

INTERIM REPORTS

for the financial year to 31/12/2015

Strata Plan 69259

Mondrian, 2-4 Powell Street, WATERLOO NSW 2017

Manager: Guy Beresford

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Statement of Financial Position

As at 31/12/2015

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	30,624.86	33,875.70
Owners Equity--Admin	31,742.71	31,742.71
	<u>62,367.57</u>	<u>65,618.41</u>
Sinking Fund		
Operating Surplus/Deficit--Sinking	(246,967.77)	(97,230.90)
Owners Equity--Sinking	530,363.00	530,363.00
	<u>283,395.23</u>	<u>433,132.10</u>
Net owners' funds	<u>\$345,762.80</u>	<u>\$498,750.51</u>
Represented by:		
Assets		
Administrative Fund		
Cash at Bank--Admin	116,941.16	120,811.07
Receivable--Levies--Admin	4,437.87	2,492.19
Receivable--Other--Admin	247.50	0.00
Receivable--Owners--Admin	576.00	105.00
	<u>122,202.53</u>	<u>123,408.26</u>
Sinking Fund		
Cash at Bank--Sinking	188,161.95	32,531.79
Investments--Sinking	142,223.21	419,672.93
Receivable - GST Refund - Defects work	6,060.16	0.00
Receivable--Levies--Sinking	2,675.25	936.52
	<u>339,120.57</u>	<u>453,141.24</u>
Unallocated Money	<u>0.00</u>	<u>0.00</u>
<i>Total assets</i>	<u>461,323.10</u>	<u>576,549.50</u>
Less liabilities		
Administrative Fund		
Creditor--GST--Admin	1,457.97	3,764.96
Deposits Received--Bond--Admin	5,000.00	5,000.00
Deposits Received--Keys--Admin	4,262.50	4,062.50
Prepaid Levies--Admin	49,114.49	44,962.39
	<u>59,834.96</u>	<u>57,789.85</u>
Sinking Fund		
Creditor--GST--Sinking	(14,223.36)	(9,570.27)
Prepaid Levies--Sinking	69,948.70	29,579.41
	<u>55,725.34</u>	<u>20,009.14</u>
Unallocated Money	<u>0.00</u>	<u>0.00</u>
<i>Total liabilities</i>	<u>115,560.30</u>	<u>77,798.99</u>
Net assets	<u>\$345,762.80</u>	<u>\$498,750.51</u>

Statement of Financial Performance
for the financial year-to-date
01/07/2015 to 31/12/2015

The Owners--Strata Plan 69259

Mondrian, 2-4 Powell Street, WATERLOO NSW 2017

Administrative Fund

	Current period	Annual budget	Previous year	
	01/07/2015-31/12/2015	01/07/2015-30/06/2016	01/07/2014-30/06/2015	
Revenue				
147500	Certificate of Currency Fees	109.08	250.00	343.62
148510	Contributions - Electricity Usage	0.00	0.00	331.82
142500	Interest on Arrears--Admin	527.20	1,000.00	1,260.43
142800	Key Purchases	700.00	1,000.00	1,620.00
143000	Levies Due--Admin	204,609.07	390,000.00	438,000.52
145000	Recoveries	345.00	0.00	0.00
145002	Recovery--Legal Fees	560.00	0.00	140.00
146500	Status Certificate Fees - s109 - s26	545.00	500.00	588.50
147000	Strata Roll Inspection Fees - s119	171.00	200.00	170.50
	<i>Total revenue</i>	<u>207,566.35</u>	<u>392,950.00</u>	<u>442,455.39</u>
Less expenses				
153808	Admin - Agent Disburst - Archiving	0.00	0.00	20.91
150200	Admin--Accounting / BAS	522.72	1,100.00	1,045.44
153800	Admin--Agent Disbursements	3,232.20	6,800.00	6,369.10
150800	Admin--Auditors--Audit Services	1,300.00	1,600.00	1,600.00
151403	Admin--Bank Charges--Dishonoured Cheque	15.00	0.00	0.00
151407	Admin--Bank Charges--With GST	20.00	50.00	44.54
153200	Admin--Charges for Debt Collection	(0.08)	0.00	0.00
151600	Admin--Consultants	3,777.00	6,000.00	7,367.50
153210	Admin--Legal fees	1,719.93	8,000.00	12,523.81
154100	Admin--Management Fees--Schedule B	564.24	7,000.00	4,204.07
154000	Admin--Management Fees--Standard	12,044.72	25,000.00	23,734.30
151610	Admin--Occ Health & Safety Report	0.00	1,500.00	0.00
154450	Admin--On Site Office expenses	4,063.51	5,000.00	4,104.99
156600	Admin--Subscriptions	324.99	5,000.00	4,360.00
157000	Admin--Telephone Charges	2,526.13	4,000.00	4,248.49
153813	Admin-Agent Disburst -Certificate of Currency	136.35	300.00	289.09
161500	Building Manager	45,875.00	80,000.00	78,000.00
159100	Insurance--Premiums	0.00	50,000.00	46,835.63
159200	Insurance--Valuation	0.00	400.00	350.00
175001	Maint Bldg - Foxtel - Admin	0.00	3,000.00	4,060.00
171460	Maint Bldg - Oiling of Decks	0.00	3,000.00	0.00
163000	Maint Bldg--Cleaning	0.00	2,000.00	0.00
163002	Maint Bldg--Cleaning--Contracts	17,966.25	46,000.00	43,118.99
163005	Maint Bldg--Cleaning--Windows/Glass	0.00	6,000.00	0.00
170400	Maint Bldg--Electrical / Light Globes	3,975.25	1,500.00	1,985.25
165600	Maint Bldg--Exhaust/Ventilation Systems	0.00	750.00	0.00
165801	Maint Bldg--Fire Protection--Contract	10,210.00	12,000.00	10,660.00

Administrative Fund

	Current period	Annual budget	Previous year	
	01/07/2015-31/12/2015	01/07/2015-30/06/2016	01/07/2014-30/06/2015	
165800	Maint Bldg--Fire Protection--Non Routine	7,520.00	0.00	0.00
164500	Maint Bldg--Garage Door--Service Contract	0.00	750.00	0.00
167200	Maint Bldg--General Repairs	1,056.23	0.00	0.00
168600	Maint Bldg--Hire/Leasing of Equipment	261.82	0.00	0.00
170201	Maint Bldg--Lift--Maintenance Contract	10,505.10	22,000.00	21,262.66
170200	Maint Bldg--Lift--Non Routine	657.00	0.00	0.00
170203	Maint Bldg--Lift--Registration Fees	69.00	75.00	69.00
170600	Maint Bldg--Locks, Keys & Card Keys	990.36	2,000.00	1,285.36
171000	Maint Bldg--Mechanical Vent Non Routine	310.00	0.00	0.00
172000	Maint Bldg--Pest/Vermin Control	670.00	1,250.00	960.00
172400	Maint Bldg--Pumps - Routine	1,200.00	1,500.00	1,254.00
177400	Maint Grounds--Gardening Materials	1,467.68	1,500.00	899.69
178400	Maint Grounds--Lawns & Gardening	8,632.89	11,000.00	9,735.00
179200	Maint Grounds--Pool	0.00	6,000.00	1,021.00
153818	Reimbursable Insurance Certificate	0.00	0.00	27.27
156000	Reimbursable s109-s26	545.00	500.00	588.50
156400	Reimbursable s119	171.00	200.00	170.50
190200	Utility--Electricity	14,310.49	55,000.00	52,413.76
191200	Utility--Water & Sewerage	20,131.71	45,000.00	43,206.55
166800	Waste Management	170.00	0.00	0.00
	<i>Total expenses</i>	176,941.49	422,775.00	387,815.40
	Surplus/Deficit	30,624.86	(29,825.00)	54,639.99
	Opening balance	31,742.71	31,742.71	(22,897.28)
	Closing balance	\$62,367.57	\$1,917.71	\$31,742.71

