

OUBAAI HOMEOWNERS ASSOCIATION
EXTRAORDINARY GENERAL MEETING 19 FEBRUARY 2026
OPERATIONAL BUDGET FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#	Membership	Description	Numbers	Allocation
1	RESIDENTIAL ERVEN	ALL SUBURBS	322	71%
2	VILLAGE UNITS	FALLS, TERRACE & HEIGHTS	128	28%
3	BUSINESS UNITS	HOTEL, GOLF & LIFESTYLE	4	1%
4	TOTAL MEMBERS		454	100%

PROPOSED ORDINARY BASE LEVY

		2025/2026	2026/2027			
#	Description	Forecast	Budget	Variance	% Increase	% of Budget Notes
5	BASE LEVY					
6	CAPITAL CONTRIBUTION TOTAL	1 524 799	1 688 880	164 081	10,8%	
7	LEVY INCOME TOTAL	18 079 198	19 293 827	1 214 629	6,7%	
8	NON-COMPLIANCE PENALTY LEVY	1 288 711	R1 065 480	(223 231)	-17,3%	
9	TOTAL BASE LEVY	20 892 708	22 048 187	1 155 479	5,5%	
10	MONTHLY LEVY					
11	CAPITAL CONTRIBUTION PER MONTH	280	310	30	10,8%	
12	LEVY INCOME PER MONTH	3 319	3 541	222	6,7%	
13	MONTHLY LEVY TOTAL	3 599	3 851	252	7,0%	

COMPREHENSIVE INCOME

		2025/2026	2026/2027			
#	Description	Forecast	Budget	Variance	% Increase	% of Budget Notes
14	CONSTRUCTION ACTIVITIES					
15	BUILDERS INCOME	280 543	276 000	(4 543)	-1,6%	
16	ELECTRICAL CONNECTION	17 400	17 400	0	0,0%	
17	FINES	2 200	2 200	0	0,0%	
18	NON-REFUNDABLE BUILDERS DEPOSIT	114 900	149 700	34 800	30,3%	
19	SCRUTINY FEES	181 939	181 939	0	0,0%	
20	TOTAL CONSTRUCTION ACTIVITIES	596 982	627 239	30 257	5,1%	2,9%
21	OTHER INCOME					
22	SHORT-TERM RENTAL REGISTRATION	0	15 000	0	100,0%	
23	TOTAL OTHER INCOME	0	15 000	0	100,0%	0,1%
24	COST RECOVERED					
25	ACCESS REGISTRATION - NON MEMBERS	93 864	93 864	0	0,0%	
26	ACCESS TAGS AND CARDS	1 350	0	1 350	-100,0%	
27	BODY CORPORATE VILLAGE MAINTENANCE LEVY	207 055	218 441	(11 386)	5,5%	
28	CONSENT LETTER CHARGE	25 380	25 380	0	0,0%	
29	ESTATE AGENCY REGISTRATION FEE	1 000	0	1 000	-100,0%	
30	FIBRE INSTALLATION RECOVERY	1 865	1 865	0	0,0%	
31	FIBRE ROUTER RECOVERY	116 672	116 672	0	0,0%	
32	GOLF CART REGISTRATION INCOME	4 213	4 213	0	0,0%	
33	HOME OWNER MAINTENANCE RECOVERY	33 969	33 969	0	0,0%	
34	LEGAL COLLECTION CHARGES	200 000	150 000	50 000	-25,0%	
35	PRINTING EXPENSES RECOVERY	6 925	6 925	0	0,0%	
36	PROFIT/LOSS ON SALE OF ASSETS	0	0	0	0,0%	
37	SEWERAGE CHARGES HOTEL	172 704	184 793	(12 089)	7,0%	
38	SPECIAL WATER & ELEC METER READINGS	9 000	9 000	0	0,0%	
39	TOTAL COST RECOVERED	873 997	845 122	28 875	-3,3%	4,0%
40	MUNICIPAL EXPENSE RECOVERED					
41	ELECTRICITY RECOVERY	11 587 034	12 725 796	(1 138 762)	9,8%	1
42	WATER RECOVERY	3 227 820	3 421 489	(193 669)	6,0%	1
43	TOTAL MUNICIPAL EXPENSE RECOVERED	14 814 854	16 147 285	(1 332 431)	9,0%	75,5%
44	CSOS EXPENSE RECOVERED					
45	COMMUNITY SCHEMES OMBUD SERVICE LEVY	197 760	197 760	0	0,0%	
46	TOTAL CSOS EXPENSE RECOVERED	197 760	197 760	0	0,0%	0,9%
47	INTEREST RECEIVED					
48	FINANCIAL INSTITUTIONS INTEREST	2 871 349	2 700 000	(171 349)	-6,0%	
49	OUTSTANDING LEVIES	101 399	101 399	0	0,0%	
50	TOTAL INTEREST RECEIVED	2 972 747	2 801 399	(171 349)	-5,8%	13,1%
51	DIVIDENDS					
52	DIVIDENDS RECEIVED FROM INVESTMENTS	722 838	722 838	0	0,0%	
53	TOTAL DIVIDENDS	722 838	722 838	0	0,0%	3,4%
54	OPERATIONAL INCOME					
55	ARC GUIDELINES NON-COMPLIANCE FINES	24 000	24 000	0	0,0%	
56	FINES - GENERAL	4 800	4 800	0	0,0%	
57	SPEEDING FINES	12 000	12 000	0	0,0%	
58	TOTAL OPERATIONAL INCOME	40 800	40 800	0	0,0%	0,2%
59	TOTAL COMPREHENSIVE INCOME	20 219 978	21 382 443	(1 444 647)	5,7%	100,0%

