

## A. LEVIES AND CONTRIBUTIONS

### 1. CONTRIBUTIONS

#### Independent Living Contributions

Independent Living Contributions include the following:

##### Fixed amount

- Basic Services (as outlined below in B)
- Building and Public Liability Insurance
- Management of accounts
- Contribution to Langebaan Country Estate Owners' Association's monthly levies
- Maintenance of the exterior of the buildings and fixtures and fittings
- Maintenance of Common Property gardens
- 24-hour security
- Management of the clubhouse facility
- Plus building insurance on a participation quota (PQ) basis, based on the area of the Unit

#### Assisted Living Contributions

The Assisted Living Contributions include the following:

##### Fixed amount

- Services are the same as Independent Living above
- With Assisted Living Care Services (as outlined below in B)
- Plus building insurance on a participation quota (PQ) basis, based on the area of the Unit

Monthly Independent and Assisted Living Contribution				
Year	Occupants	Independent	Assisted	PQ
2020/2021	One Occupant	R 3,925.00	R 5,526.00	R 0,74 /m2
	Two Occupants	R 4,275.00	R 7,295.00	R 0,74 /m2
Year	Occupants	Fixed and PQ		
2021/2022	One/Two Occupants	7% increase on year 1		
2022/2023	One/Two Occupants	7% increase on year 2		

## Contributions Calculation

Expense	Independent Living		Assisted Living	
Catering	R	685 20%	R	685 14%
Common Security	R	532 16%	R	532 11%
Master OA Levy	R	475 14%	R	475 10%
Care Availability	R	350 10%	R	350 7%
Emergency Response	R	285 8%	R	285 6%
Telephone, TV & IT	R	70 2%	R	70 1%
Insurance Expenses	R	119 3,5%	R	119 2%
Common Maintenance & Repairs	R	106 3%	R	106 2%
Managing Agent Overhead	R	100 3%	R	100 2%
Reserves	R	100 3%	R	100 2%
Administration	R	78 2%	R	78 2%
Common Gardens	R	185 5,5%	R	185 4%
Refuse Management	R	35 1%	R	35 1%
Common Electricity & Gas	R	65 2%	R	65 1%
Transport & Handyman Services	R	43 1%	R	43 1%
CSOS Levy	R	40 1%	R	40 1%
Common Water & Sewerage	R	33 1%	R	33 1%
Social Activities	R	25 1%	R	25 1%
Refuse, Rates & Meter Reading	R	24 1%	R	24 0%
Cleaning & Laundry	R	21 1%	R	441 9%
Subscriptions	R	10 0%	R	10 0%
Legal Expenses	R	10 0%	R	10 0%
Common Windows	R	10 0%	R	10 0%
Auditors	R	5 0%	R	5 0%
Bank Charges	R	4 0%	R	4 0%
Basic Care Income - Assisted Living	R	- 0%	R	978 20%
	2018	R 3 428	R	4 826
	<b>2020</b>	<b>R 3 925</b>	<b>R</b>	<b>5 526</b>

Increase from 2018 adjusted by 7% per year  
 Percentages rounded off

## 2. CONSUMABLES

Unit variables charged to the Life Right Holder(s) on usage:

- Electricity (direct cost based on consumption per the pre-paid meter)
- Water (metered separately and charged based on consumption by the local authority)
- Rates and taxes (charged based on the rates and taxes account by the local authority)

## 3. BUDGET

### The Village at Langebaan Country Estate Residents' Association Income Statement Budget

**Note:** All values are expressed in 2018 Rands

<b><u>INCOME</u></b>	<b>R</b>	<b>4 693 352</b>
<b>CARE</b>	<b>R</b>	<b>955 500</b>
Care Availability Levy	R	462 000
Basic Care Income from Units	R	117 300
Emergency Response	R	376 200
<b>CATERING</b>	<b>R</b>	<b>904 252</b>
Overhead and Levy Meals	R	904 252
<b>CLEANING AND LAUNDRY</b>	<b>R</b>	<b>90 440</b>
Overhead and Cleaning and Laundry	R	77 865
Apartment and Amenities Windows	R	12 575
<b>OTHER SERVICES</b>	<b>R</b>	<b>1 957 759</b>
Common Maintenance & Repairs	R	139 920
Common Water & Sewerage	R	42 950
Common Security	R	701 775
Telephone, TV & IT	R	92 400
Managing Agent Overhead	R	132 000
Insurance Expenses	R	156 744
Refuse Management	R	46 200
Common Electricity & Gas	R	85 800
Administration	R	102 927
Common Gardens	R	244 200
Transport & Handyman Services	R	57 267
Refuse, Rates & Meter Reading	R	31 497
CSOS Levy	R	52 800
Social Activities	R	33 000
Subscriptions	R	13 200
Auditors	R	6 600
Legal Expenses	R	13 200
Bank Charges	R	5 280
<b>RESERVES</b>	<b>R</b>	<b>158 400</b>
Asset Replenishment Reserve	R	158 400
<b>CONTINGENCY</b>	<b>R</b>	<b>-</b>
<b>MASTER OA</b>	<b>R</b>	<b>627 000</b>
Unit Contributions to Master OA Levy	R	627 000
Care Centre Contributions to Master OA Levy	R	-
<b><u>EXPENSES</u></b>	<b>R</b>	<b>7 527 750</b>
<b>FACILITY SUSTAINING EXPENSES</b>	<b>R</b>	<b>5 910 822</b>
Waste management Services	R	6 000
<b>Cost of Catering</b>	<b>R</b>	<b>1 388 116</b>
Catering Overhead	R	813 410
Cost of Meals: Ingredients	R	528 507
Cost of Meals: Gas	R	43 200
Cost of Meals: Replacement of Breakages	R	3 000
<b>Cleaning &amp; Laundry</b>	<b>R</b>	<b>312 446</b>
Cleaning & Laundry Overhead	R	184 046
External Windows	R	56 400
Cleaning Cons: Toilet Paper	R	6 000
Cleaning Cons: Pest Control	R	66 000

