



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

**Monthly Management Accounts  
for the period ending February 2026**

**Financial Year End: June 2026**

SUBJECT TO REVIEW & AMENDMENTS

Actual vs Budget  
Gamtoos Home Owners Association

025-12-01 to 2026-02-28

	Dec 2025	Jan 2026	Feb 2026	YTD Actual	YTD Budget	YTD Variance	TOTAL Budget
<b>TOTAL INCOME</b>	<b>538,908.34</b>	<b>586,413.55</b>	<b>671,533.41</b>	<b>4,660,595.19</b>	<b>4,772,592.00</b>	<b>(111,996.81)</b>	<b>7,158,888.00</b>
<b>1000/000 - INCOME</b>	<b>236,550.00</b>	<b>265,300.00</b>	<b>234,350.00</b>	<b>1,957,000.00</b>	<b>1,879,200.00</b>	<b>77,800.00</b>	<b>2,818,800.00</b>
1000/001 - Levies - Administrative	222,750.00	222,750.00	222,750.00	1,782,000.00	1,782,000.00	0.00	2,673,000.00
1000/007 - Levies - 1% Resale Erven	13,800.00	42,550.00	11,600.00	175,000.00	97,200.00	77,800.00	145,800.00
<b>2000/000 - RENTAL INCOME</b>	<b>13,148.85</b>	<b>13,148.85</b>	<b>13,148.85</b>	<b>104,626.16</b>	<b>105,496.00</b>	<b>(869.84)</b>	<b>158,244.00</b>
2000/002 - Rental Income - MTN	8,348.85	8,348.85	8,348.85	66,226.16	67,096.00	(869.84)	100,644.00
2000/008 - Rental Income - Boathouse	4,800.00	4,800.00	4,800.00	38,400.00	38,400.00	0.00	57,600.00
<b>2200/000 - RECOVERIES</b>	<b>245,589.36</b>	<b>276,944.95</b>	<b>397,578.61</b>	<b>2,273,443.54</b>	<b>2,469,928.00</b>	<b>(196,484.46)</b>	<b>3,704,892.00</b>
2200/001 - Recoveries - Electricity	244,829.81	276,944.95	247,246.11	1,930,736.71	2,189,656.00	(258,919.29)	3,284,484.00
2200/002 - Recoveries - Water	759.55	0.00	150,332.50	342,706.83	280,272.00	62,434.83	420,408.00
<b>2500/000 - OTHER REVENUE</b>	<b>43,620.13</b>	<b>31,019.75</b>	<b>26,455.95</b>	<b>325,525.49</b>	<b>317,968.00</b>	<b>7,557.49</b>	<b>476,952.00</b>
2500/001 - Revenue Arrear Levy Interest	1,471.35	1,393.26	1,544.62	13,833.77	12,000.00	1,833.77	18,000.00
2500/002 - Revenue Interest On Current	1,032.34	911.39	864.82	10,117.84	16,000.00	(5,882.16)	24,000.00
2500/003 - Penalties	7,500.00	5,000.00	0.00	14,000.00	0.00	14,000.00	0.00
2500/005 - Revenue Interest On Investment	16,581.39	16,343.55	15,886.01	145,432.25	168,000.00	(22,567.75)	252,000.00
2500/007 - Refuse Rubble removal	10,320.00	2,950.00	1,500.00	31,460.00	32,840.00	(1,380.00)	49,260.00
2500/008 - Electricity Connection Fee	3,500.00	1,750.00	0.00	8,750.00	5,760.00	2,990.00	8,640.00
2500/009 - Sale of Edu (Replacements / GMI Refund)	1,105.05	1,721.55	425.50	8,661.63	4,000.00	4,661.63	6,000.00
2500/010 - Remotes sales	900.00	720.00	1,080.00	6,840.00	8,400.00	(1,560.00)	12,600.00
2500/011 - Cell phone Access	180.00	0.00	630.00	53,710.00	44,000.00	9,710.00	66,000.00
2500/012 - Slipway (Permits / Disks)	150.00	90.00	420.00	17,640.00	13,768.00	3,872.00	20,652.00
2500/013 - Caravan Park Entrance Fee	70.00	140.00	300.00	590.00	800.00	(210.00)	1,200.00
2500/014 - ID Worker Tags	10.00	0.00	5.00	210.00	400.00	(190.00)	600.00
2500/016 - Archcom Fee ( Plan approval etc)	800.00	0.00	3,800.00	14,280.00	12,000.00	2,280.00	18,000.00
<b>TOTAL EXPENSES</b>	<b>750,350.37</b>	<b>462,202.76</b>	<b>635,527.31</b>	<b>4,970,768.24</b>	<b>4,693,851.68</b>	<b>(276,916.56)</b>	<b>7,158,888.00</b>
<b>3000/000 - ADMINISTRATIVE EXPENSES</b>	<b>26,671.99</b>	<b>41,653.91</b>	<b>36,834.24</b>	<b>276,715.61</b>	<b>426,120.00</b>	<b>149,404.39</b>	<b>679,650.48</b>
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	2,507.42	2,394.08	2,374.76	20,742.76	19,776.00	(966.76)	29,664.00
3000/007 - Depreciation	0.00	0.00	0.00	0.00	39,032.00	39,032.00	58,548.00
3000/011 - Hall Hire	0.00	0.00	0.00	4,700.00	5,200.00	500.00	7,800.00
3000/014 - Insurance Premiums	12,405.04	10,931.79	10,920.49	78,859.45	100,736.00	21,876.55	151,104.00
3000/018 - Professional Fees	0.00	9,540.00	15,088.00	78,343.00	111,456.00	33,113.00	167,184.00
3000/023 - Client Portal	3,150.00	3,150.00	3,150.00	25,164.00	25,912.00	748.00	38,868.00
3000/029 - Office Posting and Mail	0.00	0.00	0.00	0.00	256.00	256.00	384.00
3000/030 - Office Printing / Including Printer costs	1,549.92	1,830.38	1,603.65	12,908.94	12,800.00	(108.94)	19,200.00
3000/031 - Office Stationary	334.80	0.00	0.00	1,303.60	2,120.00	816.40	3,180.00
3000/032 - Office Telephone costs	39.38	9.58	36.00	7,704.35	5,960.00	(1,744.35)	8,940.00
3000/033 - Taxation	0.00	-0.32	0.00	-0.32	40,000.00	40,000.32	60,000.00
3000/034 - Office Cell phone Costs	1,038.00	1,038.00	1,038.00	7,924.28	8,144.00	219.72	12,216.00
3000/036 - Office General Expenses & Consumables	3,000.00	1,425.82	577.00	12,719.87	13,008.00	288.13	19,512.00
3000/037 - Office Website Design & Maintenance	120.00	120.00	120.00	1,059.00	1,120.00	61.00	1,680.00
3000/038 - Legal / Consulting Services	0.00	0.00	0.00	0.00	32,000.00	32,000.00	48,000.00
3000/039 - Debit Order Costs	0.00	0.00	0.00	0.00	3,192.00	3,192.00	4,788.00
3000/040 - Archcom Plan Approval	0.00	0.00	0.00	0.00	960.00	960.00	1,440.00
3000/041 - Archcom Surveyors Costs	0.00	0.00	0.00	0.00	128.00	128.00	192.00

