



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

**Monthly Management Accounts  
for the period ending November 2025**

**Financial Year End: June 2026**

SUBJECT TO REVIEW & AMENDMENTS

Actual vs Budget  
Gamtoos Home Owners Association

025-09-01 to 2025-11-30

	Sep 2025	Oct 2025	Nov 2025	YTD Actual	YTD Budget	YTD Variance	TOTAL Budget
<b>TOTAL INCOME</b>	<b>529,573.32</b>	<b>489,548.74</b>	<b>633,974.73</b>	<b>2,863,784.44</b>	<b>2,982,870.00</b>	<b>(119,085.56)</b>	<b>7,158,888.00</b>
<b>1000/000 - INCOME</b>	<b>248,100.00</b>	<b>222,750.00</b>	<b>243,800.00</b>	<b>1,220,800.00</b>	<b>1,174,500.00</b>	<b>46,300.00</b>	<b>2,818,800.00</b>
1000/001 - Levies - Administrative	222,750.00	222,750.00	222,750.00	1,113,750.00	1,113,750.00	0.00	2,673,000.00
1000/007 - Levies - 1% Resale Erven	25,350.00	0.00	21,050.00	107,050.00	60,750.00	46,300.00	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>65,179.61</b>	<b>65,935.00</b>	<b>(755.39)</b>	<b>158,244.00</b>
2000/002 - Rental Income - MTN	8,348.85	8,348.85	8,348.85	41,179.61	41,935.00	(755.39)	100,644.00
2000/008 - Rental Income - Boathouse	4,800.00	4,800.00	4,800.00	24,000.00	24,000.00	0.00	57,600.00
<b>2200/000 - RECOVERIES</b>	<b>234,281.96</b>	<b>226,189.12</b>	<b>343,701.33</b>	<b>1,353,330.62</b>	<b>1,543,705.00</b>	<b>(190,374.38)</b>	<b>3,704,892.00</b>
2200/001 - Recoveries - Electricity	233,919.28	226,189.12	233,218.07	1,161,715.84	1,368,535.00	(206,819.16)	3,284,484.00
2200/002 - Recoveries - Water	362.68	0.00	110,483.26	191,614.78	175,170.00	16,444.78	420,408.00
<b>2500/000 - OTHER REVENUE</b>	<b>34,042.51</b>	<b>27,460.77</b>	<b>33,324.55</b>	<b>224,474.21</b>	<b>198,730.00</b>	<b>25,744.21</b>	<b>476,952.00</b>
2500/001 - Revenue Arrear Levy Interest	2,315.48	1,343.86	1,378.44	9,469.09	7,500.00	1,969.09	18,000.00
2500/002 - Revenue Interest On Current	1,829.37	1,183.10	983.00	7,309.29	10,000.00	(2,690.71)	24,000.00
2500/003 - Penalties	0.00	0.00	1,000.00	1,500.00	0.00	1,500.00	0.00
2500/005 - Revenue Interest On Investment	19,527.16	18,688.81	18,540.18	96,621.30	105,000.00	(8,378.70)	252,000.00
2500/007 - Refuse Rubble removal	7,670.00	3,310.00	3,810.00	16,690.00	20,525.00	(3,835.00)	49,260.00
2500/008 - Electricity Connection Fee	0.00	0.00	0.00	3,500.00	3,600.00	(100.00)	8,640.00
2500/009 - Sale of Edu (Replacements / GMI Refund)	750.50	0.00	2,917.93	5,409.53	2,500.00	2,909.53	6,000.00
2500/010 - Remotes sales	1,080.00	1,260.00	720.00	4,140.00	5,250.00	(1,110.00)	12,600.00
2500/011 - Cell phone Access	240.00	330.00	-100.00	52,900.00	27,500.00	25,400.00	66,000.00
2500/012 - Slipway (Permits / Disks)	150.00	120.00	150.00	16,980.00	8,605.00	8,375.00	20,652.00
2500/013 - Caravan Park Entrance Fee	30.00	0.00	0.00	80.00	500.00	(420.00)	1,200.00
2500/014 - ID Worker Tags	50.00	25.00	25.00	195.00	250.00	(55.00)	600.00
2500/016 - Archcom Fee ( Plan approval etc)	400.00	1,200.00	3,900.00	9,680.00	7,500.00	2,180.00	18,000.00
<b>TOTAL EXPENSES</b>	<b>735,031.68</b>	<b>832,163.00</b>	<b>511,268.82</b>	<b>3,122,687.80</b>	<b>2,933,657.30</b>	<b>(189,030.50)</b>	<b>7,158,888.00</b>
<b>3000/000 - ADMINISTRATIVE EXPENSES</b>	<b>38,231.71</b>	<b>26,628.36</b>	<b>37,401.45</b>	<b>171,555.47</b>	<b>266,325.00</b>	<b>94,769.53</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	2,471.83	3,952.93	2,448.95	13,466.50	12,360.00	(1,106.50)	29,664.00
3000/007 - Depreciation	0.00	0.00	0.00	0.00	24,395.00	24,395.00	58,548.00
3000/011 - Hall Hire	0.00	0.00	4,700.00	4,700.00	3,250.00	(1,450.00)	7,800.00
3000/014 - Insurance Premiums	11,945.99	1,091.29	9,458.54	44,602.13	62,960.00	18,357.87	151,104.00
3000/018 - Professional Fees	10,225.00	11,630.00	11,990.00	53,715.00	69,660.00	15,945.00	167,184.00
3000/023 - Client Portal	3,150.00	3,150.00	3,150.00	15,714.00	16,195.00	481.00	38,868.00
3000/029 - Office Posting and Mail	0.00	0.00	0.00	0.00	160.00	160.00	384.00
3000/030 - Office Printing / Including Printer costs	1,534.04	1,542.03	1,905.56	7,924.99	8,000.00	75.01	19,200.00
3000/031 - Office Stationary	0.00	461.00	507.80	968.80	1,325.00	356.20	3,180.00
3000/032 - Office Telephone costs	5,491.23	28.46	18.69	7,619.39	3,725.00	(3,894.39)	8,940.00
3000/033 - Taxation	0.00	0.00	0.00	0.00	25,000.00	25,000.00	60,000.00
3000/034 - Office Cell phone Costs	958.00	958.00	1,038.00	4,810.28	5,090.00	279.72	12,216.00
3000/036 - Office General Expenses & Consumables	199.98	1,551.37	1,950.87	7,717.05	8,130.00	412.95	19,512.00
3000/037 - Office Website Design & Maintenance	120.00	120.00	120.00	699.00	700.00	1.00	1,680.00
3000/038 - Legal / Consulting Services	0.00	0.00	0.00	0.00	20,000.00	20,000.00	48,000.00
3000/039 - Debit Order Costs	0.00	0.00	0.00	0.00	1,995.00	1,995.00	4,788.00

