,050.00	

The Ending Daily Balance does not reflect any pending withdrawals or holds on deposited funds that may have been outstanding on your account when your transactions posted. If you had insufficient available funds when a transaction posted, fees may have been assessed.

Monthly service fee summary

For a complete list of fees and detailed account information, see the disclosures applicable to your account or talk to a banker. Go to wellsfargo.com/feefaq for a link to these documents, and answers to common monthly service fee questions.

Fee period 03/01/2021 - 03/31/2021	Standard monthly service fee \$10.00	You paid \$0.00
How to avoid the monthly service fee	Minimum required	This fee period
Have any ONE of the following account requirements		
· Minimum daily balance	\$500.00	\$1,593.91 <input checked="" type="checkbox"/>
· Total amount of qualifying direct deposits	\$500.00	\$0.00 <input type="checkbox"/>
· Age of primary account owner	17 - 24	<input type="checkbox"/>
· The fee is waived when the account is linked to a Wells Fargo Campus ATM or Campus Debit Card		

RC/RC

 **IMPORTANT ACCOUNT INFORMATION**

Effective on or after April 1, 2021, the ATM Access Code feature will no longer be available to access your accounts at Wells Fargo ATMs. You may continue to access Wells Fargo ATMs using your Wells Fargo Debit, ATM or EasyPay Card, or with a Wells Fargo-supported digital wallet on your mobile device. For more information about adding your card to a digital wallet, please visit wellsfargo.com/mobile/payments. Availability may be affected by your mobile carrier's coverage area. Your mobile carrier's message and data rates may apply. Some ATMs within secure locations may require a physical card for entry. Note: After the ATM Access Code feature for accessing Wells Fargo accounts is discontinued, the "Use an Access Code" button may continue to be displayed on Wells Fargo ATMs to support other services.

Can we reach you when it's really important?

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- Signing on to wellsfargo.com or the Wells Fargo Mobile® app and navigating to the Update Contact Information page via My Profile
- Contacting the phone number at the top of your statement
- Visiting a branch

Wells Fargo Everyday Checking

February 28, 2021 ■ Page 1 of 3



A3

RUSSELL SUPERANNUATION TRUST
CHRISTOPHER A RUSSELL TTE
PO BOX 100
MAMMOTH LAKES CA 93546-0100

Questions?

Available by phone 24 hours a day, 7 days a week:
We accept all relay calls, including 711

1-800-TO-WELLS (1-800-869-3557)

En español: 1-877-727-2932

Online: [wellsfargo.com](https://www.wellsfargo.com)

Write: Wells Fargo Bank, N.A. (114)
P.O. Box 6995
Portland, OR 97228-6995

You and Wells Fargo

Thank you for being a loyal Wells Fargo customer. We value your trust in our company and look forward to continuing to serve you with your financial needs.

Account options

A check mark in the box indicates you have these convenient services with your account(s). Go to [wellsfargo.com](https://www.wellsfargo.com) or call the number above if you have questions or if you would like to add new services.

Online Banking	<input checked="" type="checkbox"/>	Direct Deposit	<input type="checkbox"/>
Online Bill Pay	<input checked="" type="checkbox"/>	Auto Transfer/Payment	<input type="checkbox"/>
Online Statements	<input checked="" type="checkbox"/>	Overdraft Protection	<input type="checkbox"/>
Mobile Banking	<input checked="" type="checkbox"/>	Debit Card	<input type="checkbox"/>
My Spending Report	<input checked="" type="checkbox"/>	Overdraft Service	<input type="checkbox"/>

Statement period activity summary

Beginning balance on 2/1	\$1,643.91
Deposits/Additions	0.00
Withdrawals/Subtractions	- 0.00
Ending balance on 2/28	\$1,643.91

Account number: **1483851166**

**RUSSELL SUPERANNUATION TRUST
CHRISTOPHER A RUSSELL TTE**

California account terms and conditions apply

For Direct Deposit use
Routing Number (RTN): 121042882

Overdraft Protection

This account is not currently covered by Overdraft Protection. If you would like more information regarding Overdraft Protection and eligibility requirements please call the number listed on your statement or visit your Wells Fargo branch.

Monthly service fee summary

For a complete list of fees and detailed account information, see the disclosures applicable to your account or talk to a banker. Go to [wellsfargo.com/feefaq](https://www.wellsfargo.com/feefaq) for a link to these documents, and answers to common monthly service fee questions.

