



Gamtoos Mouth HOA - NPC 1999/001483/08

**Monthly Management Accounts
for the period ending December 2025**

Financial Year End: June 2026

SUBJECT TO REVIEW & AMENDMENTS

Actual vs Budget
Gamtoos Home Owners Association

2025-10-01 to 2025-12-31

	Oct 2025	Nov 2025	Dec 2025	YTD Actual	YTD Budget	YTD Variance	TOTAL Budget
TOTAL INCOME	489,548.74	633,974.73	538,933.00	3,402,717.44	3,579,444.00	(176,726.56)	7,158,888.00
1000/000 - INCOME	222,750.00	243,800.00	236,550.00	1,457,350.00	1,409,400.00	47,950.00	2,818,800.00
1000/001 - Levies - Administrative	222,750.00	222,750.00	222,750.00	1,336,500.00	1,336,500.00	0.00	2,673,000.00
1000/007 - Levies - 1% Resale Erven	0.00	21,050.00	13,800.00	120,850.00	72,900.00	47,950.00	145,800.00
2000/000 - RENTAL INCOME	13,148.85	13,148.85	13,148.85	78,328.46	79,122.00	(793.54)	158,244.00
2000/002 - Rental Income - MTN	8,348.85	8,348.85	8,348.85	49,528.46	50,322.00	(793.54)	100,644.00
2000/008 - Rental Income - Boathouse	4,800.00	4,800.00	4,800.00	28,800.00	28,800.00	0.00	57,600.00
2200/000 - RECOVERIES	226,189.12	343,701.33	245,589.36	1,598,919.98	1,852,446.00	(253,526.02)	3,704,892.00
2200/001 - Recoveries - Electricity	226,189.12	233,218.07	244,829.81	1,406,545.65	1,642,242.00	(235,696.35)	3,284,484.00
2200/002 - Recoveries - Water	0.00	110,483.26	759.55	192,374.33	210,204.00	(17,829.67)	420,408.00
2500/000 - OTHER REVENUE	27,460.77	33,324.55	43,644.79	268,119.00	238,476.00	29,643.00	476,952.00
2500/001 - Revenue Arrear Levy Interest	1,343.86	1,378.44	1,496.01	10,965.10	9,000.00	1,965.10	18,000.00
2500/002 - Revenue Interest On Current	1,183.10	983.00	1,032.34	8,341.63	12,000.00	(3,658.37)	24,000.00
2500/003 - Penalties	0.00	1,000.00	7,500.00	9,000.00	0.00	9,000.00	0.00
2500/005 - Revenue Interest On Investment	18,688.81	18,540.18	16,581.39	113,202.69	126,000.00	(12,797.31)	252,000.00
2500/007 - Refuse Rubble removal	3,310.00	3,810.00	10,320.00	27,010.00	24,630.00	2,380.00	49,260.00
2500/008 - Electricity Connection Fee	0.00	0.00	3,500.00	7,000.00	4,320.00	2,680.00	8,640.00
2500/009 - Sale of Edu (Replacements / GMI Refund)	0.00	2,917.93	1,105.05	6,514.58	3,000.00	3,514.58	6,000.00
2500/010 - Remotes sales	1,260.00	720.00	900.00	5,040.00	6,300.00	(1,260.00)	12,600.00
2500/011 - Cell phone Access	330.00	-100.00	180.00	53,080.00	33,000.00	20,080.00	66,000.00
2500/012 - Slipway (Permits / Disks)	120.00	150.00	150.00	17,130.00	10,326.00	6,804.00	20,652.00
2500/013 - Caravan Park Entrance Fee	0.00	0.00	70.00	150.00	600.00	(450.00)	1,200.00
2500/014 - ID Worker Tags	25.00	25.00	10.00	205.00	300.00	(95.00)	600.00
2500/016 - Archcom Fee (Plan approval etc)	1,200.00	3,900.00	800.00	10,480.00	9,000.00	1,480.00	18,000.00
TOTAL EXPENSES	832,163.00	511,268.82	750,350.37	3,873,038.17	3,520,388.76	(352,649.41)	7,158,888.00
3000/000 - ADMINISTRATIVE EXPENSES	26,628.36	37,401.45	26,671.99	198,227.46	319,590.00	121,362.54	679,650.48
3000/001 - Audit Fees	0.00	0.00	0.00	0.00	0.00	0.00	34,500.00
3000/002 - Tax Assessments	0.00	0.00	0.00	0.00	0.00	0.00	5,970.48
3000/003 - Bank Fees & Charges	3,952.93	2,448.95	2,507.42	15,973.92	14,832.00	(1,141.92)	29,664.00
3000/007 - Depreciation	0.00	0.00	0.00	0.00	29,274.00	29,274.00	58,548.00
3000/011 - Hall Hire	0.00	4,700.00	0.00	4,700.00	3,900.00	(800.00)	7,800.00
3000/014 - Insurance Premiums	1,091.29	9,458.54	12,405.04	57,007.17	75,552.00	18,544.83	151,104.00
3000/018 - Professional Fees	11,630.00	11,990.00	0.00	53,715.00	83,592.00	29,877.00	167,184.00
3000/023 - Client Portal	3,150.00	3,150.00	3,150.00	18,864.00	19,434.00	570.00	38,868.00
3000/029 - Office Posting and Mail	0.00	0.00	0.00	0.00	192.00	192.00	384.00
3000/030 - Office Printing / Including Printer costs	1,542.03	1,905.56	1,549.92	9,474.91	9,600.00	125.09	19,200.00
3000/031 - Office Stationary	461.00	507.80	334.80	1,303.60	1,590.00	286.40	3,180.00
3000/032 - Office Telephone costs	28.46	18.69	39.38	7,658.77	4,470.00	(3,188.77)	8,940.00
3000/033 - Taxation	0.00	0.00	0.00	0.00	30,000.00	30,000.00	60,000.00
3000/034 - Office Cell phone Costs	958.00	1,038.00	1,038.00	5,848.28	6,108.00	259.72	12,216.00
3000/036 - Office General Expenses & Consumables	1,551.37	1,950.87	3,000.00	10,717.05	9,756.00	(961.05)	19,512.00
3000/037 - Office Website Design & Maintenance	120.00	120.00	120.00	819.00	840.00	21.00	1,680.00
3000/038 - Legal / Consulting Services	0.00	0.00	0.00	0.00	24,000.00	24,000.00	48,000.00
3000/039 - Debit Order Costs	0.00	0.00	0.00	0.00	2,394.00	2,394.00	4,788.00
3000/040 - Archcom Plan Approval	0.00	0.00	0.00	0.00	720.00	720.00	1,440.00

