

EXODUS & COMPANY

building communities

Client Update No. 42

18 March 2016

Progress Update: Electricity Reticulation in Madokero Estate

1. We thank you very much for your contributions towards the electricity reticulation project in Madokero Estate. This is our second formal feedback on the project since October 2015.
2. To put everything into proper context from the outset, you will recall that our Client Update No. 30 dated 18 November 2014 stated that this electrification project is funded entirely from the contributions of individual stand/home owners. Therefore you own this project and Exodus & Company (Pvt) Ltd as the Developer, is responsible for project management and coordination of work at no charge to you.
3. Our objective is to make the Estate complete and be a good place to live in, with full access to key utilities by all residents as part of measures to ensure continuous improvement of the lives of residents in the Estate. It is also apparent that the completion of this project will also improve the security in the Estate, while cutting down on the inconveniences of managing alternative power solutions.
4. You will also remember that the budgeted project cost is \$1 162 502.68. To raise this amount, each of the 1655 families or property owners was supposed to have paid a total of \$702.00 between November 2014 and April 2015.
5. However, the payments we received for this project are as follows;

5.1	93 owners who paid in full:	\$65 286.07
5.2	79 owners who have paid various amounts:	\$21 267.12

Total	\$86 553.19
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6. The amount that has been received as of 15 March 2016, \$86 553.19, has been used as follows;

6.1	Reticulation Planning:	\$ 5 436.70
6.2	Reticulation Poles and accessories:	\$41 930.00
6.3	Transportation of poles and accessories:	\$ 5 955.00
6.4	Poles Planting and Labour:	\$ 6 647.61
6.5	Cables Wiring and Labor:	\$23 377.47
Total		\$83 346.78

7. From the income and expenditure statement above, the balance available in the bank account for the project is \$3 206.41, which will be used to purchase the next batch of cables and accessories during the course of next week.

8. Since our last Client Update No. 39 dated 2 October 2015, cables worth \$23 377.47 were purchased and installed in parts of Phase 1.

9. The core focus at this stage has been on the purchase and planting of poles in the whole Estate. However we were forced to engage in wiring before buying and planting all the needed poles in order to avoid the danger of the poles planted so far falling and injuring residents and or property.

10. Our plan was to have the electrification project completed by JUNE 2015 as outlined in our Client Update 30 dated 18 November 2014. The amount received so far has made it very difficult to progress according to that plan as the pace of implementation of this project depends on the collective cooperation of stand owners in meeting their contributions.

11. We therefore strongly urge those that are not up to date with their payments to urgently rectify their position so that the project roll out is not delayed any further.

12. With the assistance of one of the residents, there has been an effort to re-engage ZESA regarding this project. ZESA indicated that they could look into doing the required backbone infrastructure (major lines into the development and transformers). This was projected to begin in February 2016. Should this initiative come to fruition, it will reduce the overall cost of the project.

13. Kindly be reminded that the project file and indeed any documents relating to this community self-funded project remain open for inspection and scrutiny at our Borrowdale office.

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