Sinking Fund

	Current period	Annual budget	Previous year	
	01/07/2015-31/12/2015	01/07/2015-30/06/2016	01/07/2014-30/06/2015	
Revenue				
245000	Income Tax Refund - Sinking	0.00	0.00	2,525.20
242000	Insurance Claims	0.00	3,000.00	0.00
245100	Interest Income - ATO	0.00	0.00	12.42
242500	Interest on Arrears--Sinking	246.11	500.00	457.67
242600	Interest on Investments--Sinking	4,077.37	3,000.00	20,403.25
242300	Interest--Bank	0.00	400.00	498.75
243150	Levies Due - Loan Funding--Sinking	0.00	153,662.00	0.00
243000	Levies Due--Sinking	103,036.45	225,000.00	161,999.84
	<i>Total revenue</i>	107,359.93	385,562.00	185,897.13
Less expenses				
256310	Building Defects - Building Manager - Sinking	18,666.69	35,000.00	32,000.04
264720	Building Defects - Consultants - Sinking	0.00	8,000.00	9,340.00
264740	Building Defects - Fire Protection - Sinking	96,585.06	1,000,000.00	34,536.50
264730	Building Defects - Legal Fees - Sinking	26,105.86	8,000.00	20,786.41
264770	Building Defects - Roof - Sinking	0.00	10,000.00	574.00
264750	Building Defects - Waterproofing - Sinking	126,411.11	130,000.00	55,761.12
252800	Income Tax--Sinking	3,851.00	1,000.00	7,450.00
269400	Insurance Repairs	11,826.55	5,000.00	0.00
255900	Interest on Lannock Borrowings - Sinking	0.00	30,000.00	0.00
268800	Maint Bldg - Hot Water Service	0.00	5,000.00	935.00
273400	Maint Bldg - Security - Equipment	0.00	5,000.00	4,157.50
260000	Maint Bldg--Airconditioning	0.00	0.00	7,800.00
264600	Maint Bldg--Doors & Windows	8,298.00	7,000.00	4,019.73
264800	Maint Bldg--Electrical	3,422.41	12,000.00	10,087.31
265800	Maint Bldg--Fire Protection	4,463.00	9,000.00	8,451.50
266600	Maint Bldg--Garage Doors	3,320.67	3,000.00	1,638.00
267500	Maint Bldg--Intercom	0.00	3,000.00	1,187.00
271000	Maint Bldg--Mechanical Vent--Sinking	165.00	5,000.00	9,644.00
271600	Maint Bldg--Painting & Surface Finishes	3,263.09	4,000.00	1,621.00
272200	Maint Bldg--Plumbing & Drainage	23,254.92	30,000.00	38,706.00
272800	Maint Bldg--Roof	3,075.50	70,000.00	380.50
273100	Maint Bldg--Security upgrade	3,730.00	3,000.00	8,720.00
274800	Maint Bldg--Timber Flooring & Decking	3,523.64	4,000.00	7,977.45
270600	Maint Building - Locks & Keys	3,323.00	4,500.00	4,310.36
278200	Maint Grounds--Landscaping & Gardening	502.88	6,000.00	30,878.50
279200	Maint Grounds--Pool Renovation	10,539.32	12,000.00	29,545.84
264780	Major Electrical - Sinking	0.00	0.00	(6,412.50)
252900	Sinking - tax agent exps	0.00	0.00	205.00
	<i>Total expenses</i>	354,327.70	1,409,500.00	324,300.26
Surplus/Deficit		(246,967.77)	(1,023,938.00)	(138,403.13)
Opening balance		530,363.00	530,363.00	668,766.13
Closing balance		\$283,395.23	-\$493,575.00	\$530,363.00

Sinking Fund

Current period	Annual budget	Previous year
01/07/2015-31/12/2015	01/07/2015-30/06/2016	01/07/2014-30/06/2015

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	1,660.22	0.00	0.21	1,648.13	0.00	0.00	11.88	0.00	
8	108	Daniel John McMillan	1,724.20	0.00	0.00	1,724.20	0.00	0.00	0.00	0.00	
10	110	Graeme Reginald Lenagham	2,053.78	0.00	0.00	2,053.78	0.00	0.00	0.00	0.00	
11	111	Kristina Astrid Clement	1,825.62	0.00	0.00	1,825.62	0.00	0.00	0.00	0.00	
14	114	Mr Cameron James Welk	1,698.84	0.00	0.00	1,698.84	0.00	0.00	0.00	0.00	
19	202	Nathaniel Mackay Stuart Jones & Emma Rose O'Dwyer	0.76	0.00	0.00	0.76	0.00	0.00	0.00	0.00	20/11/2015
21	204	Joyce Moulieri	2,383.45	0.00	0.00	2,383.45	0.00	0.00	0.00	0.00	
25	208	James Whitehead	1,446.08	0.00	0.01	1,445.28	0.00	0.00	0.79	0.00	20/11/2015
26	209	Cosimo Angrisano & Maria Angrisano	1,381.08	0.00	0.19	1,369.22	0.00	0.00	11.67	0.00	
28	211	Robert Enzo Rigutto	1.02	0.00	0.00	1.02	0.00	0.00	0.00	0.00	20/11/2015
33	216	Paul Michael McNicholas	1,977.76	0.00	0.00	1,977.76	0.00	0.00	0.00	0.00	
36	219	Vladislav Giliadov	1,404.43	0.00	0.17	1,394.58	0.00	0.00	9.68	0.00	
39	222	Diego Mora & Roxy Smith	1,579.04	0.00	1.95	1,394.58	0.00	0.00	182.51	0.00	
40	223	Mark John Elliott Halsted	1,709.48	0.00	0.00	1,709.48	0.00	0.00	0.00	0.00	
41	224	Linsay Elizabeth Macdonald & Graham Edward Sturrock	1,688.89	0.00	0.00	1,688.89	0.00	0.00	0.00	0.00	
45	301	Anna Mei Ling Wong & Anthony James Carter	1,737.42	0.00	0.22	1,724.20	0.00	0.00	13.00	0.00	
46	302	Dominik Bernd Maria Jasper	1,701.89	0.00	0.13	1,648.13	0.00	0.00	53.63	0.00	20/11/2015
47	303	Mr. Darrin Stubbing-Hill	3,300.61	0.00	31.29	1,648.13	0.00	0.00	1,098.79	522.40	11/12/2015
48	304	Dieter Krause	1,648.13	0.00	0.00	1,648.13	0.00	0.00	0.00	0.00	
49	305	Charles Allan Geddes	53.04	1.96	0.00	55.00	0.00	0.00	0.00	0.00	
54	310	Sarah-Luisa McAneney	14.76	0.00	0.00	14.76	0.00	0.00	0.00	0.00	
55	311	Richard Iam McIntyre	1,470.64	0.00	0.00	1,470.64	0.00	0.00	0.00	0.00	
56	312	Adam James Bentley & Amy Haddadi	1,939.94	0.00	0.24	1,927.05	0.00	0.00	12.65	0.00	

Lot	Unit	Name	Balance	Prepaid	Interest	Current	30+ days	60+ days	90+ days	120+ days	Last debt recovery
60	316	Stanislav Giliadov	2,375.82	0.00	26.49	1,394.58	25.00	0.00	929.75	0.00	20/11/2015
66	322	Dieter Krause	1,673.49	0.00	0.00	1,673.49	0.00	0.00	0.00	0.00	
69	325	Robert Samuel Hango-Zada	0.83	0.00	0.00	0.83	0.00	0.00	0.00	0.00	
70	326	Suzanne Mackay-Sim	1,749.50	0.00	0.00	1,749.50	0.00	0.00	0.00	0.00	
73	329	Glenn Ross Packham	817.11	0.00	0.00	817.11	0.00	0.00	0.00	0.00	
75	331	Karen Maree Hannan	561.02	0.00	0.00	561.02	0.00	0.00	0.00	0.00	
84	340	Brian Desmond Kelly & Maree Therese Kelly	1,927.05	0.00	0.00	1,927.05	0.00	0.00	0.00	0.00	
86	342	Bruno Ghignon & Angela Maria Ghignone	1,977.76	0.00	0.00	1,977.76	0.00	0.00	0.00	0.00	
87	343	Michael Anthony Hodgson	1,318.55	0.00	0.00	1,318.55	0.00	0.00	0.00	0.00	
90	346	Ron Wei Kang Voon	1,989.55	0.00	0.23	1,977.76	0.00	0.00	11.56	0.00	
91	347	David D McElwain & Michelle R Spratt	1,369.22	0.00	0.00	1,369.22	0.00	0.00	0.00	0.00	
92	348	Rona Brown	1,318.51	0.00	0.00	1,318.51	0.00	0.00	0.00	0.00	
95	351	Ludivicio Andallo & Maria Nievelyn Andallo	718.37	0.00	0.00	718.37	0.00	0.00	0.00	0.00	
97	353	Gregory John Matthews	1,825.62	0.00	0.00	1,825.62	0.00	0.00	0.00	0.00	
99	355	Gook Pheng Wong	1,798.27	0.00	0.00	1,798.27	0.00	0.00	0.00	0.00	
102	358	Dieter Krause	2,180.61	0.00	0.00	2,180.61	0.00	0.00	0.00	0.00	
105	361	Stephen Mahoney	3,054.92	0.00	34.07	1,800.27	25.00	0.00	1,195.58	0.00	20/11/2015
108	403	Christopher Robert Peat	1,886.82	0.00	0.00	1,886.82	0.00	0.00	0.00	0.00	
111	406	Rohan Alexander Fox and Simon Elliot Fox	2,079.18	0.00	0.00	2,079.18	0.00	0.00	0.00	0.00	
112	407	Bianca Ana Friscic & Troy Zvonko Friscic	2,586.29	0.00	0.00	2,586.29	0.00	0.00	0.00	0.00	
114	409	Timothy Alexander Haughee	2,205.96	0.00	0.00	2,205.96	0.00	0.00	0.00	0.00	
117	412	Amy Elizabeth Rubner and Kevin Clifton Anderson	2,205.96	0.00	0.00	2,205.96	0.00	0.00	0.00	0.00	
119	414	Wayne Kenneth Bass & Leanne Margaret Bass	2,160.75	0.00	0.35	2,104.54	0.00	0.00	55.86	0.00	20/11/2015
121	416	Kiam Peng Chia	1,979.62	0.00	0.00	1,979.62	0.00	0.00	0.00	0.00	
122	417	Hae Kyong Lee	1,673.49	0.00	0.00	1,673.49	0.00	0.00	0.00	0.00	
123	418	John Hutchinson	2,104.54	0.00	0.00	2,104.54	0.00	0.00	0.00	0.00	
125	420	Mark Alistair Coulter	1,851.07	0.00	0.00	1,850.98	0.00	0.00	0.09	0.00	

