



Gamtoos Mouth HOA - NPC 1999/001483/08

Monthly Management Accounts for the period ending September 2023

Financial Year End: June 2024

SUBJECT TO REVIEW & AMENDMENTS

APPROVED BY:	
Financial Administrator:	CdS
Checked by Management:	CDL
Property Portfolio Manager:	HM

Statement of Income & Expenditure (Actual vs Budget)

Gamtoos Mouth HOA - NPC 1999/001483/08
For: July 2023 To: September 2023



Account	Monthly Budget	Jul-23	Aug-23	Sep-23	YTD Actuals	YTD Variances
Other Income						
A1000 (/LEVIES - monthly)	211,500.00	211,500.00	211,500.00	211,500.00	634,500.00	-
A1010 (/Levy 1% Resale of Erven)	15,000.00	18,100.00	50,800.00	19,000.00	87,900.00	42,900.00
A1030 (/Water Recoveries - Meter Readings etc)	29,414.00	80,568.24	-	791.28	81,359.52	(6,882.48)
A1040>001 (/Interest Current (Bellbuoy Trust))	500.00	1,547.54	1,399.21	1,328.08	4,274.83	2,774.83
A1040>002 (/Interest on dmf account (FNB Savings))	1,700.00	1,628.87	2,699.47	2,909.23	7,237.57	2,137.57
A1040>003 (/Interest on Investec Account)	17,727.00	20,856.88	21,016.91	20,494.99	62,368.78	9,187.78
A1040>004 (/Interest Arrear Levies)	1,500.00	-	3,790.47	-	3,790.47	(709.53)
A1050>002 (/Refuse/Rubble Income)	2,800.00	860.00	3,440.00	720.00	5,020.00	(3,380.00)
A1060 (/Fines (Transgression Fines Issued))	-	-	1,000.00	(1,000.00)	-	-
A1070>001 (/Electricity Recoveries Sales)	196,020.00	189,872.25	200,360.56	198,068.46	588,301.27	241.27
A1070>002 (/Electricity Connection Fee)	1,500.00	750.00	-	-	750.00	(3,750.00)
A1070>003 (/Sale of EDU (Replacement/GMI Refund))	354.00	811.90	-	1,296.05	2,107.95	1,045.95
A1080>001 (/Rental Boathouse)	4,400.00	4,400.00	4,400.00	4,400.00	13,200.00	-
A1080>002 (/Rental MTN Tower)	7,365.00	7,142.17	7,142.17	7,477.85	21,762.19	(332.81)
A1090>001 (/Remotes sales)	1,000.00	1,080.00	1,260.00	1,620.00	3,960.00	960.00
A1090>002 (/Cellphone Access)	4,100.00	47,410.00	160.00	270.00	47,840.00	35,540.00
A1090>003 (/Slipway Permits/Disks)	2,300.00	18,330.00	560.00	(60.00)	18,830.00	11,930.00
A1090>004 (/Caravan Park Entrance Fee)	25.00	-	80.00	50.00	130.00	55.00
A1090>005 (/ID Worker Tags)	50.00	45.00	85.00	85.00	215.00	65.00
A1100 (/Newsletter Adverts)	50.00	-	-	-	-	(150.00)
A1140 (/Archcom Fees (Plan Approval Fees))	1,200.00	4,400.00	4,700.00	1,650.00	10,750.00	7,150.00
Total Income	498,505.00	609,302.85	514,393.79	470,600.94	1,594,297.58	98,782.58
Other Expenses						
B2000>001 (/Auditors Sec, Tax Assessments)	5,640.00	-	-	-	-	16,920.00
B2000>002 (/Audit Fees (Actual Audit))	3,979.00	-	-	-	-	11,937.00
B2010>002 (/Debit Order Costs)	838.00	832.00	816.40	826.80	2,475.20	38.80
B2010>003 (/Bank Charges (Current Account))	570.00	432.57	448.09	516.25	1,396.91	313.09
B2010>004 (/Bank Charges (Other Accounts))	250.00	265.92	241.16	254.77	761.85	(11.85)
B2020 (/Insurance Premiums)	9,955.00	10,173.04	10,173.04	11,212.69	31,558.77	(1,693.77)
B2030>001 (/Managing Agent Fee Excl Vat)	43,160.00	43,160.09	43,160.09	43,160.09	129,480.27	(0.27)
B2030>002 (/Managing Agent Fee VAT)	6,474.00	6,474.01	6,474.01	6,474.01	19,422.03	(0.03)
B2030>003 (/Managing Agent Travelling Fee)	160.00	-	-	-	-	480.00
B2030>004 (/Managing Agent Post, P&S)	3,600.00	4,867.76	635.31	4,914.75	10,417.82	382.18
B2030>005 (/Managing Agent Processing Fees)	959.00	560.00	560.00	560.00	1,680.00	1,197.00
B2030>006 (/Managing Agent Legal Collection Admin Fees)	270.00	-	500.00	-	500.00	310.00
B2040>002 (/Legal/Consulting Services)	4,000.00	-	-	21,505.00	21,505.00	(9,505.00)
B2050>001 (/Archcom Plan Approval)	50.00	-	-	-	-	150.00
B2050>002 (/Archcom Surveyor Costs)	300.00	-	-	-	-	900.00
B2060 (/Professional Fee (GMI, Building Inspector, Fire etc))	20,000.00	20,744.20	19,178.00	19,068.00	58,990.20	1,009.80
