

KATHRYN DAVIES
UNIT 12
15-17 MARK STREET
FORSTER NSW 2428

REPORT UNDER REGULATION 37

PROPERTY, STOCK AND BUSINESS AGENTS
REGULATION 2014

01/01/2019 TO 31/03/2019
PREPARED FOR THE OWNERS OF
BARINI APARTMENTS
Strata Plan 75674
15-17 MARK STREET
FORSTER NSW 2428

BALANCE SHEET
FOR BARINI APARTMENTS
Strata Plan 75674

POSITION AS AT 31st MARCH 2019

31/03/2019

OWNERS' FUNDS

Administrative Fund	-6,718.32
Capital Works Fund	70,636.66
	<u>63,918.34</u>

Represented By:

ASSETS

Cash at Bank	53,335.32
Capital Works Fund Investments	15,000.00
Levies in Arrears - Note 3	28.02
	<u>68,363.34</u>

LESS LIABILITIES

Levies in Advance - Note 3	4,445.00
	<u>4,445.00</u>

NET ASSETS

63,918.34

INCOME AND EXPENDITURE STATEMENT
FOR BARINI APARTMENTS
Strata Plan 75674

FROM 1st JANUARY 2019 TO 31st MARCH 2019

31/03/2019

ADMINISTRATIVE FUND

INCOME

Levies Raised	6,895.80
Interest Charged on Arrears	7.87
Recoveries	18.02
	<u>6,921.69</u>

LESS: EXPENDITURE:

Accounting Fees	82.65
Cleaning	400.00
Electricity	214.95
Fire Protection	495.00
Gardening and Lawns	1,015.00
Insurance Premiums	5,947.82
Legal & Debt Recovery Fees	18.02
Management Fees	961.31
Professional Services	785.40
Disbursements	98.64
Caretaker Fees	50.00
Water Rates, Charges & Usage	1,033.68
Community Health & Safety	20.09
Repairs & Maintenance (Note 6)	2,890.52
Miscellaneous (Note 7)	4.59
	<u>14,017.67</u>
Surplus/-Deficit For Period	-7,095.98
Balance at beginning of period	377.66
	<u><u>-6,718.32</u></u>

BALANCE AT END OF PERIOD

INCOME AND EXPENDITURE STATEMENT
FOR BARINI APARTMENTS
Strata Plan 75674

FROM 1st JANUARY 2019 TO 31st MARCH 2019

31/03/2019

CAPITAL WORKS FUND

INCOME

Levies Raised	1,864.20
Interest Charged on Arrears	2.13
Interest Received From Banks	33.11
Interest on Investments	115.63
	<u>2,015.07</u>

LESS: EXPENDITURE:

Roofing and Guttering	17.50
	<u>17.50</u>
Surplus/-Deficit For Period	1,997.57
Balance at beginning of period	68,639.09
	<u><u>70,636.66</u></u>

BALANCE AT END OF PERIOD

NOTES TO AND FORMING PART OF THE ACCOUNTS
FOR BARINI APARTMENTS
Strata Plan 75674

POSITION AS AT 31st MARCH 2019

31/03/2019

Note 1 Basis of Accounting

This financial report is a special purpose report prepared for the Owners of the Plan to enable compliance with the requirements of Sections 92 - 93 of the Strata Schemes Management Act 2015. As it is unlikely that users of this financial report exist who are unable to command the preparation of reports tailored so as to satisfy specifically all of their information needs, the plan is not a reporting entity. Therefore, except where otherwise stated, no Accounting Standards, Urgent Issues Group Interpretations and other authoritative pronouncements of the Australian Accounting Standards Board have been applied.

The accounts have been prepared in accordance with conventional historical costs principles, together with basic concepts of a going concern. The accounts have not been adjusted for changes in the general purchasing power of the dollar and for changes in the price of specific assets. As the accounts have been prepared for the specific purpose as set out above, they report on historical facts and do not contain an assessment of operational issues such as the adequacy of the capital works fund.

