

These are simple but efficient examples of unscrupulous accounting practices run by Raine & Horne Strata Sydney BCS.

4<sup>th</sup> of March 2013, status of financial documents at BCS Strata Community website for SP52948. Note the six-monthly financial statement Document ID 5200006, written by Strata Manager Mr. Peter Bone (he was removed from managing SP52948 later with unsatisfactory performance).

| ItemId                  | PlanNo | PlanNameAdd                           | Category   | Title                           | DocDate   |
|-------------------------|--------|---------------------------------------|------------|---------------------------------|-----------|
| <a href="#">5200006</a> | N52948 | 1-15 FONTENOY ROAD MACQUARIE PARK NSW | Financials | Sx mthly accounts               | 9/04/2013 |
| <a href="#">4464244</a> | N52948 | 1-15 FONTENOY ROAD MACQUARIE PARK NSW | Financials | Jan 03 to Dec 04                | 2/11/2012 |
| <a href="#">4464255</a> | N52948 | 1-15 FONTENOY ROAD MACQUARIE PARK NSW | Financials | Period Ending 08/08             | 2/11/2012 |
| <a href="#">4464258</a> | N52948 | 1-15 FONTENOY ROAD MACQUARIE PARK NSW | Financials | YE 08/07                        | 2/11/2012 |
| <a href="#">4464301</a> | N52948 | 1-15 FONTENOY ROAD MACQUARIE PARK NSW | Financials | Receipts journal 08/07 to 08/08 | 2/11/2012 |
| <a href="#">4464305</a> | N52948 | 1-15 FONTENOY ROAD MACQUARIE PARK NSW | Financials | YE 08/09                        | 2/11/2012 |
| <a href="#">4464309</a> | N52948 | 1-15 FONTENOY ROAD MACQUARIE PARK NSW | Financials | Abrdg Fin Pos 08/10             | 2/11/2012 |
| <a href="#">4464318</a> | N52948 | 1-15 FONTENOY ROAD MACQUARIE PARK NSW | Financials | Bamfield & Co 09/11             | 2/11/2012 |
| <a href="#">4464323</a> | N52948 | 1-15 FONTENOY ROAD MACQUARIE PARK NSW | Financials | 2010                            | 2/11/2012 |
| <a href="#">4464329</a> | N52948 | 1-15 FONTENOY ROAD MACQUARIE PARK NSW | Financials | 09/08 to 02/09                  | 2/11/2012 |

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It hid secret legal expenses, which were paid to Solicitor Mr. Adrian Mueller without owners corporation knowledge or approval:

**LESS: EXPENDITURE:**

|                                       |               |
|---------------------------------------|---------------|
| Audit Fees                            | 480.00        |
| Bank Charges                          | 151.83        |
| Cleaning Products                     | 11,042.01     |
| Maintenance - Garden Items            | 486.60        |
| Maintenance - Carpet Cleaning         | 80.00         |
| Electricity                           | 42,759.58     |
| Maintenance - Fire Services           | 5,755.90      |
| Gardening and Lawns                   | 23,878.26     |
| Gas and Oil                           | 10,742.56     |
| Insurance Premiums                    | 77,345.85     |
| Key Deposits Refund                   | 200.00        |
| <u>Legal &amp; Debt Recovery Fees</u> | <u>200.00</u> |

Upon complaints from several owners who had more knowledge of the issue, Strata Manager Mr. Peter Bone issued an amended version of the document on 23<sup>rd</sup> of March 2013:

**LESS: EXPENDITURE:**

|                                       |                     |
|---------------------------------------|---------------------|
| Audit Fees                            | 480.00              |
| Bank Charges                          | 151.83              |
| Cleaning Products                     | 1,454.86            |
| Maintenance - Garden Items            | 486.60              |
| Maintenance - Carpet Cleaning         | 80.00               |
| Electricity                           | 42,759.58           |
| Maintenance - Fire Services           | 5,755.90            |
| Gardening and Lawns                   | 23,878.26           |
| Gas and Oil                           | 10,742.56           |
| Insurance Premiums                    | 77,345.85           |
| Key Deposits Refund                   | 200.00              |
| <u>Legal &amp; Debt Recovery Fees</u> | <u>12,914.65</u> !! |

Another staff member at BCS tried to offer weak explanation and even used fraudulent insurance claims for non-existent legal case:

*From: Steven Zouroudis [mailto:Steven.Zouroudis@communitye.com.au]*

*Sent: Tuesday, 23 April 2013 2:35 PM*

*To: undisclosed recipient (for privacy reasons)*

*Cc: Paul Banoob; Peter Bone; Krisna Sopia*

*Subject: SP 52948 - six monthly accounts*

*The income received from the insurance company in regards to legals is now showing in the accounts. The previous six monthly accounts you received had the insurance claim for legal fees taken up as a asset and offset once the money was received.*

*I have attached the paperwork from the insurance company of the claims received. The amounts are:-*

