



# **Gamtoos Mouth HOA - NPC 1999/001483/08**

## **Monthly Management Accounts for the period ending December 2022**

**Financial Year End: June 2023**

SUBJECT TO REVIEW & AMENDMENTS

<b>APPROVED BY:</b>	
Financial Administrator:	<b>CdS</b>
Checked by Management:	<b>JW</b>
Property Portfolio Manager:	<b>HM</b>

## Statement of Income & Expenditure (Actual vs Budget)



Gamtoos Mouth HOA - NPC 1999/001483/08  
For: July 2022 To: December 2022

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Account	Monthly Budget	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	YTD Actuals	YTD Variances
<b>Other Income</b>									
A1000 (/LEVIES - monthly)	202,500.00	202,500.00	202,500.00	202,500.00	202,500.00	202,500.00	202,500.00	1,215,000.00	-
A1010 (/Levy 1% Resale of Erven)	16,500.00	32,700.00	5,300.00	41,900.00	50,950.00	31,400.00	12,640.00	174,890.00	75,890.00
A1030 (/Water Recoveries - Meter Readings etc)	27,500.00	69,590.75	426.00	177.50	65,947.36	2,212.31	-	138,353.92	(26,646.08)
A1040>001 (/Interest Current (Bellbuoy Trust))	10.00	284.16	634.89	610.92	557.02	581.43	830.77	3,499.19	3,439.19
A1040>002 (/Interest on dmf account (FNB Savings))	920.00	1,361.18	1,371.14	1,416.64	1,531.46	1,638.17	1,735.30	9,053.89	3,533.89
A1040>003 (/Interest on Investec Account)	7,800.00	12,367.97	13,522.03	13,574.42	15,297.95	15,210.53	17,130.95	87,103.85	40,303.85
A1040>004 (/Interest Arrear Levies)	2,000.00	-	1,997.05	4,661.79	2,289.39	78.15	2,344.75	11,371.13	(628.87)
A1050>002 (/Refuse/Rubble Income)	1,980.00	3,520.00	3,600.00	880.00	3,920.00	1,920.00	1,620.00	15,460.00	3,580.00
A1060 (/Fines (Transgression Fines Issued))	-	-	1,000.00	-	(1,000.00)	(1,000.00)	-	(1,000.00)	(1,000.00)
A1070>001 (/Electricity Recoveries Sales)	162,700.00	162,537.16	165,796.65	162,713.69	164,724.21	164,569.53	230,980.23	1,051,321.47	75,121.47
A1070>002 (/Electricity Connection Fee)	875.00	3,500.00	4,250.00	3,500.00	3,500.00	3,500.00	1,750.00	20,000.00	14,750.00
A1070>003 (/Sale of EDU (Replacement/GMI Refund))	325.00	-	1,983.11	888.74	444.37	1,888.74	-	5,204.96	3,254.96
A1080>001 (/Rental Boathouse )	4,200.00	4,200.00	4,445.15	4,200.00	4,200.00	4,200.00	4,200.00	25,445.15	245.15
A1080>002 (/Rental MTN Tower)	7,100.00	-	6,625.39	6,625.39	8,213.50	13,213.01	7,142.17	41,819.46	(780.54)
A1090>001 (/Remotes sales)	850.00	1,980.00	540.00	1,980.00	3,420.00	1,800.00	2,160.00	11,880.00	6,780.00
A1090>002 (/Cellphone Access)	3,600.00	43,680.00	330.00	700.00	970.00	560.00	420.00	46,660.00	25,060.00
A1090>003 (/Slipway Permits/Disks)	2,300.00	16,410.00	300.00	1,060.00	3,440.00	210.00	760.00	22,180.00	8,380.00
A1090>004 (/Caravan Park Entrance Fee)	25.00	30.00	30.00	40.00	60.00	40.00	320.00	520.00	370.00
A1090>005 (/ID Worker Tags)	40.00	190.00	10.00	215.00	65.00	-	25.00	505.00	265.00
A1100 (/Newsletter Adverts)	-	-	-	-	750.00	-	-	750.00	750.00
A1140 (/Archcom Fees (Plan Approval Fees))	1,200.00	3,550.00	2,500.00	4,550.00	5,100.00	-	-	15,700.00	8,500.00
<b>Total Income</b>	<b>442,425.00</b>	<b>558,401.22</b>	<b>417,161.41</b>	<b>452,194.09</b>	<b>536,880.26</b>	<b>444,521.87</b>	<b>486,559.17</b>	<b>2,895,718.02</b>	<b>241,168.02</b>

