

Admin budget

Prepared by: Croydon Wine Company  
 Trial Balance : 01/06/2018 to 31/01/2019

Salary increase 8.5%

Account	2018/2019 12 months Projected	2018/2019 Annual Budget	2019/2020 Annual Budget	Increase	Remarks	
<b>LEVIES</b>	<b>6,445,200.00</b>	<b>6,444,576</b>	<b>7,170,780.06</b>	<b>11.3%</b>		
1000/000 Homeowners Levies	6,413,760	6,413,760	7,135,800.65			2,915
1001/000 Developers levies	31,440	30,816	34,979.41			
1015/000 Additional Levy	483,390	452,700	349,794.15		15 raised currently. Budget for	10
<b>OTHER INCOME</b>	<b>636,697.86</b>	<b>410,855</b>	<b>361,982.20</b>	<b>-12%</b>		
1006/000 Newsletter advertisements	1,193	-	1,000		* Taxable	
1010/000 Buiding Penalty Levies	82,530	-	-		None raised currently	
1017/000 Consent to Transfer fee	4,500	-	3,000		* Taxable / Transfer 4 properties	
1019/000 CSOS Levies - Income	98,400	-	-			
1020/000 CSOS levies - Expense	(86,100)	-	-			
1025/000 Borehole water	95,850	-	-			
1026/000 Borehole water Expenses	(130,575)	-	-			
2025/000 Estate Agent Accreditation	81,873	30,000	35,000		* Taxable / Agencies	7
2030/000 Fines	5,925	-	5,000		* Taxable / R500 fine each	10
2060/000 WineCo Cellar Rental	151,165	151,165	127,982	8%	* Taxable / Nett of Cellar R & M Equipment	
2070/000 WineCo - Insurance Contributions	39,690	39,690	-	5%	Recovery / Excluded from levy income	41675
2072/000 Insurance recoveries	52,181	-	-		Recovery / Excluded from levy income	35000
2801/000 Profit/Loss on Sale of Non Current Asset	1,575	-	-			
2830/000 Interest received - Banks	202,671	175,000	175,000		* Taxable / Currently R14,400 pm income	
2850/000 Interest received - Late Payments	35,820	15,000	15,000		* Taxable	
Tax Estimate			-101,355.02			
<b>3000/000 ADMINISTRATION</b>	<b>1,296,677.51</b>	<b>1,376,180</b>	<b>1,545,463.83</b>	<b>12%</b>		
3000/002 Admin - Courier & Postage	1,981	1,500	1,500			
3000/003 Admin - Entertainment (+Meetings)	6,987	10,000	7,546	8%		
3000/004 Admin - Office expenses (coffee etc)	18,238	15,000	16,200	8%	Increase on budget	
3000/007 Admin - IT expenses (Monthly rental)	175,979	171,420	102,654		9 mnths captured Jun to Jan 2019/Contract end 2019/12	
Admin - IT expenses	-	-	25,000		New support and PBX monthly expenses (provision)	
3000/008 Admin - Consultation	24,816	12,000	15,000			
3000/009 Admin - Membership fees - ARC	-	9,076	10,000			
3000/010 Admin - Photocopier / Fax expenses	16,937	22,000	18,292	8%		
3000/011 Admin - Printing and Stationery	20,804	13,000	22,469	8%		
3000/012 Admin - Salaries & Wages	885,526	919,362	1,004,544	9%	Currently R71,219 pm x 13	
3000/013 Admin - Staff Training		15,000	15,000			
3000/014 Admin - Staff Welfare	6,690	5,000	7,091	6%		
3000/015 Admin - Telephone & Fax	31,699	30,000	30,000			
3000/016 Admin - Storage		-	13,303	8%	Currently R1,026.5 pm	New
3000/017 Admin - Website Hosting & other		4,000	6,700		SSL Certificate	
3000/018 Admin - Workmens Compensation		21,600	10,000		R8,376 - 2018/2019	

