



SPRINGERBAAI ANNUAL REPORT

BY

CHAIRPERSON AND TRUSTEES

20 December 2021



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1. OVERVIEW BY THE CHAIRPERSON:

FANUS LE ROUX

A special word of welcome to all new members and house owners who joined the Springerbaai community this year.

It is our privilege to report back to the Home and Property Owners on the activities of the Board of Trustees of 2021.

The various portfolios were allocated as follows to the Trustees of 2021:

Fanus le Roux – Chairperson	General Management & Newsletter REVAG / FMHC Management Plan Springerbaai 20-Year Review
Wynand Pretorius	Finance, Legal & Insurance Budget 2021 & 5-Year Plan Internal Control Ombudsman Human Resources
Ian Grobler	Infrastructure: Roads/Water Network/Paths/Dams/Hides Green Energy Options – Wind Fire Risk
Des Doyle - Vice-Chairman	Aesthetics & BAC Special Projects (Boreholes & Image Improvement) Security
Ruben Opperman	Environment & Game Management Pre-cautionary Burns Eradication/Drought
Reuben Aldum	IT & Communications: Website/Facebook Policy and Procedure documents Promotion of Market Value

The Board of Trustees had 6 meetings during the year. Most of the meetings were held via skype.

1.1 Highlights of the year include the following:

- The Financial year ended on 30 September 2021 with a surplus of R298,000 of income over expenses and a cash surplus of R272,000, despite the emergency repair costs and additional expenditure on the drilling of the borehole.
- The Management plan was finalized and approved.



- There was a significant increase in the erection of new properties. The BAC approved 23 new Building plans this year, while four plans are currently under review. A total of 24 properties also changed ownership during the year.
- A Borehole has been successfully drilled that could deliver adequate water for the Bird hide and possibly the Blue Crane dam in the next year.
- Significant repairs and maintenance were completed on the roads including, resurfacing at the entrance gate, pothole repairs, re-gravelling, and the scraping of the main road in November.
- The boardwalks and viewing decks were oiled and repaired where necessary.
- A 3-way stop sign was placed at the T junction, new fire hydrant boards were installed, and some old signage boards replaced.
- The new viewing deck in Aalwynhoek was erected and two new benches were placed on the walking routes.
- To prevent the numerous water breaks caused by the high-pressure feeding line from the Municipality to the gate, two water lines were reconnected and/or replaced with a higher-pressure class pipe.
- No security breaches have occurred during the year.
- A moveable trial camera linked online to a cellphone app was acquired. This is to improve security and safety surveillance as well as monitoring traffic violations of increased construction contractor's traffic.
- Three fire units are placed strategically on the estate and are inspected once a week.
- A successful game culling exercise was completed in July - 12 Springbok & 8 Bontebok. Only 6 animals were lost due to broken legs, old age or being stillborn.
- We once again had a good year of rain and the removal of Suurvy, Rooikrantz and general weeds remain an ongoing challenge.
- Residents and staff participated in the International Coastal Cleanup Day on 18 September and our beach is cleaned weekly on Fridays.
- Ten new seclusion sites were established that provide benefits such as shelter for the game in poor weather conditions and an improved aesthetic appeal of the veld.
- A POPI Policy document was completed and implemented.



1.2 Matters still uncompleted or under investigation:

- The ongoing revision of policy and procedure documents.
- The Investigation into storage facilities for owners.
- Investigation of participating or an application with Cape Nature to get Springerbaai declared a nature reserve.

1.3 Review of 2022 plans

Vision/Mission Statement: *The vision of Springerbaai is to sustain a secure and protected estate for peaceful, a healthy and safe co-existence of human, animals, and nature by living in a harmonious environment where the needs of each are balanced.*

The vision supports the unique Ethos of Springerbaai by conserving the indigenous fauna and flora, maintaining the aesthetic architecture, using friendly, sustainable energy sources, and limiting disturbance to the natural environment whilst allowing for enjoyment of the property by the owners and appreciation of their investment.

- Apart from the normal ongoing repair and maintenance work, we propose a) to complete the infrastructure to get the borehole fully operational, b) to replace 2km of the Nautilus fence, and c) implement a few smaller projects.
- We propose a 4% increase in levies for 2022.
- The Budgeted deficit for 2022 is +-R288,000. We propose to finance this from the cash surplus of R272,000.

I would like to thank the Estate Manager, Talitha and her team for their loyalty and significant contribution this year to Springerbaai.

A special thank you to the BAC members Mark, Kathy and Des for their constant time commitment in reviewing new plans as well as inspecting building sites to ensure compliance of our Building and Aesthetic regulations. Your efforts are highly appreciated.



I also thank my fellow Trustees for the very time-consuming work and the respectful, patient, and positive way that we cooperated during the year. Unfortunately, Des Doyle was taken ill and hospitalised in May due to Covid-19. Des resigned in October suffering from severe long Covid symptoms. We wish him a speedy recovery and thank him for his valid contribution over the past 18 months.

To all Homeowners, we believe that we have been honest and fair in the way we performed our roles. We may not have satisfied everyone's wishes and demands but believe that the Trustees have managed to achieve most of its objectives for the year. Thank you to all members who have constructively contributed and commented to improve Springerbaai.

We hope to see you at the AGM on 20 December at 11am, at the Vleesbaai Church Hall, otherwise please ensure a proxy is handed to a fellow member of Springerbaai to ensure your interests are represented. All covid protocols will be followed and ensure you wear your mask.

2. GENERAL MANAGEMENT, REVAG & FMHC:

FANUS LE ROUX

2.1. Work conducted during the year:

- The Management plan was finalized and posted on the Owner website
- REVAG AGM will be held on the 18 December 2021.

2.2. Work planned for 2022:

- Finalise the 20 Year review document on Springerbaai history.
- Management to review, database of policy and procedure documents.
- Encourage the cooperation and assistance of members through working groups.
- Work on the sustainability of Springerbaai by managing risks and threats.
- Maintain Communication with other Estates and regional entities including FMHC and REVAG.

2.3. Objectives for General Management:

- Trustees and Management to work together for the aim of achieving the Estate's vision and detailed objectives.
- Ensure sustainability at Springerbaai.
- Ensure clarity and transparency of Trustee roles in terms of clear objectives and agreed procedures.
- Ensure Management & Trustees provide continuity in the Estate's management.



3. HUMAN RESOURCES:

WYNAND PRETORIUS

3.1. Work conducted during the year:

- Reviewing of Performance contracts and carried out performance reviews of staff.
- Gerald, the gate guard has resigned. A temporary person was appointed until a permanent replacement is found.
- Siphamandla Matomane has completed security training – level E.
- Matomane currently obtaining lessons for his learners licence test in January 2022.
- A Staff function/ was held for staff in February.

3.2. Work planned for 2022:

- Quarterly performance appraisals of all staff.
- Purpose Driven Training to be assessed and executed.
- Reviewing of regular major operating procedures.

3.3. Objectives for Human Resources:

- Ensure that employees have the right skills to successfully meet all work requirements of the estate.
- Limit staff turnover through fair treatment of staff and sound/fair management practices.
- Reward excellent performance through fair salary increases and bonuses.
- Develop staff abilities through training opportunities and by encouraging staff to take responsibility and ownership of their duties.

4. LEGAL MATTERS:

WYNAND PRETORIUS

4.1. Work conducted during the year:

- No legal advice to solve disagreements and issues was needed.

4.2. Work planned for 2022:

- Reviewing the structured procedures for Springerbaai.

4.3. Objectives for Legal Matters:

- To apply the Springerbaai Constitution and regulations objectively and appropriately.
- Be fair, respectful towards all owners should disputes arise.
- Create awareness of conflict resolution channels available to the estate e.g. Ombud.
- Protect Springerbaai against contractors and suppliers that do not meet proper contractual and agreement standards.