3000/042 - Licences Radio	0.00	0.00	0.00	908.50	720.00	(188.50)	1,080.00
3000/043 - BOD / Exco Meeting Expenses	0.00	0.00	0.00	0.00	1,200.00	1,200.00	1,800.00
3000/044 - Licences vehicles	0.00	0.00	0.00	0.00	2,400.00	2,400.00	3,600.00
3000/045 - Cash Management Fee	2,527.43	3,215.58	1,926.34	16,379.18	0.00	(16,379.18)	0.00
3000/046 - Moveable Assets	0.00	7,999.00	0.00	7,999.00	0.00	(7,999.00)	0.00
<b>3550/000 - MUNICIPAL CHARGES</b>	<b>265,466.94</b>	<b>258,367.41</b>	<b>312,357.76</b>	<b>2,269,099.95</b>	<b>2,325,032.00</b>	<b>55,932.05</b>	<b>3,487,548.00</b>
3550/001 - Electricity	194,647.30	190,356.10	226,275.70	1,811,254.40	1,901,416.00	90,161.60	2,852,124.00
3550/002 - Water	45,666.32	50,711.79	70,234.86	320,977.73	280,272.00	(40,705.73)	420,408.00
3550/003 - Rates	0.00	0.00	1,312.15	1,312.15	1,256.00	(56.15)	1,884.00
3550/008 - Electricity Common Property	120.00	370.00	120.00	960.00	480.00	(480.00)	720.00
3550/009 - Electricity Utility World	13,606.67	12,325.42	10,342.22	91,588.16	91,856.00	267.84	137,784.00
3550/010 - Electricity Sales Exp (VK, BW & Shop)	7,275.95	4,604.10	4,072.83	34,593.01	42,192.00	7,598.99	63,288.00
3550/011 - Electricity Office	4,150.70	0.00	0.00	8,414.50	6,864.00	(1,550.50)	10,296.00
3550/013 - Water Common Property	0.00	0.00	0.00	0.00	696.00	696.00	1,044.00
<b>4000/000 - MANAGING AGENT EXPENSES</b>	<b>59,191.73</b>	<b>58,280.77</b>	<b>55,897.11</b>	<b>464,084.71</b>	<b>462,683.68</b>	<b>(1,401.03)</b>	<b>694,025.52</b>
4000/001 - Managing Agent - Management Fee	44,454.89	44,454.89	44,454.89	355,639.12	358,991.28	3,352.16	538,486.92
4000/002 - Managing Agent - Management Fee Vat	6,668.23	6,668.23	6,668.23	53,345.84	53,848.72	502.88	80,773.08
4000/003 - Managing Agent - Additional Fees	972.00	0.00	0.00	972.00	0.00	(972.00)	0.00
4000/005 - Managing Agent - Legal Collection Admin Fee	0.00	0.00	0.00	2,915.00	2,120.00	(795.00)	3,180.00
4000/006 - Managing Agent - Postage, Printing, Stationery	5,357.60	2,984.40	3,065.70	29,446.75	30,064.00	617.25	45,096.00
4000/007 - Managing Agent - Data Handling	200.00	200.00	200.00	1,600.00	1,600.00	0.00	2,400.00
4000/008 - Managing Agent - Telephone & Internet	290.45	214.85	237.10	1,868.01	2,120.00	251.99	3,180.00
4000/009 - Managing Agent - Processing Fees	642.60	3,681.40	647.95	15,514.31	11,827.28	(3,687.03)	17,740.92
4000/010 - Managing Agent - Third Party Rental	77.00	77.00	77.00	616.00	632.40	16.40	948.60
4000/011 - Managing Agent - Travel	528.96	0.00	546.24	2,167.68	1,480.00	(687.68)	2,220.00
<b>4100/000 - CONTRACTS</b>	<b>48,480.00</b>	<b>24,500.00</b>	<b>25,685.00</b>	<b>221,165.00</b>	<b>204,424.00</b>	<b>(16,741.00)</b>	<b>306,636.00</b>
