

INTERIM REPORTS

for the financial year to 31/12/2014

Strata Plan 69259

Mondrian, 2-4 Powell Street, WATERLOO NSW 2017

Manager: Guy Beresford

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Statement of Financial Position

As at 31/12/2014

The Owners--Strata Plan 69259

Mondrian, 2-4 Powell Street, WATERLOO NSW 2017

	Current period	Previous quarter
Owners' funds		
Administrative Fund		
Operating Surplus/Deficit--Admin	42,103.67	10,210.31
Owners Equity--Admin	(22,897.28)	(22,897.28)
	19,206.39	(12,686.97)
Sinking Fund		
Operating Surplus/Deficit--Sinking	(76,054.00)	(26,347.93)
Owners Equity--Sinking	668,766.13	668,766.13
	592,712.13	642,418.20
Net owners' funds	\$611,918.52	\$629,731.23
Represented by:		
Assets		
Administrative Fund		
Cash at Bank--Admin	95,218.43	66,318.31
Receivable--Levies--Admin	5,262.63	908.47
Receivable--Other--Admin	0.00	(7,053.75)
Receivable--Owners--Admin	244.00	209.00
	100,725.06	60,382.03
Sinking Fund		
Cash at Bank--Sinking	142,795.79	33,475.72
Investment No. 2 a/c - Sinking	600.34	173,908.40
Investment No. 4 a/c - Sinking	0.00	45,232.68
Investments--Sinking	410,416.70	403,338.93
Receivable - ATO refund sinking	0.00	0.26
Receivable - GST Refund - Defects work	54,593.86	0.00
Receivable--Levies--Sinking	1,977.26	318.35
Receivable--Other--Sinking	0.00	7,053.49
	610,383.95	663,327.83
Unallocated Money	0.00	0.00
<i>Total assets</i>	711,109.01	723,709.86
Less liabilities		
Administrative Fund		
Creditor--GST--Admin	4,591.01	2,003.43
Deposits Received--Bond--Admin	6,000.00	4,000.00
Deposits Received--Keys--Admin	3,742.50	3,742.50
Prepaid Levies--Admin	67,185.16	63,323.07
	81,518.67	73,069.00
Sinking Fund		
Creditor--GST--Sinking	(7,575.21)	(2,886.15)
Prepaid Levies--Sinking	25,247.03	23,795.78

	Current period	Previous quarter
	17,671.82	20,909.63
Unallocated Money		
	0.00	0.00
<i>Total liabilities</i>	99,190.49	93,978.63
Net assets	\$611,918.52	\$629,731.23

**Statement of Financial Performance
for the financial year-to-date
01/07/2014 to 31/12/2014**

The Owners--Strata Plan 69259

Mondrian, 2-4 Powell Street, WATERLOO NSW 2017

Administrative Fund

	Current period	Annual budget	Previous year	
	01/07/2014-31/12/2014	01/07/2014-30/06/2015	01/07/2013-30/06/2014	
Revenue				
147500	Certificate of Currency Fees	27.27	80.00	131.81
142500	Interest on Arrears--Admin	444.37	1,500.00	2,107.19
142300	Interest--Bank	103.92	0.00	0.00
142800	Key Purchases	1,000.00	500.00	1,116.00
143000	Levies Due--Admin	214,173.50	438,000.00	399,999.89
145000	Recoveries	0.00	0.00	1,261.36
145005	Recoveries--Owners	0.00	0.00	875.43
145002	Recovery--Legal Fees	140.00	0.00	1,099.09
146500	Status Certificate Fees - s109 - s26	0.00	1,200.00	1,300.00
147000	Strata Roll Inspection Fees - s119	31.00	200.00	225.00
	<i>Total revenue</i>	<u>215,920.06</u>	<u>441,480.00</u>	<u>408,115.77</u>
Less expenses				
153808	Admin - Agent Disburst - Archiving	20.91	0.00	153.64
152900	Admin - tax agent exps	0.00	200.00	205.00
150200	Admin--Accounting / BAS	522.72	900.00	909.00
153800	Admin--Agent Disbursements	3,176.80	6,500.00	6,186.49
153806	Admin--Agent Disburst--Mobiles/Long distance calls	5.88	0.00	0.00
153803	Admin--Agent Disburst--Photocopying	6.24	0.00	0.00
150800	Admin--Auditors--Audit Services	1,600.00	1,300.00	1,300.00
151407	Admin--Bank Charges--With GST	24.55	65.00	67.28
153200	Admin--Charges for Debt Collection	24.93	0.00	0.00
151600	Admin--Consultants	7,332.50	5,000.00	9,686.36
153000	Admin--Key Deposit Refunds	0.00	200.00	55.00
153210	Admin--Legal fees	2,182.15	6,000.00	7,223.88
154100	Admin--Management Fees--Schedule B	745.14	7,000.00	6,600.44
154000	Admin--Management Fees--Standard	11,838.28	25,000.00	23,054.04
151610	Admin--Occ Health & Safety Report	0.00	1,500.00	0.00
154450	Admin--On Site Office expenses	1,781.25	2,500.00	2,384.14
154400	Admin--Other Expenses--Admin	193.67	0.00	0.00
156600	Admin--Subscriptions	1,894.00	3,000.00	2,978.17
157000	Admin--Telephone Charges	2,376.17	5,500.00	4,476.95
161500	Building Manager	45,500.00	78,000.00	71,118.51
159100	Insurance--Premiums	0.00	60,000.00	57,407.73
175001	Maint Bldg - Foxtel - Admin	1,800.00	1,500.00	1,500.00
171460	Maint Bldg - Oiling of Decks	0.00	0.00	10,030.00
163000	Maint Bldg--Cleaning	0.00	2,000.00	500.00
163002	Maint Bldg--Cleaning--Contracts	17,966.24	46,000.00	46,747.59

Administrative Fund

	Current period	Annual budget	Previous year
	01/07/2014-31/12/2014	01/07/2014-30/06/2015	01/07/2013-30/06/2014
163005 Maint Bldg--Cleaning--Windows/Glass	0.00	5,000.00	0.00
164600 Maint Bldg--Doors & Windows	970.00	0.00	3,161.82
164800 Maint Bldg--Electrical	0.00	0.00	335.00
170400 Maint Bldg--Electrical / Light Globes	781.50	500.00	425.50
165801 Maint Bldg--Fire Protection--Contract	8,615.00	10,500.00	6,107.50
165800 Maint Bldg--Fire Protection--Non Routine	0.00	0.00	17,304.10
166600 Maint Bldg--Garage Doors--Non Routine	305.00	0.00	0.00
167200 Maint Bldg--General Repairs	0.00	0.00	1,653.51
168600 Maint Bldg--Hire/Leasing of Equipment	261.82	0.00	0.00
170201 Maint Bldg--Lift--Maintenance Contract	10,101.06	20,000.00	19,813.62
170200 Maint Bldg--Lift--Non Routine	0.00	500.00	0.00
170203 Maint Bldg--Lift--Registration Fees	69.00	75.00	62.73
170600 Maint Bldg--Locks, Keys & Card Keys	1,027.36	3,000.00	3,930.27
172000 Maint Bldg--Pest/Vermin Control	640.00	1,250.00	1,192.73
172200 Maint Bldg--Plumbing	(135.00)	0.00	0.00
172400 Maint Bldg--Pumps - Routine	0.00	750.00	0.00
177400 Maint Grounds--Gardening Materials	657.27	1,500.00	1,539.24
178400 Maint Grounds--Lawns & Gardening	6,172.50	11,000.00	11,274.89
179200 Maint Grounds--Pool	1,021.00	8,500.00	8,584.00
153818 Reimbursable Insurance Certificate	27.27	0.00	27.27
156000 Reimbursable s109-s26	0.00	1,200.00	1,300.00
156400 Reimbursable s119	31.00	200.00	225.00
190200 Utility--Electricity	24,983.23	57,000.00	70,837.74
191200 Utility--Water & Sewerage	19,296.95	42,000.00	40,090.45
<i>Total expenses</i>	173,816.39	415,140.00	440,449.59
Surplus/Deficit	42,103.67	26,340.00	(32,333.82)
Opening balance	(22,897.28)	(22,897.28)	9,436.54
Closing balance	\$19,206.39	\$3,442.72	-\$22,897.28