5. COMMUNICATION & MARKET VALUE:

REUBEN ALDUM

5.1. Work conducted during the year:

- We have successfully continued with WhatsApp as a form of communication. This works extremely well as an in-time forum and sharing of information can be communicated fast and efficiently. Currently, Talitha shares important communication with members on an as & when needed basis.
- The Facebook page numbers have grown from 131 to 154 members.
- The Springerbaai Facebook page is a closed page and only members and their families will gain access.
- The website was updated with the following:
 - Management Plan
 - Architectural Regulations 11th revision – September 2021
 - List of service providers
 - Environmental Plan
 - Game Management Plan
 - Finance Plan '21
- The total members on the website under the HOA login section is 65.
- The newsletter was sent out in March, June, and October.
- A bulk email and SMS platform was implemented to ease communication from management to members through Email Marketing Solutions.
- A draft marketing video for the website and YouTube was finalized and shared on our website and Facebook page.
- An increase of property sales took place during the year with 24 properties sold. 20 of these properties was land only with 4 properties being houses. The average price for land sold increased from R400 000.00 to R1 300 000
- Springerbaai has acquired a trial camera. It will be tested for multiple use purposes such as Game viewing and management, security measures, law enforcement and safety. This project is not in the full implementation phase yet.
- Enquiry into the possibility of Fibre internet connectivity was launched. Companies such as Open Serve, Frog Foot, Cyber South, VOX Telecoms and Axxess was contacted. The investigation led to a lack of infrastructure in our direct geographical region and no knowledge of infrastructure development planned, soon, from the respondents. Currently Springerbaai Homeowners make use of companies such as We do Wireless, Acorn and Local Link. These companies make use of Radio link line of sight internet. Thus, connecting via a small satellite dish from your home to a nearby tower and broadcast uncapped wireless internet between the hardware. We have collected feedback from permanent homeowners on SB with good feedback regarding DSTV streaming and general internet connectivity with some hiccups from some service providers during loadshedding. Pricing start from as little as R260 per month with 5Mbps to R1500 pm for 25Mbps etc.



5.2. Work planned for 2022:

- The website will be updated with policy and procedure documents review, photos, and other relevant information during the year.
- Investigation into a new survey platform has begun to create another communication forum where members can participate in opinion surveys current affairs and launch topics through the correct channels to be published. The platform in our trial process currently is Opinion stage.
- We are investigating Telegram as an additional communication tool for members that discontinued WhatsApp.
- To increase market value of properties at Springerbaai by improving our image by engaging in community projects such as tree planting days, beach cleanups, environmental education to preserve fauna and flora.
- To promote a sense of community between Springerbaai owners and members through sharing of photos and interesting stories via social media and the newsletter. Encouraging participation between all members. Organizing social gatherings where possible.
- Finalizing Trial Camera investigation. Implement and ongoing reporting.
- Organizing activities over the holidays such as funruns, beach volleyball, beach cleanups, game nights, etc.

5.3. Objectives for Communication:

- To maintain and improve open communication and relationships with and between Homeowners by making use of the following channels:
 - An electronic Newsletter at least 3 times per annum.
 - A website, Facebook group and other media such as WhatsApp, Telegram, Opinion stage, etc.
- To maintain transparency on the following:
 - Estate financial matters & input in budgets.
 - Major decisions made by Trustees.
 - Progress on actions taken by Trustees regarding management and maintenance of the Estate.
 - Suggestions and comments from Homeowners.
 - Create a tranquil and peaceful environment on the Estate by communication of the Regulations and Constitution to ensure compliance and to prevent disputes.

5.4. Objectives for Market Value:

- To promote the value and sales of properties by creating awareness via public social media channels and journal articles.
- Fostering a greater sense of community by:
 - Encouraging holiday activities such as funrun's, birding, beach cleanups and general beach plays, game nights, etc.



- Sharing of mutual interest stories (i.e. resident photos, local wildlife happenings and notable events).

6. INFRASTRUCTURE:

IAN GROBLER

6.1. Introduction:

The year 2021 continued with Covid restrictions which made maintenance sometimes difficult. Management however has now come to term with the restrictions and successfully worked around it albeit sometimes with a reduce manpower. The year resulted in several houses being build and this will add additional pressure in years to come.

Specifically, this will impact repair work on the roads due to the increased construction and delivery trucks. The effect of this during the early summer rain already resulted in emergency repair work required on tarred sections on steep inclines in November/December.

6.2. Work conducted during the year:

● Roads

The following work was done in February / March and November 2021:

- Sand seal sections received a re-juvenating spray: Boegoebult towards 82-84 and the section towards the viewpoint
- Main entrance to Springerbaai gate was resurfaced due to the existing seal on the turn off starting to severely break up.
- All potholes in the tar sections were repaired. This included some repairs done as part of the guarantee on the new section done in 2020
- Regravel: A 320m from the turn-off from the main road was re-gravelled as per schedule in the budget.
- A speedbump was added before the first Boegoebult turn-off
- Due to the rainy season the Blue Crane Road section was slippery. To rectify this a 50 mm layer of gravel was imported and mixed with the underlying clayey material. The road camber was also increased to aid run-off during rain. This seems to largely alleviate the problem
- Grasses and weeds were cleared within 300mm from the edge of all tarred sections on a regular basis to protect it from crumbling.
- Gravel was delivered at the Construction camp for the Estate for re-gravel work in 2022. The reason was to compensate for dwindling quarry volumes of good quality gravel in the vicinity.
- The main road of 5km will be scraped in November / December 2021, prior to the holidays.
- Sand seal sections damaged due to the building activities will be repaired in November / December 2021.
- Springerbaai staff undertook minor repairs during the year but more frequently due to the good rainfall.



- Pot-hole repair on gravel sections of the roads,
- Shaping and clearing existing storm water side drains
- Keeping plant and weed growth in check on the road verge

- **Bird Hide**

The bird hide dam is now filled with water from the council in the drier months.

- **Board Walks**

- The normal oiling of the board walks and viewing decks was carried out during October. The repair and replacement of loose and broken boards are done when needed during the year.
- Major repairs to the boardwalk planks and hand railings were done in October.
- Slippery sections on the boardwalks rubber have been re-placed.
- The palisades are painted and treated throughout the year.
- The white lines will be repainted during November.

- **Signage**

The following signage was replaced:

- The 2 signage boards were replaced on the beach.
- At the Kershoutkruin turn-off board the house numbers were added.
- Extra Fire hydrant boards were installed where required.
- All the speedbumps received reflective boards.
- House number boards were replaced where necessary.
- Stop sign at Boegoebult
- Chevron boards placed strategically at the construction camp
- Additional signage was placed at the T-junction on the main road to Aalwynhoek & Bosbokrand
- 3-Way stop signs were placed at the main road T-junction; this was a necessity due to the increase of traffic following from the increase in building activity. Several owners complained about trucks and construction vehicles not stopping or slowing down at the junction.

- **Additional benches**

Two benches have been added to the walking routes.

- **Boundary Fences**

Openings created under the fence by small animals are being repaired on a continuous basis by the Springerbaai maintenance team.

Part of the eastern side fence of the estate will be replaced in 2022 as per budget.



- **Fire Equipment**

Existing fire hydrants were serviced in June and the fire extinguishers of the members' homes were serviced in November. New homeowners must please inform us if they have fire extinguishers, and they will be added to the annual service list.

The 3 fire units are placed strategically at the following points: Gatehouse, concrete reservoir, and the viewpoint parking area. They are inspected and tested every week.

The fire boxes at the entrance of each phase consists of a 30m fire hose that can be connected on the estates fire hydrants and at the box there is a fire beater. These boxes / hoses are inspected and tested every 3 months.

- **Super Sewers**

Normal maintenance by Omnisolar on the sewer pumps and associated infrastructure was carried out on a regular basis until the end of June.