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4901/014	Admin - Health & Safety	5,673	540	6,240	10%	Move from Vineyards	
3000/021	Admin - IT Subscriptions (S/ware & I-net)	6,716	15,000	7,254	8%		
3000/022	Admin - Salary contribution - Prov fund	23,126	20,900	25,091	9%		
3000/023	Admin - Computer Software Licences	14,841	8,000	16,028	8%		
3000/025	Admin - Staff transport claims	10,869	-	11,739	8%		
3000/026	Admin - IT Repair & Maintenance		4,800	26,000		Move file servers to control room, Install aircon	
3000/027	Admin - Legal fees - Rev of Constitution		15,000	15,000			
3000/028	Admin - Casual wages	7,099	24,000	78,000		Permanent staff member	6,000
3000/030	Admin - IT Backup services	8,987	3,000	9,706	8%		
4211/016	Admin- Uniforms & Protective clothing	-	-	7,020	8%	R6,500 spent 2017/2018	
	Admin - Paddocks "The Club" membership			6,000		R500 pm	New
3000/031	Admin - Members Admin Software	29,710	22,482	32,086	8%		
<b>3100/000</b>	<b>FINANCE</b>	<b>1,718,341.44</b>	<b>1,794,950</b>	<b>2,194,813.37</b>	<b>22%</b>		
3100/003	Fin - Legal Fees (Debt collecting)	120,183	-			* To be recovered	
3100/004	Fin - Accounting fees	29,929	20,000	21,200	6%	Increase on budget	
3100/005	Fin - Audit fees	67,218	59,720	71,251	6%		
3100/007	Fin - Bank charges	21,994	25,000	25,000			
3100/008	Fin - Insurance	143,136	160,768	167,041	13%	Currently R11,848.17 pm + R497.83pm fidelity	
3100/009	Fin - Legal fees (Not deb collecting)	28,763	15,000	20,000			
3100/011	Fin - Allocation Wine	1,070,100	747,903	1,145,007	7%	7% Price increase / 2018 Discount R321030	
3100/012	Fin - Salaries & Wages	265,524	255,689	277,426	9%	40% Contribution from Wine Co	
3100/014	Fin - Depreciation / Reserve fund recoveries	-	454,500	397,141	6%	Contribution of total levy	
3100/016	Fin - Bad debts	13,050	-	-			
3100/017	FIN - SDL	24,172	19,818	25,622	6%		
3100/018	FIN - UIF company contribution	16,120	19,818	25,622			
3100/020	Fin - Interest SARS	(30)	-	-			
3100/022	Fin - Penalties SARS	(4,579)	-	-			
3100/023	Fin - Staff training	12,000	7,500	7,500			
3100/024	Fin - Allocation wine courier	(1,869)	-	-		Recovered from Home Owners	
3100/025	Fin - Legal fees recovery (Debt collect)	(98,431)	-	-		* Recovery of debt collecting fees	
3100/026	Fin - Prov fund contributions	11,064	9,234	12,004	9%		
<b>4000/000</b>	<b>BUILDING OPERATIONS</b>	<b>43,370.32</b>	<b>(25,734)</b>	<b>(23,480.16)</b>	<b>-9%</b>	<b>Based on 3 new &amp; 5 alterations (I)</b>	
4000/001	BO - Builders Boards (I)	(1,710)	(3,420)	(3,420)		R1,140 each	
4000/002	BO - Builders Levy (I)	(80,475)	(33,300)	(33,300)		R925 - 6 months period	
4000/003	BO - Electrical Installation (I)	(15,000)	(15,000)	(21,000)		R7,000 each / Trustees to approve	
4000/004	BO - Plan Scrutiny Fees (I)	(12,326)	(17,736)	(19,560)		R5,000 & R912	
4000/005	BO - Road Verges Fees (I)	(37,511)	(21,000)	(24,000)		R8,000 each	
4000/006	BO - Street Number (I)	(750)	(750)	(750)		R250 each	
4000/007	BO - Water Meter Installation (I)	(15,000)	(15,000)	(15,000)		R5,000 each	
4000/008	BO - Builders boards		2,265	3,420		Equal to budgeted income	
4000/009	BO - Building inspection fees	68,010	27,000	28,080		R780 each - 6 months period	
						Equal to budgeted income. (Income & expenses over different	
4000/010	BO - Road verges expenses	83,684	19,950	24,000	8%	financial years due to drought)	
4000/011	BO - Plan Scrutiny fees	13,125	7,500	9,000	6%		

