



Professional Strata Management Services

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INTERIM REPORTS

for the financial year to 30/09/2014

Strata Plan 69259

Mondrian, 2-4 Powell Street, WATERLOO NSW 2017

Manager: Guy Beresford

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Statement of Financial Position

As at 30/09/2014

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	10,210.31	(32,333.82)
Owners Equity--Admin	(22,897.28)	9,436.54
	<u>(12,686.97)</u>	<u>(22,897.28)</u>
Sinking Fund		
Operating Surplus/Deficit--Sinking	(26,347.93)	(91,547.05)
Owners Equity--Sinking	668,766.13	760,313.18
	<u>642,418.20</u>	<u>668,766.13</u>
Net owners' funds	<u>\$629,731.23</u>	<u>\$645,868.85</u>
Represented by:		
Assets		
Administrative Fund		
Cash at Bank--Admin	66,318.31	44,207.83
Receivable--Levies--Admin	908.47	3,706.00
Receivable--Other--Admin	(7,053.75)	0.00
Receivable--Owners--Admin	209.00	130.00
	<u>60,382.03</u>	<u>48,043.83</u>
Sinking Fund		
Cash at Bank--Sinking	33,475.72	52,446.39
Investment No. 2 a/c - Sinking	173,908.40	170,883.53
Investment No. 4 a/c - Sinking	45,232.68	44,845.66
Investments--Sinking	403,338.93	403,338.93
Receivable - ATO refund sinking	0.26	0.00
Receivable - GST Refund - Defects work	0.00	12,543.26
Receivable--Levies--Sinking	318.35	1,298.68
Receivable--Other--Sinking	7,053.49	0.00
	<u>663,327.83</u>	<u>685,356.45</u>
Unallocated Money		
Cash at Bank--Unallocated	0.00	1,560.10
	<u>0.00</u>	<u>1,560.10</u>
<i>Total assets</i>	<u>723,709.86</u>	<u>734,960.38</u>
Less liabilities		
Administrative Fund		
Creditor--GST--Admin	2,003.43	731.13
Creditors--Other--Admin	0.00	2.63
Deposits Received--Bond--Admin	4,000.00	4,000.00
Deposits Received--Keys--Admin	3,742.50	3,542.50
Prepaid Levies--Admin	63,323.07	62,664.85
	<u>73,069.00</u>	<u>70,941.11</u>
Sinking Fund		
Creditor--GST--Sinking	(2,886.15)	(5,369.15)

	Current period	Previous quarter
Prepaid Levies--Sinking	23,795.78	21,959.47
	<u>20,909.63</u>	<u>16,590.32</u>
Unallocated Money		
Prepaid Levies--Unallocated	0.00	1,560.10
	<u>0.00</u>	<u>1,560.10</u>
<i>Total liabilities</i>	<u>93,978.63</u>	<u>89,091.53</u>
Net assets	<u>\$629,731.23</u>	<u>\$645,868.85</u>

**Statement of Financial Performance
 for the financial year-to-date
 01/07/2014 to 30/09/2014**

The Owners--Strata Plan 69259

Mondrian, 2-4 Powell Street, WATERLOO NSW 2017

Administrative Fund

	Current period	Annual budget	Previous year	
	01/07/2014-30/09/2014	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	230.92	1,500.00	2,107.19
142800	Key Purchases	850.00	500.00	1,116.00
143000	Levies Due--Admin	102,259.99	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	0.00	200.00	225.00
	<i>Total revenue</i>	103,508.18	441,480.00	408,115.77
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	261.36	900.00	909.00
153800	Admin--Agent Disbursements	1,580.65	6,500.00	6,186.49
150800	Admin--Auditors--Audit Services	0.00	1,300.00	1,300.00
151407	Admin--Bank Charges--With GST	10.91	65.00	67.28
153200	Admin--Charges for Debt Collection	24.97	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	750.41	6,000.00	7,223.88
154100	Admin--Management Fees--Schedule B	356.51	7,000.00	6,600.44
154000	Admin--Management Fees--Standard	5,890.27	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	959.25	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	1,296.71	5,500.00	4,476.95
161500	Building Manager	19,500.00	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	10,779.75	46,000.00	46,747.59
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	232.00	500.00	425.50