Note 2 Accounting for Income & Expenses

The accrual basis of accounting is applied to all levies due and payable as well as insurance claims. Any other income and all expenditure is accounted for on a cash basis and is brought to account when the income is received or the expense paid, except where otherwise stated.

Note 3 Levies in Arrears / Advance

The item(s) shown as levies in Arrears / Advance in the Balance Sheet represents the position of all levies in arrears or advance at the balance date plus any other charges incurred during this period. Individual balances are as per Debtors Financial Status Report. This report may include levies raised late this period & not yet due.

Note 4 Insurance Premiums

The amount of commission received (if applicable) by BCS Strata Management Pty Limited is reflected on each successful quote. Such commission does not affect the premium in any way and is disclosed in the management agency agreement.

Note 5 Income Tax

Assessable income such as interest, dividends and other income derived by the Plan from the investment of funds or derived from other personal property as defined in Taxation Ruling TR 2015/3, is taxable at the current rate of 30%. Assessable income received by the plan in respect of common property is taxable in the hands of individual owners as determined by Taxation Ruling TR 2015/3. Individual owners should seek their own independent taxation advice.

NOTES TO AND FORMING PART OF THE ACCOUNTS
FOR BARINI APARTMENTS
Strata Plan 75674

POSITION AS AT 31st MARCH 2019

31/03/2019

Note 6 Repairs & Maintenance

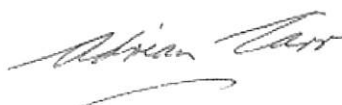
Doors and Windows	190.00
Fence Repairs	25.00
Garage Doors, Etc.	17.50
General Repairs	1,777.51
Minor Painting	111.00
Plumbing	290.01
Roof and Guttering Repairs	479.50
	<u>2,890.52</u>

Note 7 Miscellaneous Expenses

Trade Compliance	4.59
	<u>4.59</u>

Note in regard to Investment Accounts

- CAPITAL WORKS FUND - INVESTMENTS -	
MBL 182222 281979138 2.55% TD M10/03/20	5,000.00
MBL 182222 236742961 2.40% TD M01/07/19	10,000.00
	<u>15,000.00</u>



Dr Adrian Carr - Corporate Licensee

**DEBTOR FINANCIAL STATUS REPORT
FOR **BARINI APARTMENTS**
STRATA PLAN 75674**

RECEIPTS TO 03/2019

Manager: KATH GEORGE
Last Receipt: 31/03/2019

OWNER NAME	LOT NO.	UNIT NO.	ACCOUNT DETAILS	AMOUNT	TOTAL
T BURT	1	1	Annual Admin Fund Levy	547.50CR	
			Annual CPW Fund Levy	182.50CR	730.00CR
J FOX	3	3	Annual Admin Fund Levy	262.50CR	
			Annual CPW Fund Levy	182.50CR	445.00CR
A & M VIERBOOM	4	4	Annual Admin Fund Levy	547.50CR	
			Annual CPW Fund Levy	182.50CR	730.00CR
D & C VENABLES	5	5	Annual Admin Fund Levy	547.50CR	
			Annual CPW Fund Levy	182.50CR	730.00CR
P MARTIN & S MOY	7	7	Interest Raised On Arrears	7.87	
			Interest Raised CPW Fund Levy Recovery Costs	2.13	
				18.02	28.02
M HOAD	8	8	Annual Admin Fund Levy	547.50CR	
			Annual CPW Fund Levy	182.50CR	730.00CR
P MCGINNESS	9	9	Annual Admin Fund Levy	547.50CR	
			Annual CPW Fund Levy	182.50CR	730.00CR
K DAVIES	12	12	Annual Admin Fund Levy	167.50CR	
			Annual CPW Fund Levy	182.50CR	350.00CR
TOTAL NOT YET DUE(*) :					0.00
TOTAL IN ARREARS :					28.02
TOTAL IN ADVANCE :					4,445.00CR
TOTAL NET :					4,416.98CR