Fee period 02/01/2021 - 02/28/2021

Standard monthly service fee \$10.00

You paid \$0.00

Wells Fargo Everyday Checking

January 31, 2021 ■ Page 1 of 3



A3

RUSSELL SUPERANNUATION TRUST
CHRISTOPHER A RUSSELL TTE
PO BOX 100
MAMMOTH LAKES CA 93546-0100

Questions?

Available by phone 24 hours a day, 7 days a week:
Telecommunications Relay Services calls accepted

1-800-TO-WELLS (1-800-869-3557)

TTY: 1-800-877-4833

En español: 1-877-727-2932

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (114)
P.O. Box 6995
Portland, OR 97228-6995

You and Wells Fargo

Thank you for being a loyal Wells Fargo customer. We value your trust in our company and look forward to continuing to serve you with your financial needs.

Account options

A check mark in the box indicates you have these convenient services with your account(s). Go to wellsfargo.com or call the number above if you have questions or if you would like to add new services.

Online Banking	<input checked="" type="checkbox"/>	Direct Deposit	<input type="checkbox"/>
Online Bill Pay	<input checked="" type="checkbox"/>	Auto Transfer/Payment	<input type="checkbox"/>
Online Statements	<input checked="" type="checkbox"/>	Overdraft Protection	<input type="checkbox"/>
Mobile Banking	<input checked="" type="checkbox"/>	Debit Card	<input type="checkbox"/>
My Spending Report	<input checked="" type="checkbox"/>	Overdraft Service	<input type="checkbox"/>

Statement period activity summary

Beginning balance on 1/1	\$1,643.91
Deposits/Additions	0.00
Withdrawals/Subtractions	- 0.00
Ending balance on 1/31	\$1,643.91

Account number: **1483851166**

**RUSSELL SUPERANNUATION TRUST
CHRISTOPHER A RUSSELL TTE**

California account terms and conditions apply

For Direct Deposit use
Routing Number (RTN): 121042882

Overdraft Protection

This account is not currently covered by Overdraft Protection. If you would like more information regarding Overdraft Protection and eligibility requirements please call the number listed on your statement or visit your Wells Fargo branch.

Monthly service fee summary

For a complete list of fees and detailed account information, see the disclosures applicable to your account or talk to a banker. Go to wellsfargo.com/feefaq for a link to these documents, and answers to common monthly service fee questions.

Fee period 01/01/2021 - 01/31/2021

Standard monthly service fee \$10.00

You paid \$0.00

Wells Fargo Everyday Checking

December 31, 2020 ■ Page 1 of 3



A3

RUSSELL SUPERANNUATION TRUST
CHRISTOPHER A RUSSELL TTE
PO BOX 100
MAMMOTH LAKES CA 93546-0100

Questions?

Available by phone 24 hours a day, 7 days a week:

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Portland, OR 97228-6995

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Account options

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- | | | | |
|--------------------|-------------------------------------|-----------------------|--------------------------|
| Online Banking | <input checked="" type="checkbox"/> | Direct Deposit | <input type="checkbox"/> |
| Online Bill Pay | <input checked="" type="checkbox"/> | Auto Transfer/Payment | <input type="checkbox"/> |
| Online Statements | <input checked="" type="checkbox"/> | Overdraft Protection | <input type="checkbox"/> |
| Mobile Banking | <input checked="" type="checkbox"/> | Debit Card | <input type="checkbox"/> |
| My Spending Report | <input checked="" type="checkbox"/> | Overdraft Service | <input type="checkbox"/> |

Statement period activity summary

Beginning balance on 12/1	\$1,693.91
Deposits/Additions	1,000.00
Withdrawals/Subtractions	- 1,050.00
Ending balance on 12/31	\$1,643.91

Account number: **1483851166**

RUSSELL SUPERANNUATION TRUST

CHRISTOPHER A RUSSELL TTE

California account terms and conditions apply

For Direct Deposit use

Routing Number (RTN): 121042882

Overdraft Protection

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Transaction history

<i>Date</i>	<i>Check Number</i>	<i>Description</i>	<i>Deposits/ Additions</i>	<i>Withdrawals/ Subtractions</i>	<i>Ending daily balance</i>
12/18		Online Transfer From Roache H Ref #1b09Gjfmkl Checking Rent December	1,000.00		2,693.91
12/21		Bill Pay Labri Homeowners Association Mobile No Account Number on 12-21		1,050.00	1,643.91
Ending balance on 12/31					1,643.91
Totals			\$1,000.00	\$1,050.00	

The Ending Daily Balance does not reflect any pending withdrawals or holds on deposited funds that may have been outstanding on your account when your transactions posted. If you had insufficient available funds when a transaction posted, fees may have been assessed.