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4000/012	BO - Street number	897	390	750		Equal to budgeted income	
4000/013	BO - Electrical Installation Conn	10,350	12,357	7,452	8%	R2,300 each x3	
4000/014	BO - Electrical Meters	13,570	-	8,793	8%	R2,714 each x 3	
4000/015	BO - Water meter installation	13,731	13,785	14,829	8%	R4,577 each x 3	
4000/018	BO - Building Inspection & Rd maint (l)	2,775	(2,775)	(2,775)		R925 * 3 new	
<b>4100/000</b>	<b><u>BUILDINGS &amp; EQUIPMENT</u></b>	<b>270,946.01</b>	<b>267,331</b>	<b>336,176</b>	<b>26%</b>		
4100/001	BE - Electricity	10,404	10,404	-		Remove inter-co journals	
4100/002	BE - Cleaning Materials	18,141	15,000	19,592	8%	Add Gym wet wipe contract	
4100/003	BE - Fire Extinguisher cost	3,816	2,500	4,121	8%		
4100/006	BE - Licences - SAMRO	-	648	700			
4100/008	BE - Rates	(1,912)	162	259	8%	Average R20 pm	
4100/009	BE - Refuse removal	451	1,082	487	8%		
4100/010	BE - R&M: Buildings	40,896	19,113	44,168	8%		
4100/011	BE - R&M: Electrical	67,128	56,877	80,000	8%		
4100/012	BE - R&M: Equipment	33,003	28,505	35,643	8%		
	BE - R&M: Generator	-	-	10,700			New
	BE - R&M: Other	-	-	6,000			New
4100/013	BE - R&M: Plumbing	450	10,000	486	8%		
4100/015	BE - Sewerage	9,713	9,713	-	8%	Remove inter-co journals	
4100/016	BE - Water	17,153	17,153	-	8%	Remove inter-co journals	
4100/017	BE - Pest Control	8,578	6,642	9,264	8%		
4100/018	BE - Equipment Purchase	314	4,903	339	8%		
4100/019	BE - R&M: Painting	6,479	5,400	44,498	8%		
4100/022	BE - Salary & Wages	38,514	48,620	52,513	9%	1 cleaner @ R3,650 + UIF + SDL	
4100/025	BE - Health and Safety	921	7,500	995	8%		
4100/029	BE - Salary contribution Prov fund	1,359	2,309	2,373	9%	5% of salary	
4100/030	BE - Playpark	178	3,000	3,000			
4100/031	BE - R&M Road signs & fittings	510	5,000	5,000			
4100/032	BE - Window cleaning	14,850	12,800	16,038	8%		
	BE - New Item						
<b>4211/000</b>	<b><u>LANDSCAPING</u></b>	<b>1,445,264</b>	<b>1,326,463</b>	<b>1,419,637</b>	<b>7%</b>		
4211/001	Landsc - Salaries and wages	873,546	872,455	1,050,193	9%	2 Additional staff members	
4211/001	Landsc - Salaries and wages			(110,623)		Share expense with vineyards	11%
4211/002	Landsc - Casual Labourers	13,350	24,656	14,485	9%		
4211/003	Landsc - Electricity consumption	42,768	42,768	-		Remove inter-co journals	
4211/004	Landsc - Fertiliser	1,757	2,700	1,898	8%		
4211/006	Landsc - Motor vehicle: Licence	705	1,296	761	8%		
4211/007	Landsc - Motor vehicle: Petrol&Oil	64,348	65,000	69,495	8%		
	Landsc - Fuel - Tractor			(23,094)		Share expense with vineyards	33%
4211/008	Landsc - Pesticides & Herbicides	2,336	25,000	10,000			
4211/009	Landsc - Petrol & Oil - Equipment	69,027	38,754	74,549	8%		
4211/010	Landsc - R&M: Irrigation	12,015	12,000	12,976	8%	R58,742 - pump repairs.	
4211/011	Landsc - R&M: Machinery	10,371	15,000	11,200	8%		
4211/012	Landsc - R&M: Tractor	8,036	16,000	15,000			