NOTE: BALANCE OF ACCOUNT INCLUDES INTEREST ACCRUED

**TABLE OF ACTUAL LEVY PAYMENTS
FOR BARINI APARTMENTS**

Manager: KATH GEORGE
Plan No: 75674
Address: 15-17 MARK STREET
FORSTER NSW 2428

Aggregate Entitlement : 120
Levy Frequency : SINGLE INSTALLMENT
Date Determined : 23/02/2018
Effective From : 01/01/2019
Effective To : 31/03/2019
Discount Entitlement :
GST Registered : N

Admin Fund CapWrks Fund
6,896.00 1,864.00

Effective Period 01/01/2019 - 31/03/2019

Lot	Unit	U/E	Admin Fund	CapWrks Fund	TOTAL	Owner Name
1	1	10	574.65	155.35	730.00	T BURT
2	2	10	574.65	155.35	730.00	MR P & MRS D CARY
3	3	10	574.65	155.35	730.00	J FOX
4	4	10	574.65	155.35	730.00	A & M VIERBOOM
5	5	10	574.65	155.35	730.00	D & C VENABLES
6	6	10	574.65	155.35	730.00	GREGORY & SONIA MCWHIRTER
7	7	10	574.65	155.35	730.00	P MARTIN & S MOY
8	8	10	574.65	155.35	730.00	M HOAD
9	9	10	574.65	155.35	730.00	P MCGINNESS
10	10	10	574.65	155.35	730.00	PINEHUT PTY LIMITED
11	11	10	574.65	155.35	730.00	PETER DOUGLAS & DEBORAH CARY
12	12	10	574.65	155.35	730.00	K DAVIES

Effective Period 01/01/2019 - 31/03/2019

Instalment	6,895.80	1,864.20	0.00	8,760.00
Determined	6,895.80	1,864.20	0.00	8,760.00
Scheduled	6,896.00	1,864.00	0.00	8,760.00
Rounding Differences	0.20	-0.20	0.00	0.00

BANK RECONCILIATION
FOR **BARINI APARTMENTS**
STRATA PLAN 75674

FOR PERIOD 01/01/2019 TO 31/03/2019

Opening Balance	\$ 59,706.75
Plus Receipts	\$ 7,663.74
Less Payments	\$ 14,035.17
Closing Balance	<u>\$ 53,335.32</u>

Bank Balance at 31/03/2019	\$ 53,735.32
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Less Unpresented Cheques:

Cheque No.	Date		
00000015	28/03/2019	400.00	
			\$ 400.00

Reconciled Balance	<u>\$53,335.32</u>
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**** End of Report ****