The maintenance contract was ended by Omnisolar in June. The sewage systems are now checked and maintained by Springerbaai staff. Where specialized work is required, this will be outsourced.

- **Water Network**

Water Reticulation Improvement

- Due to the high pressure at the gate house and nursery, causing numerous water breaks, the following was done:
 - 40mm water line was connected to the construction camp reservoirs and disconnected from the main municipal feeding line. There was one further major water break on the 75mm water line between the Municipal supply line and the new pressure reducing station and was replaced with a higher-pressure class pipe.
- It is recommended that houses which are rented out as guesthouses should comply with the requirements of SANS 10200 – T (4.58).
- Maintenance at concrete reservoir:
 - The outlet pipework was cleaned of rust and painted.
 - The vents on top of the reservoir were rusted and needed to be replaced.
 - Vents were provided with proper filters to keep bugs and dust out.

- **Borehole**

- The borehole drilling commenced and was completed on the 9th of July 2021 The depth reached was 102meters. A geohydrological investigation was conducted in August in two



stages to assess and evaluate the productive capacity, water quality and sustainability of the aquifer.

- The delivery of the hole and the quality of the water was less than anticipated however still sufficient to warrant the installation of a solar powered pump. Although the water contains too high a concentration of salts for domestic use it is usable for the animals specifically as fresher water from the council will still be available at other areas on the estate and can be mixed with municipal water. The water from the borehole will for now primarily be delivered to the Bird Hide Dam. It will however be available for delivery to houses by tankers in case of an emergency to service at least the toilet systems. With tri-osmoses the water can be made potable but the cost of this does not warrant the installation of such systems at present. It will also be used as far as possible for the re-gravelling and maintenance of roads.
- Depending on the volume that can be sustainably supplied the borehole may in the future be used to augment supply to the Blue Crane Dam.
- It was approved by the Trustees to equip the hole within the AGM 2020 mandate to re-direct funds within the annual budget of up to R 200 000.
- The installation is currently underway. The following is being installed behind the bird hide:
 - Solar system for the pump
 - Bore hole pump
 - A Hut is constructed with Nutec board (fibre cement) for pump equipment and a future toilet at the Hide. Allowance has been made in the budget to outfit the toilet and if the budget is approved the installation will proceed.
 - Two rainwater tanks for storage and possible chlorination of the water before filling the bird hide dam.
 - The bird hide dam will hopefully start receiving water from the borehole during the December holiday season.

6.3. Work planned for 2022

- **Blading (grading) of primarily the main access road:** Funds have been allocated to grade the gravel access road twice during 2022.
 - This work has been scheduled to take place in March / April and late November 2022.
 - The blading operation will focus primarily on the sections of road where severe corrugations may form due to the amount of construction expected to take place during 2022.
- **Re-juvenating of sections:** No tar sections will be chipped & sprayed. Pothole repairs will be done on the tar sections.
- **Speedbumps:**
 - Filling of “driffies” in phase 1 (Aalwynhoek)
 - Replaced with speedbumps.



- **Re-Gravelling of sections of the main access road:**

- In accordance with the decisions taken at the previous AGM (December 2018), the next section to be re-graveled will start at the entrance of Boegoebult to the turnoff to Melkhouthoek approximately 425m.
- This work is scheduled to take place during February / March of 2022.
- Once this section has been re-gravelled there remains approximately 1 km of the main access road.
- The last section of the main road will be done and budgeted for in 2023.
- This implies that in 2024 re-gravelling of the main access road will once again focus on the section of road starting at the Gate House.
- Internal gravel roads generally carry less traffic at much lower speeds. These roads are inspected regularly and depending on the condition of these roads, maintenance work will be planned and scheduled accordingly.
- The road in Boegoebult will be extended by 26 meters to supply access to two properties.

Work on the roads planned is re-assessed on a continuous basis through the year as it becomes necessary due to specific situation as is now happening with the increased building activity.

- **Security Fence:** The budget for 2022 has allowed R225,000 for a 2km section to be replaced on the eastern side (Nautilus side) of the estate. The remaining 2km is scheduled for 2023.
- **Boardwalks:** The usual boardwalk maintenance is again scheduled to be done during October / November of 2022.
- **Water**
We have embarked on the monitoring of all water meters to check for differences between water paid to the council and what is measured at houses. To do this, we need to repair certain water meters not working and install new ones at strategic places in the main lines.
- **Sewers and Pump station:** The normal preventative maintenance of the sewers and pump station equipment will routinely be done throughout the year.

6.4. Alternative Energy Sources

No further investigation has been done on alternative energy sources.

6.5. Objectives for Infrastructure:

- Maintain our Assets to achieve maximum economic life
- Optimize spending on infrastructure to minimize the effect on future levies.
- Supply infrastructure as required by the homeowner's expectations.
- Investigate new developments to enhance homeowner's lifestyle within economically viable parameters.



7. RISK MANAGEMENT:

FANUS LE ROUX

7.1. Work conducted during the year:

- Annual Southern Cape Fire Protection Association audit on all the fire equipment on the Estate and surrounding Estates.
- Fire units placed strategically: One fire unit placed at reservoir, one unit at the Gatehouse and the extra unit placed at the viewpoint.
- The fire units are inspected on a weekly basis and inspections logged in a register. (The inspections consist of checking tyre pressure, checking oil, fuel, plugs and water level, the unit is opened and sprayed)
- Instructions how to operate the unit has been placed on the unit.

7.2. Work planned for 2022:

- Carry on requesting that members complete fire compliance work on gas, electricity, and generators.
- Do the grass burn.
- Train permanent members to work the bakkie sakkies.
- Review and update the Risk management plan.

7.3. Objectives of Risk Management:

- Adequate risk management, protection of human life and our assets
- Minimise risk, protect our lives and assets through the implementation of an adequate and appropriate risk management plan.
- Detect threats and propose appropriate and timeous reactions.

8. SECURITY:

REUBEN ALDUM

8.1. Work conducted during the year

- We are pleased to report that no security breaches have occurred.
- Management did arrange an introduction security meeting at Springerbaai in February with neighbouring estates.
- A WhatsApp group was created between Estate Managers from Moquini - Fransmanshoek
- Security patrols were done by Gerald, and when he resigned, Matomane, one of our general workers, continued to patrol, in addition to his current duties on the estate. We now have scheduled 12 patrols per month during weekdays



- Matomane has his qualifications for a Grade E in the Security Industry. We will send him for a higher-level qualification in 2022.
- We continue to enforce access procedures to the estate and maintain a data base of all persons residing on the estate daily.
- Homeowners must ensure that they use workers that have police clearance. Owners should contact Management for advice if they need a general worker.
- Dummy cameras were installed in 2020 at vulnerable access points such as boardwalks and likely entrance points on the perimeter. It is felt that these cameras are a cheap form of deterrent.
- A trail camera was purchased in November and was placed strategically on the estate to monitor and manage game, traffic violations and for security/safety purposes. Footage in the form of pictures and video is being send via MMS to two designated cell numbers as well as email addresses in real time. This forms part of an ongoing investigation and will be broadened upon positive feedback.

NOTE:

The security portfolio at Springerbaai must not be confused with that of a typical security company providing radio monitoring and armed response. Gerald / Matomane was instructed to observe and report and is not to engage in the event of an incident. Management has an arrangement with an armed response company to assist in the event of Gerald /Matomane detecting a threat. Homeowners wishing to engage the services of an armed response security company can obtain details of companies currently providing a service at Springerbaai from management.

We have been fortunate at Springerbaai to date but must not be complacent. Crime is on the increase in our area.

8.2. Work planned for 2022

- Regular fence patrols and inspections as well as daily Management inspections to continue.
- Management to arrange another security meeting at Springerbaai with neighbouring estates.
- Continued active gate control and recording of entries & incidents.
- Continued engagement with surrounding estates regarding local security matters.
- Continue with Matomane doing visible night patrols.
- Maintaining the electric game fence sections.
- Replacing a 2km stretch of fence on the Eastern side of the estate.



