



Professional Strata Management Services

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ANNUAL REPORTS

for the financial year to 30/06/2015

Strata Plan 69259

Mondrian, 2-4 Powell Street, WATERLOO NSW 2017

Manager: Guy Beresford

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Statement of Financial Position

As at 30/06/2015

The Owners--Strata Plan 69259

Mondrian, 2-4 Powell Street, WATERLOO NSW 2017

	Current period	Previous year
Owners' funds		
Administrative Fund		
Operating Surplus/Deficit--Admin	55,149.99	(32,333.82)
Owners Equity--Admin	(22,897.28)	9,436.54
	<u>32,252.71</u>	<u>(22,897.28)</u>
Sinking Fund		
Operating Surplus/Deficit--Sinking	(138,913.13)	(91,547.05)
Owners Equity--Sinking	668,766.13	760,313.18
	<u>529,853.00</u>	<u>668,766.13</u>
Net owners' funds	<u>\$562,105.71</u>	<u>\$645,868.85</u>
Represented by:		
Assets		
Administrative Fund		
Cash at Bank--Admin	127,090.44	44,207.83
Receivable--Levies--Admin	2,354.28	3,706.00
Receivable--Other--Admin	15.00	0.00
Receivable--Owners--Admin	75.00	130.00
	<u>129,534.72</u>	<u>48,043.83</u>
Sinking Fund		
Cash at Bank--Sinking	133,826.40	52,446.39
Investment No. 2 a/c - Sinking	0.00	170,883.53
Investment No. 4 a/c - Sinking	0.00	44,845.66
Investments--Sinking	418,145.84	403,338.93
Receivable - GST Refund - Defects work	0.00	12,543.26
Receivable--Levies--Sinking	884.71	1,298.68
	<u>552,856.95</u>	<u>685,356.45</u>
Unallocated Money		
Cash at Bank--Unallocated	959.00	1,560.10
	<u>959.00</u>	<u>1,560.10</u>
<i>Total assets</i>	<u>683,350.67</u>	<u>734,960.38</u>
Less liabilities		
Administrative Fund		
Accrued Expenses--Admin	10,500.00	0.00
Creditor--GST--Admin	5,721.96	731.13
Creditors--Other--Admin	0.00	2.63
Deposits Received--Bond--Admin	5,000.00	4,000.00
Deposits Received--Keys--Admin	3,642.50	3,542.50
Prepaid Levies--Admin	72,417.55	62,664.85
	<u>97,282.01</u>	<u>70,941.11</u>
Sinking Fund		
Creditor--GST--Sinking	(4,209.31)	(5,369.15)
Prepaid Levies--Sinking	27,213.26	21,959.47

	Current period	Previous year
	23,003.95	16,590.32
Unallocated Money		
Prepaid Levies--Unallocated	959.00	1,560.10
	959.00	1,560.10
<i>Total liabilities</i>	121,244.96	89,091.53
Net assets	\$562,105.71	\$645,868.85

**Statement of Financial Performance
for the financial year
to 30/06/2015**

The Owners--Strata Plan 69259

Mondrian, 2-4 Powell Street, WATERLOO NSW 2017

Administrative Fund

	Current period	Annual budget	Previous year
	01/07/2014-30/06/2015	01/07/2014-30/06/2015	01/07/2013-30/06/2014
Revenue			
Certificate of Currency Fees	343.62	80.00	131.81
Contributions - Electricity Usage	331.82	0.00	0.00
Interest on Arrears--Admin	1,260.43	1,500.00	2,107.19
Key Purchases	1,620.00	500.00	1,116.00
Levies Due--Admin	438,000.52	438,000.00	399,999.89
Recoveries	0.00	0.00	1,261.36
Recoveries--Owners	0.00	0.00	875.43
Recovery--Legal Fees	140.00	0.00	1,099.09
Status Certificate Fees - s109 - s26	588.50	1,200.00	1,300.00
Strata Roll Inspection Fees - s119	170.50	200.00	225.00
<i>Total revenue</i>	442,455.39	441,480.00	408,115.77
Less expenses			
Admin - tax agent exps	0.00	200.00	205.00
Admin--Agent Disbursements	7,724.54	7,400.00	7,249.13
Admin--Auditors--Audit Services	1,600.00	1,300.00	1,300.00
Admin--Bank Charges--With GST	44.54	65.00	67.28
Admin--Consultants	7,367.50	5,000.00	9,686.36
Admin--Key Deposit Refunds	0.00	200.00	55.00
Admin--Legal fees	12,523.81	6,000.00	7,223.88
Admin--Management Fees--Schedule B	4,204.07	7,000.00	6,600.44
Admin--Management Fees--Standard	23,734.30	25,000.00	23,054.04
Admin--Occ Health & Safety Report	0.00	1,500.00	0.00
Admin--On Site Office expenses	4,104.99	2,500.00	2,384.14
Admin--Subscriptions	4,360.00	3,000.00	2,978.17
Admin--Telephone Charges	4,248.49	5,500.00	4,476.95
Building Manager	78,000.00	78,000.00	71,118.51
Insurance--Premiums	46,835.63	60,000.00	57,407.73
Insurance--Valuation	350.00	0.00	0.00
Maint Bldg - Foxtel - Admin	3,550.00	1,500.00	1,500.00
Maint Bldg - Oiling of Decks	0.00	0.00	10,030.00
Maint Bldg--Cleaning	0.00	2,000.00	500.00
Maint Bldg--Cleaning--Contracts	43,118.99	46,000.00	46,747.59
Maint Bldg--Cleaning--Windows/Glass	0.00	5,000.00	0.00
Maint Bldg--Doors & Windows	0.00	0.00	3,161.82
Maint Bldg--Electrical	0.00	0.00	335.00
Maint Bldg--Electrical / Light Globes	1,985.25	500.00	425.50
Maint Bldg--Fire Protection--Contract	10,660.00	10,500.00	6,107.50
Maint Bldg--Fire Protection--Non Routine	0.00	0.00	17,304.10

Administrative Fund

	Current period	Annual budget	Previous year
	01/07/2014-30/06/2015	01/07/2014-30/06/2015	01/07/2013-30/06/2014
Maint Bldg--General Repairs	0.00	0.00	1,653.51
Maint Bldg--Lift--Maintenance Contract	21,262.66	20,000.00	19,813.62
Maint Bldg--Lift--Non Routine	0.00	500.00	0.00
Maint Bldg--Lift--Registration Fees	69.00	75.00	62.73
Maint Bldg--Locks, Keys & Card Keys	1,285.36	3,000.00	3,930.27
Maint Bldg--Pest/Vermin Control	960.00	1,250.00	1,192.73
Maint Bldg--Pumps - Routine	1,254.00	750.00	0.00
Maint Grounds--Gardening Materials	899.69	1,500.00	1,539.24
Maint Grounds--Lawns & Gardening	9,735.00	11,000.00	11,274.89
Maint Grounds--Pool	1,021.00	8,500.00	8,584.00
Reimbursable Insurance Certificate	27.27	0.00	27.27
Reimbursable s109-s26	588.50	1,200.00	1,300.00
Reimbursable s119	170.50	200.00	225.00
Utility--Electricity	52,413.76	57,000.00	70,837.74
Utility--Water & Sewerage	43,206.55	42,000.00	40,090.45
<i>Total expenses</i>	387,305.40	415,140.00	440,449.59
Surplus/Deficit	55,149.99	26,340.00	(32,333.82)
Opening balance	(22,897.28)	(22,897.28)	9,436.54
Closing balance	\$32,252.71	\$3,442.72	-\$22,897.28

