

KNIGHTSBRIDGE MANSIONS MANAGEMENT REPORT
Balance Sheet as at 31 July 2019

	YTD Actual
ASSETS	
<u>TOTAL NON CURRENT ASSETS</u>	17,931.00
<u>Fixed Assets</u>	17,931.00
Land & Buildings - @ Cost	17,931.00
TOTAL CURRENT ASSETS	1,326,779.70
Customer Control Account	120,810.10
Standard Bank - 071 113 630	186,588.94
Standard Bank - 478 721 781	1,019,380.66
TOTAL ASSETS	1,344,710.70
MEMBERS FUND / EQUITY AND LIABILITIES	
TOTAL MEMBERS FUNDS / EQUITY	1,277,905.81
Retained Income	1,115,467.22
Maintenance Reserve Fund	20,000.00
Net Movement for the period	142,438.59
LIABILITIES	
TOTAL CURRENT LIABILITIES	66,804.89
Accounts Payable	(1,834.31)
Deposits	13,558.33
Taxation	8,758.08
Other Current Liabilities	46,322.79
TOTAL LIABILITIES	66,804.89
TOTAL MEMBERS FUND / EQUITY AND LIABILITIES	1,344,710.70

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KNIGHTSBRIDGE MANSIONS BC
Income Statement for Period Ending July 2019

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	YTD
	Actual	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	125,170.88	876,196.16
Levies Received	82,028.85	82,028.85	82,028.85	82,028.85	82,028.85	82,028.85	82,028.85	574,201.95
CSOS Levy	1,206.01	1,206.01	1,206.01	1,206.01	1,206.01	1,206.01	1,206.01	8,442.07
Storage Levies	3,864.25	3,864.25	3,864.25	3,864.25	3,864.25	3,864.25	3,864.25	27,049.75
Security Recovery	35,264.65	35,264.65	35,264.65	35,264.65	35,264.65	35,264.65	35,264.65	246,852.55
Parking bay levy	616.00	616.00	616.00	616.00	616.00	616.00	616.00	4,312.00
Garage Levies	2,191.12	2,191.12	2,191.12	2,191.12	2,191.12	2,191.12	2,191.12	15,337.84
GROSS PROFIT / (LOSS)	125,170.88	125,170.88	125,170.88	125,170.88	125,170.88	125,170.88	125,170.88	876,196.16
Other Income	7,546.51	6,833.21	4,619.38	12,078.93	15,320.54	4,522.45	13,838.71	64,759.73
Rental Income	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	2,750.00	22,250.00
Recovering of Damages to Property	-	-	-	-	-	-	191.98	191.98
Recovery - Remotes	350.00	-	-	-	-	700.00	-	1,050.00
Interest Received	3,946.51	3,583.21	-	8,605.94	5,285.22	-	10,398.42	31,819.30
Interest on Overdue Levies	-	-	1,369.38	222.99	285.32	572.45	498.31	2,948.45
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	129,693.33	139,009.59	940,955.89
Expenses	108,230.95	95,982.24	83,760.07	86,211.37	103,625.01	173,194.09	147,513.57	798,517.30
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	1,397.72	6,519.17
Cleaning	7,019.40	7,231.70	7,071.80	7,468.75	7,550.46	7,840.71	7,476.30	51,659.12
CSOS Expense	1,206.01	1,206.01	1,206.01	1,206.01	1,206.01	1,206.01	1,206.01	8,442.07
Security Contract	35,264.66	35,264.66	35,264.66	35,264.66	35,264.66	35,264.66	63,125.90	274,713.86
Electricity	-	4,170.83	3,835.56	4,217.61	5,458.69	5,124.41	4,401.75	27,208.85
Rates	32.46	97.38	90.89	100.62	100.62	103.86	88.48	614.31
Water	0.00	4,404.95	4,001.94	4,203.36	3,855.08	7,540.37	3,540.44	27,546.14
Refuse	-	2,323.18	2,323.18	2,323.18	2,323.18	2,323.18	2,440.00	14,055.90
Sewerage	0.00	3,078.83	2,823.43	2,911.56	2,565.57	6,203.02	2,211.62	19,794.03
Insurance	11,133.91	11,133.91	11,133.91	11,133.91	11,133.91	11,133.91	11,164.86	77,968.32
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	4,399.47	30,796.29
Legal Fees	-	-	-	-	-	81,766.44	4,329.76	86,096.20
Management Fees	5,607.40	5,607.40	5,607.40	5,607.40	5,607.40	5,607.40	5,607.40	39,251.80
Pest Control	-	-	1,426.00	-	1,426.00	-	-	2,852.00
Printing & Stationery	416.59	76.76	37.95	25.88	-	54.35	40.54	652.07
Petty Cash - Building Materials/repairs	4,742.21	-	-	-	-	-	-	4,742.21
Repairs & Maintenance - Paint	34,073.70	-	-	-	-	-	5,600.00	39,673.70
Repairs & Cleaning of Windows	-	-	-	-	-	-	690.00	690.00
Repairs & Maintenance - General expenses	-	5,175.00	1,600.49	-	2,799.00	748.97	4,400.24	14,723.70
Professional Fees	-	-	-	4,830.00	2,587.50	-	-	7,417.50
Repairs & Maintenance - Gate	-	-	-	-	-	-	16,000.00	16,000.00
Repairs & Maintenance - Electrical	-	-	-	-	-	-	5,175.00	5,175.00
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	37.47	381.54
Fire Equipment	2,110.25	10,220.00	-	-	-	-	-	12,330.25
AGM Expenses	-	-	-	-	3,500.00	-	3,500.00	7,000.00
Levies Paid	680.61	680.61	680.61	680.61	680.61	680.61	680.61	4,764.27
Pension - GL Sokomani	-	-	1,500.00	-	-	-	-	1,500.00
NET PROFIT / (LOSS) BEFORE TAX	24,486.44	36,021.85	46,030.19	51,038.44	36,866.41	(43,500.76)	(8,503.98)	142,438.59
NET PROFIT / (LOSS) AFTER TAX	24,486.44	36,021.85	46,030.19	51,038.44	36,866.41	(43,500.76)	(8,503.98)	142,438.59