Lot	Unit	Name	Balance	Prepaid	Interest	Current	30+ days	60+ days	90+ days	120+ days	Last debt recovery
135	430	Ricardo Baltazar Samson Perez & Clarence Chia Cheng Liao	1,871.06	0.00	0.54	1,825.62	0.00	0.00	44.90	0.00	20/11/2015
139	carspace	John Villiers Hutchinson	228.20	0.00	0.00	228.20	0.00	0.00	0.00	0.00	
142	carspace	David D McElwain & Michelle R Spratt	228.20	0.00	0.00	228.20	0.00	0.00	0.00	0.00	
143	carspace	David Danciger McElwain & Michelle Roma Spratt	76.06	0.00	0.00	76.06	0.00	0.00	0.00	0.00	
			84,194.48	1.96	96.09	79,895.61	50.00	0.00	3,632.34	522.40	

Professional Strata Management Services



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**Detailed Expenses
for the financial year
from 01/07/2015 to 31/12/2015**

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--Accounting / BAS 150200

27/07/2015	Prepare and lodge BAS - turnover > 200k July 2015	STRATA PLUS PTY LTD	87.12	Paid	DE	002372
25/08/2015	Prepare and lodge BAS - turnover > 200k August 201	STRATA PLUS PTY LTD	87.12	Paid	DE	002390
23/09/2015	Prepare and lodge BAS - turnover > 200k September	STRATA PLUS PTY LTD	87.12	Paid	DE	002413
26/10/2015	Prepare and lodge BAS - turnover > 200k October 20	STRATA PLUS PTY LTD	87.12	Paid	DE	002436
23/11/2015	Prepare and lodge BAS - turnover > 200k November 2	STRATA PLUS PTY LTD	87.12	Paid	DE	002466
16/12/2015	Prepare and lodge BAS - turnover > 200k December 2	STRATA PLUS PTY LTD	87.12	Paid	DE	002485

\$522.72

Admin--Agent Disbursements 153800

27/07/2015	Agent Disbursements July 2015	STRATA PLUS PTY LTD	532.05	Paid	DE	002372
25/08/2015	Agent Disbursements August 2015	STRATA PLUS PTY LTD	540.03	Paid	DE	002390
23/09/2015	Agent Disbursements September 2015	STRATA PLUS PTY LTD	540.03	Paid	DE	002413
26/10/2015	Agent Disbursements October 2015	STRATA PLUS PTY LTD	540.03	Paid	DE	002436
23/11/2015	Agent Disbursements November 2015	STRATA PLUS PTY LTD	540.03	Paid	DE	002466
16/12/2015	Agent Disbursements December 2015	STRATA PLUS PTY LTD	540.03	Paid	DE	002485

\$3,232.20

Admin--Auditors--Audit Services 150800

05/08/2015	01/07/14 to 30/06/15 - Audit Fee	Deloitte Private Pty Ltd	1,300.00	Paid	DE	002374
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\$1,300.00

Admin--Bank Charges--Dishonoured Cheque 151403

01/07/2015	Reversal: Lot 44: Dishonoured cheque fee recoverab		15.00		Jnl	76414
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\$15.00

Admin--Bank Charges--With GST 151407

31/07/2015	DEFT Process Fee		3.64	Paid	Oth	215
30/09/2015	DEFT Process Fee		8.18	Paid	Oth	216
31/12/2015	DEFT Process Fee		8.18	Paid	Oth	217

\$20.00

Admin--Charges for Debt Collection 153200

18/08/2015	Lot 26: Debt recovery Stage 2		(50.00)		Ow.Inv	
18/08/2015	Lot 105: Debt recovery Stage 2		(50.00)		Ow.Inv	
18/08/2015	Lot 60: Debt recovery Stage 2		(50.00)		Ow.Inv	
21/08/2015	Lot 8: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/08/2015	Lot 28: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/08/2015	Lot 39: Debt recovery Stage 1		(22.73)		Ow.Inv	

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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						
21/08/2015	Lot 45: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/08/2015	Lot 41: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/08/2015	Lot 40: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/08/2015	Lot 46: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/08/2015	Lot 56: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/08/2015	Lot 47: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/08/2015	Lot 66: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/08/2015	Lot 70: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/08/2015	Lot 132: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/08/2015	Lot 129: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/08/2015	Lot 121: Debt recovery Stage 1		(22.73)		Ow.Inv	
21/08/2015	Lot 140: Debt recovery Stage 1		(22.73)		Ow.Inv	
25/08/2015	Debt Recovery Stage 1 August 2015	STRATA PLUS PTY LTD	340.91	Paid	DE	002390
25/08/2015	Debt Recovery Stage 2 August 2015	STRATA PLUS PTY LTD	150.00	Paid	DE	002390
18/09/2015	Lot 39: Debt recovery Stage 2		(50.00)		Ow.Inv	
23/09/2015	Debt Recovery Stage 2 September 2015	STRATA PLUS PTY LTD	50.00	Paid	DE	002413
12/11/2015	Lot 39: Debt recovery Stage 3		(30.00)		Ow.Inv	
19/11/2015	Lot 121: Debt recovery Stage 2		(50.00)		Ow.Inv	
19/11/2015	Lot 47: Debt recovery Stage 2		(50.00)		Ow.Inv	
20/11/2015	Lot 25: Debt recovery Stage 1		(22.73)		Ow.Inv	
20/11/2015	Lot 40: Debt recovery Stage 1		(22.73)		Ow.Inv	
20/11/2015	Lot 28: Debt recovery Stage 1		(22.73)		Ow.Inv	
20/11/2015	Lot 41: Debt recovery Stage 1		(22.73)		Ow.Inv	
20/11/2015	Lot 46: Debt recovery Stage 1		(22.73)		Ow.Inv	
20/11/2015	Lot 70: Debt recovery Stage 1		(22.73)		Ow.Inv	
20/11/2015	Lot 60: Debt recovery Stage 1		(22.73)		Ow.Inv	
20/11/2015	Lot 52: Debt recovery Stage 1		(22.73)		Ow.Inv	
20/11/2015	Lot 105: Debt recovery Stage 1		(22.73)		Ow.Inv	
20/11/2015	Lot 128: Debt recovery Stage 1		(22.73)		Ow.Inv	
20/11/2015	Lot 119: Debt recovery Stage 1		(22.73)		Ow.Inv	
20/11/2015	Lot 135: Debt recovery Stage 1		(22.73)		Ow.Inv	
20/11/2015	Lot 19: Debt recovery Stage 1		(22.73)		Ow.Inv	
23/11/2015	Debt Recovery Stage 1 November 2015	STRATA PLUS PTY LTD	295.45	Paid	DE	002466
23/11/2015	Debt Recovery Stage 2 November 2015	STRATA PLUS PTY LTD	100.00	Paid	DE	002466
23/11/2015	Debt Recovery Stage 3 November 2015	STRATA PLUS PTY LTD	30.00	Paid	DE	002466
11/12/2015	Lot 121: Debt recovery Stage 3		(30.00)		Ow.Inv	
11/12/2015	Lot 47: Debt recovery Stage 3		(30.00)		Ow.Inv	
16/12/2015	Debt Recovery Stage 3 December 2015	STRATA PLUS PTY LTD	60.00	Paid	DE	002485
			-\$0.08			
Admin--Consultants 151600						
08/07/2015	01/06/15 to 31/05/16 - Trades Monitoring	Ebix Australia Pty Ltd	77.00	Paid	DE	002365
05/08/2015	22/05/15 - Consultancy - Re: Tender Submission	AE&D Pty Ltd	2,500.00	Paid	DE	002373
24/11/2015	11/09/15 - Unit 335 - Accoustic Consulting	PKA Acoustic Consulting	1,200.00	Paid	DE	002474
			\$3,777.00			