Sinking Fund

	Current period	Annual budget	Previous year	
	01/07/2014-31/12/2014	01/07/2014-30/06/2015	01/07/2013-30/06/2014	
Revenue				
245000	Income Tax Refund - Sinking	2,525.20	0.00	2,018.80
242500	Interest on Arrears--Sinking	150.90	1,000.00	898.81
242600	Interest on Investments--Sinking	13,274.45	12,000.00	26,971.36
242300	Interest--Bank	135.95	400.00	502.39
243000	Levies Due--Sinking	77,889.78	162,000.00	149,564.23
	<i>Total revenue</i>	93,976.28	175,400.00	179,955.59
Less expenses				
255700	Admin--Sinking Fund Assessment	0.00	0.00	2,230.00
256310	Building Defects - Building Manager - Sinking	18,666.69	35,000.00	10,666.68
264720	Building Defects - Consultants - Sinking	0.00	8,000.00	3,647.50
264740	Building Defects - Fire Protection - Sinking	23,036.50	30,000.00	88,682.03
264730	Building Defects - Legal Fees - Sinking	10,932.09	8,000.00	21,546.45
264770	Building Defects - Roof - Sinking	0.00	5,000.00	0.00
264750	Building Defects - Waterproofing - Sinking	16,006.38	15,000.00	2,048.68
252800	Income Tax--Sinking	4,062.00	4,000.00	11,632.00
259100	Insurance Excess	0.00	2,000.00	500.00
261400	Maint Bldg - Building maintenance	861.50	0.00	1,799.22
268800	Maint Bldg - Hot Water Service	935.00	2,000.00	10,434.00
273400	Maint Bldg - Security - Equipment	2,377.50	10,000.00	9,760.00
260000	Maint Bldg--Airconditioning	7,800.00	0.00	0.00
264600	Maint Bldg--Doors & Windows	2,683.73	5,000.00	4,740.00
264800	Maint Bldg--Electrical	8,169.31	12,000.00	21,923.86
265800	Maint Bldg--Fire Protection	4,650.00	8,000.00	2,386.36
266600	Maint Bldg--Garage Doors	1,638.00	3,000.00	1,265.00
267500	Maint Bldg--Intercom	710.00	5,000.00	0.00
264700	Maint Bldg--Locks, Keys & Cards	370.99	0.00	0.00
271000	Maint Bldg--Mechanical Vent--Sinking	5,266.00	6,000.00	1,745.00
271600	Maint Bldg--Painting & Surface Finishes	1,621.00	4,000.00	1,000.00
272200	Maint Bldg--Plumbing & Drainage	14,306.00	10,000.00	15,838.71
272800	Maint Bldg--Roof	0.00	5,000.00	1,082.00
273100	Maint Bldg--Security upgrade	8,350.00	10,000.00	0.00
274800	Maint Bldg--Timber Flooring & Decking	0.00	10,000.00	0.00
270600	Maint Building - Locks & Keys	838.00	3,500.00	834.00
278200	Maint Grounds--Landscaping & Gardening	21,941.00	35,000.00	3,201.50
279200	Maint Grounds--Pool Renovation	21,016.09	10,000.00	0.00
264780	Major Electrical - Sinking	(6,412.50)	10,000.00	54,539.65
252900	Sinking - tax agent exps	205.00	0.00	0.00
	<i>Total expenses</i>	170,030.28	255,500.00	271,502.64
	Surplus/Deficit	(76,054.00)	(80,100.00)	(91,547.05)
	Opening balance	668,766.13	668,766.13	760,313.18
	Closing balance	\$592,712.13	\$588,666.13	\$668,766.13

Professional Strata Management Services



Aged Arrears List The Owners--Strata Plan 69259

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Lot	Unit	Name	Balance	Prepaid	Interest	Current	30+ days	60+ days	90+ days	120+ days	Last debt recovery
2	102	Christopher Paul Seisun & Clare Monica Sowden	1,110.05	0.00	0.01	1,100.87	0.00	0.00	9.17	0.00	21/11/2014
5	105	Karen Wratten	1,151.68	0.00	0.00	1,151.68	0.00	0.00	0.00	0.00	
8	108	Daniel McMillan & Ms SJ Lobb	2,362.22	0.00	31.04	1,151.68	25.00	0.00	1,151.68	2.82	21/11/2014
10	110	Graeme Reginald Lenagham	1,371.86	0.00	0.00	1,371.86	0.00	0.00	0.00	0.00	
11	111	Susan Marion McGrade	1,219.41	0.00	0.00	1,219.41	0.00	0.00	0.00	0.00	
13	113	Natalie-Jane Gazzo	1,151.68	0.00	0.00	1,151.68	0.00	0.00	0.00	0.00	
16	116	Nada Anna Lopes & Tony Lopes	1,185.55	0.00	0.00	1,185.55	0.00	0.00	0.00	0.00	
21	204	Joyce Moulieri	1,592.03	0.00	0.00	1,592.03	0.00	0.00	0.00	0.00	
22	205	Sue Jordan	948.62	0.00	0.00	948.45	0.00	0.00	0.17	0.00	
26	209	Cosimo Angrisano & Maria Angrisano	914.58	0.00	0.00	914.58	0.00	0.00	0.00	0.00	
28	211	Robert Enzo Rigutto	1,337.99	0.00	0.00	1,337.99	0.00	0.00	0.00	0.00	
30	213	Jesse Pittard and Martine Marian Zacka	1,185.55	0.00	0.00	1,185.55	0.00	0.00	0.00	0.00	
31	214	John Philip O'Connor	1,388.80	0.00	0.00	1,388.80	0.00	0.00	0.00	0.00	
34	217	Anthony Thomas Rowe & Glenn Meadley	1,321.05	0.00	0.00	1,321.05	0.00	0.00	0.00	0.00	
36	219	Vladislav Giliadov	2,063.48	0.00	24.92	931.51	25.00	0.00	928.05	154.00	21/11/2014
38	221	Benjamin Mark Prior & Katrina Eve Kelso	999.26	0.00	0.00	999.26	0.00	0.00	0.00	0.00	
39	222	Diego Mora & Roxy Smith	1,894.34	0.00	25.20	931.51	0.00	0.00	931.51	6.12	15/08/2014
40	223	Mark John Elliott Halsted	1,312.05	0.00	0.00	1,312.05	0.00	0.00	0.00	0.00	21/11/2014
41	224	Linsay Elizabeth Macdonald & Graham Edward Sturrock	892.03	0.00	0.00	892.03	0.00	0.00	0.00	0.00	
42	225	Thomas Campbell Foster	1,405.73	0.00	0.00	1,405.73	0.00	0.00	0.00	0.00	
44	227	Matthew Christopher Dunne	2,246.29	0.00	29.55	1,100.87	0.00	0.00	1,115.87	0.00	
45	301	Anna Mei Ling Wong & Anthony James Carter	1,151.68	0.00	0.00	1,151.68	0.00	0.00	0.00	0.00	
46	302	Dominik Bernd Maria Jasper	1,752.11	0.00	4.79	1,100.87	0.00	0.00	646.45	0.00	21/11/2014