OPERATING EXPENSES

		2025/2026	2026/2027			
#	Description	Forecast	Budget	Variance	% Increase	% of Budget Notes
60	ADMINISTRATION EXPENSES					
61	AGM/EGM MEETINGS	(247 594)	(263 662)	(16 068)	6,5%	
62	BANK CHARGES	(61 178)	(61 178)	0	0,0%	
63	CLEANING EXPENSES	(17 052)	(13 000)	4 052	-23,8%	
64	COMPREHENSIVE INSURANCE	(708 242)	(790 608)	(82 365)	11,6%	
65	COMPUTER MAINTENANCE	(10 000)	(10 000)	0	0,0%	
66	DONATIONS	(74 347)	(75 000)	(653)	0,9%	
67	DRC SCRUTINY FEES	(228 771)	(228 771)	0	0,0%	
68	GOLF CART REGISTRATION FEES	(4 213)	(4 213)	0	0,0%	
69	HEALTH AND SAFETY	(38 900)	(38 900)	0	0,0%	
70	MEMBERSHIP FEE	(20 172)	(20 172)	0	0,0%	

		2025/2026	2026/2027			
#	Description	Forecast	Budget	Variance	% Increase	% of Budget Notes
71	OFFICE PLANTS	(26 436)	0	26 436	-100,0%	
72	OFFICE REFRESHMENTS	(25 059)	(28 000)	(2 941)	11,7%	
73	SOFTWARE AND IT SUPPORT	(180 000)	(200 000)	(20 000)	11,1%	
74	TELEPHONE COSTS	(102 264)	(102 264)	0	0,0%	
75	TRUSTEE MEETINGS & FUNCTIONS	(59 990)	(60 000)	(10)	0,0%	
76	TOTAL ADMINISTRATIOIN EXPENSES	(1 804 220)	(1 895 770)	(91 549)	5,1%	4,6%
77	AUDIT COSTS					
78	AUDIT FEES	(132 365)	(142 840)	(10 475)	7,9%	
79	OTHER ACCOUNTING FEES	(10 305)	(11 026)	(721)	7,0%	
80	TOTAL AUDIT COSTS	(142 670)	(153 866)	(11 196)	7,8%	0,4%
81	CIVIL INFRASTRUCTURE MAINTENANCE					
82	BOLLARD & SIGNAGE	(33 617)	(15 000)	18 617	-55,4%	
83	CHEMICAL LABORATORY	(65 487)	(62 824)	2 663	-4,1%	
84	ELECTRICAL ENGINEERS	(114 000)	(114 000)	0	0,0%	Agreement
85	ELECTRICAL MAINTENANCE	(170 154)	(140 000)	30 154	-17,7%	
86	ELECTRICAL RETICULATION REPAIRS	(60 000)	(60 000)	0	0,0%	
87	INFRASTRUCTURE MAINTENANCE	(660 000)	(660 000)	0	0,0%	
88	RAW WATER PUMPS	(45 000)	(45 000)	0	0,0%	
89	RECIRCULATION PUMPS	(18 223)	(15 000)	3 223	-17,7%	
90	SEWAGE CHEMICALS	(48 780)	(50 000)	(1 220)	2,5%	
91	SEWERAGE PUMP REPAIRS & SERVICE	(130 000)	(130 000)	0	0,0%	
92	WASTE MAINTENANCE	0	(111 263)	(111 263)	100,0%	
93	UNFORESEEN EMERGENCY BREAKDOWNS	0	(200 000)	(200 000)	100,0%	
94	TOTAL CIVIL INFRASTRUCTURE MAINTENANCE	(1 345 260)	(1 603 087)	(257 826)	19,2%	3,9%
95	DIRECT MUNICIPAL EXPENSES					
96	ELECTRICITY EXPENSE	(11 199 735)	(12 676 696)	(1 476 961)	13,2%	1
97	WATER EXPENSE	(3 482 742)	(3 691 706)	(208 965)	6,0%	1
98	RATES & TAXES	(99 027)	(104 969)	(5 942)	6,0%	1
99	SOLAR SAVINGS	0	200 000	200 000	100,0%	
100	METERING SERVICE OUTSOURCED		(250 000)	(250 000)	100,0%	
101	TOTAL DIRECT MUNICIPAL EXPENSES	(14 781 504)	(16 523 371)	(1 741 867)	11,8%	40,4%
102	ENVIRONMENTAL MAINTENANCE					
103	ALIEN CLEARING & TRAIL CLEARING	(206 755)	(217 054)	(10 299)	5,0%	Agreement
104	ENVIRONMENTAL PEST MAINTENANCE	(168 500)	(170 000)	(1 500)	0,9%	Agreement
105	WILDLIFE MEDICAL COST	(10 000)	(10 000)	0	0,0%	
106	TOTAL ENVIRONMENTAL MAINTENANCE	(385 255)	(397 054)	(11 799)	3,1%	1,0%
107	FIBRE NETWORK					
108	FIBRE NETWORK MAINTENANCE & ROUTERS	(85 000)	(100 000)	(15 000)	17,6%	
109	POS/POP VODACOM	(1 501 767)	(1 501 767)	0	0,0%	Agreement