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**Mondrian, 2-4 Powell Street, WATERLOO NSW
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Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.
General						
Admin--Key Deposit Refunds 153000						
21/07/2015	Refund Lot 129/Unit 424 bike cage key - Hugh Pape		(100.00)		Jnl	76981
22/07/2015	21/07/15 - Unit 424 - Key Refund	Hugh Pape	100.00	Paid	DE	002368
			\$0.00			
Admin--Legal fees 153210						
01/09/2015	05/06/15 to 17/07/15 - Re: SP 69259 v K & S Buildi	Makinson & d'Apice	300.00	Paid	DE	002399
04/09/2015	05/06/15 to 17/06/15 - K & S Building Vs SP69259	Makinson & d'Apice	266.70	Paid	DE	002405
21/09/2015	21/09/15 - Lot 48 - Adjudication Application Fee	NSW Civil and Administration	97.00	Paid	Chq	500268
30/09/2015	20/07/15 - Property Information - Order 30301189	SAI Global Property Division	16.23	Paid	DE	002422
30/10/2015	20/08/15 - Preparation of Draft Motions for Sec 47	Jane Crittenden Lawyer	620.00	Paid	DE	002449
17/11/2015	13/11/15 - Outstanding Levies Lot 39	David Le Page Solicitor	140.00	Paid	DE	002459
17/12/2015	15/12/15 - Lot 121 - Outstanding Levies	David Le Page Solicitor	140.00	Paid	DE	002486
17/12/2015	15/12/15 - Lot 47 - Outstanding Levies	David Le Page Solicitor	140.00	Paid	DE	002486
			\$1,719.93			
Admin--Management Fees--Schedule B 154100						
27/07/2015	Management Fees - Schedule B July 2015	STRATA PLUS PTY LTD	101.82	Paid	DE	002372
25/08/2015	Management Fees - Schedule B August 2015	STRATA PLUS PTY LTD	33.94	Paid	DE	002390
26/10/2015	Management Fees - Schedule B October 2015	STRATA PLUS PTY LTD	403.03	Paid	DE	002436
23/11/2015	Management Fees - Schedule B November 2015	STRATA PLUS PTY LTD	25.45	Paid	DE	002466
			\$564.24			
Admin--Management Fees--Standard 154000						
27/07/2015	Standard Management Fee July 2015	STRATA PLUS PTY LTD	1,982.67	Paid	DE	002372
25/08/2015	Standard Management Fee August 2015	STRATA PLUS PTY LTD	2,012.41	Paid	DE	002390
23/09/2015	Standard Management Fee September 2015	STRATA PLUS PTY LTD	2,012.41	Paid	DE	002413
26/10/2015	Standard Management Fee October 2015	STRATA PLUS PTY LTD	2,012.41	Paid	DE	002436
23/11/2015	Standard Management Fee November 2015	STRATA PLUS PTY LTD	2,012.41	Paid	DE	002466
16/12/2015	Standard Management Fee December 2015	STRATA PLUS PTY LTD	2,012.41	Paid	DE	002485
			\$12,044.72			
Admin--On Site Office expenses 154450						
28/08/2015	15/01/15 - Reimbursement for Couriers Fee	Australasian Building	94.76	Paid	DE	002391
28/08/2015	16/03/15 - Office Stationery	Australasian Building	155.60	Paid	DE	002391
28/08/2015	15/01/15 - Reimbursement for Couriers Fee	Australasian Building	27.81	Paid	DE	002391
28/08/2015	10/03/15 - Office Supplies	Australasian Building	987.91	Paid	DE	002391
06/11/2015	28/06/15 & 15/09/15 - Reimbursement- Website Hosti	Mondrian Property Management	357.26	Paid	DE	002457
19/11/2015	01/11/15 - Building Management Software /Training	MYBOS PTY LTD	822.00	Paid	DE	002465
24/11/2015	21/09/15 - Key Tags (Officeworks)	Australasian Building	25.58	Paid	DE	002468
24/11/2015	24/08/15 - Key Deposit Box (Office Choice)	Australasian Building	80.45	Paid	DE	002468
24/11/2015	24/08/15 - Snap Frames (Display Master)	Australasian Building	120.00	Paid	DE	002468
24/11/2015	21/09/15 - Maxi Cutter (Dulux)	Australasian Building	5.07	Paid	DE	002468
24/11/2015	20/10/15 - Insecticide / Hose / Nozzle (Bunnings)	Australasian Building	25.68	Paid	DE	002468
24/11/2015	19/10/15 - Key Cut (Bunnings)	Australasian Building	4.90	Paid	DE	002468
26/11/2015	12/11/15 - Gift for Building Manager (Bunnings)	John Hutchinson	200.00	Paid	DE	002476

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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						
04/12/2015	04/12/15 - Meeting Expenses	Guy Beresford	19.00	Paid	DE	002478
18/12/2015	02/12/15 - Mondrian Christmas Party	Mark Rodgers	140.36	Paid	DE	002495
18/12/2015	30/11/15 - Catering	I Love to Cook - France	519.75	Paid	DE	002494
18/12/2015	25/11/15 - Mondrian Party	Mark Rodgers	477.38	Paid	DE	002495
22/12/2015	30/11/15 - Catering - Sandwich Selection.		519.75	Cancel	Inv	24
22/12/2015	Cancelled: 30/11/15 - Catering - Sandwich Selectio		(519.75)	Cancel	Inv	24
			\$4,063.51			
Admin--Subscriptions 156600						
07/07/2015	01/07/15 to 30/06/15 - OCN Membership Fee	Owners Corporation Network	275.00	Paid	DE	002363
28/08/2015	18/01/15 - Renewal of AVG Internet Security	Australasian Building	49.99	Paid	DE	002391
			\$324.99			
Admin--Telephone Charges 157000						
03/07/2015	19/05/15 to 18/06/15 - a/c 053 2075 020	Telstra Pty Ltd - BPay 7773	397.00	Paid	BPAY	144
12/08/2015	Rental 19/07/15 to 18/08/15 - a/c 053 2075 020	Telstra Pty Ltd - BPay 7773	357.00	Paid	BPAY	148
11/09/2015	Rental 19/08/15 to 18/09/15 - a/c 053 2075 020	Telstra Pty Ltd - BPay 7773	358.07	Paid	BPAY	150
30/10/2015	Rental 27/07/15 to 26/08/15 - a/c 053 2075 020	Telstra Pty Ltd - BPay 7773	331.42	Paid	BPAY	154
30/10/2015	Rental 28/08/15 to 26/09/15 - a/c 053 2075 020	Telstra Pty Ltd - BPay 7773	411.71	Paid	BPAY	154
04/11/2015	Rental 19/10/15 to 18/11/15 - a/c 0532 2075 020	Telstra Pty Ltd - BPay 7773	328.70	Paid	BPAY	155
14/12/2015	Rental 19/11/15 to 18/12/15 - a/c 053 2075 020	Telstra Pty Ltd - BPay 7773	342.23	Paid	BPAY	156
			\$2,526.13			
Admin-Agent Disburst -Certificate of Currency 153813						
27/07/2015	Certificate of Currency July 2015	STRATA PLUS PTY LTD	27.27	Paid	DE	002372
25/08/2015	Certificate of Currency August 2015	STRATA PLUS PTY LTD	27.27	Paid	DE	002390
26/10/2015	Certificate of Currency October 2015	STRATA PLUS PTY LTD	27.27	Paid	DE	002436
23/11/2015	Certificate of Currency November 2015	STRATA PLUS PTY LTD	27.27	Paid	DE	002466
16/12/2015	Certificate of Currency December 2015	STRATA PLUS PTY LTD	27.27	Paid	DE	002485
			\$136.35			
Building Manager 161500						
08/07/2015	June 2015 - Building Management	Australasian Building	6,500.00	Paid	DE	002364
23/07/2015	July 2015 - Building Management	Australasian Building	6,500.00	Paid	DE	002369
01/09/2015	August 2015 - Building Management	Australasian Building	6,500.00	Paid	DE	002394
12/10/2015	September 2015 - Building Management	Australasian Building	6,500.00	Paid	DE	002431
27/10/2015	October 2015 - Building Management	Australasian Building	6,500.00	Paid	DE	002438
04/11/2015	14/09/15 to 13/10/15 - Building Management	Metro Locksmiths (N.S.W) Pty	160.00	Paid	DE	002454
24/11/2015	November 2015 - Building Management	Australasian Building	6,500.00	Paid	DE	002468
24/11/2015	06/11/15 - Main Entry Roller Shutter - After Hours	Jones Lang LaSalle	215.00	Paid	DE	002471
21/12/2015	December 2015 - Building Management	Australasian Building	6,500.00	Paid	DE	002497
			\$45,875.00			
Levy Refund 159550						
21/07/2015	Refund Lot 96 floor bond - Anley Abraham OCR9149		(1,000.00)		Jnl	76980
22/07/2015	25/05/15 - Unit 352 - Bond Refund	Anley Abraham	1,000.00	Paid	DE	002367
06/10/2015	Refund bond - Lot 129 Mark Bradley		(1,000.00)		Jnl	78371
06/10/2015	29/09/15 - Lot 129 - Levy Refund	Mark Bradley	1,000.00	Paid	DE	002430