Lot	Unit	Name	Balance	Prepaid	Interest	Current	30+ days	60+ days	90+ days	120+ days	Last debt recovery
47	303	Mr. Darrin Stubbing-Hill	1,106.47	0.00	0.03	1,100.87	0.00	0.00	5.57	0.00	21/11/2014
48	304	Dieter Krause	1,100.87	0.00	0.00	1,100.87	0.00	0.00	0.00	0.00	
49	305	Charles Allan Geddes	1,134.75	0.00	0.00	1,134.75	0.00	0.00	0.00	0.00	
53	309	Mr Oliver Frank & Mrs Mimi Pham Diessel	1,083.94	0.00	0.00	1,083.94	0.00	0.00	0.00	0.00	
54	310	Sarah-Luisa McAneney	1,083.94	0.00	0.00	1,083.94	0.00	0.00	0.00	0.00	
55	311	Richard Iam McIntyre	982.32	0.00	0.00	982.32	0.00	0.00	0.00	0.00	
56	312	Adam James Bentley & Amy Haddadi	1,287.18	0.00	0.00	1,287.18	0.00	0.00	0.00	0.00	
60	316	Stanislav Giliadov	931.51	0.00	0.00	931.51	0.00	0.00	0.00	0.00	
65	321	Mark William McLennan	948.45	0.00	0.00	948.45	0.00	0.00	0.00	0.00	
66	322	Dieter Krause	1,117.81	0.00	0.00	1,117.81	0.00	0.00	0.00	0.00	
69	325	Robert Samuel Hango-Zada	1,371.86	0.00	0.00	1,371.86	0.00	0.00	0.00	0.00	
70	326	Suzanne Mackay-Sim	859.06	0.00	0.00	859.06	0.00	0.00	0.00	0.00	
74	330	Fu Sam Vary Chan & Siu Fong Tam	1,287.18	0.00	0.00	1,287.18	0.00	0.00	0.00	0.00	
75	331	Karen Maree Hannan	502.46	0.00	0.00	502.46	0.00	0.00	0.00	0.00	
76	332	Kathleen Theresa Hill	1,185.55	0.00	0.00	1,185.55	0.00	0.00	0.00	0.00	
86	342	Bruno Ghignon & Angela Maria Ghignone	1,321.05	0.00	0.00	1,321.05	0.00	0.00	0.00	0.00	
90	346	Ron Wei Kang Voon	1,320.11	0.00	0.00	1,320.11	0.00	0.00	0.00	0.00	
91	347	David D McElwain & Michelle R Spratt	614.58	0.00	0.00	614.58	0.00	0.00	0.00	0.00	
92	348	Rona Brown	880.70	0.00	0.00	880.70	0.00	0.00	0.00	0.00	
96	352	Kulwadee Chaitongdee	1,439.61	0.00	0.00	1,439.61	0.00	0.00	0.00	0.00	
97	353	Gregory John Matthews	1,219.43	0.00	0.00	1,219.43	0.00	0.00	0.00	0.00	
100	356	Gordana Kostandinovska	1,321.05	0.00	0.00	1,321.05	0.00	0.00	0.00	0.00	
102	358	Dieter Krause	1,456.54	0.00	0.00	1,456.54	0.00	0.00	0.00	0.00	
105	361	Stephen Mahoney	2,445.79	0.00	32.55	1,202.49	0.00	0.00	1,202.49	8.26	15/08/2014
106	401	Kenneth William Tracey & Sharon Tracey	1,083.94	0.00	0.00	1,083.94	0.00	0.00	0.00	0.00	
109	404	Arnold Huber & Karl Huber	1,507.35	0.00	0.00	1,507.35	0.00	0.00	0.00	0.00	
111	406	Rohan Alexander Fox and Simon Elliot Fox	3.73	0.00	0.00	3.73	0.00	0.00	0.00	0.00	21/11/2014
112	407	Bianca Ana Friscic & Troy Zvonko Friscic	1,727.53	0.00	0.00	1,727.53	0.00	0.00	0.00	0.00	

Lot	Unit	Name	Balance	Prepaid	Interest	Current	30+ days	60+ days	90+ days	120+ days	Last debt recovery
113	408	Margaret Mary Singer	1,371.86	0.00	0.00	1,371.86	0.00	0.00	0.00	0.00	
115	410	Grant Francis Suttor & Leyda Suttor	1,592.03	0.00	0.00	1,592.03	0.00	0.00	0.00	0.00	
118	413	Margaret Mary Prill	1,507.35	0.00	0.00	1,507.35	0.00	0.00	0.00	0.00	
119	414	Wayne Kenneth Bass & Leanne Margaret Bass	1,405.73	0.00	0.00	1,405.73	0.00	0.00	0.00	0.00	
121	416	Kiam Peng Chia	1,219.43	0.00	0.00	1,219.43	0.00	0.00	0.00	0.00	
122	417	Hae Kyong Lee	1,117.51	0.00	0.00	1,117.51	0.00	0.00	0.00	0.00	
124	419	David Chee Wayne Chan	1,236.36	0.00	0.00	1,236.36	0.00	0.00	0.00	0.00	
125	420	Mark Alistair Coulter	1,247.74	0.00	0.21	1,236.36	0.00	0.00	11.17	0.00	
126	421	Caroline Willis	187.32	0.00	0.00	187.32	0.00	0.00	0.00	0.00	
127	422	Zhiyi Ling & Changchun Yu	1,473.48	0.00	0.00	1,473.48	0.00	0.00	0.00	0.00	
129	424	Randal Vincent Moore & Hugh Malcolm Pape	1,422.67	0.00	0.00	1,422.67	0.00	0.00	0.00	0.00	
130	425	Andrea Maree Cheung	1,236.36	0.00	0.00	1,236.36	0.00	0.00	0.00	0.00	
131	426	David Norman Bonney	1,239.38	0.00	0.52	1,219.43	0.00	0.00	19.43	0.00	
133	428	Christopher Michael French	1,913.82	0.00	0.00	1,913.82	0.00	0.00	0.00	0.00	
135	430	Ricardo Baltazar Samson Perez & Clarence Chia Cheng Liau	2,493.21	0.00	32.65	1,219.43	25.00	0.00	1,216.13	0.00	21/11/2014
138	carspace	Adrian Lim Pty Limited ATF Adrian Lim Family Trust	237.11	0.00	0.00	237.11	0.00	0.00	0.00	0.00	
140	carspace	Randal Vincent Moore & Hugh Malcolm Pape	152.42	0.00	0.00	152.42	0.00	0.00	0.00	0.00	
142	carspace	David D McElwain & Michelle R Spratt	152.42	0.00	0.00	152.42	0.00	0.00	0.00	0.00	
143	carspace	David Danciger McElwain & Michelle Roma Spratt	50.81	0.00	0.00	50.81	0.00	0.00	0.00	0.00	
			85,539.81	0.00	181.47	77,874.45	75.00	0.00	7,237.69	171.20	

Professional Strata Management Services



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**Detailed Expenses
for the financial year
from 01/07/2014 to 31/12/2014**

The Owners--Strata Plan 69259

**Mondrian, 2-4 Powell Street, WATERLOO NSW
2017**

Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.
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General

Administrative Fund

Admin - Agent Disburst - Archiving 153808

24/09/2014	Archiving - Setup archive box September 2014	STRATA PLUS PTY LTD	20.91	Paid	DE	002160
			\$20.91			

Admin--Accounting / BAS 150200

24/07/2014	Prepare and lodge BAS - turnover > 200k July 2014	STRATA PLUS PTY LTD	87.12	Paid	DE	002107
21/08/2014	Prepare and lodge BAS - turnover > 200k August 201	STRATA PLUS PTY LTD	87.12	Paid	DE	002128
24/09/2014	Prepare and lodge BAS - turnover > 200k September	STRATA PLUS PTY LTD	87.12	Paid	DE	002160
27/10/2014	Prepare and lodge BAS - turnover > 200k October 20	STRATA PLUS PTY LTD	87.12	Paid	DE	002178
24/11/2014	Prepare and lodge BAS - turnover > 200k November 2	STRATA PLUS PTY LTD	87.12	Paid	DE	002190
17/12/2014	Prepare and lodge BAS - turnover > 200k December 2	STRATA PLUS PTY LTD	87.12	Paid	DE	002203
			\$522.72			