<b>Loose Equipment</b>	<b>R</b>	<b>60 000</b>
Loose Equipment: Kitchen	R	3 000
Loose Equipment: Cleaning	R	3 000
Loose Equipment: Office	R	3 000
Loose Equipment: Furniture	R	3 000
Loose Equipment: Electrical Sundries	R	24 000
Loose Equipment: Fire & Safety	R	24 000
<b>Repairs &amp; Maintenance</b>	<b>R</b>	<b>459 600</b>
Repairs & Maintenance: Cleaning Equipment	R	3 600
Repairs & Maintenance: Kitchen Equipment	R	18 000
Repairs & Maintenance: Building Exterior	R	12 000
Repairs & Maintenance: Building Interior	R	18 000
Repairs & Maintenance: Electrical	R	30 000
Repairs & Maintenance: Garden	R	360 000
Repairs & Maintenance: Fire & Safety Equipment	R	18 000
<b>Cost of Care</b>	<b>R</b>	<b>955 500</b>
Care Availability (to Care Centre)	R	462 000
Call4Care – Monitoring & Rental	R	376 200
Basic Care (to Care Centre)	R	117 300
Computer Expenses	R	12 000
Electricity	R	360 000
Water & Sewerage	R	180 000
Rates	R	8 160
Eezipay	R	60 000
Gifts & Flowers	R	3 000
Entertainment Expenses (Residents)/Petty Cash	R	44 400
Security	R	1 800 000
Transport & Handyman Services	R	240 000
Subscriptions & Memberships	R	21 600
Subscriptions & Memberships: Licenses (TV)	R	600
Subscriptions & Memberships: DSTV	R	12 000
Subscriptions & Memberships: Newspapers	R	6 000
Subscriptions & Memberships: Software Subscriptions	R	3 000
<b>ADMINISTRATIVE EXPENSES</b>	<b>R</b>	<b>983 928</b>
Management Fees	R	177 600
Salaries & Wages	R	264 000
Accounting/Audit Fees	R	21 600
Bank Charges	R	6 000
<b>Insurance</b>	<b>R</b>	<b>190 368</b>
Insurance: Equipment	R	-
Insurance: Common Buildings	R	190 368
Legal Fees	R	21 000
CSOS Levy	R	71 040
Printing & Stationary	R	102 000
<b>Telephone, Fax &amp; Internet</b>	<b>R</b>	<b>130 320</b>
Telephone, Fax & Internet Access	R	124 320
Telephone & Data Usage	R	6 000
<b>MARKETING EXPENSES</b>	<b>R</b>	<b>6 000</b>
Website	R	6 000
<b>MASTER OA</b>	<b>R</b>	<b>627 000</b>
Unit Contributions to Master OA Levy	R	627 000
<b>OTHER EXPENSES</b>	<b>R</b>	<b>-</b>
<b>NET PROFIT/LOSS BEFORE SUBSIDY</b>	<b>(R)</b>	<b>2 834 398</b>
Developer Subsidy	R	2 834 398
<b>NET PROFIT/LOSS AFTER SUBSIDY</b>	<b>R</b>	<b>-</b>

## **B. SERVICES**

### **1. BASIC SERVICE**

#### **Basic Services include:**

- 16 (Sixteen) main meals (lunch) per month in the Clubhouse dining room (may be used as a credit in the coffee shop, but expires monthly)
- Reception facilities
- Engaging, paying and supervising an adequate complement of qualified staff to ensure that all services specified are provided
- Phone with intercom facilities
- Continuous assessment of Life Right Holder's general health and wellbeing as indicated\*
- Advice and support regarding Life Right Holder's general health\*
- Access to clinic services provided by registered nursing staff at the Care Centre\*
- Administering procedures prescribed by medical practitioners which fall within the scope of practice of a registered nurse\*
- Access to 24-hour emergency call system in association with Call4Care
- Assistance from the Health Care Manager to obtain / request benefits from the Life Right Holder's medical aid\*
- 5 (Five) days respite care per annum per unit
- Availability of additional home-based care

### **2. ASSISTED LIVING CARE SERVICE**

#### **Assisted Living Care Services include the following additional services:**

- 1 (one) daily main meal (lunch) per day\*
- Daily visits by the Health Care Operator staff as indicated\*
- Medication administration (ordering of prescribed medication)\*
- General health monitoring in conjunction with the Life Right Holder's medical practitioner\*
- Feedback to family members of the Life Right Holder on the well-being of the Life Right Holder (if required)\*
- Cleaning of unit twice a week for 1 (one) hour
- Laundry of linen and clothing once per week (5kg each)\*

Should the Life Right Holder require alternative services, as more fully set out below, or additional meals, the Life Right Holder shall conclude separate agreements in this regard with the Health Care Operator and/or Residents' Association, as the case may be.

### **3. ADDITIONAL SERVICES AVAILABLE**

The following services are offered by the and Residents' Association and Health Care Operator, at an additional cost (Service Fee) to the Life Right Holder, and are intended to assist the Life Right Holder with daily living assistance and when required:

#### **3.1 Services by the Residents' Association**

- Additional meals
- Cleaning
- Laundry
- Garden services of Exclusive Use Gardens
- Maintenance services
- Shuttles to town
- Comprehensive social outings

#### **3.2 Care Services by the Health Care Operator**

- Home based care packages
- Respite care
- Various ad hoc services

\* Amounts subject to change on number of occupants