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	Landsc - R&M Tractor			(10,125)		Share expense with vineyards	68%
4211/013	Landsc - R&M: Vehicles	29,864	45,000	32,253	8%		
4211/014	Landsc - Tools & Equipment	11,895	12,000	12,847	8%		
4211/015	Landsc - Hire of Digger		3,000	5,000			
4211/016	Landsc - Uniforms & Protective clothing	36,326	40,000	39,232	8%	Including bibs	
4211/017	Landsc - Rubble Removal	4,050	1,000	4,374	8%		
4211/019	Landsc - Rental equipment		1,200	1,500			
4211/026	Landsc - Replacement plants	16,479	20,000	17,797	8%		
4211/027	Landsc - Compost	7,763	16,200	8,384	8%		
4211/028	Landsc - Staff welfare	14,902	10,800	15,000			
4211/029	Landsc - Berm maintenance	33,450	-	36,126	8%		
4211/030	Landsc - Vacant Erven clean-up	33,593	24,377	-			
4211/031	Landsc - Vacant Erven clean-up (I)	(33,593)	(24,377)	-			
4211/033	Landsc - Trees & Tree felling @Sec fence	7,200	75,000	15,000			
4211/035	Landsc - (I) Tractor contr (Vines)	21,600	(21,600)	-	0%	Remove inter-co journals	
4211/036	Landsc - (I) Tractor R&M contr (Vines)	10,800	(10,800)	-	0%	Remove inter-co journals	
4211/038	Landsc - Staff training	4,200	10,800	10,000			
4211/039	Landsc - Treatment Dams & Analysis		15,000	7,500		Bemlab tests under GL4211/045. No treatments this fin year	
4211/040	Landsc - Salary contr to Prov fund	32,172	28,703	34,907	9%		
4211/041	Landsc - (I) Salaries contr Vineyard	92,016	(99,684)	-	0%	Remove inter-co journals	
4211/042	Landsc - R&M Walkways	10,965	5,000	11,842	8%		
4211/044	Landsc - EMP Audit		14,835	16,022	8%	Increase on budget	
4211/045	Landsc - Bemlab tests	13,324	10,000	14,390	8%		
4211/046	Landsc - EMP Wetland Rehab Audit		19,210	20,747	8%	Increase on budget	
4211/048	Landsc - Refund Reserv: Ride-on-L/mower		15,170			Part of Reserve fund recovery under Finance	
		(108,940)	59,824	(124,049)			
<b>4300/000</b>	<b>ELECTRICITY</b>	<b>(122,600)</b>	<b>19,778</b>	<b>110,358</b>	<b>458%</b>	<i>Value of inter-co journals = R118,520</i>	
4300/001	Elec Sales - HOA (I)	(2,553,983)	(2,496,088)	(2,908,220)	14%		
4300/002	Elec Sales - Landscaping (I)	(42,768)	(42,768)	-		Remove inter-co journals	
4300/003	Elec Sales - Security Fence (I)	(21,384)	(21,384)	-		Remove inter-co journals	
4300/004	Elec Sales - Swimming Pool (I)	(14,256)	(14,256)	-		Remove inter-co journals	
4300/005	Elec Sales - Street lighting (I)	(29,708)	(29,708)	-		Remove inter-co journals	
4300/007	Elec Sales - Cellar (I)	(2,453)	(3,240)	(2,793)	14%		
4300/008	Elec - Purchases - Eskom	2,288,098	2,389,552	2,605,457	14%		
4300/009	Elec - R&M: Elec Reticulation	56,696	27,324	179,000			
4300/010	Elec - Electrical Competant Person	50,616	54,390	58,200			
4300/012	Elec - Service fee (Ontec)	156,945	166,360	178,713	14%		
4300/013	Elec Sales - Building & Equipment (I)	(10,404)	(10,404)	-	8%		
<b>4311/000</b>	<b>SEWERAGE</b>	<b>(58,733)</b>	<b>31,621</b>	<b>(53,432)</b>	<b>-269%</b>	<i>Based on Feb 2019 figures profit should be ± R7,250 pm / R87,000 pa less R&amp;M = R77,000</i>	
4311/001	Sewerage - HOA charges (I)	(357,564)	(198,231)	(386,169)	8%	<i>Value of inter-co journals = R18,224</i>	
4311/002	Sewerage - Swimming pool usage (I)	-	(8,511)	-		Remove inter-co journals	
4311/004	Sewerage - Cellar usage (I)	(5,481)	(14,543)	(5,919)	8%		

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4311/005	Sewerage - Municipal Account	304,311	252,619	328,656	8%	
4311/006	Sewerage - R&M: Sewerage Reticulation		10,000	10,000		
4311/007	Sewerage - Buildings & Equip usage (I)	-	(9,713)	-	8%	Remove inter-co journals
<b>4312/000</b>	<b>WATER</b>	<b>(48,694)</b>	<b>(1,039)</b>	<b>(52,589)</b>	<b>4962%</b>	<i>Value of inter-co journals = R32,333</i>
4312/001	Water - HOA usage (I)	(552,390)	(327,880)	(596,581)	8%	
4312/002	Water - Cellar usage (I)	(8,646)	(26,892)	(9,337)	8%	
4312/004	Water - Swimming pool usage (I)	-	(15,180)	-		Remove inter-co journals
4312/005	Water - Municipal Account	490,035	369,066	529,238	8%	
4312/006	Water - R&M: Water Reticulation	227	17,000	245	8%	
4312/008	Water - Building & Equipment usage (I)	-	(17,153)	-		Remove inter-co journals
4312/010	Water - Mun Fixed Basic Charge (80mm)	22,080	-	23,846	8%	
<b>4313/000</b>	<b>STREET &amp; STORMWATER</b>	<b>29,566</b>	<b>59,108</b>	<b>25,000</b>	<b>-58%</b>	<i>Value of inter-co journals = R29,708</i>
4313/001	Street & SW - Electricity usage	29,708	29,708	-		Remove inter-co journals
4313/002	Street & SW - R&M: Stormwater drainage	(749)	5,400	5,000		
4313/003	Street & SW - R&M: Streets	-	12,000	10,000		
4313/004	Street & SW - R&M: Street Lighting	608	12,000	10,000		
<b>4314/000</b>	<b>POOL &amp; GYM</b>	<b>57,836</b>	<b>83,515</b>	<b>32,539</b>	<b>-61%</b>	<i>Value of inter-co journals = R37,947</i>
4314/001	Pool & Gym - Electricity usage	14,256	14,256	-		Remove inter-co journals
4314/002	Pool & Gym - Municipal Water account	15,180	15,180	-		Remove inter-co journals
4314/003	Pool & Gym - Sewerage usage	8,511	8,511	-		Remove inter-co journals
4314/004	Pool & Gym - R&M: Gym Equipment	5,592	5,000	6,039	8%	
4314/005	Pool & Gym - R&M: Swimming Pool	14,298	39,068	25,000		
4314/006	Pool & Gym - Gym SLA		1,500	1,500		
<b>4600/000</b>	<b>SECURITY</b>	<b>1,785,364</b>	<b>1,706,753</b>	<b>1,888,342</b>	<b>11%</b>	
4600/001	Sec - Electricity usage	21,384	21,384	-	0%	Remove inter-co journals
4600/003	Sec - R&M - Security Camaras / Infrs	6,537	9,719	7,060	8%	
4600/004	Sec - Security Fence - SECURE RITE	68,121	71,988	73,843	8.4%	
4600/006	Sec - Maintenance Contract - FANG	178,270	155,286	181,096	7.5%	Increase + Psira
4600/007	Sec - Security Operations - XONE	1,289,411	1,227,348	1,392,563	8%	PSIRA increase
4600/008	Sec - Security Cell phone	6,615	1,000	7,144	8%	
4600/009	Sec - Security cards & Stationery		1,000	-		
4600/012	Sec - Remote monitor perimeter -ASTROSEC	112,640	125,239	119,961	6.5%	Increase as per previous year
4600/013	Sec - Consumables & Maintenance	1,733	3,000	1,871	8%	Less bibs R1,310
	Sec - Bibs	-	-	8,690		As per quotation for 500 bibs
4600/014	Sec - R&M - Fence	10,484	10,000	11,323	8%	
4600/015	Sec - Voip Telephone calls - ITA	25,695	40,000	27,750	8%	
4600/016	Sec - Access cards expense	18,975	-	-		
4600/017	Sec - Access cards (I)	(7,560)	-	-		
4600/018	Sec - Security Cameras contract - FANG	53,061	40,789	57,041	7.5%	Increase as per previous year