Admin--Agent Disbursements 153800

24/07/2014	Agent Disbursements July 2014	STRATA PLUS PTY LTD	516.55	Paid	DE	002107
21/08/2014	Agent Disbursements August 2014	STRATA PLUS PTY LTD	532.05	Paid	DE	002128
24/09/2014	Agent Disbursements September 2014	STRATA PLUS PTY LTD	532.05	Paid	DE	002160
27/10/2014	Agent Disbursements October 2014	STRATA PLUS PTY LTD	532.05	Paid	DE	002178
24/11/2014	Agent Disbursements November 2014	STRATA PLUS PTY LTD	532.05	Paid	DE	002190
17/12/2014	Agent Disbursements December 2014	STRATA PLUS PTY LTD	532.05	Paid	DE	002203
			\$3,176.80			

Admin--Agent Disburst--Mobiles/Long distance calls 153806

27/10/2014	Telephone - Local calls October 2014	STRATA PLUS PTY LTD	1.15	Paid	DE	002178
27/10/2014	Telephone - Mobile / Long distance calls October 2	STRATA PLUS PTY LTD	4.73	Paid	DE	002178
			\$5.88			

Admin--Agent Disburst--Photocopying 153803

27/10/2014	Printing October 2014	STRATA PLUS PTY LTD	6.24	Paid	DE	002178
			\$6.24			

Admin--Auditors--Audit Services 150800

02/10/2014	01/07/13 to 30/06/14 - Audit Fee	Deloitte Private Pty Ltd	1,600.00	Paid	DE	002162
			\$1,600.00			

Admin--Bank Charges--Dishonoured Cheque 151403

03/10/2014	Lot 44 dishonoured cheque fee		15.00		Jnl	71805
07/10/2014	Lot 44: Dishonoured cheque fee		(15.00)		Ow.Inv	
			\$0.00			

Admin--Bank Charges--With GST 151407

The Owners--Strata Plan 69259

**Mondrian, 2-4 Powell Street, WATERLOO NSW
2017**

Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.
General						
31/07/2014	DEFT Process Fee		2.73	Paid	Oth	206
30/09/2014	DEFT Process Fee		8.18	Paid	Oth	207
31/10/2014	DEFT Process Fee		4.55	Paid	Oth	208
31/12/2014	DEFT Process Fee		9.09	Paid	Oth	209
			\$24.55			
Admin--Charges for Debt Collection 153200						
18/07/2014	Lot 60: Debt recovery Stage 2		(50.00)		Ow.Inv	
24/07/2014	Debt Recovery Stage 2 July 2014	STRATA PLUS PTY LTD	50.00	Paid	DE	002107
11/08/2014	Lot 36: Debt recovery Stage 3		(30.00)		Ow.Inv	
15/08/2014	Lot 2: Debt recovery Stage 1		(22.73)		Ow.Inv	
15/08/2014	Lot 8: Debt recovery Stage 1		(22.73)		Ow.Inv	
15/08/2014	Lot 22: Debt recovery Stage 1		(22.73)		Ow.Inv	
15/08/2014	Lot 39: Debt recovery Stage 1		(22.73)		Ow.Inv	
15/08/2014	Lot 41: Debt recovery Stage 1		(22.73)		Ow.Inv	
15/08/2014	Lot 45: Debt recovery Stage 1		(22.73)		Ow.Inv	
15/08/2014	Lot 46: Debt recovery Stage 1		(22.73)		Ow.Inv	
15/08/2014	Lot 104: Debt recovery Stage 1		(22.73)		Ow.Inv	
15/08/2014	Lot 105: Debt recovery Stage 1		(22.73)		Ow.Inv	
15/08/2014	Lot 121: Debt recovery Stage 1		(22.73)		Ow.Inv	
15/08/2014	Lot 132: Debt recovery Stage 1		(22.73)		Ow.Inv	
15/08/2014	Lot 136: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/08/2014	Debt Recovery Stage 3 August 2014	STRATA PLUS PTY LTD	30.00	Paid	DE	002128
21/08/2014	Debt Recovery Stage 1 August 2014	STRATA PLUS PTY LTD	272.73	Paid	DE	002128
29/08/2014	Recode: Lot 132 credit Stage 1 Claim 312		25.00		Jnl	71359
20/11/2014	Lot 121: Debt recovery Stage 2		(50.00)		Ow.Inv	
21/11/2014	Lot 2: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/11/2014	Lot 8: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/11/2014	Lot 36: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/11/2014	Lot 40: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/11/2014	Lot 41: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/11/2014	Lot 46: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/11/2014	Lot 47: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/11/2014	Lot 70: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/11/2014	Lot 84: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/11/2014	Lot 99: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/11/2014	Lot 111: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/11/2014	Lot 122: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/11/2014	Lot 135: Debt recovery Stage 1		(22.73)		Ow.Inv	
24/11/2014	Debt Recovery Stage 2 November 2014	STRATA PLUS PTY LTD	50.00	Paid	DE	002190
24/11/2014	Debt Recovery Stage 1 November 2014	STRATA PLUS PTY LTD	295.45	Paid	DE	002190
			\$24.93			
Admin--Consultants 151600						
11/07/2014	08/07/14 - Milestone 1 of 1 - Web Design & Develop	Qode	350.00	Paid	DE	002098
08/08/2014	09/07/14 - Re: Pool Fencing Requirements	Peter Glass & Associates	3,982.50	Paid	DE	002115

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**Mondrian, 2-4 Powell Street, WATERLOO NSW
2017**

Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.
General						
16/09/2014	29/08/14 - Acoustic consulting	PKA Acoustic Consulting	3,000.00	Paid	DE	002153
			\$7,332.50			
Admin--Legal fees 153210						
30/07/2014	30/07/14 - Lot 93 - Adjudication Application Fee	NSW Civil and Administration	97.00	Paid	Chq	500260
29/08/2014	19/08/14 - Outstanding Levies - Lot 36	David Le Page Solicitor	140.00	Paid	DE	002140
03/09/2014	22/06/14 to 25/06/14 - Re: Alleged Defamation Agai	Makinson & d'Apice	513.41	Paid	DE	002146
19/12/2014	10/06/14 to 06/10/14 - Re: K&S v SP69259	Makinson & d'Apice	1,431.74	Paid	DE	002212
			\$2,182.15			
Admin--Management Fees--Schedule B 154100						
24/09/2014	Work performed by admin staff per hr September 201	STRATA PLUS PTY LTD	25.45	Paid	DE	002160
24/09/2014	Management Fees - Schedule B September 2014	STRATA PLUS PTY LTD	331.06	Paid	DE	002160
27/10/2014	Work performed by accounting staff per hr October	STRATA PLUS PTY LTD	43.18	Paid	DE	002178
24/11/2014	Management Fees - Schedule B November 2014	STRATA PLUS PTY LTD	345.45	Paid	DE	002190
			\$745.14			
Admin--Management Fees--Standard 154000						
24/07/2014	Standard Management Fee July 2014	STRATA PLUS PTY LTD	1,924.93	Paid	DE	002107
21/08/2014	Standard Management Fee August 2014	STRATA PLUS PTY LTD	1,982.67	Paid	DE	002128
24/09/2014	Standard Management Fee September 2014	STRATA PLUS PTY LTD	1,982.67	Paid	DE	002160
27/10/2014	Standard Management Fee October 2014	STRATA PLUS PTY LTD	1,982.67	Paid	DE	002178
24/11/2014	Standard Management Fee November 2014	STRATA PLUS PTY LTD	1,982.67	Paid	DE	002190
17/12/2014	Standard Management Fee December 2014	STRATA PLUS PTY LTD	1,982.67	Paid	DE	002203
			\$11,838.28			
Admin--On Site Office expenses 154450						
21/07/2014	07/07/14 - Reimbursement - Christmas Party Decorat	Michael Brindley	304.75	Paid	DE	002105
18/09/2014	04/09/14 - Plan Scanning & Indexing	Plan Express	654.50	Paid	DE	002159
04/12/2014	November 2014 to January 2015 - Building Managemen	MYBOS PTY LTD	822.00	Paid	DE	002198
			\$1,781.25			
Admin--Other Expenses--Admin 154400						
21/07/2014	07/07/14 - Reimbursement - Christmas Party Nibbles	Michael Brindley	193.67	Paid	DE	002105
			\$193.67			
Admin--Subscriptions 156600						
21/07/2014	May 2014 to July 2014 - Building Management Softwa	MYBOS PTY LTD	822.00	Paid	DE	002100
21/07/2014	August 2014 to October 2014 - Building Management	MYBOS PTY LTD	822.00	Paid	DE	002100
25/07/2014	01/07/14 to 30/06/15 - Large - Owner Corp Subscrip	Owners Corporation Network of	250.00	Paid	DE	002108
			\$1,894.00			
Admin--Telephone Charges 157000						
07/07/2014	Rental 04/05/14 to 03/06/14 - a/c 2000 09066 2998	Telstra Pty Ltd - BPay 23796	205.74	Paid	BPAY	95
11/07/2014	Rental 19/06/14 to 18/07/14 - a/c 053 2075 020	Telstra Pty Ltd - BPay 7773	360.93	Paid	BPAY	96
12/08/2014	Rental 19/07/14 to 18/08/14 - a/c 053 2075 020	Telstra Pty Ltd - BPay 7773	397.20	Paid	BPAY	102
16/09/2014	Rental 19/08/14 to 18/09/14 - a/c 053 2075 020	Telstra Pty Ltd - BPay 7773	332.84	Paid	BPAY	106
15/10/2014	Rental 19/09/14 to 18/10/14 - a/c 053 2075 020	Telstra Pty Ltd - BPay 7773	360.45	Paid	BPAY	108

