



# Gamtoos Mouth Home Owners Association

## Monthly Management Accounts

for the period ending 30 November 2016

Financial Year End: June 2017

Subject to Review & Amendments

APPROVED BY:
Financial Administrator: <u>RS</u>
Checked by Management: <u>CC</u>
Property Portfolio Manager: <u>BvD</u>

# Statement of Income & Expenditure (Actual vs Budget)

Gamtoos Mouth HOA - NPC 1999/001483/08



<u>Account</u>	Monthly Budget	Jul 2016	Aug 2016	Sep-16	Oct-16	Nov-16	YTD Actuals	Budget YTD	YTD Variances
<b><u>Income</u></b>									
A1000 (/LEVIAS unit)	135,300.00	-	147,600.00	147,600.00	147,600.00	147,600.00	590,400.00	676,500.00	(86,100.00)
A1001 (/LEVIAS unit - July 2016)	10,687.50	128,250.00	-	-	-	-	128,250.00	53,437.50	74,812.50
A1002 (LEVIAS unit - shortfall)	1,759.09	-	3,518.18	1,759.09	1,759.09	1,759.09	8,795.45	8,795.45	-
A1010 (/OTHER REVENUE commission)	10,050.00	-	3,200.00	3,500.00	16,650.00	17,825.00	41,175.00	50,250.00	(9,075.00)
A1011 (/OTHER REVENUE consent certificates)	-	-	720.00	720.00	-	(120.00)	1,320.00	-	1,320.00
A1030 (/OTHER REVENUE water recoveries)	17,217.00	42,836.55	-	-	48,179.50	(577.00)	90,439.05	86,085.00	4,354.05
A1040>001 (/OTHER REVENUE interest on current)	140.00	499.06	345.55	317.27	115.91	249.09	1,526.88	700.00	826.88
A1040>002 (/OTHER REVENUE interest on investment acc)	629.00	430.64	1,422.52	1,494.79	1,268.82	922.06	5,538.83	3,145.00	2,393.83
A1040>003 (/OTHER REVENUE interest on investec)	1,429.00	1,429.00	1,429.00	1,429.00	1,429.00	1,429.00	7,145.00	7,145.00	-
A1040>004 (/OTHER REVENUE interest arrear levies)	660.00	2,303.40	1,601.53	-	3,632.04	-	7,536.97	3,300.00	4,236.97
A1050>001 (/RECYCLING REVENUE)	-	-	150.00	100.00	100.00	250.00	600.00	-	600.00
A1050>002 (/OTHER REVENUE refuse rubble removal)	1,133.00	400.00	400.00	550.00	1,250.00	250.00	2,850.00	5,665.00	(2,815.00)
A1060 (/FINES TRANSGRESSION fines issues)	-	-	500.00	-	-	750.00	1,250.00	-	1,250.00
A1070>001 (/OTHER REVENUE electricity recoveries)	92,521.00	88,892.08	96,493.62	100,836.58	93,172.61	88,885.32	468,280.21	462,605.00	5,675.21
A1070>002 (/OTHER REVENUE electricity connection)	438.00	-	-	-	3,500.00	-	3,500.00	2,190.00	1,310.00
A1070>003 (/OTHER REVENUE sale of edu)	163.00	-	-	-	1,950.00	-	1,950.00	815.00	1,135.00
A1080>001 (/COMMON PROPERTY rental boathouse)	3,360.00	3,360.00	3,360.00	3,360.00	3,360.00	3,360.00	16,800.00	16,800.00	-
A1080>002 (/COMMON PROPERTY rental mtn tower)	3,620.00	3,437.16	3,437.16	3,437.16	3,712.14	3,712.14	17,735.76	18,100.00	(364.24)
A1090>001 (/OTHER REVENUE remotes)	600.00	480.00	240.00	240.00	1,200.00	1,440.00	3,600.00	3,000.00	600.00
A1090>002 (/OTHER REVENUE cellphone access)	1,500.00	180.00	-	80.00	60.00	120.00	440.00	7,500.00	(7,060.00)
A1090>003 (/OTHER REVENUE slipway)	792.00	(212.50)	8,500.00	(75.00)	275.00	75.00	8,562.50	3,960.00	4,602.50
A1090>004 (/OTHER REVENUE caravan park entrance)	75.00	(246.34)	30.00	100.00	60.00	130.00	73.66	375.00	(301.34)
A1090>005 (/OTHER REVENUE tags)	20.00	15.00	95.00	75.00	75.00	120.00	380.00	100.00	280.00
A1100 (/OTHER REVENUE adverts)	40.00	-	-	400.00	-	200.00	600.00	200.00	400.00
A1110 (/OTHER REVENUE dividends)	6,749.58	6,749.58	6,749.58	6,749.58	6,749.58	6,749.58	33,747.90	33,747.90	-
A1140 (/OTHER REVENUE archcom fee)	167.00	1,200.00	400.00	1,950.00	800.00	400.00	4,750.00	835.00	3,915.00
<b><u>Total</u></b>		<b>280,003.63</b>	<b>280,192.14</b>	<b>274,623.47</b>	<b>336,898.69</b>	<b>275,529.28</b>	<b>1,447,247.21</b>		

