



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

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

**Financial Year End: June 2026**

SUBJECT TO REVIEW & AMENDMENTS

Actual vs Budget  
Gamtoos Home Owners Association

025-08-01 to 2025-10-31

	Aug 2025	Sep 2025	Oct 2025	YTD Actual	YTD Budget	YTD Variance	TOTAL Budget
<b>TOTAL INCOME</b>	<b>709,119.08</b>	<b>529,573.32</b>	<b>489,548.74</b>	<b>2,229,809.71</b>	<b>2,386,296.00</b>	<b>(156,486.29)</b>	<b>7,158,888.00</b>
<b>1000/000 - INCOME</b>	<b>280,250.00</b>	<b>248,100.00</b>	<b>222,750.00</b>	<b>977,000.00</b>	<b>939,600.00</b>	<b>37,400.00</b>	<b>2,818,800.00</b>
1000/001 - Levies - Administrative	222,750.00	222,750.00	222,750.00	891,000.00	891,000.00	0.00	2,673,000.00
1000/007 - Levies - 1% Resale Erven	57,500.00	25,350.00	0.00	86,000.00	48,600.00	37,400.00	145,800.00
<b>2000/000 - RENTAL INCOME</b>	<b>12,866.53</b>	<b>13,148.85</b>	<b>13,148.85</b>	<b>52,030.76</b>	<b>52,748.00</b>	<b>(717.24)</b>	<b>158,244.00</b>
2000/002 - Rental Income - MTN	8,066.53	8,348.85	8,348.85	32,830.76	33,548.00	(717.24)	100,644.00
2000/008 - Rental Income - Boathouse	4,800.00	4,800.00	4,800.00	19,200.00	19,200.00	0.00	57,600.00
<b>2200/000 - RECOVERIES</b>	<b>321,752.40</b>	<b>234,281.96</b>	<b>226,189.12</b>	<b>1,009,629.29</b>	<b>1,234,964.00</b>	<b>(225,334.71)</b>	<b>3,704,892.00</b>
2200/001 - Recoveries - Electricity	240,983.56	233,919.28	226,189.12	928,497.77	1,094,828.00	(166,330.23)	3,284,484.00
2200/002 - Recoveries - Water	80,768.84	362.68	0.00	81,131.52	140,136.00	(59,004.48)	420,408.00
<b>2500/000 - OTHER REVENUE</b>	<b>94,250.15</b>	<b>34,042.51</b>	<b>27,460.77</b>	<b>191,149.66</b>	<b>158,984.00</b>	<b>32,165.66</b>	<b>476,952.00</b>
2500/001 - Revenue Arrear Levy Interest	2,324.04	2,315.48	1,343.86	8,090.65	6,000.00	2,090.65	18,000.00
2500/002 - Revenue Interest On Current	1,634.06	1,829.37	1,183.10	6,326.29	8,000.00	(1,673.71)	24,000.00
2500/003 - Penalties	500.00	0.00	0.00	500.00	0.00	500.00	0.00
2500/005 - Revenue Interest On Investment	19,807.05	19,527.16	18,688.81	78,081.12	84,000.00	(5,918.88)	252,000.00
2500/007 - Refuse Rubble removal	-800.00	7,670.00	3,310.00	12,880.00	16,420.00	(3,540.00)	49,260.00
2500/008 - Electricity Connection Fee	0.00	0.00	0.00	3,500.00	2,880.00	620.00	8,640.00
2500/009 - Sale of Edu (Replacements / GMI Refund)	0.00	750.50	0.00	2,491.60	2,000.00	491.60	6,000.00
2500/010 - Remotes sales	360.00	1,080.00	1,260.00	3,420.00	4,200.00	(780.00)	12,600.00
2500/011 - Cell phone Access	52,350.00	240.00	330.00	53,000.00	22,000.00	31,000.00	66,000.00
2500/012 - Slipway (Permits / Disks)	16,320.00	150.00	120.00	16,830.00	6,884.00	9,946.00	20,652.00
2500/013 - Caravan Park Entrance Fee	20.00	30.00	0.00	80.00	400.00	(320.00)	1,200.00
2500/014 - ID Worker Tags	35.00	50.00	25.00	170.00	200.00	(30.00)	600.00
2500/016 - Archcom Fee ( Plan approval etc)	1,700.00	400.00	1,200.00	5,780.00	6,000.00	(220.00)	18,000.00
<b>TOTAL EXPENSES</b>	<b>561,359.88</b>	<b>735,031.68</b>	<b>832,163.00</b>	<b>2,611,418.98</b>	<b>2,346,925.84</b>	<b>(264,493.14)</b>	<b>7,158,888.00</b>
<b>3000/000 - ADMINISTRATIVE EXPENSES</b>	<b>33,440.31</b>	<b>38,231.71</b>	<b>26,628.36</b>	<b>134,154.02</b>	<b>213,060.00</b>	<b>78,905.98</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	2,263.01	2,471.83	3,952.93	11,017.55	9,888.00	(1,129.55)	29,664.00
3000/007 - Depreciation	0.00	0.00	0.00	0.00	19,516.00	19,516.00	58,548.00
3000/011 - Hall Hire	0.00	0.00	0.00	0.00	2,600.00	2,600.00	7,800.00
3000/014 - Insurance Premiums	9,219.46	11,945.99	1,091.29	35,143.59	50,368.00	15,224.41	151,104.00
3000/018 - Professional Fees	10,380.00	10,225.00	11,630.00	41,725.00	55,728.00	14,003.00	167,184.00
3000/023 - Client Portal	3,132.00	3,150.00	3,150.00	12,564.00	12,956.00	392.00	38,868.00
3000/029 - Office Posting and Mail	0.00	0.00	0.00	0.00	128.00	128.00	384.00
3000/030 - Office Printing / Including Printer costs	1,447.97	1,534.04	1,542.03	6,019.43	6,400.00	380.57	19,200.00
3000/031 - Office Stationary	0.00	0.00	461.00	461.00	1,060.00	599.00	3,180.00
3000/032 - Office Telephone costs	1,992.57	5,491.23	28.46	7,600.70	2,980.00	(4,620.70)	8,940.00
3000/033 - Taxation	0.00	0.00	0.00	0.00	20,000.00	20,000.00	60,000.00
3000/034 - Office Cell phone Costs	1,258.28	958.00	958.00	3,772.28	4,072.00	299.72	12,216.00
3000/036 - Office General Expenses & Consumables	1,383.92	199.98	1,551.37	5,766.18	6,504.00	737.82	19,512.00
3000/037 - Office Website Design & Maintenance	219.00	120.00	120.00	579.00	560.00	(19.00)	1,680.00
3000/038 - Legal / Consulting Services	0.00	0.00	0.00	0.00	16,000.00	16,000.00	48,000.00
3000/039 - Debit Order Costs	0.00	0.00	0.00	0.00	1,596.00	1,596.00	4,788.00

