



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

**Monthly Management Accounts**

**for the period ending July 2025**

**Financial Year End: June 2026**

SUBJECT TO REVIEW & AMENDMENTS

## Actual vs Budget

2025-07-01 to 2025-07-31

## Gamtoos Home Owners Association

	Jul 2025	YTD Actual	YTD Budget	YTD Variance	TOTAL Budget
<b>TOTAL INCOME</b>	<b>501,568.57</b>	<b>501,568.57</b>	<b>596,574.00</b>	<b>(95,005.43)</b>	<b>7,158,888.00</b>
<b>1000/000 - INCOME</b>	<b>225,900.00</b>	<b>225,900.00</b>	<b>234,900.00</b>	<b>(9,000.00)</b>	<b>2,818,800.00</b>
1000/001 - Levies - Administrative	222,750.00	222,750.00	222,750.00	0.00	2,673,000.00
1000/007 - Levies - 1% Resale Erven	3,150.00	3,150.00	12,150.00	(9,000.00)	145,800.00
<b>2000/000 - RENTAL INCOME</b>	<b>12,866.53</b>	<b>12,866.53</b>	<b>13,187.00</b>	<b>(320.47)</b>	<b>158,244.00</b>
2000/002 - Rental Income - MTN	8,066.53	8,066.53	8,387.00	(320.47)	100,644.00
2000/008 - Rental Income - Boathouse	4,800.00	4,800.00	4,800.00	0.00	57,600.00
<b>2200/000 - RECOVERIES</b>	<b>227,405.81</b>	<b>227,405.81</b>	<b>308,741.00</b>	<b>(81,335.19)</b>	<b>3,704,892.00</b>
2200/001 - Recoveries - Electricity	227,405.81	227,405.81	273,707.00	(46,301.19)	3,284,484.00
2200/002 - Recoveries - Water	0.00	0.00	35,034.00	(35,034.00)	420,408.00
<b>2500/000 - OTHER REVENUE</b>	<b>35,396.23</b>	<b>35,396.23</b>	<b>39,746.00</b>	<b>(4,349.77)</b>	<b>476,952.00</b>
2500/001 - Revenue Arrear Levy Interest	2,107.27	2,107.27	1,500.00	607.27	18,000.00
2500/002 - Revenue Interest On Current	1,679.76	1,679.76	2,000.00	(320.24)	24,000.00
2500/005 - Revenue Interest On Investment	20,058.10	20,058.10	21,000.00	(941.90)	252,000.00
2500/007 - Refuse Rubble removal	2,700.00	2,700.00	4,105.00	(1,405.00)	49,260.00
2500/008 - Electricity Connection Fee	3,500.00	3,500.00	720.00	2,780.00	8,640.00
2500/009 - Sale of Edu (Replacements / GMI Refund)	1,741.10	1,741.10	500.00	1,241.10	6,000.00
2500/010 - Remotes sales	720.00	720.00	1,050.00	(330.00)	12,600.00
2500/011 - Cell phone Access	80.00	80.00	5,500.00	(5,420.00)	66,000.00
2500/012 - Slipway (Permits / Disks)	240.00	240.00	1,721.00	(1,481.00)	20,652.00
2500/013 - Caravan Park Entrance Fee	30.00	30.00	100.00	(70.00)	1,200.00
2500/014 - ID Worker Tags	60.00	60.00	50.00	10.00	600.00
2500/016 - Archcom Fee ( Plan approval etc)	2,480.00	2,480.00	1,500.00	980.00	18,000.00
<b>TOTAL EXPENSES</b>	<b>482,864.42</b>	<b>482,864.42</b>	<b>586,731.46</b>	<b>103,867.04</b>	<b>7,158,888.00</b>
<b>3000/000 - ADMINISTRATIVE EXPENSES</b>	<b>35,853.64</b>	<b>35,853.64</b>	<b>53,265.00</b>	<b>17,411.36</b>	<b>679,650.48</b>
3000/001 - Audit Fees	0.00	0.00	0.00	0.00	34,500.00
3000/002 - Tax Assessments	0.00	0.00	0.00	0.00	5,970.48
3000/003 - Bank Fees & Charges	2,329.78	2,329.78	2,472.00	142.22	29,664.00
3000/007 - Depreciation	0.00	0.00	4,879.00	4,879.00	58,548.00
3000/011 - Hall Hire	0.00	0.00	650.00	650.00	7,800.00
3000/014 - Insurance Premiums	12,886.85	12,886.85	12,592.00	(294.85)	151,104.00
3000/018 - Professional Fees	9,490.00	9,490.00	13,932.00	4,442.00	167,184.00
3000/023 - Client Portal	3,132.00	3,132.00	3,239.00	107.00	38,868.00
3000/029 - Office Posting and Mail	0.00	0.00	32.00	32.00	384.00
3000/030 - Office Printing / Including Printer costs	1,495.39	1,495.39	1,600.00	104.61	19,200.00