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Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.
General						
11/12/2015	Refund Lot 5 bond -Les Wratten (OCR 9589)		(1,000.00)		Jnl	79750
15/12/2015	11/12/15 - Lot 5 - Bond Refund	Les Wratten	1,000.00	Paid	DE	002480
21/12/2015	Inv 79390 - should be for SP84298 Waratah		(5,613.68)		Rct	9631
23/12/2015	22/12/15 - Payment of Invoice 79390	Strata Plan 84298	5,613.68	Paid	DE	002501
			\$0.00			
Maint Bldg--Cleaning--Contracts 163002						
01/09/2015	July 2015 - Cleaning services	TH Building Maintenance	3,593.25	Paid	DE	002403
02/10/2015	August 2015 - Cleaning Servcies	TH Building Maintenance	3,593.25	Paid	DE	002429
27/10/2015	September 2015 - Cleaning Services	TH Building Maintenance	3,593.25	Paid	DE	002445
17/11/2015	October 2015 - Cleaning Services	TH Building Maintenance	3,593.25	Paid	DE	002463
17/12/2015	November 2015 - Cleaning Services	TH Building Maintenance	3,593.25	Paid	DE	002492
			\$17,966.25			
Maint Bldg--Electrical / Light Globes 170400						
02/07/2015	17/06/15 - Light globes	Koala Wholesale Electrical	1,080.00	Paid	DE	002357
12/08/2015	30/04/15 & 01/05/15 - Repairs to Garden Pathway Li	Crest Electrical Solutions Pty Ltd	769.50	Paid	DE	002380
14/09/2015	31/08/15 - Install of Downlights / Repair Garden L	Crest Electrical Solutions Pty Ltd	570.00	Paid	DE	002407
30/10/2015	30/09/15 - Replaced faulty outdodor lights	Crest Electrical Solutions Pty Ltd	495.00	Paid	DE	002448
24/11/2015	28/09/15 - Lighting maintenance	Crest Electrical Solutions Pty Ltd	215.00	Paid	DE	002469
24/11/2015	19/10/15 - Replace Globes in Post Light	Crest Electrical Solutions Pty Ltd	413.75	Paid	DE	002469
17/12/2015	20/10/15 - Light Globes	Koala Wholesale Electrical	432.00	Paid	DE	002487
			\$3,975.25			
Maint Bldg--Fire Protection--Contract 165801						
14/08/2015	April 2015 to March 2016 - 1st Half Inspection	AFT Australia Pty Ltd	4,307.50	Paid	DE	002387
27/10/2015	30/09/15 - Service Call - Faulty Smoke Detector	AFT Australia Pty Ltd	220.00	Paid	DE	002437
24/11/2015	31/05/15 - False Alarm attendance	Romteck Grid Pty Limited	1,375.00	Paid	DE	002475
24/11/2015	October 2015 to March 2016 - Inspection and testin	AFT Australia Pty Ltd	4,307.50	Paid	DE	002467
			\$10,210.00			
Maint Bldg--Fire Protection--Non Routine 165800						
14/08/2015	31/03/15 - Rectification Work - Fire Equipment	AFT Australia Pty Ltd	7,520.00	Paid	DE	002387
			\$7,520.00			
Maint Bldg--General Repairs 167200						
14/09/2015	02/06/15 - Repairs to Gas Heater	Rheem Australia Pty Limited	476.23	Paid	DE	002408
02/10/2015	26/08/15 - Prepare & paint new plaster repairs and	Men In White	290.00	Paid	DE	002426
02/10/2015	26/08/15 - Prepare & paint new plaster ceilings an	Men In White	290.00	Paid	DE	002426
			\$1,056.23			
Maint Bldg--Hire/Leasing of Equipment 168600						
07/07/2015	01/07/15 - Hire of 35 Black Padded folding chairs	Walkers Party Hire Pty Ltd	261.82	Paid	DE	002361
			\$261.82			
Maint Bldg--Lift--Maintenance Contract 170201						
28/08/2015	01/07/15 to 30/09/15 - Lift Maintenance	KONE Elevators Pty Limited	5,252.55	Paid	DE	002392
02/10/2015	01/10/15 to 31/12/15 - Lift Maintenance	KONE Elevators Pty Limited	5,252.55	Paid	DE	002425
			\$10,505.10			
Maint Bldg--Lift--Non Routine 170200						

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Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.
General						
04/11/2015	20/15/15 - Install Stainless Steel Panel	St Peter Engineering	657.00	Paid	DE	002456
			\$657.00			
Maint Bldg--Lift--Registration Fees 170203						
02/07/2015	2015 - Lift Registration - L 6-51772/03	Work Cover NSW	69.00	Paid	Chq	500266
			\$69.00			
Maint Bldg--Locks, Keys & Card Keys 170600						
12/08/2015	07/07/15 - Supply Access Fobs	Abbco Security Pty Ltd	661.36	Paid	DE	002378
12/08/2015	31/07/15 - Supply BPB Restricted Keys	PRV Locksmiths - In House	38.00	Paid	DE	002385
19/08/2015	19/05/15 - Supply Restricted Key	PRV Locksmiths - In House	53.00	Paid	DE	002388
27/10/2015	11/09/15 - Supply of Restricted Keys	PRV Locksmiths - In House	38.00	Paid	DE	002443
17/11/2015	10/11/12 - Removed 1 set of Broken Door Furniture	Metro Locksmiths (N.S.W) Pty	200.00	Paid	DE	002460
			\$990.36			
Maint Bldg--Mechanical Vent Non Routine 171000						
12/08/2015	July 2015 - Service / Calibrate Carpark CO Monitor	EcoService Enviromental	310.00	Paid	DE	002381
			\$310.00			
Maint Bldg--Pest/Vermin Control 172000						
01/09/2015	13/08/15 - Pest control service	Proguard Pest Management	350.00	Paid	DE	002401
01/09/2015	12/05/15 - Pest control service	Proguard Pest Management	320.00	Paid	DE	002401
			\$670.00			
Maint Bldg--Pumps - Routine 172400						
03/07/2015	26/06/15 - Service to all pumps	New World Pumps	325.00	Paid	DE	002360
17/09/2015	19/08/15 - Repairs to Leaks in Downpipes	MRC Plumbing	550.00	Paid	DE	002410
17/12/2015	28/10/15 - Service to Stormwater Pumps / Pit	New World Pumps	325.00	Paid	DE	002489
			\$1,200.00			
Maint Grounds--Gardening Materials 177400						
28/08/2015	16/06/15 - Decorative Pebbles	Australasian Building	797.43	Paid	DE	002391
17/12/2015	14/12/15 - 50% - Supply / Deliver 130mtrs of Mulch	Syd's Maintenance	670.25	Paid	DE	002490
			\$1,467.68			
Maint Grounds--Lawns & Gardening 178400						
02/07/2015	12/06/15 - Supply / Lay Cowra Pebbles in Channel	Syd's Maintenance	585.00	Paid	DE	002359
02/07/2015	02/05/15 to 29/05/15 - Garden maintenance	Syd's Maintenance	750.00	Paid	DE	002359
23/07/2015	12/06/15 & 26/06/15 - Garden maintenance	Syd's Maintenance	750.00	Paid	DE	002371
20/08/2015	19/08/15 - Supply of 1000kg Pebbles	B C Sands Building & Landscape	502.89	Paid	DE	002389
01/09/2015	10/07/15 to 24/07/15 - Garden maintenance	Syd's Maintenance	750.00	Paid	DE	002402
14/09/2015	07/08/15 to 21/08/15 - Garden Maintenance	Syd's Maintenance	750.00	Paid	DE	002409
14/09/2015	21/08/15 - Lay White Pebbles / Spread Fertiliser	Syd's Maintenance	1,060.00	Paid	DE	002409
02/10/2015	04/09/15 to 18/09/15 - Garden Maintenance	Syd's Maintenance	750.00	Paid	DE	002428
17/11/2015	02/10/15 to 29/10/15 - Garden Maintenance	Syd's Maintenance	860.00	Paid	DE	002462
18/12/2015	06/11/15 to 26/11/15 - Garden Maintenance	Syd's Maintenance	937.50	Paid	DE	002496
18/12/2015	03/12/15 to 29/12/15 - Garden Maintenance	Syd's Maintenance	937.50	Paid	DE	002496
			\$8,632.89			
Reimbursable s109-s26 156000						

