



Gamtoos Mouth HOA - NPC 1999/001483/08

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

Financial Year End: June 2026

SUBJECT TO REVIEW & AMENDMENTS

Actual vs Budget
Gamtoos Home Owners Association

2025-11-01 to 2026-01-31

	Nov 2025	Dec 2025	Jan 2026	YTD Actual	YTD Budget	YTD Variance	TOTAL Budget
TOTAL INCOME	633,960.88	538,908.34	586,413.55	3,989,061.78	4,176,018.00	(186,956.22)	7,158,888.00
1000/000 - INCOME	243,800.00	236,550.00	265,300.00	1,722,650.00	1,644,300.00	78,350.00	2,818,800.00
1000/001 - Levies - Administrative	222,750.00	222,750.00	222,750.00	1,559,250.00	1,559,250.00	0.00	2,673,000.00
1000/007 - Levies - 1% Resale Erven	21,050.00	13,800.00	42,550.00	163,400.00	85,050.00	78,350.00	145,800.00
2000/000 - RENTAL INCOME	13,148.85	13,148.85	13,148.85	91,477.31	92,309.00	(831.69)	158,244.00
2000/002 - Rental Income - MTN	8,348.85	8,348.85	8,348.85	57,877.31	58,709.00	(831.69)	100,644.00
2000/008 - Rental Income - Boathouse	4,800.00	4,800.00	4,800.00	33,600.00	33,600.00	0.00	57,600.00
2200/000 - RECOVERIES	343,701.33	245,589.36	276,944.95	1,875,864.93	2,161,187.00	(285,322.07)	3,704,892.00
2200/001 - Recoveries - Electricity	233,218.07	244,829.81	276,944.95	1,683,490.60	1,915,949.00	(232,458.40)	3,284,484.00
2200/002 - Recoveries - Water	110,483.26	759.55	0.00	192,374.33	245,238.00	(52,863.67)	420,408.00
2500/000 - OTHER REVENUE	33,310.70	43,620.13	31,019.75	299,069.54	278,222.00	20,847.54	476,952.00
2500/001 - Revenue Arrear Levy Interest	1,364.59	1,471.35	1,393.26	12,289.15	10,500.00	1,789.15	18,000.00
2500/002 - Revenue Interest On Current	983.00	1,032.34	911.39	9,253.02	14,000.00	(4,746.98)	24,000.00
2500/003 - Penalties	1,000.00	7,500.00	5,000.00	14,000.00	0.00	14,000.00	0.00
2500/005 - Revenue Interest On Investment	18,540.18	16,581.39	16,343.55	129,546.24	147,000.00	(17,453.76)	252,000.00
2500/007 - Refuse Rubble removal	3,810.00	10,320.00	2,950.00	29,960.00	28,735.00	1,225.00	49,260.00
2500/008 - Electricity Connection Fee	0.00	3,500.00	1,750.00	8,750.00	5,040.00	3,710.00	8,640.00
2500/009 - Sale of Edu (Replacements / GMI Refund)	2,917.93	1,105.05	1,721.55	8,236.13	3,500.00	4,736.13	6,000.00
2500/010 - Remotes sales	720.00	900.00	720.00	5,760.00	7,350.00	(1,590.00)	12,600.00
2500/011 - Cell phone Access	-100.00	180.00	0.00	53,080.00	38,500.00	14,580.00	66,000.00
2500/012 - Slipway (Permits / Disks)	150.00	150.00	90.00	17,220.00	12,047.00	5,173.00	20,652.00
2500/013 - Caravan Park Entrance Fee	0.00	70.00	140.00	290.00	700.00	(410.00)	1,200.00
2500/014 - ID Worker Tags	25.00	10.00	0.00	205.00	350.00	(145.00)	600.00
2500/016 - Archcom Fee (Plan approval etc)	3,900.00	800.00	0.00	10,480.00	10,500.00	(20.00)	18,000.00
TOTAL EXPENSES	511,268.82	750,350.37	462,202.76	4,335,240.93	4,107,120.22	(228,120.71)	7,158,888.00
3000/000 - ADMINISTRATIVE EXPENSES	37,401.45	26,671.99	41,653.91	239,881.37	372,855.00	132,973.63	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	2,448.95	2,507.42	2,394.08	18,368.00	17,304.00	(1,064.00)	29,664.00
3000/007 - Depreciation	0.00	0.00	0.00	0.00	34,153.00	34,153.00	58,548.00
3000/011 - Hall Hire	4,700.00	0.00	0.00	4,700.00	4,550.00	(150.00)	7,800.00
3000/014 - Insurance Premiums	9,458.54	12,405.04	10,931.79	67,938.96	88,144.00	20,205.04	151,104.00
3000/018 - Professional Fees	11,990.00	0.00	9,540.00	63,255.00	97,524.00	34,269.00	167,184.00
3000/023 - Client Portal	3,150.00	3,150.00	3,150.00	22,014.00	22,673.00	659.00	38,868.00
3000/029 - Office Posting and Mail	0.00	0.00	0.00	0.00	224.00	224.00	384.00
3000/030 - Office Printing / Including Printer costs	1,905.56	1,549.92	1,830.38	11,305.29	11,200.00	(105.29)	19,200.00
3000/031 - Office Stationary	507.80	334.80	0.00	1,303.60	1,855.00	551.40	3,180.00
3000/032 - Office Telephone costs	18.69	39.38	9.58	7,668.35	5,215.00	(2,453.35)	8,940.00
3000/033 - Taxation	0.00	0.00	-0.32	-0.32	35,000.00	35,000.32	60,000.00
3000/034 - Office Cell phone Costs	1,038.00	1,038.00	1,038.00	6,886.28	7,126.00	239.72	12,216.00
3000/036 - Office General Expenses & Consumables	1,950.87	3,000.00	1,425.82	12,142.87	11,382.00	(760.87)	19,512.00
3000/037 - Office Website Design & Maintenance	120.00	120.00	120.00	939.00	980.00	41.00	1,680.00
3000/038 - Legal / Consulting Services	0.00	0.00	0.00	0.00	28,000.00	28,000.00	48,000.00
3000/039 - Debit Order Costs	0.00	0.00	0.00	0.00	2,793.00	2,793.00	4,788.00
3000/040 - Archcom Plan Approval	0.00	0.00	0.00	0.00	840.00	840.00	1,440.00