<b>Account</b>	<b>Monthly Budget</b>	<b>Jul-22</b>	<b>Aug-22</b>	<b>Sep-22</b>	<b>Oct-22</b>	<b>Nov-22</b>	<b>Dec-22</b>	<b>YTD Actuals</b>	<b>YTD Variances</b>
<b>Other Expenses</b>									
B2000>001 (/Auditors Sec, Tax Assessments)	500.00	-	-	-	-	-	-	-	3,000.00
B2000>002 (/Audit Fees (Actual Audit))	3,500.00	-	-	-	-	6,612.50	-	6,612.50	14,387.50
B2010>002 (/Debit Order Costs)	800.00	797.07	792.18	792.18	792.18	801.96	801.96	4,777.53	22.47
B2010>003 (/Bank Charges (Current Account))	570.00	460.47	468.99	559.40	417.62	437.80	467.80	2,812.08	607.92
B2010>004 (/Bank Charges (Other Accounts))	250.00	51.19	51.19	291.51	338.69	245.09	286.76	1,264.43	235.57
B2020 (/Insurance Premiums)	9,760.00	8,973.07	9,423.15	9,423.15	9,584.68	9,565.68	9,565.68	56,535.41	2,024.59
B2030>001 (/Managing Agent Fee Excl Vat)	43,000.00	41,903.00	41,903.00	41,903.00	41,903.00	41,903.00	41,903.00	251,418.00	6,582.00
B2030>002 (/Managing Agent Fee VAT)	6,450.00	6,285.45	6,285.45	6,285.45	6,285.45	6,285.45	6,285.45	37,712.70	987.30
B2030>003 (/Managing Agent Travelling Fee)	120.00	-	-	-	-	-	401.40	401.40	318.60
B2030>004 (/Managing Agent Post, P&S)	3,600.00	8,326.90	828.67	2,507.23	4,800.97	1,597.20	2,039.38	20,100.35	1,499.65
B2030>005 (/Managing Agent Processing Fees)	600.00	775.00	2,615.00	490.00	490.00	490.00	490.00	5,350.00	(1,750.00)
B2030>006 (/Managing Agent Legal Collection Admin Fees)	270.00	-	-	265.00	530.00	-	530.00	1,325.00	295.00
B2040>002 (/Legal/Consulting Services)	1,000.00	-	-	-	20,688.50	-	-	20,688.50	(14,688.50)
B2050>001 (/Archcom Plan Approval )	50.00	-	-	-	-	-	-	-	300.00
B2050>002 (/Archcom Surveyor Costs)	300.00	-	-	-	-	-	-	-	1,800.00
B2060 (/Professional Fee (GMI, Building Inspector, Fire etc))	18,700.00	17,690.00	18,440.00	17,190.00	17,390.00	17,870.00	-	88,580.00	23,620.00
C3000>002 (/Licences Vehicles)	350.00	-	330.00	-	-	-	-	330.00	1,770.00
C3010>001 (/Refuse Removal/Consumables (H/dorp, bags etc))	1,550.00	200.00	250.00	4,590.70	250.00	-	4,965.35	10,256.05	(956.05)
C3010>002 (/Tip Site Maintenance )	3,550.00	-	368.00	-	-	-	-	368.00	20,932.00
C3020 (/Motor Vehicle Installments & Finance)	5,350.00	3,838.48	3,388.40	3,413.29	3,413.29	3,436.18	3,436.18	20,925.82	11,174.18
C3030>001 (/Depreciation Vehicles & Trailers)	3,600.00	5,350.00	5,350.00	5,350.00	5,350.00	5,350.00	5,350.00	32,100.00	(10,500.00)
C3030>002 (/Depreciation Other Equipment)	26,550.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	21,600.00	137,700.00
C3040 (/Security Services & Requirements)	500.00	23,420.00	21,748.00	21,748.00	22,440.00	25,998.00	51,239.50	166,593.50	(163,593.50)
C3060 (/AGM Costs (Venue, Meeting Costs, Printing etc))	150.00	-	-	-	-	2,400.00	-	2,400.00	(1,500.00)
C3070 (/BOD/Exco Meeting Expenses)	750.00	-	-	-	-	-	-	-	4,500.00