Sinking Fund

	Current period	Annual budget	Previous year
	01/07/2014-30/06/2015	01/07/2014-30/06/2015	01/07/2013-30/06/2014
Revenue			
Income Tax Refund - Sinking	2,525.20	0.00	2,018.80
Interest Income - ATO	12.42	0.00	0.00
Interest on Arrears--Sinking	457.67	1,000.00	898.81
Interest on Investments--Sinking	20,403.25	12,000.00	26,971.36
Interest--Bank	498.75	400.00	502.39
Levies Due--Sinking	161,999.84	162,000.00	149,564.23
<i>Total revenue</i>	185,897.13	175,400.00	179,955.59
Less expenses			
Admin--Sinking Fund Assessment	0.00	0.00	2,230.00
Building Defects - Building Manager - Sinking	32,000.04	35,000.00	10,666.68
Building Defects - Sinking	120,998.03	66,000.00	115,924.66
Income Tax--Sinking	7,450.00	4,000.00	11,632.00
Insurance Excess	0.00	2,000.00	500.00
Maint Bldg - Building maintenance	0.00	0.00	1,799.22
Maint Bldg - Hot Water Service	935.00	2,000.00	10,434.00
Maint Bldg - Security - Equipment	4,157.50	10,000.00	9,760.00
Maint Bldg--Airconditioning	7,800.00	0.00	0.00
Maint Bldg--Doors & Windows	4,019.73	5,000.00	4,740.00
Maint Bldg--Electrical	10,087.31	12,000.00	21,923.86
Maint Bldg--Fire Protection	8,451.50	8,000.00	2,386.36
Maint Bldg--Garage Doors	1,638.00	3,000.00	1,265.00
Maint Bldg--Intercom	1,187.00	5,000.00	0.00
Maint Bldg--Mechanical Vent--Sinking	9,644.00	6,000.00	1,745.00
Maint Bldg--Painting & Surface Finishes	1,621.00	4,000.00	1,000.00
Maint Bldg--Plumbing & Drainage	39,216.00	10,000.00	15,838.71
Maint Bldg--Roof	380.50	5,000.00	1,082.00
Maint Bldg--Security upgrade	8,720.00	10,000.00	0.00
Maint Bldg--Timber Flooring & Decking	7,977.45	10,000.00	0.00
Maint Building - Locks & Keys	4,310.36	3,500.00	834.00
Maint Grounds--Landscaping & Gardening	30,878.50	35,000.00	3,201.50
Maint Grounds--Pool Renovation	29,545.84	10,000.00	0.00
Major Electrical - Sinking	(6,412.50)	10,000.00	54,539.65
Sinking - tax agent exps	205.00	0.00	0.00
<i>Total expenses</i>	324,810.26	255,500.00	271,502.64
Surplus/Deficit	(138,913.13)	(80,100.00)	(91,547.05)
Opening balance	668,766.13	668,766.13	760,313.18
Closing balance	\$529,853.00	\$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	1,103.94	0.00	0.04	1,100.87	0.00	0.00	3.03	0.00	
8	108	Daniel McMillan & Ms SJ Lobb	1,151.68	0.00	0.00	1,151.68	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	
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	989.41	0.00	0.53	948.45	0.00	0.00	40.43	0.00	
26	209	Cosimo Angrisano & Maria Angrisano	1,880.97	0.00	26.57	914.58	25.00	0.00	914.58	0.24	21/05/2015
28	211	Robert Enzo Rigutto	1,337.99	0.00	0.00	1,337.99	0.00	0.00	0.00	0.00	
39	222	Diego Mora & Roxy Smith	1,616.30	0.00	4.47	931.51	0.00	0.00	680.32	0.00	
40	223	Mark John Elliott Halsted	1,109.06	0.00	0.00	1,109.06	0.00	0.00	0.00	0.00	
41	224	Linsay Elizabeth Macdonald & Graham Edward Sturrock	953.41	0.00	0.00	953.41	0.00	0.00	0.00	0.00	
45	301	Anna Mei Ling Wong & Anthony James Carter	1,152.96	0.00	0.01	1,151.68	0.00	0.00	1.27	0.00	
46	302	Dominik Bernd Maria Jasper	1,098.79	0.00	0.00	1,098.79	0.00	0.00	0.00	0.00	
47	303	Mr. Darrin Stubbing-Hill	1,192.14	0.00	1.18	1,100.87	0.00	0.00	90.09	0.00	
50	306	Garry Dow	1,117.81	0.00	0.00	1,117.81	0.00	0.00	0.00	0.00	
56	312	Adam James Bentley & Amy Haddadi	1,286.85	0.00	0.00	1,286.85	0.00	0.00	0.00	0.00	
60	316	Stanislav Giliadov	1,266.81	0.00	8.76	931.51	25.00	0.00	301.54	0.00	21/05/2015
64	320	Stefano Usai	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	
70	326	Suzanne Mackay-Sim	946.86	0.00	0.00	946.86	0.00	0.00	0.00	0.00	
73	329	Glenn Ross Packham	5.32	0.00	0.00	5.32	0.00	0.00	0.00	0.00	
84	340	Brian Desmond Kelly & Maree Therese Kelly	1,232.18	0.00	0.00	1,232.18	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	
94	350	Lisa Martine Byleveld	1,321.05	0.00	0.00	1,321.05	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
105	361	Stephen Mahoney	2,467.64	0.00	35.02	1,202.49	25.00	0.00	1,202.49	2.64	21/05/2015
108	403	Christopher Robert Peat	1,363.72	0.00	0.00	1,363.72	0.00	0.00	0.00	0.00	
119	414	Wayne Kenneth Bass & Leanne Margaret Bass	1,396.72	0.00	0.00	1,396.72	0.00	0.00	0.00	0.00	
121	416	Kiam Peng Chia	1,221.47	0.00	0.03	1,219.43	0.00	0.00	2.01	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	
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	
132	427	Yvette Maree Farrell	880.70	0.00	0.00	880.70	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	
			36,595.90	0.00	76.61	33,205.65	75.00	0.00	3,235.76	2.88	

Professional Strata Management Services



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**Detailed Expenses
for the financial year
from 01/07/2014 to 30/06/2015**

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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
			<u>\$20.91</u>			

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
27/01/2015	Prepare and lodge BAS - turnover > 200k January 20	STRATA PLUS PTY LTD	87.12	Paid	DE	002225
23/02/2015	Prepare and lodge BAS - turnover > 200k February 2	STRATA PLUS PTY LTD	87.12	Paid	DE	002254
24/03/2015	Prepare and lodge BAS - turnover > 200k March 2015	STRATA PLUS PTY LTD	87.12	Paid	DE	002284
27/04/2015	Prepare and lodge BAS - turnover > 200k April 2015	STRATA PLUS PTY LTD	87.12	Paid	DE	002299
25/05/2015	Prepare and lodge BAS - turnover > 200k May 2015	STRATA PLUS PTY LTD	87.12	Paid	DE	002321
25/06/2015	Prepare and lodge BAS - turnover > 200k June 2015	STRATA PLUS PTY LTD	87.12	Paid	DE	002337
			<u>\$1,045.44</u>			