110	TOTAL FIBRE NETWORK	(1 586 767)	(1 601 767)	(15 000)	0,9%	3,9%
111	LANDSCAPE MAINTENANCE					
112	COMPOST AND TOPSOIL	(85 000)	(85 000)	0	0,0%	
113	BERM AND GARDEN UPGRADES	(219 757)	(175 000)	44 757	-20,4%	
114	CASCADE CLEANING	(206 751)	(217 054)	(10 303)	5,0%	Agreement
115	GARDEN (ESTATE) MAINTENANCE	(2 067 532)	(2 170 503)	(102 970)	5,0%	Agreement
116	GARDENS (VILLAGES) MAINTENANCE	(1 424 286)	(1 495 229)	(70 943)	5,0%	Agreement
117	GROUND COVER - BARK CHIP	(150 000)	(150 000)	0	0,0%	
118	POISONS & PESTICIDES	(6 891)	(10 000)	(3 109)	45,1%	
119	TOTAL LANDSCAPE MAINTENANCE	(4 160 218)	(4 302 786)	(142 568)	3,4%	10,5%
120	LEGAL AND PROFESSIONAL					
121	LEGAL FEES - DEBTORS	(200 000)	(150 000)	50 000	-25,0%	
122	LEGAL FEES - GENERAL	(114 446)	(150 000)	(35 554)	31,1%	
123	PROFFESIONAL FEES	(10 000)	(10 000)	0	0,0%	
124	TOTAL LEGAL AND PROFESSIONAL	(324 446)	(310 000)	14 446	-4,5%	0,8%
125	COURIER, PRINTING AND STATIONERY					
126	COURIER	(5 000)	(5 000)	0	0,0%	
127	PRINTER RENTAL	(30 336)	(30 000)	336	-1,1%	
128	SECURITY STATIONERY	(14 900)	(14 900)	0	0,0%	
129	STATIONERY	(9 559)	(8 000)	1 559	-16,3%	
130	TOTAL POSTAGE, COURIER, PRINTING AND STATIONERY	(59 795)	(57 900)	1 895	-3,2%	0,1%
131	RENTALS AND OPERATING LEASE					
132	OFFICE PREMISES RENTAL	(125 244)	(150 000)	(24 756)	19,8%	7
133	TOTAL RENTALS AND OPERATING LEASE	(125 244)	(150 000)	(24 756)	19,8%	0,4%
134	SECURITY					
135	ACCESS CARDS PURCHASES	(4 755)	0	4 755	-100,0%	
136	ACCESS CONTROL VISITOR COMM	(195 000)	(195 000)	0	0,0%	5
137	CONTROL ROOM	(1 011 262)	(1 087 197)	(75 935)	7,5%	2+ Agreements
138	GUARDING CONTRACTORS	(3 690 024)	(3 979 347)	(289 323)	7,8%	2+ Agreements
139	SECURITY ACCESS SYSTEM	(380 000)	(380 000)	0	0,0%	5
140	SECURITY ALARM MONITORING	(12 762)	(12 996)	(234)	1,8%	Agreement
141	SECURITY PATROL VEHICLES	(50 293)	(57 270)	(6 977)	13,9%	Agreement
142	TOTAL SECURITY	(5 344 096)	(5 711 810)	(367 714)	6,9%	14,0%
143	SECURITY EQUIPMENT MAINTENANCE					
144	SECURITY EQUIPMENT MAINTENANCE	(44 221)	(44 221)	0	0,0%	
145	FIRE EQUIPMENT REPAIRS AND SERVICE	(22 020)	(25 000)	(2 980)	13,5%	
146	SECURITY GENERATOR MAINTENANCE	(15 000)	(15 000)	0	0,0%	
147	TOTAL SECURITY EQUIPMENT MAINTENANCE	(81 241)	(84 221)	(2 980)	3,7%	0,2%
148	STREET CLEANING AND REFUSE REMOVAL					
149	HIRE OF SKIPS	(34 539)	(35 236)	(697)	2,0%	Agreement
150	REFUSE REMOVAL CONTRACTOR	(603 385)	(130 000)	473 385	-78,5%	3
151	RENTAL REFUSE BINS	(46 932)	0	46 932	-100,0%	
152	STREET CLEANING CONTRACTOR	(422 947)	(445 020)	(22 072)	5,2%	Agreement
153	TOTAL STREET CLEANING AND REFUSE REMOVAL	(1 107 803)	(610 255)	497 547	-44,9%	1,5%
154	VEHICLE AND OTHER EXPENSES					
155	COMMUNITY SCHEMES OMBUD SERVICE LEVIES	(197 760)	(197 760)	0	0,0%	
156	LOADSHEDDING GENERATOR SERVICE	(17 078)	(20 000)	(2 922)	17,1%	
157	VEHICLE AND GENERATOR DIESEL EXPENSE	(30 000)	(50 000)	(20 000)	66,7%	
158	VEHICLE RUNNING EXPENSES	(50 222)	(80 000)	(29 778)	59,3%	6
159	TOTAL VEHICLE AND OTHER EXPENSES	(295 061)	(347 760)	(52 699)	17,9%	0,8%