8.3. Objectives for Security:

- To involve neighbouring estates/farms proactively in increasing visibility of security measures especially around peak holiday times,
- The patrols and access controls are to be maintained,
- To increase awareness amongst owners to remain vigilant and take ownership of their security.
- To sustain a secure and protected estate for a peaceful, tranquil, and safe lifestyle by maintaining current security measures (beach gates, cameras, patrols, electric fences, and computerised systems).
- Guiding Principles:
 - Security breach/incident reports to be kept up to date and reviewed monthly by Security Trustee and Estate Manager and presented at Trustee meetings.
 - Breach file is an official document.
 - Breaches to be fully investigated and improvement plans developed as and when deemed necessary.

9. ENVIRONMENT AND GAME MANAGEMENT:

RUBEN OPPERMAN

GAME:

9.1. Work conducted during the year:

- 2 game counts were conducted (March & one to be done end of November).

Springerbaai Game Counts				
Date	Springbuck	Zebra	Bontebok	Grey Rhebok
2021 MAR	82	16	45	3

- Drinking troughs were checked & cleaned on a regular basis.
- Trophy blocks were put to help maintain game health and provide vital trace elements for the game.
- Game min hoof & horn was added to drinking water on a prescribed basis for game health.
- Regular patrols were done to assess the health and condition of the game & the grazing condition.
- Fence line patrols were done to check for snares & condition of fence.
- All data sheets were kept up to date.
- Camera traps were put out in conjunction with the conservancy to monitor the use of the previously burnt Renosterveld areas by the larger animals. Very few animals are making use of this area, most likely due to a thick unburnt belt of bush shielding it.



- The 2 Damara Springbuck Rams were closely monitored to see how well they adjust to the veld. After culling event, the bigger male was seen to have kicked out the older alpha male and has taken a harem of females that is about three quarters of the female population. This is good news for the genetic pool of our Springbok.
- A look into possibly introducing Red Hartebeest was conducted, Matthew Kingma a previous student at Fransmanshoek is using this as an assignment for his advanced Diploma at Nelson Mandela University and will make it available to us with his recommendations once it has been reviewed by the Professor.
- Animals that were sick or injured were attended to, veterinary advice or assistance was sought out where needed as to the cause of any arising issues, and treatment thereof.
- Losses were as follows: 2 Springbok (1x Dronktou poisoning & 1 x broken leg) and 4 Bontebok (2x Stillborn, 1x broken legs and 1x old age). A total of 6 animals lost.
- An investigation into stillborn Bontebok calves was conducted after 2 were found withing a week of each other. The cause most likely being a lack of trace elements in the grazing (mostly Copper) during important stages of Gestation. This is normal in our area.
- A study into feasibility of using borehole water to fill the dams & as a potential water source for game was conducted & recommendations given.
- We had a good crop of young bontebok & Springbok this season. 29 Springbok lambs; 12 Bontebok lambs and 1 Zebra foal have been recorded to date (8 November 2021).

Culling in 2021:

- Culling was completed between 26 July 2021 to 30 July 2021.
- Three tenders were obtained and a contactor offering R30p/kg for Springbok and R30p/kg for Bontebok was appointed.
- A total of 12 Springbok & 8 Bontebok were culled.
- A different method was tested and proved to be far more effective and less stressful on the game that remained, this method is the way forward for the Estate.
- The culling also provided a sample of the overall populations of game and allowed us to have an in-depth look at the health of the game and adjust any measures to try and improve on health wherever possible.
- All offal was donated to the Springerbaai team.
- Culling was a success with no “kwesbokke” left behind in the veld.
- A full report is available on request.



Game numbers comparison 2019, 2020 & 2021:

Springerbaai Game Counts 2019 to 2021				
Date	Springbok	Zebra	Bontebok	Grey rhebok
2019 MARCH	94	13	25	2
2020 OCTOBER	74	15	43	3
2021 MARCH	82	16	45	3
2021 NOVEMBER	116	19	48	3

9.2. Work planned for 2022:

- 2 Game counts.
- Continued patrols and monitoring of game species.
- Continue with and revise the use of mineral licks and supplements added to drinking water.
- Additional feed if circumstances require.
- Create and revise a long-term genetic management plan for the larger game species found on the estate.
- Obtain input from an Environmental consultant to assist with revising various management plans and overall guidance.
- Culling of Springbok & Zebra. Possibility of selling Zebra alive. Spread out over more than one event.
- Repair section of Eastern fence to hold game & improve security.
- Continue to sow grass seeds to improve grazing quality.
- Obtain approval to introduce Red Hartebeest.
- Review procedures involving game and update where necessary.
- Update data lists and species lists of smaller species of animals found on the estate.
- Clean drinking troughs regularly.
- Continue placing camera traps out with the conservancy to monitor the lessor seen game species.

ENVIRONMENT:

RUBEN OPPERMAN

General Information:

- For the second year in a row, we have had good rainfall at Springerbaai, a total of 501,5mm has been measured at the gatehouse and a total of 508,5mm has been measured near the reservoir (up to 15/11/2021). Last year up to 15/11/2020 we experienced 574.5mm of rainfall at the gatehouse and 422mm near the reservoir.
- Due to good rains our veld is in a good condition growth wise, and the grasses have been able to reseed well for a second year in a row.



Suurvy Removal:

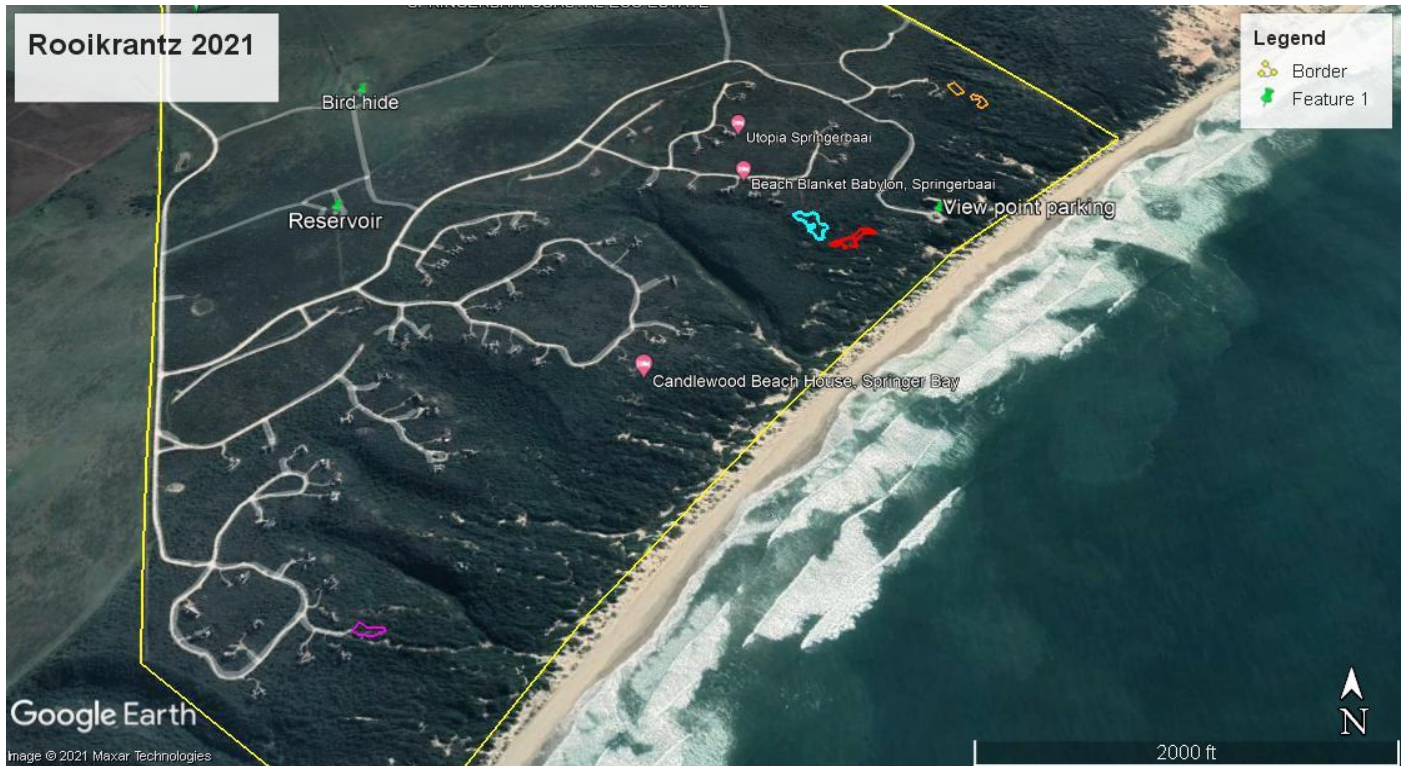
- Last year we were able to make use of a tractor and gropper to clear close to 21 hectares of land and were able to do follow up removals by hand (just under 13 hectares). This year we decided to focus solely on hand removals to catch up with the gropper work and go over areas done last year.
- To date we have hand cleared an area of 10,5 hectares that was gropped last year.
- Due to some of the areas being left for close to a year after gropping, along with good rains the suurvy came back fast and this caused us to clear a slightly smaller area that was far denser with year old suurvy seedlings.
- Areas that were followed up on by hand last year were monitored for regrowth of suurvy. Suurvy seedlings were hardly observed, and this is more than likely a result of our grass reseeding program and natural reseeding,
- Areas seeded with grass seed were also given sparse branch cover to see if that shading effect will aid the growth of grasses.
- Due to the abundance of rain and the growth of the grass, the shadow of the grasses has helped stunted the growth of the suurvy.