Monthly service fee summary

For a complete list of fees and detailed account information, see the disclosures applicable to your account or talk to a banker. Go to wellsfargo.com/feefaq for a link to these documents, and answers to common monthly service fee questions.

Fee period 12/01/2020 - 12/31/2020	Standard monthly service fee \$10.00	You paid \$0.00
How to avoid the monthly service fee	Minimum required	This fee period
Have any ONE of the following account requirements		
· Minimum daily balance	\$500.00	\$1,643.91 <input checked="" type="checkbox"/>
· Total amount of qualifying direct deposits	\$500.00	\$0.00 <input type="checkbox"/>
· Age of primary account owner	17 - 24	<input type="checkbox"/>
· The fee is waived when the account is linked to a Wells Fargo Campus ATM or Campus Debit Card		

RC/RC

Wells Fargo Everyday Checking

November 30, 2020 ■ Page 1 of 3



A3

RUSSELL SUPERANNUATION TRUST
CHRISTOPHER A RUSSELL TTE
PO BOX 100
MAMMOTH LAKES CA 93546-0100

Questions?

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Telecommunications Relay Services calls accepted

1-800-TO-WELLS (1-800-869-3557)

TTY: 1-800-877-4833

En español: 1-877-727-2932

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Portland, OR 97228-6995

You and Wells Fargo

Thank you for being a loyal Wells Fargo customer. We value your trust in our company and look forward to continuing to serve you with your financial needs.

Account options

A check mark in the box indicates you have these convenient services with your account(s). Go to wellsfargo.com or call the number above if you have questions or if you would like to add new services.

Online Banking	<input checked="" type="checkbox"/>	Direct Deposit	<input type="checkbox"/>
Online Bill Pay	<input checked="" type="checkbox"/>	Auto Transfer/Payment	<input type="checkbox"/>
Online Statements	<input checked="" type="checkbox"/>	Overdraft Protection	<input type="checkbox"/>
Mobile Banking	<input checked="" type="checkbox"/>	Debit Card	<input type="checkbox"/>
My Spending Report	<input checked="" type="checkbox"/>	Overdraft Service	<input type="checkbox"/>

Statement period activity summary

Beginning balance on 11/1	\$1,999.49
Deposits/Additions	1,000.00
Withdrawals/Subtractions	- 1,305.58
Ending balance on 11/30	\$1,693.91

Account number: **1483851166**

**RUSSELL SUPERANNUATION TRUST
CHRISTOPHER A RUSSELL TTE**

California account terms and conditions apply

For Direct Deposit use

Routing Number (RTN): 121042882

Overdraft Protection

This account is not currently covered by Overdraft Protection. If you would like more information regarding Overdraft Protection and eligibility requirements please call the number listed on your statement or visit your Wells Fargo branch.



Transaction history

Date	Check Number	Description	Deposits/ Additions	Withdrawals/ Subtractions	Ending daily balance
11/2		Online Transfer From Roache H Ref #1b095Mjm48 Checking Rent November	1,000.00		2,999.49
11/3		County of Mono County of 110220 Russell Super Trust		1,305.58	1,693.91
Ending balance on 11/30					1,693.91
Totals			\$1,000.00	\$1,305.58	

The Ending Daily Balance does not reflect any pending withdrawals or holds on deposited funds that may have been outstanding on your account when your transactions posted. If you had insufficient available funds when a transaction posted, fees may have been assessed.

Monthly service fee summary

For a complete list of fees and detailed account information, see the disclosures applicable to your account or talk to a banker. Go to wellsfargo.com/feefaq for a link to these documents, and answers to common monthly service fee questions.