Administrative Fund

	Current period	Annual budget	Previous year	
	01/07/2014-30/09/2014	01/07/2014-30/06/2015	01/07/2013-30/06/2014	
165801	Maint Bldg--Fire Protection--Contract	4,307.50	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	5,050.53	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	466.00	3,000.00	3,930.27
172000	Maint Bldg--Pest/Vermin Control	320.00	1,250.00	1,192.73
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	2,250.00	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	0.00	200.00	225.00
190200	Utility--Electricity	15,495.81	57,000.00	70,837.74
191200	Utility--Water & Sewerage	9,212.80	42,000.00	40,090.45
	<i>Total expenses</i>	93,297.87	415,140.00	440,449.59
	Surplus/Deficit	10,210.31	26,340.00	(32,333.82)
	Opening balance	(22,897.28)	(22,897.28)	9,436.54
	Closing balance	-\$12,686.97	\$3,442.72	-\$22,897.28

Sinking Fund

	Current period	Annual budget	Previous year	
	01/07/2014-30/09/2014	01/07/2014-30/06/2015	01/07/2013-30/06/2014	
Revenue				
245000	Income Tax Refund - Sinking	0.00	0.00	2,018.80
242500	Interest on Arrears--Sinking	71.60	1,000.00	898.81
242600	Interest on Investments--Sinking	3,411.89	12,000.00	26,971.36
242300	Interest--Bank	73.32	400.00	502.39
243000	Levies Due--Sinking	35,834.75	162,000.00	149,564.23
	<i>Total revenue</i>	39,391.56	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	8,000.01	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	2,670.00	30,000.00	88,682.03
264730	Building Defects - Legal Fees - Sinking	1,668.87	8,000.00	21,546.45
264770	Building Defects - Roof - Sinking	0.00	5,000.00	0.00
264750	Building Defects - Waterproofing - Sinking	12,688.13	15,000.00	2,048.68
252800	Income Tax--Sinking	1,498.00	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	1,860.00	10,000.00	9,760.00
260000	Maint Bldg--Airconditioning	7,800.00	0.00	0.00
264600	Maint Bldg--Doors & Windows	3,155.31	5,000.00	4,740.00
264800	Maint Bldg--Electrical	3,480.00	12,000.00	21,923.86
265800	Maint Bldg--Fire Protection	0.00	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	793.99	0.00	0.00
271000	Maint Bldg--Mechanical Vent--Sinking	1,113.00	6,000.00	1,745.00
271600	Maint Bldg--Painting & Surface Finishes	0.00	4,000.00	1,000.00
272200	Maint Bldg--Plumbing & Drainage	8,067.00	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	718.00	3,500.00	834.00
278200	Maint Grounds--Landscaping & Gardening	2,500.00	35,000.00	3,201.50
279200	Maint Grounds--Pool Renovation	3,645.18	10,000.00	0.00
264780	Major Electrical - Sinking	(6,412.50)	10,000.00	54,539.65
	<i>Total expenses</i>	65,739.49	255,500.00	271,502.64
Surplus/Deficit		(26,347.93)	(80,100.00)	(91,547.05)
Opening balance		668,766.13	668,766.13	760,313.18
Closing balance		\$642,418.20	\$588,666.13	\$668,766.13

