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### Rental Report Pack for COLLETTE COURT [5261] for Jan 2012

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Weemac Mansions Cc Linda Beaumont Doc Ex 256 Durban 4062	<b>Contact Staff</b> Portfolio Manager Account Administrator Maintenance Manager Divisional Manager	Bolekwa Mhlupeki Christina Molongwa Kleinbooig Gololo Allyson King	bolekwam@trafalgar.co.za christinam@trafalgar.co.za kleinbooig@trafalgar.co.za allysonk@trafalgar.co.za
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**Rentroll as at 31 JAN 2012 Property COLLETTE COURT (5261) - Printed 23 FEB 2012**

Unit	Door	Name	Bal B/F	Standard Charges		Elec.	Water	Adjustments			VAT	Receipts		Bal C/F
				Description	Amount			Description	Date	Amount		Date	Amount	
1		MABUYA T MELISSA MS	-0.03		4,655.00	0.00	176.00			0.00	0.00	0301	-4,831.01	-0.04
				Mun Charges	355.00									
				Basic Rental	4,300.00									
2		NCUBE G MR	326.82		3,655.00	0.00	283.73			0.00	0.00		-4,095.29	170.26
				Mun Charges	355.00							0601	-3,880.30	
				Basic Rental	3,300.00							1801	-214.99	
3		NDLOVU L P MR	-0.16		3,655.00	0.00	160.61			0.00	0.00	0301	-3,815.41	0.04
				Mun Charges	355.00									
				Basic Rental	3,300.00									
4		NDLOVU S MR	525.23		4,655.00	0.00	283.73			0.00	0.00	0401	-5,407.89	56.07
				Mun Charges	355.00									
				Basic Rental	4,300.00									
5		MABHENA P MR(5TH)	0.00		4,655.00	0.00	299.80	Unblock Drain	2211	547.20	0.00	0501	-5,502.00	0.00
				Mun Charges	355.00									
				Basic Rental	4,300.00									
6		MUNDUNGANI L L MS	-20.27		3,655.00	0.00	444.36			0.00	0.00	0401	-4,079.68	-0.59
				Mun Charges	355.00									
				Basic Rental	3,300.00									
7		KHUMALO M R MISS	41.61		3,655.00	0.00	299.80			0.00	0.00	0901	-2,928.28	1,068.13
				Mun Charges	355.00									
				Basic Rental	3,300.00									
8		MABENA N F MR	0.00		4,945.00	0.00	678.43			0.00	0.00	0901	-5,623.43	0.00
				Mun Charges	355.00									
				Basic Rental	4,300.00									
				Parking	290.00									
9		MOYA D P MS	0.00		4,655.00	0.00	191.39			0.00	0.00	0301	-4,846.39	0.00
				Mun Charges	355.00									
				Basic Rental	4,300.00									
10		JACHA N H MR	-0.71		3,655.00	0.00	237.56			0.00	0.00	0501	-3,891.85	0.00
				Basic Rental	3,300.00									
				Mun Charges	355.00									
11		MOYO O MISS	256.36		3,655.00	0.00	222.17			0.00	0.00	0501	-4,133.53	0.00



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**Rentroll as at 31 JAN 2012 Property COLLETTE COURT (5261) - Printed 23 FEB 2012**

Unit	Door	Name	Bal B/F	Standard Charges		Elec.	Water	Adjustments			VAT	Receipts		Bal C/F
				Description	Amount			Description	Date	Amount		Date	Amount	
24		MKHIZE N I MR	0.00		990.00	0.00	0.00			0.00	0.00	3112	-990.02	-0.02
				Water	90.00									
				Basic Rental-room	900.00									
25		SEGAKWENG M L MR	-1,006.28		990.00	0.00	0.00			0.00	0.00		0.00	-16.28
				Water	90.00									
				Basic Rental-room	900.00									
26		SAMUEL(BUILDING MANAGER)	0.00		0.00	0.00	0.00			0.00	0.00		0.00	0.00
23	ROOM 2	MACHIMANA Z B MR	-1,006.28		990.00	0.00	0.00			0.00	0.00		0.00	-16.28
				Water	90.00									
				Basic Rental-room	900.00									
22	ROOM 3	Avail 10 JAN 2012	0.00		0.00					0.00	0.00		0.00	0.00
22Z	ROOM 3	MONAMA M D MR*INCORRECT NOTICE*	176.29		990.00	0.00	0.00			-405.87	0.00		-4,078.42	-3,318.00
				Water	90.00									
				Basic Rental-room	900.00									
								Rev Basic Rental	0101	-900.00		1801	-760.42	
								Rev Water	0101	-90.00		2501	-1,000.00	
								Basic Rental	0101	900.00		2501	-600.00	
								Rev Basic Rental-room	0101	-900.00		2801	-1,718.00	
								Pro-rata Rental	0101	99.87				
								Rev Pro Rata-Rental	0101	-99.87				
								Pro-rata Rental	0101	584.13				
								Incorrect Notice	0901	684.00				
								Rev Incorrect	0901	-684.00				