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Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.
General						
25/08/2015	Status Certificate Fee August 2015	STRATA PLUS PTY LTD	218.00	Paid	DE	002390
23/09/2015	Status Certificate Fee September 2015	STRATA PLUS PTY LTD	109.00	Paid	DE	002413
26/10/2015	Status Certificate Fee October 2015	STRATA PLUS PTY LTD	109.00	Paid	DE	002436
16/12/2015	Status Certificate Fee December 2015	STRATA PLUS PTY LTD	109.00	Paid	DE	002485
			\$545.00			
Reimbursable s119 156400						
27/07/2015	Strata Roll Inspection Fee July 2015	STRATA PLUS PTY LTD	31.00	Paid	DE	002372
23/09/2015	Strata Roll Inspection Fee September 2015	STRATA PLUS PTY LTD	47.00	Paid	DE	002413
26/10/2015	Strata Roll Inspection Fee October 2015	STRATA PLUS PTY LTD	31.00	Paid	DE	002436
23/11/2015	Strata Roll Inspection Fee November 2015	STRATA PLUS PTY LTD	62.00	Paid	DE	002466
			\$171.00			
Utility--Electricity 190200						
01/07/2015	01/04/15 to 30/04/15 - a/c 342 991	Energy Australia Pty Ltd -	1,915.87	Paid	BPAY	140
01/07/2015	Reversal: Accrue: est. Electricity to 30 June 2015		(10,500.00)		Jnl	76412
02/07/2015	10/05/15 to 14/06/15 - a/c 7002 233 513	AGL Sales Pty Ltd - BPay	1,289.67	Paid	BPAY	141
02/07/2015	01/05/15 to 31/05/15 - a/c 342 991	Energy Australia Pty Ltd -	2,058.12	Paid	BPAY	143
02/07/2015	10/05/15 to 17/06/15 - a/c 7002 233 505	AGL Sales Pty Ltd - BPay	857.84	Paid	BPAY	142
23/07/2015	01/06/15 to 30/06/15 - a/c 342 991	Energy Australia Pty Ltd -	1,954.06	Paid	BPAY	147
23/07/2015	20/04/15 to 18/05/15 - a/c 7002 233 513	AGL Sales Pty Ltd - BPay	1,015.21	Paid	BPAY	145
23/07/2015	20/04/15 to 18/05/15 - a/c 7002 233 505	AGL Sales Pty Ltd - BPay	615.64	Paid	BPAY	146
12/08/2015	15/06/15 to 17/07/15 - a/c 200 028 342 620	Origin Energy	525.03	Paid	DE	002383
12/08/2015	18/06/15 to 17/07/15 - a/c 200 028 375 976	Origin Energy	948.01	Paid	DE	002383
20/08/2015	Refund A/C 7002233505 & 7002233513		(455.79)		Rct	9360
01/09/2015	01/07/15 to 31/07/15 - a/c 342 991	Energy Australia Pty Ltd -	1,859.32	Paid	BPAY	149
12/10/2015	01/08/15 to 31/08/15 - a/c 342 991	Energy Australia Pty Ltd -	1,916.64	Paid	BPAY	152
12/10/2015	18/07/15 to 18/08/15 - a/c 200 028 342 620	Origin Energy	883.80	Paid	DE	002433
12/10/2015	18/07/15 to 18/08/15 - a/c 200 028 375 976	Origin Energy	545.18	Paid	DE	002433
27/10/2015	01/09/15 to 30/09/15 - a/c 342991	Energy Australia Pty Ltd -	1,783.24	Paid	BPAY	153
10/11/2015	18/09/15 to 19/10/15 - a/c 200 028 375 976	Origin Energy	537.36	Paid	DE	002458
10/11/2015	18/09/15 to 19/10/15 - a/c 200 028 342 620	Origin Energy	939.97	Paid	DE	002458
26/11/2015	20/10/15 to 17/11/15 - a/c 200 028 375 976	Origin Energy	484.30	Paid	DE	002477
14/12/2015	01/10/15 to 31/10/15 - a/c 342 991	Energy Australia Pty Ltd -	1,854.20	Paid	BPAY	157
18/12/2015	01/11/15 to 30/11/15 - a/c 342 991	Energy Australia Pty Ltd -	1,942.29	Paid	BPAY	158
22/12/2015	19/08/15 to 17/09/15 - a/c 200 028 375 976	Origin Energy	510.93	Paid	DE	002500
22/12/2015	19/08/15 to 17/09/15 - a/c 200 028 342 620	Origin Energy	829.60	Paid	DE	002500
			\$14,310.49			
Utility--Water & Sewerage 191200						
28/08/2015	07/05/15 to 07/08/15 - water a/c 5074 368	Sydney Water	9,275.19	Paid	DE	002393
15/12/2015	07/08/15 to 10/11/15 - Water a/c 5074 368	Sydney Water	10,856.52	Paid	DE	002484
			\$20,131.71			
Waste Management 166800						
17/11/2015	23/10/15 - Rubbish Removal	Cheapest Load of Rubbish Pty	170.00	Paid	Chq	500269
			\$170.00			
Total expenses			\$176,941.49			

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

08/07/2015	June 2015 - Building Management Defects	Australasian Building	2,666.67	Paid	DE	002364
23/07/2015	July 2015 - Building Management - Defects	Australasian Building	2,666.67	Paid	DE	002369
01/09/2015	August 2015 - Building Management - Defects	Australasian Building	2,666.67	Paid	DE	002394
12/10/2015	September 2015 - Building Management Defects	Australasian Building	2,666.67	Paid	DE	002431
27/10/2015	October 2015 - Building Management Defects	Australasian Building	2,666.67	Paid	DE	002438
24/11/2015	November 2015 - Building Management - Defects	Australasian Building	2,666.67	Paid	DE	002468
21/12/2015	December 2015 - Building Management Defects	Australasian Building	2,666.67	Paid	DE	002497

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

12/10/2015	18/09/15 - Claim No. 1 - Deposit as per contract	Taylor's Building Solutions	27,272.73	Paid	DE	002434
27/10/2015	08/07/15 - Rectification work - Fire Equipment	AFT Australia Pty Ltd	395.00	Paid	DE	002437
27/10/2015	15/07/15 - Supply / Install Sprinkler Jacking Pump	AFT Australia Pty Ltd	1,035.00	Paid	DE	002437
15/12/2015	22/07/15 to 27/11/15 - Re: Site Inspection / Report	PA Evans & Ass P/L - Paul	2,625.00	Paid	DE	002482
17/12/2015	30/11/15 - Claim # 3 - Defect Rectification	Taylor's Building Solutions	65,257.33	Paid	DE	002491

\$96,585.06**Building Defects - Legal Fees - Sinking 264730**

08/09/2015	11/06/15 to 20/07/15 - Re: Building Defects	Makinson & d'Apice	6,112.52	Paid	DE	002406
29/09/2015	11/06/15 to 20/07/15 - Re: Fire Compliance Defects	Makinson & d'Apice	5,670.84	Paid	DE	002419
30/10/2015	24/07/15 - Re: Building Defects Claim W/ Allianz	Makinson & d'Apice	12,052.05	Paid	DE	002446
30/10/2015	24/07/15 - Re: Building Defects Claim W/ Allianz	Makinson & d'Apice	(6,112.52)	Paid	DE	002446
30/10/2015	09/09/15 to 29/09/15 - Re: Building Defects Claim	Makinson & d'Apice	1,118.58	Paid	DE	002446
04/11/2015	.		1,118.58	Cancel	Inv	110942
04/11/2015	Cancelled: .		(1,118.58)	Cancel	Inv	110942
21/12/2015	04/11/15 to 24/11/15 - Advice Re: Building Defects	Sachs Gerace Lawyers	7,264.39	Paid	DE	002499