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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	1,079.24	0.00	0.00	1,079.24	0.00	0.00	0.00	0.00	
5	105	Karen Wratten	1,151.68	0.00	0.00	1,151.68	0.00	0.00	0.00	0.00	
6	106	Anthony John Ryan	1,270.23	0.00	0.00	1,270.23	0.00	0.00	0.00	0.00	
8	108	Daniel McMillan & Ms SJ Lobb	1,154.53	0.00	0.03	1,151.68	0.00	0.00	2.82	0.00	
10	110	Graeme Reginald Lenagham	1,371.86	0.00	0.00	1,371.86	0.00	0.00	0.00	0.00	
17	117	Jason Ashley Davis & Mark James Rodgers	1,541.22	0.00	0.00	1,541.22	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	985.68	0.00	0.44	948.45	0.00	0.00	36.79	0.00	
25	208	James Whitehead	965.38	0.00	0.00	965.38	0.00	0.00	0.00	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	1,338.03	0.00	0.00	1,337.99	0.00	0.00	0.04	0.00	
30	213	Jesse Pittard and Martine Marian Zacka	107.73	0.00	0.00	107.73	0.00	0.00	0.00	0.00	
32	215	Bruce Wilkie Aitken	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	1,351.05	0.00	0.00	1,321.05	0.00	30.00	0.00	0.00	
36	219	Vladislav Giliadov	1,082.05	0.00	0.00	928.05	154.00	0.00	0.00	0.00	
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	937.66	0.00	0.03	931.51	0.00	0.00	6.12	0.00	15/08/2014
40	223	Mark John Elliott Halsted	1,313.12	0.00	0.00	1,313.12	0.00	0.00	0.00	0.00	
41	224	Linsay Elizabeth Macdonald & Graham Edward Sturrock	862.04	0.00	0.00	862.04	0.00	0.00	0.00	0.00	
44	227	Matthew Christopher Dunne	113.49	0.00	0.00	113.49	0.00	0.00	0.00	0.00	
45	301	Anna Mei Ling Wong & Anthony James Carter	1,152.53	0.00	0.00	1,151.68	0.00	0.00	0.85	0.00	
46	302	Dominik Bernd Maria Jasper	1,100.06	0.00	0.00	1,100.06	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
47	303	Mr. Darrin Stubbing-Hill	1,070.87	0.00	0.00	1,070.87	0.00	0.00	0.00	0.00	
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	
50	306	Garry Dow	1,117.81	0.00	0.00	1,117.81	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	
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	
57	313	Aloysious Joannes Kramer	931.51	0.00	0.00	931.51	0.00	0.00	0.00	0.00	
61	317	Farnaz Zabeen Ali	931.51	0.00	0.00	931.51	0.00	0.00	0.00	0.00	
64	320	Natalie-Jane Gazzo	948.45	0.00	0.00	948.45	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	786.29	0.00	0.00	786.29	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	
84	340	Brian Desmond Kelly & Maree Therese Kelly	1,286.90	0.00	0.00	1,286.90	0.00	0.00	0.00	0.00	
89	345	Rafael Andreas Jaron & Daniela Jaron	1,363.48	0.00	0.00	1,363.48	0.00	0.00	0.00	0.00	
90	346	Ron Wei Kang Voon	1,321.12	0.00	0.00	1,321.05	0.00	0.00	0.07	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	
99	355	Gook Pheng Wong	1,202.49	0.00	0.00	1,202.49	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	
104	360	Lisa Martine Byleveld	3.98	0.00	0.00	3.98	0.00	0.00	0.00	0.00	
105	361	Stephen Mahoney	1,210.79	0.00	0.04	1,202.49	0.00	0.00	8.26	0.00	15/08/2014
111	406	Rohan Alexander Fox and Simon Elliot Fox	1,388.89	0.00	0.00	1,388.80	0.00	0.00	0.09	0.00	
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	
113	408	Margaret Mary Singer	1,371.86	0.00	0.00	1,371.86	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	

Lot	Unit	Name	Balance	Prepaid	Interest	Current	30+ days	60+ days	90+ days	120+ days	Last debt recovery
121	416	Kiam Peng Chia	2,447.08	0.00	30.87	1,219.43	25.00	0.00	1,093.71	78.07	15/08/2014
122	417	Hae Kyong Lee	1,117.81	0.00	0.00	1,117.81	0.00	0.00	0.00	0.00	
123	418	John Hutchinson	1,405.73	0.00	0.00	1,405.73	0.00	0.00	0.00	0.00	
125	420	Mark Alistair Coulter	1,236.36	0.00	0.00	1,236.36	0.00	0.00	0.00	0.00	
126	421	Caroline Willis	92.53	0.00	0.00	92.53	0.00	0.00	0.00	0.00	
131	426	David Norman Bonney	19.43	0.00	0.00	19.43	0.00	0.00	0.00	0.00	
135	430	Ricardo Baltazar Samson Perez & Clarence Chia Cheng Liao	1,216.13	0.00	0.00	1,216.13	0.00	0.00	0.00	0.00	
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	
139	carspace	John Villiers Hutchinson	152.42	0.00	0.00	152.42	0.00	0.00	0.00	0.00	
			64,229.86	0.00	31.41	62,762.63	179.00	30.00	1,148.75	78.07	

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Detailed Expenses for the financial year from 01/07/2014 to 30/09/2014

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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
			\$261.36			

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
			\$1,580.65			

Admin--Bank Charges--With GST 151407

31/07/2014	DEFT Process Fee		2.73	Paid	Oth	206
30/09/2014	DEFT Process Fee		8.18	Paid	Oth	207
			\$10.91			

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 132: 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 105: 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 8: 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 104: 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 2: 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 46: 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 1 August 2014	STRATA PLUS PTY LTD	272.73	Paid	DE	002128
21/08/2014	Debt Recovery Stage 3 August 2014	STRATA PLUS PTY LTD	30.00	Paid	DE	002128