	2025/2026	2026/2027			
#	Description	Forecast	Budget	Variance	% Increase % of Budget Notes
160	STAFF SALARY, WAGES & TRAINING				
161	RECRUITMENT COSTS	(220 257)	(100 000)	120 257	-54,6%
162	SALARIES	(4 878 228)	(6 120 691)	(1 242 463)	25,5% 4
163	STAFF TRAINING/H&S MEDICAL EXPENSE	(35 976)	(150 000)	(114 024)	316,9% 4
164	STAFF UNIFORMS	(52 500)	(60 000)	(7 500)	14,3%
165	WAGES LABOUR	(102 302)	(60 000)	42 302	-41,4% 2
166	STAFF RELATED EXPENSES	(110 000)	(150 000)	(40 000)	36,4%
167	TOTAL STAFF SALARY, WAGES & TRAINING	(5 399 263)	(6 640 691)	(1 241 428)	23,0% 16,2%
168	MARKETING & COMMUNITY EVENTS				
169	COMMUNITY EVENTS	(60 000)	(60 000)	0	0,0%
170	MARKETING: EVENTS AND COMMUNITY	(40 000)	(60 000)	(20 000)	50,0%
171	MEMBERS FUNCTION: BERGIE-SEE	(382 753)	(414 000)	(31 247)	8,2%
172	WEBSITE MAINTENANCE	0	(10 000)	(10 000)	0,0%
173	TOTAL MARKETING & COMMUNITY EVENTS	(482 753)	(544 000)	(61 247)	12,7% 1,3%
174	TOTAL OPERATING EXPENSES	(37 425 596)	(40 934 338)	(3 508 741)	9,4% 100,0%