Rooikrantz:

- This year we were able to clear a total area of 1 hectare, while this number may seem small it is a lot in terms of Rooikrantz.
- A total of R19810 in sales of firewood has been made to date (15/11/2021) for 2021.
- A second tree popper has been acquired and both are put in use to remove seedlings that pop up in previous cutting areas and all over the estate.
- Previous cutting areas are monitored between every 3 to 6 months for seedlings.
- Along the Nautilus (Eastern) Fence line, where cutting was completed many years ago, we have cleared a strip of 50 to 100m that is almost completely devoid of seedlings. The natural bush along this strip is coming along nicely and hopefully soon we will be able to make this belt that's free of rooikrantz bigger with time.
- Areas near the houses in Skilpadplaas and Melkhouthoek were cleared of younger trees and seedlings.
- Near the Alwynhoek boardwalk we were able to cut down many trees, helping us push the belt back further.
- A section at the start of the boardwalk in Melkhouthoek also had larger trees cut down and used for wood.
- Larger branches were removed from site and taken to the construction camp, where it could be burned off safely (Brush burn 09/11/2021).



- All wood was taken down to the gatehouse where it was cut smaller and split by casual labourers.



Nursery:

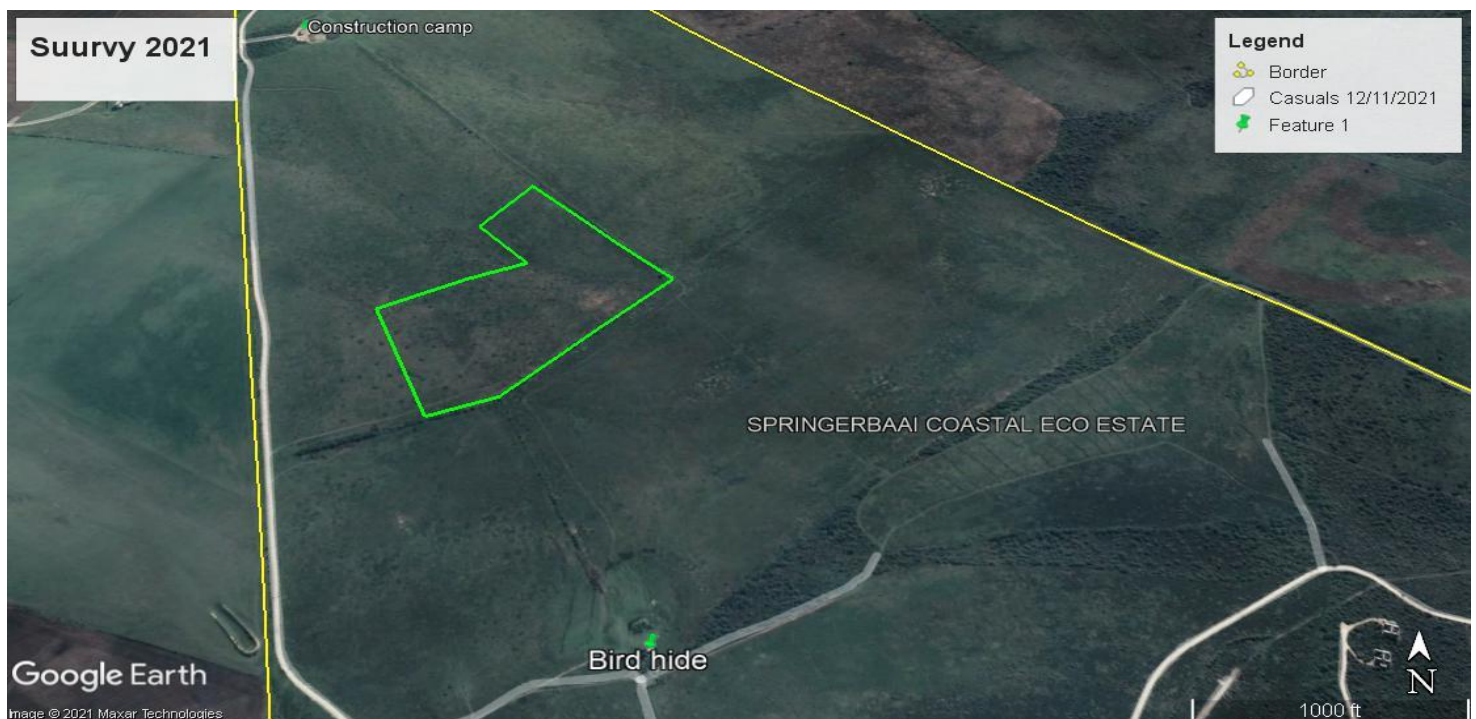
- To date for 2021 the nursery has made a total of R11460 in sales. We would like to thank the owners for supporting the nursery.
- Various seeds for plants were collected from all around the estate to propagate them.
- Building can commence after the accredited horticulturalist, on behalf of the owner, has removed the plants from the property. The estate has 2 days to rescue more plants and these plants are sold to owners or utilized for veld rehabilitation. We would like to thank an owner for making herself available to help us replant the rescued plants. The plants removed by the horticulturalist, employed by the owner of the property, are kept in the nursery until after the building process is completed, then the plants are replanted back on the site. We take care of the plants on behalf of the owner at the nursery.
- The estate has removed between 600 to 700 plants for the nursery.
- Regular maintenance of the nursery was conducted (weeding, watering etc.).
- Our worm farms are doing well and are helping to keep our plants strong and healthy.
- A second compost heap was built to try and help us become self-sufficient in terms of compost.



- 190 plants have been used for veld rehabilitation to date from the nursery for 2021. All of them going to 3 seclusion sites.
- Production by seed has remained the same, tests were done to try and reproduce plants by cuttings, so far it is mildly successful. The greatest cause for increase in the rescuing of plants.