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**Mondrian, 2-4 Powell Street, WATERLOO NSW
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Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.
General						
13/11/2014	Rental 19/10/14 to 18/11/14 - a/c 053 2075 020	Telstra Pty Ltd - BPay 7773	364.62	Paid	BPAY	114
04/12/2014	Rental 19/11/14 to 18/12/14 - a/c 053 2075 020	Telstra Pty Ltd - BPay 7773	354.39	Paid	BPAY	118
			\$2,376.17			
Building Manager 161500						
11/07/2014	June 2014 - Building Management	Australasian Building	6,500.00	Paid	DE	002091
12/08/2014	July 2014 - Building Management	Australasian Building	6,500.00	Paid	DE	002116
29/08/2014	August 2014 - Building Management	Australasian Building	6,500.00	Paid	DE	002139
23/10/2014	September 2014 - Building Management	Australasian Building	6,500.00	Paid	DE	002169
28/10/2014	October 2014 - Building Management	Australasian Building	6,500.00	Paid	DE	002182
28/11/2014	November 2014 - Building management services	Australasian Building	6,500.00	Paid	DE	002192
24/12/2014	December 2014 - Building Management	Australasian Building	6,500.00	Paid	DE	002219
			\$45,500.00			
Levy Refund 159550						
13/08/2014	Bond Refund - lot 30		(1,000.00)		Jnl	71160
14/08/2014	14/08/14 - Lot 30 - Bond Refund	Jesse Pittard	1,000.00	Paid	DE	002122
12/12/2014	Refund Lot 42 Hard flooring bond - Tom Foster		(1,000.00)		Jnl	72754
17/12/2014	17/12/14 - Bond Refund	Tom Foster	1,000.00	Paid	DE	002204
			\$0.00			
Maint Bldg - Foxtel - Admin 175001						
16/09/2014	01/07/13 to 30/06/14 - Remote monitoring of Foxtel	TVSAT - Television & Satellite	1,800.00	Paid	DE	002157
			\$1,800.00			
Maint Bldg--Cleaning--Contracts 163002						
07/07/2014	June 2014 - Cleaning Services	TH Building Maintenance	3,593.25	Paid	DE	002088
08/08/2014	July 2014 - Cleaning services	TH Building Maintenance	3,593.25	Paid	DE	002114
16/09/2014	August 2014 - Cleaning services	TH Building Maintenance	3,593.25	Paid	DE	002154
24/10/2014	September 2014 - Cleaning Services	TH Building Maintenance	3,593.24	Paid	DE	002177
19/12/2014	November 2014 - Cleaning Service	TH Building Maintenance	3,593.25	Paid	DE	002216
			\$17,966.24			
Maint Bldg--Doors & Windows 164600						
15/08/2014	30/05/14 - Investigate 2 x Faulty Card Readers	National Technical Services	270.00	Paid	DE	002123
15/08/2014	20/06/14 - Carpark - Investigate Faulty Card Reade	National Technical Services	700.00	Paid	DE	002123
			\$970.00			
Maint Bldg--Electrical / Light Globes 170400						
19/08/2014	23/07/14 - Light globes	Koala Wholesale Electrical	232.00	Paid	DE	002124
27/10/2014	23/07/14 - Light globes	M E Lighting Pty Ltd	472.00	Paid	DE	002179
28/11/2014	11/11/14 - Light globes	Koala Wholesale Electrical	77.50	Paid	DE	002193
			\$781.50			
Maint Bldg--Fire Protection--Contract 165801						
29/08/2014	April 2014 to March 2015 - 1st half - Inspection	AFT Australia Pty Ltd	4,307.50	Paid	DE	002138
04/12/2014	April 2014 to March 2015 - 2nd half - Inspection	AFT Australia Pty Ltd	4,307.50	Paid	DE	002197
			\$8,615.00			
Maint Bldg--Garage Doors--Non Routine 166600						
21/07/2014	23/06/14 - Car Park Exhaust Fan	Retro Air Pty Ltd	305.00	Paid	DE	002102

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**Mondrian, 2-4 Powell Street, WATERLOO NSW
2017**

Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.
			\$305.00			
Maint Bldg--Hire/Leasing of Equipment 168600						
22/07/2014	24/07/14 - Hiring of 35 x Chairs	Walkers Party Hire Pty Ltd	261.82	Paid	DE	002106
			\$261.82			
Maint Bldg--Lift--Maintenance Contract 170201						
03/07/2014	01/07/14 to 30/09/14 - Lift maintenance	KONE Elevators Pty Limited	5,050.53	Paid	DE	002086
24/10/2014	01/10/14 to 31/12/14 - Lift Maintenance	KONE Elevators Pty Limited	5,050.53	Paid	DE	002175
			\$10,101.06			
Maint Bldg--Lift--Registration Fees 170203						
01/07/2014	2014 - Lift Registration - L 6-51772/03	Work Cover NSW	69.00	Paid	Chq	500259
			\$69.00			
Maint Bldg--Locks, Keys & Card Keys 170600						
21/07/2014	19/06/14 - Supply restricted keys	PRV Locksmiths - In House	53.00	Paid	DE	002101
21/07/2014	30/06/14 - Locksmith services	PRV Locksmiths - In House	390.00	Paid	DE	002101
29/08/2014	20/08/14 - Supply restricted key	PRV Locksmiths - In House	23.00	Paid	DE	002144
23/10/2014	18/07/14 - Access fobs	Abbco Security Pty Ltd	561.36	Paid	DE	002168
			\$1,027.36			
Maint Bldg--Pest/Vermin Control 172000						
19/08/2014	11/08/14 - Pest Control Services	Proguard Pest Management	320.00	Paid	DE	002126
04/12/2014	15/11/14 - Pest Control Services	Proguard Pest Management	320.00	Paid	DE	002199
			\$640.00			
Maint Bldg--Plumbing 172200						
16/12/2014	26/11/14 - Credit Note - Repair tool	Howard Plumbing Pty Ltd	(135.00)	Paid	DE	002211
			-\$135.00			
Maint Grounds--Gardening Materials 177400						
21/07/2014	06/07/14 - Reimbursement - Succulents for breezewa	Chris French	657.27	Paid	DE	002104
			\$657.27			
Maint Grounds--Lawns & Gardening 178400						
25/07/2014	13/06/14 to 27/06/14 - Garden Maintenance	Syd's Maintenance	750.00	Paid	DE	002109
12/08/2014	July 2014 - Garden maintenance	Syd's Maintenance	750.00	Paid	DE	002120
29/08/2014	August 2014 - Garden Maintenance	Syd's Maintenance	750.00	Paid	DE	002145
02/10/2014	September 2014 - Garden maintenance	Syd's Maintenance	830.00	Paid	DE	002164
13/11/2014	October 2014 - Garden Maintenance	Syd's Maintenance	937.50	Paid	DE	002188
19/12/2014	December 2014 - Garden Maintenance	Syd's Maintenance	937.50	Paid	DE	002215
24/12/2014	November 2014 - Garden Maintenance	Syd's Maintenance	1,217.50	Paid	DE	002221
			\$6,172.50			
Maint Grounds--Pool 179200						
11/07/2014	02/06/14 to 26/06/14 - Pool service / Chemicals	Pool Boy	353.00	Paid	DE	002095
11/07/2014	01/05/14 to 29/05/14 - Pool service / Chemicals	Pool Boy	608.00	Paid	DE	002095
29/08/2014	05/08/14 - Pool Services	Pool Boy	60.00	Paid	DE	002142
			\$1,021.00			
Reimbursable Insurance Certificate 153818						
24/07/2014	Provision of Insurance Certificate to Owners July	STRATA PLUS PTY LTD	27.27	Paid	DE	002107

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**Mondrian, 2-4 Powell Street, WATERLOO NSW
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Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.
General			\$27.27			
Reimbursable s119 156400						
17/12/2014	Strata Roll Inspection Fee December 2014	STRATA PLUS PTY LTD	31.00	Paid	DE	002203
			\$31.00			
Utility--Electricity 190200						
16/07/2014	Cancelled: 15/12/13 to 15/01/14 - a/c 7002 233 505		(1.85)	Cancel	Inv	70022335 05 1/14
16/07/2014	Cancelled: 15/12/13 to 15/01/14 - a/c 7002 233 505		(0.54)	Cancel	Inv	70022335 05 1/14
21/07/2014	13/05/14 to 17/06/14 - a/c 7002 233 505	AGL Sales Pty Ltd - BPay	235.26	Paid	BPAY	97
21/07/2014	13/05/14 to 17/06/14 - a/c 7002 233 513	AGL Sales Pty Ltd - BPay	1,688.82	Paid	BPAY	98
21/07/2014	01/06/14 to 30/06/14 - a/c 342991	Energy Australia Pty Ltd -	2,282.81	Paid	BPAY	99
07/08/2014	18/06/14 to 15/07/14 - a/c 7002 233 605	AGL Sales Pty Ltd - BPay	740.06	Paid	BPAY	100
07/08/2014	18/06/14 to 15/07/14 - 7002 233 513	AGL Sales Pty Ltd - BPay	2,920.82	Paid	BPAY	101
19/08/2014	01/07/14 to 31/07/14 - a/c 342991	Energy Australia Pty Ltd -	2,108.79	Paid	BPAY	103
16/09/2014	16/07/14 to 17/08/14 - a/c 7002 233 505	AGL Sales Pty Ltd - BPay	790.14	Paid	BPAY	104
16/09/2014	01/08/14 to 31/08/14 - a/c 342991	Energy Australia Pty Ltd -	2,303.98	Paid	BPAY	107
16/09/2014	01/05/14 to 31/05/14 - a/c 342 991	Energy Australia Pty Ltd -	2,427.52	Paid	BPAY	105
24/10/2014	18/08/14 to 15/09/14 - a/c 7002 233 513	AGL Sales Pty Ltd - BPay	316.13	Paid	BPAY	110
24/10/2014	18/08/14 to 15/09/14 - a/c 7002 233 505	AGL Sales Pty Ltd - BPay	561.05	Paid	BPAY	109
24/10/2014	01/09/14 to 30/09/14 - a/c 342991	Energy Australia Pty Ltd -	2,033.83	Paid	BPAY	111
13/11/2014	14/09/14 to 16/10/14 - a/c 7002 233 505	AGL Sales Pty Ltd - BPay	646.70	Paid	BPAY	112
13/11/2014	14/09/14 to 06/10/14 - a/c 7002 233 513	AGL Sales Pty Ltd - BPay	713.55	Paid	BPAY	113
28/11/2014	01/10/14 to 31/10/14 - a/c 342991	Energy Australia Pty Ltd -	2,006.58	Paid	BPAY	115
04/12/2014	17/10/14 to 13/11/14 - a/c 7002 233 505	AGL Sales Pty Ltd - BPay	452.91	Paid	BPAY	116
04/12/2014	07/10/14 to 05/11/14 - a/c 7002 233 513	AGL Sales Pty Ltd - BPay	1,080.05	Paid	BPAY	117
22/12/2014	14/11/14 to 10/12/14 - a/c 7002 233 505	AGL Sales Pty Ltd - BPay	510.87	Paid	BPAY	120
22/12/2014	06/11/14 to 10/12/14 - a/c 7002 233 513	AGL Sales Pty Ltd - BPay	1,165.75	Paid	BPAY	119
			\$24,983.23			
Utility--Water & Sewerage 191200						
19/08/2014	12/05/14 to 05/08/14 - Water a/c 5074 368	Sydney Water	9,212.80	Paid	DE	002127
04/12/2014	05/08/14 to 04/11/14 - Water a/c 5074368	Sydney Water	10,084.15	Paid	DE	002200
			\$19,296.95			
Total expenses			\$173,816.39			

Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.
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General**Sinking Fund****Building Defects - Building Manager - Sinking 256310**

11/07/2014	June 2014 - Building Defects - Building Management	Australasian Building	2,666.67	Paid	DE	002091
12/08/2014	July 2014 - Building Management - Defects	Australasian Building	2,666.67	Paid	DE	002116
29/08/2014	August 2014 - Building Management Defects	Australasian Building	2,666.67	Paid	DE	002139
23/10/2014	September 2014 - Building Management	Australasian Building	2,666.67	Paid	DE	002169
30/10/2014	October 2014 - Building Management - Defects	Australasian Building	2,666.67	Paid	DE	002184
28/11/2014	November 2014 - Building management defects	Australasian Building	2,666.67	Paid	DE	002192
24/12/2014	December 2014 - Building Management Defects	Australasian Building	2,666.67	Paid	DE	002219

\$18,666.69**Building Defects - Fire Protection - Sinking 264740**

11/07/2014	08/05/14 & 12/06/14 - Install Smoke Seals on Fire	AFT Australia Pty Ltd	1,350.00	Paid	DE	002090
29/08/2014	30/05/14 - Fire trip for certification	AFT Australia Pty Ltd	1,320.00	Paid	DE	002138
23/10/2014	29/08/14 - Re: Amended Tender for item 4.11	Biltbeta Constructions Pty Ltd	20,366.50	Paid	DE	002170

\$23,036.50**Building Defects - Legal Fees - Sinking 264730**

03/07/2014	01/05/14 to 25/05/14 - Re: Building Defects	Makinson & d'Apice	1,668.87	Paid	DE	002087
28/10/2014	10/06/14 to 05/08/14 - Re: Building Defects	Makinson & d'Apice	4,102.74	Paid	DE	002181
08/12/2014	15/09/14 to 25/09/14 - Re: Building Defects	Makinson & d'Apice	2,910.75	Paid	DE	002202
19/12/2014	07/10/14 to 29/10/14 - Re: Defects Claim with Alli	Makinson & d'Apice	2,249.73	Paid	DE	002212