OPERATIONAL PROJECTS					
	2025/2026	2026/2027			
#	Description	Forecast	Budget	Variance	% Increase % of Budget Notes
175	ADMINISTRATION EXPENSES				
176	WEBSITE UPGRADE WITH NEW FOOTAGE	(70 000)	0	70 000	-100,0%
177	TOTAL ADMINISTRATION EXPENSES	(70 000)	0	70 000	-100,0% 0,0%
178	CIVIL INFRASTRUCTURE MAINTENANCE	0			
179	SEWER PIPE JETTING	(106 064)	(50 000)	56 064	-52,9%
180	TOTAL CIVIL INFRASTRUCTURE MAINTENANCE	(106 064)	(50 000)	56 064	-52,9% 10,0%
181	LEGAL AND PROFESSIONAL				
182	CONSULTING FEES - RESERVE STUDY WITH SOFTWARE	(100 000)	0	100 000	-100,0%
183	CONSULTING FEES - STRUCTURAL ENGINEER INSPECTION	(50 000)	(100 000)	(50 000)	100,0%
184	CONSULTING FEES - ENVIRONMENTAL MANAGEMENT PLAN	(50 000)	0	50 000	-100,0%
185	CONSULTING FEES - GOVERNING DOCUMENTS REVIEW	0	(50 000)	(50 000)	0,0%
186	TOTAL LEGAL AND PROFESSIONAL TOTAL	(200 000)	(150 000)	50 000	-100% 30,0%
187	STREET SIGNS UPGRADE (STREET NAMES AND ERF NUMBERS)				
188	STREET SIGNS UPGRADE - INCLUDING PAINTING	(105 000)	0	105 000	-100,0%
189	TOTAL STREET SIGNS UPGRADE (STREET NAMES AND ERF	(105 000)	0	105 000	-100,0% 0,0%
190	ENVIRONMENTAL				
191	FIRE BREAK CLEARING	0	(300 000)	(300 000)	100,0%
192	TOTAL ENVIRONMENTAL	0	(300 000)	(300 000)	100,0% 60,0%
193	TOTAL OPERATIONAL PROJECTS	(481 064)	(500 000)	(18 936)	3,9% 100,0%

NON-BUDGETED					
	2025/2026	2026/2027			
#	Description	Forecast	Budget	Variance	% Increase % of Budget Notes
194	POPIA AND PAIA COMPLIANCE REVIEW	(20 700)	0	20 700	-100,0%
195	TOTAL NON-BUDGETED	(20 700)	0	20 700	-100,0% 0%
196	SURPLUS/SHORTFALL	3 185 326	1 996 292	(1 189 034)	-37,3% Water dispute with municipality as well as penalty charges R1,1m
197	ESTIMATED INCOME TAX	(923 434)	(821 323)	102 111	-11,1%
198	OPERATING SURPLUS AFTER TAX	2 261 892	1 174 969	(1 086 923)	-48,1%

FULL TITLE VILLAGE UNITS MAINTAINED BY THE ASSOCIATION					
#	Contribution	# Of Units	Monthly	Annual	% Per Type % of Budget Notes
199	2 BEDROOM FULL TITLE	76	125 308	1 503 691	83%
200	3 BEDROOM FULL TITLE	10	25 711	308 537	17%
201	VILLAGE GARAGE UNITS	15	2 269	27 233	
202	TOTAL FULL TITLE VILLAGE UNITS MAINTAINED BY THE HOA	101	153 288	1 839 460	100%

VILLAGE DEFINED MAINTENANCE					
	2025/2026	2026/2027			
#	Description	Forecast	Budget	Variance	% Increase % of Budget Notes
203	VILLAGE CLEANING CONTRACTOR	(563 228)	(563 228)	0	0,0% 8
204	MAINTENANCE CONTRACTOR	(1 276 232)	(1 276 232)	0	0,0% 8
205	Total VILLAGE DEFINED MAINTENANCE	(1 839 460)	(1 839 460)	0	0,0%
206	MONTHLY PAYABLE DEFINE LEVY	(1 782)	(1 782)	0	0,0% 8
207	MONTHLY DEFINED LEVY - GARAGES	(270)	(270)	0	0,0% 8

- 1 Municipal increases will only be confirmed July 2026. Water and electricity demand takes both the increase in demand and municipality into consideration.
- 2 Increases are determined by the Sectorial Minimum Wage and based on between 6% and 8% - industry deendant
- 3 Decrease due to the municipality collecting refuse going forward.
- 4 Salary increases to be 4%. Amount includes 13-cheque based on performance. Allow for new executive assistant and building controller.
- 5 Access control and community management platform.
- 6 New rental of golf utility cart to be used by maintenance.
- 7 Rental of extra office space.
- 8 11% Increase over 3 years from 2025 - 2028.

	Recovery	Expense	Income	
Nett Income on Electricity	12 725 796	(12 676 696)	49 100	Bulk vs Selling rate. Selling Rate, TOU, and Standard - Buying internal.
Nett Income on Water	3 421 489	(3 691 706)	(270 218)	Highest payable rate, Selling in ranges. Impossible to calculate