

DUNE RIDGE ESTATE HOMEOWNERS ASSOCIATION
OPERATIONAL BUDGET 2018 - 2019
for the year ending June 2019

AGM

Current Levy per month:	R1705
New Levy per month:	R1876
Levy increase	10%

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	ACTUAL	BUDGET	BUDGET
	2017/2018	2017/2018	2018/2019
INCOME			
Levy Receivable	R 2 782 560,00	R 2 782 560,00	R 3 061 632,00
Interest Received (Call Account/Investment & Residents for non payment)	R 291 799,88	R 150 000,00	R -
Building Levy	R -	R -	R -
Building Period Penalty (Dune Ridge 1)	R 51 021,80	R -	R -
Endowment Levies (0.5% of Sale Price)	R 241 475,00	R -	R -
Vodacom Annual Rental (Microcell Gatehouse)	R -	R 18 200,00	R 19 000,00
SUB TOTAL OTHER INCOME	R 584 296,68	R 168 200,00	R 19 000,00
TOTAL INCOME	R 3 366 856,68	R 2 950 760,00	R 3 080 632,00
EXPENSES			
ADMINISTRATION			
Advertising (Website-Hosting/News Letter/AGM)	R 14 982,00	R 23 000,00	R 20 000,00
Audit Fee / Accounting Fees/SARS/Payroll	R 23 889,22	R 21 000,00	R 25 000,00
Bank Charges (including Debit Orders for levies)	R 20 091,19	R 21 000,00	R 22 000,00
Computer Expenses (Estate Office)	R 593,00	R 4 000,00	R 5 000,00
Consulting Fees *Note 1	R 5 586,00	R 6 000,00	R 6 000,00
Managing Agent/Administrators	R 223 984,20	R 224 000,00	R 237 000,00
Depreciation	R 6 534,20	R 1 135,00	R -
Estate Entertainment (Residents Annual Christmas Party/Easter/Halloween)	R 34 582,35	R 35 000,00	R 50 000,00
Insurance(Buildings/Electronics/Estate Vehicle) *Note 2	R 48 535,25	R 50 000,00	R 64 000,00
Legal Fees (Contingency)	R 33 016,02	R 10 000,00	R 10 000,00
Printing & Stationery(Estate Office/AGM/Archiving)	R 7 442,51	R 8 000,00	R 9 500,00
Total	R 419 235,94	R 403 135,00	R 448 500,00
MUNICIPAL			
Refuse	R 408,60	R 1 650,00	R 1 650,00
Rates (6 X Private Open Spaces)	R 79,12	R 100,00	R 100,00
Electricity (Street Lights/Guardhouse/Borehole)	R 107 164,13	R 160 000,00	R 160 000,00
Water (Borehole water in place for irrigation)	R 6 335,53	R 75 000,00	R 50 000,00
Sewerage	R 5 974,83	R 12 000,00	R 10 000,00
Total	R 119 962,21	R 248 750,00	R 221 750,00
LANDSCAPING			
Maintenance	R 224 720,00	R 270 000,00	R 240 000,00
Irrigation (Repair & Replacement)	R 4 931,14	R 3 000,00	R 25 000,00
Plants (Additional)	R 7 927,45	R 15 000,00	R 50 000,00
Compost (Seasonal)	R 8 941,93	R 6 000,00	R 15 000,00
Cleaning of Estate (General)	R 16 750,00	R 15 000,00	R 16 500,00
Parks & Recreation (Upgrade & Maintenance)	R 31 078,53	R 30 000,00	R 33 000,00
Total	R 294 349,05	R 339 000,00	R 379 500,00
MOTOR VEHICLE			
Petrol & Oil (Estate Vehicle)	R 13 200,00	R 15 000,00	R 18 000,00
Maintenance (Estate Vehicle - Annual Service)	R 876,90	R 6 000,00	R 6 000,00
Total	R 14 076,90	R 21 000,00	R 24 000,00
REPAIRS & MAINTENANCE ON THE ESTATE			
General	R 3 033,99	R 10 000,00	R 10 000,00
Roads/Curbs	R 15 827,65	R 20 000,00	R 30 000,00
Electric Fencing	R 7 473,00	R 12 000,00	R 12 000,00