Weed Control:

- Due to sustained good rain this year we have had a significant increase of work with regards to weed control, as conditions are more conducive to germination of seeds and reseeding.
- Problem areas include roadways (Weeds and grasses root systems are known to degrade roadways faster), and areas in the veld where exotic or poisonous weeds can cause harm to our grazing quality and or the game species that roam the estate.
- Examples of problem weeds include Mexican Poppy; Dronktou; Fleabane species and Devils apple(olieblaar).
- Problem weeds in the veld are identified beforehand and are then removed by hand by the Springerbaai team.
- We cleared a combination 6 hectares of Fleabane in various areas of the veld.
- Half a hectare of very dense Dronktou was removed from an area that is used a lot by the game.
- Vast areas of Mexican poppy were removed throughout the grazing.
- Olieblaar were around 90 percent less prevalent, a testament to our large operation to remove them before seeds were formed.
- Roadways were sprayed for weeds as was required and dictated by rain conditions.
- Fences were sprayed and or cleared of weeds to allow for the electric fence to work properly.





Beach cleans:

- Every Friday Staff conduct a beach patrol and collect any rubbish.
- Any larger items reported to us were also removed (i.e., large fish net and drums).
- On 18 September Springerbaai took part in the International Coastal Clean-up Day in collaboration with Dana Bay; Fransmanshoek and Gouritzmond Conservancies.
- A total of 6 people were present: 3 Residents, Jade, a Fransmanshoek Student and Talitha's Daughter. We covered the section from the viewpoint to Rooiwalle (on the way to Nautilus Bay). Next year we hope for more volunteers.
- All items are recorded and weighed for this clean-up and sent to Oceans Conservancy for scientific research. Springerbaai managed to pick up a total of 526 items weighing 33.03kgs.
- Less nurdles were observed this year, The work of Spilltech is showing good success.

Prescribed burns:

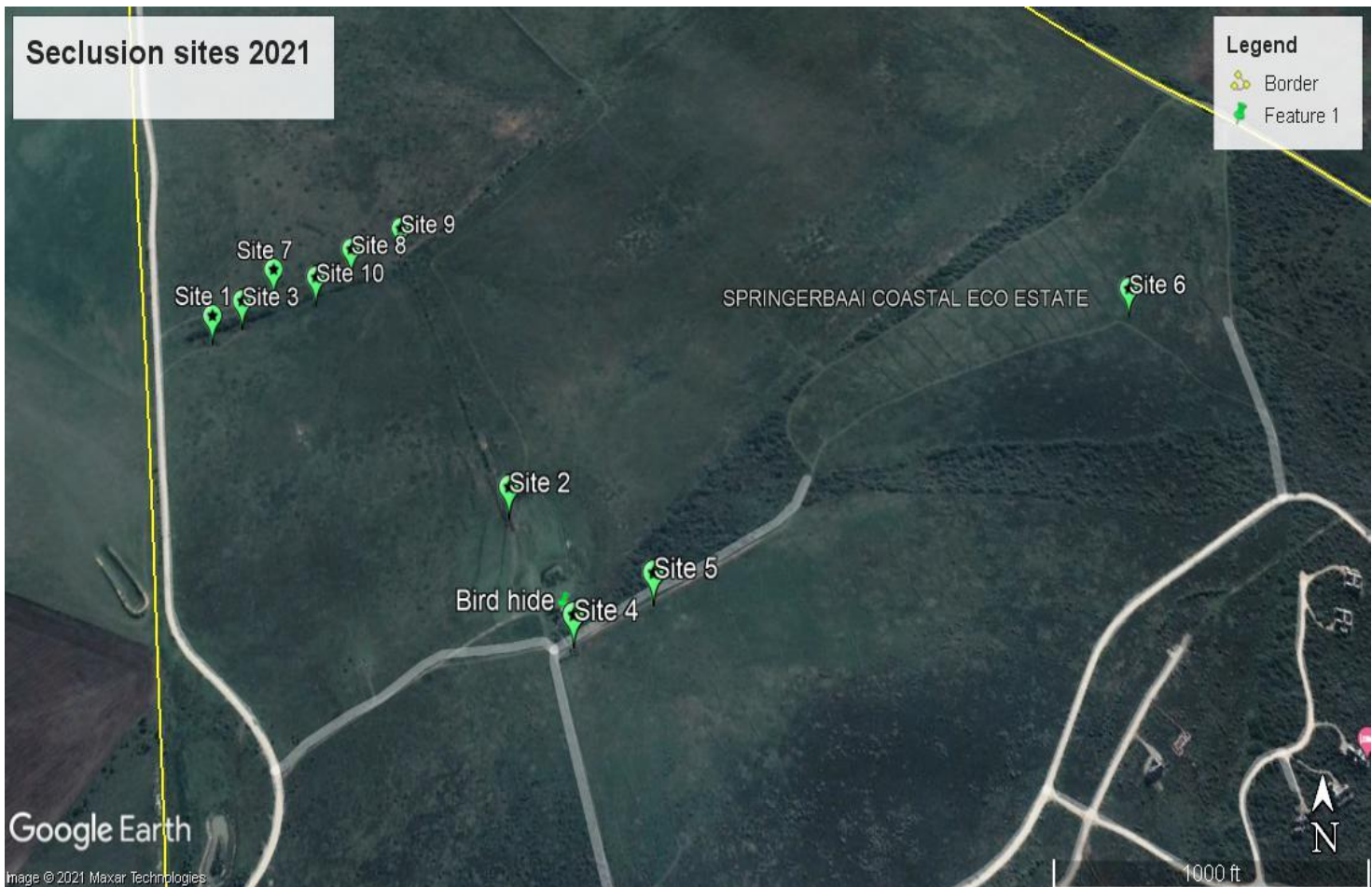
- Prescribed firebreaks were maintained. A new firebreak along the eastern fence was cut in late October as an extra line of defense.
- A Bossiekapper was used to cut fire breaks.
- The planned burn for 2021 in the grassland and Renosterveld did not happen as the weather conditions did not provide us with a good window to burn. The wind was either too strong or veld to wet due to rainfall. The burn has been postponed to 2022.
- The Renosterveld area burnt in 2020 was carefully monitored and the succession progress is good.
- This burn provided the team with valuable experience and a good test for the fire equipment that the estate owns.
- All our fire permits are in order and are renewed once they expire.

Seclusion sites:

- With all the building activity on Springerbaai, an opportunity was seen to make use of the brush and topsoil that was removed to kick start the seclusion sites and extend the areas of bush found on the estate. This would serve multiple purposes, such as shelter for the game in poor weather conditions and an improved aesthetic appeal of the veld (Currently a lot of the bush is in linear form.).
- There are 10 seclusion sites on the estate, 9 of these sites are close to the bird hide and old fence line that forms a linear brush line. The last site can be found along the yellow walking route, this site will have more of a fynbos/renosterveld feel to it.
- All completed sites have been packed with dry brush that comes off the estate, this serves the purpose to shade, protect and act as a long-term natural fertilizer for the plants.



- 3 sites have been planted with plants from the nursery and aloes that were hanging into the main road, aloes are well known for developing roots after being cut.
- Grasses have also been sown on site 1 & 3 and once conditions are right more sites including site 2 will be sown with grass seeds.
- **Site 1:** Completed 31 March 2021 and has been the focus of my monitoring of a well planted plot. This plot 6 months later was hardly recognisable such was the regrowth of grasses and the planted plants.
- **Site 2:** This site was planted with cut aloes, packed with brush, and left to see what removed brush would resprout and seeds would germinate. Completed Mid-April 2021.
- **Site 3:** Completed 27 October 2021. Planted with nursery plants and seeded heavily with Couch grass. Will be focus of monitoring over summer.
- Monitoring of sites was done on a regular basis and will continue to monitor the success of the project.