3000/041 - Archcom Surveyors Costs	0.00	0.00	0.00	0.00	96.00	96.00	192.00
3000/042 - Licences Radio	0.00	0.00	0.00	908.50	540.00	(368.50)	1,080.00
3000/043 - BOD / Exco Meeting Expenses	0.00	0.00	0.00	0.00	900.00	900.00	1,800.00
3000/044 - Licences vehicles	0.00	0.00	0.00	0.00	1,800.00	1,800.00	3,600.00
3000/045 - Cash Management Fee	2,143.28	113.04	2,527.43	11,237.26	0.00	(11,237.26)	0.00
3550/000 - MUNICIPAL CHARGES	334,455.89	243,546.38	265,466.94	1,698,374.78	1,743,774.00	45,399.22	3,487,548.00
3550/001 - Electricity	279,123.40	192,664.40	194,647.30	1,394,622.60	1,426,062.00	31,439.40	2,852,124.00
3550/002 - Water	39,094.36	37,792.82	45,666.32	200,031.08	210,204.00	10,172.92	420,408.00
3550/003 - Rates	0.00	0.00	0.00	0.00	942.00	942.00	1,884.00
3550/008 - Electricity Common Property	0.00	120.00	120.00	470.00	360.00	(110.00)	720.00
3550/009 - Electricity Utility World	10,823.72	10,759.76	13,606.67	68,920.52	68,892.00	(28.52)	137,784.00
3550/010 - Electricity Sales Exp (VK, BW & Shop)	4,398.81	1,528.00	7,275.95	25,916.08	31,644.00	5,727.92	63,288.00
3550/011 - Electricity Office	1,015.60	681.40	4,150.70	8,414.50	5,148.00	(3,266.50)	10,296.00
3550/013 - Water Common Property	0.00	0.00	0.00	0.00	522.00	522.00	1,044.00
4000/000 - MANAGING AGENT EXPENSES	59,436.66	57,022.27	59,191.73	349,906.83	347,012.76	(2,894.07)	694,025.52
4000/001 - Managing Agent - Management Fee	44,454.89	44,454.89	44,454.89	266,729.34	269,243.46	2,514.12	538,486.92
4000/002 - Managing Agent - Management Fee Vat	6,668.23	6,668.23	6,668.23	40,009.38	40,386.54	377.16	80,773.08
4000/003 - Managing Agent - Additional Fees	0.00	0.00	972.00	972.00	0.00	(972.00)	0.00
4000/005 - Managing Agent - Legal Collection Admin Fee	-583.00	0.00	0.00	2,915.00	1,590.00	(1,325.00)	3,180.00
4000/006 - Managing Agent - Postage, Printing, Stationery	2,945.10	4,108.20	5,357.60	23,396.65	22,548.00	(848.65)	45,096.00
4000/007 - Managing Agent - Data Handling	200.00	200.00	200.00	1,200.00	1,200.00	0.00	2,400.00
4000/008 - Managing Agent - Telephone & Internet	216.84	218.11	290.45	1,416.06	1,590.00	173.94	3,180.00
4000/009 - Managing Agent - Processing Fees	5,457.60	749.60	642.60	11,184.96	8,870.46	(2,314.50)	17,740.92
4000/010 - Managing Agent - Third Party Rental	77.00	77.00	77.00	462.00	474.30	12.30	948.60
4000/011 - Managing Agent - Travel	0.00	546.24	528.96	1,621.44	1,110.00	(511.44)	2,220.00
4100/000 - CONTRACTS	24,500.00	24,500.00	48,480.00	170,980.00	153,318.00	(17,662.00)	306,636.00