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
27/01/2015	Agent Disbursements January 2015	STRATA PLUS PTY LTD	532.05	Paid	DE	002225
23/02/2015	Agent Disbursements February 2015	STRATA PLUS PTY LTD	532.05	Paid	DE	002254
24/03/2015	Agent Disbursements March 2015	STRATA PLUS PTY LTD	532.05	Paid	DE	002284
27/04/2015	Agent Disbursements April 2015	STRATA PLUS PTY LTD	532.05	Paid	DE	002299
25/05/2015	Agent Disbursements May 2015	STRATA PLUS PTY LTD	532.05	Paid	DE	002321
25/06/2015	Agent Disbursements June 2015	STRATA PLUS PTY LTD	532.05	Paid	DE	002337
			<u>\$6,369.10</u>			

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

The Owners--Strata Plan 69259

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

Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.
General						
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
20/01/2015	gst adj		(0.01)		Jnl	73214
20/01/2015	Reimb phone chgs Oct 2014		(5.87)		Rct	8898
			\$0.00			
Admin--Agent Disburst--Photocopying 153803						
27/10/2014	Printing October 2014	STRATA PLUS PTY LTD	6.24	Paid	DE	002178
20/01/2015	Reimb printing chgs Oct 2014		(6.24)		Rct	8899
			\$0.00			
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	
06/01/2015	bank dishonour fee - lot 44		15.00		Jnl	73054
07/04/2015	Lot 44 dishonoured cheque		15.00		Jnl	74722
08/04/2015	Lot 44: Dishonoured cheque/payment		(15.00)		Ow.Inv	
15/04/2015	Reversal of Inward returned Item fee \$15 x 2		(30.00)		Rct	9087
15/04/2015	Lot 44: Credit dishonoured cheque fee		15.00		Jnl	74867
16/04/2015	Lot 44: Credit Bank Dishonour fee paid 8/4/15		15.00		Jnl	74864
30/06/2015	Lot 44: Dishonoured cheque fee recoverable		(15.00)		Jnl	76413
			\$0.00			
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
31/10/2014	DEFT Process Fee		4.55	Paid	Oth	208
31/12/2014	DEFT Process Fee		9.09	Paid	Oth	209
30/01/2015	DEFT Process Fee		1.82	Paid	Oth	210
27/02/2015	DEFT Process Fee		0.91	Paid	Oth	211
31/03/2015	DEFT Process Fee		5.45	Paid	Oth	212
30/04/2015	DEFT Process Fee		5.45	Paid	Oth	213
30/06/2015	DEFT Process Fee		6.36	Paid	Oth	214
			\$44.54			
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	

The Owners--Strata Plan 69259

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

Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.
General						
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 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
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 1 November 2014	STRATA PLUS PTY LTD	295.45	Paid	DE	002190
24/11/2014	Debt Recovery Stage 2 November 2014	STRATA PLUS PTY LTD	50.00	Paid	DE	002190
16/02/2015	Lot 39: Debt recovery Stage 2		(50.00)		Ow.Inv	
16/02/2015	Lot 105: Debt recovery Stage 2		(50.00)		Ow.Inv	
16/02/2015	Lot 135: Debt recovery Stage 2		(50.00)		Ow.Inv	
17/02/2015	Lot 10: Debt recovery Stage 1		(22.73)		Ow.Inv	
17/02/2015	Lot 22: Debt recovery Stage 1		(22.73)		Ow.Inv	
17/02/2015	Lot 26: Debt recovery Stage 1		(22.73)		Ow.Inv	
17/02/2015	Lot 28: Debt recovery Stage 1		(22.73)		Ow.Inv	
17/02/2015	Lot 41: Debt recovery Stage 1		(22.73)		Ow.Inv	
17/02/2015	Lot 60: Debt recovery Stage 1		(22.73)		Ow.Inv	
17/02/2015	Lot 70: Debt recovery Stage 1		(22.73)		Ow.Inv	
17/02/2015	Lot 75: Debt recovery Stage 1		(22.73)		Ow.Inv	
17/02/2015	Lot 90: Debt recovery Stage 1		(22.73)	Cancel	Ow.Inv	
17/02/2015	Lot 121: Debt recovery Stage 1		(22.73)		Ow.Inv	
17/02/2015	Lot 122: Debt recovery Stage 1		(22.73)		Ow.Inv	
17/02/2015	Lot 126: Debt recovery Stage 1		(22.73)		Ow.Inv	
17/02/2015	Lot 127: Debt recovery Stage 1		(22.73)		Ow.Inv	
17/02/2015	Lot 130: Debt recovery Stage 1		(22.73)		Ow.Inv	
17/02/2015	Lot 131: Debt recovery Stage 1		(22.73)		Ow.Inv	
17/02/2015	Lot 138: Debt recovery Stage 1		(22.73)		Ow.Inv	
17/02/2015	Owner invoice cancellation for lot: 90/69259		22.73	Cancel	Ow.Inv	

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Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.
General						
23/02/2015	Debt Recovery Stage 1 February 2015	STRATA PLUS PTY LTD	363.64	Paid	DE	002254
23/02/2015	Debt Recovery Stage 2 February 2015	STRATA PLUS PTY LTD	150.00	Paid	DE	002254
15/05/2015	Lot 2: Debt recovery Stage 2		(50.00)		Ow.Inv	
15/05/2015	Lot 46: Debt recovery Stage 2		(50.00)		Ow.Inv	
15/05/2015	Lot 47: Debt recovery Stage 2		(50.00)		Ow.Inv	
15/05/2015	Lot 121: Debt recovery Stage 2		(50.00)		Ow.Inv	
21/05/2015	Lot 22: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/05/2015	Lot 26: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/05/2015	Lot 36: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/05/2015	Lot 41: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/05/2015	Lot 45: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/05/2015	Lot 49: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/05/2015	Lot 60: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/05/2015	Lot 70: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/05/2015	Lot 105: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/05/2015	Lot 120: Debt recovery Stage 1		(22.73)	Cancel	Ow.Inv	
21/05/2015	Lot 135: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/05/2015	Owner invoice cancellation for lot: 120/69259		22.73	Cancel	Ow.Inv	
25/05/2015	Debt Recovery Stage 1 May 2015	STRATA PLUS PTY LTD	250.00	Paid	DE	002321
25/05/2015	Debt Recovery Stage 2 May 2015	STRATA PLUS PTY LTD	200.00	Paid	DE	002321
29/06/2015	Charges for Debt Collection		(70.32)		Rct	9242
			\$0.00			
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
04/06/2015	27/05/15 - Consultancy - SME Site Energy Tender	Energy Brokers Pty Ltd	35.00	Paid	DE	002327
			\$7,367.50			
Admin--Key Deposit Refunds 153000						
23/01/2015	Key refund - lot 137		(200.00)		Jnl	73263
02/02/2015	02/02/15 - Lot 137 - Key Refund	Eddie Fabbro	200.00	Paid	DE	002238
18/02/2015	Refund Cage 9/Lot 43 bike deposit - Glen Russell		(100.00)		Jnl	73822
23/02/2015	23/02/15 - Key Refund - Lot 43	Glen Russell	100.00	Paid	DE	002255
			\$0.00			
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
28/01/2015	11/01/15 - Unit 354 - Legal service on A Barnett	Mercantile Consulting P/L	45.00	Paid	DE	002226
29/01/2015	14/11/14 & 19/11/14 - Re: Claim by K & S Services	Makinson & d'Apice	375.00	Paid	DE	002233
20/02/2015	20/02/15 - Lot 71 - Application for Mediation	Mediation Services Unit, Office of	78.00	Paid	Chq	500262
20/02/2015	20/02/15 - Lot 93 - Application for Mediation	Mediation Services Unit, Office of	78.00	Paid	Chq	500262