<u>Account</u>	Monthly Budget	Jul 2016	Aug 2016	Sep-16	Oct-16	Nov-16	YTD Actuals	Budget YTD	YTD Variances
<u>Expense</u>									
B2000>001 (ACCOUNTANT tax assessments)	214.17	-	-	-	-	-	-	1,070.85	(1,070.85)
B2000>002 (/ACCOUNTANT audit fees)	1,430.00	-	-	-	-	-	-	7,150.00	(7,150.00)
B2010>001 (/BANK FEES & CHARGES investec fees)	2,440.00	-	-	-	-	-	-	12,200.00	(12,200.00)
B2010>002 (/ADMIN debit order)	656.00	537.90	537.90	541.20	541.20	528.00	2,686.20	3,280.00	(593.80)
B2010>003 (/BANK FEES & CHARGES current accoun)	1,920.00	2,269.51	1,864.55	2,026.55	1,711.33	1,972.16	9,844.10	9,600.00	244.10
B2010>004 (/BANK FEES & CHARGES other accounts)	206.00	168.02	203.17	127.90	126.65	-	625.74	1,030.00	(404.26)
B2020 (/INSURANCE PREMIUMS)	5,947.83	6,016.80	6,016.80	6,016.80	6,332.71	6,123.88	30,506.99	29,739.15	767.84
B2030>001 (/MANAGING AGENT fee)	28,819.00	28,070.50	28,070.50	28,070.50	28,070.50	28,070.50	140,352.50	144,095.00	(3,742.50)
B2030>002 (/MANAGING AGENT vat)	4,035.00	3,929.87	3,929.87	3,929.87	3,929.87	3,929.87	19,649.35	20,175.00	(525.65)
B2030>003 (/ADMIN travel costs)	120.00	-	-	-	-	-	-	600.00	(600.00)
B2030>004 (/ADMIN postage, printing, stationer)	1,491.00	2,403.04	2,521.83	2,801.74	512.35	8,518.50	16,757.46	7,455.00	9,302.46
B2030>005 (/ADMIN processing fees)	509.00	224.00	224.00	224.00	224.00	224.00	1,120.00	2,545.00	(1,425.00)
B2040 (/PROFESSIONAL FEES legal services)	1,500.00	-	-	-	-	-	-	7,500.00	(7,500.00)
B2050>001 (/PROFESSIONAL FEES plan approval)	50.00	403.90	21.00	129.60	(34.20)	-	520.30	250.00	270.30
B2050>002 (/PROFESSIONAL FEES archcom,surveyor)	551.25	-	5,369.40	5,899.50	-	-	11,268.90	2,756.25	8,512.65
B2060 (/PROFESSIONAL FEES linmere services)	7,631.67	11,326.97	4,285.00	16,373.77	10,419.43	4,631.67	47,036.84	38,158.35	8,878.49
B2070 (/CSOS Levy / Admin Costs)	-	-	-	-	650.00	-	650.00	-	650.00
C3000>001 (/LICENSES radio)	37.00	-	-	-	-	-	-	185.00	(185.00)
C3000>002 (/LICENSES vehicles)	150.00	650.00	-	-	-	864.00	1,514.00	750.00	764.00
C3010>001 (/CLEANING SUPPLIES refuse)	1,558.33	-	-	-	7,195.09	-	7,195.09	7,791.65	(596.56)
C3010>002 (/WASTE MANAGEMENT tip site maint)	1,041.67	-	-	-	-	-	-	5,208.35	(5,208.35)
C3010>003 (/WASTE MANAGEMENT rental tip site)	2,141.67	2,141.67	1,983.33	2,141.67	2,141.67	2,267.67	10,676.01	10,708.35	(32.34)
C3020 (/MOVEABLE PROPERTY ASSETS vehicle f)	4,595.92	6,768.86	6,768.86	4,232.65	4,732.65	4,232.65	26,735.67	22,979.60	3,756.07
C3030>001 (/DEPRECIATION vehicles and trailers)	5,333.33	5,333.33	5,333.33	5,333.33	5,333.33	5,333.33	26,666.65	26,666.65	-
C3030>002 (/DEPRECIATION other equipment)	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	25,000.00	25,000.00	-
C3040 (/SECURITY SERVICES expenses)	2,200.00	280.00	1,990.00	280.00	280.00	240.00	3,070.00	11,000.00	(7,930.00)
C3050 (/BOARD EXPENSES office rental)	2,268.00	2,268.00	2,100.00	2,268.00	2,268.00	2,268.00	11,172.00	11,340.00	(168.00)
C3060 (/ADMIN meeting rooms)	250.00	-	-	-	-	-	-	1,250.00	(1,250.00)
C3070 (/BOARD EXPENSES bod/exco meetings)	416.67	259.20	159.90	65.00	259.20	210.00	953.30	2,083.35	(1,130.05)
C3080 (/SECURITY SERVICES remotes)	400.00	-	332.00	498.00	664.00	664.00	2,158.00	2,000.00	158.00
C3090>001 (/BOARD EXPENSES posting and mail)	41.67	-	-	-	-	-	-	208.35	(208.35)
C3090>002 (/BOARD EXPENSES printing)	808.33	680.04	-	-	624.30	-	1,304.34	4,041.65	(2,737.31)
C3090>003 (/BOARD EXPENSES stationary)	391.67	60.80	-	238.94	1,475.09	710.28	2,485.11	1,958.35	526.76
C3100>001 (/BOARD EXPENSES telephone, facsimile)	2,200.00	1,725.00	1,725.00	1,725.00	2,725.00	1,755.00	9,655.00	11,000.00	(1,345.00)

