

OUBAAI HOME OWNERS ASSOCIATION ANNUAL GENERAL MEETING 2024
OPERATIONAL BUDGET

#	MEMBERSHIP	DESCRIPTION	NUMBERS	ALLOCATION	NOTES
1	Residential Erven	All Suburbs	322	71%	Internal Inflation @ 7.5%
2	Village Units	Falls, Terrace & Height	128	28%	
3	Business Units	Hotel, Golf & Lifestyle	4	1%	
4	TOTAL MEMBERS		454	100%	

OPERATING EXPENSE

#	DESCRIPTION	2023/2024 ACTUAL	2024/2025 BUDGET	VARIANCE	% INCREASE	% OF BUDGET NOTES
5	FIBRE NETWORK	1 352 558	1 876 535	523 977	39%	4.97%
6	Fibre Network Maint & Routers	95 538	104 136	8 598	9%	
7	Pos/Pop Vodacom	1 257 020	1 772 398	515 378	41%	Agreement
8						
9	AUDIT REMUNERATION	137 744	150 141	12 397	9%	0.40%
10	Audit Fees	128 790	140 381	11 591	9%	
11	Other Accounting Fees	8 954	9 760	806	9%	
12						
13	CIVIL INFRASTRUCTURE MAINTENAN	594 129	799 113	204 984	35%	2.12%
14	Builders Expenses	13 425	15 439	2 014	15%	
15	Plumbing Contractors	2 766	3 458	692	25%	
16	Bollards & Signage	2 854	3 853	999	35%	
17	Infrastructure Maintenance	575 084	776 363	201 279	35%	
18						
19	ELECTRICAL MAINTENANCE	347 649	397 524	49 875	14%	1.05%
20	Electrical Maintenance	182 896	210 331	27 434	15%	
21	Electrical Engineers	114 000	124 260	10 260	9%	Agreement
22	Reticulation Repairs	50 752	62 933	12 181	24%	
23						
24	MUNCIPAL EXPENSES	13 410 777	15 147 808	1 737 031	13%	40.10%
25	Rates & Taxes	104 030	130 038	26 008	25%	1
26	Electricity	9 535 934	10 775 605	1 239 671	13%	1
27	Water	3 770 813	4 242 165	471 352	13%	1
28						
29	ENVIRONMENTAL MAINTENANCE	219 540	347 479	127 939	58%	0.92%
30	Alien Clearing & Trail Clearin	181 740	196 279	14 539	8%	2+Agreement
31	Environmental Pest Maintenance	37 800	151 200	113 400	300%	
32						
33	LEGAL AND PROFESSIONAL	437 734	447 813	10 079	2%	1.19%
34	Legal Fees	424 489	432 978	8 490	2%	
35	Professional Fees	13 245	14 834	1 589	12%	
36						
37	LANDSCAPE MAINTENANCE	3 323 594	3 733 326	409 732	12%	9.88%
38	Estate Garden Maintenance	1 817 400	2 035 487	218 088	12%	2+Agreement
39	Village Gardens Maintenance	1 251 986	1 402 225	150 238	12%	2+Agreement
40	Bark Compost And Topsoil	65 287	81 608	16 322	25%	
41	Poisons And Pesticides	986	1 164	178	18%	
42	Trees & Plants	6 195	9 293	3 098	50%	
43	Cascade Cleaning	181 740	203 549	21 809	12%	2+Agreement
44						
45	RENTALS AND OPERATING LEASE	125 244	147 788	22 544	18%	0.39%
46	Office Premises Rental	125 244	147 788	22 544	18%	
47						
48	POSTAGE, COURIER, PRINTING, ST	53 053	58 463	5 409	10%	0.15%
49	Courier	19 120	20 841	1 721	9%	
50	Printing	8 521	10 055	1 534	18%	
51	Security Stationery	11 952	12 908	956	8%	
52	Stationery	13 035	14 208	1 173	9%	
53	Postage	425	451	26	6%	
55						
56	PUMP STATION AND TELEMETERY M	30 980	86 959	55 980	181%	0.23%
57	Raw Water Pumps	30 980	61 959	30 980	100%	
58	Recirculation Pumps	-	25 000	25 000		
59						
60	SECURITY	4 628 157	5 129 345	469 685	10%	13.58%
61	Access Cards Purchases	59 984	80 978	20 994	35%	
62	Security Equipment Maintenance	44 757	51 471	6 714	15%	
63	Guarding Contractors	3 322 582	3 621 614	299 032	9%	2
64	Control Room	864 859	942 696	77 837	9%	2