New

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	<b>186,051.30</b>	<b>138,183</b>	<b>203,222.47</b>	<b>47%</b>	Due to prev year high income & no expenses
<b>FUNCTIONS &amp; LIFESTYLE CENTRE</b>					
4622/000 <u>FUNCTIONS - Croydon HOA</u>	20,497.35		22,137	8%	
4624/000 <u>FUNCTIONS - Residents</u>	(34,382)	(45,760)	(37,132)	8%	Based on actual
4629/000 <u>FUNCTIONS - Non-Residents</u>	(34,362)	(41,678)	(37,111)	8%	Based on actual
4650/000 <u>LIFESTYLE CENTRE</u>					
4650/002 LStyle - Barman fee	21,371	18,915	23,187	9%	
4650/003 LStyle - Advertising & Marketing	4,267	9,600	4,609	8%	
4650/005 LStyle - Courier & transport	450	-	486	8%	
4650/006 LStyle - Courier (Income)	(1,620)	-	(1,750)	8%	
4650/010 LStyle - Crockery & Cutlery	5,051	3,000	5,455	8%	
4650/015 LStyle - General (Acc Flowers etc)	10,159	13,440	10,972	8%	
4650/025 LStyle - Ice	2,801	2,500	3,025	8%	
4650/030 LStyle - Licenses DSTV SABC	9,638	9,000	10,409	8%	
4650/035 LStyle - Salaries	172,530	164,063	187,195	9%	
4650/036 LStyle - Prov fund contribution	4,313	3,600	4,680	9%	
4650/040 LStyle - Printing etc	1,191	1,503	1,286	8%	
4650/055 LStyle - Uniform & Protective clothing	4,148	-	5,776	8%	+ R1,200 bought under L/Scape
	-				
<b>CELLAR</b>	<b>23,404.14</b>	<b>25,000</b>	<b>35,276.47</b>	<b>41%</b>	
4800/000 CELLAR - R & M Equipment	23,404	25,000	35,276	8%	
<b>4901/000 VINEYARD - HOA</b>	<b>543,589.06</b>	<b>163,242</b>	<b>119,874.98</b>	<b>-27%</b>	
4901/001 Vineyard - Fertilizer		4,000	-	8%	Remove - refer Nico
4901/002 Vineyard - Herbicide & Pesticide Control	63,604	55,000	68,692	8%	
4901/004 Vineyard - Labour (Seasonal and casual)	29,100	25,000	31,574	9%	
4901/005 Vineyard - Management fee	172,530	172,530	187,195	8.5%	
4901/008 Vineyard - R&M: Vineyard	3,565	17,000	10,000		Less R2,210 for cable ties
4901/009 Vineyard - R&M: Irrigation	77	17,000	10,000		
4901/010 Vineyard - Tractor (Exp Contribution)	32,400	32,400	-	0%	Remove inter-co journals
4901/010 Vineyard - R&M Tractor			10,125		% of expense in Landscaping 68%
Vineyard - Fuel Tractor			23,094		% of expense in Landscaping 33%
Vineyard - Cable ties	2,210	-	-	8%	Move to netting New
4901/011 Vineyard - Tools and equipment	6,676	5,400	7,210	8%	
4901/012 Vineyard - Grape sales	-	(356,400)	(384,912)	8%	Increase on budget
4901/014 Vineyard - Health & Safety	5,673	540	-	0%	Move to Admin
4901/015 Vineyard - R&M: Equipment	5,983	16,200	6,461	8%	
4901/016 Vineyard - Annual Harvest Bonus	6,600	14,442	7,200	9%	Increase on actual
4901/017 Vineyard - Netting	-	-	11,891	8%	4 Rolls @ R2,200 + Cable ties
4901/018 Vineyard - OLIVES & OIL expenses	13,346	13,872	-		Covered by olive oil sales
4901/019 Vineyard - Salaries			110,623		% of expense in Landscaping 11%
4901/019 Vineyard - Salaries (Contr to Landscape)	92,016	99,684	-	0%	Remove inter-co journals
4901/021 Vineyard - OLIVE OIL SALES	-	(26,244)	-		To cover olive oil expenses

