

**PEARL VALLEY HOMEOWNERS' ASSOCIATION**

**BUDGET : 1 JANUARY 2016 - 31 DECEMBER 2016**

	Notes	Levy		Units	Budget 2016	Actual Dec 2015	Variance to 2015 Actual R
		R Excl VAT	R Incl VAT				
<b>Monthly Levy</b>	<i>JANUARY - MARCH</i>	1,798	2,050	485	2,616,090	2,118,038	498,052
	<i>APRIL - DECEMBER</i>	1,890	2,154	485	8,248,281	7,488,035	760,246
<b>Garden Levies</b>					4,955,640	4,400,578	555,062
- Tier 1	<i>JANUARY - MARCH</i>	624	711	147	275,145	236,616	38,529
- Tier 2	<i>JANUARY - MARCH</i>	1,010	1,151	245	742,195	639,216	102,979
- Tier 3	<i>JANUARY - MARCH</i>	1,195	1,362	29	103,950	90,175	13,775
- Resort Lodges	<i>JANUARY - MARCH</i>	335	382	64	64,269	58,737	5,532
- Tier 1	<i>APRIL - DECEMBER</i>	661	754	147	874,962	779,605	95,357
- Tier 2	<i>APRIL - DECEMBER</i>	1,070	1,220	245	2,360,181	2,114,908	245,273
- Tier 3	<i>APRIL - DECEMBER</i>	1,267	1,444	29	330,560	290,321	40,239
- Resort Lodges	<i>APRIL - DECEMBER</i>	355	404	64	204,377	191,000	13,377
<b>Total Income</b>					<b>15,820,011</b>	<b>14,006,651</b>	<b>1,813,360</b>
<b>Total Expenses to be Funded</b>	2			9%	<b>17,522,469</b>	<b>16,104,842</b>	<b>1,417,627</b>
Auditors Remuneration				0%	55,000	55,000	-
ARC Membership & Contributions				75%	25,000	14,290	10,710
Bank Charges				21%	16,000	13,215	2,785
Computer Expenses	3				45,000	-	45,000
Consumables	4			455%	5,500	991	4,509
Depreciation	5			64%	313,719	191,734	121,985
Electricity	6			8%	1,211,951	1,122,177	89,774
Estate Management				5%	1,256,949	1,197,094	59,855
Estate Portal & Erf database	7				60,000	-	60,000
Insurance				0%	64,563	64,563	-
Legal Fees				3%	10,000	9,709	291
Printing & Stationery				10%	7,991	7,265	726
Maintenance - Gardens	8			13%	4,955,640	4,400,579	555,061
Maintenance - Estate (including Irrigation)				6%	1,265,353	1,193,729	71,624
Maintenance - Common & Open areas				5%	3,162,600	3,021,738	140,862
Maintenance - General (incl Workshop expenses)				5%	78,750	75,000	3,750
Motor Vehicle Expenses	9			11%	162,753	146,889	15,864
Rates & Taxes - Common Areas				9%	16,362	15,011	1,351
Refuse Removal	10			9%	372,629	341,861	30,768
Security	11			3%	4,310,354	4,179,168	131,186
Water (Sewerage)	12			55%	18,000	11,634	6,366
Telephone & Fax				5%	108,355	103,196	5,160
Gain on disposal of assets					-	(60,000)	60,000
<b>Levy shortfall to be covered by PVI (Pty) Ltd</b>		<b>1,867</b>	<b>-2,128</b>	<b>76</b>	<b>-1,702,458</b>	<b>-2,098,191</b>	<b>395,733</b>
					<b>1,702,458</b>		
<b>Total effective levy payers :</b>				<b>561</b>			

**Notes:**

- 1) Represents a 5% increase year on year
- 2) Total increase in expenses, including Garden Maintenance and depreciation, = 9%  
Total expenses increase excluding Garden Maintenance & Depreciation= 6.43%
- 3) NEW ITEM : nominal charge to cover IT related infrastructural expenditure.  
Eg. Server monitoring & back-ups; Jonas & Microsoft Office Licences; firewalls & anti-virus; network; Internet, email & hardware replacement costs
- 4) Coffee, tea, milk etc for Security
- 5) Increased depreciation based on recent & planned infrastructural upgrades and capital replacements
- 6) Electricity consumption based on published NEHRSA increases
- 7) NEW ITEM: Comprehensive database per residential erf (ownership detail history, approved municipal building plans, contact details, sales history etc.) together with advanced estate communication portal (being used at Val de Vie as well). Only represents small of total costing (remainder funded by Developer).
- 8) Garden Maintenance increase of 13% : 28 more gardens to service than in 2015 accounts for first 8% of increase; remainder due to inflationary increases
- 9) Fuel price increases experienced & anticipated for remainder of 2016
- 10) Contract with Wastemen (28 more completed houses to service than in 2015 )
- 11) Only reflects normalised security costing  
Savings achieved in : transport; duty managers; control room monitoring  
Items of scope increase (notably Boma security & Tactical Response Team) to be funded out of Reserves
- 12) Conservative Estimate