Walking Trails:

- All walking trails were maintained, some were cut by means of a bossiekapper or weed eater, others were trimmed for encroaching bush and branches.
- 2 new benches were added along the white & yellow walking routes.
- A new walking route was created between Melkhouthoek and Skilpadplaas, it follows where the new high-pressure pipeline was laid. The route is marked with blue feet.

9.3. Work planned for 2022:

- **Suurvy:** Having caught up on most the area gropped in 2020, we plan to use a part of the budget to use the gropper again, and right behind it make use of casual labourers to hand pull smaller pieces/seedlings out. We will try follow up in areas that may need a second removal treatment. Reseeding cleared area with grass seeds should continue.
- **Rooikrantz:** Continued cutting of the rooikrantz belt closer to houses on the estate to push the belt back down the dune slowly, thus lowering the fire risk near the houses. Selling wood to owners as firewood. Monitor the regrowth of seedlings in cleared areas and remove them, slowly allowing the natural bush to come back.
- **Weed Control:** Weeds Along the fence line and roadways will continue to be sprayed as is needed (rainfall dependent). Exotic and problem weeds in the veld will be dealt with as best as possible as they pop up, preferably before they make seeds.
- **Nursery:** Carry on adding plants to the nursery and creating a larger variety of plants available to owners and management for planting. Maintenance on some of the infrastructure will need to be started.
- **Controlled burns:** Prepare all precautions before any planned burns (Fire breaks etc). The second section of renosterveld is scheduled for April/May 2022. Monitoring will be vital and must carry on, this will help us set up a burning cycle that suits the needs of the estate and allow for a set long-term plan. **Seclusion plots:** This project will be continued into 2022 and beyond. It is an innovative way at upcycling after a human disturbance to the environment. Monitoring will be vital to measure the project's success.
- **Beach Cleans:** Regular organised beach cleans can be organised in busier holiday periods. Participation in the International Coastal Clean-up by the estate in 2022 should continue for the foreseeable future. Friday beach patrols will continue.
- **Bird hide:** With water in the borehole near the bird hide, a wetland can be planned and created. More trees and bushes can be planted as well creating an inviting space for birds and other animals.
- **Importantly most of these projects mentioned are long-term and often full results will only be seen further down the road, therefore emphasis on monitoring is especially important.**



9.4. Objectives for Environment and Game

- Maintain and protect the natural environment (fauna & flora).
- Ensure aliens are eradicated especially where they present a fire risk.
- Introduce sufficient natural disaster precautions and planning e.g. Fire breaks & reaction procedures.
- Participate in REVAG against large-scale developments in our region.
- Improve the use of green alternative resources and reduce waste and pollution.
- Encourage water saving measures as well as rainwater harvesting and storage.
- Reduce unnecessary driving on the estate.
- Protect fauna and flora.
- Game to be cared for and grazing carrying capacity used to determine ideal game numbers. This will be guided by the Game Management Operational procedure.

10. BUILDING AND AESTHETICS:

FANUS LE ROUX

10.1. Work conducted by BAC during the year:

The Building & Aesthetics Committee convened 11 times during the year.

- **House 28** - submitted plans for a double garage and room above garage, which was approved and by Council and Contractor to started building in February 2021.
- **House 109** – Plans were approved by Council, DEFF approved permit and building commenced in May, occupation letter was issued in November.
- **House 47** – Plans were approved by Council, DEFF approved permit and building commenced in July.
- **House 42** – Plans were approved by Council, DEFF approved permit and building commenced in July.
- **House 34** – Plans were approved by Council, DEFF approved permit and building commenced in March, BAC issued an occupation letter in September.
- **House 24** - Plans were approved by BAC and Council, DEFF approved permit and building commenced in August.
- **House 134** – Plans for carport was approved and work completed.
- **House 114** – Plans approved by BAC and Council, DEFF approved permit and building commenced in August.
- **House 75** – Plans approved by BAC and Council, waiting for DEFF permit.
- **House 13** – Plans approved by BAC and Council no building has commenced.
- **House 105** – Plans approved by BAC, owners withdrew plans from Council and sold property.
- **House 133** – Plans approved by BAC, Council and no DEFF permit was needed, building commenced in June.
- **House 135** – Plans approved by BAC and Council and no DEFF permit was needed, building commenced in June.
- **House 100** – Plans approved by BAC



- **House 102** – Plans approved by BAC for alterations, moved a section of the deck and pool. Building commenced in August.
- **House 136** – Plans approved by BAC and Council and no DEFF permit needed, building will commence in 2022.
- **House 128** – Plans approved by BAC and Council and no DEFF permit needed, building commenced in October 2021.
- **House 118** – Plans approved by BAC, currently at Council for approval.
- **House 80** – Plans approved by BAC for garage, plans approved at Council building commenced in September.
- **House 88** – Plans approved by BAC and Council, DEFF permit approved, and building commenced in September.
- **House 69** – Plans approved by BAC and Council, received DEFF permit, and building commenced in October.
- **House 52** – Plans approved by BAC and Council, waiting for DEFF permit and building will commence in 2022.
- **House 85** – Plans approved by BAC and Council waiting for DEFF permit, building will commence in 2022.
- **House 39** – Plans currently being reviewed by the BAC.
- **House 26** – Plans approved by BAC and plans to be submitted to Council.
- **House 125** – Plans currently being reviewed by BAC.
- **House 119** – BAC currently reviewing plans for addition to house.
- **House 50** – BAC currently reviewing plans, previous plans approved and re-submitted plans.
- Income generated by the BAC: January – December 2021 – R 123 020. Travelling expenses for 2021 - R 46 225.
- Ideas for a Greenhouse structure were investigated and will not continue due to the elaborate process to obtain approval from Environmental affairs and the fact that any structure will form part of the current construction footprint limitation of 250 square meters per property.

Storage facilities investigation:

- The 2021 AGM requested us to investigate the introduction of storage facilities at the construction camp for Springerbaai and for members to rent. The rent option is not considered viable as it would require members collectively to finance the expensive capital cost of at least R100,000 per unit. That implies that alternatively, individual owners each must carry the cost which creates the complication of ownership registration on common land. The BAC is not yet comfortable and ready to make a viable recommendation and will do a detailed survey among owners on the real need of such a facility.



Synthetic Thatch Investigation:

The BAC and the Trustees have decided against this option due to the following:

- Due to the structure of the synthetic thatch, “wolweneus” designs are not possible, it would allow gables only.
- The synthetic parts of the eaves are not of the same thickness of normal thatch eaves and is like a tile on a constructed roof. Similarly, it is also problematic for the visible part of the 500mm overhang.
- No proper actual examples of synthetic thatch roofs could be inspected, and the suppliers did not respond on requests for quotes.
- Synthetic thatch simply does not look aesthetically appealing in any way.

Architectural regulation revisions: SEPTEMBER 2021

- The latest Architectural Regulations were emailed to all members on the 4 October 2021.
- The following Regs. were adjusted / added:
 - External awning enclosures: (Refer Regs. 7.13.3)
 - Flue or vent pipes: (Refer Reg. 7.15.5)
 - Landscape berms: (Refer Reg. 7.22.9)

10.2. Work planned for 2022:

- The following proposed plans and building activities to commence: Erf: 85, 50,26,39,119,136,52.
- BAC Inspections on the following building projects: 24, 42, 69, 80, 88, 128, 133, 135.
- Continue to ensure optimal rainwater ‘capture’ & storage at the various Springerbaai facilities & structures are introduced.

10.3 Objectives for BAC:

- Endeavour to maintain a unique and tranquil estate and ensure that fauna & flora are not disturbed.
- Maintain the current ‘Architectural style’ and building aesthetic but continue to review & revise A&B Regulations as & when deemed necessary to improve our lifestyle and sustainability.
- Review measures that improve sustainability by keeping up with technological advances in Energy efficiency (solar & wind power generation), conservation & exploration of water resources on the Estate.
- Ensure all existing buildings and infrastructure are maintained at a high standard.
- Improve public areas & Management facilities on the estate.
- Ensure disputes and complaints are fairly investigated by the BAC and Trustees.



