



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

## **Monthly Management Accounts for the period ending November 2022**

**Financial Year End: June 2023**

SUBJECT TO REVIEW & AMENDMENTS

<b>APPROVED BY:</b>	
Financial Administrator:	<b>CdS</b>
Checked by Management:	<b>JW</b>
Property Portfolio Manager:	<b>HM</b>

# Statement of Income & Expenditure (Actual vs Budget)



Gamtoos Mouth HOA - NPC 1999/001483/08  
 For: July 2022 To: November 2022

Account	Monthly Budget	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	YTD Actuals	YTD Variances
<b>Other Income</b>								
A1000 (/LEVIES - monthly)	202,500.00	202,500.00	202,500.00	202,500.00	202,500.00	202,500.00	1,012,500.00	-
A1010 (/Levy 1% Resale of Erven)	16,500.00	32,700.00	5,300.00	41,900.00	50,950.00	31,400.00	162,250.00	79,750.00
A1030 (/Water Recoveries - Meter Readings etc)	27,500.00	69,590.75	426.00	177.50	65,947.36	2,212.31	138,353.92	853.92
A1040>001 (/Interest Current (Bellbuoy Trust))	10.00	284.16	634.89	610.92	557.02	581.43	2,668.42	2,618.42
A1040>002 (/Interest on dmf account (FNB Savings))	920.00	1,361.18	1,371.14	1,416.64	1,531.46	1,638.17	7,318.59	2,718.59
A1040>003 (/Interest on Investec Account)	7,800.00	12,367.97	13,522.03	13,574.42	15,297.95	15,210.53	69,972.90	30,972.90
A1040>004 (/Interest Arrear Levies)	2,000.00	-	1,997.05	4,661.79	2,289.39	78.15	9,026.38	(973.62)
A1050>002 (/Refuse/Rubble Income)	1,980.00	3,520.00	3,600.00	880.00	3,920.00	1,920.00	13,840.00	3,940.00
A1060 (/Fines (Transgression Fines Issued))	-	-	1,000.00	-	(1,000.00)	(1,000.00)	(1,000.00)	(1,000.00)
A1070>001 (/Electricity Recoveries Sales)	162,700.00	162,537.16	165,796.65	162,713.69	164,724.21	164,569.53	820,341.24	6,841.24
A1070>002 (/Electricity Connection Fee)	875.00	3,500.00	4,250.00	3,500.00	3,500.00	3,500.00	18,250.00	13,875.00
A1070>003 (/Sale of EDU (Replacement/GMI Refund))	325.00	-	1,983.11	888.74	444.37	1,888.74	5,204.96	3,579.96
A1080>001 (/Rental Boathouse )	4,200.00	4,200.00	4,445.15	4,200.00	4,200.00	4,200.00	21,245.15	245.15
A1080>002 (/Rental MTN Tower)	7,100.00	-	6,625.39	6,625.39	8,213.50	13,213.01	34,677.29	(822.71)
A1090>001 (/Remotes sales)	850.00	1,980.00	540.00	1,980.00	3,420.00	1,800.00	9,720.00	5,470.00
A1090>002 (/Cellphone Access)	3,600.00	43,680.00	330.00	700.00	970.00	560.00	46,240.00	28,240.00
A1090>003 (/Slipway Permits/Disks)	2,300.00	16,410.00	300.00	1,060.00	3,440.00	210.00	21,420.00	9,920.00
A1090>004 (/Caravan Park Entrance Fee)	25.00	30.00	30.00	40.00	60.00	40.00	200.00	75.00
A1090>005 (/ID Worker Tags)	40.00	190.00	10.00	215.00	65.00	-	480.00	280.00
A1100 (/Newsletter Adverts)	-	-	-	-	750.00	-	750.00	750.00
A1140 (/Archcom Fees (Plan Approval Fees))	1,200.00	3,550.00	2,500.00	4,550.00	5,100.00	-	15,700.00	9,700.00
<b>Total Income</b>	<b>442,425.00</b>	<b>558,401.22</b>	<b>417,161.41</b>	<b>452,194.09</b>	<b>536,880.26</b>	<b>444,521.87</b>	<b>2,409,158.85</b>	<b>197,033.85</b>

