

EVERGREEN BERGVLIET

Budget FY2026

INCOME STATEMENT

	FY2025 TOTAL Actual	FY2026 TOTAL Budget	
NUMBER OF UNITS			
- Houses	78	78	
- Apartments	22	22	
	100	100	
BASIC LEVY			
- Houses	6,400	6,500	
% Increase		1.6%	
- Apartments	6,400	6,500	
% Increase		1.6%	
ADDITION PERSON LEVY			
- All Units	575	600	
% Increase		4.3%	
REVENUE	8,021,801	8,160,000	1.7%
Resident Levies	7,304,571	7,800,000	6.8%
Developer Levies - Unsold Units	213,400	-	(100.0%)
Developer Levy Subsidy	188,790	-	(100.0%)
Levies Received	7,706,761	7,800,000	1.2%
Additional Person Levy	312,800	360,000	15.1%
Other Income	2,240	-	(100.0%)
Prior Year Income	-	-	-
TOTAL EXPENSES	(8,354,541)	(8,251,121)	(1.2%)
Head Office Expense Recovery	(396,000)	(414,000)	4.5%
Insurance	(280,543)	(306,602)	9.3%
Clubhouse Expense	(287,170)	(304,835)	6.2%
Medical Response	(144,426)	(144,000)	(0.3%)
Employee Cost Salaries	(3,458,313)	(3,229,596)	(6.6%)
Employee Cost Other	(77,541)	(70,875)	(8.6%)
Levies Expenses	-	-	-
CSOS Levy Expense	(46,725)	(48,000)	2.7%
Meter Reading Expense	-	(129,680)	-
Administration Expenses	(112,303)	(31,539)	(71.9%)
Information Technology Expenses	(120,204)	(138,440)	15.2%
Travel Expenses	(1,432)	(1,200)	(16.2%)
Printing & Stationery Expenses	(45,169)	(51,000)	12.9%
Depreciation Expenses	(123,765)	(109,805)	(11.3%)
Common Property: Municipal Utilities	(590,552)	(508,544)	(13.9%)
Property Rates	(37,399)	(39,645)	6.0%
Security	(1,562,242)	(1,506,600)	(3.6%)
Village Maintenance	(361,558)	(390,760)	8.1%
Generator Costs	(59,011)	(72,000)	22.0%
Garden Maintenance	(615,740)	(715,000)	16.1%
Prior Year Expenses	-	-	-
Other Expenses	-	-	-
EXPENSES NOT INCLUDED IN THE LRA			
Catering Expense	(34,448)	(39,000)	13.2%
SURPLUS / (DEFICIT)	(332,740)	(91,121)	(72.6%)
Prior Year Accumulated Surplus	453,608	-	(100.0%)
Interest Received	22,264	-	-
	143,132	(91,121)	