4100/004 - Contract - Security	24,500.00	24,500.00	48,480.00	170,980.00	153,318.00	(17,662.00)	306,636.00
4250/000 - REPAIRS AND MAINTENANCE	296,859.95	61,720.87	189,441.67	851,234.47	427,374.00	(423,860.47)	854,748.00
4250/002 - Building Maintenance - Electrical	340.00	0.00	0.00	65,303.92	76,302.00	10,998.08	152,604.00
4250/003 - Building Maintenance - Plumbing	0.00	0.00	0.00	0.00	31,866.00	31,866.00	63,732.00
4250/004 - Building Maintenance - Security	0.00	0.00	0.00	0.00	1,626.00	1,626.00	3,252.00
4250/006 - Building Maintenance - Fire Equipment	0.00	1,052.25	0.00	1,292.25	15,420.00	14,127.75	30,840.00
4250/016 - Building Maintenance - Workshop	0.00	0.00	0.00	0.00	6,000.00	6,000.00	12,000.00
4250/017 - Building Maintenance - Slipway	3,521.63	4,300.80	1,330.00	12,795.63	15,384.00	2,588.37	30,768.00
4250/018 - Building Maintenance - Road Maintenance	4,834.00	6,965.00	0.00	11,799.00	45,948.00	34,149.00	91,896.00
4250/019 - Building Maintenance - Office Equipment	0.00	192.00	0.00	192.00	5,100.00	4,908.00	10,200.00
4250/020 - Building Maintenance - Boathouses	0.00	0.00	0.00	0.00	3,918.00	3,918.00	7,836.00
4250/021 - Building Maintenance - Offices	3,450.28	0.00	0.00	3,450.28	3,888.00	437.72	7,776.00
4250/022 - Building Maintenance - Public Ablutions	0.00	0.00	0.00	0.00	750.00	750.00	1,500.00
4250/023 - Building Maintenance - Workshop & Consumables	723.90	6,894.25	0.00	21,943.32	9,000.00	(12,943.32)	18,000.00
4250/024 - Building Maintenance - Fencing	0.00	0.00	0.00	38,804.02	0.00	(38,804.02)	0.00
4250/025 - Building Maintenance - Gates	3,620.33	0.00	7,195.00	18,704.23	27,000.00	8,295.77	54,000.00
4250/026 - Supply & Maintenance of Signage	2,484.00	835.00	0.00	5,394.00	6,000.00	606.00	12,000.00
4250/027 - Nursery & Environmental Expenses	0.00	0.00	0.00	0.00	3,240.00	3,240.00	6,480.00
4250/028 - Grass Cutting Equipment Services & Maintenance	2,581.75	2,800.45	6,886.00	15,683.55	11,388.00	(4,295.55)	22,776.00
4250/029 - Refuse Removal / consumables	350.00	5,544.84	650.00	13,948.62	14,268.00	319.38	28,536.00
4250/030 - Tip Site Maintenance	0.00	0.00	0.00	2,839.60	2,100.00	(739.60)	4,200.00
4250/031 - Remotes Cost of Sales	2,799.10	0.00	0.00	2,799.10	5,700.00	2,900.90	11,400.00
4250/032 - Beach Clean-up	0.00	200.00	4,665.92	4,865.92	3,600.00	(1,265.92)	7,200.00
4250/033 - Diesel Usage Vehicles	0.00	150.00	28,820.00	57,005.00	72,318.00	15,313.00	144,636.00
4250/034 - Fuel Other Gardening, Travel & Generator	2,617.00	922.50	1,858.11	9,482.95	8,952.00	(530.95)	17,904.00