<u>Account</u>	<u>Monthly Budget</u>	<u>Jul-22</u>	<u>Aug-22</u>	<u>Sep-22</u>	<u>Oct-22</u>	<u>Nov-22</u>	<u>YTD Actuals</u>	<u>YTD Variances</u>
<b>Other Expenses</b>								
B2000>001 (/Auditors Sec, Tax Assessments)	500.00	-	-	-	-	-	-	2,500.00
B2000>002 (/Audit Fees (Actual Audit))	3,500.00	-	-	-	-	6,612.50	6,612.50	10,887.50
B2010>002 (/Debit Order Costs)	800.00	797.07	792.18	792.18	792.18	801.96	3,975.57	24.43
B2010>003 (/Bank Charges (Current Account))	570.00	460.47	468.99	559.40	417.62	437.80	2,344.28	505.72
B2010>004 (/Bank Charges (Other Accounts))	250.00	51.19	51.19	291.51	338.69	245.09	977.67	272.33
B2020 (/Insurance Premiums)	9,760.00	8,973.07	9,423.15	9,423.15	9,584.68	9,565.68	46,969.73	1,830.27
B2030>001 (/Managing Agent Fee Excl Vat)	43,000.00	41,903.00	41,903.00	41,903.00	41,903.00	41,903.00	209,515.00	5,485.00
B2030>002 (/Managing Agent Fee VAT)	6,450.00	6,285.45	6,285.45	6,285.45	6,285.45	6,285.45	31,427.25	822.75
B2030>003 (/Managing Agent Travelling Fee)	120.00	-	-	-	-	-	-	600.00
B2030>004 (/Managing Agent Post, P&S)	3,600.00	8,326.90	828.67	2,507.23	4,800.97	1,597.20	18,060.97	(60.97)
B2030>005 (/Managing Agent Processing Fees)	600.00	775.00	2,615.00	490.00	490.00	490.00	4,860.00	(1,860.00)
B2030>006 (/Managing Agent Legal Collection Admin Fees)	270.00	-	-	265.00	530.00	-	795.00	555.00
B2040>002 (/Legal/Consulting Services)	1,000.00	-	-	-	20,688.50	-	20,688.50	(15,688.50)
B2050>001 (/Archcom Plan Approval )	50.00	-	-	-	-	-	-	250.00
B2050>002 (/Archcom Surveyor Costs)	300.00	-	-	-	-	-	-	1,500.00
B2060 (/Professional Fee (GMI, Building Inspector, Fire etc))	18,700.00	17,690.00	18,440.00	17,190.00	17,390.00	17,870.00	88,580.00	4,920.00
C3000>002 (/Licences Vehicles)	350.00	-	330.00	-	-	-	330.00	1,420.00
C3010>001 (/Refuse Removal/Consumables (H/dorp, bags etc))	1,550.00	200.00	250.00	4,590.70	250.00	-	5,290.70	2,459.30
C3010>002 (/Tip Site Maintenance )	3,550.00	-	368.00	-	-	-	368.00	17,382.00
C3020 (/Motor Vehicle Installments & Finance)	5,350.00	3,838.48	3,388.40	3,413.29	3,413.29	3,436.18	17,489.64	9,260.36
C3030>001 (/Depreciation Vehicles & Trailers)	3,600.00	5,350.00	5,350.00	5,350.00	5,350.00	5,350.00	26,750.00	(8,750.00)
C3030>002 (/Depreciation Other Equipment)	26,550.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	18,000.00	114,750.00
C3040 (/Security Services & Requirements)	500.00	23,420.00	21,748.00	21,748.00	22,440.00	25,998.00	115,354.00	(112,854.00)
C3060 (/AGM Costs (Venue, Meeting Costs, Printing etc))	150.00	-	-	-	-	2,400.00	2,400.00	(1,650.00)
C3070 (/BOD/Exco Meeting Expenses)	750.00	-	-	-	-	-	-	3,750.00