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Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.
General						
24/02/2015	20/02/15 - Lot 93 - Application for Mediation (Now	Mediation Services Unit, Office of	2.00	Paid	Chq	500263
24/02/2015	20/02/15 - Lot 71 - Application for Mediation (Now	Mediation Services Unit, Office of	2.00	Paid	Chq	500263
29/04/2015	25/02/15 - Re: K & S Building vs SP69259 - Claim a	Makinson d'Apice Trust Account	8,263.30	Paid	DE	002301
17/06/2015	28/01/15 to 24/02/15 - Re: K&S v SP69259	Makinson & d'Apice	490.00	Paid	DE	002332
25/06/2015	08/04/15 to 12/05/15 - Re: K & S Building Services	Makinson & d'Apice	1,008.36	Paid	DE	002338
			\$12,523.81			
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
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
24/03/2015	Management Fees - Schedule B March 2015	STRATA PLUS PTY LTD	50.91	Paid	DE	002284
27/04/2015	Management Fees - Schedule B April 2015	STRATA PLUS PTY LTD	122.73	Paid	DE	002299
27/04/2015	Work performed by accounting staff per hr April 20	STRATA PLUS PTY LTD	43.18	Paid	DE	002299
25/05/2015	Management Fees - Schedule B May 2015	STRATA PLUS PTY LTD	76.36	Paid	DE	002321
25/06/2015	Management Fees - Schedule B June 2015	STRATA PLUS PTY LTD	3,165.75	Paid	DE	002337
			\$4,204.07			
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
27/01/2015	Standard Management Fee January 2015	STRATA PLUS PTY LTD	1,982.67	Paid	DE	002225
23/02/2015	Standard Management Fee February 2015	STRATA PLUS PTY LTD	1,982.67	Paid	DE	002254
24/03/2015	Standard Management Fee March 2015	STRATA PLUS PTY LTD	1,982.67	Paid	DE	002284
27/04/2015	Standard Management Fee April 2015	STRATA PLUS PTY LTD	1,982.67	Paid	DE	002299
25/05/2015	Standard Management Fee May 2015	STRATA PLUS PTY LTD	1,982.67	Paid	DE	002321
25/06/2015	Standard Management Fee June 2015	STRATA PLUS PTY LTD	1,982.67	Paid	DE	002337
			\$23,734.30			
Admin--On Site Office expenses 154450						
11/07/2014	25/06/14 - Installation of bins and general maint	IPM Services	370.99	Paid	DE	002097
21/07/2014	07/07/14 - Reimbursement - Christmas Party Decorat	Michael Brindley	304.75	Paid	DE	002105
21/07/2014	07/07/14 - Reimbursement - Christmas Party Nibbles	Michael Brindley	193.67	Paid	DE	002105
22/07/2014	24/07/14 - Hiring of 35 x Chairs	Walkers Party Hire Pty Ltd	261.82	Paid	DE	002106
18/09/2014	04/09/14 - Plan Scanning & Indexing	Plan Express	654.50	Paid	DE	002159
29/01/2015	22/12/14 - Christmas Gratuities	John Hutchinson	164.08	Paid	DE	002231
05/02/2015	18/12/14 - Reimbursement for expenses incurred by	Australasian Building	743.36	Paid	DE	002242
25/02/2015	04/02/15 - Removal of Rubbish	Cheapest Load of Rubbish Pty	850.00	Paid	Chq	500264
24/03/2015	18/03/15 - Building Management Software	MYBOS PTY LTD	300.00	Paid	DE	002287

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Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.
General						
21/05/2015	21/05/15 - Hire of 35 x Folding Chairs	Walkers Party Hire Pty Ltd	261.82	Paid	DE	002320
			\$4,104.99			
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
04/12/2014	November 2014 to January 2015 - Building Managemen	MYBOS PTY LTD	822.00	Paid	DE	002198
25/02/2015	February 2015 to April 2015 - Building Management	MYBOS PTY LTD	822.00	Paid	DE	002263
03/06/2015	May 2015 to July 2015 - Building Management Softwa	MYBOS PTY LTD	822.00	Paid	DE	002325
			\$4,360.00			
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
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
29/01/2015	Rental 19/12/14 to 18/01/15 - a/c 053 2075 020	Telstra Pty Ltd - BPay 7773	375.16	Paid	BPAY	121
11/02/2015	Rental 19/01/15 to 18/02/15 - a/c 053 2075 020	Telstra Pty Ltd - BPay 7773	326.92	Paid	BPAY	123
16/03/2015	Rental 19/02/15 to 18/03/15 - a/c 053 2075 020	Telstra Pty Ltd - BPay 7773	398.56	Paid	BPAY	128
29/04/2015	Rental 19/03/15 to 18/04/15 - a/c 053 2075 020	Telstra Pty Ltd - BPay 7773	382.61	Paid	BPAY	131
18/05/2015	Rental 19/04/15 to 18/05/15 a/c 053 2075 020	Telstra Pty Ltd - BPay 7773	389.07	Paid	BPAY	139
			\$4,248.49			
Admin-Agent Disburst -Certificate of Currency 153813						
27/01/2015	Certificate of Currency January 2015	STRATA PLUS PTY LTD	27.27	Paid	DE	002225
24/03/2015	Certificate of Currency March 2015	STRATA PLUS PTY LTD	27.27	Paid	DE	002284
27/04/2015	Certificate of Currency April 2015	STRATA PLUS PTY LTD	50.00	Paid	DE	002299
25/05/2015	Certificate of Currency May 2015	STRATA PLUS PTY LTD	84.55	Paid	DE	002321
25/06/2015	Certificate of Currency June 2015	STRATA PLUS PTY LTD	100.00	Paid	DE	002337
			\$289.09			
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
29/01/2015	January 2015 - Building Management	Australasian Building	6,500.00	Paid	DE	002228
25/02/2015	February 2015 - Building Management	Australasian Building	6,500.00	Paid	DE	002260
24/03/2015	March 2015 - Building Management	Australasian Building	6,500.00	Paid	DE	002285