<u>Account</u>	Monthly Budget	Jul 2016	Aug 2016	Sep-16	Oct-16	Nov-16	YTD Actuals	Budget YTD	YTD Variances
C3100>002 (/BOARD EXPENSES cellular)	588.83	558.85	558.17	893.13	559.01	588.01	3,157.17	2,944.15	213.02
C3100>003 (/SOFTWARE internet hosting)	480.00	1,100.99	1,129.39	1,201.83	892.79	1,092.23	5,417.23	2,400.00	3,017.23
C3100>004 (/BOARD EXPENSES general consumables)	425.83	1,887.53	248.53	210.35	-	523.67	2,870.08	2,129.15	740.93
C3100>005 (/SOFTWARE website design)	333.33	150.00	150.00	650.00	35.00	150.00	1,135.00	1,666.65	(531.65)
C3120 (/BUILDING MAINT beach clean-up)	83.33	-	-	-	-	-	-	416.65	(416.65)
C3130>001 (/VEHICLE MAINT diesel usage)	5,183.33	5,183.33	5,183.33	5,183.33	5,183.33	5,183.33	25,916.65	25,916.65	-
C3130>002 (/VEHICLE MAINT petrol/oil)	988.75	516.63	1,310.00	740.00	-	1,500.00	4,066.63	4,943.75	(877.12)
C3140 (/PROFESSIONAL FEES newspaper)	583.33	2,008.20	-	-	1,620.00	-	3,628.20	2,916.65	711.55
D4000>001 (EMPLOYMENT COST Exco Chairman)	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	70,000.00	70,000.00	-
D4000>002 (EMPLOYMENT COST Resort Estate Manager)	2,530.00	2,530.00	2,930.00	-	5,460.00	-	10,920.00	12,650.00	(1,730.00)
D4000>003 (EMPLOYMENT COST Assistant Estate Manager)	7,930.00	7,930.00	7,930.00	7,930.00	7,930.00	7,930.00	39,650.00	39,650.00	-
D4000>004 (EMPLOYMENT COST Administrative Assistant)	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	25,000.00	25,000.00	-
D4000>005 (EMPLOYMENT COST Resort Admin Services VK)	-	1,470.50	1,054.00	1,103.00	1,201.00	1,275.50	6,104.00	-	6,104.00
D4000>006 (EMPLOYMENT COST Wages Labourers/Gen Assistants)	15,870.00	14,649.10	14,649.10	14,649.10	14,649.10	14,649.10	73,245.50	79,350.00	(6,104.50)
D4000>007 (EMPLOYMENT COST Wages Casual/Gen Assist/Cleaning)	-	510.00	120.00	120.00	-	180.00	930.00	-	930.00
D4000>009 (EMPLOYMENT COST Duty Managers (Weekend Services))	6,753.33	1,824.00	2,590.00	1,640.00	2,050.00	1,640.00	9,744.00	33,766.65	(24,022.65)