Admin budget

4901/022	Vineyard - Wynland Water ass. levy	11,558	8,249	12,482	8%	
4901/024	Vineyard - New vineyard	97,953	61,569	-		None - refer Nico
4901/025	Vineyard - IPW	-	-	5,000		Every second year
4901/026	Vineyard - Bemblab tests	300	3,000	3,240	8%	Increase on budget

(7,781,201)

260,627

(7,520,574)

2,914.95

Expenses

Other Income Nett of Tax

Annual Levies required

205 levies plus number of additional levies erven

Budget Summary

DESCRIPTION				BUDGET	MONTHLY	LEVY %	Notes
	2018/2019 Budget Amount	YoY Variance Amount	YoY Increase Percentage	2019/2020	LEVY PER UNIT	BREAKDOWN	
<b>OTHER INCOME:</b>	(410,855.00)	199,566.34	48.6%	<b>(610,421.34)</b>	(248.14)	-8.51%	
ADMIN:	1,376,180.00	169,283.83	12.3%	1,545,463.83	628.24	21.55%	
FINANCE:	592,547.00	60,118.63	10.1%	652,665.63	265.31	9.10%	Excl Wine Allocation & Reserve fund recoveries
BUILDING OPERATIONS:	(25,734.00)	2,253.84	-8.8%	(23,480.16)	(9.54)	-0.33%	
BUILDINGS & EQUIPMENT:	267,331.00	68,844.71	25.8%	336,175.71	136.66	4.69%	* Removed Inter-Co journals (user)
LANDSCAPING:	1,326,463.00	93,173.64	7.0%	1,419,636.64	577.09	19.80%	* Removed Inter-Co journals (user)
ELECTRICITY:	19,778.00	90,579.76	458.0%	110,357.76	44.86	1.54%	* Removed Inter-Co journals (supplier)
SEWERAGE:	31,621.00	(85,052.96)	-269.0%	(53,431.96)	(21.72)	-0.75%	* Removed Inter-Co journals (supplier)
WATER:	(1,039.00)	(51,550.20)	4961.5%	(52,589.20)	(21.38)	-0.73%	* Removed Inter-Co journals (supplier)
STREETS & STORMWATER:	59,108.00	(34,108.00)	-57.7%	25,000.00	10.16	0.35%	* Removed Inter-Co journals (user)
POOL & GYM:	83,515.00	(50,975.98)	-61.0%	32,539.02	13.23	0.45%	* Removed Inter-Co journals (user)
SECURITY:	1,706,753.00	181,589.46	10.6%	1,888,342.46	767.62	26.33%	* Removed Inter-Co journals (user)
VINEYARDS:	163,242.00	(43,367.02)	-26.6%	119,874.98	48.73	1.67%	
CELLAR: R&M Equipment	25,000.00	10,276.47	41.1%	35,276.47	14.34	0.49%	
LIFESTYLE:	138,183.00	65,039.47	47.1%	203,222.47	82.61	2.83%	
WINE ALLOCATION	747,903.00	397,104.00	53.1%	1,145,007.00	465.45	15.97%	Annual allocation 72 bottles
RESERVE FUND RECOVERIES	454,500.00	(57,359.26)	-12.6%	397,140.74	161.44	5.54%	
	<b>6,554,496.00</b>			<b>7,170,780.06</b>	<b>2,914.95</b>	<b>100.00%</b>	
Other Levy Income	452,700.00			349,794.15			
Other Income	-			361,982.20			Certain income excluded from levy calculation
Other Income tax estimate				(101,355.02)			
<b>Total</b>	<b>452,700.00</b>			<b>610,421.34</b>			

