

TCM Strata Coastal Pty Ltd

Suite 11, Floor 1, 75-77 Wharf Street TWEED HEADS NSW 2486 ABN: 31 629 351 739

Ph: (02) 6678 2400 Email: info@tcmstrata.com

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Balance Sheet - S/Plan 35735
"THE OWNERS - STRATA PLAN 35735"
15 KINGSCLIFF STREET, KINGSCLIFF, NSW 2487
For the Financial Period 01/01/2026 to 30/07/2026

	Administrative	Capital Works	TOTAL THIS YEAR
Assets			
Cash At Bank			
THE OWNERS - STRATA PLAN 35735	\$8,324.41	\$23,418.80	\$31,743.21
Total Assets	\$8,324.41	\$23,418.80	\$31,743.21
Liabilities			
Accounts Payable (GST Free)	\$1,426.25	\$0.00	\$1,426.25
Levies Paid in Advance	\$7,237.47	\$4,002.48	\$11,239.95
Total Liabilities	\$8,663.72	\$4,002.48	\$12,666.20
Net Assets	\$(339.31)	\$19,416.32	\$19,077.01
Owners Funds			
Opening Balance	\$(3,969.07)	\$16,799.22	\$12,830.15
Net Income For The Period	\$3,629.76	\$2,617.10	\$6,246.86
Total Owners Funds	\$(339.31)	\$19,416.32	\$19,077.01

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Income and Expenditure Statement - S/Plan 35735 "THE OWNERS - STRATA PLAN 35735" 15 KINGSCLIFF STREET, KINGSCLIFF, NSW 2487 For the Financial Period 01/01/2026 to 30/07/2026

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest on Overdues	\$108.76	\$0.00	\$246.71
Levy Income	\$12,806.04	\$27,281.00	\$22,490.88
Total Administrative Fund Income	\$12,914.80	\$27,281.00	\$22,737.59
Expenses			
ADDITIONAL SERVICES	\$214.95	\$1,500.00	\$1,466.61
CONTRACTOR COMPLIANCE	\$31.50	\$90.00	\$60.50
ELECTRICITY	\$306.22	\$630.00	\$596.44
ELECTRONIC STORAGE & TECHNOLOGY	\$69.30	\$180.00	\$133.10
ENERGY REBATE	\$0.00	\$0.00	\$(9.84)
GARDEN/LAWN MAINTENANCE	\$2,057.00	\$3,535.00	\$3,135.00
GENERAL REPAIRS	\$165.00	\$2,800.00	\$2,742.25
INSURANCE - BROKER FEE	\$0.00	\$0.00	\$(535.03)
INSURANCE - STAMP DUTY	\$0.00	\$595.00	\$565.03
INSURANCE CLAIMS	\$0.00	\$0.00	\$1,241.86
INSURANCE EXCESS	\$0.00	\$0.00	\$2,000.00
INSURANCE PREMIUMS	\$0.00	\$6,500.00	\$6,444.53
INSURANCE RENEWAL MANAGEMENT FEE	\$0.00	\$900.00	\$900.00
MAILHOUSE	\$27.91	\$120.00	\$113.91
PEST CONTROL SERVICES	\$2,880.00	\$1,100.00	\$0.00
QUOTE REQUEST	\$0.00	\$100.00	\$66.00
REPORT COSTS	\$935.00	\$0.00	\$0.00
SECRETARIAL FEE	\$1,234.80	\$2,197.00	\$2,091.60
STRATAHUB ANNUAL PREP & LOGEMENT	\$0.00	\$61.00	\$60.63
STRATAHUB ANNUAL REPORTING	\$0.00	\$18.00	\$18.00
SURPLUS/DEFICIT	\$0.00	\$4,000.00	\$0.00
TAX YEAR FINANCIAL PREPARATION AND REPORTING	\$231.60	\$390.00	\$390.00
WATER - CHARGES	\$1,109.76	\$2,345.00	\$2,230.34
WORK ORDERS	\$22.00	\$220.00	\$220.00
Total Administrative Fund Expenses	\$9,285.04	\$27,281.00	\$23,930.93
Administrative Fund Surplus/Deficit	\$3,629.76	\$0.00	\$(1,193.34)
Opening Balance for the period	\$(3,969.07)	\$0.00	\$(2,775.73)

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15 KINGSCLIFF STREET, KINGSCLIFF, NSW 2487
For the Financial Period 01/01/2026 to 30/07/2026

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Closing Balance for the period	\$(339.31)	\$0.00	\$(3,969.07)

Income and Expenditure Statement - S/Plan 35735

"THE OWNERS - STRATA PLAN 35735"

15 KINGSCLIFF STREET, KINGSCLIFF, NSW 2487

For the Financial Period 01/01/2026 to 30/07/2026

Capital Works Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest on Overdues	\$22.04	\$0.00	\$58.39
Levy Income	\$2,595.06	\$10,600.00	\$5,095.02
Total Capital Works Fund Income	\$2,617.10	\$10,600.00	\$5,153.41
Expenses			
CAPITAL WORKS BUDGET	\$0.00	\$10,600.00	\$0.00
Total Capital Works Fund Expenses	\$0.00	\$10,600.00	\$0.00
Capital Works Fund Surplus/Deficit	\$2,617.10	\$0.00	\$5,153.41
Opening Balance for the period	\$16,799.22	\$0.00	\$11,645.81
Closing Balance for the period	\$19,416.32	\$0.00	\$16,799.22