

GREENFIELDS BODY CORPORATE

PROPOSED BUDGET 2016 - 2017

		Actuals	Budget	Actuals	Planned	%	
		Ann. 2014/15	2015/16	July '15 - Jun '16	Budget	Increase	Notes
					2016/17	to Actual	
					2015/16		
INCOME SECTION		1 453 869	1 477 472	1 566 715	1 555 346		
MONTHLY INCOME					1 530 346		
	Levies Raised	1 358 591	1 457 472	1 457 472		5%	Levy Increase
	Geyzer Fund Provision	32 400					
OTHER INCOME							
	Club House Bookings	7 550		2 000	-		
	Insurance Recoveries			45 450	-		
	Insurance Claims due			13 650	-		
	Legal Fee Recoveries						
INCOME					25 000		
	Interest on Investments	55 328	20 000	48 143		-48.07%	
EXPENSE SECTION		1 352 799	1 461 500	1 322 722	1 435 000	8.49%	
MUNICIPAL CHARGES		284 178	327 500	292 684	332 000	13.43%	
	Electricity	46 101	42 500	45 489	53 000	16.51%	In line with council increase.
	Sewage	97 587	105 000	91 892	100 000	8.82%	In line with council increase.
	Refuse Removal			11 360	14 000	23.24%	Cost incurred on Council Refuse Skip
	Water	140 490	180 000	143 943	165 000	14.63%	In line with council increase.
REPAIRS & MAINT.		186 132	199 000	205 053	243 000	18.51%	
	Garden & Tools	24 701	15 000	38 152	30 000	-21.37%	Garden & Play Ground Improvements
	Painting	6 785	20 000	6 376	30 000	370.51%	Repainting carports - in house work
	Electrical	16 322	25 000	12 073	30 000	148.49%	New light fixtures & COC of Meter boxes
	Plumbing	29 810	50 000	42 750	50 000	16.96%	Plumbing R95250 - Ins. payouts R59,000
	Gates, Fencing, Comms.	52 538	40 000	11 046	40 000	262.12%	Consideration for replacing the Intercom
	Fire Hydrant	3 179	4 000	2 334	3 000	28.53%	New fire signage to be added to complex
	Pool	3 046	15 000	40 434	15 000	-62.90%	Pool Fence cost R 30,000 - Mandatory
	Building	27 735	20 000	48 060	40 000	-16.77%	Completion of overhauling of the complex
	Signage	22 016	10 000	3 828	5 000	30.62%	Individual block signs.
MANAGEMENT COSTS		882 489	935 000	824 985	860 000	4.24%	
	Audit fee	19 100	20 000	15 000	18 500	23.33%	Allowances for Auditing
	Bad Debts	16 972		-	-		n/a
	Bank charges	11 201	15 000	9 120	10 000	9.65%	Anticipated
	Depreciation (signage)	249		-	-		TBA
	Insurance	76 459	80 000	69 349	75 000	8.15%	TBC
	Legal	40 739	20 000	3 044	10 000	228.52%	Reduced Budget Amount
	Management fees	89 549	95 000	95 000	100 000	5.26%	CPI increase
	Vehicle Expenses	4 320	5 000	670	1 500	123.88%	Reduced Budget Amount
	Pest control	16 370	25 000	9 625	10 000	3.90%	Consider bringing in-house.
	Uniforms & PPE	4 467	5 000	4 813	5 000	3.89%	Annual staff uniforms
	Security	302 009	330 000	298 718	325 000	8.80%	TBC
	Printing & Stationery	4 086	5 000	1 653	2 000	20.99%	Reduced Budget Amount
	Internet & Telephony	4 701	3 500	3 801	4 000	5.24%	Cell phones & Webpage Costs
	Salaries & Wages	227 921	250 000	245 383	225 000	-8.31%	Anticipated increases
	Staff welfare	2 884	1 500	600	-		n/a
	Functions	14 210	15 000	-	-		n/a
	Cleaning Expenses	1 611		2 565	4 000	55.95%	Overalls Dry Cleaned
	Entertainment	641		644	-		n/a
	Caretaking Fee	45 000	65 000	65 000	70 000	7.69%	Additional fair price / project
				-	-		
TOTAL EXPENSES	TOTALS	1 352 799	1 461 500	1 322 722	1 435 000	8.49%	
SURPLUS/(LOSS)		101 070	15 972	243 993	120 346		
NEW PROJECTS							
	New Entrance			173 955			
	Waterproofing			434 821			
	Painting & Plastering			151 804			
	TOTAL			760 580			