CASH BOOK RECEIPTS BY RECEIPT DATE FOR **BARINI APARTMENTS**

REPORTING PERIOD 01/01/2019 TO 31/03/2019

Manager: KATH GEORGE
Plan No: 75674

Receipt Date	Receipt Number	Lot	Name	Allocated To	Allocation Amount	Receipt Amount
02/01/2019	00000697	11	PETER DOUGLAS & DEBORAH CAI	Payment-Admin.Fund Payment-CPW Fund	574.65 155.35	730.00
	00000698	2	MR P & MRS D CARY	Payment-Admin.Fund Payment-CPW Fund	574.65 155.35	730.00
03/01/2019	00000699	3	J FOX	Advance Payments-Levies	50.00	50.00
	00000700	10	PINEHUT PTY LIMITED	Payment-Admin.Fund Payment-CPW Fund	574.65 155.35	730.00
04/01/2019	00000701	12	K DAVIES	Payment-Admin.Fund	230.00	230.00
31/01/2019	00000702		BANK ACCOUNT CHARGES/INTER	Interest received	11.84	11.84
	00000703	3	J FOX	Advance Payments-Levies	80.00	80.00
14/02/2019	00000704	3	J FOX	Advance Payments-Levies	80.00	80.00
21/02/2019	00000705	7	P MARTIN & S MOY	Payment-Admin.Fund Payment-CPW Fund	574.65 155.35	730.00
27/02/2019	00000706	3	J FOX	Payment-CPW Fund	50.00	50.00
	00000707	8	M HOAD	Payment-Admin.Fund Payment-CPW Fund	547.50 182.50	730.00
28/02/2019	00000708		BANK ACCOUNT CHARGES/INTER	Interest received	10.09	10.09
01/03/2019	00000709	4	A & M VIERBOOM	Payment-Admin.Fund Payment-CPW Fund	547.50 182.50	730.00
11/03/2019	00000710		SUNDRY CREDITS	Investment Interest returned	115.63	115.63
14/03/2019	00000712	3	J FOX	Payment-CPW Fund	55.00	55.00
19/03/2019	00000713	12	K DAVIES	Payment-Admin.Fund Payment-CPW Fund	167.50 182.50	350.00
27/03/2019	00000714	1	T BURT	Payment-Admin.Fund Payment-CPW Fund	547.50 182.50	730.00
29/03/2019	00000715		BANK ACCOUNT CHARGES/INTER	Interest received	11.18	11.18
	00000716	3	J FOX	Payment-CPW Fund	50.00	50.00
	00000717	9	P MCGINNESS	Payment-Admin.Fund Payment-CPW Fund	547.50 182.50	730.00
	00000718	5	D & C VENABLES	Payment-Admin.Fund Payment-CPW Fund	547.50 182.50	730.00

Cash Book Receipts Summary

Reporting Period 01/01/2019 to 31/03/2019

Manager: KATH GEORGE
Plan No.: 75674
Address: 15-17 MARK STREET
FORSTER NSW 2428

Administrative Fund Incomes

118	Levies/Interest Rec'd - Admin	5,433.60
119	Levies in Advance - Admin.Fund	210.00

Total - Administrative Fund Incomes	\$5,643.60
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Capital Works Incomes

103	Investment MBL 090316 2.95%103	115.63
121	Levies/Interest Rec'd-Sinking	1,871.40
403	Interest Received From Banks	33.11

Total - Capital Works Incomes	\$2,020.14
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Total for Period:	\$7,663.74
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KATHRYN DAVIES
UNIT 12
15-17 MARK STREET
FORSTER NSW 2428

RECONCILIATION REPORT APRIL 19

SP 75674
15-17 MARK STREET
FORSTER NSW

Manager: KATH GEORGE
Direct Email: Kath.George@picagroup.com.au
Phone No: 02 6591 6700

Payments

Payee	Payment #	Code #	Amount	Description
MIDCOAST COUNCIL WATER SERVICE	00990546	275	1,469.10	MIDCOAST WATER SP 75674
RAY DUFFY	00990547	257	340.00	PROPERTY MAINTENANCE MAR19
BCS STRATA MANAGEMENT PTY LTD	00990548	269	482.00	Additional Serv
			48.20	GST Additional Serv
	00990549		30.00	DISBURSEMENTS
		251	80.00	Clause 37 Legislative Report
			8.00	GST Clause 37 Legislative Repo
		268	272.75	Management Fees
			27.28	Management Fees
		287	22.73	Plumbing
			2.27	GST Plumbing
		307	4.17	Trades Compliance
			0.42	GST Trades Compliance
		2270	18.26	Community Health & Safety Pack
			1.83	GST Community Health & Safety
	00990550	269	482.00	Additional Serv
			48.20	GST Additional Serv
Total Payments:			3,337.21	