Comparison

Current Levy		2,620.00	
<b>Proposed New Levy</b>	<b>11.3%</b>	<b>2,914.95</b>	<b>R 294.95 Based on 205 erven</b>
Levy Increase 2018	4.2%	2,619.75	R 104.75
Levy Increase 2017	5.2%	2,514.91	R 124.91



Reserve Fund details

**DATE**

<b>01-Jun-17 Opening Balance</b>	<b>4,506,398</b>	
Jun-17 Trf to chq account	(100,000)	
Jun-17 Interest capitalised		27,252
Jul-17 Trf to chq account	-	
Jul-17 Interest capitalised		26,180
Aug-17 Trf to chq account	(100,000)	
Aug-17 Interest capitalised		26,759
Sep-17 Trf to chq account	(120,000)	
Sep-17 Interest capitalised		25,573
Oct-17 Interest capitalised		23,879
Nov-17 Trf to chq account	(100,000)	
Nov-17 Interest capitalised		24,743
Dec-17 Trf from chq account	100,000	
Dec-17 Interest capitalised		23,793
Jan-18 Trf to chq account	(200,000)	
Jan-18 Interest capitalised	-	<u>25,001</u>
	<u>(520,000)</u>	<u>203,181</u>
<b>31-Jan-18 Balance</b>	<b>4,189,578</b>	
Feb-18 Trf to chq account	100,000	
Feb-18 Interest received		25,054
Mar-18 Bakkie	(178,000)	
Mar-18 Interest received		22,452
Apr-18	(200,000)	
Apr-18 Interest received		24,177
May-18	(100,000)	
May-18 Interest received	-	<u>21,886</u>
	<u>(378,000)</u>	<u>93,569</u>
<b>31-May-18 Balance</b>	<b>3,905,148</b>	

<b>31-May-18 Balance</b>	<b>3,905,148</b>	
Jun-18 Trf to chq account	(800,000)	
Jun-18 Interest received		22,894
Jul-18 Landscaping plan	(185,782)	
Jul-18 Interest received		18,350
Aug-18 Gym upgrade	(334,227)	
Aug-18 Interest received		16,344
Sep-18 Interest received		15,244
Oct-18	197,942	
Oct-18 Interest received		14,200
Nov-18	(400,000)	
Nov-18 Interest received		15,492
Dec-18	(100,000)	
Dec-18 Interest received		14,323
Jan-19	(178,595)	
Jan-19 Interest received	-	13,906
Feb-19 Barrels revolutionised	(65,325)	
Feb-19 Interest received	-	<u>13,376</u>
	<u>(1,865,986)</u>	<u>144,130</u>
<b>28-Feb-19 Balance</b>	<b>2,183,291</b>	

Funds used	1,865,986
Expenses paid	<u>(1,262,852)</u>
<b>Cashflow shortfall</b>	<b>603,134</b>

Customers - legal	169,120
Customer WineCo (Grapes)	356,400
Customer WineCo (Only 2018/19)	<u>295,499</u>
<b>Funds not collected</b>	<b>821,019</b>

Budget/Ins claims	Expenses
	69,000 Ride on Lawnmower
	5,575 Chainsaw
	41,925 Fans for chimney
	7,830 Brackets in cellar
	27,100 Flooring
	7,495 High Pressure Cleaner
30,518	28,013 L/Style blinds & umbrellas
	7,264 TV
	12,449 Pump at cellar cooling unit
	3,850 Pump at fountain
150,000	20,240 Gutters & Reservoir
593,000	292,845 Landscaping & design
210,000	180,000 Generator
	25,732 Centrifugal pump
	950 Flow bin
	3,793 Water crises
	11,434 Air-conditioned repairs
25,410	26,837 Floor tiles - Gym
	2,250 Creepy crawly
	8,450 Gate at bin area
	26,921 Playpark upgrade
200,000	59,600 WineCo Barrels & Tanks
	65,325 Barrels revolutionised
301,685	307,390 Gym equipment
	12,392 Gate motors - Entrance
	<u>8,193</u> Boom motor - Entrance
<u>-</u>	<u>8,193</u>
1,510,613	1,262,852
593,000	3-year Resolution
861,685	Reserve fund budget
25,410	Insurance claim
<u>30,518</u>	<u>Operational budget</u>
1,510,613	

