



HARBOUR BAY

VILLAGE
EXCLUSIVE RETIREMENT LIVING3 YEAR MANAGEMENT EXPENDITURE ESTIMATE
DEEMED 100% OCCUPANCY

PHASE 1 (Mariner & Admiral)

		2022	2023	2024
TOTAL INCOME		R8 347 969,91	R9 015 807,51	R9 737 072,11
INCOME APARTMENTS		R8 347 969,91	R9 015 807,51	R9 737 072,11
1	Luxury Apartments - The Mariner	R2 383 653,61	R2 574 345,90	R2 780 293,57
2	Luxury Apartments - Admiral	R5 964 316,30	R6 441 461,61	R6 956 778,54
EXPENDITURE		R7 974 169,86	R8 612 103,45	R9 301 071,73
1	Management and Administration	R2 859 141,83	R3 087 873,17	R3 334 903,03
2	Garden Services	R103 500,00	R111 780,00	R120 722,40
3	Water, Sewer and Electricity to Common Areas	R582 000,00	R628 560,00	R678 844,80
4	Insurance	R274 800,00	R296 784,00	R320 526,72
5	Municipal Rates to Common Areas	R182 400,00	R196 992,00	R212 751,36
6	Maintenance	R176 640,00	R190 771,20	R206 032,90
7	Security	R1 196 833,44	R1 292 580,12	R1 395 986,52
8	Refuse Removal	R210 000,00	R226 800,00	R244 944,00
9	Telephone, Television and Data	R 672 336,00	R726 122,88	R784 212,71
10	Primary Care Services - Medwell	R 1 046 551,60	R 1 130 275,73	R 1 220 697,78
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 547 855,00	R 591 683,40	R 639 018,07
OTHER		R373 800,05	R403 704,05	R436 000,38
1	Contingency Reserve Fund	R373 800,05	R403 704,05	R436 000,38
SURPLUS (DEFICIT)		R0,00	R0,00	R0,00

CERTIFIED ACCURATE AND ADEQUATE:

DEVELOPER

MANAGING AGENT

NOTE: ANNUAL LEVIES INCREASE ON 1 APRIL OF EVERY YEAR

REV 23

2021/08/05