

KINGSHURST RETIREMENT APARTMENTS

ESTIMATE OF INCOME AND EXPENDITURE SCHEDULE FOR THE PERIOD: 1 JANUARY 2019 TO 31 DECEMBER 2019

RESOLVED PER TRUSTEES' RESOLUTION DATED: 11 December 2018

	PREVIOUS BUDGET		9 Mnth Act + 3 Mnth Est		NEW BUDGET		BUDGET NOTES
	ANNUAL	MONTHLY	ANNUAL	MONTHLY	ANNUAL	MONTHLY	
Income:							
COMMON AREA CHARGES rent income vodacom	65,976.00	5,498.00	58,151.45	4,845.95	67,440.00	5,620.00	1
COMMON PROP storeroom rental	-	-	1,933.33	161.11	1,452.00	121.00	2
LEVIES unit	1,188,612.00	99,051.00	1,188,612.00	99,051.00	1,263,672.00	105,306.00	2
NMBM RATES contribution	541,548.00	45,129.00	510,288.80	42,524.07	476,604.00	39,717.00	3
OTHER REVENUE hiring of lounge	-	-	266.67	22.22	-	-	
OTHER REVENUE arrear levy interest	-	-	(81.36)	(6.78)	-	-	
OTHER REVENUE dstv	35,310.00	2,942.50	34,853.33	2,904.44	85,320.00	7,110.00	4
OTHER REVENUE elec vodacom	102,000.00	8,500.00	108,091.32	9,007.61	113,496.00	9,458.00	5
OTHER REVENUE electricity	157,200.00	13,100.00	157,903.67	13,158.64	173,688.00	14,474.00	6
OTHER REVENUE int on cur & invest	-	-	15,681.83	1,306.82	-	-	
OTHER REVENUE internet	39,100.00	3,258.33	38,714.25	3,226.19	43,200.00	3,600.00	7
OTHER REVENUE telephone	33,000.00	2,750.00	30,988.21	2,582.35	33,000.00	2,750.00	8
RESERVE FUND transfers	-	-	22,200.00	1,850.00	-	-	
TOTAL INCOME	2,168,386.00	180,698.83	2,167,603.51	180,633.63	2,257,872.00	188,156.00	

Expenditure:

ACCOUNTANT audit fees	3,048.00	254.00	3,048.00	254.00	3,600.00	300.00	9
ACCOUNTANT tax assessments	912.00	76.00	912.00	76.00	912.00	76.00	10
ADMIN legal collection admin fee	360.00	30.00	-	-	384.00	32.00	11
ADMIN postage, printing, stationery	6,480.00	540.00	6,212.84	517.74	6,828.00	569.00	12
ADMIN processing fees	3,135.00	261.25	4,747.61	395.63	4,776.00	398.00	13
ADMIN record storage fee	720.00	60.00	702.69	58.56	756.00	63.00	14
ADMIN telephone, internet	2,952.00	246.00	1,454.36	121.20	1,872.00	156.00	15
ADMIN travel costs	132.00	11.00	70.60	5.88	144.00	12.00	16
BANK FEES & CHARGES	4,536.00	378.00	5,060.73	421.73	5,556.00	463.00	17
BOARD EXPENSES adsl	14,964.00	1,247.00	17,519.85	1,459.99	19,200.00	1,600.00	18
BOARD EXPENSES dstv	37,425.00	3,118.75	35,198.93	2,933.24	89,820.00	7,485.00	19
BOARD EXPENSES liquid telecom	76,716.00	6,393.00	65,322.93	5,443.58	76,716.00	6,393.00	20
BOARD EXPENSES miscellaneous	2,400.00	200.00	4,381.43	365.12	3,600.00	300.00	21
BOARD EXPENSES printing & stationery	-	-	3,480.97	290.08	4,560.00	380.00	22
BOARD EXPENSES telephone, fax	1,800.00	150.00	-	-	1,800.00	150.00	23
BUILDING MAINT electrical	3,216.00	268.00	2,566.56	213.88	3,240.00	270.00	24
BUILDING MAINT fire equipment	1,848.00	154.00	3,520.00	293.33	2,040.00	170.00	24
BUILDING MAINT general	12,600.00	1,050.00	46,168.19	3,847.35	12,600.00	1,050.00	24
BUILDING MAINT lifts	36,000.00	3,000.00	31,609.31	2,634.11	36,000.00	3,000.00	24
BUILDING MAINT medical supplies	3,360.00	280.00	547.33	45.61	3,360.00	280.00	24
BUILDING MAINT network	3,720.00	310.00	8,143.60	678.63	3,948.00	329.00	24
BUILDING MAINT oxygen rental	3,000.00	250.00	2,878.77	239.90	3,240.00	270.00	24
BUILDING MAINT painting	2,640.00	220.00	-	-	2,640.00	220.00	24
BUILDING MAINT plumbing	4,500.00	375.00	31,206.00	2,600.50	4,800.00	400.00	24
BUILDING MAINT security	6,600.00	550.00	24,772.20	2,064.35	7,200.00	600.00	24
CLEANING SERVICES bins	1,020.00	85.00	-	-	1,020.00	85.00	25
CLEANING SERVICES contract	77,628.00	6,469.00	79,239.35	6,603.28	83,844.00	6,987.00	25
CLEANING SERVICES windows	7,128.00	594.00	6,688.00	557.33	7,704.00	642.00	25
CLEANING SUPPLIES	564.00	47.00	869.44	72.45	900.00	75.00	25
EMPLOYMENT COSTS bonuses	13,632.00	1,136.00	-	-	14,724.00	1,227.00	26
EMPLOYMENT COSTS casual wages	3,000.00	250.00	1,333.33	111.11	3,000.00	250.00	26
EMPLOYMENT COSTS labourer	12,000.00	1,000.00	10,849.55	904.13	12,000.00	1,000.00	26
EMPLOYMENT COSTS nursing sister	151,572.00	12,631.00	151,572.00	12,631.00	161,424.00	13,452.00	26
EMPLOYMENT COSTS staff w/uniforms	1,284.00	107.00	-	-	1,284.00	107.00	26
EMPLOYMENT COSTS uif	1,440.00	120.00	1,262.99	105.25	1,548.00	129.00	26
EMPLOYMENT COSTS workmens comp	1,296.00	108.00	972.00	81.00	1,308.00	109.00	26
FINANCE CHARGES	-	-	1,782.72	148.56	-	-	
GARDEN MAINT contract	12,624.00	1,052.00	9,520.00	793.33	12,936.00	1,078.00	27
GARDEN MAINT expenses	1,296.00	108.00	-	-	1,296.00	108.00	27
INSURANCE EXCESS PAYMENTS	1,200.00	100.00	2,250.00	187.50	1,296.00	108.00	28
INSURANCE PREMIUMS	67,692.00	5,641.00	68,050.28	5,670.86	77,592.00	6,466.00	28
MANAGING AGENT additional fees	1,392.00	116.00	542.96	45.25	1,500.00	125.00	29
MANAGING AGENT fee	51,420.00	4,285.00	51,176.00	4,264.67	54,924.00	4,577.00	29
MANAGING AGENT vat	7,200.00	600.00	7,552.34	629.36	8,244.00	687.00	29
MOVABLE PROPERTY ASSETS	-	-	10,936.07	911.34	1,200.00	100.00	30

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PEST CONTROL SERVICES	3,000.00	250.00	18,306.67	1,525.56	8,016.00	668.00	31
RESERVE FUND general	-	-	22,200.00	1,850.00	-	-	32
RESERVE FUND interest	-	-	14,402.69	1,200.22	-	-	32
RESERVE FUND provision	136,728.00	11,394.00	136,728.00	11,394.00	136,728.00	11,394.00	32
SECURITY SERVICES armed response	6,228.00	519.00	6,324.80	527.07	6,732.00	561.00	33
SECURITY SERVICES guards	300,948.00	25,079.00	301,927.47	25,160.62	325,020.00	27,085.00	34
UTILITIES electricity	318,156.00	26,513.00	321,836.43	26,819.70	348,000.00	29,000.00	35
UTILITIES rates	568,488.00	47,374.00	489,270.28	40,772.52	476,604.00	39,717.00	35
UTILITIES refuse	1,488.00	124.00	1,424.04	118.67	1,596.00	133.00	35
UTILITIES sewerage	122,652.00	10,221.00	133,419.32	11,118.28	146,760.00	12,230.00	35
UTILITIES water	48,864.00	4,072.00	57,710.65	4,809.22	63,480.00	5,290.00	35
TOTAL EXPENDITURE	2,153,004.00	179,417.00	2,207,672.29	183,972.69	2,260,272.00	188,356.00	
DIFFERENTIATION OF INC/ EXP (rounding may result in small differentiation)	15,382.00	1,281.83	(40,068.78)	(3,339.06)	(2,400.00)	(200.00)	