



Gamtoos Mouth HOA - NPC 1999/001483/08

Monthly Management Accounts for the period ending September 2019

Financial Year End: June 2020

SUBJECT TO REVIEW & AMENDMENTS

APPROVED BY:	
Financial Administrator:	CdS
Checked by Management:	JW
Property Portfolio Manager:	WP

Statement of Income & Expenditure (Actual vs Budget)

Gamtoos Mouth HOA - NPC 1999/001483/08

For: July 2019 To: September 2019



<u>Account</u>	Monthly Budget	Jul-19	Aug-19	Sep-19	YTD Actuals	YTD Variances
Other Income						
A1000 (/LEVIES - monthly)	184,500.00	184,500.00	184,500.00	184,500.00	553,500.00	-
A1010 (/Levy 1% Resale of Erven)	10,834.00	4,800.00	6,650.00	7,600.00	19,050.00	(13,452.00)
A1030 (/Water Recoveries - Meter Readings etc)	20,301.00	54,062.12	15.70	282.60	54,360.42	(6,542.58)
A1040>001 (/Interest Current (Bellbuoy Trust))	394.00	172.93	129.38	72.43	374.74	(807.26)
A1040>002 (/Interest on dmf account (FNB Savings))	1,435.00	2,548.56	2,551.80	2,271.95	7,372.31	3,067.31
A1040>003 (/Interest on Investec Account)	55.00	125.00	125.00	125.00	375.00	210.00
A1040>004 (/Interest Arrear Levies)	1,505.00	-	1,793.81	-	1,793.81	(2,721.19)
A1050>002 (/Refuse/Rubble Income)	702.00	2,520.00	2,390.00	2,200.00	7,110.00	5,004.00
A1070>001 (/Electricity Recoveries Sales)	126,450.00	128,084.55	83,364.55	124,760.00	336,209.10	(43,140.90)
A1070>002 (/Electricity Connection Fee)	729.00	-	1,750.00	-	1,750.00	(437.00)
A1070>003 (/Sale of EDU (Replacement/GMI Refund))	380.00	-	1,300.00	-	1,300.00	160.00
A1080>001 (/Rental Boathouse)	4,000.00	4,000.00	4,000.00	4,000.00	12,000.00	-
A1080>002 (/Rental MTN Tower)	4,455.00	4,367.82	4,367.82	2,152.93	10,888.57	(2,476.43)
A1090>001 (/Remotes sales)	500.00	600.00	450.00	1,050.00	2,100.00	600.00
A1090>002 (/Cellphone Access)	2,350.00	420.00	50.00	150.00	620.00	(6,430.00)
A1090>003 (/Slipway Permits/Disks)	1,320.00	13,560.00	270.00	180.00	14,010.00	10,050.00
A1090>004 (/Caravan Park Entrance Fee)	25.00	30.00	60.00	(279.00)	(189.00)	(264.00)
A1090>005 (/ID Worker Tags)	50.00	75.00	55.00	75.00	205.00	55.00
A1110 (/Dividends Received)	6,820.00	6,820.00	6,820.00	6,820.00	20,460.00	-
A1140 (/Archcom Fees (Plan Approval Fees))	695.00	3,370.00	-	-	3,370.00	1,285.00
Total Income	367,500.00	410,055.98	300,643.06	335,960.91	1,046,659.95	(55,840.05)