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**Rentroll as at 31 JAN 2012 Property COLLETTE COURT (5261) - Printed 23 FEB 2012**

Unit	Door	Name	Bal B/F	Standard Charges		Elec.	Water	Adjustments			VAT	Receipts		Bal C/F
				Description	Amount			Description	Date	Amount		Date	Amount	
Notice														
<b>TOTALS</b>			-5,464.69		84,230.00	0.00	5,897.32			141.33	0.00		-86,777.85	-1,973.89

Basic Rental	72,000.00
Basic Rental-room	3,600.00
Mun Charges	7,100.00
Parking	1,170.00
Water	360.00

Other Income	0.00
Rental Income - Building	584.13
Storeroom Charges	-900.00
Recovery - Water	-90.00
Recoveries - Repairs	547.20

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**BUILDING TRUST ACCOUNT STATEMENT - for the month to 31 JAN 2012 Property – Collette Court [5261]**

Date	Description	Expense R.	Income R
	Closing Balance Previous Month		9,439.85
	Rental Income [201201]		86,777.85
20/01/12	Assessment Rates	280.42	
17/01/12	Client Payments	58,000.00	
19/01/12	Creditors Paid	18,548.21	
	As Per Creditors Roll		
20/01/12	Domestic Effluent/sewerage	1,966.00	
20/01/12	Electricity	14,021.00	
01/01/12	Insurance - Building	2,114.85	
01/01/12	Insurance - Other	600.00	
31/01/12	Interest Paid - Tenants	117.09	
05/01/12	Recovery - Electricity		11,885.95
20/01/12	Refuse/city Cleansing	103.40	
24/01/12	Salaries - Permanent Staff	3,350.00	
19/01/12	Vat Control - Output	760.42	117.09
20/01/12	Water	6,861.00	
	Bank Charges	640.23	
	Surplus On Account	858.12	
		108,220.74	108,220.74
	<u>Summary of Agent Fees</u>	<u>Incl. Amount</u>	<u>VAT</u>
	Collection Commission	7,914.16	971.91
	Photocopies	39.89	4.90
		7,954.05	976.81

TAX INVOICE 5261.201201 [Copy]  
 Included in the above is V A T  
 at 14 % amounting to 976.81  
 Vat Registration No. 4390110577

Creditors Roll for the month to 31 JAN 2012 Prop 5261 COLLETTE COURT



Supplier	Name	Bal B/F	Standard Charges		Invoices / Credit Notes				VAT	Payments		Bal C/F
			Descr.	Amount	Inv. No.	Description	Date	Amount		Date	Amount	
135	The Agent	0.00		-7,954.05				0.00	0.00		7,954.05	0.00
B1031	GVM PEST CONTROL	0.00		0.00	GVN843	GVM PEST CONTROL	1215	-1,003.20	0.00	0131	1,003.20	0.00
B1037	KTMJ SERVICES	0.00		0.00				-5,671.50	0.00		5,671.50	0.00
					4784	KTMJ-KEYS&LOCKS	1214	-1,767.00		0111	1,767.00	
					4783	KTMJ-BLD	1214	-598.50		0117	3,904.50	
					4783	KTMJ-CLEANING MAT	1214	-1,350.90				
					4783	KTMJ-ELE	1214	-1,157.10				
					4783	KTMJ-PLU	1214	-798.00				
B1052	PRODEC PAINTS**	0.00		0.00	IN173781	PRODEC PAINTS	1212	-1,661.78	0.00	0117	1,661.78	0.00
B10151	NEW HEIGHTS PLUMBING	0.00		0.00				-2,257.68	0.00		2,257.68	0.00
					4229	NEW HEIGHTS-PLU	1208	-485.75		0111	485.75	
					4231	NEW HEIGHST-PLU	1208	-333.07		0117	1,771.93	
					4228	NEW HEIGHST-PLU	1208	-1,119.66				
					4232	NEW HEIGHTS-PLU	1208	-319.20				
<b>TOTALS</b>		<b>0.00</b>		<b>-7,954.05</b>		<b>Expense Cost Allocation</b>		<b>-10,594.16</b>	<b>0.00</b>		<b>18,548.21</b>	<b>0.00</b>