Recoveries 2018 2019

<u>Reserve fund recovery reference</u>	<u>Amount</u>	<u>/205 pm</u>	
Buildings and equipment	R 113,517.78		
Furniture and fittings	R 15,823.51		
Motor vehicles	R 40,092.00		
Office equipment	R 0.00		Recovery completed
Computer equipment	R 42,404.67		
Borehole	R 6,163.87		
Other fixed assets	R 42,349.16		
Gymnasium equipment	R 37,856.86	R 15.39	
Kitchen equipment	R 6,846.75		
Security system	R 0.00		Payment through special levy / Exclude from recovery
Landscaping	R 92,086.14	R 37.43	Paid from reserve fund (Recovered over 7 years)
	<b>R 397,140.74</b>		644,603.00 Pd to date
Monthly recovery	<b>R 33,095.06</b>		

## Reserve Fund Summary

<b>31-May-18</b>	<b>Balance</b>	<b>3,905,148</b>
28-Feb-19	Interest received	144,130
28-Feb-19	Funds used	<u>(1,865,986)</u>
<b>28-Feb-19</b>	<b>Balance</b>	<b>2,183,291</b>

<b>28-Feb-19</b>	<b>Balance</b>	<b>2,183,291</b>
March to May 2019	Projected interest to receive	40,127
31-May-19	Recoveries as per 2018/2019 depreciation- Invest back to reserve fund	397,141
31-May-19	2018/2019 Budgeted profit - Invest back to reserve fund	<u>260,627</u>
<b>31-May-19</b>	<b>Anticipated closing balance at 31 May 2019</b>	<b>2,881,187</b>
PLUS:	WineCo as Customer account in HOA (projected to 31 May 2019)	<u>1,870,765</u>
<b>31-May-19</b>	<b>Closing balance as at 31 May 2019</b>	<b>4,751,951</b>
	Levy income 2018/2019	6,445,200
28-Feb-19	% of levy income we currently have in reserve fund	34%
31-May-19	% of levy income we anticipate to have in reserve fund	74%
60%	Minimum percentage of levy income to keep in reserve fund	3,867,120
	Potential amount that can be spent	884,831
	Projected expenditure from reserve fund (2019/2020 budget)	435,710

Funds used	1,865,986
Expenses paid	<u>(1,262,852)</u>
<i>Cashflow shortfall</i>	<i>603,134</i>
Customers - legal	169,120
Customer WineCo (Grapes)	356,400
Customer WineCo	<u>295,499</u>
<i>Funds not collected</i>	<i>821,019</i>

<u>WineCo as Customer in HOA</u>	
Customer balance end Jan 2019	1,431,975
Additional Expenses 2019	82,390
Grape sales (2018/2019 budget)	<u>356,400</u>
	1,870,765

Upgrade List

Division	Description	Necessity (Trustees)	Priority 1 (TBC)	Priority 2 (TBC)	Comment
<b>Security</b>	Security cameras on perimeter connect to fibre	120,710.00			Quote (Dec 2018)
	Security access control		66,000.00		Estimate
<b>Landscaping</b>	Integrated Landscape Plan Year 3	315,000.00			Quote
	Berm rehabilitation Year 1 (Planting)		tbc		Quote
	Berm rehabilitation Year 1 (Irrigation)		tbc		
	Borehole & pump			190,000.00	Quote
	Water storage facility			80,000.00	Quote
<b>Lifestyle</b>	Wine Lounge Beverage Cooler		9,495.00		Quote
	Function room undercounter fridges		22,000.00		Quote
	Point of Sale in function room		12,000.00		Estimate
	Fire protection Wine Lounge & Function Room			55,640.00	Quote
	Gym Mirrors & Industrial Fans			17,000.00	Estimate
	Outside furniture			45,000.00	Quote
	Playground		15,000.00		Quotes
<b>Maintenance</b>	Lifestyle Centre Roof Refurbish		169,665.00		Quote
	Entrance steel pallisade		31,750.00		Quote
	Pool re-marbelite		tbc		
	Pool patio roof replace latte with kliplock		tbc		
	Storage container (6m)		21,000.00		Quote
	Secondhand Bakkie Small Chev		150,000.00		Estimate
	(Alt) Secondhand Bakkie Hilux				Estimate
	(Alt) New Bakkie Hilux				Estimate
<b>Vineyard</b>	Vineyard sprayer, tractor mount, 400L			75,000.00	Quote
<b>Cellar</b>	Barrels		100,000.00		Rikus (To justify)
<b>Safety</b>	Speed limit radar display signboard			55,000.00	Quote
	(Alt) Speed limit radar display with camera				Quote
	Sagittarius Speedbump		12,240.00		Quote
<b>Admin</b>	Admin Laptop			10,000.00	Estimate
<b>Total</b>		<b>435,710.00</b>	<b>609,150.00</b>	<b>527,640.00</b>	
<b>Total per erf</b>		<b>2,125.41</b>	<b>2,971.46</b>	<b>2,573.85</b>	