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General						
30/04/2015	April 2015 - Building Management	Australasian Building	6,500.00	Paid	DE	002307
21/05/2015	May 2015 - Building Management	Australasian Building	6,500.00	Paid	DE	002319
			\$78,000.00			
Insurance--Premiums 159100						
18/02/2015	06/03/15 to 06/03/16 - Residential Strata insuranc	Bac Insurance Brokers Pty	46,835.63	Paid	DE	002251
			\$46,835.63			
Insurance--Valuation 159200						
10/02/2015	03/02/15 - Insurance Valuation	A G Thomas Valuers (Sydney)	350.00	Paid	DE	002243
			\$350.00			
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
15/01/2015	Bond Refund - lot 69		(1,000.00)		Jnl	73127
02/02/2015	02/02/15 - Lot 69 - Bond Refund	Robert Hango-Zada	1,000.00	Paid	DE	002239
11/02/2015	Refund Lot 55 bond - Richard McIntyre		(1,000.00)		Jnl	73605
19/02/2015	DFA payment for Inv 2242		(579.74)		Rct	8927
20/02/2015	20/02/15 - Lot 55 - Bond Refund	Richard McIntyre	1,000.00	Paid	DE	002253
23/02/2015	23/02/15 - Refund - Inv 2242	STRATA PLUS PTY LTD	579.74	Paid	DE	002254
03/06/2015	Refund Apt 318 bond - Alessandra Coyne		(1,000.00)		Jnl	75923
03/06/2015	03/06/15 - Lot 62 - Bond Refund	Alessandra Coyne	1,000.00	Paid	DE	002323
25/06/2015	Refund request - Lot 129 COC		(50.00)		Rct	9241
30/06/2015	30/06/15 - Lot 12 - Levy Refund	Mark Bradley	50.00	Paid	DE	002347
			\$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
11/02/2015	28/01/15 - Foxtel TDT system	TVSAT - Television & Satellite	1,750.00	Paid	DE	002248
			\$3,550.00			
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
29/01/2015	December 2014 - Cleaning services	TH Building Maintenance	3,593.25	Paid	DE	002235
16/03/2015	October 2014 - Cleaning Services	TH Building Maintenance	3,593.25	Paid	DE	002282
16/03/2015	January 2015 - Cleaning Services	TH Building Maintenance	3,593.25	Paid	DE	002282
16/03/2015	February 2015 - Cleaning Services	TH Building Maintenance	3,593.25	Paid	DE	002282
29/04/2015	March 2015 - Cleaning services	TH Building Maintenance	3,593.25	Paid	DE	002306
18/05/2015	April 2015 - Cleaning Services	TH Building Maintenance	3,593.25	Paid	DE	002318
30/06/2015	May 2015 - Cleaning services	TH Building Maintenance	3,593.25	Paid	DE	002352
			\$43,118.99			
Maint Bldg--Electrical / Light Globes 170400						

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Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.
General						
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
29/01/2015	13/11/14 - Replace Globe / Reset Sensor Light	Crest Electrical Solutions Pty Ltd	331.75	Paid	DE	002229
25/02/2015	30/01/15 - Light globes	Koala Wholesale Electrical	390.00	Paid	DE	002261
16/03/2015	26/02/15 - Light Globes	Koala Wholesale Electrical	215.00	Paid	DE	002277
16/03/2015	10/02/15 - Light Globes	Koala Wholesale Electrical	132.00	Paid	DE	002277
30/06/2015	11/06/15 - Supply Light globes	Koala Wholesale Electrical	135.00	Paid	DE	002345
			\$1,985.25			
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
12/01/2015	29/10/14 - Annual Fire Inspection	Retro Air Pty Ltd	245.00	Paid	DE	002222
24/03/2015	21/03/15 to 20/03/16 - Fire Alarm monitoring	Romteck Grid Pty Limited	1,800.00	Paid	DE	002289
			\$10,660.00			
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
11/07/2014	11/06/14 - Lift 3 - Replace Basement Landing Butto	KONE Elevators Pty Limited	656.50	Paid	DE	002092
24/10/2014	01/10/14 to 31/12/14 - Lift Maintenance	KONE Elevators Pty Limited	5,050.53	Paid	DE	002175
29/01/2015	01/01/15 to 31/03/15 - Lift maintenance	KONE Elevators Pty Limited	5,252.55	Paid	DE	002232
30/04/2015	01/04/15 to 30/06/15 - Lift Maintenance	KONE Elevators Pty Limited	5,252.55	Paid	DE	002308
			\$21,262.66			
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
23/10/2014	18/07/14 - Access fobs	Abbco Security Pty Ltd	561.36	Paid	DE	002168
19/05/2015	01/05/15 - Supply Restricted Keys	PRV Locksmiths - In House	38.00	Paid	DE	002316
23/06/2015	05/05/15 - Unit 360 - Front door (Refund Received)	Metro Locksmiths	220.00	Paid	DE	002333
25/06/2015	05/05/15 - Unit 360 Repairs to front door locks	Metro Locksmiths (N.S.W) Pty	220.00	Paid	DE	002342
25/06/2015	Reimb - 05/05/15 - Unit 360 Repairs to front door		(220.00)		Rct	9235
			\$1,285.36			
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
16/03/2015	20/02/15 - Pest Control Services	Proguard Pest Management	320.00	Paid	DE	002279
			\$960.00			
Maint Bldg--Pumps - Routine 172400						
16/03/2015	03/03/15 - Clean separator unit	Chlorocheck Pty Ltd -	692.00	Paid	DE	002275
26/03/2015	20/03/15 - Supplied float switches & clamps	New World Pumps	562.00	Paid	DE	002290

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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			\$1,254.00			
Maint Grounds--Gardening Materials 177400						
21/07/2014	06/07/14 - Reimbursement - Succulents for breezewa	Chris French	657.27	Paid	DE	002104
05/02/2015	18/12/14 - Reimbursement for expenses incurred by	Australasian Building	242.42	Paid	DE	002242
			\$899.69			
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
11/02/2015	January 2015 - Garden Maintenance	Syd's Maintenance	937.50	Paid	DE	002247
16/03/2015	February 2015 - Garden Maintenance	Syd's Maintenance	937.50	Paid	DE	002281
29/04/2015	06/03/15 to 27/03/15 - Garden maintenance	Syd's Maintenance	937.50	Paid	DE	002305
26/05/2015	10/05/14 to 24/05/14 - Garden Maintenance	Syd's Maintenance	750.00	Paid	DE	002322
			\$9,735.00			
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			
Reimbursable s109-s26 156000						
27/01/2015	Status Certificate Fee January 2015	STRATA PLUS PTY LTD	214.00	Paid	DE	002225
27/04/2015	Status Certificate Fee April 2015	STRATA PLUS PTY LTD	107.00	Paid	DE	002299
25/06/2015	Status Certificate Fee June 2015	STRATA PLUS PTY LTD	267.50	Paid	DE	002337
			\$588.50			
Reimbursable s119 156400						
17/12/2014	Strata Roll Inspection Fee December 2014	STRATA PLUS PTY LTD	31.00	Paid	DE	002203
24/03/2015	Strata Roll Inspection Fee March 2015	STRATA PLUS PTY LTD	31.00	Paid	DE	002284
27/04/2015	Strata Roll Inspection Fee April 2015	STRATA PLUS PTY LTD	31.00	Paid	DE	002299
25/05/2015	Strata Roll Inspection Fee May 2015	STRATA PLUS PTY LTD	46.50	Paid	DE	002321
25/06/2015	Strata Roll Inspection Fee June 2015	STRATA PLUS PTY LTD	31.00	Paid	DE	002337
			\$170.50			
Suspense - ready for coding 999999						
19/02/2015			937.50	Cancel	Inv	00000065 2
19/02/2015	Cancelled:		(937.50)	Cancel	Inv	00000065 2
25/03/2015			3,987.50	Cancel	Inv	20874.1