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65	DESCRIPTION	2023/2024 ACTUAL	2024/2025 BUDGET	VARIANCE	% INCREASE	% OF BUDGET NOTES
66	Access Control Visitor Comm	152 667	180 147	27 480	18%	
67	Security Alarm Monitoring	12 978	14 276	1 298	10%	
68	Security Patrol Vehicles	170 330	200 989	30 659	18%	Agreement
69	SECURITY EQUIPMENT MAINTENANC	31 502	37 172	5 670	18%	
70						
71	SECURITY EQUIPMENT MAINTENANC	31 502	35 282	3 780	12%	0.09%
72	Fire Exuipment Repairs	10 509	11 770	1 261	12%	
73	Security Generator Maintenance	20 993	23 512	2 519	12%	
74						
75	SEWAGE MAINTENANCE	256 284	347 011	90 727	35%	0.92%
76	Sewerage Pump Service	133 279	193 254	59 975	45%	
77	Sewage Chemicals	67 783	84 729	16 946	25%	
78	Chemical Laboratory	55 223	69 028	13 806	25%	
79						
80	STREET CLEANING AND REFUSE MAI	1 151 786	1 473 591	321 804	28%	3.90%
81	Refuse Removal Contractor	511 824	742 145	230 321	45%	2+Agreement
82	Hire Of Skips	17 100	20 178	3 078	18%	3
83	Street Cleaning Contractor	395 162	442 582	47 419	12%	2+3+Agreement
84	Rental Refuse Bins	227 700	268 686	40 986	18%	2+3+Agreement
85						
86	ADMINISTRATION EXPENSES	1 192 306	1 353 947	161 641	14%	3.58%
87	Agm/Egm Meetings	70 539	95 227	24 688	35%	
88	Trustee Meetings	39 958	44 753	4 795	12%	
89	Software And It Support	130 565	159 289	28 724	22%	
90	Covid 19	3 460	3 633	173	5%	
91	Wild Life Medical Cost	2 765	3 263	498	18%	
92	Membership Fee	14 415	15 713	1 297	9%	
93	Donations	68 840	74 347	5 507	8%	
94	Bank Charges	61 607	69 000	7 393	12%	
95	Computers, Fax, Printer Maint	6 558	8 721	2 164	33%	
96	Comprihensive Insurance	510 110	550 919	40 809	8%	
97	Telephone & Fax	108 318	118 067	9 749	9%	
98	Cleaning Expenses	10 169	11 695	1 525	15%	
99	Staff Training	14 390	26 622	12 232	85%	
100	Staff Refreshments	19 802	22 178	2 376	12%	
101	Vehicle Running Expenses	51 150	58 311	7 161	14%	
102	Drc Scrutiny Fees	40 151	43 363	3 212	8%	
103	Golf Cart Registration Fees	3 002	3 212	210	7%	
104	Health And Safety	36 508	45 635	9 127	25%	
105						
106	LIFESTYLE CENTRE, MEMBER FUNC1	386 488	444 461	57 973	15%	1.18%
107	Bergie See Members Function	386 488	444 461	57 973	15%	
108						
109	SALARY AND WAGES	4 260 789	5 296 696	1 035 907	24%	14.02%
110	Wages Labour	99 452	117 353	17 901	18%	2
111	Salaries Basic	4 054 512	5 068 140	1 013 628	25%	4
112	Provisional Bonuses	5 233	5 547	314	6%	
113	Related Salary Expenses	101 592	105 656	4 064	4%	
114		-	-	-	-	
115	OTHER EXPENSES	488 048	504 011	15 963	3%	1.33%
116	Community Schemes Ombud Servic	197 760	203 693	5 933	3%	
117	Loadshedding Generator Service	5 499	6 323	825	15%	
118	Vehicle And Generator Diesel E	279 995	293 995	14 000	5%	
119	Insurance Claim Cost	4 795	-	(4 795)	-100%	
120						
121	EXPENSE	32 428 362	37 777 290	5 317 426	16.4%	100.00%