4100/004 - Contract - Security	48,480.00	24,500.00	25,685.00	221,165.00	204,424.00	(16,741.00)	306,636.00
<b>4250/000 - REPAIRS AND MAINTENANCE</b>	<b>189,441.67</b>	<b>-11,130.81</b>	<b>117,841.77</b>	<b>957,945.43</b>	<b>569,832.00</b>	<b>(388,113.43)</b>	<b>854,748.00</b>
4250/002 - Building Maintenance - Electrical	0.00	350.00	11,730.00	77,383.92	101,736.00	24,352.08	152,604.00
4250/003 - Building Maintenance - Plumbing	0.00	7,121.25	45.00	7,166.25	42,488.00	35,321.75	63,732.00
4250/004 - Building Maintenance - Security	0.00	0.00	0.00	0.00	2,168.00	2,168.00	3,252.00
4250/005 - Building Maintenance - Roof	0.00	0.00	477.16	477.16	0.00	(477.16)	0.00
4250/006 - Building Maintenance - Fire Equipment	0.00	4,246.95	29,468.75	35,007.95	20,560.00	(14,447.95)	30,840.00
4250/016 - Building Maintenance - Workshop	0.00	0.00	0.00	0.00	8,000.00	8,000.00	12,000.00
4250/017 - Building Maintenance - Slipway	1,330.00	550.00	0.00	13,345.63	20,512.00	7,166.37	30,768.00
4250/018 - Building Maintenance - Road Maintenance	0.00	3,960.00	4,840.00	20,599.00	61,264.00	40,665.00	91,896.00
4250/019 - Building Maintenance - Office Equipment	0.00	0.00	0.00	192.00	6,800.00	6,608.00	10,200.00
4250/020 - Building Maintenance - Boathouses	0.00	0.00	0.00	0.00	5,224.00	5,224.00	7,836.00
4250/021 - Building Maintenance - Offices	0.00	0.00	1,514.70	4,964.98	5,184.00	219.02	7,776.00
4250/022 - Building Maintenance - Public Ablutions	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,500.00
4250/023 - Building Maintenance - Workshop & Consumables	0.00	0.00	845.36	22,788.68	12,000.00	(10,788.68)	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	7,195.00	0.00	16,800.00	35,504.23	36,000.00	495.77	54,000.00
4250/026 - Supply & Maintenance of Signage	0.00	0.00	3,383.00	8,777.00	8,000.00	(777.00)	12,000.00
4250/027 - Nursery & Environmental Expenses	0.00	0.00	0.00	0.00	4,320.00	4,320.00	6,480.00
4250/028 - Grass Cutting Equipment Services & Maintenance	6,886.00	0.00	1,210.50	16,894.05	15,184.00	(1,710.05)	22,776.00
4250/029 - Refuse Removal / consumables	650.00	550.00	400.00	14,898.62	19,024.00	4,125.38	28,536.00
4250/030 - Tip Site Maintenance	0.00	0.00	0.00	2,839.60	2,800.00	(39.60)	4,200.00
4250/031 - Remotes Cost of Sales	0.00	0.00	2,736.82	5,535.92	7,600.00	2,064.08	11,400.00
4250/032 - Beach Clean-up	4,665.92	0.00	-805.00	4,060.92	4,800.00	739.08	7,200.00
4250/033 - Diesel Usage Vehicles	28,820.00	200.00	25,545.00	82,750.00	96,424.00	13,674.00	144,636.00
4250/034 - Fuel Other Gardening, Travel & Generator	1,858.11	1,355.85	1,549.76	12,388.56	11,936.00	(452.56)	17,904.00

