



BROADACRES FY2023 BUDGET

Detailed Income Statement

| | | FY2022 | FY2023 | |
|---|---|--------------------|--------------------|---------------|
| | | ACTUAL | BUDGET | |
| NUMBER OF UNITS | | 238 | 238 | |
| AVERAGE MONTHLY LEVY | | R 3 476 | R 3 578 | 2.9% |
| CATERING LEVY | | R 272 | R 250 | -8.0% |
| HEALTHCARE LEVY | | R 265 | R 250 | -5.8% |
| Note | Revenue | 10 737 542 | 9 089 124 | -15.4% |
| | Levies: Houses & Cottages | 10 676 906 | 8 123 124 | -23.9% |
| 1 | Resident Levies | 7 853 183 | 7 703 124 | -1.9% |
| 2 | Additional Person Levy | - | 420 000 | - |
| 3 | Unsold Units | 2 823 723 | - | -100.0% |
| | Levies Received - CSOS | - | - | - |
| 4 | Levy Income Catering | - | 483 000 | - |
| 5 | Levy Income Healthcare | - | 483 000 | - |
| | Other Income | 60 636 | - | -100.0% |
| OPERATING EXPENSES AS PER LRA | | 11 832 845 | 11 894 736 | 0.5% |
| 6 | Head Office Expense Recovery | 856 800 | 856 800 | 0.0% |
| 7 | Insurance | 420 942 | 392 430 | -6.8% |
| | Clubhouse Expense | 371 240 | 275 125 | -25.9% |
| 8 | Medical Response | 194 508 | 235 805 | 21.2% |
| 9 | Employee Cost Salaries | 3 899 538 | 4 204 049 | 7.8% |
| | Employee Cost Other | 69 181 | 69 309 | 0.2% |
| 8 | Levies Expenses | 71 327 | 89 960 | 26.1% |
| | Village Staff & Administration Expenses | 230 349 | 238 769 | 3.7% |
| | Consulting Expenses | 15 000 | 15 675 | 4.5% |
| | Information Technology Expenses | 136 853 | 149 148 | 9.0% |
| | Travel Expenses | 20 913 | 27 690 | 32.4% |
| | Printing & Stationery Expenses | 70 625 | 73 967 | 4.7% |
| | Depreciation Expenses | 46 301 | 42 754 | -7.7% |
| 10 | Common Property: Municipal Utilities | 694 993 | 912 300 | 31.3% |
| | Property Rates | 446 891 | 189 246 | -57.7% |
| | Security | 1 889 202 | 1 958 522 | 3.7% |
| 11 | Village Maintenance | 720 218 | 497 466 | -30.9% |
| | Garden Maintenance | 640 439 | 699 721 | 9.3% |
| OPERATING EXPENSES NOT INCLUDED IN THE LRA | | | | |
| 4 | Catering | 524 905 | 483 000 | -8.0% |
| 5 | Healthcare | 512 620 | 483 000 | -5.8% |
| Surplus/(Deficit) | | (1 095 303) | (2 805 612) | 156.1% |
| 3/12 | Evergreen Property Investment Funding Operations Loss | 1 095 303 | 2 805 612 | 156.1% |
| Surplus/ (Deficit) after EPI contribution | | - | - | - |



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| ACTUAL |

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| BUDGET |

Notes

- 1 No levy increase 1 September 2022. Proposal to increase levies 1 March annually - revised cycle to fall in-line with Evergreen financial year.
- 2 Additional Person levy (2nd Occupant) to be separated from current Levy. Reference as "Basic Levy" going forward.
- 3 FY23 - Evergreen Property Investment (EPI) contribution consolidated to Operations Loss Recovery, thus no subsidy, developer levy on vacant units and developer rates.
- 4 Catering Levy - Recovery of catering facility and services at Village per LRA. Level of service determines rate per unit recovery.
- 5 Healthcare Levy - Recovery of healthcare facility and services at Village per LRA. Level of service determines rate per unit recovery.
- 6 Head Office Expense Recovery - Basic Facilities and Services per LRA. Recovery rate of R300 based on 2,000 Evergreen Lifestyle units (for current cost base). Only 50% of Head Office costs recovered - Evergreen Property Investment (EPI) is funding the deficit of R3.5m.
- 7 Insurance costs - Basic Facilities and Services per LRA. Calculation based on insurers replacement rate per m2 per dwelling type (houses, apartments, etc). Annually reviewed in July.
- 8 Increase attributed to unit increase during FY22 and FY23.
- 9 Salaries - Include 5% forecasted increase.
- 10 Municipal Utilities - FY22 included electricity accrual reversal. Budget for recovery improvement.
- 11 Village maintenance - 4.5% increase on adjusted FY22 spend. FY22 adjusted for abnormal, non routine spend.
- 12 Operations losses - Evergreen Property Investment (EPI) funding losses

EPI total funding FY22:

- Unsold units levies R2.8m
 - Rates unsold units R0.1m
 - Loss for year R1.1m
TOTAL R4.0m

EPI total funding FY23:

- Loss for year R2.8m
TOTAL R2.8m