\$10,932.09**Building Defects - Waterproofing - Sinking 264750**

12/08/2014	23/07/14 - Re-Wiring of Light / CCTV Allowance	Crest Electrical Solutions Pty Ltd	950.00	Paid	DE	002117
03/09/2014	28/08/14 - Progress Claim 1 -	Biltbeta Constructions Pty Ltd	10,968.13	Paid	DE	002147
16/09/2014	15/07/14 - Awning Works - Light circuit relocation	Megger Electrical Services	290.00	Paid	DE	002149
16/09/2014	03/09/14 - Investigate water leaking	MRC Plumbing	480.00	Paid	DE	002151
15/10/2014	29/08/14 - New facade works	Crest Electrical Solutions Pty Ltd	675.00	Paid	DE	002167
23/10/2014	12/10/14 - Flood testing effects	MRC Plumbing	2,435.00	Paid	DE	002172
30/10/2014	recode: 29/06/14 - Progress Claim 3 - GST paid		(19,879.15)		Jnl	72317
30/10/2014	recode: 28/08/14 - Progress Claim 4 -GST component		(15,134.13)		Jnl	72318
30/10/2014	28/08/14 - Progress Claim 4 - GST component	Biltbeta Constructions Pty Ltd	15,134.13	Paid	DE	002185
30/10/2014	29/06/14 - Progress Claim 3 - GST paid	Biltbeta Constructions Pty Ltd	19,879.15	Paid	DE	002185
18/12/2014	Recode: Biltbeta invoice 00002433 (GST only)		(16,079.25)		Jnl	72893
19/12/2014	31/10/14 - Building 3 - Repair silicon joint	INOV8 Access Pty Ltd	1,670.00	Paid	DE	002205
19/12/2014	28/11/14 - Progress Claim 6 - NB09-3529	Biltbeta Constructions Pty Ltd	14,617.50	Paid	DE	002206

\$16,006.38**Income Tax--Sinking 252800**

14/07/2014	June 2014 PAYG		1,498.00		Jnl	70578
21/10/2014	Sept 2014 PAYG	Deputy Commissioner of	2,564.00	Paid	Chq	500261

\$4,062.00**Maint Bldg - Building maintenance 261400**

11/07/2014	11/06/14 - Lift 3 - Replace Basement Landing Butto	KONE Elevators Pty Limited	656.50	Paid	DE	002092
07/08/2014	23/05/14 - Apt 312 - Repairs to Expansion Joint	MRC Plumbing	205.00	Paid	DE	002111

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**Mondrian, 2-4 Powell Street, WATERLOO NSW
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Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.
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General

\$861.50

Maint Bldg - Hot Water Service 268800

11/07/2014	24/06/14 - Repair to Burst Hot Water Service	MRC Plumbing	935.00	Paid	DE	002093
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\$935.00

Maint Bldg - Security - Equipment 273400

11/07/2014	20/06/14 - Repairs to Faulty intercom	National Technical Services	270.00	Paid	DE	002094
15/08/2014	30/06/14 - Disconnect Cameras for New Glazing	National Technical Services	1,590.00	Paid	DE	002123
24/10/2014	30/09/14 - Clean up cabling	Crest Electrical Solutions Pty Ltd	144.50	Paid	DE	002173
24/10/2014	30/09/14 - General Maintenance works	Crest Electrical Solutions Pty Ltd	373.00	Paid	DE	002173

\$2,377.50

Maint Bldg--Airconditioning 260000

08/07/2014	23/06/14 - Installation of Carpark CO Monitoring s	EcoService Enviromental	7,800.00	Paid	DE	002089
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\$7,800.00

Maint Bldg--Doors & Windows 264600

11/07/2014	30/06/14 - Unit 401 / Entrance Door - Repairs	St Peter Engineering	370.00	Paid	DE	002096
21/07/2014	10/06/14 - Supply and install external commercial	St Peter Engineering	600.00	Paid	DE	002103
08/10/2014	25/09/14 - Service to re-align door	Metro Locksmiths (N.S.W) Pty	15.00	Paid	DE	002165
08/10/2014	25/09/14 - service to adjust bottom rollers on sli	Metro Locksmiths (N.S.W) Pty	90.00	Paid	DE	002165
08/10/2014	25/09/14 -Service call to re-align front door labo	Metro Locksmiths (N.S.W) Pty	90.00	Paid	DE	002165
28/11/2014	11/11/14 - Install x2 door/flat bar/hinges	St Peter Engineering	1,209.09	Paid	DE	002195
19/12/2014	10/12/14 - Unit 304 - Service call/Install letter	Metro Locksmiths (N.S.W) Pty	96.00	Paid	DE	002213
19/12/2014	12/12/14 - Supply/install satin anodized aluminium	Coral Signs & Creations	213.64	Paid	DE	002207

\$2,683.73

Maint Bldg--Electrical 264800

12/08/2014	11/06/14 - General maintenance	Megger Electrical Services	2,185.31	Paid	DE	002118
15/08/2014	30/06/14 - Replace V9 Control Panel	National Technical Services	3,480.00	Paid	DE	002123
15/10/2014	11/08/14 - call to attend site to fault find wall	Crest Electrical Solutions Pty Ltd	122.00	Paid	DE	002167
19/12/2014	10/12/14 - Remount outside wall lights	Electrastyle	37.50	Paid	DE	002209
19/12/2014	30/09/14 - Reconnect lighting circuit on building	Crest Electrical Solutions Pty Ltd	175.00	Paid	DE	002208
19/12/2014	10/12/14 - Reconnect existing garden spike lights	Electrastyle	450.00	Paid	DE	002209
19/12/2014	31/10/14 - Service call for blocked filter	Crest Electrical Solutions Pty Ltd	529.50	Paid	DE	002208
19/12/2014	31/10/14 - Re: Wire works	Crest Electrical Solutions Pty Ltd	1,190.00	Paid	DE	002208

\$8,169.31

Maint Bldg--Fire Protection 265800

18/11/2014	31/07/14 - Replace batteries of FIP	AFT Australia Pty Ltd	320.00	Paid	DE	002189
28/11/2014	24/10/14 - Service call/Conducted fire trip	AFT Australia Pty Ltd	265.00	Paid	DE	002191
28/11/2014	15/10/14 - Investigate & remove faulty dectector	AFT Australia Pty Ltd	315.00	Paid	DE	002191
19/12/2014	31/10/14 - Replace emergency lighting	Crest Electrical Solutions Pty Ltd	3,750.00	Paid	DE	002208

\$4,650.00

Maint Bldg--Garage Doors 266600

11/07/2014	27/05/14 - Repairs to Main Entry Roller Shutter	Thompsons Roller Shutters Pty	260.00	Paid	DE	002099
21/08/2014	16/05/14 - Service call to carpark fire shutter	Thompsons Roller Shutters Pty	1,378.00	Paid	DE	002129