3000/040 - Archcom Plan Approval	0.00	0.00	0.00	0.00	480.00	480.00	1,440.00
3000/041 - Archcom Surveyors Costs	0.00	0.00	0.00	0.00	64.00	64.00	192.00
3000/042 - Licences Radio	0.00	0.00	0.00	908.50	360.00	(548.50)	1,080.00
3000/043 - BOD / Exco Meeting Expenses	0.00	0.00	0.00	0.00	600.00	600.00	1,800.00
3000/044 - Licences vehicles	0.00	0.00	0.00	0.00	1,200.00	1,200.00	3,600.00
3000/045 - Cash Management Fee	2,144.10	2,135.64	2,143.28	8,596.79	0.00	(8,596.79)	0.00
<b>3550/000 - MUNICIPAL CHARGES</b>	<b>297,152.56</b>	<b>348,972.29</b>	<b>334,455.89</b>	<b>1,189,361.46</b>	<b>1,162,516.00</b>	<b>(26,845.46)</b>	<b>3,487,548.00</b>
3550/001 - Electricity	257,982.00	300,012.00	279,123.40	1,007,310.90	950,708.00	(56,602.90)	2,852,124.00
3550/002 - Water	24,873.84	31,274.00	39,094.36	116,571.94	140,136.00	23,564.06	420,408.00
3550/003 - Rates	0.00	0.00	0.00	0.00	628.00	628.00	1,884.00
3550/008 - Electricity Common Property	230.00	0.00	0.00	230.00	240.00	10.00	720.00
3550/009 - Electricity Utility World	11,141.82	10,643.10	10,823.72	44,554.09	45,928.00	1,373.91	137,784.00
3550/010 - Electricity Sales Exp (VK, BW & Shop)	1,785.40	6,577.69	4,398.81	17,112.13	21,096.00	3,983.87	63,288.00
3550/011 - Electricity Office	1,139.50	465.50	1,015.60	3,582.40	3,432.00	(150.40)	10,296.00
3550/013 - Water Common Property	0.00	0.00	0.00	0.00	348.00	348.00	1,044.00
<b>4000/000 - MANAGING AGENT EXPENSES</b>	<b>57,232.71</b>	<b>59,290.33</b>	<b>59,436.66</b>	<b>233,692.83</b>	<b>231,341.84</b>	<b>(2,350.99)</b>	<b>694,025.52</b>
4000/001 - Managing Agent - Management Fee	44,454.89	44,454.89	44,454.89	177,819.56	179,495.64	1,676.08	538,486.92
4000/002 - Managing Agent - Management Fee Vat	6,668.23	6,668.23	6,668.23	26,672.92	26,924.36	251.44	80,773.08
4000/005 - Managing Agent - Legal Collection Admin Fee	0.00	3,498.00	-583.00	2,915.00	1,060.00	(1,855.00)	3,180.00
4000/006 - Managing Agent - Postage, Printing, Stationery	4,974.83	2,964.30	2,945.10	13,930.85	15,032.00	1,101.15	45,096.00
4000/007 - Managing Agent - Data Handling	200.00	200.00	200.00	800.00	800.00	0.00	2,400.00
4000/008 - Managing Agent - Telephone & Internet	215.23	239.07	216.84	907.50	1,060.00	152.50	3,180.00
4000/009 - Managing Agent - Processing Fees	642.53	642.60	5,457.60	9,792.76	5,913.64	(3,879.12)	17,740.92
4000/010 - Managing Agent - Third Party Rental	77.00	77.00	77.00	308.00	316.20	8.20	948.60
4000/011 - Managing Agent - Travel	0.00	546.24	0.00	546.24	740.00	193.76	2,220.00
