



Gamtoos Mouth HOA - NPC 1999/001483/08

Monthly Management Accounts for the period ending October 2019

Financial Year End: June 2020

SUBJECT TO REVIEW & AMENDMENTS

APPROVED BY:	
Financial Administrator:	CdS
Checked by Management:	JW
Property Portfolio Manager:	WP

Statement of Income & Expenditure (Actual vs Budget)

Gamtoos Mouth HOA - NPC 1999/001483/08
 For: July 2019 To: October2019



<u>Account</u>	Monthly Budget	Jul-19	Aug-19	Sep-19	Oct-19	YTD Actuals	YTD Variances
Other Income							
A1000 (/LEVIES - monthly)	184,500.00	184,500.00	184,500.00	184,500.00	184,500.00	738,000.00	-
A1010 (/Levy 1% Resale of Erven)	10,834.00	4,800.00	6,650.00	7,600.00	1,950.00	21,000.00	(22,336.00)
A1030 (/Water Recoveries - Meter Readings etc)	20,301.00	54,062.12	15.70	282.60	55,443.10	109,803.52	28,599.52
A1040>001 (/Interest Current (Bellbuoy Trust))	394.00	172.93	129.38	72.43	273.57	648.31	(927.69)
A1040>002 (/Interest on dmf account (FNB Savings))	1,435.00	2,548.56	2,551.80	2,271.95	1,748.23	9,120.54	3,380.54
A1040>003 (/Interest on Investec Account)	55.00	125.00	125.00	125.00	125.00	500.00	280.00
A1040>004 (/Interest Arrear Levies)	1,505.00	-	1,793.81	-	2,269.69	4,063.50	(1,956.50)
A1050>002 (/Refuse/Rubble Income)	702.00	2,520.00	2,390.00	2,200.00	560.00	7,670.00	4,862.00
A1070>001 (/Electricity Recoveries Sales)	126,450.00	128,084.55	83,364.55	124,760.00	153,923.62	490,132.72	(15,667.28)
A1070>002 (/Electricity Connection Fee)	729.00	-	1,750.00	-	-	1,750.00	(1,166.00)
A1070>003 (/Sale of EDU (Replacement/GMI Refund))	380.00	-	1,300.00	-	-	1,300.00	(220.00)
A1080>001 (/Rental Boathouse)	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	16,000.00	-
A1080>002 (/Rental MTN Tower)	4,455.00	4,367.82	4,367.82	2,152.93	-	10,888.57	(6,931.43)
A1090>001 (/Remotes sales)	500.00	600.00	450.00	1,050.00	-	2,100.00	100.00
A1090>002 (/Cellphone Access)	2,350.00	420.00	50.00	150.00	30.00	650.00	(8,750.00)
A1090>003 (/Slipway Permits/Disks)	1,320.00	13,560.00	270.00	180.00	570.00	14,580.00	9,300.00
A1090>004 (/Caravan Park Entrance Fee)	25.00	30.00	60.00	(279.00)	-	(189.00)	(289.00)
A1090>005 (/ID Worker Tags)	50.00	75.00	55.00	75.00	-	205.00	5.00
A1110 (/Dividends Received)	6,820.00	6,820.00	6,820.00	6,820.00	6,820.00	27,280.00	-
A1140 (/Archcom Fees (Plan Approval Fees))	695.00	3,370.00	-	-	1,625.00	4,995.00	2,215.00
Total Income	367,500.00	410,055.98	300,643.06	335,960.91	413,838.21	1,460,498.16	(9,501.84)

