
Welcome to the Annual General Meeting of De Tuin



Monday, 23 June 2025

Agenda

1. Opening and welcome
2. Attendance Register
3. Minutes of Previous AGM, 19 June 2024
4. Chairperson's Report 2025
5. Audited Financial Statements for the year ending February 2025
6. Budget for the year ending February 2026
7. Appointment of Accountants and Auditors
8. Swimming Pool and Common area (Park)
9. Security
10. Appointment of Trustees 2025/2026
11. General

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Opening & Welcome

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Attendance Register

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Minutes of Previous AGM,
19 June 2024

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Chairperson's Report 2025

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AUDITED FINANCIAL STATEMENTS FOR YEAR ENDING 28 FEBRUARY 2025



The Annual Financial Statements & Budget
is available on the website – www.detuinhwa.com

INCOME STATEMENT

2025

2024

Levies invoiced

604,032
(R2 904)

549,120
(R2 640)

Plus Other income received

Clearance fees

5,500

3,000

Building Plans

1,350

2,250

Interest received on Flexi
account

47,564

48,351

De Tuin fun day

1,970

-

Total other income received

56,384

53,601

MUNICIPAL
CHARGES

2025

2024

Electricity

14,500

14,300

Water

28,673

37,047

Sewerage and
refuse

21,956

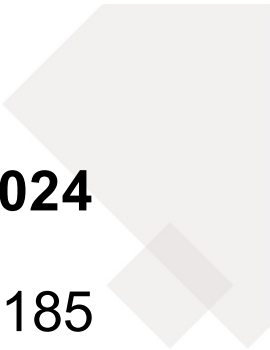
29,957

Total charges

65,129

81,304

EXPENSES	2025	2024
Accounting fees	56,728	53,008
Auditor fees	3,750	3,750
Bank charges	1,820	1,751
Donations –Church Hall Rental	1,500	1,500
Garden services	77,450	63,253
Insurance	13,487	12,296
Repairs and maintenance (Swimming pool)	17,153	17,945
Repairs and maintenance (General)	5,000	9,661
Security	340,287	318,538
De Tuin Fun day	8,782	-
Total expenses as per statement	<u>605,612</u>	<u>578,738</u>
Surplus for the year as per statement	<u>51,960</u>	<u>23,983</u>



	2025	2024
Outstanding levies (as per 28 Feb 2025)	404,265	378,185
Outstanding levies on 23 June 2025 = R250 650		

Bank balances (as per 28 Feb 2025)	113,744	116,892
Bank balance on 23 June 2025 = R38 733		

Investment account (as per 28 Feb 2025)	625,242	577,678
Investment account on 23 June 2025 = R636 564		



06 BUDGET FOR YEAR ENDING 28 FEBRUARY 2026

	2023/2024	2024/2025	2025/2026
INCOME	572,534	659,383	688,753
Levies received	549,120	604,032	634,192
Proposed levy with new management fee			724,838
Building plans	1,500	1,500	1,500
Clearance fees	5,500	5,500	5,500
Interest received	16,414	48,351	47,561

	2023/2024	2024/2025	2025/2026
EXPENDITURE	530,520	717,163	738,010
Accounting Fees (Bach Accountants)	48,400	53,240	60,000
Management fees (6 months @ R15 000)	-	-	90 000
Audit Fees	3,750	3,750	4,000
Bank Charges	4,500	4,500	2,000
Electricity	15,000	15,000	15,000
Gardening	47,500	63,253	65,000
Insurance	15,000	15,000	15,000
Repairs & Maintenance	10,000	10,000	10,000
Improvements	20,000	20,000	75,000
Repairs & Maintenance: Swimming Pool	20,000	120,000	70,000

	2023/2024	2024/2025	2025/2026
EXPENDITURE	530,520	717,163	738,010
Security	301,600	337,650	367,510
Sewerage & Refuse	20,000	30,000	22,500
Water	20,000	40,000	30,000
Rates & Taxes	500	500	500
Surplus	42,014	(57,780)	(49,257)
Surplus with new management fees			(16,303)

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Appointment of Accountants and Auditors



Amari Property– Christo Jordaan



2025

MANAGEMENT PROPOSAL

Prepared for:
DE TUIN HOME OWNERS
ASSOCIATION

www.amaripropertymanagement.co.za

OUR PROPOSAL

DE TUIN HOME OWNERS ASSOCIATION

- Our fee is based on the number of units/sections. The standard management fee for the year 2025 will be **R140.00 (Exclusive of VAT)** per unit/section, per month.
- Therefore, the management fee will be **R29,120.00 (Exclusive of VAT)** per month, as 208 units/sections are currently registered.



Fee Structure

Monthly Management Fee

R19,750

*per month (ex VAT)

*The Fixed Monthly Management Fee (this is fully inclusive of all Services, but excludes the Owner Items and Additional Items listed below);



5. MANAGEMENT FEE

As remuneration for the performance of the functions and duties set out above, the Managing Agent shall be paid a fee of R 65.22 exclusive of VAT per unit per month, which fee shall accrue monthly in equal installments. The aforesaid fee shall be revisable annually. (We prefer that the increase correlates with the financial year of the Association).



Mr. S. Biggs
De Tuin HOA
De Tuin Crescent
Vredeloof

Dear Sir,

**Re: Vredeloof, De Tuin Home Owners Association – Administration Services
(208 Houses)**

We refer to your email dated 20 June 2025 and thank you for your enquiry regarding administration services for the De Tuin Home Owners Association.

We are pleased to submit our quotation for the administration of the HOA:

- **Monthly Administration Fee:** R5,500.00 (VAT inclusive)
- **Take-On Fee (Sage to We Connect U Migration):** R3,000.00 (VAT inclusive)
This once-off fee covers the complete setup of your information, documentation, and related data.

Please find attached an overview of our company and the services we offer.

We appreciate your interest and look forward to the opportunity of working with you.

Yours faithfully,


Mr. JP Bester

Members: D Smit, JP Bester, H Stander

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Swimming Pool
and Common
area (Park)



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Security

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Appointment of Trustees 2025/2026

Current Trustees are:

Chairperson: Chris Theron

Vice-Chairperson: Shaun Biggs

Secretary: Christine Swart

Pool / Park Maintenance: Evert Loo

Public Relations: Ilze Naudé

Treasurer: Dr David Naidoo

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General

Thank you for attending the
2025 Annual General Meeting for De Tuin