Fee period 11/01/2020 - 11/30/2020	Standard monthly service fee \$10.00	You paid \$0.00
How to avoid the monthly service fee	Minimum required	This fee period
Have any ONE of the following account requirements		
· Minimum daily balance	\$500.00	\$1,693.91 <input checked="" type="checkbox"/>
· Total amount of qualifying direct deposits	\$500.00	\$0.00 <input type="checkbox"/>
· Age of primary account owner	17 - 24	<input type="checkbox"/>
· The fee is waived when the account is linked to a Wells Fargo Campus ATM or Campus Debit Card		

RC/RC

 **IMPORTANT ACCOUNT INFORMATION**

Effective on or after November 30, 2020, (1) Wells Fargo branches will no longer be able to issue Wells Fargo Instant Issue Debit Cards and/or Business Instant Issue Debit Cards in certain circumstances, and (2) Wells Fargo branches in the states of South Carolina and Washington will no longer be able to issue Wells Fargo Instant Issue Debit Cards, Wells Fargo Business Instant Issue Debit Cards, and/or EasyPay Instant Cards. If you need a replacement card, you may request one by signing on to Wells Fargo Online® or calling the number on your statement. Once requested, replacement cards typically arrive in 5 to 7 calendar days. If you previously added your current Wells Fargo Debit Card or EasyPay Card to your Wells Fargo-supported digital wallet, you may continue to make purchases and access Wells Fargo ATMs using your digital wallet while you wait for your replacement card to arrive. For more details on digital wallets, please visit wellsfargo.com/mobile/payments.

Wells Fargo Everyday Checking

October 31, 2020 ■ Page 1 of 4



A3

RUSSELL SUPERANNUATION TRUST
CHRISTOPHER A RUSSELL TTE
PO BOX 100
MAMMOTH LAKES CA 93546-0100

Questions?

Available by phone 24 hours a day, 7 days a week:
Telecommunications Relay Services calls accepted

1-800-TO-WELLS (1-800-869-3557)

TTY: 1-800-877-4833

En español: 1-877-727-2932

Online: wells Fargo.com

Write: Wells Fargo Bank, N.A. (114)
P.O. Box 6995
Portland, OR 97228-6995

You and Wells Fargo

Thank you for being a loyal Wells Fargo customer. We value your trust in our company and look forward to continuing to serve you with your financial needs.

Account options

A check mark in the box indicates you have these convenient services with your account(s). Go to wells Fargo.com or call the number above if you have questions or if you would like to add new services.

Online Banking	<input checked="" type="checkbox"/>	Direct Deposit	<input type="checkbox"/>
Online Bill Pay	<input checked="" type="checkbox"/>	Auto Transfer/Payment	<input type="checkbox"/>
Online Statements	<input checked="" type="checkbox"/>	Overdraft Protection	<input type="checkbox"/>
Mobile Banking	<input checked="" type="checkbox"/>	Debit Card	<input type="checkbox"/>
My Spending Report	<input checked="" type="checkbox"/>	Overdraft Service	<input type="checkbox"/>



IMPORTANT ACCOUNT INFORMATION

Please review an important message about changes we are making to your Everyday Checking account below your transaction detail.

Statement period activity summary

Beginning balance on 10/1	\$2,049.49
Deposits/Additions	1,000.00
Withdrawals/Subtractions	- 1,050.00
Ending balance on 10/31	\$1,999.49

Account number: **1483851166**

**RUSSELL SUPERANNUATION TRUST
CHRISTOPHER A RUSSELL TTE**

California account terms and conditions apply

For Direct Deposit use

Routing Number (RTN): 121042882

Overdraft Protection

This account is not currently covered by Overdraft Protection. If you would like more information regarding Overdraft Protection and eligibility requirements please call the number listed on your statement or visit your Wells Fargo branch.



Transaction history

Date	Check Number	Description	Deposits/ Additions	Withdrawals/ Subtractions	Ending daily balance
10/22		Online Transfer From Roache H Ref #1b093Qvttk Checking Rent October	1,000.00		3,049.49
10/23		Bill Pay Labri Homeowners Association Mobile No Account Number on 10-23		1,050.00	1,999.49
Ending balance on 10/31					1,999.49
Totals			\$1,000.00	\$1,050.00	

The Ending Daily Balance does not reflect any pending withdrawals or holds on deposited funds that may have been outstanding on your account when your transactions posted. If you had insufficient available funds when a transaction posted, fees may have been assessed.

Monthly service fee summary

For a complete list of fees and detailed account information, see the disclosures applicable to your account or talk to a banker. Go to wellsfargo.com/feefaq for a link to these documents, and answers to common monthly service fee questions.