3000/041 - Archcom Surveyors Costs	0.00	0.00	0.00	0.00	112.00	112.00	192.00
3000/042 - Licences Radio	0.00	0.00	0.00	908.50	630.00	(278.50)	1,080.00
3000/043 - BOD / Exco Meeting Expenses	0.00	0.00	0.00	0.00	1,050.00	1,050.00	1,800.00
3000/044 - Licences vehicles	0.00	0.00	0.00	0.00	2,100.00	2,100.00	3,600.00
3000/045 - Cash Management Fee	113.04	2,527.43	3,215.58	14,452.84	0.00	(14,452.84)	0.00
3000/046 - Moveable Assets	0.00	0.00	7,999.00	7,999.00	0.00	(7,999.00)	0.00
3550/000 - MUNICIPAL CHARGES	243,546.38	265,466.94	258,367.41	1,956,742.19	2,034,403.00	77,660.81	3,487,548.00
3550/001 - Electricity	192,664.40	194,647.30	190,356.10	1,584,978.70	1,663,739.00	78,760.30	2,852,124.00
3550/002 - Water	37,792.82	45,666.32	50,711.79	250,742.87	245,238.00	(5,504.87)	420,408.00
3550/003 - Rates	0.00	0.00	0.00	0.00	1,099.00	1,099.00	1,884.00
3550/008 - Electricity Common Property	120.00	120.00	370.00	840.00	420.00	(420.00)	720.00
3550/009 - Electricity Utility World	10,759.76	13,606.67	12,325.42	81,245.94	80,374.00	(871.94)	137,784.00
3550/010 - Electricity Sales Exp (VK, BW & Shop)	1,528.00	7,275.95	4,604.10	30,520.18	36,918.00	6,397.82	63,288.00
3550/011 - Electricity Office	681.40	4,150.70	0.00	8,414.50	6,006.00	(2,408.50)	10,296.00
3550/013 - Water Common Property	0.00	0.00	0.00	0.00	609.00	609.00	1,044.00
4000/000 - MANAGING AGENT EXPENSES	57,022.27	59,191.73	58,280.77	408,187.60	404,848.22	(3,339.38)	694,025.52
4000/001 - Managing Agent - Management Fee	44,454.89	44,454.89	44,454.89	311,184.23	314,117.37	2,933.14	538,486.92
4000/002 - Managing Agent - Management Fee Vat	6,668.23	6,668.23	6,668.23	46,677.61	47,117.63	440.02	80,773.08
4000/003 - Managing Agent - Additional Fees	0.00	972.00	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	1,855.00	(1,060.00)	3,180.00
4000/006 - Managing Agent - Postage, Printing, Stationery	4,108.20	5,357.60	2,984.40	26,381.05	26,306.00	(75.05)	45,096.00
4000/007 - Managing Agent - Data Handling	200.00	200.00	200.00	1,400.00	1,400.00	0.00	2,400.00
4000/008 - Managing Agent - Telephone & Internet	218.11	290.45	214.85	1,630.91	1,855.00	224.09	3,180.00
4000/009 - Managing Agent - Processing Fees	749.60	642.60	3,681.40	14,866.36	10,348.87	(4,517.49)	17,740.92
4000/010 - Managing Agent - Third Party Rental	77.00	77.00	77.00	539.00	553.35	14.35	948.60
4000/011 - Managing Agent - Travel	546.24	528.96	0.00	1,621.44	1,295.00	(326.44)	2,220.00
4100/000 - CONTRACTS	24,500.00	48,480.00	24,500.00	195,480.00	178,871.00	(16,609.00)	306,636.00
4100/004 - Contract - Security	24,500.00	48,480.00	24,500.00	195,480.00	178,871.00	(16,609.00)	306,636.00
4250/000 - REPAIRS AND MAINTENANCE	61,720.87	189,441.67	-11,130.81	840,103.66	498,603.00	(341,500.66)	854,748.00
4250/002 - Building Maintenance - Electrical	0.00	0.00	350.00	65,653.92	89,019.00	23,365.08	152,604.00
4250/003 - Building Maintenance - Plumbing	0.00	0.00	7,121.25	7,121.25	37,177.00	30,055.75	63,732.00
4250/004 - Building Maintenance - Security	0.00	0.00	0.00	0.00	1,897.00	1,897.00	3,252.00
4250/006 - Building Maintenance - Fire Equipment	1,052.25	0.00	4,246.95	5,539.20	17,990.00	12,450.80	30,840.00
4250/016 - Building Maintenance - Workshop	0.00	0.00	0.00	0.00	7,000.00	7,000.00	12,000.00
4250/017 - Building Maintenance - Slipway	4,300.80	1,330.00	550.00	13,345.63	17,948.00	4,602.37	30,768.00
4250/018 - Building Maintenance - Road Maintenance	6,965.00	0.00	3,960.00	15,759.00	53,606.00	37,847.00	91,896.00
4250/019 - Building Maintenance - Office Equipment	192.00	0.00	0.00	192.00	5,950.00	5,758.00	10,200.00
4250/020 - Building Maintenance - Boathouses	0.00	0.00	0.00	0.00	4,571.00	4,571.00	7,836.00
4250/021 - Building Maintenance - Offices	0.00	0.00	0.00	3,450.28	4,536.00	1,085.72	7,776.00
4250/022 - Building Maintenance - Public Ablutions	0.00	0.00	0.00	0.00	875.00	875.00	1,500.00
4250/023 - Building Maintenance - Workshop & Consumables	6,894.25	0.00	0.00	21,943.32	10,500.00	(11,443.32)	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	0.00	7,195.00	0.00	18,704.23	31,500.00	12,795.77	54,000.00
4250/026 - Supply & Maintenance of Signage	835.00	0.00	0.00	5,394.00	7,000.00	1,606.00	12,000.00
4250/027 - Nursery & Environmental Expenses	0.00	0.00	0.00	0.00	3,780.00	3,780.00	6,480.00
4250/028 - Grass Cutting Equipment Services & Maintenance	2,800.45	6,886.00	0.00	15,683.55	13,286.00	(2,397.55)	22,776.00
4250/029 - Refuse Removal / consumables	5,544.84	650.00	550.00	14,498.62	16,646.00	2,147.38	28,536.00
4250/030 - Tip Site Maintenance	0.00	0.00	0.00	2,839.60	2,450.00	(389.60)	4,200.00
4250/031 - Remotes Cost of Sales	0.00	0.00	0.00	2,799.10	6,650.00	3,850.90	11,400.00
4250/032 - Beach Clean-up	200.00	4,665.92	0.00	4,865.92	4,200.00	(665.92)	7,200.00
4250/033 - Diesel Usage Vehicles	150.00	28,820.00	200.00	57,205.00	84,371.00	27,166.00	144,636.00

