



OFFICIAL MANAGING AGENT FOR THE ELISENHEIM HOME OWNERS ASSOCIATION

NOTES TO THE BUDGET EFFECTIVE 1 NOVEMBER 2014

The trustees are considerate of the fact that some of the assets will be depreciated over a period longer than twelve months, meaning that these assets will also be used when Extensions 2 & 3 comes on line and will assist with the levy contribution to replace some of the vehicles and to share in the fixed costs.

NOTE	COMMENTS
1	The bush cutter was taken over by the EPDC but we will have to lease the Bush Cutter from them. We do not know exactly what the cost will be but it will not be more than originally budgeted for. This item was removed from the asset list for insurance purposes
2	The chain saw was taken over by the EPDC but we will have to lease the chain saw from them. We do not know exactly what the cost will be but it will not be more than originally budgeted for. This item was removed from the asset list for insurance purposes
3 & 5	The Truck & Water Tanker was donated by the developer to EOA, meaning that the EOA does not have to buy these assets, however the budget must make provision to have enough funds available in future to replace the assets in 5 years' time.
4	The Tractor was taken over by the EPDC but we will have to lease the tractor from them. We do not know exactly what the cost will be but it will not be more than originally budgeted for. This item was removed from the asset list for insurance purposes
6	Fuel required for operation of the EOA vehicles
8-9	The insurance premium for assets reduced because the EPDC took over these assets
10	EON was appointed as Estate Manager from 1 August 2015. The amount budgeted reduced from N\$462,000-00 to N\$336,000-00 per annum
11 – 13	Four staff members will be employed by the EOA to help with cleaning,

	watering and driving the vehicles. The amounts include worker uniforms
15	The management fees remain unchanged and it is envisaged that the fees will reduce when Phase 2 is registered into owners names
16	Lifestyle maintenance – cleaning of perimeter fence, road side verges, Tree maintenance & OPS - we have a surplus in the account but we do not want to incur expenses whilst building operations are in progress. As soon as the building is substantially completed the EOA will attend to the Lifestyle maintenance in its right full manner
17	The waste water treatment remains contractually the responsibility of the EOA for the next five years where after the responsibility will transfer to the Windhoek Municipality. The Budget reduced from N\$300,000-00 to N\$200,000-00.
18	The cost of electricity is for the operation of the electric fence, electricity to operate the waste water treatment and communal electricity of the EOA.
19	EPDC assumed responsibility for the perimeter fence, meaning that the cost for existing security reduced. The EOA will improve current security further with the amounts that have become available
20	Normal increase for inflation is accounted for
21	Normal increase for inflation is accounted for
22	We have provided for unforeseen maintenance and repairs. The Trustees also decided to boost the reserve fund in order to make enough provision for proper maintenance of services that may fail in future. The amount in savings for the next financial year is budgeted in the amount of N\$507,651-62.
23	General Residential erven are charged on a per unit basis, calculated at the bulk of 1 per 100 square meter.