

KNIGHTSBRIDGE MANSIONS MANAGEMENT REPORT
Balance Sheet as at 30 June 2019

ASSETS

TOTAL NON CURRENT ASSETS

Fixed Assets

Land & Buildings - @ Cost

TOTAL CURRENT ASSETS

Customer Control Account

Standard Bank - 071 113 630

Standard Bank - 478 721 781

TOTAL ASSETS

MEMBERS FUND / EQUITY AND LIABILITIES

TOTAL MEMBERS FUNDS / EQUITY

Retained Income

Maintenance Reserve Fund

Net Movement for the period

LIABILITIES

TOTAL CURRENT LIABILITIES

Accounts Payable

Deposits

Taxation

Other Current Liabilities

TOTAL LIABILITIES

TOTAL MEMBERS FUND / EQUITY AND LIABILITIES

YTD
Actual

17,931.00

17,931.00

17,931.00

1,375,798.45

243,685.68

117,817.48

1,014,295.29

1,393,729.45

1,301,942.84

1,115,467.22

20,000.00

166,475.62

91,786.61

24,774.93

13,558.33

8,758.08

44,695.27

91,786.61

1,393,729.45

0.00

KNIGHTSBRIDGE MANSIONS BC
Income Statement for Period Ending June 2019

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	YTD
	Actual	Actual	Actual	Actual	Actual	Actual	Actual
Levy Income	125,170.88	125,170.88	125,170.88	125,170.88	125,170.88	125,170.88	751,025.28
Levies Received	82,028.85	82,028.85	82,028.85	82,028.85	82,028.85	82,028.85	492,173.10
CSOS Levy	1,206.01	1,206.01	1,206.01	1,206.01	1,206.01	1,206.01	7,236.06
Storage Levies	3,864.25	3,864.25	3,864.25	3,864.25	3,864.25	3,864.25	23,185.50
Security Recovery	35,264.65	35,264.65	35,264.65	35,264.65	35,264.65	35,264.65	211,587.90
Parking bay levy	616.00	616.00	616.00	616.00	616.00	616.00	3,696.00
Garage Levies	2,191.12	2,191.12	2,191.12	2,191.12	2,191.12	2,191.12	13,146.72
GROSS PROFIT / (LOSS)	125,170.88	125,170.88	125,170.88	125,170.88	125,170.88	125,170.88	751,025.28
Other Income	7,546.51	6,833.21	4,619.38	12,078.93	15,320.54	9,835.50	56,234.07
Rental Income	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	19,500.00
Recovery - Remotes	350.00	-	-	-	-	700.00	1,050.00
Interest Received	3,946.51	3,583.21	-	8,605.94	5,285.22	5,313.05	26,733.93
Interest on Overdue Levies	-	-	1,369.38	222.99	285.32	572.45	2,450.14
Insurance refund	-	-	-	-	6,500.00	-	6,500.00
TOTAL INCOME	132,717.39	132,004.09	129,790.26	137,249.81	140,491.42	135,006.38	807,259.35
Expenses	108,230.95	85,762.24	83,760.07	86,211.37	103,625.01	173,194.09	640,783.73
Accounting Fees	-	-	-	-	-	460.00	460.00
Auditors Remunarration	-	-	-	-	-	69.00	69.00
Bank Charges	739.99	873.61	675.52	719.82	1,204.45	908.06	5,121.45
Cleaning	7,019.40	7,231.70	7,071.80	7,468.75	7,550.46	7,840.71	44,182.82
CSOS Expense	1,206.01	1,206.01	1,206.01	1,206.01	1,206.01	1,206.01	7,236.06
Security Contract	35,264.66	35,264.66	35,264.66	35,264.66	35,264.66	35,264.66	211,587.96
Electricity	-	4,170.83	3,835.56	4,217.61	5,458.69	5,124.41	22,807.10
Rates	32.46	97.38	90.89	100.62	100.62	103.86	525.83
Water	0.00	4,404.95	4,001.94	4,203.36	3,855.08	7,540.37	24,005.70
Refuse	-	2,323.18	2,323.18	2,323.18	2,323.18	2,323.18	11,615.90
Sewerage	0.00	3,078.83	2,823.43	2,911.56	2,565.57	6,203.02	17,582.41
Insurance	11,133.91	11,133.91	11,133.91	11,133.91	11,133.91	11,133.91	66,803.46
Insurance Claim Payment	-	-	-	-	6,500.00	-	6,500.00
Lift Maintenance	4,399.47	4,399.47	4,399.47	4,399.47	4,399.47	4,399.47	26,396.82
Legal Fees	-	-	-	-	-	81,766.44	81,766.44
Management Fees	5,607.40	5,607.40	5,607.40	5,607.40	5,607.40	5,607.40	33,644.40
Pest Control	-	-	1,426.00	-	1,426.00	-	2,852.00
Printing & Stationery	416.59	76.76	37.95	25.88	-	54.35	611.53
Petty Cash - Building Materials/repairs	4,742.21	-	-	-	-	-	4,742.21
Repairs & Maintenance - Paint	34,073.70	-	-	-	-	-	34,073.70
Repairs & Maintenance - General expenses	-	5,175.00	1,600.49	-	2,799.00	748.97	10,323.46
Professional Fees	-	-	-	4,830.00	2,587.50	-	7,417.50
Repairs & maintenance - Plumbing	750.00	-	-	1,100.00	-	470.00	2,320.00
Garden Maintenance	-	-	-	-	5,400.00	1,200.00	6,600.00
Telephone Usage	54.29	37.94	81.25	18.53	62.40	89.66	344.07
Fire Equipment	2,110.25	-	-	-	-	-	2,110.25
AGM Expenses	-	-	-	-	3,500.00	-	3,500.00
Levies Paid	680.61	680.61	680.61	680.61	680.61	680.61	4,083.66
Pension - GL Sokomani	-	-	1,500.00	-	-	-	1,500.00
NET PROFIT / (LOSS) BEFORE TAX	24,486.44	46,241.85	46,030.19	51,038.44	36,866.41	(38,187.71)	166,475.62
NET PROFIT / (LOSS) AFTER TAX	24,486.44	46,241.85	46,030.19	51,038.44	36,866.41	(38,187.71)	166,475.62