Fee period 10/01/2020 - 10/31/2020	Standard monthly service fee \$10.00	You paid \$0.00
How to avoid the monthly service fee	Minimum required	This fee period
Have any ONE of the following account requirements		
- Minimum daily balance	\$1,500.00	\$1,999.49 <input checked="" type="checkbox"/>
- Total amount of qualifying direct deposits	\$500.00	\$0.00 <input type="checkbox"/>
- Total number of posted debit card purchases or posted debit card payments of bills in any combination	10	0 <input type="checkbox"/>
- Age of primary account owner	17 - 24	<input type="checkbox"/>
- The fee is waived when the account is linked to a Wells Fargo Campus ATM or Campus Debit Card		

The Monthly service fee summary fee period ending date shown above includes a Saturday, Sunday, or holiday which are non-business days. Transactions occurring after the last business day of the month will be included in your next fee period.
RC/RC

IMPORTANT ACCOUNT INFORMATION:

Your options to avoid the Everyday Checking account monthly service fee are changing.

Effective with the fee period beginning after October 8, 2020, the option to avoid the \$10 monthly service fee with 10 or more posted debit card transactions will no longer be available, and the minimum daily balance option will be lowered to \$500. Once these changes are effective, the monthly service fee can be avoided with ONE of the following options each fee period:

- Maintain a \$500 minimum daily balance
- \$500 or more in total qualifying direct deposits*
- Linked to a Wells Fargo Campus ATM or Campus Debit Card**
- Primary account owner is 17 through 24 years old****

If you do not meet one of the options above each fee period, the monthly service fee will be charged for fee periods ending on or after November 9, 2020.

Fee Period:

The fee period is the period used to calculate the monthly service fee. Your statement includes a monthly service fee summary with the dates of your fee period. The monthly service fee summary is also available through Wells Fargo Online® or Wells Fargo Mobile®.

What remains the same:

- You can continue to use your debit card.

Wells Fargo Everyday Checking

September 30, 2020 ■ Page 1 of 4



A3

RUSSELL SUPERANNUATION TRUST
CHRISTOPHER A RUSSELL TTE
PO BOX 100
MAMMOTH LAKES CA 93546-0100

Questions?

Available by phone 24 hours a day, 7 days a week:
Telecommunications Relay Services calls accepted

1-800-TO-WELLS (1-800-869-3557)

TTY: 1-800-877-4833

En español: 1-877-727-2932

Online: wells Fargo.com

Write: Wells Fargo Bank, N.A. (114)
P.O. Box 6995
Portland, OR 97228-6995

You and Wells Fargo

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Account options

A check mark in the box indicates you have these convenient services with your account(s). Go to wells Fargo.com or call the number above if you have questions or if you would like to add new services.

Online Banking	<input checked="" type="checkbox"/>	Direct Deposit	<input type="checkbox"/>
Online Bill Pay	<input checked="" type="checkbox"/>	Auto Transfer/Payment	<input type="checkbox"/>
Online Statements	<input checked="" type="checkbox"/>	Overdraft Protection	<input type="checkbox"/>
Mobile Banking	<input checked="" type="checkbox"/>	Debit Card	<input type="checkbox"/>
My Spending Report	<input checked="" type="checkbox"/>	Overdraft Service	<input type="checkbox"/>



IMPORTANT ACCOUNT INFORMATION

Please review an important message about changes we are making to your Everyday Checking account below your transaction detail.

Statement period activity summary

Beginning balance on 9/1	\$2,049.49
Deposits/Additions	0.00
Withdrawals/Subtractions	- 0.00
Ending balance on 9/30	\$2,049.49

Account number: 1483851166

**RUSSELL SUPERANNUATION TRUST
CHRISTOPHER A RUSSELL TTE**

California account terms and conditions apply

For Direct Deposit use
Routing Number (RTN): 121042882

Overdraft Protection

This account is not currently covered by Overdraft Protection. If you would like more information regarding Overdraft Protection and eligibility requirements please call the number listed on your statement or visit your Wells Fargo branch.

Wells Fargo Everyday Checking

August 31, 2020 ■ Page 1 of 4



A3

RUSSELL SUPERANNUATION TRUST
CHRISTOPHER A RUSSELL TTE
PO BOX 100
MAMMOTH LAKES CA 93546-0100

Questions?