Receipts

Receipt Date	Receipt Number	Lot	From/ For	
01/04/2019	00000719		SUNDRY CREDITS	59.84
01/04/2019	00000720	12	K DAVIES	200.00
01/04/2019	00000721	10	PINEHUT PTY LIMITED	730.00
01/04/2019	00000722	2	MR P & MRS D CARY	730.00
01/04/2019	00000724	11	PETER DOUGLAS & DEBORAH CARY	730.00
12/04/2019	00000725	3	J FOX	50.00
12/04/2019	00000726	12	K DAVIES	180.00
26/04/2019	00000727	3	J FOX	50.00
30/04/2019	00000728		BANK ACCOUNT CHARGES/INTERESTS	11.08

Total Receipts:

2,740.92

Bank Account Details

Balance on Statement (as at 30/04/2019)

52,739.03

Unpresented Cheques

0.00

Funds Available

52,739.03

Bank: MACQUARIE BANKLEVEL 2 20 BOND STREET
SYDNEY NSW 2000**Bank Transaction Report**

Name of Account: SP 75674

BSB NO: 182222
ACCOUNT NO: 239783392

Date	Particulars	Debit	Credit	Balance
2019	Brought Forward			53,735.32 CR
01APR19	Investment Interest returned		-59.84	53,795.16 CR
	532655 Receipt		-200.00	53,995.16 CR
	532657 Receipt		-730.00	54,725.16 CR
	532665 Receipt		-730.00	55,455.16 CR
	532656 Receipt		-730.00	56,185.16 CR
02APR19	00000015	400.00		55,785.16 CR
03APR19	00990546	1,469.10		54,316.06 CR
09APR19	00990547	340.00		53,976.06 CR
12APR19	532664 Receipt		-50.00	54,026.06 CR
	532655 Receipt		-180.00	54,206.06 CR
18APR19	00990548	530.20		53,675.86 CR
24APR19	00990549	467.71		53,208.15 CR
26APR19	532664 Receipt		-50.00	53,258.15 CR
	00990550	530.20		52,727.95 CR
30APR19	195 Interest received		-11.08	52,739.03 CR
THIS STATEMENT FROM 01 Apr 2019		THIS STATEMENT TO 30 Apr 2019	TOTAL DEBITS 3,737.21	TOTAL CREDITS -2,740.92
				CR Credit OD Overdraft

BCS STRATA MANAGEMENT PTY LTD
ABN 86 010 633 351

LOCKED BAG 22, HAYMARKET NSW 1238
DX 11609 SYDNEY DOWNTOWN
bcs_sydney@bcssm.com.au
www.bcssm.com.au
Ph. 02 8216 0397



FOR YOUR INFORMATION ONLY TAX INVOICE

Date: 17/04/2019

Invoice No: 12331910
Invoice To: SP 75674
BARINI APARTMENTS
15-17 MARK STREET
FORSTER NSW 2428

Strata Manager: KATH GEORGE
Telephone: 02 6591 6700

MGT FEE 02042019-01052019	300.03
Additional Serv	1,060.40
Community Health & Safety Pack	20.09
Bundled Disbursements	30.00
Clause 37 Legislative Report	88.00
Trades Compliance	4.59
Work Order Request	25.00
TOTAL (Inclusive of GST)	1,528.11

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 www.bcssm.com.au
 Ph. 02 8216 0397



KATHRYN DAVIES
 UNIT 12
 15-17 MARK STREET
 FORSTER NSW 2428

RECONCILIATION REPORT MARCH 19

SP 75674
 15-17 MARK STREET
 FORSTER NSW

Manager: KATH GEORGE
 Direct Email: Kath.George@picagroup.com.au
 Phone No: 02 6591 6700