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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						
25/03/2015	Cancelled:		(3,987.50)	Cancel	Inv	20874.1
			\$0.00			
Utility--Electricity 190200						
16/07/2014	Cancelled: 15/12/13 to 15/01/14 - a/c 7002 233 505		(0.54)	Cancel	Inv	70022335 05 1/14
16/07/2014	Cancelled: 15/12/13 to 15/01/14 - a/c 7002 233 505		(1.85)	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	01/05/14 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
16/09/2014	01/08/14 to 31/08/14 - a/c 342991	Energy Australia Pty Ltd -	2,303.98	Paid	BPAY	107
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	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	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	06/11/14 to 10/12/14 - a/c 7002 233 513	AGL Sales Pty Ltd - BPay	1,165.75	Paid	BPAY	119
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
10/02/2015	11/12/14 to 15/01/15 - a/c 7002 233 505	AGL Sales Pty Ltd - BPay	669.34	Paid	BPAY	122
17/02/2015	11/12/14 to 15/01/15 -- a/c 7002 233 513	AGL Sales Pty Ltd - BPay	1,194.87	Paid	BPAY	124
11/03/2015	16/01/15 to 16/02/15 - a/c 7002 233 513	AGL Sales Pty Ltd - BPay	1,078.27	Paid	BPAY	125
11/03/2015	16/01/15 to 16/02/15 - a/c 7002 233 505	AGL Sales Pty Ltd - BPay	618.40	Paid	BPAY	126
23/04/2015	17/02/15 to 17/03/15 - a/c 7002 233 505	AGL Sales Pty Ltd - BPay	549.83	Paid	BPAY	129
23/04/2015	17/02/15 to 17/03/15 - a/c 7002 233 513	AGL Sales Pty Ltd - BPay	956.42	Paid	BPAY	130
01/05/2015	01/12/14 to 31/12/14 - a/c 342 991	Energy Australia Pty Ltd -	2,260.91	Paid	BPAY	132
01/05/2015	01/02/15 to 28/02/15 - a/c 342 991	Energy Australia Pty Ltd -	1,772.96	Paid	BPAY	133
01/05/2015	01/01/15 to 31/01/15 - a/c 342 991	Energy Australia Pty Ltd -	2,142.28	Paid	BPAY	134
01/05/2015	01/03/15 to 31/03/15 - a/c 342 991	Energy Australia Pty Ltd -	1,949.42	Paid	BPAY	135
01/05/2015	01/11/14 to 30/11/14 - a/c 342 991	Energy Australia Pty Ltd -	1,867.25	Paid	BPAY	136
18/05/2015	18/03/15 to 19/04/15 - a/c 7002 233 513	AGL Sales Pty Ltd - BPay	1,123.98	Paid	BPAY	137
18/05/2015	18/03/15 to 19/04/15 - a/c 7002 233 505	AGL Sales Pty Ltd - BPay	746.60	Paid	BPAY	138
30/06/2015	Accrue: est. Electricity to 30 June 2015		10,500.00		Jnl	76411
			\$52,413.76			
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
25/02/2015	04/11/14 to 09/02/15 - Water a/c 5074 368	Sydney Water	12,671.50	Paid	DE	002257
03/06/2015	09/02/15 to 07/05/15 - Water a/c 5074 368	Sydney Water	11,238.10	Paid	DE	002326

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

\$43,206.55

Total expenses \$387,305.40

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
29/01/2015	January 2015 - Building Management	Australasian Building	2,666.67	Paid	DE	002228
25/02/2015	February 2015 - Building Management - Defects	Australasian Building	2,666.67	Paid	DE	002260
24/03/2015	March 2015 - Building Management Defects	Australasian Building	2,666.67	Paid	DE	002285
30/04/2015	April 2015 - Building Management Defects	Australasian Building	2,666.67	Paid	DE	002307
21/05/2015	May 2015 - Building Management - Defects	Australasian Building	2,666.67	Paid	DE	002319

\$32,000.04**Building Defects - Consultants - Sinking 264720**

01/05/2015	16/03/15 - Onsite investigation and preliminary as	AJ Whipps Consulting Group	9,340.00	Paid	DE	002309
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\$9,340.00**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
05/02/2015	21/01/15 preparation & issue of fire Brief.	AE&D Fire Pty Ltd	1,250.00	Paid	DE	002240
25/02/2015	10/02/15 - Consultancy / Prepare Fire Engineering	AE&D Fire Pty Ltd	5,750.00	Paid	DE	002258
15/04/2015	24/02/15 - Building Regulations Consulting Service	AE&D Fire Pty Ltd	4,500.00	Paid	DE	002296

\$34,536.50**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
29/01/2015	14/11/14 to 02/12/15 - Re: Building Defects	Makinson & d'Apice	1,402.62	Paid	DE	002233
17/02/2015	05/12/14 to 15/01/15 - Re: Advice on Building Defe	Makinson & d'Apice	1,131.80	Paid	DE	002250
11/03/2015	13/01/15 to 04/02/15 - Re: Building Defects Claim	Makinson & d'Apice	1,290.12	Paid	DE	002266
17/06/2015	10/02/15 to 16/02/15 - Re: Building Defects	Makinson & d'Apice	3,662.78	Paid	DE	002332
25/06/2015	12/03/15 to 24/04/15 - Re: Building Defects	Makinson & d'Apice	1,143.48	Paid	DE	002338
30/06/2015	18/05/15 to 29/05/15 - Re: Building Defects	Makinson & d'Apice	1,223.52	Paid	DE	002346

\$20,786.41**Building Defects - Roof - Sinking 264770**

11/06/2015	06/05/15 - Repair x3 holes on roof	DJW Abseiling Services Pty Ltd	574.00	Paid	DE	002329
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\$574.00**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
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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						
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	29/06/14 - Progress Claim 3 - GST paid	Biltbeta Constructions Pty Ltd	19,879.15	Paid	DE	002185
30/10/2014	28/08/14 - Progress Claim 4 - GST component	Biltbeta Constructions Pty Ltd	15,134.13	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
19/12/2014	adj. re GST portion of \$16079.25 Claim 6		1,461.75		Jnl	75919
15/01/2015	Recode: Biltbeta invoice 00002465 (GST only)		(4,292.56)		Jnl	73128
15/01/2015	Recode: Biltbeta invoice 00002395 (GST only)		(21,960.58)		Jnl	73129
16/01/2015	20/10/14 - Progress Claim 5 - GST component	Biltbeta Constructions Pty Ltd	21,960.58	Paid	DE	002223
16/01/2015	18/12/14 - Progress Claim 7 - Claim no 55018138	Biltbeta Constructions Pty Ltd	4,292.56	Paid	DE	002223
11/02/2015	27/01/15 - Cleaned gravel drain	MRC Plumbing	340.00	Paid	DE	002245
24/03/2015	21/08/14 to 02/12/14 - Re: Inspection of Balconies	Paul Evans Consulting / PA	3,625.00	Paid	DE	002288
07/04/2015	01/04/15 - 8% Contract Administration Fee	Paul Evans Consulting / PA	1,222.08	Paid	DE	002294
07/04/2015	March 2015 - Progress Claim 1 - Remedial Works	Everest Contracting Pty Ltd	13,887.27	Paid	DE	002291
19/05/2015	29/04/15 - Progress Claim 2 - Balcony Waterproofin	Everest Contracting Pty Ltd	15,530.00	Paid	DE	002313
11/06/2015	06/05/15 - Investigate water leak	DJW Abseiling Services Pty Ltd	1,922.00	Paid	DE	002329
25/06/2015	30/04/15 - Waterproofing balcony works	PA Evans & Ass P/L - Paul	1,366.64	Paid	DE	002341
30/06/2015	21/04/15 to 28/04/15 - Level 4 - Water Extraction	Noah's Ark Flood Restoration -	400.00	Paid	DE	002350
			\$55,761.12			
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
13/02/2015	Dec 2014 PAYG		1,404.00		Jnl	73756
24/04/2015	March 2015 PAYG	Deputy Commissioner of	1,984.00	Paid	Chq	500265
			\$7,450.00			
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	30/05/14 - 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
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
25/02/2015	11/02/15 - 6 Monthly maintenance of CCTV system	National Technical Services	800.00	Paid	DE	002264