4250/035 - Vehicle Maintenance Isuzu JKH097EC	0.00	0.00	0.00	9,738.90	6,000.00	(3,738.90)	12,000.00
4250/037 - Vehicle maintenance Tractor	0.00	0.00	0.00	32,880.13	34,200.00	1,319.87	68,400.00
4250/038 - Vehicle Maintenance Trailers	0.00	495.30	7,147.00	8,174.30	5,700.00	(2,474.30)	11,400.00
4250/039 - Vehicle Maintenance HPR816EC	5,130.00	0.00	1,660.00	19,659.80	6,006.00	(13,653.80)	12,012.00
4250/040 - Vehicle Maintenance Mover	0.00	0.00	0.00	0.00	2,700.00	2,700.00	5,400.00
4250/041 - Vehicle Maintenance Isuzu JYT244EC	0.00	0.00	0.00	0.00	3,000.00	3,000.00	6,000.00
4250/042 - Phase 1 Exit Gate Upgrades	0.00	0.00	0.00	69,471.87	0.00	(69,471.87)	0.00
4250/043 - Phase 1 Entrance Gate Upgrade	264,407.96	29,675.02	122,641.30	416,724.28	0.00	(416,724.28)	0.00
4250/044 - Phase 1 Playpark	0.00	1,693.46	6,588.34	8,281.80	0.00	(8,281.80)	0.00
4300/000 - SALARIES & WAGES	90,282.14	87,077.85	161,098.04	604,314.63	529,320.00	(74,994.63)	1,136,280.00
4300/001 - Salaries & Wages - UIF	706.33	709.78	1,042.72	4,594.82	4,554.00	(40.82)	9,108.00
4300/002 - Salaries & Wages - PAYE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4300/005 - Salaries & Wages - Staff Welfare	8,268.14	3,103.00	4,656.94	36,124.39	28,500.00	(7,624.39)	57,000.00
4300/006 - Salaries & Wages - Bonuses	0.00	0.00	75,315.00	75,315.00	0.00	(75,315.00)	75,840.00
4300/010 - Salaries & Wages - Operations Manager	24,550.00	24,550.00	24,550.00	147,300.00	147,300.00	0.00	294,600.00
4300/011 - Salaries & Wages - Assistant Estate manager	13,000.00	13,000.00	13,000.00	78,000.00	78,000.00	0.00	156,000.00
4300/012 - Salaries & Wages - Administrative Assistant	9,101.00	9,101.00	9,101.00	54,606.00	54,606.00	0.00	109,212.00
4300/013 - Salaries & Wages - Wages Labourers / gen Assistants	29,171.00	29,171.00	29,171.00	175,026.00	175,032.00	6.00	350,064.00
4300/014 - Salaries & Wages - Labour Casual / Office Cleaning	700.00	1,650.00	2,750.00	6,900.00	4,800.00	(2,100.00)	9,600.00
4300/015 - Duty Managers (Weekend / PH Services)	3,988.00	4,985.00	0.00	20,937.00	28,068.00	7,131.00	56,136.00
4300/016 - Compensation Commissioner	0.00	0.00	0.00	0.00	0.00	0.00	1,800.00
4300/017 - Staff Medical First Aid Box	0.00	0.00	0.00	0.00	1,500.00	1,500.00	3,000.00
4300/018 - Skill Development Act Contribution	797.67	808.07	1,511.38	5,511.42	6,960.00	1,448.58	13,920.00
SURPLUS / SHORTFALL	-342,614.26	122,705.91	-211,417.37	-470,320.73	59,055.24	(529,375.97)	0.00