Painting Gate House/Walls	R	16 232,31	R	15 000,00	R	40 000,00
Access Control (<i>Income from Vehicle Tags offset against any costs</i>)	R	12 247,00	R	8 000,00	R	8 000,00
Access Control - gates & booms (<i>Maintenance</i>)	R	-6 476,25	R	5 000,00	R	5 000,00
Generator Gas	R	-	R	10 000,00	R	10 000,00
Unforeseen Verge Collapse	R	10 741,00	R	-		
Total	R	59 078,70	R	80 000,00	R	115 000,00
SALARIES/WAGES						
Estate Manager (<i>Total Cost to HOA</i>)	R	493 851,49	R	493 200,00	R	523 000,00
Wages - 3 Assistants (<i>Total Cost to HOA</i>)	R	156 560,82	R	156 600,00	R	166 000,00
Casual wages	R	-	R	-	R	32 000,00
Workers Compensation Act (<i>Statutory</i>)	R	1 992,82	R	2 340,00	R	2 400,00
Staff Welfare (<i>Refreshments/Uniforms</i>)	R	19 016,95	R	25 000,00	R	25 000,00
Total	R	671 422,08	R	677 140,00	R	748 400,00
SECURITY						
Guarding Contract (<i>Executive Decisions</i>)	R	968 675,40	R	950 111,00	R	1 077 500,00
Armed Response (<i>Green Platoon</i>)	R	42 315,00	R	45 000,00	R	45 780,00
CCTV Camera's / Equipment	R	18 630,00	R	25 000,00	R	25 000,00
Beams/Panic Buttons/Lights	R	2 993,00	R	3 000,00	R	3 000,00
Consumables	R	340,90	R	3 000,00	R	3 000,00
Total	R	1 032 954,30	R	1 026 111,00	R	1 154 280,00
TELEPHONE						
1. 554 2704 - Estate Office & Bulk SMS (<i>to communicate to residents</i>)	R	8 179,14	R	14 000,00	R	9 000,00
2. 554 2985 - Mercom System(<i>calls to residents on landline/ 0 cost, reduced cost for cell phones</i>)	R	28 757,77	R	48 000,00	R	32 000,00
3. 554 4304 - Guard House Incoming Calls	R	4 015,00	R	4 300,00	R	4 300,00
Total	R	40 951,91	R	66 300,00	R	45 300,00
Taxation	R	66 827,60	R	90 000,00		
TOTAL EXPENSES	R	2 718 858,69	R	2 951 436,00	R	3 136 730,00
PROFIT / (LOSS)	R	647 997,99	R	-676,00	R	-56 098,00
MAJOR IMPROVEMENTS (CAPEX)						
Generator/Guard House (<i>Diesel</i>)	R	-	R	30 000,00	R	30 000,00
Landscaping Parks	R	90 933,96	R	290 000,00	R	150 000,00
Landscaping Verge	R	-	R	-	R	100 000,00
Dune Ridge 2 Water Supply	R	-	R	-	R	100 000,00
Guard House Upgrade/Alterations	R	1 192 134,54	R	1 200 000,00	R	-
New Speedbumps - Professionally Paved	R	97 920,00	R	100 000,00	R	-
Front Circle Parking Bays & Fence Repair	R	108 696,05	R	130 000,00	R	-
Western Boundary Fence Repair	R	-	R	-	R	100 000,00
Securing Water Tanks Park 3	R	-	R	-	R	50 000,00
G/H Upgrade - Front Entrance	R	46 315,10	R	-	R	-
TOTAL CAPEX	R	1 535 999,65	R	1 750 000,00	R	530 000,00
TOTAL EXPENSES INCLUDING CAPEX	R	4 254 858,34	R	4 701 436,00	R	3 666 730,00
FINAL PROFIT & LOSS INCLUDING CAPEX	R	-888 001,66	R	-1 750 676,00	R	-586 098,00

NOTES

1. Consulting Fees - Annual membership to national Industry Body - Association for Residential Communities (ARC)

2. Insurance - Buildings/Electronics & Vehicle Policies, CSOS Fidelity Premium based on Reserves+ 25% operational budget and includes Guardhouse upgrade.