

**KNIGHTSBRIDGE MANSIONS MANAGEMENT REPORT**  
**Balance Sheet as at 30 April 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  
Other Current Liabilities

**TOTAL LIABILITIES**

**TOTAL MEMBERS FUND / EQUITY AND LIABILITIES**

**YTD  
Actual**

**17,931.00**

**17,931.00**

**17,931.00**

**1,303,740.12**

207,911.48

92,131.62

1,003,697.02

**1,321,671.12**

**1,360,307.68**

1,179,075.22

20,000.00

161,232.46

**(38,636.56)**

(93,398.46)

13,321.67

41,440.23

**(38,636.56)**

**1,321,671.12**

0.00

**KNIGHTSBRIDGE MANSIONS BC**  
**Income Statement for Period Ending April 2019**

	Jan 19	Feb 19	Mar 19	Apr 19	YTD
	Actual	Actual	Actual	Actual	Actual
<b>Levy Income</b>	<b>125,170.88</b>	<b>125,170.88</b>	<b>125,170.88</b>	<b>125,170.88</b>	<b>500,683.52</b>
Levies Received	82,028.85	82,028.85	82,028.85	82,028.85	328,115.40
CSOS Levy	1,206.01	1,206.01	1,206.01	1,206.01	4,824.04
Storage Levies	3,864.25	3,864.25	3,864.25	3,864.25	15,457.00
Security Recovery	35,264.65	35,264.65	35,264.65	35,264.65	141,058.60
Parking bay levy	616.00	616.00	616.00	616.00	2,464.00
Garage Levies	2,191.12	2,191.12	2,191.12	2,191.12	8,764.48
<b>GROSS PROFIT / (LOSS)</b>	<b>125,170.88</b>	<b>125,170.88</b>	<b>125,170.88</b>	<b>125,170.88</b>	<b>500,683.52</b>
<b>Other Income</b>	<b>7,546.51</b>	<b>6,833.21</b>	<b>4,619.38</b>	<b>12,078.93</b>	<b>31,078.03</b>
Rental Income	3,250.00	3,250.00	3,250.00	3,250.00	13,000.00
Recovery - Remotes	350.00	-	-	-	350.00
Interest Received	3,946.51	3,583.21	-	8,605.94	16,135.66
Interest on Overdue Levies	-	-	1,369.38	222.99	1,592.37
<b>TOTAL INCOME</b>	<b>132,717.39</b>	<b>132,004.09</b>	<b>129,790.26</b>	<b>137,249.81</b>	<b>531,761.55</b>
<b>Expenses</b>	<b>114,795.41</b>	<b>85,762.24</b>	<b>83,760.07</b>	<b>86,211.37</b>	<b>370,529.09</b>
Bank Charges	739.99	873.61	675.52	719.82	3,008.94
Cleaning	7,019.40	7,231.70	7,071.80	7,468.75	28,791.65
CSOS Expense	1,206.01	1,206.01	1,206.01	1,206.01	4,824.04
Security Contract	35,264.66	35,264.66	35,264.66	35,264.66	141,058.64
Electricity	4,456.18	4,170.83	3,835.56	4,217.61	16,680.18
Rates	32.46	97.38	90.89	100.62	321.35
Water	4,099.22	4,404.95	4,001.94	4,203.36	16,709.47
Refuse	2,323.16	2,323.18	2,323.18	2,323.18	9,292.70
Sewerage	2,781.40	3,078.83	2,823.43	2,911.56	11,595.22
Insurance	11,133.91	11,133.91	11,133.91	11,133.91	44,535.64
Lift Maintenance	4,399.47	4,399.47	4,399.47	4,399.47	17,597.88
Management Fees	5,607.40	5,607.40	5,607.40	5,607.40	22,429.60
Pest Control	-	-	1,426.00	-	1,426.00
Printing & Stationery	416.59	76.76	37.95	25.88	557.18
Petty Cash - Building Materials/repairs	4,742.21	-	-	-	4,742.21
Repairs & Maintenance - Paint	26,978.20	-	-	-	26,978.20
Repairs & Maintenance - General expenses	-	5,175.00	1,600.49	-	6,775.49
Professional Fees	-	-	-	4,830.00	4,830.00
Repairs & maintenance - Plumbing	750.00	-	-	1,100.00	1,850.00
Telephone Usage	54.29	37.94	81.25	18.53	192.01
Fire Equipment	2,110.25	-	-	-	2,110.25
Levies Paid	680.61	680.61	680.61	680.61	2,722.44
Pension - GL Sokomani	-	-	1,500.00	-	1,500.00
<b>NET PROFIT / (LOSS) BEFORE TAX</b>	<b>17,921.98</b>	<b>46,241.85</b>	<b>46,030.19</b>	<b>51,038.44</b>	<b>161,232.46</b>
<b>NET PROFIT / (LOSS) AFTER TAX</b>	<b>17,921.98</b>	<b>46,241.85</b>	<b>46,030.19</b>	<b>51,038.44</b>	<b>161,232.46</b>