Available by phone 24 hours a day, 7 days a week:
Telecommunications Relay Services calls accepted

1-800-TO-WELLS (1-800-869-3557)

TTY: 1-800-877-4833

En español: 1-877-727-2932

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (114)
P.O. Box 6995
Portland, OR 97228-6995

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Account options

A check mark in the box indicates you have these convenient services with your account(s). Go to wellsfargo.com or call the number above if you have questions or if you would like to add new services.

Online Banking	<input checked="" type="checkbox"/>	Direct Deposit	<input type="checkbox"/>
Online Bill Pay	<input checked="" type="checkbox"/>	Auto Transfer/Payment	<input type="checkbox"/>
Online Statements	<input checked="" type="checkbox"/>	Overdraft Protection	<input type="checkbox"/>
Mobile Banking	<input checked="" type="checkbox"/>	Debit Card	<input type="checkbox"/>
My Spending Report	<input checked="" type="checkbox"/>	Overdraft Service	<input type="checkbox"/>



IMPORTANT ACCOUNT INFORMATION

Please review an important message about changes we are making to your Everyday Checking account below your transaction detail.

Statement period activity summary

Beginning balance on 8/1	\$2,049.49
Deposits/Additions	0.00
Withdrawals/Subtractions	- 0.00
Ending balance on 8/31	\$2,049.49

Account number: **1483851166**

**RUSSELL SUPERANNUATION TRUST
CHRISTOPHER A RUSSELL TTE**

California account terms and conditions apply

For Direct Deposit use

Routing Number (RTN): 121042882

Overdraft Protection

This account is not currently covered by Overdraft Protection. If you would like more information regarding Overdraft Protection and eligibility requirements please call the number listed on your statement or visit your Wells Fargo branch.



Transaction history

<i>Date</i>	<i>Check Number</i>	<i>Description</i>	<i>Deposits/ Additions</i>	<i>Withdrawals/ Subtractions</i>	<i>Ending daily balance</i>
7/6		Online Transfer From Roache H Ref #1b08Fh742J Checking Rent July	1,000.00		
7/6		Online Transfer Ref #1b08Fh77BT to VISA Signature Card Businss PO Box Renewal		111.00	2,059.49
7/31		Monthly Service Fee		10.00	2,049.49
Ending balance on 7/31					2,049.49
Totals			\$1,000.00	\$121.00	

The Ending Daily Balance does not reflect any pending withdrawals or holds on deposited funds that may have been outstanding on your account when your transactions posted. If you had insufficient available funds when a transaction posted, fees may have been assessed.

Monthly service fee summary

For a complete list of fees and detailed account information, see the Wells Fargo Account Fee and Information Schedule and Account Agreement applicable to your account (EasyPay Card Terms and Conditions for prepaid cards) or talk to a banker. Go to wellsfargo.com/feefaq for a link to these documents, and answers to common monthly service fee questions.

Fee period 07/01/2020 - 07/31/2020	Standard monthly service fee \$10.00	You paid \$10.00
How to avoid the monthly service fee	Minimum required	This fee period
Have any ONE of the following account requirements		
· Minimum daily balance	\$1,500.00	\$1,170.49 <input type="checkbox"/>
· Total amount of qualifying direct deposits	\$500.00	\$0.00 <input type="checkbox"/>
· Total number of posted debit card purchases or posted debit card payments of bills in any combination	10	0 <input type="checkbox"/>
· The fee is waived when the account is linked to a Wells Fargo Campus ATM or Campus Debit Card		

Monthly service fee discount(s) (applied when box is checked)

Age of primary account owner is 17 - 24 (\$10.00 discount)

RC/RC



Transaction history

Date	Check Number	Description	Deposits/ Additions	Withdrawals/ Subtractions	Ending daily balance
6/30		Monthly Service Fee		10.00	1,170.49
Ending balance on 6/30					USD 1,170.49
Totals			\$0.00	\$10.00	

The Ending Daily Balance does not reflect any pending withdrawals or holds on deposited funds that may have been outstanding on your account when your transactions posted. If you had insufficient available funds when a transaction posted, fees may have been assessed.

$\$1,170.49 \times \$1.457089 = \$1,705.51 \text{ AUD}$

Monthly service fee summary

For a complete list of fees and detailed account information, see the Wells Fargo Account Fee and Information Schedule and Account Agreement applicable to your account (EasyPay Card Terms and Conditions for prepaid cards) or talk to a banker. Go to wellsfargo.com/feefaq for a link to these documents, and answers to common monthly service fee questions.