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Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.
General						
23/03/2015	27/02/15 - Apt 204 - Service call to door group	National Technical Services	190.00	Paid	DE	002283
15/04/2015	Reimbursement - 30/06/14 - Disconnect Cameras for		(1,590.00)		Rct	9088
16/04/2015	14/01/15 - Replace Card Reader	National Technical Services	420.00	Paid	DE	002298
16/04/2015	14/11/14 - Cameras 5 & 10 - Repalce Cable / Power	National Technical Services	585.00	Paid	DE	002298
19/05/2015	04/05/15 - Supply Signage "High Clearance"	Coral Signs & Creations	405.00	Paid	DE	002314
			\$4,157.50			
Maint Bldg--Airconditioning 260000						
08/07/2014	23/06/14 - Installation of Carpark CO Monitoring s	EcoService Enviromental	7,800.00	Paid	DE	002089
			\$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 adjust bottom rollers on sli	Metro Locksmiths (N.S.W) Pty	90.00	Paid	DE	002165
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 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
23/02/2015	01/02/15 - Re: Main gate building 3	St Peter Engineering	1,001.00	Paid	DE	002256
29/04/2015	06/03/15 - Glass Entry Door - Replace Door Hinge	Regal Glass	120.00	Paid	DE	002303
08/05/2015	07/04/15 - Service x3 locks	Metro Locksmiths (N.S.W) Pty	105.00	Paid	DE	002310
12/06/2015	29/12/14 - Repair handle on entry door	Bells Locksmiths	110.00	Paid	DE	002331
			\$4,019.73			
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	30/09/14 - Reconnect lighting circuit on building	Crest Electrical Solutions Pty Ltd	175.00	Paid	DE	002208
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
19/12/2014	10/12/14 - Reconnect existing garden spike lights	Electrastyle	450.00	Paid	DE	002209
19/12/2014	10/12/14 - Remount outside wall lights	Electrastyle	37.50	Paid	DE	002209
30/01/2015	19/01/15 - Install LED globes / Flourescent globes	Mr Electrix - Mr Group and Mr	100.00	Paid	DE	002236
16/03/2015	25/02/15 - Replace weatherproof LED	Kim Kong Electrical Pty Ltd	660.50	Paid	DE	002276
23/06/2015	02/04/15 - Installation of Electric Transformer	Mr Electrix - Mr Group and Mr	110.00	Paid	DE	002334
25/06/2015	02/04/15 - Supply & install electronic transformer	Mr Electrix - Mr Group and Mr	120.00	Paid	DE	002339
30/06/2015	20/05/15 - Electrical Repairs	Crest Electrical Solutions Pty Ltd	927.50	Paid	DE	002344
			\$10,087.31			
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

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Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.
General						
29/01/2015	22/12/14 - Install Smoke Alarm / Break Glass	AFT Australia Pty Ltd	485.00	Paid	DE	002227
05/02/2015	22/07/14 Requested to relocate hydrant building .	AFT Australia Pty Ltd	692.50	Paid	DE	002241
25/02/2015	28/01/15 - Units 113 & 211 - Install Smoke Detecto	AFT Australia Pty Ltd	552.00	Paid	DE	002259
25/02/2015	10/11/14 - Unit 355 - Repairs to 2 x Locks	Metro Locksmiths (N.S.W) Pty	95.00	Paid	DE	002262
25/02/2015	11/11/14 - Unit 350 - Repairs to Door Hinges	Metro Locksmiths (N.S.W) Pty	186.00	Paid	DE	002262
03/03/2015	05/11/14 - Unit 421 - Replace Front Unit Door	Metro Locksmiths (N.S.W) Pty	186.00	Paid	DE	002265
07/04/2015	17/11/14 - Level 4 - Replace Smoke Detector	AFT Australia Pty Ltd	230.00	Paid	DE	002292
29/04/2015	11/03/15 - False Alarm attendance	Romteck Grid Pty Limited	1,375.00	Paid	DE	002304
			\$8,451.50			
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
15/04/2015	31/03/15 - Service call to investigate intercom	National Technical Services	477.00	Paid	DE	002297
			\$1,187.00			
Maint Bldg--Mechanical Vent--Sinking 271000						
21/07/2014	23/06/14 - Car Park Exhaust Fan	Retro Air Pty Ltd	305.00	Paid	DE	002102
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
29/01/2015	January 2015 -Carpark CO Monitoring System Service	EcoService Enviromental	310.00	Paid	DE	002230
30/01/2015	24/09/14 Supplied & installed new contactor.	Retro Air Pty Ltd	598.00	Paid	DE	002237
11/02/2015	27/01/15 - Apt 219 - Exhaust Fan	Retro Air Pty Ltd	745.00	Paid	DE	002246
19/05/2015	04/05/15 - Supply Aluminium Frame for Ventilation	St Peter Engineering	1,210.00	Paid	DE	002317
19/05/2015	20/04/15 - Supply Aluminium Frame for Ventilation	St Peter Engineering	1,210.00	Paid	DE	002317
			\$9,644.00			
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	23/05/14 - Apt 312 - Repairs to Expansion Joint	MRC Plumbing	205.00	Paid	DE	002111
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

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General						
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	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
16/09/2014	03/09/14 - Supply restock of instaflex fittings	MRC Plumbing	472.00	Paid	DE	002151
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 - Apts 207 & 208 - Repairs to Downpipes	MRC Plumbing	419.00	Paid	DE	002186
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
28/11/2014	22/10/14 - Annual service	MRC Plumbing	1,075.00	Paid	DE	002194
28/11/2014	31/10/14 - Supplied instaflex couplings	MRC Plumbing	318.00	Paid	DE	002194
16/12/2014	26/11/14 - Credit Note - Repair tool	Howard Plumbing Pty Ltd	(135.00)	Paid	DE	002211
19/12/2014	30/07/14 - Investigate hot water leaking in car pa	Howard Plumbing Pty Ltd	970.00	Paid	DE	002211
19/12/2014	17/11/14 - Car Lot 87 - Installed clamp	MRC Plumbing	200.00	Paid	DE	002214
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
22/12/2014	24/10/14 - Lot 70 - Fit Temporary Clamp	MRC Plumbing	400.00	Paid	DE	002218
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
11/02/2015	12/12/14 - Testing hot water tempretures	MRC Plumbing	860.00	Paid	DE	002245
11/02/2015	20/10/14 - Car Lot 70 - Repair hot water instaflex	MRC Plumbing	850.00	Paid	DE	002245
11/02/2015	17/11/14 - Car Lot 87 - Repaired fractured instaf	MRC Plumbing	850.00	Paid	DE	002245
11/02/2015	20/01/15 - Instaflex Welding Unit	George Fischer Pty Limited	900.00	Paid	DE	002249
11/02/2015	02/02/15 - Service to Stormwater pumps	Kelair Pumps Australia Pty	285.00	Paid	DE	002244
11/02/2015	23/01/15 - Car Lot 128 - Replaced fractured instaf	MRC Plumbing	420.00	Paid	DE	002245
11/02/2015	17/11/14 - Supplied instaflex couplings	MRC Plumbing	702.00	Paid	DE	002245
11/02/2015	23/01/15 - Car Lot128 - Reapir hot water pipe	MRC Plumbing	142.00	Paid	DE	002245
24/03/2015	03/02/15 - Service Call to Burst Hot Water Pipe	MRC Plumbing	207.00	Paid	DE	002286
24/03/2015	09/02/15 - Cleaning of Drain of Pebbles / Tree Roo	MRC Plumbing	663.00	Paid	DE	002286
24/03/2015	09/02/15 - Apt 115 - Clear Blocked Hot Water Syste	MRC Plumbing	140.00	Paid	DE	002286
24/03/2015	04/03/15 - Apt 352 - Investigate leaking Bath Bree	MRC Plumbing	770.00	Paid	DE	002286
24/03/2015	04/03/15 - Pool - Clearing of Blocked Drain	MRC Plumbing	437.50	Paid	DE	002286
25/03/2015	09/02/15 - Pool - Clear storm water drain		729.30	Cancel	Inv	000052888
25/03/2015	Cancelled: 09/02/15 - Pool - Clear storm water dra		(729.30)	Cancel	Inv	000052888
07/04/2015	15/01/15 - Apt 426 - Service call to Leak in Bathr	MRC Plumbing	182.50	Paid	DE	002293
08/05/2015	14/04/15 - Carry out maintenance to gravel drains		1,200.00	Cancel	Inv	24052
08/05/2015	Cancelled: 14/04/15 - Carry out maintenance to gra		(1,200.00)	Cancel	Inv	24052
08/05/2015	20/04/15 - Apt 110 - Investigate blocked drain	MRC Plumbing	680.00	Paid	DE	002311
08/05/2015	20/04/15 - Apt 427 - Investigate water leaking	MRC Plumbing	780.00	Paid	DE	002311