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Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.
General						
29/08/2014	Recode: Lot 132 credit Stage 1 Claim 312		25.00		Jnl	71359
			\$24.97			
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
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 Adminstration	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
			\$750.41			
Admin--Management Fees--Schedule B 154100						
24/09/2014	Management Fees - Schedule B September 2014	STRATA PLUS PTY LTD	331.06	Paid	DE	002160
24/09/2014	Work performed by admin staff per hr September 201	STRATA PLUS PTY LTD	25.45	Paid	DE	002160
			\$356.51			
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
			\$5,890.27			
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
			\$959.25			
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	August 2014 to October 2014 - Building Management	MYBOS PTY LTD	822.00	Paid	DE	002100
21/07/2014	May 2014 to July 2014 - Building Management Softwa	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
			\$1,296.71			
Building Manager 161500						
11/07/2014	June 2014 - Building Management	Australasian Building	6,500.00	Paid	DE	002091

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Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.
General						
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
			\$19,500.00			
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
			\$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
			\$10,779.75			
Maint Bldg--Doors & Windows 164600						
15/08/2014	20/06/14 - Carpark - Investigate Faulty Card Reade	National Technical Services	700.00	Paid	DE	002123
15/08/2014	30/05/14 - Investigate 2 x Faulty Card Readers	National Technical Services	270.00	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
			\$232.00			
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
			\$4,307.50			
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
			\$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
			\$5,050.53			
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	30/06/14 - Locksmith services	PRV Locksmiths - In House	390.00	Paid	DE	002101
21/07/2014	19/06/14 - Supply restricted keys	PRV Locksmiths - In House	53.00	Paid	DE	002101
29/08/2014	20/08/14 - Supply restricted key	PRV Locksmiths - In House	23.00	Paid	DE	002144
			\$466.00			
Maint Bldg--Pest/Vermin Control 172000						

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Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.
General						
19/08/2014	11/08/14 - Pest Control Services	Proguard Pest Management	320.00	Paid	DE	002126
			\$320.00			
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
			\$2,250.00			
Maint Grounds--Pool 179200						
11/07/2014	01/05/14 to 29/05/14 - Pool service / Chemicals	Pool Boy	608.00	Paid	DE	002095
11/07/2014	02/06/14 to 26/06/14 - Pool service / Chemicals	Pool Boy	353.00	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
			\$27.27			
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	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
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
			\$15,495.81			
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
			\$9,212.80			
Total expenses			\$93,297.87			

Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.
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
			\$8,000.01			
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
			\$2,670.00			
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
			\$1,668.87			
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	03/09/14 - Investigate water leaking	MRC Plumbing	480.00	Paid	DE	002151
16/09/2014	15/07/14 - Awning Works - Light circuit relocation	Megger Electrical Services	290.00	Paid	DE	002149
			\$12,688.13			
Income Tax--Sinking 252800						
14/07/2014	June 2014 PAYG		1,498.00		Jnl	70578
			\$1,498.00			
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
			\$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
			\$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
			\$1,860.00			
Maint Bldg--Airconditioning 260000						
08/07/2014	23/06/14 - Installation of Carpark CO Monitoring s	EcoService Enviromental	7,800.00	Paid	DE	002089
			\$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
12/08/2014	11/06/14 - General maintenance	Megger Electrical Services	2,185.31	Paid	DE	002118
			\$3,155.31			
Maint Bldg--Electrical 264800						
15/08/2014	30/06/14 - Replace V9 Control Panel	National Technical Services	3,480.00	Paid	DE	002123

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Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.
			\$3,480.00			
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			
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 general maint	IPM Services	370.99	Paid	DE	002097
16/09/2014	07/04/14 - Installation of Driplines for Trees / L	Irrigation Dynamics Pty Ltd	423.00	Paid	DE	002148
			\$793.99			
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
			\$1,113.00			
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 - B1 Toilet - Repairs to Water Leak	MRC Plumbing	1,392.00	Paid	DE	002111
07/08/2014	20/07/14 - Aot 223 - Repairs to Water Pipes / Rest	MRC Plumbing	1,300.00	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	03/09/14 - Repaired fractured instaflex hot water	MRC Plumbing	935.00	Paid	DE	002155
16/09/2014	26/06/14 - call out to install temporary clamp on	MRC Plumbing	312.00	Paid	DE	002155
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	27/08/14 - Cleared blocked sewer pump	MRC Plumbing	395.00	Paid	DE	002151
16/09/2014	28/08/14 - Install temporary clamp on burst hot wa	MRC Plumbing	205.00	Paid	DE	002151
			\$8,067.00			
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
			\$718.00			
Maint Grounds--Landscaping & Gardening 278200						
29/08/2014	18/08/14 - Tree Services	Prompt Tree Services	2,500.00	Paid	DE	002143
			\$2,500.00			

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

\$3,645.18**Major Electrical - Sinking 264780**

03/09/2014	Demand Manager - Energy Credits \$6412.50 plus GST		(6,412.50)		Jnl	71367
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-\$6,412.50

Total expenses \$65,739.49