Fee period 06/01/2020 - 06/30/2020	Standard monthly service fee \$10.00	You paid \$10.00
How to avoid the monthly service fee	Minimum required	This fee period
Have any ONE of the following account requirements		
· Minimum daily balance	\$1,500.00	\$1,180.49 <input type="checkbox"/>
· Total amount of qualifying direct deposits	\$500.00	\$0.00 <input type="checkbox"/>
· Total number of posted debit card purchases or posted debit card payments of bills in any combination	10	0 <input type="checkbox"/>
· The fee is waived when the account is linked to a Wells Fargo Campus ATM or Campus Debit Card		

Monthly service fee discount(s) (applied when box is checked)

Age of primary account owner is 17 - 24 (\$10.00 discount)

 **IMPORTANT ACCOUNT INFORMATION**

We're updating our Online Access Agreement effective September 30, 2020. To see what is changing, please visit wellsfargo.com/online-banking/updates.

Effective June 20, 2020, we are updating the Funds Availability Policy in our Deposit Account Agreement as follows:

In the "Longer delays may apply" section, when a longer delay applies, we are making the following changes:

- The amount of your deposit that may be available on the first business day after the day of your deposit is increasing from \$200 to \$225.
- We are changing the check deposit amount exception that may lead to a delay of generally no more than seven business days from "You deposit checks totaling more than \$5,000 on any one day" to "You deposit checks totaling more than \$5,525 on any one day."

In the "Special rules for new accounts" section, setting forth special rules that apply during the first 30 days your account is open, we are updating the amounts in the two bullets in the second paragraph from \$5,000 to \$5,525 and from \$200 to \$225 as follows:

- The first \$5,525 of a day's total deposits of cashier's, certified, teller's, traveler's, and federal, state, and local government checks and U.S. Postal Service money orders made payable to you will be available on the first business day after the day of your deposit.



Australian Government
Australian Taxation Office

Agent INITIATIVE ACCOUNTING PTY LTD
Client THE TRUSTEE FOR RUSSELL
SUPERANNUATION FUND
ABN 36 733 474 178
TFN 882 602 186

Income tax 551

Date generated	14/06/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

6 results found - from **14 June 2020** to **14 June 2022** sorted by **processed date** ordered **oldest to newest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
3 Sep 2020	31 Jul 2020	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 18 to 30 Jun 19		\$807.00	\$807.00 CR
3 Sep 2020	8 Sep 2020	EFT refund for Income Tax for the period from 01 Jul 18 to 30 Jun 19	\$807.00		\$0.00
24 Aug 2021	30 Jul 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$363.40		\$363.40 DR
1 Sep 2021	1 Sep 2021	General interest charge			\$363.40 DR
14 Sep 2021	13 Sep 2021	Payment received		\$363.40	\$0.00
14 Sep 2021	14 Sep 2021	General interest charge			\$0.00

2020 tax liability = \$363.40
Less super levy - \$259
Total 2020 tax = \$104.40 ✓



Australian Government
Australian Taxation Office

Agent INITIATIVE ACCOUNTING PTY LTD
Client THE TRUSTEE FOR RUSSELL
SUPERANNUATION FUND
ABN 36 733 474 178
TFN 882 602 186

Activity statement 001

Date generated	14/06/2022
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

6 results found - from **14 June 2020** to **14 June 2022** sorted by **processed date** ordered **oldest to newest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
13 Dec 2020	28 Oct 2020	Original Activity Statement for the period ending 30 Sep 20 - PAYG Instalments	\$242.00		\$242.00 DR
4 Jan 2021	4 Jan 2021	General interest charge			\$242.00 DR
15 Jan 2021	2 Mar 2021	Original Activity Statement for the period ending 31 Dec 20		\$0.00	\$242.00 DR
15 Jan 2021	2 Mar 2021	Client initiated amended Activity Statement for the period ending 31 Dec 20 - PAYG Instalments		\$242.00	\$0.00
2 May 2021	28 Apr 2021	Original Activity Statement for the period ending 31 Mar 21		\$0.00	\$0.00
1 Aug 2021	28 Jul 2021	Original Activity Statement for the period ending 30 Jun 21		\$0.00	\$0.00