


**3 YEAR MANAGEMENT EXPENDITURE ESTIMATE  
DEEMED 100% OCCUPANCY**
**PHASE 1 to 3 (Mariner, Admiral, Sails, Decks & Yachtsman)**

	2023	2024	2025
<b>TOTAL INCOME</b>	<b>R13 440 742,31</b>	<b>R14 516 001,69</b>	<b>R15 677 281,83</b>
<b>INCOME APARTMENTS</b>	<b>R13 440 742,31</b>	<b>R14 516 001,69</b>	<b>R15 677 281,83</b>
1 Luxury Apartments - The Mariner	R2 198 865,84	R2 374 775,11	R2 564 757,12
2 Luxury Apartments - Admiral	R5 601 211,63	R6 049 308,56	R6 533 253,24
3 Luxury Apartments - Sails	R1 465 018,14	R1 582 219,59	R1 708 797,15
4 Luxury Apartments - Decks	R1 037 996,77	R1 121 036,52	R1 210 719,44
5 Luxury Apartments - Yachtsman	R2 845 374,97	R3 073 004,97	R3 318 845,37
6 Common Gym & Spa	R292 274,95	R315 656,95	R340 909,50
<b>EXPENDITURE</b>	<b>R12 819 142,34</b>	<b>R13 844 673,72</b>	<b>R14 952 247,62</b>
1 Management and Administration	R3 195 066,00	R3 450 671,29	R3 726 724,99
2 Garden Services	R1 254 000,00	R1 354 320,00	R1 462 665,60
3 Water, Sewer and Electricity to Common Areas	R1 158 000,00	R1 250 640,00	R1 350 691,20
4 Insurance	R879 684,00	R950 058,72	R1 026 063,42
5 Municipal Rates to Common Areas	R289 956,00	R313 152,48	R338 204,68
6 Maintenance	R491 280,00	R530 582,40	R573 028,99
7 Security	R1 498 894,24	R1 618 805,78	R1 748 310,25
8 Refuse Removal	R365 532,00	R394 774,56	R426 356,52
9 Telephone, Television and Data	R 1 123 686,00	R1 213 580,88	R1 310 667,35
10 Primary Care Services - Medwell	R 2 037 717,49	R 2 200 734,89	R 2 376 793,68
11 Cleaning and Laundry	R 122 112,00	R 131 880,96	R 142 431,44
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 403 214,60	R 435 471,77	R 470 309,51
<b>OTHER</b>	<b>R621 599,97</b>	<b>R671 327,97</b>	<b>R725 034,21</b>
1 Contingency Reserve Fund	R621 599,97	R671 327,97	R725 034,21
<b>SURPLUS (DEFICIT)</b>	<b>R0,00</b>	<b>R0,00</b>	<b>R0,00</b>

**CERTIFIED ACCURATE AND ADEQUATE:**
**DEVELOPER**
**MANAGING AGENT**

NOTE: ANNUAL LEVIES INCREASE ON 1 APRIL OF EVERY YEAR

REV 24

2021/08/05