\$26,105.86**Building Defects - Waterproofing - Sinking 264750**

01/07/2015	May 2015 - Progress Claim 3 - Remedial Works	Everest Contracting Pty Ltd	25,150.91	Paid	DE	002355
01/07/2015	08/05/15 - Investigate Water Leak / Downpipe	DJW Abseiling Services Pty Ltd	750.00	Paid	DE	002353
01/07/2015	13/05/15 - Unit 110 - Investigate Water Leak	DJW Abseiling Services Pty Ltd	1,450.00	Paid	DE	002353
01/07/2015	10/06/15 - Contract Administration - Waterproofing	PA Evans & Ass P/L - Paul	2,213.28	Paid	DE	002354
01/07/2015	27/05/15 - Installation of Villar Board / Flashing	DJW Abseiling Services Pty Ltd	1,491.20	Paid	DE	002353
12/08/2015	06/08/15 - Balcony Waterproofing - Contract Admini	PA Evans & Ass P/L - Paul	2,209.12	Paid	DE	002384
12/08/2015	02/07/15 - Balcony Waterproofing - Contract Admini	PA Evans & Ass P/L - Paul	2,452.00	Paid	DE	002384
12/08/2015	July 2015 - Progress Claim 5 - Waterproofing works	Everest Contracting Pty Ltd	27,862.73	Paid	DE	002377
12/08/2015	June 2015 - Progress Claim 4 - Waterproofing works	Everest Contracting Pty Ltd	25,128.18	Paid	DE	002377
01/09/2015	21/01/15 - GST Component	Biltbeta Constructions Pty Ltd	106.59	Paid	DE	002395
01/09/2015	13/07/15 - Repairs to Sika Joints	DJW Abseiling Services Pty Ltd	780.00	Paid	DE	002398
17/09/2015	10/08/15 - Scan 2 x Balconies for Core Clearances	Sniper Concrete Scanning	350.00	Paid	DE	002411
17/09/2015	26/08/15 - Waterproofing Labour	ADCON Concrete Cutting	300.00	Paid	DE	002412

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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						
17/09/2015	.		385.00	Cancel	Inv	IV1000000 00010
17/09/2015	Cancelled: .		(385.00)	Cancel	Inv	IV1000000 00010
29/09/2015	29/08/15 - Repairs to Water Leaks	DJW Abseiling Services Pty Ltd	1,400.00	Paid	DE	002416
27/10/2015	14/10/15 - Repairs to Water Damaged Ceiling	Rubie Handyman Services	699.76	Paid	DE	002444
27/10/2015	08/10/15 - Prepare Ceiling / Bulkhead for Painting	Eastern Ceilings and Partitions	1,087.00	Paid	DE	002440
27/10/2015	20/09/15 - Rust Treatment / Sealant Applied	MRC Plumbing	710.00	Paid	DE	002442
27/10/2015	24/09/15 - Supply / Fit Aluminium Compression Band	MRC Plumbing	433.00	Paid	DE	002442
27/10/2015	25/09/15 - Service Call - Investigate Leaks	MRC Plumbing	622.50	Paid	DE	002442
30/10/2015	08/10/15 - Professional fees- Contract Administrat	PA Evans & Ass P/L - Paul	2,421.20	Paid	DE	002450
30/10/2015	08/10/15 - Progress Claim 5 - Remedial Works	Everest Contracting Pty Ltd	27,513.64	Paid	DE	002447
15/12/2015	12/11/15 - Apt 105 - Repairs to Fractured Bath Bre	MRC Plumbing	1,280.00	Paid	DE	002481
21/12/2015	30/11/15 - Final Claim - 550118138 GST Component	Biltbeta Constructions Pty Ltd	6,060.16	Paid	DE	002498
21/12/2015	recode: Final Claim - 550118138 GST		(6,060.16)		Jnl	79967
			\$126,411.11			
Income Tax--Sinking 252800						
15/07/2015	June 2015 PAYG	Deputy Commissioner of	1,984.00	Paid	Chq	500267
20/10/2015	Sept 2015 PAYG		1,867.00		Jnl	78789
			\$3,851.00			
Insurance Repairs 269400						
01/09/2015	DOL 21/04/15 - Level 4 - Repairs to Water Damage	Chem Dry (Roseville) - Enter	1,154.55	Paid	DE	002396
29/09/2015	DOL 04/09/15 - 15/09/15 - Apt 301 - Riser Demolish	Eastern Ceilings and Partitions	4,765.00	Paid	DE	002417
24/11/2015	DOL 04/09/15 - 23/10/15 - Apt 317 - Replace Plaste	Eastern Ceilings and Partitions	1,100.00	Paid	DE	002470
24/11/2015	DOL 04/09/15 - 29/10/15 - Apt 420 - Ceiling Repair	Eastern Ceilings and Partitions	600.00	Paid	DE	002470
24/11/2015	DOL 04/09/15 - 29/10/15 - Apt 426 - Set Access Pan	Eastern Ceilings and Partitions	650.00	Paid	DE	002470
17/12/2015	DOL 11/08/15 - Apt 301 - Investigate/Repair Water	MRC Plumbing	3,557.00	Paid	DE	002488
			\$11,826.55			
Maint Bldg--Doors & Windows 264600						
23/07/2015	11/07/15 - Unit 209 - Remove Worn Rollers	Metro Locksmiths (N.S.W) Pty	267.00	Paid	DE	002370
23/07/2015	13/07/15 - Unit 343 - Repairs to Jambed Window	Metro Locksmiths (N.S.W) Pty	165.00	Paid	DE	002370
01/09/2015	11/08/15 - Unit 111 - Replace Sliding Door Rollers	Metro Locksmiths	267.00	Paid	DE	002400
29/09/2015	01/09/15 - Unit 322 - Repairs to Sliding Doors	Metro Locksmiths (N.S.W) Pty	267.00	Paid	DE	002420
04/11/2015	20/10/15 - Corridor - Installation of Window Fram	St Peter Engineering	1,640.00	Paid	DE	002456
04/11/2015	20/10/15 - Installation of Stainless Steel Hinges	St Peter Engineering	350.00	Paid	DE	002456
04/11/2015	20/10/15 - Installation of Main Entrance Gate	St Peter Engineering	1,240.00	Paid	DE	002456
17/11/2015	10/11/15 - Removed Sliding Door (Office)	Metro Locksmiths (N.S.W) Pty	307.00	Paid	DE	002460
19/11/2015	09/11/15 - Supply / Install Aluminium Sliding Door	Magic Glass	3,420.00	Paid	DE	002464
18/12/2015	05/11/15 - Repairs to Aluminium Window	IPM Services	375.00	Paid	DE	002493
			\$8,298.00			
Maint Bldg--Electrical 264800						
28/08/2015	10/12/14 - Lighting Fixtures from Lightco	Australasian Building	190.91	Paid	DE	002391