Account	Monthly Budget	Jul-19	Aug-19	Sep-19	Oct-19	YTD Actuals	YTD Variances
Other Expense							
B2000>001 (/Auditors Sec, Tax Assessments)	125.00	-	-	-	-	-	500.00
B2000>002 (/Audit Fees (Actual Audit))	2,084.00	-	-	-	3,450.00	3,450.00	4,886.00
B2010>001 (/Investec Admin Fees)	2,540.00	2,540.00	2,540.00	2,540.00	2,540.00	10,160.00	-
B2010>002 (/Debit Order Costs)	650.00	635.78	612.80	628.12	631.95	2,508.65	91.35
B2010>003 (/Bank Charges (Current Account))	1,931.00	1,772.72	856.61	1,298.18	1,794.39	5,721.90	2,002.10
B2010>004 (/Bank Charges (Other Accounts))	196.00	198.65	199.65	219.55	220.75	838.60	(54.60)
B2020 (/Insurance Premiums)	8,680.00	8,649.60	7,840.32	8,613.83	8,613.83	33,717.58	1,002.42
B2030>001 (/Managing Agent Fee Excl Vat)	35,520.00	34,710.00	34,710.00	34,710.00	34,710.00	138,840.00	3,240.00
B2030>002 (/Managing Agent Fee VAT)	5,328.00	5,206.50	5,206.50	5,206.50	5,206.50	20,826.00	486.00
B2030>003 (/Managing Agent Travelling Fee)	120.00	-	-	-	-	-	480.00
B2030>004 (/Managing Agent Post, P&S)	2,785.00	2,950.20	604.15	638.36	2,804.97	6,997.68	4,142.32
B2030>004a (/Managing Agent Record & Storage Fees)	58.00	-	-	-	-	-	232.00
B2030>004b (/Managing Agent Telephone, Internet)	117.00	-	-	-	-	-	468.00
B2030>005 (/Managing Agent Processing Fees)	320.00	320.00	320.00	320.00	320.00	1,280.00	-
B2030>006 (/Managing Agent Legal Collection Admin Fees)	150.00	-	800.00	-	-	800.00	(200.00)
B2040>002 (/Legal/Consulting Services)	1,000.00	-	-	-	-	-	4,000.00
B2050>001 (/Archcom Plan Approval)	42.00	(100.00)	-	-	-	(100.00)	268.00
B2050>002 (/Archcom Surveyor Costs)	292.00	-	-	-	69.00	69.00	1,099.00
B2060 (/Professional Fee (GMI, Building Inspector, Fire etc))	19,956.00	8,821.80	28,656.29	12,856.00	27,227.84	77,561.93	2,262.07
C3000>001 (/Licences Radio)	41.00	-	-	-	-	-	164.00
C3000>002 (/Licences Vehicles)	263.00	-	-	1,322.00	-	1,322.00	(270.00)
C3010>001 (/Refuse Removal/Consumables (H/dorp, bags etc))	1,334.00	200.00	250.00	-	450.00	900.00	4,436.00
C3020 (/Motor Vehicle Installments & Finance)	8,899.00	4,213.37	11,391.77	4,205.96	7,749.67	27,560.77	8,035.23
C3030>001 (/Depreciation Vehicles & Trailers)	10,167.00	10,167.00	10,167.00	10,167.00	10,167.00	40,668.00	-
C3030>002 (/Depreciation Other Equipment)	4,833.00	4,833.00	4,833.00	4,833.00	4,833.00	19,332.00	-
C3040 (/Security Services & Requirements)	20,735.00	18,840.00	18,580.00	18,320.00	18,060.00	73,800.00	9,140.00
C3050 (/Office Rental)	4,815.00	-	9,630.00	4,815.00	4,815.00	19,260.00	-
C3060 (/AGM Costs (Venue, Meeting Costs, Printing etc))	250.00	-	-	-	-	-	1,000.00
C3070 (/BOD/Exco Meeting Expenses)	250.00	-	67.40	-	122.77	190.17	809.83
C3080 (/Remote Cost of Sales)	467.00	120.00	120.00	-	120.00	360.00	1,508.00
C3090>001 (/Office Posting & Mail)	91.00	276.00	-	-	-	276.00	88.00
C3090>002 (/Office Printing/Including Printer costs)	1,000.00	-	5,507.00	6,356.52	780.00	12,643.52	(8,643.52)
C3090>003 (/Office Stationary)	292.00	-	-	692.97	208.13	901.10	266.90
C3100>001 (/Office Telephone Costs)	130.00	54.54	98.61	124.44	104.45	382.04	137.96
C3100>002 (/Office Cell phone Costs)	903.00	955.81	840.81	627.00	627.00	3,050.62	561.38
C3100>003 (/Office Internet Hosting Fee)	100.00	-	-	-	-	-	400.00
C3100>004 (/Office General Exp & Consumables)	386.00	430.87	137.98	516.01	524.96	1,609.82	(65.82)
C3100>005 (/Office Website Design & Maintenance)	150.00	-	-	-	-	-	600.00
C3130>001 (/Diesel Usage Vehicles)	7,285.00	7,500.00	7,500.00	8,165.00	7,500.00	30,665.00	(1,525.00)
C3130>002 (/Fuel Other Gardening, Travel & Generator)	850.00	800.00	900.00	-	1,100.00	2,800.00	600.00
C3140 (/News Letter Expenses)	50.00	-	-	-	-	-	200.00
D4000>001 (/Operations Manager)	17,660.00	17,660.00	17,660.00	17,660.00	17,660.00	70,640.00	-
D4000>003 (/Assistant Estate Manager)	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	36,000.00	-
D4000>004 (/Administrative Assistant)	7,350.00	7,550.00	7,150.00	7,350.00	7,350.00	29,400.00	-
D4000>006 (/Wages Labourers/Gen Assistants)	20,975.00	19,001.70	19,232.00	19,232.00	28,848.00	86,313.70	(2,413.70)
D4000>007 (/Wages Labour Casual/Office Cleaning)	250.00	300.00	360.00	160.00	200.00	1,020.00	(20.00)
D4000>008 (/Wages Office Casuals/ Office Staff Relief)	250.00	-	-	-	-	-	1,000.00