<b>4100/000 - CONTRACTS</b>	<b>24,500.00</b>	<b>24,500.00</b>	<b>24,500.00</b>	<b>98,000.00</b>	<b>102,212.00</b>	<b>4,212.00</b>	<b>306,636.00</b>
4100/004 - Contract - Security	24,500.00	24,500.00	24,500.00	98,000.00	102,212.00	4,212.00	306,636.00
<b>4250/000 - REPAIRS AND MAINTENANCE</b>	<b>58,381.67</b>	<b>178,766.97</b>	<b>296,859.95</b>	<b>600,071.93</b>	<b>284,916.00</b>	<b>(315,155.93)</b>	<b>854,748.00</b>
4250/002 - Building Maintenance - Electrical	352.12	64,611.80	340.00	65,303.92	50,868.00	(14,435.92)	152,604.00
4250/003 - Building Maintenance - Plumbing	0.00	0.00	0.00	0.00	21,244.00	21,244.00	63,732.00
4250/004 - Building Maintenance - Security	0.00	0.00	0.00	0.00	1,084.00	1,084.00	3,252.00
4250/006 - Building Maintenance - Fire Equipment	0.00	240.00	0.00	240.00	10,280.00	10,040.00	30,840.00
4250/016 - Building Maintenance - Workshop	0.00	0.00	0.00	0.00	4,000.00	4,000.00	12,000.00
4250/017 - Building Maintenance - Slipway	0.00	0.00	3,521.63	7,164.83	10,256.00	3,091.17	30,768.00
4250/018 - Building Maintenance - Road Maintenance	0.00	0.00	4,834.00	4,834.00	30,632.00	25,798.00	91,896.00
4250/019 - Building Maintenance - Office Equipment	0.00	0.00	0.00	0.00	3,400.00	3,400.00	10,200.00
4250/020 - Building Maintenance - Boathouses	0.00	0.00	0.00	0.00	2,612.00	2,612.00	7,836.00
4250/021 - Building Maintenance - Offices	0.00	0.00	3,450.28	3,450.28	2,592.00	(858.28)	7,776.00
4250/022 - Building Maintenance - Public Ablutions	0.00	0.00	0.00	0.00	500.00	500.00	1,500.00
4250/023 - Building Maintenance - Workshop & Consumables	1,812.00	4,938.07	723.90	15,049.07	6,000.00	(9,049.07)	18,000.00
4250/024 - Building Maintenance - Fencing	40,260.68	-1,456.66	0.00	38,804.02	0.00	(38,804.02)	0.00
4250/025 - Building Maintenance - Gates	284.97	5,846.47	3,620.33	11,509.23	18,000.00	6,490.77	54,000.00
4250/026 - Supply & Maintenance of Signage	0.00	1,595.00	2,484.00	4,559.00	4,000.00	(559.00)	12,000.00
4250/027 - Nursery & Environmental Expenses	0.00	0.00	0.00	0.00	2,160.00	2,160.00	6,480.00
4250/028 - Grass Cutting Equipment Services & Maintenance	1,966.15	1,449.20	2,581.75	5,997.10	7,592.00	1,594.90	22,776.00
4250/029 - Refuse Removal / consumables	350.00	6,060.62	350.00	7,753.78	9,512.00	1,758.22	28,536.00
4250/030 - Tip Site Maintenance	539.60	0.00	0.00	2,839.60	1,400.00	(1,439.60)	4,200.00
4250/031 - Remotes Cost of Sales	0.00	0.00	2,799.10	2,799.10	3,800.00	1,000.90	11,400.00
4250/032 - Beach Clean-up	0.00	0.00	0.00	0.00	2,400.00	2,400.00	7,200.00
4250/033 - Diesel Usage Vehicles	0.00	28,035.00	0.00	28,035.00	48,212.00	20,177.00	144,636.00