4250/035 - Vehicle Maintenance Isuzu JKH097EC	0.00	0.00	0.00	9,738.90	8,000.00	(1,738.90)	12,000.00
4250/037 - Vehicle maintenance Tractor	0.00	0.00	9,353.90	42,234.03	45,600.00	3,365.97	68,400.00
4250/038 - Vehicle Maintenance Trailers	7,147.00	6,256.25	0.00	14,430.55	7,600.00	(6,830.55)	11,400.00
4250/039 - Vehicle Maintenance HPR816EC	1,660.00	5,393.44	805.00	25,858.24	8,008.00	(17,850.24)	12,012.00
4250/040 - Vehicle Maintenance Mover	0.00	0.00	0.00	0.00	3,600.00	3,600.00	5,400.00
4250/041 - Vehicle Maintenance Isuzu JYT244EC	0.00	0.00	0.00	0.00	4,000.00	4,000.00	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	122,641.30	-41,938.50	5,400.22	380,186.00	0.00	(380,186.00)	0.00
4250/044 - Phase 1 Playpark	6,588.34	823.95	2,541.60	11,647.35	0.00	(11,647.35)	0.00
<b>4300/000 - SALARIES &amp; WAGES</b>	<b>161,098.04</b>	<b>90,531.48</b>	<b>86,911.43</b>	<b>781,757.54</b>	<b>705,760.00</b>	<b>(75,997.54)</b>	<b>1,136,280.00</b>
4300/001 - Salaries & Wages - UIF	1,042.72	736.59	709.78	6,041.19	6,072.00	30.81	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	4,656.94	3,555.00	5,218.55	44,897.94	38,000.00	(6,897.94)	57,000.00
4300/006 - Salaries & Wages - Bonuses	75,315.00	0.00	0.00	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	196,400.00	196,400.00	0.00	294,600.00
4300/011 - Salaries & Wages - Assistant Estate manager	13,000.00	13,000.00	13,000.00	104,000.00	104,000.00	0.00	156,000.00
4300/012 - Salaries & Wages - Administrative Assistant	9,101.00	9,101.00	9,101.00	72,808.00	72,808.00	0.00	109,212.00
4300/013 - Salaries & Wages - Wages Labourers / gen Assistants	29,171.00	29,171.00	29,171.00	233,368.00	233,376.00	8.00	350,064.00
4300/014 - Salaries & Wages - Labour Casual / Office Cleaning	2,750.00	300.00	375.00	7,575.00	6,400.00	(1,175.00)	9,600.00
4300/015 - Duty Managers (Weekend / PH Services)	0.00	9,267.00	3,988.00	34,192.00	37,424.00	3,232.00	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	2,000.00	2,000.00	3,000.00
4300/018 - Skill Development Act Contribution	1,511.38	850.89	798.10	7,160.41	9,280.00	2,119.59	13,920.00
<b>SURPLUS / SHORTFALL</b>	<b>-211,442.03</b>	<b>124,210.79</b>	<b>36,006.10</b>	<b>-310,173.05</b>	<b>78,740.32</b>	<b>(388,913.37)</b>	<b>0.00</b>