Account	Monthly Budget	Jul-19	Aug-19	Sep-19	Oct-19	YTD Actuals	YTD Variances
D4000>009 (/Duty Managers (Weekend/PH Services))	4,558.00	2,848.00	3,440.00	3,380.00	3,110.00	12,778.00	5,454.00
D4000>010 (/Staff Bonuses)	4,582.00	-	-	-	-	-	18,328.00
D4000>10 (/Staff/Duty Managers Overtime Call Out)	300.00	-	-	-	-	-	1,200.00
D4010 (/Staff Welfare & Uniiforms)	950.00	2,435.90	-	-	336.00	2,771.90	1,028.10
D4020 (/UIF)	594.00	521.28	518.84	523.74	427.28	1,991.14	384.86
D4030 (/Compensation Commissioner)	315.00	-	-	-	-	-	1,260.00
D4040 (/Staff Medical First Aid Box)	15.00	-	-	-	-	-	60.00
D4070 (/Skills Development Act Contribution)	685.00	558.60	566.82	566.22	563.52	2,255.16	484.84
E5000>001 (/Electricity Municipality Monthly Account)	107,510.00	130,437.91	152,287.62	141,029.54	87,440.65	511,195.72	(81,155.72)
E5000>002 (/Electricity Common Property)	6,555.00	5,408.33	5,208.33	5,932.57	5,208.33	21,757.56	4,462.44
E5000>003 (/Electricity Utility World)	3,969.00	4,367.15	4,786.70	4,881.70	4,444.32	18,479.87	(2,603.87)
E5000>004 (/Electricity Sales Exps VK, BW & Shop))	1,425.00	608.40	1,328.00	2,096.92	1,290.80	5,324.12	375.88
E5000>005 (/Electricity Office)	926.00	568.44	611.09	-	636.25	1,815.78	1,888.22
E5010>001 (/Water Municipality Monthly Account)	16,920.00	14,813.27	15,984.61	13,735.21	17,299.85	61,832.94	5,847.06
E5010>002 (/Water Office)	30.00	-	-	-	-	-	120.00
E5010>003 (/Water Common Property)	1,080.00	868.33	1,562.99	868.33	868.33	4,167.98	152.02
E5020 (/Kouga General Rates & Taxes)	50.00	-	547.87	-	-	547.87	(347.87)
F6000 (/Reserve Fund Provision)	1,500.00	-	-	-	-	-	6,000.00
F6010>001 (/Road Maintenance In-House)	3,000.00	-	6,925.92	2,218.70	-	9,144.62	2,855.38
F6020 (/Fire Equipment & Fire Trailer Maintenance)	400.00	-	-	-	370.88	370.88	1,229.12
F6030 (/Grass Cutting Equipment Services & Maintenance)	1,500.00	-	-	621.00	-	621.00	5,379.00
F6040 (/Electrical Reticulation Maintenance)	5,000.00	320.00	8,165.00	865.00	2,942.50	12,292.50	7,707.50
F6050 (/Water Reticulation Maintenance)	833.00	-	-	1,036.83	390.63	1,427.46	1,904.54
F6060 (/Nursery & Environmental Expenses)	165.00	-	5,779.31	-	-	5,779.31	(5,119.31)
F6070 (/R&M Equipment Computers, etc)	215.00	-	400.00	-	550.00	950.00	(90.00)
F6080>001 (/R&M Boathouses)	40.00	-	-	269.70	-	269.70	(109.70)
F6080>002 (/R&M Substation)	40.00	-	-	-	-	-	160.00
F6080>003 (/R&M Offices)	85.00	-	-	-	-	-	340.00
F6080>004 (/R&M Workshop)	250.00	-	-	-	-	-	1,000.00
F6080>005 (/R&M Public Ablutions)	40.00	-	-	-	-	-	160.00
F6080>006 (/R&M Workshop & Consumables)	300.00	-	18.40	1,555.00	359.70	1,933.10	(733.10)
F6080>007 (/R&M Slipway)	300.00	690.00	-	-	382.00	1,072.00	128.00
F6090>002 (/Vehicle Maintenance Mazda DGT923EC)	800.00	-	1,216.00	400.00	-	1,616.00	1,584.00
F6090>003 (/Vehicle Maintenance Tractor)	895.00	-	-	-	-	-	3,580.00
F6090>004 (/Vehicle Maintenance Trailers)	80.00	-	1,855.94	48.30	-	1,904.24	(1,584.24)
F6090>005 (/Vehicle Maintenance Isuzu HPR816EC)	400.00	-	310.00	2,267.70	-	2,577.70	(977.70)
F6100 (/R&M Fencing)	165.00	-	-	-	-	-	660.00
F6110 (/R&M Gates)	250.00	-	889.01	1,396.00	660.20	2,945.21	(1,945.21)
F6120 (/Supply and Maintenance of Signage)	108.00	-	451.70	774.50	-	1,226.20	(794.20)
Total	367,500.00	332,053.15	418,626.04	365,044.40	335,090.45	1,450,814.04	19,185.96
Nett Profit Before Tax	-	78,002.83	(117,982.98)	(29,083.49)	78,747.76	9,684.12	9,684.12