3000/031 - Office Stationary	0.00	0.00	265.00	265.00	3,180.00
3000/032 - Office Telephone costs	88.44	88.44	745.00	656.56	8,940.00
3000/033 - Taxation	0.00	0.00	5,000.00	5,000.00	60,000.00
3000/034 - Office Cell phone Costs	598.00	598.00	1,018.00	420.00	12,216.00
3000/036 - Office General Expenses & Consumables	2,630.91	2,630.91	1,626.00	(1,004.91)	19,512.00
3000/037 - Office Website Design & Maintenance	120.00	120.00	140.00	20.00	1,680.00
3000/038 - Legal / Consulting Services	0.00	0.00	4,000.00	4,000.00	48,000.00
3000/039 - Debit Order Costs	0.00	0.00	399.00	399.00	4,788.00
3000/040 - Archcom Plan Approval	0.00	0.00	120.00	120.00	1,440.00
3000/041 - Archcom Surveyors Costs	0.00	0.00	16.00	16.00	192.00
3000/042 - Licences Radio	908.50	908.50	90.00	(818.50)	1,080.00
3000/043 - BOD / Exco Meeting Expenses	0.00	0.00	150.00	150.00	1,800.00
3000/044 - Licences vehicles	0.00	0.00	300.00	300.00	3,600.00
3000/045 - Cash Management Fee	2,173.77	2,173.77	0.00	(2,173.77)	0.00
<b>3550/000 - MUNICIPAL CHARGES</b>	<b>208,780.72</b>	<b>208,780.72</b>	<b>290,629.00</b>	<b>81,848.28</b>	<b>3,487,548.00</b>
3550/001 - Electricity	170,193.50	170,193.50	237,677.00	67,483.50	2,852,124.00
3550/002 - Water	21,329.74	21,329.74	35,034.00	13,704.26	420,408.00
3550/003 - Rates	0.00	0.00	157.00	157.00	1,884.00
3550/008 - Electricity Common Property	0.00	0.00	60.00	60.00	720.00
3550/009 - Electricity Utility World	11,945.45	11,945.45	11,482.00	(463.45)	137,784.00
3550/010 - Electricity Sales Exp (VK, BW & Shop)	4,350.23	4,350.23	5,274.00	923.77	63,288.00
3550/011 - Electricity Office	961.80	961.80	858.00	(103.80)	10,296.00
3550/013 - Water Common Property	0.00	0.00	87.00	87.00	1,044.00
<b>4000/000 - MANAGING AGENT EXPENSES</b>	<b>57,733.13</b>	<b>57,733.13</b>	<b>57,835.46</b>	<b>102.33</b>	<b>694,025.52</b>
4000/001 - Managing Agent - Management Fee	44,454.89	44,454.89	44,873.91	419.02	538,486.92
4000/002 - Managing Agent - Management Fee Vat	6,668.23	6,668.23	6,731.09	62.86	80,773.08
4000/005 - Managing Agent - Legal Collection Admin Fee	0.00	0.00	265.00	265.00	3,180.00
4000/006 - Managing Agent - Postage, Printing, Stationery	3,046.62	3,046.62	3,758.00	711.38	45,096.00
4000/007 - Managing Agent - Data Handling	200.00	200.00	200.00	0.00	2,400.00
4000/008 - Managing Agent - Telephone & Internet	236.36	236.36	265.00	28.64	3,180.00
4000/009 - Managing Agent - Processing Fees	3,050.03	3,050.03	1,478.41	(1,571.62)	17,740.92
4000/010 - Managing Agent - Third Party Rental	77.00	77.00	79.05	2.05	948.60
4000/011 - Managing Agent - Travel	0.00	0.00	185.00	185.00	2,220.00
<b>4100/000 - CONTRACTS</b>	<b>30,758.30</b>	<b>30,758.30</b>	<b>25,553.00</b>	<b>(5,205.30)</b>	<b>306,636.00</b>
4100/004 - Contract - Security	30,758.30	30,758.30	25,553.00	(5,205.30)	306,636.00
<b>4250/000 - REPAIRS AND MAINTENANCE</b>	<b>59,805.04</b>	<b>59,805.04</b>	<b>71,229.00</b>	<b>11,423.96</b>	<b>854,748.00</b>
4250/002 - Building Maintenance - Electrical	0.00	0.00	12,717.00	12,717.00	152,604.00
4250/003 - Building Maintenance - Plumbing	0.00	0.00	5,311.00	5,311.00	63,732.00
4250/004 - Building Maintenance - Security	0.00	0.00	271.00	271.00	3,252.00
4250/006 - Building Maintenance - Fire Equipment	0.00	0.00	2,570.00	2,570.00	30,840.00
4250/016 - Building Maintenance - Workshop	0.00	0.00	1,000.00	1,000.00	12,000.00