Customer Age Analysis for Monthly Customers as at 31/07/2019

Name	120+ Days	90 Days	60 Days	30 Days	Current	Total Due
KB005D - Bothma Mrs M (Ex Owner)	-	-	-	-	(2,086.90)	(2,086.90)
KB005E - Knoesen Mr. T.E	-	-	-	-	(1,474.62)	(1,474.62)
KB101 - Goodman KJ & Douglas MD	-	-	-	-	(700.00)	(700.00)
KB102 - Palte Mrs VD	-	-	-	-	(3,681.15)	(3,681.15)
KB105D - Georgia Frances Isabelle Dowdall	-	187.85	1,969.49	1,991.94	2,004.30	6,153.58
KB106C - Mr Philip Lourandos	-	-	-	-	(1,938.57)	(1,938.57)
KB201 - Paizes Prof	-	-	-	-	359.19	359.19
KB202D - Van der Merwe Ms P	-	-	1,306.09	4,282.36	3,574.04	9,162.49
KB204 - Sher Dr G & Lashine Ms N	-	-	-	-	1,549.11	1,549.11
KB205C - A Baroni & C Badella	-	-	-	-	(1,990.51)	(1,990.51)
KB206C - Anne Nikfard	-	-	-	-	(1,752.99)	(1,752.99)
KB301B - Probst Mrs E	-	-	-	-	(4,376.20)	(4,376.20)
KB302A - Marc Chimowitz	-	-	-	-	(3,527.15)	(3,527.15)
KB303 - Niedermayr AF	-	-	-	-	(5,831.71)	(5,831.71)
KB305B - Fumi Hirai	-	-	-	-	(2,513.39)	(2,513.39)
KB306 - Friedman E	-	-	-	-	(0.01)	(0.01)
KB401 - Anthony J	-	-	-	-	(4,194.26)	(4,194.26)
KB402 - RML Trust	-	-	-	-	(3,527.15)	(3,527.15)
KB403C - Everest Mr SJ & Mrs S	-	-	-	-	(3,513.22)	(3,513.22)
KB404B - HW Fevrier	-	-	-	-	(4,315.55)	(4,315.55)
KB406 - Muller H & Huerttner J	-	-	-	-	(1,251.61)	(1,251.61)
KB501B - Falk Ms CA	-	4,434.49	4,621.42	4,673.04	4,684.60	18,413.55
KB502C - Franzidis Mr MAJ	-	-	-	-	(3,496.83)	(3,496.83)
KB503 - Barick S	-	-	-	941.63	8,232.77	9,174.40
KB504C - The Grant Trust c/o Mr Phillip B Grant	-	-	-	-	(5,131.96)	(5,131.96)
KB506B - Neil Horn (Ex Owner)	-	-	-	-	(5,351.61)	(5,351.61)
RENT02 - Clinton Louis Morgenrood	-	-	-	-	(2,750.00)	(2,750.00)
SKB003 - Laniscene (Pty)Ltd (SL Account)	27,000.00	-	-	-	-	27,000.00
SKB104 - Ms J Levy (SL Account)	26,990.69	-	-	-	-	26,990.69
SKB105 - Georgia Frances Dowdall (SL Account)	2,416.20	-	-	-	-	2,416.20
SKB501 - Falk Ms CA (SL Account)	26,246.28	-	-	-	-	26,246.28
SKB502 - Franzidis Mr MAJ (SL Account)	11,750.00	-	-	-	-	11,750.00
SKB503 - Barick S (SL Account)	45,000.00	-	-	-	-	45,000.00
Totals :	139,403.17	4,622.34	7,897.00	11,888.97	(43,001.38)	120,810.10

Supplier Age Analysis as at 31/07/2019

<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	(34,453.84)	(100.62)	(100.62)	(103.86)	(30.06)	(34,789.00)
CSOS - Community Schemes Ombud Service	5,944.05	(2,412.05)	1,206.01	-	-	4,738.01
DHENDR - Donald Hendricks Renovations	-	-	-	-	5,600.00	5,600.00
GRUBBS - Grubb's Plumbing CC	10,220.00	-	-	-	-	10,220.00
OTI001 - Otis (Pty) Ltd	16,796.15	4,399.47	4,399.47	4,399.47	(17,597.88)	12,396.68
TOTAL :	(1,493.64)	1,886.80	5,504.86	4,295.61	(12,027.94)	(1,834.31)