3000/040 - Archcom Plan Approval	0.00	0.00	0.00	0.00	600.00	600.00	1,440.00
3000/041 - Archcom Surveyors Costs	0.00	0.00	0.00	0.00	80.00	80.00	192.00
3000/042 - Licences Radio	0.00	0.00	0.00	908.50	450.00	(458.50)	1,080.00
3000/043 - BOD / Exco Meeting Expenses	0.00	0.00	0.00	0.00	750.00	750.00	1,800.00
3000/044 - Licences vehicles	0.00	0.00	0.00	0.00	1,500.00	1,500.00	3,600.00
3000/045 - Cash Management Fee	2,135.64	2,143.28	113.04	8,709.83	0.00	(8,709.83)	0.00
<b>3550/000 - MUNICIPAL CHARGES</b>	<b>348,972.29</b>	<b>334,455.89</b>	<b>243,546.38</b>	<b>1,432,907.84</b>	<b>1,453,145.00</b>	<b>20,237.16</b>	<b>3,487,548.00</b>
3550/001 - Electricity	300,012.00	279,123.40	192,664.40	1,199,975.30	1,188,385.00	(11,590.30)	2,852,124.00
3550/002 - Water	31,274.00	39,094.36	37,792.82	154,364.76	175,170.00	20,805.24	420,408.00
3550/003 - Rates	0.00	0.00	0.00	0.00	785.00	785.00	1,884.00
3550/008 - Electricity Common Property	0.00	0.00	120.00	350.00	300.00	(50.00)	720.00
3550/009 - Electricity Utility World	10,643.10	10,823.72	10,759.76	55,313.85	57,410.00	2,096.15	137,784.00
3550/010 - Electricity Sales Exp (VK, BW & Shop)	6,577.69	4,398.81	1,528.00	18,640.13	26,370.00	7,729.87	63,288.00
3550/011 - Electricity Office	465.50	1,015.60	681.40	4,263.80	4,290.00	26.20	10,296.00
3550/013 - Water Common Property	0.00	0.00	0.00	0.00	435.00	435.00	1,044.00
<b>4000/000 - MANAGING AGENT EXPENSES</b>	<b>59,290.33</b>	<b>59,436.66</b>	<b>57,022.27</b>	<b>290,715.10</b>	<b>289,177.30</b>	<b>(1,537.80)</b>	<b>694,025.52</b>
4000/001 - Managing Agent - Management Fee	44,454.89	44,454.89	44,454.89	222,274.45	224,369.55	2,095.10	538,486.92
4000/002 - Managing Agent - Management Fee Vat	6,668.23	6,668.23	6,668.23	33,341.15	33,655.45	314.30	80,773.08
4000/005 - Managing Agent - Legal Collection Admin Fee	3,498.00	-583.00	0.00	2,915.00	1,325.00	(1,590.00)	3,180.00
4000/006 - Managing Agent - Postage, Printing, Stationery	2,964.30	2,945.10	4,108.20	18,039.05	18,790.00	750.95	45,096.00
4000/007 - Managing Agent - Data Handling	200.00	200.00	200.00	1,000.00	1,000.00	0.00	2,400.00
4000/008 - Managing Agent - Telephone & Internet	239.07	216.84	218.11	1,125.61	1,325.00	199.39	3,180.00
4000/009 - Managing Agent - Processing Fees	642.60	5,457.60	749.60	10,542.36	7,392.05	(3,150.31)	17,740.92
4000/010 - Managing Agent - Third Party Rental	77.00	77.00	77.00	385.00	395.25	10.25	948.60
4000/011 - Managing Agent - Travel	546.24	0.00	546.24	1,092.48	925.00	(167.48)	2,220.00
