

WATERKLOOF VILLAGE

HOME OWNERS ASSOCIATION
Non Profit Company



HUISEIENAARSVERENIGING
Maatskappy Sonder Winsbejag

CONFIDENTIAL FOR HOMEOWNERS ONLY		
WATERKLOOF VILLAGE HOA BUDGET FOR THE YEAR ENDED 28 FEBRUARY 2026		
	Note	R
TOTAL OPERATING EXPENDITURE		6 000 000
Administration and legal	1	264 000
Estate Management fees	2	467 000
Garden services	3	1 410 000
Rental contracts and memberships		
- PCC rental		121 800
- PCC social memberships		104 000
- City of Tshwane rental		120 200
Infrastructure maintenance and utilities	4	978 000
Security	5	2 535 000
TOTAL OTHER INCOME		(320 000)
Building and gate levies and fines		(149 000)
Recoveries	6	(41 000)
Interest		(130 000)
TOTAL SHORTAGE = HOMEOWNER LEVIES 2025/2026		5 680 000
HOMEOWNER LEVIES 2024/2025		5 384 340
INCREASE		5,50%
SPECIAL LEVIES TO SUPPLEMENT CAPITAL REPLACEMENT RESERVE FUND		
R300 per month levy		237 600
Ad-hoc 1% levy on sales (estimate)		180 000
Notes: Main items included under expense/income line (refer next page)		

www.wkvillage.co.za

Board Members | Mr Stephan Barac(Finance) | Mr Gerrit Heymans(Infrastructure, Maintenance) | Mr Willem Krige(Chairperson, Security)

| Mr William Miller(Aesthetics) | Mr Johan Willemse(Legal, Governance)

Waterkloof Village | Box 96064 Waterkloof Village 0145 | Sec 21 Company | Reg no 1995/000684/08

	Notes: Main items included under expense/income line	
1.	Audit fees, MidCity property management and accounting fees, ad-hoc legal fees, insurance cost, bank charges, provision for Income Tax and expenses for Board and AGM meetings.	
2.	RealGreen estate manager cost and other relevant estate office expenses e.g., Wi-Fi, telephone, cleaning, golfcart, stationery and IT	
3.	RealGreen landscape services and management fees, consumables, equipment and other general garden maintenance	
4.	Infrastructure repairs and maintenance, RealGreen maintenance staff, common area utilities, refuse removal and professional fees	
5.	Guarding contract, click-on services, standby generator cost, repair and maintenance of all digital security equipment, electrical fences and security cameras.	
6.	Recoveries for Click-on usage, replacement of cards and remotes and recoveries for insurance of garages.	