Customer Age Analysis for Monthly Customers Normal Levies as at 30/06/2019

Name	120+ Days	90 Days	60 Days	30 Days	Current	Total Due
KB002 - Prof. P Daniels	0.00	0.00	0.00	0.00	0.03	0.03
KB005D - Bothma Mrs M (Ex Owner)	0.00	0.00	0.00	0.00	(2,086.90)	(2,086.90)
KB005E - Knoesen Mr. T.E	0.00	0.00	0.00	0.00	(1,474.62)	(1,474.62)
KB102 - Palte Mrs VD	0.00	0.00	0.00	0.00	(3,681.15)	(3,681.15)
KB103 - Olitzki B	10,345.71	5,060.25	(24,327.98)	4,922.02	4,922.02	922.02
KB105D - Georgia Frances Isabelle Dowdall	0.00	0.00	187.85	1,969.49	1,991.94	4,149.28
KB106C - Mr Philip Lourandos	0.00	0.00	0.00	0.00	(1,938.57)	(1,938.57)
KB201 - Paizes Prof	0.00	0.00	0.00	0.00	181.47	181.47
KB202D - Van der Merwe Ms P	0.00	0.00	0.00	1,306.09	4,282.36	5,588.45
KB204 - Sher Dr G & Lashine Ms N	0.00	0.00	0.00	0.00	1,548.14	1,548.14
KB206C - Anne Nikfard	0.00	0.00	0.00	0.00	(1,752.99)	(1,752.99)
KB301B - Probst Mrs E	0.00	0.00	0.00	0.00	(4,412.92)	(4,412.92)
KB302A - Marc Chimowitz	0.00	0.00	0.00	0.00	(3,527.15)	(3,527.15)
KB303 - Niedermayr AF	0.00	0.00	0.00	0.00	(5,917.43)	(5,917.43)
KB304 - Crystal F	0.00	0.00	0.00	0.00	(103.97)	(103.97)
KB305B - Fumi Hirai	0.00	0.00	0.00	0.00	(2,288.64)	(2,288.64)
KB401 - Anthony J	0.00	0.00	0.00	0.00	(4,194.26)	(4,194.26)
KB402 - RML Trust	0.00	0.00	0.00	0.00	(3,527.15)	(3,527.15)
KB403C - Everest Mr SJ & Mrs S	0.00	0.00	0.00	0.00	(8,589.24)	(8,589.24)
KB404B - HW Fevrier	0.00	0.00	0.00	0.00	50.10	50.10
KB406 - Muller H & Huerttner J	0.00	0.00	0.00	0.00	(3,190.18)	(3,190.18)
KB501B - Falk Ms CA	0.00	4,530.20	4,577.33	4,621.42	4,673.04	18,401.99
KB502C - Franzidis Mr MAJ	0.00	0.00	0.00	0.00	(4,265.85)	(4,265.85)
KB503 - Barick S	0.00	0.00	941.63	8,168.40	8,265.90	17,375.93
KB504C - The Grant Trust c/o Mr Phillip B Grant	0.00	0.00	0.00	0.00	5,012.99	5,012.99
KB505B - A Kostyk & M Rabie	0.00	0.00	0.00	0.00	1,783.91	1,783.91
KB506B - Neil Horn	0.00	0.00	0.00	0.00	(7,104.60)	(7,104.60)
RENT02 - Clinton Louis Morgenrood	0.00	0.00	0.00	0.00	(2,750.00)	(2,750.00)
Totals :	10,345.71	9,590.45	(18,621.17)	20,987.42	(28,093.72)	(5,791.31)