C3080 (/Remote Cost of Sales)	30.00	1,280.00	960.00	1,920.00	3,040.00	1,600.00	1,920.00	10,720.00	(10,540.00)
C3090>001 (/Office Posting & Mail)	2,400.00	-	-	625.00	100.00	-	-	725.00	13,675.00
C3090>002 (/Office Printing/Including Printer costs)	375.00	939.28	985.37	1,110.09	1,339.11	1,073.55	998.55	6,445.95	(4,195.95)
C3090>003 (/Office Stationary)	100.00	489.96	-	609.19	-	-	-	1,099.15	(499.15)
C3100>001 (/Office Telephone Costs )	900.00	189.44	453.48	2,103.32	297.95	239.76	202.27	3,486.22	1,913.78
C3100>002 (/Office Cell phone Costs)	100.00	738.86	760.83	858.15	901.57	905.82	905.02	5,070.25	(4,470.25)
C3100>003 (/Office Internet Hosting Fee)	450.00	-	-	-	-	-	-	-	2,700.00
C3100>004 (/Office General Exp & Consumables)	1,000.00	544.66	-	785.83	2,163.84	936.23	550.00	4,980.56	1,019.44
C3100>005 (/Office Website Design & Maintenance)	300.00	300.00	-	600.00	12,050.00	119.00	119.00	13,188.00	(11,388.00)
C3120 (/Beach Clean-Up )	-	-	-	2,180.00	-	-	2,408.72	4,588.72	(4,588.72)
C3130>001 (/Diesel Usage Vehicles)	12,600.00	10,298.50	8,815.00	12,907.64	11,860.02	22,872.46	13,835.25	80,588.87	(4,988.87)
C3130>002 (/Fuel Other Gardening, Travel & Generator)	1,050.00	1,100.22	825.65	1,157.38	1,671.95	1,512.40	572.25	6,839.85	(539.85)
D4000>001 (/Operations Manager)	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	90,000.00	-
D4000>003 (/Assistant Estate Manager)	10,615.00	10,615.00	12,840.72	10,615.00	10,615.00	10,615.00	10,615.00	65,915.72	(2,225.72)
D4000>004 (/Administrative Assistant )	6,890.00	6,201.00	6,890.00	6,890.00	6,890.00	6,890.00	6,890.00	40,651.00	689.00
D4000>006 (/Wages Labourers/Gen Assistants)	24,560.00	18,270.00	24,361.60	24,550.00	24,550.00	24,550.00	24,550.00	140,831.60	6,528.40
D4000>007 (/Wages Labour Casual/Office Cleaning)	300.00	360.00	400.00	160.00	160.00	-	1,040.00	2,120.00	(320.00)
D4000>009 (/Duty Managers (Weekend/PH Services))	4,000.00	3,224.00	4,469.50	3,368.00	3,368.00	4,210.00	-	18,639.50	5,360.50
D4000>010 (/Staff Bonuses)	4,800.00	-	-	-	-	-	47,744.32	47,744.32	(18,944.32)
D4010 (/Staff Welfare & Uniforms)	1,400.00	6,859.75	-	-	3,644.00	1,055.00	-	11,558.75	(3,158.75)
D4020 (/UIF)	600.00	383.10	613.37	604.23	604.23	612.65	877.44	3,695.02	(95.02)
D4030 (/Compensation Commissioner)	230.00	-	-	-	-	-	-	-	1,380.00
D4040 (/Staff Medical First Aid Box)	20.00	-	-	-	-	-	-	-	120.00
D4070 (/Skills Development Act Contribution)	600.00	383.10	613.37	604.23	604.23	612.65	1,048.00	3,865.58	(265.58)
E5000>001 (/Electricity Municipality Monthly Account)	152,655.00	191,243.70	218,187.20	211,304.55	130,208.49	121,609.09	15,852.40	888,405.43	27,524.57
E5000>002 (/Electricity Common Property)	6,150.00	6,200.00	6,200.00	6,200.00	6,200.00	6,200.00	6,200.00	37,200.00	(300.00)
E5000>003 (/Electricity Utility World)	7,200.00	7,969.97	7,624.62	8,087.31	8,368.52	8,309.05	10,672.28	51,031.75	(7,831.75)

