

KNIGHTSBRIDGE MANSIONS BC
 DETAILED INCOME STATEMENT
 COMPARATIVES FOR THE 2ND 6 MONTHS
 periods ending 31/12/2020

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 Prepared by: SA Property Com (Pty) Ltd

	January -June	July	August	September	October	November	December	Actual YTD	Budget YTD	Variance
Levies Received	375,191.82	62,531.97	62,531.97	62,531.97	62,531.97	62,531.97	62,531.97	750,383.64	800,000.00	49,616.36-
CSOS Levy	8,033.94	1,338.99	1,338.99	1,338.99	1,338.99	1,338.99	1,338.99	16,067.88	16,068.00	0.12-
10 Year Maintenance Plan	369,468.84	61,578.14	61,578.14	61,578.14	61,578.14	61,578.14	61,578.14	738,937.68	738,938.00	0.32-
Storage Levies	17,890.02	2,981.67	2,981.67	2,981.67	2,981.67	2,981.67	2,981.67	35,780.04	31,035.00	4,745.04+
Security Recovery	231,512.47	37,997.67	37,997.67	37,997.67	37,997.67	37,997.67	37,997.67	459,498.49	477,131.00	17,632.51-
Parking bay levy	4,065.60	677.60	677.60	677.60	677.60	677.60	677.60	8,131.20	16,487.00	8,355.80-
Garage Levies	11,396.58	1,899.43	1,899.43	1,899.43	1,899.43	1,899.43	1,899.43	22,793.16	13,837.00	8,956.16+
	1,017,559.27	169,005.47	169,005.47	169,005.47	169,005.47	169,005.47	169,005.47	2,031,592.09	2,093,496.00	61,903.91-
Add: Other Income	138,135.60	13,708.17	9,183.91	10,368.69	11,627.32	10,235.38	66,828.36	260,087.43	82,560.00	177,527.43+
Parking bay levy scooter	300.00	50.00	50.00	50.00	50.00			500.00	600.00	100.00-
Rental Income	18,598.00	3,133.00	3,133.00	3,863.00	3,975.90	4,113.00	4,113.00	40,928.90	39,000.00	1,928.90+
Recovering of Damages to Property					1,830.00			1,830.00		1,830.00+
Recovery - Remotes	3,300.00				<350.00>			2,950.00		2,950.00+
Recovery - Legal Fees	59,124.83	4,234.71						63,359.54		63,359.54+
Recovery - General									960.00	960.00-
Interest Received	34,305.47	4,678.05	4,529.28	4,680.19	5,044.38	4,768.46	4,940.55	62,946.38	42,000.00	20,946.38+
Interest on Overdue Levies	6,768.05	1,612.41	1,471.63	1,775.50	1,077.04	1,353.92	1,433.06	15,491.61		15,491.61+
Insurance refund	15,739.25						56,341.75	72,081.00		72,081.00+
Total Income	1,155,694.87	182,713.64	178,189.38	179,374.16	180,632.79	179,240.85	235,833.83	2,291,679.52	2,176,056.00	115,623.52+
Less: Expenses	<665,690.19>	<139,195.88>	<225,919.17>	<133,930.15>	<300,056.39>	<114,474.25>	<109,433.44>	<1,688,699.47>	<2,158,218.00>	469,518.53+
Accounting Fees	747.50							747.50	5,544.00	4,796.50+

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Audit Fees									10,648.00	10,648.00+
Bank Charges	5,825.69	948.65	877.27	1,035.70	1,128.14	839.08	1,059.06	11,713.59	12,600.00	886.41+
Cleaning	50,155.33	8,658.41	7,820.90	8,659.01	7,810.51	7,420.90	8,956.96	99,482.02	95,943.00	3,539.02-
CSOS Expense	8,033.94	1,338.99	1,338.99	1,338.99	1,338.99	1,338.99	1,338.99	16,067.88	16,068.00	0.12+
Security Contract	222,520.00	37,997.67	37,997.67	37,997.67	37,997.67	37,997.67	37,997.67	450,506.02	477,131.00	26,624.98+
Electricity	23,857.14	6,453.61	7,514.36	7,321.71	4,739.62	4,601.56	3,964.43	58,452.43	63,600.00	5,147.57+
Rates	152.84	25.16	28.80				<30.10>	176.70	1,380.00	1,203.30+
Water	32,847.94	2,521.14	3,800.70	3,405.33	3,770.75	4,286.14	3,361.89	53,993.89	57,600.00	3,606.11+
Refuse	14,640.08	2,524.85	2,524.85	1,844.85	2,524.84	2,524.85	2,524.85	29,109.17	32,472.00	3,362.83+
City of Cape Town	<13,212.07>							<13,212.07>		13,212.07+
Sewerage	23,169.14	2,150.60	2,414.57	2,085.57	2,373.78	2,797.46	1,982.23	36,973.35	48,000.00	11,026.65+
Insurance	89,494.14	14,915.69	14,915.69	14,915.69	9,795.89	9,795.89	9,795.89	163,628.88	146,968.00	16,660.88-
Lift Maintenance	27,854.52	4,642.42	4,642.42	4,642.42	4,642.42	4,642.42	4,642.42	55,709.04	58,073.00	2,363.96+
Legal Fees	4,234.71			21,924.75	19,788.82			45,948.28	36,000.00	9,948.28-
Management Fees	35,666.10	5,944.35	5,944.35	5,944.35	5,944.35	5,944.35	6,300.85	71,688.70	74,018.00	2,329.30+
Pest Control	2,699.05	1,414.50	1,414.50			1,414.50		6,942.55	11,760.00	4,817.45+
Printing & Stationery	165.62	6.04	0.86	3.45	25.01	25.88	56.93	283.79	1,848.00	1,564.21+
Petty Cash / Refund									17,160.00	17,160.00+
Repairs & Maintenance - Paint									462,457.00	462,457.00+
Repairs & Maintenance	128,391.95	48,667.94	82,107.38	21,824.80	195,364.11	24,658.70	26,495.51	527,510.39	495,058.00	32,452.39-
R & M Intercom									4,447.00	4,447.00+
Fire Equipment					1,825.63			1,825.63	5,082.00	3,256.37+
AGM Expenses									9,240.00	9,240.00+
Levies Paid	5,946.57	985.86	985.86	985.86	985.86	985.86	985.86	11,861.73		11,861.73-
Pension - GL Sokomani	2,500.00							2,500.00	6,000.00	3,500.00+
Replace Intercom System			51,590.00			5,200.00		56,790.00	6,354.00	50,436.00-
Normal Taxation									2,767.00	2,767.00+

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Surplus/(Deficit) before Tax	490,004.68	43,517.76	<47,729.79>	45,444.01	<119,423.60>	64,766.60	126,400.39	602,980.05	17,838.00	585,142.05+
Surplus(Deficit) After Tax	490,004.68	43,517.76	<47,729.79>	45,444.01	<119,423.60>	64,766.60	126,400.39	602,980.05	17,838.00	585,142.05+