D4010 (/EMPLOYMENT COST staff welfare & un)	1,075.00	-	89.00	378.00	-	2,475.65	2,942.65	5,375.00	(2,432.35)
D4020 (/EMPLOYMENT COST uif)	541.67	566.62	436.82	432.20	436.30	432.20	2,304.14	2,708.35	(404.21)
D4030 (/EMPLOYMENT COST workers compens.)	310.83	-	-	-	-	-	-	1,554.15	(1,554.15)
D4040 (/EMPLOYMENT COST medical)	30.00	-	-	-	-	-	-	150.00	(150.00)
D4070 (/EMPLOYMENT COST skill development)	541.67	500.33	441.70	432.20	436.30	432.20	2,242.73	2,708.35	(465.62)
E5000>001 (/UTILITIES electricity)	90,583.33	(3,158.33)	124,523.91	277,227.92	75,657.19	77,087.39	551,338.08	452,916.65	98,421.43
E5000>002 (/UTILITIES common property)	5,158.33	5,208.33	5,208.33	5,408.33	5,158.33	5,208.33	26,191.65	25,791.65	400.00
E5000>003 (/UTILITIES utility world)	2,608.33	2,666.43	2,590.05	2,591.13	2,617.46	2,583.78	13,048.85	13,041.65	7.20
E5000>004 (/UTILITIES pre-paid sales expenses)	1,306.67	1,362.09	1,505.36	1,501.84	-	1,518.45	5,887.74	6,533.35	(645.61)
E5000>005 (/UTILITIES electricity office)	700.00	446.21	544.06	487.03	494.39	494.73	2,466.42	3,500.00	(1,033.58)
E5010>001 (/UTILITIES water)	13,502.92	9,310.77	1,840.72	12,052.33	9,147.63	14,731.28	47,082.73	67,514.60	(20,431.87)
E5010>002 (/UTILITIES water office)	95.42	146.96	-	-	-	116.56	263.52	477.10	(213.58)
E5010>003 (/UTILITIES water common property)	868.33	1,162.25	868.33	868.33	868.33	1,188.87	4,956.11	4,341.65	614.46
E5020 (/UTILITIES general rates)	958.33	-	-	487.42	-	-	487.42	4,791.65	(4,304.23)
F6000 (/RESERVE FUND provision)	2,500.00	-	-	-	-	-	-	12,500.00	(12,500.00)
F6010>001 (/BUILDING MAINT road in-house)	766.67	-	4,964.70	5,548.95	537.50	2,960.00	14,011.15	3,833.35	10,177.80
F6010>002 (/BUILDING MAINT road outside contractors)	-	-	-	2,428.20	-	-	2,428.20	-	2,428.20
F6020 (/BUILDING MAINT fire equipment)	175.00	-	-	-	-	-	-	875.00	(875.00)
F6030 (/GARDEN MAINT equipment)	816.67	763.80	-	106.29	-	-	870.09	4,083.35	(3,213.26)