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General						
08/05/2015	14/04/15 - Supplied & installed water pipe	MRC Plumbing	304.00	Paid	DE	002311
08/05/2015	21/03/15 - Lot 84 - Burst hot water service	MRC Plumbing	192.50	Paid	DE	002311
08/05/2015	05/03/15 - Adjsut float switch - Car wash bay	MRC Plumbing	147.00	Paid	DE	002311
08/05/2015	05/03/15 - Cleared gravel from trench drain	MRC Plumbing	437.50	Paid	DE	002311
08/05/2015	28/01/15 - Apt 201 - Cleared blocked gravel drain	MRC Plumbing	1,239.00	Paid	DE	002311
19/05/2015	16/04/15 to 20/04/15 - Apt 352 - Repairs to Leakin	MRC Plumbing	1,280.00	Paid	DE	002315
03/06/2015	01/05/15 - Service call to Hot Water Service	MRC Plumbing	607.00	Paid	DE	002324
03/06/2015	30/04/15 - Lot 21 - Investigate Water Leak	MRC Plumbing	410.00	Paid	DE	002324
11/06/2015	05/05/15 - Clear blocked balcony drain	Sydney Park Plumbing	330.00	Paid	DE	002330
23/06/2015	21/05/15 - Pump Out Rain Water from Pool	MRC Plumbing	455.00	Paid	DE	002335
23/06/2015	21/05/15 - Lots 114 & 115 - Repairs to Stormwater	MRC Plumbing	343.00	Paid	DE	002335
23/06/2015	05/05/15 to 08/05/15 - Clear Blocked Drains	MRC Plumbing	2,226.00	Paid	DE	002335
23/06/2015	15/04/15 & 23/04/15 - Clear Blocked Drains	MRC Plumbing	445.50	Paid	DE	002335
23/06/2015	08/05/15 - Repairs to Foxtel System	TVSAT - Television & Satellite	510.00	Paid	DE	002336
25/06/2015	15/06/15 - Investigate blocked drain	MRC Plumbing	518.00	Paid	DE	002340
25/06/2015	23/01/15 - Apt 101 & 208 - Investigate blocked dra	MRC Plumbing	1,839.00	Paid	DE	002340
30/06/2015	04/06/15 - Front Lower Channel - Install Pipe	Syd's Maintenance	495.00	Paid	DE	002351
30/06/2015	01/06/15 - Clear Balcony Drain	MRC Plumbing	497.00	Paid	DE	002349
30/06/2015	01/06/15 - Apt 312 - Service call to Drainage Flow	MRC Plumbing	1,755.00	Paid	DE	002349
30/06/2015	02/05/15 - Repairs to Leaking Hot Water System	MRC Plumbing	1,400.00	Paid	DE	002349
30/06/2015	24/04/15 - Apt 313, 316, 318 - Repairs to Water Le	MRC Plumbing	540.50	Paid	DE	002349
			\$39,216.00			
Maint Bldg--Roof 272800						
24/03/2015	28/01/15 - Bldg 3 Roof - Repairs to Leaks	MRC Plumbing	380.50	Paid	DE	002286
			\$380.50			
Maint Bldg--Security upgrade 273100						
15/08/2014	30/04/14 - Installation of CCTV Equipment	National Technical Services	8,350.00	Paid	DE	002123
29/04/2015	17/03/15 - Relocation of Tecom Panel	Epsilon Security Pty Ltd	370.00	Paid	DE	002300
			\$8,720.00			
Maint Bldg--Timber Flooring & Decking 274800						
13/05/2015	13/04/15 - Deck Maintenance in Various Courtyards	Deck Revivals	7,977.45	Paid	DE	002312
			\$7,977.45			
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	18/07/14 - Supply Restricted Keys	PRV Locksmiths - In House	98.00	Paid	DE	002112
07/08/2014	20/07/14 - Unit 113 - Replace Letterbox Lock	Metro Locksmiths (N.S.W) Pty	96.00	Paid	DE	002110
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
16/03/2015	23/02/15 - Letter Box 304 - Service to open letter	Metro Locksmiths	90.00	Paid	DE	002278
29/04/2015	18/03/15 & 19/03/15 - Supply Letter Box Locks	Metro Locksmiths (N.S.W) Pty	2,967.00	Paid	DE	002302
30/06/2015	09/06/15 - Apt 322 - Repairs to Sliding Door Strik	Metro Locksmiths (N.S.W) Pty	125.00	Paid	DE	002348
30/06/2015	28/05/15 - Apt 207 - Repairs to Mortice Lock	Metro Locksmiths (N.S.W) Pty	254.00	Paid	DE	002348

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Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.
General						
30/06/2015	13/05/15 - Apt 318 - Repairs to Front Door Handle	Bells Locksmiths	36.36	Paid	DE	002343
			\$4,310.36			
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
21/01/2015	15/12/14 - Irrigation supply and install	Central Oak Landscapes	7,470.00	Paid	DE	002224
11/02/2015	23/01/15 - Repairs to Irrigation System	MRC Plumbing	703.00	Paid	DE	002245
05/06/2015	12/05/15 - Batten Jarreh	Street Furniture Australia	764.50	Paid	DE	002328
			\$30,878.50			
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
29/01/2015	12/09/14 to 15/12/14 -Pool Fencing / Enhancement	Peter Glass & Associates	3,287.50	Paid	DE	002234
16/03/2015	25/01/15 - Swimming pool testing	SESL Australia Pty Limited	269.25	Paid	DE	002280
07/04/2015	25/02/15 - Re: Pool Fencing / Enhancement	Peter Glass & Associates	4,973.00	Paid	DE	002295
			\$29,545.84			
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			\$324,810.26			