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COMPRIHENSIVE INCOME

#	DESCRIPTION	2023/2024 ACTUAL	2024/2025 BUDGET	VARIANCE	% INCREASE	NOTES
122	NONE OPERATIONAL INCOME	(147 134)	(83 000)	64 134	-44%	0.39%
123	INSURANCE RECOVERY	(13 034)	-	13 034	-100%	
124	SPEEDING FINES	(10 700)	(10 700)	-	0%	
125	ARC GUIDELINES NON- COMPLIANCE	(102 200)	(51 100)	51 100	-50%	
126	FINES - GENERAL	(21 200)	(21 200)	-	0%	
127						
128	CONSTRUCTION ACTIVITIES	(831 564)	(807 427)	24 137	-3%	3.83%
129	SCRUTINY FEES	(161 220)	(137 037)	24 183	-15%	
130	ELECTRICAL CONNECTION	(121 800)	(91 350)	30 450	-25%	
131	BUILDERS INCOME	(345 144)	(369 304)	(24 160)	7%	
132	FINES	(9 200)	-	9 200	-100%	
133	NON-REFUNDABLE BUILDERS DEPOS	(194 200)	(209 736)	(15 536)	8%	
134						
135	COST RECOVERED	(14 897 753)	(16 410 153)	(1 524 280)	10%	77.86%
136	CONSENT LETTER CHARGE	(44 150)	(48 565)	(4 415)	10%	
137	ACCESS CARDS	(246 420)	(263 669)	(17 249)	7%	
138	ACCESS TAGS AND CARDS	(17 250)	(17 595)	(345)	2%	
140	ESTATE AGENCY REGISTRATION FEE	(13 000)	(13 390)	(390)	3%	
141	COMMUNITY SCHEMES OMBUD SERV	(198 116)	(204 060)	(5 943)	3%	
142	FIBRE ROUTER RECOVERY	(91 100)	(93 833)	(2 733)	3%	
143	FIBRE INSTALLATION RECOVERY	(15 545)	-	15 545	-100%	
144	PRINTING EXPENSES RECOVERY	(456)	(182)	274	-60%	
145	LEGAL COLLECTION CHARGES	(182 394)	(195 161)	(12 768)	7%	
146	ELECTRICITY	(9 964 714)	(11 060 833)	(1 096 119)	11%	1
147	WATER	(3 745 543)	(4 120 097)	(374 554)	10%	1
149	SEWERAGE CHARGES	(178 191)	(187 101)	(8 910)	5%	
150	INFRASTRUCTURE REPAIRS		-	-	0%	
151	HOME OWNER MAINT RECOVERY	(11 239)	(11 913)	(674)	6%	
152	BODY CORPORATE	(177 756)	(193 754)	(15 998)	9%	
153	GOLF CART REGISTRATION INCOME	(3 380)	(3 617)	(237)	7%	
154	SPECIAL WATER & ELEC METER REA	(8 500)	(9 095)	(595)	7%	
155						
156	INTEREST RECEIVED	(3 540 383)	(3 776 180)	(235 797)	7%	17.92%
157	OUSTANDING LEVIES	(157 269)	(161 987)	(4 718)	3%	
158	FINANCIAL INSTITUTIONS	(2 809 195)	(3 005 839)	(196 644)	7%	
159	DIVIDENDS	(573 919)	(608 354)	(34 435)	6%	
160						
159	TOTAL OTHER INCOME	(19 416 834)	(21 076 760)	(1 671 806)	9%	100%
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	LEVY INCREASE ON ACTUALS	(15 601 278)	(16 700 530)	(1 099 252)	7%	(201.77)

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PROPOSED ORDINARY BASE LEVY

#	DESCRIPTION	2023/2024 ACTUAL	2024/2025 BUDGET	VARIANCE	% INCREASE	NOTES
160	LEVY INCOME REQUIRED	(2 864)	(3 065.44)	(201.77)	7%	
161	CAPITAL CONTRIBUTION	(220)	(220.00)	-	0%	
	MONTHLY PAYABLE LEVY	(3 084)	(3 285.44)	(201.77)	7%	

FULL TITLE VILLAGE UNITS MAINTAINED BY THE ASSOCIATION

#	CONTRIBUTION	# OF UNITS	MONTHLY	ANNUAL	% PER TYPE	NOTES
162	2 Bedroom Full Title	76	117 757	1 413 081	83%	
163	3 Bedroom Full Title	10	23 775	285 300	17%	
164	No Sectional Title Units	-	-	-	-	
165	TOTAL	86	141 532	1 698 381	100%	

VILLAGE DEFINED MAINTENANCE BUDGET ACTUALS & BUDGETS

#	DESCRIPTION	2023/2024 ACTUAL	2024/2025 BUDGET	VARIANCE	% INCREASE	NOTES
166	VILLAGE MAINTENANCE	1 582 353	1 698 381.10	116 028.52	8%	
167	Maintenance Contractor	1 055 969	1 129 887	73 918	7%	
168	Cleaning Contractor	526 383	568 494	42 111	8%	
169	VILLAGE DEFINED LEVY	1 582 353	1 698 381.10	116 028.52	7%	
170	MONTHLY PAYABLE DEFINE LEVY	1 533	1 645.72	112.43	7%	

NOTES REGARDING ANNUAL LEVY ADJUSTMENTS

- 1 Municipal increases will only be confirmed July 2024. 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 9% and increasing the workforce.
- 3 Increase in the volume of refuse to be processed and cart away due to the growth of permanent residence. The addition of Municipal refuse bins and collection frequency.
- 4 Salary increases to be 8%. (Inflation 6.5% + 1.5%). Allow for new Estate Manager and technical manager.

	Recovery	Expense	Income
6 Nett Income on Electricity	-R195 161.32	R10 775 605.42	R10 580 444.10
7 Nett Loss on Water	-R11 060 832.54	R4 242 164.63	-R6 818 667.92