Payments

Payee	Payment #	Code #	Amount	Description
MIDCOAST CARPET CLEANING	00000015	254	400.00	CARPET CLEANING SERVICE
RAY DUFFY	00990542	257	350.00	PROPERTY MAINTENANCE FEB 2019
BCS STRATA MANAGEMENT PTY LTD	00990543	269	408.00	Additional Serv
			40.80	GST Additional Serv
	00990544		30.00	DISBURSEMENTS
		268	272.75	Management Fees
			27.28	Management Fees
		278	22.73	Doors & Windows
			2.27	GST Doors & Windows
		280	22.73	Fence Repairs
			2.27	GST Fence Repairs
		282	68.19	General Repairs
			6.82	GST General Repairs
		287	45.46	Plumbing
			4.55	GST Plumbing
		307	4.17	Trades Compliance
			0.42	GST Trades Compliance
		2270	18.26	Community Health & Safety Pack
			1.83	GST Community Health & Safety
HASSLE FREE PLUMBING	00990545	287	218.18	BURST PIPE CEILING
			21.82	GST BURST PIPE CEILING
Total Payments:			1,968.53	

Receipts

Receipt Date	Receipt Number	Lot	From/ For	
01/03/2019	00000709	4	A & M VIERBOOM	730.00
11/03/2019	00000710		SUNDRY CREDITS	115.63
14/03/2019	00000712	3	J FOX	55.00
19/03/2019	00000713	12	K DAVIES	350.00
27/03/2019	00000714	1	T BURT	730.00
29/03/2019	00000715		BANK ACCOUNT CHARGES/INTERESTS	11.18

Receipts continued...

Receipt Date	Receipt Number	Lot	From/ For	
29/03/2019	00000716	3	J FOX	50.00
29/03/2019	00000717	9	P MCGINNESS	730.00
29/03/2019	00000718	5	D & C VENABLES	730.00
Total Receipts:				3,501.81

Bank Account Details

Balance on Statement (as at 31/03/2019)	53,735.32
Unpresented Cheques	400.00
Funds Available	53,335.32

Bank: MACQUARIE BANKLEVEL 2 20 BOND STREET
SYDNEY NSW 2000**Bank Transaction Report**

Name of Account: SP 75674

BSB NO: 182222
ACCOUNT NO: 239783392

Date	Particulars	Debit	Credit	Balance
2019	Brought Forward			51,802.04 CR
01MAR19	532663 Receipt		-730.00	52,532.04 CR
11MAR19	Investment Interest returned		-115.63	52,647.67 CR
14MAR19	532664 Receipt		-55.00	52,702.67 CR
15MAR19	00990542	350.00		52,352.67 CR
19MAR19	532655 Receipt		-350.00	52,702.67 CR
26MAR19	00990543	448.80		52,253.87 CR
27MAR19	532666 Receipt		-730.00	52,983.87 CR
	00990544	529.73		52,454.14 CR
	00990545	240.00		52,214.14 CR
29MAR19	195 Interest received		-11.18	52,225.32 CR
	532664 Receipt		-50.00	52,275.32 CR
	532658 Receipt		-730.00	53,005.32 CR
	532662 Receipt		-730.00	53,735.32 CR
THIS STATEMENT FROM 01 Mar 2019		THIS STATEMENT TO 31 Mar 2019	TOTAL DEBITS 1,568.53	TOTAL CREDITS -3,501.81
			CR Credit OD Overdraft	

BCS STRATA MANAGEMENT PTY LTD
ABN 86 010 633 351

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www.bcssm.com.au
Ph. 02 8216 0397



FOR YOUR INFORMATION ONLY TAX INVOICE

Date: 25/03/2019

Invoice No: 12310900
Invoice To: SP 75674
BARINI APARTMENTS
15-17 MARK STREET
FORSTER NSW 2428

Strata Manager: KATH GEORGE
Telephone: 02 6591 6700

MGT FEE 02032019-01042019	300.03
Additional Serv	448.80
Community Health & Safety Pack	20.09
Bundled Disbursements	30.00
Trades Compliance	4.59
Work Order Request	25.00
Quote Order Request	25.00
Work Order Request	75.01
Work Order Request	50.01
TOTAL (Inclusive of GST)	978.53