<u>Account</u>	<u>Monthly Budget</u>	<u>Jul-19</u>	<u>Aug-19</u>	<u>Sep-19</u>	<u>YTD Actuals</u>	<u>YTD Variances</u>
Other Expense						
B2000>001 (/Auditors Sec, Tax Assessments)	125.00	-	-	-	-	375.00
B2000>002 (/Audit Fees (Actual Audit))	2,084.00	-	-	-	-	6,252.00
B2010>001 (/Investec Admin Fees)	2,540.00	2,540.00	2,540.00	2,540.00	7,620.00	-
B2010>002 (/Debit Order Costs)	650.00	635.78	612.80	628.12	1,876.70	73.30
B2010>003 (/Bank Charges (Current Account))	1,931.00	1,772.72	856.61	1,298.18	3,927.51	1,865.49
B2010>004 (/Bank Charges (Other Accounts))	196.00	198.65	199.65	219.55	617.85	(29.85)
B2020 (/Insurance Premiums)	8,680.00	8,649.60	7,840.32	8,613.83	25,103.75	936.25
B2030>001 (/Managing Agent Fee Excl Vat)	35,520.00	34,710.00	34,710.00	34,710.00	104,130.00	2,430.00
B2030>002 (/Managing Agent Fee VAT)	5,328.00	5,206.50	5,206.50	5,206.50	15,619.50	364.50
B2030>003 (/Managing Agent Travelling Fee)	120.00	-	-	-	-	360.00
B2030>004 (/Managing Agent Post, P&S)	2,785.00	2,950.20	604.15	638.36	4,192.71	4,162.29
B2030>004a (/Managing Agent Record & Storage Fees)	58.00	-	-	-	-	174.00
B2030>004b (/Managing Agent Telephone, Internet)	117.00	-	-	-	-	351.00
B2030>005 (/Managing Agent Processing Fees)	320.00	320.00	320.00	320.00	960.00	-
B2030>006 (/Managing Agent Legal Collection Admin Fees)	150.00	-	800.00	-	800.00	(350.00)
B2040>002 (/Legal/Consulting Services)	1,000.00	-	-	-	-	3,000.00
B2050>001 (/Archcom Plan Approval)	42.00	(100.00)	-	-	(100.00)	226.00
B2050>002 (/Archcom Surveyor Costs)	292.00	-	-	-	-	876.00
B2060 (/Professional Fee (GMI, Building Inspector, Fire etc))	19,956.00	8,821.80	28,656.29	12,856.00	50,334.09	9,533.91
C3000>001 (/Licences Radio)	41.00	-	-	-	-	123.00
C3000>002 (/Licences Vehicles)	263.00	-	-	1,322.00	1,322.00	(533.00)
C3010>001 (/Refuse Removal/Consumables (H/dorp, bags etc))	1,334.00	200.00	250.00	-	450.00	3,552.00
C3020 (/Motor Vehicle Installments & Finance)	8,899.00	4,213.37	11,391.77	4,205.96	19,811.10	6,885.90
C3030>001 (/Depreciation Vehicles & Trailers)	10,167.00	10,167.00	10,167.00	10,167.00	30,501.00	-
C3030>002 (/Depreciation Other Equipment)	4,833.00	4,833.00	4,833.00	4,833.00	14,499.00	-
C3040 (/Security Services & Requirements)	20,735.00	18,840.00	18,580.00	18,320.00	55,740.00	6,465.00
C3050 (/Office Rental)	4,815.00	-	9,630.00	4,815.00	14,445.00	-
C3060 (/AGM Costs (Venue, Meeting Costs, Printing etc))	250.00	-	-	-	-	750.00
C3070 (/BOD/Exco Meeting Expenses)	250.00	-	67.40	-	67.40	682.60
C3080 (/Remote Cost of Sales)	467.00	120.00	120.00	-	240.00	1,161.00
C3090>001 (/Office Posting & Mail)	91.00	276.00	-	-	276.00	(3.00)
C3090>002 (/Office Printing/Including Printer costs)	1,000.00	-	5,507.00	6,356.52	11,863.52	(8,863.52)
C3090>003 (/Office Stationary)	292.00	-	-	692.97	692.97	183.03
C3100>001 (/Office Telephone Costs)	130.00	54.54	98.61	124.44	277.59	112.41
C3100>002 (/Office Cell phone Costs)	903.00	955.81	840.81	627.00	2,423.62	285.38
C3100>003 (/Office Internet Hosting Fee)	100.00	-	-	-	-	300.00
C3100>004 (/Office General Exp & Consumables)	386.00	430.87	137.98	516.01	1,084.86	73.14
C3100>005 (/Office Website Design & Maintenance)	150.00	-	-	-	-	450.00
C3130>001 (/Diesel Usage Vehicles)	7,285.00	7,500.00	7,500.00	8,165.00	23,165.00	(1,310.00)
C3130>002 (/Fuel Other Gardening, Travel & Generator)	850.00	800.00	900.00	-	1,700.00	850.00
C3140 (/News Letter Expenses)	50.00	-	-	-	-	150.00
D4000>001 (/Operations Manager)	17,660.00	17,660.00	17,660.00	17,660.00	52,980.00	-
D4000>003 (/Assistant Estate Manager)	9,000.00	9,000.00	9,000.00	9,000.00	27,000.00	-
D4000>004 (/Administrative Assistant)	7,350.00	7,550.00	7,150.00	7,350.00	22,050.00	-
D4000>006 (/Wages Labourers/Gen Assistants)	20,975.00	19,001.70	19,232.00	19,232.00	57,465.70	5,459.30
D4000>007 (/Wages Labour Casual/Office Cleaning)	250.00	300.00	360.00	160.00	820.00	(70.00)
D4000>008 (/Wages Office Casuals/ Office Staff Relief)	250.00	-	-	-	-	750.00