C3080 (/Remote Cost of Sales)	30.00	1,280.00	960.00	1,920.00	9,438.60	1,600.00	15,198.60	(15,048.60)
C3090>001 (/Office Posting & Mail)	2,400.00	-	-	625.00	100.00	-	725.00	11,275.00
C3090>002 (/Office Printing/Including Printer costs)	375.00	939.28	985.37	1,110.09	1,339.11	1,073.55	5,447.40	(3,572.40)
C3090>003 (/Office Stationary)	100.00	489.96	-	609.19	-	-	1,099.15	(599.15)
C3100>001 (/Office Telephone Costs )	900.00	189.44	453.48	2,103.32	297.95	239.76	3,283.95	1,216.05
C3100>002 (/Office Cell phone Costs)	100.00	738.86	760.83	858.15	901.57	905.82	4,165.23	(3,665.23)
C3100>003 (/Office Internet Hosting Fee)	450.00	-	-	-	-	-	-	2,250.00
C3100>004 (/Office General Exp & Consumables)	1,000.00	544.66	-	785.83	2,163.84	936.23	4,430.56	569.44
C3100>005 (/Office Website Design & Maintenance)	300.00	300.00	-	600.00	12,050.00	119.00	13,069.00	(11,569.00)
C3120 (/Beach Clean-Up )	-	-	-	2,180.00	-	-	2,180.00	(2,180.00)
C3130>001 (/Diesel Usage Vehicles)	12,600.00	10,298.50	8,815.00	12,907.64	11,860.02	22,872.46	66,753.62	(3,753.62)
C3130>002 (/Fuel Other Gardening, Travel & Generator)	1,050.00	1,100.22	825.65	1,157.38	1,671.95	1,512.40	6,267.60	(1,017.60)
D4000>001 (/Operations Manager)	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	75,000.00	-
D4000>003 (/Assistant Estate Manager)	10,615.00	10,615.00	12,840.72	10,615.00	10,615.00	10,615.00	55,300.72	(2,225.72)
D4000>004 (/Administrative Assistant )	6,890.00	6,201.00	6,890.00	6,890.00	6,890.00	6,890.00	33,761.00	689.00
D4000>006 (/Wages Labourers/Gen Assistants)	24,560.00	18,270.00	24,361.60	24,550.00	24,550.00	24,550.00	116,281.60	6,518.40
D4000>007 (/Wages Labour Casual/Office Cleaning)	300.00	360.00	400.00	160.00	160.00	-	1,080.00	420.00
D4000>009 (/Duty Managers (Weekend/PH Services))	4,000.00	3,224.00	4,469.50	3,368.00	3,368.00	4,210.00	18,639.50	1,360.50
D4000>010 (/Staff Bonuses)	4,800.00	-	-	-	-	-	-	24,000.00
D4010 (/Staff Welfare & Uniforms)	1,400.00	6,859.75	-	-	3,644.00	1,055.00	11,558.75	(4,558.75)
D4020 (/UIF)	600.00	383.10	613.37	604.23	604.23	612.65	2,817.58	182.42
D4030 (/Compensation Commissioner)	230.00	-	-	-	-	-	-	1,150.00
D4040 (/Staff Medical First Aid Box)	20.00	-	-	-	-	-	-	100.00
D4070 (/Skills Development Act Contribution)	600.00	383.10	613.37	604.23	604.23	612.65	2,817.58	182.42
E5000>001 (/Electricity Municipality Monthly Account)	152,655.00	191,243.70	218,187.20	211,304.55	130,208.49	121,609.09	872,553.03	(109,278.03)
E5000>002 (/Electricity Common Property)	6,150.00	6,200.00	6,200.00	6,200.00	6,200.00	6,200.00	31,000.00	(250.00)