<b>MAINT - PEST CONTROL</b>	<b>-1,003.20</b>
<b>KEYS AND LOCKS</b>	<b>-1,767.00</b>
<b>MAINT - BUILDING</b>	<b>-598.50</b>
<b>CLEANING</b>	<b>-1,350.90</b>
<b>MATERIALS/T</b>	
<b>MAINT - ELECTRICAL</b>	<b>-1,157.10</b>
<b>MAINT - PLUMBING</b>	<b>-3,055.68</b>
<b>MAINT - PAINTING</b>	<b>-1,661.78</b>

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**COLLETTE COURT [5261] - RESIDENTIAL TENANCY SCHEDULE AS AT 23 FEB 2012 run on 23 FEB 2012**

Floor	Unit	Door No.	Rooms	Type	Tenant	Rental	Recoveries	Amount	Gross Rent	Start Date	Expiry Date	Review Date
24	24	NO DESCRIPTION	0		MR N I MKHIZE		WATER	90.00	1,090.00	01/05/10	31/05/10	
							BASIC RENTAL-ROOM	1,000.00				
<b>24</b>		<b>NO DESCRIPTION TOTALS</b>	<b>1</b>									
		<b>Total Units Occupied</b>	<b>1</b>									
		<b>Total Units Vacant</b>	<b>0</b>									
25	25	NO DESCRIPTION	0		MR M L SEGAKWENG		WATER	90.00	1,090.00	01/07/09	31/07/09	
							BASIC RENTAL-ROOM	1,000.00				
<b>25</b>		<b>NO DESCRIPTION TOTALS</b>	<b>1</b>									
		<b>Total Units Occupied</b>	<b>1</b>									
		<b>Total Units Vacant</b>	<b>0</b>									
26	26	NO DESCRIPTION	0		SAMUEL MAKUBU					01/02/05	28/02/05	
<b>26</b>		<b>NO DESCRIPTION TOTALS</b>	<b>1</b>									
		<b>Total Units Occupied</b>	<b>1</b>									
		<b>Total Units Vacant</b>	<b>0</b>									
		FIRST FLOOR										
1S	1		2	2B	MS T MELISSA MABUYA	4,700.00	MUN CHARGES	355.00	5,055.00	01/08/05	31/08/05	
T												
1S	2		1	1B	MR G NCUBE	3,600.00	MUN CHARGES	355.00	3,955.00	01/12/02	31/05/03	01/06/03
T												
1S	3		1	1B	MR L P NDLOVU	3,600.00	MUN CHARGES	355.00	3,955.00	12/12/06	31/12/06	
T												
1S	4		2	2B	MR S NDLOVU	4,700.00	MUN CHARGES	355.00	5,055.00	26/01/02	30/06/02	
T												
1S	16		1.5	1.5B	MR S T NDLOVU	3,600.00	MUN CHARGES	355.00	3,955.00	01/05/09	31/05/09	







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**COLLETTE COURT [5261] - RESIDENTIAL TENANCY SCHEDULE AS AT 23 FEB 2012 run on 23 FEB 2012**

Flo or	Uni t	Door No.	Rooms	Type	Tenant	Rental	Recoveries	Amount	Gross Rent	Start Date	Expiry Date	Review Date
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**Income Statement For the period of 11 months to 31 JAN 2012 [Compared with AGM Approved Budgets]  
Property - Collette Court [5261]**