**Customer Age Analysis for Monthly Customers Normal Levies as at 30/04/2019**

<b>Name</b>	<b>120+ Days</b>	<b>90 Days</b>	<b>60 Days</b>	<b>30 Days</b>	<b>Current</b>	<b>Total Due</b>
KB002 - Prof. P Daniels	0.00	0.00	0.00	0.00	(72.84)	(72.84)
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	(1,696.05)	(1,696.05)
KB101 - Goodman KJ & Douglas MD	0.00	0.00	0.00	0.00	(4,194.26)	(4,194.26)
KB102 - Palte Mrs VD	0.00	0.00	0.00	0.00	(3,681.15)	(3,681.15)
KB103 - Olitzki B	4,501.67	4,922.02	4,922.02	5,060.25	(24,327.98)	(4,922.02)
KB105D - Georgia Frances Isabelle Dowdall	0.00	0.00	0.00	0.00	187.85	187.85
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	(170.98)	(170.98)
KB202D - Van der Merwe Ms P	0.00	0.00	0.00	2,133.76	3,589.55	5,723.31
KB204 - Sher Dr G & Lashine Ms N	0.00	0.00	0.00	0.00	766.21	766.21
KB205C - A Baroni & C Badella	0.00	0.00	0.00	0.00	(1,989.32)	(1,989.32)
KB206C - Anne Nikfard	0.00	0.00	0.00	0.00	(1,752.99)	(1,752.99)
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	(6,980.85)	(6,980.85)
KB304 - Crystal F	(22,119.38)	4,315.55	4,315.55	4,315.55	4,315.55	(4,857.18)
KB305B - Fumi Hirai	0.00	0.00	0.00	0.00	(1,839.14)	(1,839.14)
KB306 - Friedman E	0.00	0.00	0.00	0.00	(0.08)	(0.08)
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	1,181.59	1,181.59
KB406 - Muller H & Huerttner J	0.00	0.00	0.00	0.00	(1,076.29)	(1,076.29)
KB501B - Falk Ms CA	0.00	0.00	0.00	4,530.20	4,577.33	9,107.53
KB502C - Franzidis Mr MAJ	0.00	(18,253.17)	0.00	3,496.83	3,496.83	(11,259.51)
KB503 - Barick S	0.00	0.00	0.00	941.63	8,086.98	9,028.61
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	1,752.98	1,752.98
RENT02 - Clinton Louis Morgenrood	0.00	0.00	0.00	0.00	(2,750.00)	(2,750.00)
	<b>(17,617.71)</b>	<b>(9,015.60)</b>	<b>9,237.57</b>	<b>20,478.22</b>	<b>(44,647.99)</b>	<b>(41,565.51)</b>

**Customer Age Analysis for Monthly Customers Special Levies as at 30/04/2019**

SKB003 - Laniscene (Pty)Ltd (SL Account)	27,000.00	0.00	0.00	0.00	0.00	27,000.00
SKB005 - Mr TE Knoesen	9,000.00	0.00	0.00	0.00	0.00	9,000.00
SKB103 - Olitzki B (SL Account)	0.00	0.00	0.00	0.00	29,250.00	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	35,583.13	0.00	0.00	0.00	0.00	35,583.13
SKB304 - Crystal F	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	0.00	21,750.00	0.00	0.00	0.00	21,750.00
SKB503 - Barick S (SL Levy Account)	45,000.00	0.00	0.00	0.00	0.00	45,000.00
	<b>198,476.99</b>	<b>21,750.00</b>	<b>0.00</b>	<b>0.00</b>	<b>29,250.00</b>	<b>249,476.99</b>

**Supplier Age Analysis as at 30/04/2019**

<b><u>Name</u></b>	<b><u>120+ Days</u></b>	<b><u>90 Days</u></b>	<b><u>60 Days</u></b>	<b><u>30 Days</u></b>	<b><u>Current</u></b>	<b><u>Total Due</u></b>
COCT - City of Cape Town	(82,292.65)	(97.38)	(97.38)	(106.04)	(100.62)	(82,694.07)
CSOS - Community Schemes Ombud Service	(24.26)	1,206.01	1,206.01	1,206.01	(2,412.05)	1,181.72
OTI001 - Otis (Pty) Ltd	(22,715.05)	(4,399.47)	4,399.47	4,399.47	4,399.47	(13,916.11)
THCBC - THC Building Consultants	0.00	0.00	0.00	0.00	2,030.00	2,030.00
<b>TOTAL :</b>	<b><u>(105,031.96)</u></b>	<b><u>(3,290.84)</u></b>	<b><u>5,508.10</u></b>	<b><u>5,499.44</u></b>	<b><u>3,916.80</u></b>	<b><u>(93,398.46)</u></b>