

Income & Expenditure Summary

Mr Momcilo ROMIC
PO BOX 85W
Fairfield West NSW 2165

From Transaction: 1/07/2020
To Transaction: 30/06/2021

Momcilo ROMIC, Mirjana ROMIC, Suzanna ROMIC (ID: 712)

	Debit	Credit	Total
Opening Balance			\$0.00
Owner Contributions			\$0.00

Residential Properties

10/77-81 Saddington Street, St Marys, NSW 2760

Property Income

Residential Rent	\$0.00	\$13,000.00	\$13,000.00
	\$0.00	\$13,000.00	\$13,000.00
			(GST Total: \$0.00)

Property Expenses

Lease Renewal	\$30.00	\$0.00	\$30.00
+ GST	\$3.00	\$0.00	\$3.00
Management Fees	\$875.00	\$0.00	\$875.00
+ GST	\$87.50	\$0.00	\$87.50
Strata - Admin / Sinking Levies	\$100.00	\$0.00	\$100.00
	\$1,095.50	\$0.00	\$1,095.50
			(GST Total: \$90.50)

PROPERTY BALANCE: \$11,904.50

(GST Balance: -\$90.50)

Ownership Expenses & Payments

Owner Expenses

Postage	\$55.00	\$0.00	\$55.00
+ GST	\$5.50	\$0.00	\$5.50
	\$60.50	\$0.00	\$60.50
			(GST Total: \$5.50)

Report shows all transactions created with a received or payment date within the reporting period.



Income & Expenditure Summary

Owner Payments
Romic Superfund

\$11,344.00

\$11,344.00

CLOSING BALANCE: \$500.00

Report shows all transactions created with a received or payment date within the reporting period.



Notice of Levies Due in April 2021

HAWKESBURY CITY REALTY PTY LTD
Suite 1, 340 Windsor Street, Richmond, NSW 2753
Ph 02 4588 5555
Fax 02 4588 5625
www.hawkesburycityrealty.com.au
enquiries@hawkesburycityrealty.com.au
ABN 80 112 256 372

*paid by cheque no. 48
7.3.21*

Issued 25/02/2021 on behalf of:

Owners Corporation Strata Plan 20810
ABN 48707169612
77-81 Saddington Street
ST MARYS NSW 2760

Momcilo Romic, Mirjana Romic and Suzanna
P O Box 85W
FAIRFIELD WEST NSW 2165

for Lot 10 Unit
Momcilo Romic, Mirjana Romic, Suzanna Romic

Due date	Details	Amounts due (\$)		Total
		Admin Fund	Cap Wrks Fnd	
01/04/2021	Quarterly Admin Levy 1st April 2021 - 30th June 2021	664.85	0.00	664.85
	Total levies due in month	664.85	0.00	664.85

Total of this levy notice	664.85
Levies in arrears	8.75
Interest on levies in arrears*	0.22
Outstanding owner invoices	0.00
Subtotal of amount due	673.82
Prepaid	0.00
Total amount due	\$673.82
Payment due 01/04/2021	

* Interest calculated to 1/04/2021

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 10%.

Cheques should be made payable to 'Owners Corporation Strata Plan 20810'

No penalties such as interest will apply for payment made within 1 month of the issue date.

Levies via Email - You are now able to receive your levies via email, simply forward your request to strata@hawkesburycityrealty.com.au - Please provide your Name, Strata Plan No. and the email address which you would like to receive your levies



Notice of Levies Due in January 2021

HAWKESBURY CITY REALTY PTY LTD
Suite 1, 340 Windsor Street, Richmond, NSW 2753
Ph 02 4588 5555
Fax 02 4588 5625
www.hawkesburycityrealty.com.au
enquiries@hawkesburycityrealty.com.au
ABN 80 112 256 372

Issued 12/02/2021 on behalf of:

*paid by
cheque no. 48.
7.3.21*

Momcilo Romic, Mirjana Romic and Suzanna
P O Box 85W
FAIRFIELD WEST NSW 2165

Owners Corporation Strata Plan 20810
ABN 48707169612
77-81 Saddington Street
ST MARYS NSW 2760

for Lot 10 Unit
Momcilo Romic, Mirjana Romic, Suzanna Romic

Due date	Details	Amounts due (\$)		Total
		Admin Fund	Cap Wrks Fnd	
01/01/2021	Quarterly Admin Levy 1st January 2021 - 31st March 2021	664.85	0.00	664.85
	Total levies due in month	664.85	0.00	664.85

Total of this levy notice	664.85
Levies in arrears	0.00
Interest on levies in arrears	0.00
Outstanding owner invoices	0.00
Subtotal of amount due	664.85
Prepaid	656.10
Total amount due	\$8.75

Payment due 01/01/2021

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 10%.