C3000>001 (/Licences Radio)	65.00	-	-	-	-	195.00
C3000>002 (/Licences Vehicles)	350.00	-	-	-	-	1,050.00
C3010>001 (/Refuse Removal/Consumables (H/dorp, bags etc))	1,907.00	250.00	4,110.00	200.00	4,560.00	1,161.00
C3010>002 (/Tip Site Maintenance)	100.00	371.00	-	-	371.00	(71.00)
C3020 (/Motor Vehicle Installments & Finance)	3,475.00	3,484.33	3,484.33	3,484.33	10,452.99	(27.99)
C3030>001 (/Depreciation Vehicles & Trailers)	3,602.00	3,602.00	3,602.00	3,602.00	10,806.00	-
C3030>002 (/Depreciation Other Equipment)	5,810.00	5,810.00	5,810.00	5,810.00	17,430.00	-
C3040 (/Security Services & Requirements)	25,721.00	24,015.00	24,380.00	48,395.00	96,790.00	(19,627.00)
C3060 (/AGM Costs (Venue, Meeting Costs, Printing etc))	500.00	-	-	-	-	1,500.00
C3070 (/BOD/Exco Meeting Expenses)	150.00	4,300.00	60.00	-	4,360.00	(3,910.00)
C3080 (/Remote Cost of Sales)	800.00	1,038.77	1,558.15	4,740.10	7,337.02	(4,937.02)
C3090>001 (/Office Posting & Mail)	85.00	-	-	-	-	255.00
C3090>002 (/Office Printing/Including Printer costs)	1,110.00	1,217.67	1,211.12	1,181.34	3,610.13	(280.13)
C3090>003 (/Office Stationary)	350.00	612.89	-	-	612.89	437.11
C3100>001 (/Office Telephone Costs)	745.00	61.00	2,735.06	71.62	2,867.68	(632.68)
C3100>002 (/Office Cell phone Costs)	895.00	869.96	1,322.74	1,011.25	3,203.95	(518.95)
C3100>004 (/Office General Exp & Consumables)	825.00	520.00	2,293.91	1,145.90	3,959.81	(1,484.81)
C3100>005 (/Office Website Design & Maintenance)	500.00	119.00	218.00	238.00	575.00	925.00
C3120 (/Beach Clean-Up)	510.00	-	-	-	-	1,530.00
C3130>001 (/Diesel Usage Vehicles)	13,338.00	1,534.61	10,025.49	8,759.37	20,319.47	19,694.53
C3130>002 (/Fuel Other Gardening, Travel & Generator)	1,202.00	986.85	1,028.29	1,039.09	3,054.23	551.77
D4000>001 (/Operations Manager)	16,350.00	16,350.00	16,350.00	16,350.00	49,050.00	-
D4000>003 (/Assistant Estate Manager)	11,571.00	11,570.35	11,570.35	11,570.35	34,711.05	1.95
D4000>004 (/Administrative Assistant)	8,100.00	8,100.00	8,100.00	8,100.00	24,300.00	-
D4000>006 (/Wages Labourers/Gen Assistants)	26,269.00	26,268.50	26,268.50	26,268.50	78,805.50	1.50
D4000>007 (/Wages Labour Casual/Office Cleaning)	389.00	540.00	200.00	1,500.00	2,240.00	(1,073.00)
D4000>009 (/Duty Managers (Weekend/PH Services))	4,087.00	3,600.00	4,775.00	3,600.00	11,975.00	286.00
D4000>010 (/Staff Bonuses)	5,142.00	-	-	-	-	15,426.00
D4010 (/Staff Welfare & Uniforms)	1,912.00	12,452.33	3,119.00	2,400.00	17,971.33	(12,235.33)
D4020 (/UIF)	658.00	654.52	666.27	658.90	1,979.69	(5.69)
D4030 (/Compensation Commissioner)	128.00	-	-	-	-	384.00
D4040 (/Staff Medical First Aid Box)	100.00	136.10	-	-	136.10	163.90
D4070 (/Skills Development Act Contribution)	658.00	658.90	670.65	658.90	1,988.45	(14.45)
E5000>001 (/Electricity Municipality Monthly Account)	179,196.00	(7,344.00)	224,728.80	269,334.57	486,719.37	50,868.63
E5000>002 (/Electricity Common Property)	7,344.00	7,464.00	7,464.00	7,464.00	22,392.00	(360.00)
E5000>003 (/Electricity Utility World)	10,015.00	10,363.83	10,219.39	9,122.85	29,706.07	338.93
E5000>004 (/Electricity Sales Exps VK, BW & Shop))	4,060.00	3,355.01	3,289.53	3,373.92	10,018.46	2,161.54
E5000>005 (/Electricity Office)	720.00	-	1,708.80	-	1,708.80	451.20
E5010>001 (/Water Municipality Monthly Account)	27,540.00	(165.00)	25,982.67	64,934.54	90,752.21	(8,132.21)
E5010>002 (/Water Office)	100.00	-	-	-	-	300.00
E5010>003 (/Water Common Property)	165.00	165.00	165.00	165.00	495.00	-
E5020 (/Kouga General Rates & Taxes)	1,376.00	-	1,188.51	-	1,188.51	2,939.49
F6010>001 (/Road Maintenance In-House)	4,500.00	3,600.00	-	-	3,600.00	9,900.00
F6020 (/Fire Equipment & Fire Trailer Maintenance)	508.00	2,374.75	-	-	2,374.75	(850.75)