Customer Age Analysis for Monthly Customers Special Levies as at 30/06/2019

Name	120+ Days	90 Days	60 Days	30 Days	Current	Total Due
SKB003 - Laniscene (Pty)Ltd (SL Account)	27,000.00	0.00	0.00	0.00	0.00	27,000.00
SKB005 - Mr TE Knoesen (SL Account)	9,000.00	0.00	0.00	0.00	0.00	9,000.00
SKB103 - Olitzki B (SL Account)	0.00	0.00	29,250.00	0.00	0.00	29,250.00
SKB104 - Ms J Levy (SL Account)	26,990.69	0.00	0.00	0.00	0.00	26,990.69
SKB105 - Georgia Frances Dowdall (SL Account)	2,416.20	0.00	0.00	0.00	0.00	2,416.20
SKB303 - Niedermayr AF (SL Account)	35,583.13	0.00	0.00	0.00	0.00	35,583.13
SKB304 - Crystal F (SL Account)	26,240.69	0.00	0.00	0.00	0.00	26,240.69
SKB501 - Falk Ms CA (SL Account)	26,246.28	0.00	0.00	0.00	0.00	26,246.28
SKB502 - Franzidis Mr MAJ (SL Account)	21,750.00	0.00	0.00	0.00	0.00	21,750.00
SKB503 - Barick S (SL Account)	45,000.00	0.00	0.00	0.00	0.00	45,000.00
	220,226.99	0.00	29,250.00	0.00	0.00	249,476.99

Supplier Age Analysis as at 30/06/2019

<u>Name</u>	<u>120+ Days</u>	<u>90 Days</u>	<u>60 Days</u>	<u>30 Days</u>	<u>Current</u>	<u>Total Due</u>
COCT - City of Cape Town	(47,030.09)	(106.04)	(100.62)	(100.62)	(103.86)	(47,441.23)
CSOS - Community Schemes Ombud Service	3,532.03	1,206.01	(2,412.05)	1,206.01	0.00	3,532.00
OTI001 - Otis (Pty) Ltd	16,796.15	4,399.47	4,399.47	4,399.47	4,399.47	34,394.03
WERKSM - Werksmans Attorneys	0.00	0.00	0.00	0.00	34,290.13	34,290.13
TOTAL :	(26,701.91)	5,499.44	1,886.80	5,504.86	38,585.74	24,774.93