<b>4100/000 - CONTRACTS</b>	<b>24,500.00</b>	<b>24,500.00</b>	<b>24,500.00</b>	<b>122,500.00</b>	<b>127,765.00</b>	<b>5,265.00</b>	<b>306,636.00</b>
4100/004 - Contract - Security	24,500.00	24,500.00	24,500.00	122,500.00	127,765.00	5,265.00	306,636.00
<b>4250/000 - REPAIRS AND MAINTENANCE</b>	<b>178,766.97</b>	<b>296,859.95</b>	<b>61,720.87</b>	<b>661,792.80</b>	<b>356,145.00</b>	<b>(305,647.80)</b>	<b>854,748.00</b>
4250/002 - Building Maintenance - Electrical	64,611.80	340.00	0.00	65,303.92	63,585.00	(1,718.92)	152,604.00
4250/003 - Building Maintenance - Plumbing	0.00	0.00	0.00	0.00	26,555.00	26,555.00	63,732.00
4250/004 - Building Maintenance - Security	0.00	0.00	0.00	0.00	1,355.00	1,355.00	3,252.00
4250/006 - Building Maintenance - Fire Equipment	240.00	0.00	1,052.25	1,292.25	12,850.00	11,557.75	30,840.00
4250/016 - Building Maintenance - Workshop	0.00	0.00	0.00	0.00	5,000.00	5,000.00	12,000.00
4250/017 - Building Maintenance - Slipway	0.00	3,521.63	4,300.80	11,465.63	12,820.00	1,354.37	30,768.00
4250/018 - Building Maintenance - Road Maintenance	0.00	4,834.00	6,965.00	11,799.00	38,290.00	26,491.00	91,896.00
4250/019 - Building Maintenance - Office Equipment	0.00	0.00	192.00	192.00	4,250.00	4,058.00	10,200.00
4250/020 - Building Maintenance - Boathouses	0.00	0.00	0.00	0.00	3,265.00	3,265.00	7,836.00
4250/021 - Building Maintenance - Offices	0.00	3,450.28	0.00	3,450.28	3,240.00	(210.28)	7,776.00
4250/022 - Building Maintenance - Public Ablutions	0.00	0.00	0.00	0.00	625.00	625.00	1,500.00
4250/023 - Building Maintenance - Workshop & Consumables	4,938.07	723.90	6,894.25	21,943.32	7,500.00	(14,443.32)	18,000.00
4250/024 - Building Maintenance - Fencing	-1,456.66	0.00	0.00	38,804.02	0.00	(38,804.02)	0.00
4250/025 - Building Maintenance - Gates	5,846.47	3,620.33	0.00	11,509.23	22,500.00	10,990.77	54,000.00
4250/026 - Supply & Maintenance of Signage	1,595.00	2,484.00	835.00	5,394.00	5,000.00	(394.00)	12,000.00
4250/027 - Nursery & Environmental Expenses	0.00	0.00	0.00	0.00	2,700.00	2,700.00	6,480.00
4250/028 - Grass Cutting Equipment Services & Maintenance	1,449.20	2,581.75	2,800.45	8,797.55	9,490.00	692.45	22,776.00
4250/029 - Refuse Removal / consumables	6,060.62	350.00	5,544.84	13,298.62	11,890.00	(1,408.62)	28,536.00
4250/030 - Tip Site Maintenance	0.00	0.00	0.00	2,839.60	1,750.00	(1,089.60)	4,200.00
4250/031 - Remotes Cost of Sales	0.00	2,799.10	0.00	2,799.10	4,750.00	1,950.90	11,400.00
4250/032 - Beach Clean-up	0.00	0.00	200.00	200.00	3,000.00	2,800.00	7,200.00
4250/033 - Diesel Usage Vehicles	28,035.00	0.00	150.00	28,185.00	60,265.00	32,080.00	144,636.00