<u>Account</u>	<u>Monthly Budget</u>	<u>Jul-23</u>	<u>Aug-23</u>	<u>Sep-23</u>	<u>YTD Actuals</u>	<u>YTD Variances</u>
F6030 (/Grass Cutting Equipment Services & Maintenance)	1,882.00	-	-	165.00	165.00	5,481.00
F6040 (/Electrical Reticulation Maintenance)	6,620.00	6,618.68	5,915.00	18,063.80	30,597.48	(10,737.48)
F6050 (/Water Reticulation Maintenance)	3,500.00	1,680.00	3,163.76	2,100.00	6,943.76	3,556.24
F6060 (/Nursery & Environmental Expenses)	500.00	-	-	-	-	1,500.00
F6070 (/R&M Equipment Computers, etc)	850.00	-	-	-	-	2,550.00
F6080>001 (/R&M Boathouses)	500.00	60.00	-	-	60.00	1,440.00
F6080>002 (/R&M Substation)	150.00	-	-	-	-	450.00
F6080>003 (/R&M Offices)	1,000.00	60.00	-	-	60.00	2,940.00
F6080>004 (/R&M Workshop)	250.00	-	314.00	-	314.00	436.00
F6080>005 (/R&M Public Ablutions)	150.00	-	-	-	-	450.00
F6080>006 (/R&M Workshop & Consumables)	450.00	-	2,709.80	3,894.27	6,604.07	(5,254.07)
F6080>007 (/R&M Slipway)	2,100.00	-	-	-	-	6,300.00
F6090>001 (/Vehicle Maintenance Isuzu JKH097EC)	520.00	-	2,138.06	-	2,138.06	(578.06)
F6090>002 (/Vehicle Maintenance Mazda DGT923EC)	1,450.00	-	-	-	-	4,350.00
F6090>003 (/Vehicle Maintenance Tractor)	800.00	-	6,637.00	-	6,637.00	(4,237.00)
F6090>004 (/Vehicle Maintenance Trailers)	750.00	-	-	45.00	45.00	2,205.00
F6090>005 (/Vehicle Maintenance Isuzu HPR816EC)	600.00	-	-	-	-	1,800.00
F6090>006 (/Mover)	450.00	-	-	-	-	1,350.00
F6100 (/R&M Fencing)	1,250.00	-	-	-	-	3,750.00
F6110 (/R&M Gates)	1,500.00	-	1,440.00	-	1,440.00	3,060.00
F6120 (/Supply and Maintenance of Signage)	100.00	-	-	460.00	460.00	(160.00)
Total	498,505.00	244,865.64	512,809.28	638,399.96	1,396,074.88	99,440.12
Nett Profit Before Tax	-	364,437.21	1,584.51	(167,799.02)	198,222.70	198,222.70