



Newsletter – January 2019

Hope all had a well deserved break during December and anticipate all great adventures 2019 has in store for us!

A reminder of all the trustees and the positions they held as selected on 15 September 2018 at AGM held at Clavadel.

Attie Vorster	Chairman
Connie Oleastro	Finance
Kuvasen Moodley	Security, Safety
Johan Nel	Utilities and Garden inspections
Morne Smith	Maintenance, Gardens, New, Cleaning & Service Contracts
Jeanette Thysse	Managing Agent



FINANCE:

Financial Report for Clavadel River Lodge – July to December 2018

Clavadel River Lodge has achieved a net income of R 143k; this is R 124k ahead of budget for the period July to December 2018. Quarter 2 results have remained in line with Quarter 1.

Levies are R 16k in excess of budget. Base used for budgeting purposes was slightly less than actual levy income.

Other income is below budget by R 1.6k. No detail breakdown available on the budget for other income.

Expenses have remained below budget by R 110k. The main variances are due to:

- Electricity below by R 104k, costs expected to increase over the winter period.
- Monthly trustee meeting expenses R 12k below budget. New trustees have decided to waive their trustee payments of R 500 per month.
- Depreciation R 10k, this expense was not budgeted for.
- Security below by R 3k. New security company QRF appointed, costs are below previous supplier. Additional costs incurred over the holidays to the value of R 7k, which was due to additional security guard requirements at the riverfront which has proved useful during the holiday.
- Employee costs have increased by R 12k, new employee appointed to assist with maintenance from November 2018.
- Repairs & Maintenance below by R 11k. Only critical maintenance has taken place.

Overall results are better than budget and costs are continuously being managed.

CLAVADEL RIVER LODGE
INCOME STATEMENT : 01/07/2018 to 31/12/2018

	Quarter 1	Quarter 2	YTD	BUDGET	Variance
LEVIES	724 159	724 052	1 448 211	1 432 434	15 777
OTHER INCOME	30 545	31 594	62 140	63 738	(1 598)
Total Income	754 704	755 647	1 510 351	1 496 172	14 179
EXPENSES					
Other expenses	376 066	341 959	718 025	828 912	(110 887)
Gardening / Cleaning / Launching Costs	160 947	160 947	321 894	321 894	-
Repairs & Maintenance	92 443	113 702	206 145	217 380	(11 235)
Employee Costs	53 212	67 793	121 005	109 008	11 997
TOTAL EXPENSES	682 668	684 401	1 367 069	1 477 194	(110 125)
NET INCOME /(LOSS) before tax	72 036	71 246	143 282	18 978	124 304

SECURITY:

Following a decision made at the 2018 AGM, all contracts were put on hold.

The security contract which was one of the contracts put on hold was reviewed late in 2018. 7 Security companies were approached and provided quotes to provide for this service.

QRF Security has been appointed as the preferred supplier since December 2018. In addition to a reduction in security costs, there are now 20 Vanguard Security points which have been installed compared to the previous 10. These points are positioned at strategic locations on the premises following a security evaluation of the most vulnerable points at Clavadel.

QRF is also supplying a higher grade of security guard. Some of the previous guards have been asked to continue to work under QRF. All guards supplied by QRF are C grade. The premises are visited daily by the Security Manager, George Jordaan and the Director of QRF, Quintin Botha.

Maintenance and upgrades to the existing security system is being reviewed and will be proposed for implementation in the coming months. The security database has been cleaned up to ensure only allocated people have access to Clavadel.

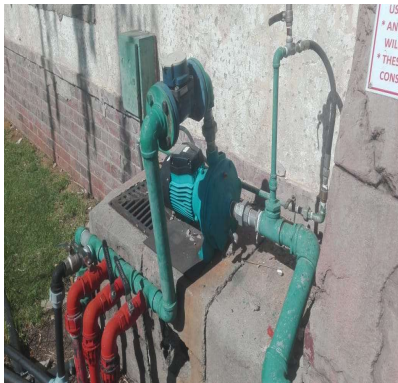
The access database is only as accurate as the information that we receive for updating purposes. The Trustees request that the owners, who are letting out their units, use the rental agreement, which can be found on the Clavadel website. When the tenants' renting period has expired, please inform Jeanette she will ensure that the access database is updated accordingly.

An extract of the security report for December 2018 / January 2019 is available on request.



MAINTENANCE WORK CARRIED OUT:

New irrigation pump installation at river.



A big thank you to Louis from Mr Sandblast for the beautiful Boat Cover Washing Rail



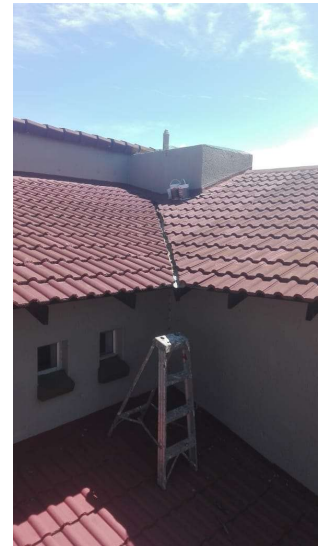
BOMA before and after
Mario and his team did an excellent job. WELL DONE!!

BEFORE

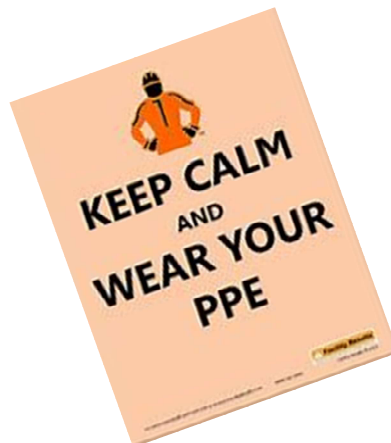
AFTER



Few roof leaks have been repaired:



For the first time in the history of Clavadel the employees have proper PPE and are proud to wear it.



More additional parking bays for visitors, golf carts and Quads.



- **ONLY park on demarcated parking's.**
- **Long term parking of trailers and jet skis are not allowed.**
- **Contact Jeanette to enquire about boathouses for rent.**

Before and after pictures of Playground for kids:

Special thanks to Delia, Christa and Sammy for their time and effort painting playground equipment
BIG thank you to DAVID GREEN, who sponsored sand for playground pit, old sand will be removed and replaced on Friday, 25 January 2019

BEFORE



AFTER



Kids play where they are HAPPY!!



PLEASE ENSURE THAT YOUR DOGS ARE ON A LEASH, FAILURE THEREOF WILL RESULT IN A FINE BEING CHARGED TO THE OWNER



REMEMBER: All minutes of meetings are posted on website