Cheques should be made payable to 'Owners Corporation Strata Plan 20810'

These levies have been issued in accordance with the recent Annual General Meeting. No penalties such as interest will apply for payment made within 1 month of the issue date. **Levies via Email** - You are now able to receive your levies via email, simply forward your request to strata@hawkesburycityrealty.com.au - Please provide your Name, Strata Plan No. and the email address which you would like to receive your levies.

Total Budget Administrative Fund \$ 56,500.00 per annum
Capital Works Fund \$ 0.00 per annum

b. Resolved that the Levies be determined for the period 1/01/2021 to 31/12/2021 in accordance with the accepted budget. The levies will be payable by equal quarterly instalments, the first such instalment to be due and payable on the first day of the said period and notices be served pursuant to Sec. 78(1) of the Act.

c. Resolved that both contribution be paid in equal quarterly instalments, the first such instalment being due on the first days of 1/01/2021, 1/04/2021, 1/07/2021, 1/10/2021.

ADMINISTRATIVE FUND:	\$664.85 per lot per quarter
CAPITAL WORKS FUND:	\$ 0.00 per lot per quarter
TOTAL:	\$664.85 per lot per quarter

6 CAPITAL WORKS FUND PLAN

Resolved that a consultant be appointed to prepare a 10 year Capital Works Fund Forecast and to be reviewed every 5 years.

Payment of your bill is now overdue

Total amount due

\$147.31

Please pay

Immediately

Account number

4630 937

06726-

009



M ROMIC, M ROMIC & S ROMIC
PO BOX 85W
FAIRFIELD WEST NSW 2165

Account for residential property

U 10/77 Saddington St St Marys

Other charges and credits

\$

Amount overdue

147.31

Total amount due

\$147.31

Payment overdue - reminder notice

Your payment is now overdue. If you have paid your bill recently, or if you have an arrangement to pay this bill already, please disregard this notice.

If you are not able to pay your bill, please call **13 20 92**. We can talk to you about alternative payment options and arrangements.

Dispute Resolution:

If you are not happy with a decision made by Sydney Water, please call us on **13 20 92**. If you are still not satisfied, you may call the Energy and Water Ombudsman NSW (EWON) on 1800 246 545.

Paid cheque no. 47.

Continued over

Last bill	Payments	Balance	This bill	Total amount due
\$147.31	\$147.31	\$0.00	\$147.31	\$147.31

06536-23

009



M ROMIC, M ROMIC & S ROMIC
PO BOX 85W
FAIRFIELD WEST NSW 2165

Please pay by

30/10/20

Account number

4630 937

Account for strata unit

U 10/77 Saddington St St Marys

Fixed charges - GST free	1 Oct 20 - 31 Dec 20	\$
Water service		10.06
Wastewater (sewerage) service		137.25
Total amount due		\$147.31

paid cheque no. 47.

Continued over

TAX INVOICE

Date of issue 9 October 2020



Notice of Levies Due in October 2020

HAWKESBURY CITY REALTY PTY LTD
Suite 1, 340 Windsor Street, Richmond, NSW 2753
Ph 02 4588 5555
Fax 02 4588 5525
www.hawkesburycityrealty.com.au
enquiries@hawkesburycityrealty.com.au
ABN: 80 112 256 372

Issued 01/09/2020 on behalf of:

Owners Corporation Strata Plan 20810
ABN 48707169612
77-81 Saddington Street
ST MARYS NSW 2760

Momcilo Romic, Mirjana Romic and Suzanna
P O Box 85W
FAIRFIELD WEST NSW 2165

for Lot 10 Unit
Momcilo Romic, Mirjana Romic, Suzanna Romic

Due date	Details	Amounts due (\$)		Total
		Admin Fund	Cap Wks Fund	
01/10/2020	Quarterly Admin Levy	653.15	0.00	653.15
	Total levies due in month	653.15	0.00	653.15

Total of this levy notice 653.15
Levies in arrears 653.15
Interest on levies in arrears* 16.46
Outstanding owner invoices 0.00
Subtotal of amount due 1,322.76
Prepaid 0.00
Total amount due \$1,322.76
Payment due 01/10/2020

* Interest calculated to 1/10/2020

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 10%.
Cheques should be made payable to 'Owners Corporation Strata Plan 20810'

Paid 3-10-20

No. 46

cheque

No penalties such as interest will apply for payment made within 1 month of the issue date.