4250/017 - Building Maintenance - Slipway	3,643.20	3,643.20	2,564.00	(1,079.20)	30,768.00
4250/018 - Building Maintenance - Road Maintenance	0.00	0.00	7,658.00	7,658.00	91,896.00
4250/019 - Building Maintenance - Office Equipment	0.00	0.00	850.00	850.00	10,200.00
4250/020 - Building Maintenance - Boathouses	0.00	0.00	653.00	653.00	7,836.00
4250/021 - Building Maintenance - Offices	0.00	0.00	648.00	648.00	7,776.00
4250/022 - Building Maintenance - Public Ablutions	0.00	0.00	125.00	125.00	1,500.00
4250/023 - Building Maintenance - Workshop & Consumables	7,575.10	7,575.10	1,500.00	(6,075.10)	18,000.00
4250/025 - Building Maintenance - Gates	1,757.46	1,757.46	4,500.00	2,742.54	54,000.00
4250/026 - Supply & Maintenance of Signage	480.00	480.00	1,000.00	520.00	12,000.00
4250/027 - Nursery & Environmental Expenses	0.00	0.00	540.00	540.00	6,480.00
4250/028 - Grass Cutting Equipment Services & Maintenance	0.00	0.00	1,898.00	1,898.00	22,776.00
4250/029 - Refuse Removal / consumables	993.16	993.16	2,378.00	1,384.84	28,536.00
4250/030 - Tip Site Maintenance	2,300.00	2,300.00	350.00	(1,950.00)	4,200.00
4250/031 - Remotes Cost of Sales	0.00	0.00	950.00	950.00	11,400.00
4250/032 - Beach Clean-up	0.00	0.00	600.00	600.00	7,200.00
4250/033 - Diesel Usage Vehicles	0.00	0.00	12,053.00	12,053.00	144,636.00
4250/034 - Fuel Other Gardening, Travel & Generator	1,206.33	1,206.33	1,492.00	285.67	17,904.00
4250/035 - Vehicle Maintenance Isuzu JKH097EC	0.00	0.00	1,000.00	1,000.00	12,000.00
4250/037 - Vehicle maintenance Tractor	10,632.00	10,632.00	5,700.00	(4,932.00)	68,400.00
4250/038 - Vehicle Maintenance Trailers	532.00	532.00	950.00	418.00	11,400.00
4250/039 - Vehicle Maintenance HPR816EC	12,869.80	12,869.80	1,001.00	(11,868.80)	12,012.00
4250/040 - Vehicle Maintenance Mover	0.00	0.00	450.00	450.00	5,400.00
4250/041 - Vehicle Maintenance Isuzu JYT244EC	0.00	0.00	500.00	500.00	6,000.00
4250/042 - Phase 1 Entrance Gate Upgrades	17,815.99	17,815.99	0.00	(17,815.99)	0.00
<b>4300/000 - SALARIES &amp; WAGES</b>	<b>89,933.59</b>	<b>89,933.59</b>	<b>88,220.00</b>	<b>(1,713.59)</b>	<b>1,136,280.00</b>
4300/001 - Salaries & Wages - UIF	716.43	716.43	759.00	42.57	9,108.00
4300/004 - Salaries & Wages - Casual Wages	750.00	750.00	0.00	(750.00)	0.00
4300/005 - Salaries & Wages - Staff Welfare	7,409.06	7,409.06	4,750.00	(2,659.06)	57,000.00
4300/006 - Salaries & Wages - Bonuses	0.00	0.00	0.00	0.00	75,840.00
4300/010 - Salaries & Wages - Operations Manager	24,550.00	24,550.00	24,550.00	0.00	294,600.00
4300/011 - Salaries & Wages - Assistant Estate manager	13,000.00	13,000.00	13,000.00	0.00	156,000.00
4300/012 - Salaries & Wages - Administrative Assistant	9,101.00	9,101.00	9,101.00	0.00	109,212.00
4300/013 - Salaries & Wages - Wages Labourers / gen Assistants	29,171.00	29,171.00	29,172.00	1.00	350,064.00
4300/014 - Salaries & Wages - Labour Casual / Office Cleaning	450.00	450.00	800.00	350.00	9,600.00
4300/015 - Duty Managers (Weekend / PH Services)	3,988.00	3,988.00	4,678.00	690.00	56,136.00
4300/016 - Compensation Commissioner	0.00	0.00	0.00	0.00	1,800.00
4300/017 - Staff Medical First Aid Box	0.00	0.00	250.00	250.00	3,000.00
4300/018 - Skill Development Act Contribution	798.10	798.10	1,160.00	361.90	13,920.00
<b>SURPLUS / SHORTFALL</b>	<b>18,704.15</b>	<b>18,704.15</b>	<b>9,842.54</b>	<b>8,861.61</b>	<b>0.00</b>