<b>Account</b>	<b>Monthly Budget</b>	<b>Jul-22</b>	<b>Aug-22</b>	<b>Sep-22</b>	<b>Oct-22</b>	<b>Nov-22</b>	<b>YTD Actuals</b>	<b>YTD Variances</b>
E5000>003 (/Electricity Utility World)	7,200.00	7,969.97	7,624.62	8,087.31	8,368.52	8,309.05	40,359.47	(4,359.47)
E5000>004 (/Electricity Sales Exps VK, BW & Shop))	3,400.00	1,369.20	5,516.60	3,574.24	3,361.36	3,107.80	16,929.20	70.80
E5000>005 (/Electricity Office)	860.00	714.60	-	1,484.90	820.50	707.50	3,727.50	572.50
E5010>001 (/Water Municipality Monthly Account )	27,450.00	11,472.87	23,546.67	(150.00)	16,620.24	28,183.24	79,673.02	57,576.98
E5010>002 (/Water Office)	100.00	-	-	-	-	-	-	500.00
E5010>003 (/Water Common Property)	150.00	150.00	150.00	150.00	150.00	150.00	750.00	-
E5020 (/Kouga General Rates & Taxes)	60.00	-	-	-	2,636.74	-	2,636.74	(2,336.74)
F6010>001 (/Road Maintenance In-House)	4,500.00	932.00	3,300.00	466.00	3,500.00	3,338.81	11,536.81	10,963.19
F6020 (/Fire Equipment & Fire Trailer Maintenance)	400.00	-	2,306.90	1,610.00	-	-	3,916.90	(1,916.90)
F6030 (/Grass Cutting Equipment Services & Maintenance)	1,700.00	2,683.05	2,146.33	1,090.50	4,442.05	9,705.75	20,067.68	(11,567.68)
F6040 (/Electrical Reticulation Maintenance)	6,620.00	888.74	20,135.42	5,888.11	3,954.37	12,253.08	43,119.72	(10,019.72)
F6050 (/Water Reticulation Maintenance)	3,000.00	4,080.00	2,100.00	6,060.00	840.00	29,545.07	42,625.07	(27,625.07)
F6060 (/Nursery & Environmental Expenses)	500.00	-	-	-	-	-	-	2,500.00
F6070 (/R&M Equipment Computers, etc)	300.00	-	-	-	-	-	-	1,500.00
F6080>001 (/R&M Boathouses)	40.00	-	-	-	-	-	-	200.00
F6080>002 (/R&M Substation)	40.00	-	-	-	-	-	-	200.00
F6080>003 (/R&M Offices)	90.00	-	-	-	-	-	-	450.00
F6080>004 (/R&M Workshop)	250.00	-	-	-	-	-	-	1,250.00
F6080>005 (/R&M Public Ablutions)	40.00	-	-	-	-	99.00	99.00	101.00
F6080>006 (/R&M Workshop & Consumables)	450.00	383.01	-	-	2,649.95	189.01	3,221.97	(971.97)
F6080>007 (/R&M Slipway)	2,100.00	-	4,857.60	-	5,260.18	6,745.70	16,863.48	(6,363.48)
F6090>001 (/Vehicle Maintenance Isuzu JKH097EC)	520.00	-	-	-	-	-	-	2,600.00
F6090>002 (/Vehicle Maintenance Mazda DGT923EC)	520.00	4,159.44	-	110.00	-	4,828.25	9,097.69	(6,497.69)
F6090>003 (/Vehicle Maintenance Tractor)	520.00	299.50	1,064.13	-	-	-	1,363.63	1,236.37
F6090>004 (/Vehicle Maintenance Trailers)	250.00	-	-	-	-	-	-	1,250.00
F6090>005 (/Vehicle Maintenance Isuzu HPR816EC)	520.00	-	-	4,631.34	-	-	4,631.34	(2,031.34)
F6100 (/R&M Fencing)	600.00	-	-	-	-	-	-	3,000.00
F6110 (/R&M Gates)	1,200.00	3,028.10	-	-	19,070.00	-	22,098.10	(16,098.10)
F6120 (/Supply and Maintenance of Signage)	100.00	-	-	-	-	-	-	500.00
<b>Total</b>	<b>442,425.00</b>	<b>434,421.68</b>	<b>490,966.39</b>	<b>455,563.92</b>	<b>451,615.28</b>	<b>454,368.73</b>	<b>2,286,936.00</b>	<b>(74,811.00)</b>
<b>Nett Profit Before Tax</b>	<b>-</b>	<b>123,979.54</b>	<b>(73,804.98)</b>	<b>(3,369.83)</b>	<b>85,264.98</b>	<b>(9,846.86)</b>	<b>122,222.85</b>	<b>122,222.85</b>