4250/034 - Fuel Other Gardening, Travel & Generator	922.50	1,858.11	1,355.85	10,838.80	10,444.00	(394.80)	17,904.00
4250/035 - Vehicle Maintenance Isuzu JKH097EC	0.00	0.00	0.00	9,738.90	7,000.00	(2,738.90)	12,000.00
4250/037 - Vehicle maintenance Tractor	0.00	0.00	0.00	32,880.13	39,900.00	7,019.87	68,400.00
4250/038 - Vehicle Maintenance Trailers	495.30	7,147.00	6,256.25	14,430.55	6,650.00	(7,780.55)	11,400.00
4250/039 - Vehicle Maintenance HPR816EC	0.00	1,660.00	5,393.44	25,053.24	7,007.00	(18,046.24)	12,012.00
4250/040 - Vehicle Maintenance Mover	0.00	0.00	0.00	0.00	3,150.00	3,150.00	5,400.00
4250/041 - Vehicle Maintenance Isuzu JYT244EC	0.00	0.00	0.00	0.00	3,500.00	3,500.00	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	29,675.02	122,641.30	-41,938.50	374,785.78	0.00	(374,785.78)	0.00
4250/044 - Phase 1 Playpark	1,693.46	6,588.34	823.95	9,105.75	0.00	(9,105.75)	0.00