4250/034 - Fuel Other Gardening, Travel & Generator	1,965.41	2,617.00	922.50	7,624.84	7,460.00	(164.84)	17,904.00
4250/035 - Vehicle Maintenance Isuzu JKH097EC	0.00	0.00	0.00	9,738.90	5,000.00	(4,738.90)	12,000.00
4250/037 - Vehicle maintenance Tractor	22,248.13	0.00	0.00	32,880.13	28,500.00	(4,380.13)	68,400.00
4250/038 - Vehicle Maintenance Trailers	0.00	0.00	495.30	1,027.30	4,750.00	3,722.70	11,400.00
4250/039 - Vehicle Maintenance HPR816EC	0.00	5,130.00	0.00	17,999.80	5,005.00	(12,994.80)	12,012.00
4250/040 - Vehicle Maintenance Mover	0.00	0.00	0.00	0.00	2,250.00	2,250.00	5,400.00
4250/041 - Vehicle Maintenance Isuzu JYT244EC	0.00	0.00	0.00	0.00	2,500.00	2,500.00	6,000.00
4250/042 - Phase 1 Exit Gate Upgrades	43,233.93	0.00	0.00	69,471.87	0.00	(69,471.87)	0.00
4250/043 - Phase 1 Entrance Gate Upgrade	0.00	264,407.96	29,675.02	294,082.98	0.00	(294,082.98)	0.00
4250/044 - Phase 1 Playpark	0.00	0.00	1,693.46	1,693.46	0.00	(1,693.46)	0.00
<b>4300/000 - SALARIES &amp; WAGES</b>	<b>85,270.38</b>	<b>90,282.14</b>	<b>87,077.85</b>	<b>443,216.59</b>	<b>441,100.00</b>	<b>(2,116.59)</b>	<b>1,136,280.00</b>
4300/001 - Salaries & Wages - UIF	709.78	706.33	709.78	3,552.10	3,795.00	242.90	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	3,652.50	8,268.14	3,103.00	31,467.45	23,750.00	(7,717.45)	57,000.00
4300/006 - Salaries & Wages - Bonuses	0.00	0.00	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	122,750.00	122,750.00	0.00	294,600.00
4300/011 - Salaries & Wages - Assistant Estate manager	13,000.00	13,000.00	13,000.00	65,000.00	65,000.00	0.00	156,000.00
4300/012 - Salaries & Wages - Administrative Assistant	9,101.00	9,101.00	9,101.00	45,505.00	45,505.00	0.00	109,212.00
4300/013 - Salaries & Wages - Wages Labourers / gen Assistants	29,171.00	29,171.00	29,171.00	145,855.00	145,860.00	5.00	350,064.00
4300/014 - Salaries & Wages - Labour Casual / Office Cleaning	300.00	700.00	1,650.00	4,150.00	4,000.00	(150.00)	9,600.00
4300/015 - Duty Managers (Weekend / PH Services)	3,988.00	3,988.00	4,985.00	20,937.00	23,390.00	2,453.00	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	1,250.00	1,250.00	3,000.00
4300/018 - Skill Development Act Contribution	798.10	797.67	808.07	4,000.04	5,800.00	1,799.96	13,920.00
<b>SURPLUS / SHORTFALL</b>	<b>-205,458.36</b>	<b>-342,614.26</b>	<b>122,705.91</b>	<b>-258,903.36</b>	<b>49,212.70</b>	<b>(308,116.06)</b>	<b>0.00</b>