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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						
01/09/2015	03/07/15 - Repairs to External Lights	Crest Electrical Solutions Pty Ltd	728.00	Paid	DE	002397
29/09/2015	31/08/15 - Thermal Scanning of Switchboards	Crest Electrical Solutions Pty Ltd	1,095.00	Paid	DE	002415
24/11/2015	27/10/15 - Install Timer Pool Lights	Crest Electrical Solutions Pty Ltd	1,188.50	Paid	DE	002469
24/11/2015	30/10/15 - Removal of Outside Light	Mr Washer Plumber & Electrician	220.00	Paid	DE	002472
			\$3,422.41			
Maint Bldg--Fire Protection 265800						
02/07/2015	16/06/15 - Replace Battery	AFT Australia Pty Ltd	220.00	Paid	DE	002356
12/08/2015	30/04/15 - Repairs to Emergency Lights / Exit Lig	AFT Australia Pty Ltd	1,333.00	Paid	DE	002379
04/11/2015	21/10/15 - AS1668 Testing with Mechanical Air Cont	AFT Australia Pty Ltd	325.00	Paid	DE	002452
04/11/2015	14/10/15 - Replace Jacking Pump	AFT Australia Pty Ltd	990.00	Paid	DE	002452
24/11/2015	02/11/15 - Apt 215 - Service call to Smoke Detecto	AFT Australia Pty Ltd	220.00	Paid	DE	002467
15/12/2015	14/08/15 - False Alarm attendance	Romteck Grid Pty Limited	1,375.00	Paid	DE	002483
			\$4,463.00			
Maint Bldg--Garage Doors 266600						
04/11/2015	26/02/15 to 25/02/15 - Roller Shutter Service Agre	Jones Lang LaSalle	670.67	Paid	DE	002453
15/12/2015	21/10/15 - Installation of Carpark Roller Shutter	Jones Lang LaSalle	2,650.00	Paid	DE	002479
			\$3,320.67			
Maint Bldg--Mechanical Vent--Sinking 271000						
17/11/2015	21/10/15 - Checked operation of carpark supply & e	Retro Air Pty Ltd	165.00	Paid	DE	002461
			\$165.00			
Maint Bldg--Painting & Surface Finishes 271600						
05/08/2015	26/06/15 & 03/07/15 - B1 - Repairs to Damaged Bulk	Rubie Handyman Services	678.09	Paid	DE	002375
02/09/2015	14/08/15 - Building 3 - Replace Ceiling	Eastern Ceilings and Partitions	1,435.00	Paid	DE	002404
24/09/2015	02/09/15 - Apt 218 - Wall Repairs	Eastern Ceilings and Partitions	550.00	Paid	DE	002414
24/09/2015	25/08/15 - B3 / L5 - Repairs to Plasterboard	Eastern Ceilings and Partitions	600.00	Paid	DE	002414
24/09/2015	.		550.00	Cancel	Inv	00204x
24/09/2015	Cancelled: .		(550.00)	Cancel	Inv	00204x
			\$3,263.09			
Maint Bldg--Plumbing & Drainage 272200						
07/07/2015	19/05/15 & 26/05/15 - Repairs to Irrigation	Bear Plumbing Pty Ltd	160.00	Paid	DE	002362
07/07/2015	18/05/15 to 26/05/15 - Clear Blocked Drains / Plan	Bear Plumbing Pty Ltd	1,920.00	Paid	DE	002362
21/07/2015	25/06/15 - Installation of Instaflex	Marciano Industries Pty Ltd	315.77	Paid	DE	002366
12/08/2015	30/07/15 - Repairs to Downpipe	MRC Plumbing	267.50	Paid	DE	002382
12/08/2015	29/07/15 - Garbage Room - Reposition Pump in Pit	MRC Plumbing	400.50	Paid	DE	002382
12/08/2015	29/07/15 - Apt 101 - Repairs to Balcony Membrane	MRC Plumbing	267.50	Paid	DE	002382
12/08/2015	29/07/15 - Apt 202 - Repairs to Downpipe	MRC Plumbing	670.00	Paid	DE	002382
12/08/2015	29/07/15 - Balcony - Install 10 x Wire Grills to D	MRC Plumbing	830.00	Paid	DE	002382
12/08/2015	30/07/15 - Apt 306 - Repairs to Water Leaks	MRC Plumbing	817.00	Paid	DE	002382
13/08/2015	13/04/15 - Carry out Maintenance to Gravel Drains	Bear Plumbing Pty Ltd	1,200.00	Paid	DE	002386
28/08/2015	15/05/15 - Couplers for Hot Water System	Australasian Building	195.46	Paid	DE	002391
29/09/2015	21/08/15 - Replace Downpipe by Fire Stairs	MRC Plumbing	430.50	Paid	DE	002421

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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						
29/09/2015	19/08/15 - Building 2 - Replace Downpipe	MRC Plumbing	550.00	Paid	DE	002421
29/09/2015	30/07/15 - Sealing of Flashing	MRC Plumbing	905.00	Paid	DE	002421
29/09/2015	19/08/15 - Lot 84 - Repairs to Hot Water Service	MRC Plumbing	518.00	Paid	DE	002421
02/10/2015	24/09/15 - Repaired burst hot water	MRC Plumbing	380.00	Paid	DE	002427
02/10/2015	24/09/15 - Invesgtigagted water leak in 226	MRC Plumbing	352.50	Paid	DE	002427
20/10/2015	14/09/15 - Instaflex Couplers & Pipes	George Fischer Piping Systems	1,597.69	Paid	DE	002435
04/11/2015	23/10/15 - Basement - Repairs to Downpipe	MRC Plumbing	499.00	Paid	DE	002455
04/11/2015	23/10/15 - Wash Bay - Repairs to Gatic Lid	MRC Plumbing	226.00	Paid	DE	002455
04/11/2015	21/10/15 - Apt 106 - Repairs to Hot Water Service	MRC Plumbing	140.00	Paid	DE	002455
04/11/2015	23/10/15 - Apt 111 & 35 - Repairs to Hot Water Ser	MRC Plumbing	645.50	Paid	DE	002455
04/11/2015	23/10/15 - Manager's Office - Install Drip Tray	MRC Plumbing	245.00	Paid	DE	002455
24/11/2015	13/10/15 - Boiler Room - Service to Thermostatic V	MRC Plumbing	980.00	Paid	DE	002473
24/11/2015	06/08/15 - Apt 110 - Install Balcony Drainage	MRC Plumbing	1,425.00	Paid	DE	002473
24/11/2015	21/10/15 - Clear Blocked Gully Drainage	MRC Plumbing	1,569.00	Paid	DE	002473
24/11/2015	30/07/15 - Basement - Replace Section of Stormwater	MRC Plumbing	565.50	Paid	DE	002473
24/11/2015	30/10/15 - Garbage Room - Clear Blocked Drain	MRC Plumbing	473.00	Paid	DE	002473
24/11/2015	30/10/15 - Apt 317 - Install Verandah Spitter	MRC Plumbing	315.50	Paid	DE	002473
24/11/2015	09/10/15 - Car Lot 30 - Repairs to Burst Pipe	MRC Plumbing	140.00	Paid	DE	002473
24/11/2015	03/11/15 - Replace Sections of Hot Water Service	MRC Plumbing	603.00	Paid	DE	002473
24/11/2015	18/05/15 & 25/05/15 - Repairs to Stormwater Pit	MRC Plumbing	1,888.00	Paid	DE	002473
15/12/2015	13/08/15 & 14/08/15 - Roof - Investigate Water Lea	MRC Plumbing	1,123.00	Paid	DE	002481
15/12/2015	04/12/15 - Car Wash Bay - Clear Blockage	MRC Plumbing	140.00	Paid	DE	002481
17/12/2015	25/11/15 - Emergency Call Out - Clamp off Hot Wate	MRC Plumbing	500.00	Paid	DE	002488
			\$23,254.92			
Maint Bldg--Roof 272800						
02/10/2015	24/09/15 - Investigated Water Leaking into APT 116	MRC Plumbing	748.00	Paid	DE	002427
27/10/2015	25/09/15 - Repair / Install Roofing Sheets	MRC Plumbing	1,429.00	Paid	DE	002442
15/12/2015	20/08/15 - Repairs to Roof Flashings	MRC Plumbing	898.50	Paid	DE	002481
			\$3,075.50			
Maint Bldg--Security upgrade 273100						
29/09/2015	29/07/15 & 08/09/15 - Camera Replacement	Epsilon Security Pty Ltd	3,730.00	Paid	DE	002418
			\$3,730.00			
Maint Bldg--Timber Flooring & Decking 274800						
27/10/2015	17/10/15 - Pool Deck Maintenance	Deck Revivals	3,083.64	Paid	DE	002439
04/11/2015	20/10/15 - Installation of Timber Slats	St Peter Engineering	440.00	Paid	DE	002456
			\$3,523.64			
Maint Building - Locks & Keys 270600						
02/07/2015	25/06/15 - Supply Restricted Keys	PRV Locksmiths - In House	23.00	Paid	DE	002358
07/08/2015	30/03/15 - Supply New Key / Install new Lock	PRV Locksmiths - In House	600.00	Paid	DE	002376
04/11/2015	20/10/15 - Installation of Steel Lock Box	St Peter Engineering	2,700.00	Paid	DE	002456
			\$3,323.00			
Maint Grounds--Landscaping & Gardening 278200						

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Date	Details	Payee	Amount (GST exclusive)	Status	Type	Ref.No.
General						
24/11/2015	21/08/15 - Pebbles (BC Sands)	Australasian Building	502.88	Paid	DE	002468
			\$502.88			
Maint Grounds--Pool Renovation 279200						
01/10/2015	17/09/15 - Pool Renovations - Grit / Pool Filter	Bluewater Pools (Aust) Pty Ltd	6,383.64	Paid	DE	002423
01/10/2015	04/12/14 - Supply Aquaquip Cables / Transformers	Bluewater Pools (Aust) Pty Ltd	1,287.27	Paid	DE	002424
12/10/2015	.		6,383.64	Cancel	Inv	SP69259 P4
12/10/2015	02/10/15 - Pool renovations-Work completed	Bluewater Pools (Aust) Pty Ltd	1,220.91	Paid	DE	002432
12/10/2015	Cancelled: .		(6,383.64)	Cancel	Inv	SP69259 P4
27/10/2015	29/09/15 - Reinstall/Realign Existing Doors	Magic Glass	820.00	Paid	DE	002441
30/10/2015	17/02/15 to 20/10/15 - Landscape Architectural Ser	Peter Glass & Associates	827.50	Paid	DE	002451
			\$10,539.32			
Total expenses			\$354,327.70			