<u>Account</u>	<u>Monthly Budget</u>	<u>Jul 2016</u>	<u>Aug 2016</u>	<u>Sep-16</u>	<u>Oct-16</u>	<u>Nov-16</u>	<u>YTD Actuals</u>	<u>Budget YTD</u>	<u>YTD Variances</u>
F6040 (/BUILDING MAINT electrical reticula)	10,500.00	3,000.00	2,950.00	-	62,572.50	-	68,522.50	52,500.00	16,022.50
F6050 (/BUILDING MAINT water reticulation)	830.00	-	631.75	-	-	3.90	635.65	4,150.00	(3,514.35)
F6060 (/GARDEN MAINT nursery & enviro)	83.33	-	2,160.64	79.80	-	30.00	2,270.44	416.65	1,853.79
F6070 (/BUILDING MAINT equipment,computers)	100.00	-	-	-	-	-	-	500.00	(500.00)
F6080>001 (/BUILDING MAINT boat houses)	400.00	-	-	-	-	-	-	2,000.00	(2,000.00)
F6080>002 (/BUILDING MAINT substation)	400.00	-	-	-	-	-	-	2,000.00	(2,000.00)
F6080>003 (/BUILDING MAINT offices)	208.33	-	-	-	-	85.00	85.00	1,041.65	(956.65)
F6080>004 (/BUILDING MAINT workshop)	170.83	-	-	209.04	-	2,680.63	2,889.67	854.15	2,035.52
F6080>005 (/BUILDING MAINT public ablutions)	41.67	-	-	-	-	-	-	208.35	(208.35)
F6080>006 (/BUILDING MAINT workshop consumable)	250.00	-	-	-	-	129.00	129.00	1,250.00	(1,121.00)
F6080>007 (/BUILDING MAINT slipway)	400.00	-	-	-	-	-	-	2,000.00	(2,000.00)
F6090>001 (/VEHICLE MAINT cvz426ec)	416.67	-	-	-	-	-	-	2,083.35	(2,083.35)
F6090>002 (/VEHICLE MAINT fnp421ec)	700.00	4,375.00	-	-	-	17,259.00	21,634.00	3,500.00	18,134.00
F6090>003 (/VEHICLE MAINT tractor)	1,662.50	-	-	-	-	-	-	8,312.50	(8,312.50)
F6090>004 (/VEHICLE MAINT trailers)	166.67	-	-	-	-	-	-	833.35	(833.35)
F6090>005 (/VEHICLE MAINT hpr816ec)	500.00	-	-	-	-	-	-	2,500.00	(2,500.00)
F6100 (/BUILDING MAINT fencing)	166.67	-	-	-	-	2,802.59	2,802.59	833.35	1,969.24
F6110 (/BUILDING MAINT gates)	400.00	460.00	-	-	-	-	460.00	2,000.00	(1,540.00)
F6120 (/BUILDING MAINT signage)	250.00	-	-	-	-	-	-	1,250.00	(1,250.00)
<b>Total</b>		<b>166,647.00</b>	<b>284,044.33</b>	<b>451,483.77</b>	<b>301,688.33</b>	<b>263,474.91</b>	<b>1,467,338.34</b>		

<u>Account</u>	<u>Monthly Budget</u>	<u>Jul 2016</u>	<u>Aug 2016</u>	<u>Sep 2016</u>	<u>Oct-16</u>	<u>Nov-16</u>	<u>Tot Actual</u>
<b>Net Profit Before Tax</b>		<b>113,356.63</b>	<b>(3,852.19)</b>	<b>(176,860.30)</b>	<b>35,210.36</b>	<b>12,054.37</b>	<b>(20,091.13)</b>