***\$948.55 for burst pipe U190***

***\$12714.65 for CTTT Defence for Lot 3***

***\$367.64 for CTTT Defence for Lot 3***

*There may be more claims that are pending from the insurance company, you will need to discuss this with your strata manager.*

*Please advise if you need any more clarification of the six monthly accounts provided.*

*Steven Zouroudis*

*Assistant Accountant*

*Level 27, 66-68 Goulburn Street, Sydney NSW 2000*

*Locked Bag 22, Haymarket NSW 1238*

*T: (02) 8216 0442*

*F: (02) 9212 6269*

20<sup>th</sup> of August 2013, status of financial documents at BCS Strata Community website for SP52948. Note the amended six-monthly report Document ID 5304628 was available.

| ItemId                  | PlanNo | PlanNameAdd                           | Category   | Title                           | DocDate    |
|-------------------------|--------|---------------------------------------|------------|---------------------------------|------------|
| <a href="#">5304628</a> | N52948 | 1-15 FONTENOY ROAD MACQUARIE PARK NSW | Financials | SIX MONTHLY AMENDED             | 30/04/2013 |
| <a href="#">5200006</a> | N52948 | 1-15 FONTENOY ROAD MACQUARIE PARK NSW | Financials | Sx mthly accounts               | 9/04/2013  |
| <a href="#">4464244</a> | N52948 | 1-15 FONTENOY ROAD MACQUARIE PARK NSW | Financials | Jan 03 to Dec 04                | 2/11/2012  |
| <a href="#">4464255</a> | N52948 | 1-15 FONTENOY ROAD MACQUARIE PARK NSW | Financials | Period Ending 08/08             | 2/11/2012  |
| <a href="#">4464258</a> | N52948 | 1-15 FONTENOY ROAD MACQUARIE PARK NSW | Financials | YE 08/07                        | 2/11/2012  |
| <a href="#">4464301</a> | N52948 | 1-15 FONTENOY ROAD MACQUARIE PARK NSW | Financials | Receipts journal 08/07 to 08/08 | 2/11/2012  |
| <a href="#">4464305</a> | N52948 | 1-15 FONTENOY ROAD MACQUARIE PARK NSW | Financials | YE 08/09                        | 2/11/2012  |
| <a href="#">4464309</a> | N52948 | 1-15 FONTENOY ROAD MACQUARIE PARK NSW | Financials | Abrdg Fin Pos 08/10             | 2/11/2012  |
| <a href="#">4464318</a> | N52948 | 1-15 FONTENOY ROAD MACQUARIE PARK NSW | Financials | Bamfield & Co 09/11             | 2/11/2012  |
| <a href="#">4464323</a> | N52948 | 1-15 FONTENOY ROAD MACQUARIE PARK NSW | Financials | 2010                            | 2/11/2012  |

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Just before the Annual General Meeting in October 2013, Raine & Horne Strata Sydney BCS removed the amended financials again to ensure success of the meeting in their favour Document ID 5304628 disappeared forever.

| ItemId                  | PlanNo | PlanNameAdd                           | Category   | Title                           | DocDate    |
|-------------------------|--------|---------------------------------------|------------|---------------------------------|------------|
| <a href="#">6306911</a> | n52948 | 1-15 FONTENOY ROAD MACQUARIE PARK NSW | Financials | Bamfield & Co audit report 2013 | 10/10/2013 |
| <a href="#">6306912</a> | n52948 | 1-15 FONTENOY ROAD MACQUARIE PARK NSW | Financials | Bamfield & Co audit report 2013 | 10/10/2013 |
| <a href="#">5200006</a> | N52948 | 1-15 FONTENOY ROAD MACQUARIE PARK NSW | Financials | Sx mthly accounts               | 9/04/2013  |
| <a href="#">4464244</a> | N52948 | 1-15 FONTENOY ROAD MACQUARIE PARK NSW | Financials | Jan 03 to Dec 04                | 2/11/2012  |
| <a href="#">4464255</a> | N52948 | 1-15 FONTENOY ROAD MACQUARIE PARK NSW | Financials | Period Ending 08/08             | 2/11/2012  |
| <a href="#">4464258</a> | N52948 | 1-15 FONTENOY ROAD MACQUARIE PARK NSW | Financials | YE 08/07                        | 2/11/2012  |
| <a href="#">4464301</a> | N52948 | 1-15 FONTENOY ROAD MACQUARIE PARK NSW | Financials | Receipts journal 08/07 to 08/08 | 2/11/2012  |
| <a href="#">4464305</a> | N52948 | 1-15 FONTENOY ROAD MACQUARIE PARK NSW | Financials | YE 08/09                        | 2/11/2012  |
| <a href="#">4464309</a> | N52948 | 1-15 FONTENOY ROAD MACQUARIE PARK NSW | Financials | Abrdg Fin Pos 08/10             | 2/11/2012  |
| <a href="#">4464318</a> | N52948 | 1-15 FONTENOY ROAD MACQUARIE PARK NSW | Financials | Bamfield & Co 09/11             | 2/11/2012  |

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