\$1,638.00

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**Mondrian, 2-4 Powell Street, WATERLOO NSW
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Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.
General						
Maint Bldg--Intercom 267500						
15/08/2014	30/06/14 - Service call to Intercom	National Technical Services	180.00	Paid	DE	002123
29/08/2014	15/08/14 - repair intercom shutdown	Knightsbridge Alarm System Pty	350.00	Paid	DE	002141
16/09/2014	29/08/14 - Apt 319 - Investigate faulty handset	National Technical Services	180.00	Paid	DE	002152
			\$710.00			
Maint Bldg--Locks, Keys & Cards 264700						
11/07/2014	25/06/14 - Installation of bins and geneneral maint	IPM Services	370.99	Paid	DE	002097
			\$370.99			
Maint Bldg--Mechanical Vent--Sinking 271000						
07/08/2014	27/06/14 - Carpark - Replace Exhaust Fan Belts	Retro Air Pty Ltd	805.00	Paid	DE	002113
16/09/2014	17/07/14 - removal of old fan not running due to f	Retro Air Pty Ltd	308.00	Paid	DE	002156
15/10/2014	24/09/14 - Checked operation of exhaust fan	Retro Air Pty Ltd	245.00	Paid	DE	002166
15/10/2014	24/09/14 - Boiler room exhaust fan	Retro Air Pty Ltd	3,080.00	Paid	DE	002166
30/10/2014	16/09/14 & 29/09/14 - Apt 355 - Install Exhaust Fa	Retro Air Pty Ltd	828.00	Paid	DE	002187
			\$5,266.00			
Maint Bldg--Painting & Surface Finishes 271600						
19/12/2014	28/11/14 - External painting	Excellence In Painting Solutions	1,621.00	Paid	DE	002210
			\$1,621.00			
Maint Bldg--Plumbing & Drainage 272200						
11/07/2014	28/06/14 - Apt 426 - Clear Blocked Taps	MRC Plumbing	140.00	Paid	DE	002093
07/08/2014	20/07/14 - Aot 223 - Repairs to Water Pipes / Rest	MRC Plumbing	1,300.00	Paid	DE	002111
07/08/2014	20/07/14 - B1 Toilet - Repairs to Water Leak	MRC Plumbing	1,392.00	Paid	DE	002111
12/08/2014	31/07/14 - Replace failed section of instaflex hot	MRC Plumbing	935.00	Paid	DE	002119
19/08/2014	08/08/14 - Replace failed gaskets on hot water met	MRC Plumbing	1,046.00	Paid	DE	002125
16/09/2014	28/08/14 - Install temporary clamp on burst hot wa	MRC Plumbing	205.00	Paid	DE	002151
16/09/2014	26/06/14 - call out to install temporary clamp on	MRC Plumbing	312.00	Paid	DE	002155
16/09/2014	27/08/14 - Cleared blocked sewer pump	MRC Plumbing	395.00	Paid	DE	002151
16/09/2014	03/09/14 - Supply restock of instaflex fittings	MRC Plumbing	472.00	Paid	DE	002151
16/09/2014	28/08/14 - Repair burst hot water services	MRC Plumbing	935.00	Paid	DE	002155
16/09/2014	03/09/14 - Repaired fractured instaflex hot water	MRC Plumbing	935.00	Paid	DE	002155
02/10/2014	23/09/14 - Emergency call out to clamp burst hot w	MRC Plumbing	204.00	Paid	DE	002163
24/10/2014	06/10/14 - Car Space 68 - Repaired burst section o	MRC Plumbing	850.00	Paid	DE	002176
30/10/2014	21/10/14 - Car Wash - Investigate Blocked drain	MRC Plumbing	178.00	Paid	DE	002186
30/10/2014	21/10/14 - Apt 207 & 208 - Clear Blocked Drains	MRC Plumbing	273.00	Paid	DE	002186
30/10/2014	21/10/14 - Apts 207 & 208 - Repairs to Downpipes	MRC Plumbing	419.00	Paid	DE	002186
28/11/2014	31/10/14 - Supplied instaflex couplings	MRC Plumbing	318.00	Paid	DE	002194
28/11/2014	22/10/14 - Annual service	MRC Plumbing	1,075.00	Paid	DE	002194
19/12/2014	23/09/14 - Repaired leaking stack	MRC Plumbing	90.00	Paid	DE	002214
19/12/2014	21/11/14 - Apt 340 - Cleared blocked valves	MRC Plumbing	140.00	Paid	DE	002214
19/12/2014	17/11/14 - Car Lot 87 - Installed clamp	MRC Plumbing	200.00	Paid	DE	002214
19/12/2014	30/07/14 - Investigate hot water leaking in car pa	Howard Plumbing Pty Ltd	970.00	Paid	DE	002211
22/12/2014	24/10/14 - Lot 70 - Fit Temporary Clamp	MRC Plumbing	400.00	Paid	DE	002218

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**Mondrian, 2-4 Powell Street, WATERLOO NSW
2017**

Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.
General						
24/12/2014	18/12/14 - Car lot 84 - Burst hot water	MRC Plumbing	207.00	Paid	DE	002220
24/12/2014	18/12/14 - Car lot 84 - Hot Water Service	MRC Plumbing	915.00	Paid	DE	002220
			\$14,306.00			
Maint Bldg--Security upgrade 273100						
15/08/2014	30/04/14 - Installation of CCTV Equipment	National Technical Services	8,350.00	Paid	DE	002123
			\$8,350.00			
Maint Building - Locks & Keys 270600						
21/07/2014	20/06/14 - Supply restricted keys	PRV Locksmiths - In House	323.00	Paid	DE	002101
07/08/2014	20/07/14 - Unit 113 - Replace Letterbox Lock	Metro Locksmiths (N.S.W) Pty	96.00	Paid	DE	002110
07/08/2014	18/07/14 - Supply Restricted Keys	PRV Locksmiths - In House	98.00	Paid	DE	002112
16/09/2014	27/08/14 - Unit 309 - Supply and install new rolle	Metro Locksmiths (N.S.W) Pty	201.00	Paid	DE	002150
23/10/2014	09/10/14 - service call to remove sliding door str	Metro Locksmiths (N.S.W) Pty	120.00	Paid	DE	002171
			\$838.00			
Maint Grounds--Landscaping & Gardening 278200						
29/08/2014	18/08/14 - Tree Services	Prompt Tree Services	2,500.00	Paid	DE	002143
16/09/2014	07/04/14 - Installation of Driplines for Trees / L	Irrigation Dynamics Pty Ltd	423.00	Paid	DE	002148
28/10/2014	25/09/14 - Common property gardens	Helen J Young	3,728.00	Paid	DE	002180
30/10/2014	21/10/14 - Repairs to Irrigation System	MRC Plumbing	700.00	Paid	DE	002186
03/12/2014	03/10/14 - Stage 3 - Irrigation supply and install	Central Oak Landscapes	4,515.00	Paid	DE	002196
03/12/2014	03/10/14 - Stage 2 - Irrigation supply and install	Central Oak Landscapes	4,940.00	Paid	DE	002196
22/12/2014	11/12/14 - Common property gardens	Helen J Young	5,135.00	Paid	DE	002217
			\$21,941.00			
Maint Grounds--Pool Renovation 279200						
07/08/2014	20/07/14 - Repairs to Pool Plumbing	MRC Plumbing	1,947.00	Paid	DE	002111
14/08/2014	12/08/14 - 5% Deposit - Refurbish Swimming pool	Bluewater Pools (Aust) Pty Ltd	1,298.18	Paid	DE	002121
18/09/2014	22/07/14 - Pool renovation	Belcastro Designs	400.00	Paid	DE	002158
02/10/2014	15/09/14 - Payment 2 - Installation of new skimmer	Bluewater Pools (Aust) Pty Ltd	5,272.73	Paid	DE	002161
28/10/2014	03/07/14 to 14/08/14 - Pool Fencing requirements p	Peter Glass & Associates	1,770.00	Paid	DE	002183
08/12/2014	25/11/14 - Payment 2 - Install of new skimmer box	Bluewater Pools (Aust) Pty Ltd	9,818.18	Paid	DE	002201
19/12/2014	10/12/14 - Replace existing transformers	Electrastyle	510.00	Paid	DE	002209
			\$21,016.09			
Major Electrical - Sinking 264780						
03/09/2014	Demand Manager - Energy Credits \$6412.50 plus GST		(6,412.50)		Jnl	71367
			-\$6,412.50			
Sinking - tax agent exps 252900						
24/10/2014	01/07/13 to 30/06/14 - Prepare / Lodge Tax Return	Deloitte Private Pty Ltd	205.00	Paid	DE	002174
			\$205.00			
Total expenses			\$170,030.28			