4300/000 - SALARIES & WAGES	87,077.85	161,098.04	90,531.48	694,846.11	617,540.00	(77,306.11)	1,136,280.00
4300/001 - Salaries & Wages - UIF	709.78	1,042.72	736.59	5,331.41	5,313.00	(18.41)	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	3,103.00	4,656.94	3,555.00	39,679.39	33,250.00	(6,429.39)	57,000.00
4300/006 - Salaries & Wages - Bonuses	0.00	75,315.00	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	171,850.00	171,850.00	0.00	294,600.00
4300/011 - Salaries & Wages - Assistant Estate manager	13,000.00	13,000.00	13,000.00	91,000.00	91,000.00	0.00	156,000.00
4300/012 - Salaries & Wages - Administrative Assistant	9,101.00	9,101.00	9,101.00	63,707.00	63,707.00	0.00	109,212.00
4300/013 - Salaries & Wages - Wages Labourers / gen Assistants	29,171.00	29,171.00	29,171.00	204,197.00	204,204.00	7.00	350,064.00
4300/014 - Salaries & Wages - Labour Casual / Office Cleaning	1,650.00	2,750.00	300.00	7,200.00	5,600.00	(1,600.00)	9,600.00
4300/015 - Duty Managers (Weekend / PH Services)	4,985.00	0.00	9,267.00	30,204.00	32,746.00	2,542.00	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	1,750.00	1,750.00	3,000.00
4300/018 - Skill Development Act Contribution	808.07	1,511.38	850.89	6,362.31	8,120.00	1,757.69	13,920.00
SURPLUS / SHORTFALL	122,692.06	-211,442.03	124,210.79	-346,179.15	68,897.78	(415,076.93)	0.00