


**3 YEAR MANAGEMENT EXPENDITURE ESTIMATE
DEEMED 100% OCCUPANCY**

PHASE 1

	2020	2021	2022
TOTAL INCOME	R7 613 753.74	R8 222 854.04	R8 880 682.36
INCOME APARTMENTS	R7 613 753.74	R8 222 854.04	R8 880 682.36
1 Luxury Apartments - The Mariner	R2 078 965.25	R2 245 282.47	R2 424 905.06
2 Luxury Apartments - Admiral	R4 183 533.22	R4 518 215.87	R4 879 673.14
3 Exclusive Garden Cottages - The Sails	R1 351 255.28	R1 459 355.70	R1 576 104.16
EXPENDITURE	R7 023 017.80	R7 584 859.22	R8 191 647.96
1 Management and Administration	R1 116 160.00	R1 205 452.80	R1 301 889.02
2 Garden Services	R897 000.00	R968 760.00	R1 046 260.80
3 Water, Sewer and Electricity to Common Areas	R822 000.00	R887 760.00	R958 780.80
4 Insurance	R249 744.00	R269 723.52	R291 301.40
5 Municipal Rates to Common Areas	R240 000.00	R259 200.00	R279 936.00
6 Maintenance	R213 600.00	R230 688.00	R249 143.04
7 Security	R769 861.68	R831 450.61	R897 966.66
8 Refuse Removal	R276 000.00	R298 080.00	R321 926.40
9 Telephone, Television and Data	R 480 000.00	R518 400.00	R559 872.00
10 Primary Care Services - Medwell	R 951 876.12	R 1 028 026.21	R 1 110 268.31
11 Cleaning and Laundry	R 111 804.00	R 120 748.32	R 130 408.19
12 Food, Beverage and Catering	R 0.00	R 0.00	R 0.00
13 Other Services (Concierge, Business Centre, Wellness Centre, Shuttle Service, Golf Cart & Yacht)	R 894 972.00	R 966 569.76	R 1 043 895.34
OTHER	R590 735.94	R637 994.82	R689 034.40
1 Levy Stabilisation Fund	R590 735.94	R637 994.82	R689 034.40
SURPLUS (DEFICIT)	R0.00	R0.00	R0.00

CERTIFIED ACCURATE AND ADEQUATE:

DEVELOPER

MANAGING AGENT

NOTE: ANNUAL LEVIES INCREASE ON 1 JANUARY.