Account	Monthly Budget	Jul-19	Aug-19	Sep-19	YTD Actuals	YTD Variances
D4000>009 (/Duty Managers (Weekend/PH Services))	4,558.00	2,848.00	3,440.00	3,380.00	9,668.00	4,006.00
D4000>010 (/Staff Bonuses)	4,582.00	-	-	-	-	13,746.00
D4000>10 (/Staff/Duty Managers Overtime Call Out)	300.00	-	-	-	-	900.00
D4010 (/Staff Welfare & Uniforms)	950.00	2,435.90	-	-	2,435.90	414.10
D4020 (/UIF)	594.00	521.28	518.84	523.74	1,563.86	218.14
D4030 (/Compensation Commissioner)	315.00	-	-	-	-	945.00
D4040 (/Staff Medical First Aid Box)	15.00	-	-	-	-	45.00
D4070 (/Skills Development Act Contribution)	685.00	558.60	566.82	566.22	1,691.64	363.36
E5000>001 (/Electricity Municipality Monthly Account)	107,510.00	130,437.91	152,287.62	141,029.54	423,755.07	(101,225.07)
E5000>002 (/Electricity Common Property)	6,555.00	5,408.33	5,208.33	5,932.57	16,549.23	3,115.77
E5000>003 (/Electricity Utility World)	3,969.00	4,367.15	4,786.70	4,881.70	14,035.55	(2,128.55)
E5000>004 (/Electricity Sales Exps VK, BW & Shop))	1,425.00	608.40	1,328.00	2,096.92	4,033.32	241.68
E5000>005 (/Electricity Office)	926.00	568.44	611.09	-	1,179.53	1,598.47
E5010>001 (/Water Municipality Monthly Account)	16,920.00	14,813.27	15,984.61	13,735.21	44,533.09	6,226.91
E5010>002 (/Water Office)	30.00	-	-	-	-	90.00
E5010>003 (/Water Common Property)	1,080.00	868.33	1,562.99	868.33	3,299.65	(59.65)
E5020 (/Kouga General Rates & Taxes)	50.00	-	547.87	-	547.87	(397.87)
F6000 (/Reserve Fund Provision)	1,500.00	-	-	-	-	4,500.00
F6010>001 (/Road Maintenance In-House)	3,000.00	-	6,925.92	2,218.70	9,144.62	(144.62)
F6020 (/Fire Equipment & Fire Trailer Maintenance)	400.00	-	-	-	-	1,200.00
F6030 (/Grass Cutting Equipment Services & Maintenance)	1,500.00	-	-	621.00	621.00	3,879.00
F6040 (/Electrical Reticulation Maintenance)	5,000.00	320.00	8,165.00	865.00	9,350.00	5,650.00
F6050 (/Water Reticulation Maintenance)	833.00	-	-	1,036.83	1,036.83	1,462.17
F6060 (/Nursery & Environmental Expenses)	165.00	-	5,779.31	-	5,779.31	(5,284.31)
F6070 (/R&M Equipment Computers, etc)	215.00	-	400.00	-	400.00	245.00
F6080>001 (/R&M Boathouses)	40.00	-	-	269.70	269.70	(149.70)
F6080>002 (/R&M Substation)	40.00	-	-	-	-	120.00
F6080>003 (/R&M Offices)	85.00	-	-	-	-	255.00
F6080>004 (/R&M Workshop)	250.00	-	-	-	-	750.00
F6080>005 (/R&M Public Ablutions)	40.00	-	-	-	-	120.00
F6080>006 (/R&M Workshop & Consumables)	300.00	-	18.40	1,555.00	1,573.40	(673.40)
F6080>007 (/R&M Slipway)	300.00	690.00	-	-	690.00	210.00
F6090>002 (/Vehicle Maintenance Mazda DGT923EC)	800.00	-	1,216.00	400.00	1,616.00	784.00
F6090>003 (/Vehicle Maintenance Tractor)	895.00	-	-	-	-	2,685.00
F6090>004 (/Vehicle Maintenance Trailers)	80.00	-	1,855.94	48.30	1,904.24	(1,664.24)
F6090>005 (/Vehicle Maintenance Isuzu HPR816EC)	400.00	-	310.00	2,267.70	2,577.70	(1,377.70)
F6100 (/R&M Fencing)	165.00	-	-	-	-	495.00
F6110 (/R&M Gates)	250.00	-	889.01	1,396.00	2,285.01	(1,535.01)
F6120 (/Supply and Maintenance of Signage)	108.00	-	451.70	774.50	1,226.20	(902.20)
Total	367,500.00	332,053.15	418,626.04	365,044.40	1,115,723.59	(13,223.59)
Nett Profit Before Tax	-	78,002.83	(117,982.98)	(29,083.49)	(69,063.64)	(69,063.64)