11. FINANCIAL REPORT:

WYNAND PRETORIUS

After two difficult years due to the Covid-19 pandemic, economic constraints due to this pandemic, job losses and other financial factors, we are looking forward to a much better 2022. With the local elections under 2021's belt, the local economy should stabilize.

As you are all aware, a few years ago, the financial year and budget year was again separated. The latter coinciding with the calendar year (January – December) and the financial year running from October to September.

For the financial year that ended September 2021, we are pleased to advise that our income was slightly better than forecast with R72 336,00. We can also report that 99% of levies were recovered with a less than R4000 outstanding but we are confident that this will be paid before end 2021.

General & admin expenses were in-line with budget. We underspent on Repairs and Maintenance, and this was due to road maintenance. Our Heat Light and Power, Game Management as well as Security, Fire and Health & Safety were all well under budget.

Salaries and Wages were overspent with R35 874,19. This over expenditure was because of two main factors. Firstly, we moved the cost for security patrols from Security to Salaries as this is a SARS requirement. The person who was compensated for security patrols was a full-time employee and the remuneration for the patrol's forms part of his income. Secondly, two of the workers' salaries were increased as they were performing higher duties such as supervising as well as driving.

Therefore, our total Operating Expenses had a saving over budget for the financial year of R276 701,23. This saving we are however planning to spend on the borehole which expenditure was approved at the previous AGM.

Lastly, we can report that the Capital Spending was slightly underspent with R11 528,00.

Looking at the next budget, our main source of income, levies from Homeowners, increases to R2 385 000. We therefore propose a 4% increase, and this will be tabled at the AGM for approval. You might remember that we had no increase in the previous financial year.

Looking at other sources of income, there is an increase in building activity. This results in an increase in BAC, nursery, and remotes. We are also planning to spend capital on water meters for the reservoir tanks and this will assist us in recovering water usage from Homeowners. We also foresee some income being generated from Game Sales.

Our total budgeted income therefore increases with 7%.



As far as the Operating expense Budget is concerned, the main factors increasing our spend is Repairs and Maintenance on roads. The rest of the expenses are all in line with only Salaries and Wages slightly higher than inflation at 7%. Remember the explanation above that security patrols will also now form part of salaries. Operating spend on security is 35% lower than the previous budget.

We are proposing to increase our Operating Expenses over the previous budget with 6%.

For the 2022 Capital Budget the increase over 2021 is 76%. The following Capital Expenditure is proposed:

- Acquiring a new scooter for security patrol. The current scooter is nine years old, and the maintenance does not warrant the cost – R23 000.
- The security and game fence on Nautilus Bays side needs to be replaced over a two-year period. We propose to replace the fence from the gate for approximately 2km – R225 000.
- The gatehouse roof needs to be re-thatched. This re-thatching (combing) is required every 5 years and it has been 8 years since the last combing – R36 000.
- Installation of water meters at the reservoirs. Currently we are not recovering the water we are buying from Mosselbay Municipality. We are not sure what goes to waste and what is due to pipes leaks. We need to manage this scarce commodity very closely – R45 600.
- As was discussed at the previous AGM, we drilled for water in 2021. A good borehole needs to be established to make use of the water (an extensive report on the borehole is under the Infrastructure Section). We propose to install the pump, tanks, Wendy House, solar panels, and pump water to the bird hide – R170 000.
- Purchasing of a rocket stove for the burning of the small rooikrantz as a mechanical chipper has too high maintenance. – R 50 000.
- Install a toilet at the bird hide – R 35 000
- Propose to purchase a herd of rooihartebes – R 85 000.

Calculating our total Operating and Capital Expenditure for 2022, and taking into consideration our income, the shortfall is around R288 000. We propose to use the operating and capital savings from the 2021 budget year to finance this shortfall.



11.1 Status of Investment and Reserves incl REVAG September 2021

ABSA Investment – Contingency Fund:	R 896 442
At the beginning of the year	R 870 415
Transfer from General Reserves	
Interest Earned	R 26 027
ABSA Fixed Deposit – REVAG Fund:	R 235 912
Transferred from Standard Bank Equity	R 229 632
Interest Earned	R 8 009
LESS: Bank charges	(R 1 729)

11.2. Financial Controls

Sage Pastel is helping in accurately managing the day to day as well as the monthly expenses vs income.

11.3. Governance and Internal Controls

Financial and Procurement Procedures and Delegation of Authority (DOA) remains in place.

11.4 Work Planned for 2022:

- Workman’s compensation registration in process and should be finalized within the first quarter of 2022.
- There should be consideration given to investigate alternative investment opportunities for the reserve funds.
- Monthly accounting continues on Pastel SAGE.



11.5 Annual Financial Statements 2021:

During the year under review FinCam (C Bredenkamp) performed the duties of Independent Accountant. Duties included processing the monthly salaries of management and staff and the preparation of the Annual Financial Statements.

The Annual Financial Statements prepared by the Independent Accountant is attached to this documentation. **(ATTACHED - ANNEXURE B – Annual Financial Statements)**

Please note that the Budget runs from 1 Jan to 31 December 2021 but the Financial Statements remains from 1st October 2020 to 30th September 2021 every year:

11.6 Proposed Budget for the 12 months to 31 December 2022:

INCOME / REVENUE	BUDGET 2021	PROPOSED REVENUE BUDGET 2022
Levies	2,297,880.00	2,385,000.00
Other Income	232,660.06	317,080.00
TOTAL INCOME / REVENUE	2,530,540.06	2,702,080.00
	-	-
EXPENSES (OPEX)	EXPENDITURE BUDGET 2021	PROPOSED EXPENDITURE BUDGET 2022
Administration & General	310,668.00	320,980.00
Human Resources	847,150.69	908,211.00
Infrastructure (Opex) Repairs & Maintenance	616,500.28	715,405.00
HLP (Heat, Light & Power) Water, Rates & Taxes, Energy	128,600.00	132,000.00
Environment & Game Management	102,000.00	86,000.00
Security & Fire, life, and safety	88,600.00	57,463.64
SUB TOTAL - OPERATING EXPENSES	2,093,518.97	2,220,059.64

EXPENSES (CAPEX)	CAPEX EXPENDITURE 2021	PROPOSED CAPEX EXPENDITURE 2022
Add Weathered Granite Material	150,000.00	50,013.00
Fire Prevention	5,000.00	5,000.00
Water/drought Risk BOREHOLE	120,000.00	175,000.00
Suurvy removal project	50,000.00	30,000.00
Seclusion plots - fencing and planting	10,000.00	10,000.00
Rocket Stove		50,000.00
Scooter		23,000.00
Fence		225,000.00
Gatehouse Thatching Maintenance Combing		36,000.00
Installation Of New Water Meters Reservoirs		45,600.00
Game Purchase		85,000.00
Toilet At Bird hide		35,000.00
CAPITAL EXPENDITURE	437,000.00	769,613.00
	-	-
TOTAL OPERARING & CAPEX EXPENDITURE	2,530,518.97	2,989,672.64
	-	-
OPERATING & CAPEX RESULT - PROFIT (LOSS)	21.09	(287,592.64)

We believe we have covered the necessary expenditure to manage the estate for 2022 and keep levies reasonable. Discretion of 200k for Trustees provided in budget - would be granted.



11.7 Objectives for Finances:

- Through sound and transparent financial management, match annual levies with the necessary expenses which are required to maintain our assets.
- Keep annual levies at an affordable and acceptable level whilst maintaining adequate capital reserves.
- Improve transparency and involvement with the finances.
- Avoid unnecessary and wasteful costs like legal, fraud, accidents by improving internal control.
- Sound investment and procurement decisions through improved contracting and assessment.

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