<b>Account</b>	<b>Monthly Budget</b>	<b>Jul-22</b>	<b>Aug-22</b>	<b>Sep-22</b>	<b>Oct-22</b>	<b>Nov-22</b>	<b>Dec-22</b>	<b>YTD Actuals</b>	<b>YTD Variances</b>
E5000>004 (/Electricity Sales Exps VK, BW & Shop))	3,400.00	1,369.20	5,516.60	3,574.24	3,361.36	3,107.80	3,797.02	20,726.22	(326.22)
E5000>005 (/Electricity Office)	860.00	714.60	-	1,484.90	820.50	707.50	-	3,727.50	1,432.50
E5010>001 (/Water Municipality Monthly Account )	27,450.00	11,472.87	23,546.67	(150.00)	16,620.24	28,183.24	51,322.28	130,995.30	33,704.70
E5010>002 (/Water Office)	100.00	-	-	-	-	-	-	-	600.00
E5010>003 (/Water Common Property)	150.00	150.00	150.00	150.00	150.00	150.00	150.00	900.00	-
E5020 (/Kouga General Rates & Taxes)	60.00	-	-	-	2,636.74	-	-	2,636.74	(2,276.74)
F6010>001 (/Road Maintenance In-House)	4,500.00	932.00	3,300.00	466.00	3,500.00	3,338.81	-	11,536.81	15,463.19
F6020 (/Fire Equipment & Fire Trailer Maintenance)	400.00	-	2,306.90	1,610.00	-	-	-	3,916.90	(1,516.90)
F6030 (/Grass Cutting Equipment Services & Maintenance)	1,700.00	2,683.05	2,146.33	1,090.50	4,442.05	9,705.75	-	20,067.68	(9,867.68)
F6040 (/Electrical Reticulation Maintenance)	6,620.00	888.74	20,135.42	5,888.11	3,954.37	12,253.08	4,431.15	47,550.87	(7,830.87)
F6050 (/Water Reticulation Maintenance)	3,000.00	4,080.00	2,100.00	6,060.00	840.00	29,545.07	15,794.30	58,419.37	(40,419.37)
F6060 (/Nursery & Environmental Expenses)	500.00	-	-	-	-	-	850.00	850.00	2,150.00
F6070 (/R&M Equipment Computers, etc)	300.00	-	-	-	-	-	-	-	1,800.00
F6080>001 (/R&M Boathouses)	40.00	-	-	-	-	-	-	-	240.00
F6080>002 (/R&M Substation)	40.00	-	-	-	-	-	-	-	240.00
F6080>003 (/R&M Offices)	90.00	-	-	-	-	-	-	-	540.00
F6080>004 (/R&M Workshop)	250.00	-	-	-	-	-	-	-	1,500.00
F6080>005 (/R&M Public Ablutions)	40.00	-	-	-	-	99.00	-	99.00	141.00
F6080>006 (/R&M Workshop & Consumables)	450.00	383.01	-	-	2,649.95	189.01	6,603.28	9,825.25	(7,125.25)
F6080>007 (/R&M Slipway)	2,100.00	-	4,857.60	-	5,260.18	6,745.70	1,740.30	18,603.78	(6,003.78)
F6090>001 (/Vehicle Maintenance Isuzu JKH097EC)	520.00	-	-	-	-	-	-	-	3,120.00
F6090>002 (/Vehicle Maintenance Mazda DGT923EC)	520.00	4,159.44	-	110.00	-	4,828.25	5,068.15	14,165.84	(11,045.84)
F6090>003 (/Vehicle Maintenance Tractor)	520.00	299.50	1,064.13	-	-	-	-	1,363.63	1,756.37
F6090>004 (/Vehicle Maintenance Trailers)	250.00	-	-	-	-	-	-	-	1,500.00
F6090>005 (/Vehicle Maintenance Isuzu HPR816EC)	520.00	-	-	4,631.34	-	-	-	4,631.34	(1,511.34)
F6100 (/R&M Fencing)	600.00	-	-	-	-	-	-	-	3,600.00
F6110 (/R&M Gates)	1,200.00	3,028.10	-	-	19,070.00	-	-	22,098.10	(14,898.10)
F6120 (/Supply and Maintenance of Signage)	100.00	-	-	-	-	-	545.95	545.95	54.05
<b>Total</b>	<b>442,425.00</b>	<b>434,421.68</b>	<b>490,966.39</b>	<b>455,563.92</b>	<b>445,216.68</b>	<b>454,368.73</b>	<b>383,665.39</b>	<b>2,664,202.79</b>	<b>(9,652.79)</b>
<b>Nett Profit Before Tax</b>	<b>-</b>	<b>123,979.54</b>	<b>(73,804.98)</b>	<b>(3,369.83)</b>	<b>91,663.58</b>	<b>(9,846.86)</b>	<b>102,893.78</b>	<b>231,515.23</b>	<b>231,515.23</b>