4250/034 - Fuel Other Gardening, Travel & Generator	913.60	1,965.41	2,617.00	6,702.34	5,968.00	(734.34)	17,904.00
4250/035 - Vehicle Maintenance Isuzu JKH097EC	9,738.90	0.00	0.00	9,738.90	4,000.00	(5,738.90)	12,000.00
4250/037 - Vehicle maintenance Tractor	0.00	22,248.13	0.00	32,880.13	22,800.00	(10,080.13)	68,400.00
4250/038 - Vehicle Maintenance Trailers	0.00	0.00	0.00	532.00	3,800.00	3,268.00	11,400.00
4250/039 - Vehicle Maintenance HPR816EC	0.00	0.00	5,130.00	17,999.80	4,004.00	(13,995.80)	12,012.00
4250/040 - Vehicle Maintenance Mover	0.00	0.00	0.00	0.00	1,800.00	1,800.00	5,400.00
4250/041 - Vehicle Maintenance Isuzu JYT244EC	0.00	0.00	0.00	0.00	2,000.00	2,000.00	6,000.00
4250/042 - Phase 1 Exit Gate Upgrades	2,163.65	43,233.93	0.00	69,471.87	0.00	(69,471.87)	0.00
4250/043 - Phase 1 Entrance Gate Upgrade	0.00	0.00	264,407.96	264,407.96	0.00	(264,407.96)	0.00
<b>4300/000 - SALARIES &amp; WAGES</b>	<b>90,652.63</b>	<b>85,270.38</b>	<b>90,282.14</b>	<b>356,138.74</b>	<b>352,880.00</b>	<b>(3,258.74)</b>	<b>1,136,280.00</b>
4300/001 - Salaries & Wages - UIF	709.78	709.78	706.33	2,842.32	3,036.00	193.68	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	9,034.75	3,652.50	8,268.14	28,364.45	19,000.00	(9,364.45)	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	98,200.00	98,200.00	0.00	294,600.00
4300/011 - Salaries & Wages - Assistant Estate manager	13,000.00	13,000.00	13,000.00	52,000.00	52,000.00	0.00	156,000.00
4300/012 - Salaries & Wages - Administrative Assistant	9,101.00	9,101.00	9,101.00	36,404.00	36,404.00	0.00	109,212.00
4300/013 - Salaries & Wages - Wages Labourers / gen Assistants	29,171.00	29,171.00	29,171.00	116,684.00	116,688.00	4.00	350,064.00
4300/014 - Salaries & Wages - Labour Casual / Office Cleaning	300.00	300.00	700.00	2,500.00	3,200.00	700.00	9,600.00
4300/015 - Duty Managers (Weekend / PH Services)	3,988.00	3,988.00	3,988.00	15,952.00	18,712.00	2,760.00	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	1,000.00	1,000.00	3,000.00
4300/018 - Skill Development Act Contribution	798.10	798.10	797.67	3,191.97	4,640.00	1,448.03	13,920.00
<b>SURPLUS / SHORTFALL</b>	<b>147,759.20</b>	<b>-205,458.36</b>	<b>-342,614.26</b>	<b>-381,609.27</b>	<b>39,370.16</b>	<b>(420,979.43)</b>	<b>0.00</b>