Note	Month				Year to Date				Annual Budget R
	Actual R	Budget R.	Var R.	% Inc.	Actual R.	Budget R.	Var. R.	% Inc.	
<b>INCOME</b>	102,156	98,026	4,130	100.0	1,144,064	1,066,587	77,477	100.0	1,164,613
Interest Received - Bank/Invstment	1		1	0.0	82		82	0.0	
Other Income					684		684	0.1	
Parking Income	1,170	2,419	-1,249	1.1	17,820	24,278	-6,458	1.6	26,697
Recoveries - Municipal Charges	7,100	7,810	-710	7.0	77,745	83,070	-5,325	6.8	90,880
Recoveries - Repairs	547		547	0.5	6,048		6,048	0.5	
Recovery - Electricity	11,886	11,076	810	11.6	147,575	117,808	29,767	12.9	128,884
Recovery - Water	6,167	6,881	-714	6.0	66,125	73,191	-7,066	5.8	80,072
Rental Income - Building	72,584	66,240	6,344	71.1	789,284	728,640	60,644	69.0	794,880
Storeroom Charges	2,700	3,600	-900	2.6	38,700	39,600	-900	3.4	43,200
<b>EXPENDITURE</b>	49,352	45,643	3,709	48.3	577,621	497,193	80,428	50.5	543,102
<b>MUNICIPAL CHARGES</b>	23,232	22,353	879	22.7	241,873	237,707	4,166	21.1	260,060
Assessment Rates	280	302	-22	0.3	3,014	3,166	-152	0.3	3,468
Domestic Effluent/sewerage	1,966	1,897	69	1.9	20,655	20,175	480	1.8	22,072
Electricity	14,021	11,552	2,469	13.7	138,333	122,872	15,461	12.1	134,424
Refuse/city Cleansing	103		103	0.1	3,748		3,748	0.3	
Water	6,861	8,602	-1,741	6.7	76,124	91,494	-15,370	6.7	100,096
<b>MAINTENANCE</b>	10,594	4,800	5,794	10.4	102,832	52,800	50,032	9.0	57,600
Cleaning Materials/toiletries	1,351	400	951	1.3	12,197	4,400	7,797	1.1	4,800
Keys And Locks	1,767		1,767	1.7	5,584		5,584	0.5	
Maint - Building	599		599	0.6	10,750		10,750	0.9	
Maint - Electrical	1,476		1,476	1.4	10,139		10,139	0.9	
Maint - Fire Services					5,316		5,316	0.5	
Maint - Garden					89		89	0.0	
Maint - General		4,400	-4,400			48,400	-48,400		52,800
Maint - Glass/window Repairs					2,401		2,401	0.2	
Maint - Painting	1,662		1,662	1.6	5,124		5,124	0.4	
Maint - Pest Control	1,003		1,003	1.0	4,862		4,862	0.4	
Maint - Plumbing	2,736		2,736	2.7	31,826		31,826	2.8	
Maint - Security					9,548		9,548	0.8	
Maint - Stoves And Fridges					6,897		6,897	0.6	
Recoveries - Pest Control					-1,900		-1,900	-0.2	
<b>SECURITY</b>									
<b>SALARIES AND WAGES</b>	3,350	5,500	-2,150	3.3	49,648	64,500	-14,852	4.3	70,000
Salaries - Permanent Staff	3,350	5,500	-2,150	3.3	47,094	64,500	-17,406	4.1	70,000
Uniforms					319		319	0.0	
Wages - Casual					2,235		2,235	0.2	
<b>ADMIN EXPENSES</b>	12,176	12,990	-814	11.9	140,724	142,186	-1,462	12.3	155,442
Audit Fees	750	750		0.7	8,250	8,250		0.7	9,000
Bank Charges	640	500	140	0.6	6,759	5,500	1,259	0.6	6,000
Commission Paid	7,914	7,930	-16	7.7	91,278	86,526	4,752	8.0	94,456
Insurance - Building	2,115	2,055	60	2.1	23,263	22,605	658	2.0	24,926
Insurance - Trafex	600	600		0.6	6,300	6,600	-300	0.6	7,200
Interest Paid - Other					61		61	0.0	
Interest Paid - Tenants	117	157	-40	0.1	1,259	1,727	-468	0.1	1,884
Letting Fees		660	-660			7,260	-7,260		7,920
Meter Reading		293	-293		3,015	3,223	-208	0.3	3,516
Printing And Stationery	40	45	-5	0.0	439	495	-56	0.0	540
Secretarial Fees					100		100	0.0	
<b>OTHER - UNALLOCATED</b>					42,545		42,545	3.7	
Project Expense					42,545		42,545	3.7	
<b>SURPLUS BEFORE RESERVES</b>	52,804	52,383	421	51.7	566,442	569,394	-2,952	49.5	621,511
<b>RESERVES</b>									
<b>SURPLUS/ - SHORTFALL</b>	52,804	52,383	421	51.7	566,442	569,394	-2,952	49.5	621,511

**Note**

- 1 OCCUPANCY: 100%
- 2 KTMJ: 10 X 2 LEVER MORTICE LOCK SETS-UNDER INVESTIGATION WITH NTHABI
- 3 KTMJ: VARIOUS UNITS-PLUGS & LIGHT SWITCHES

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**Income Statement For the period of 11 months to 31 JAN 2012 [Compared with AGM Approved Budgets]  
 Property - Collette Court [5261]**

	Note	Month				Year to Date				Annual Budget R
		Actual R	Budget R.	Var R.	% Inc.	Actual R.	Budget R.	Var. R.	% Inc.	
4	R540 RECOVERED IN FEB'12									
5	NEW HEIGHTS: VARIOUS UNITS-REPAIRED LEAKS & REPLACED TAPS									