Levies via Email - You are now able to receive your levies via email, simply forward your request to strata@hawkesburycityrealty.com.au - Please provide your Name, Strata Plan No. and the email address which you would like to receive your levies.



Notice of Levies Due in July 2020

HAWKESBURY CITY REALTY PTY LTD
Suite 1, 340 Windsor Street, Richmond, NSW 2753
Ph 02 4588 5555
Fax 02 4588 5625
www.hawkesburycityrealty.com.au
enquiries@hawkesburycityrealty.com.au
ABN 90 112 256 372

Issued 02/06/2020 on behalf of:

Owners Corporation Strata Plan 20810
ABN 48707169612
77-81 Saddington Street
ST MARYS NSW 2760

Momcilo Romic, Mirjana Romic and Suzanna
P O Box 85W
FAIRFIELD WEST NSW 2165

for Lot 10 Unit
Momcilo Romic, Mirjana Romic, Suzanna Romic

Due date	Details	Amounts due (\$)		Total
		Admin Fund	Cap Wrks Fnd	
01/07/2020	Quarterly Admin Levy	653.15	0.00	653.15
	Total levies due in month	653.15	0.00	653.15

Total of this levy notice	653.15
Levies in arrears	0.00
Interest on levies in arrears	0.00
Outstanding owner invoices	0.00
Subtotal of amount due	653.15
Prepaid	0.00
Total amount due	\$653.15
Payment due 01/07/2020	

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 10%.
Cheques should be made payable to 'Owners Corporation Strata Plan 20810'

No penalties such as interest will apply for payment made within 1 month of the issue date.

Levies via Email - You are now able to receive your levies via email, simply forward your request to strata@hawkesburycityrealty.com.au - Please provide your Name, and if you would like to receive your levies

Paid 10.9.20.
Cheque No. 45

Continued over

PENRITH CITY COUNCIL

RATES AND CHARGES NOTICE

1/07/2020 to 30/06/2021

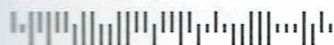
ABN: 43 794 422 563

Rate Enquiries: (02) 4732 7676

Other Enquiries: (02) 4732 7777

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

www.penrithcity.nsw.gov.au



10/10/17 - 1142 511798 009

M Romic & M Romic & S Romic
PO Box W85
FAIRFIELD WEST NSW 2165

PLEASE
NOTIFY
COUNCIL
IF THE
MAILING
ADDRESS IS
INCORRECT

Account Number

511798

Notice Number

95210881

Property Location and Description

10/77 Saddington Street ST MARYS NSW 2760

Lot 10 SP 20810

Issue Date

15/07/2020

Due Date

30/09/2020

CURRENT VALUATION: \$86,817

VALUATION DATE: 01/07/2019

* This new land valuation applies from 1 July 2020. See www.penrith.city/landvaluations for further information

Domestic Waste Collect and Return Service 1 @ \$469.00

Residential Rate 86,817 @ \$1,133.00 Min Levy

Stormwater Management Service - Residential Strata

Levied

469.00

1,133.00

12.50

*Paid by cheque -
no. 43.*

Overdue	1st Instalment	2nd Instalment	3rd Instalment	4th Instalment	Notice Total
\$0.00	30/09/2020 \$403.70	30/11/2020 \$403.60	28/02/2021 \$403.60	31/05/2021 \$403.60	\$1,614.50

* Please deduct any payments made since 15 JULY 2020

* If you are unable to pay by the due date, the message from Council is "please don't worry". While Council has legal obligations to levy and collect rates, Council can assist you if you have been adversely affected during the current COVID-19 crisis, by allowing interest free payment arrangements and extensions to suit your individual financial position. For assistance, please call us on 02 4732 7676 or email rateshelp@penrith.city

* Interest charges on overdue rates are 0% per annum until 31 December 2020 and 7% per annum from 1 January 2021.