OUTENIQUASBOSCH HOMEOWNERS ASSOCIATION
ANNUAL FINANCIAL STATEMENTS
FOR THE YEAR ENDED 29 FEBRUARY 2024

Issued : 2024/05/14

General Information

Country of establishment and domicile	South Africa
Nature of business and principal activities	Home Owners' Association
Trustees	PD Van Zyl (Senior) PD van Zyl (Junior) AH Reitsma A Garrett JG Barkhuizen
Service address	3 Oupoot Street HARTENBOS 6520
Business address	3 Oupoot Street HARTENBOS 6520
Postal address	PO Box 154 HARTENBOS 6520
Bankers	ABSA Group Limited
Preparer	The annual financial statements were internally compiled by: Boshoff Visser Incorporated Chartered Accountants (S.A.) Per: JB Schoeman
Auditors	Boshoff Visser Incorporated Chartered Accountants (S.A.) Registered Auditors Per: RA Kruger
Tax reference number	9383/291/20/1
Level of assurance	These annual financial statements have been audited in compliance with the applicable requirements of the Constitution of the home owners' association.

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The reports and statements set out below comprise the annual financial statements presented to the members of the committee:

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Members' Responsibilities and Approval

The members of the committee are required to maintain adequate accounting records and are responsible for the content and integrity of the annual financial statements and related financial information included in this report. It is their responsibility to ensure that the annual financial statements fairly present the state of affairs of the home owners' association as at the end of the financial year and the results of its operations and cash flows for the period then ended, in conformity with the basis of accounting described in Note 1 to the financial statements and the requirements of the Constitution of the home owners' association.

The annual financial statements are prepared in accordance with the basis of accounting described in Note 1 to the financial statements and are based upon appropriate accounting policies consistently applied and supported by reasonable and prudent judgments and estimates.

The members of the committee acknowledge that they are ultimately responsible for the system of internal financial control established by the home owners' association and place considerable importance on maintaining a strong control environment. To enable the members of the committee to meet these responsibilities, the board sets standards for internal control aimed at reducing the risk of error or loss in a cost effective manner. The standards include the proper delegation of responsibilities within a clearly defined framework, effective accounting procedures and adequate segregation of duties to ensure an acceptable level of risk. These controls are monitored throughout the home owners' association and all employees are required to maintain the highest ethical standards in ensuring the home owners' association’s business is conducted in a manner that in all reasonable circumstances is above reproach. The focus of risk management in the home owners' association is on identifying, assessing, managing and monitoring all known forms of risk across the home owners' association. While operating risk cannot be fully eliminated, the home owners' association endeavours to minimise it by ensuring that appropriate infrastructure, controls, systems and ethical behaviour are applied and managed within predetermined procedures and constraints.

The members of the committee are of the opinion, based on the information and explanations given by management, that the system of internal control provides reasonable assurance that the financial records may be relied on for the preparation of the annual financial statements. However, any system of internal financial control can provide only reasonable, and not absolute, assurance against material misstatement or loss.

The members of the committee have reviewed the home owners' association’s budget forecast and levy schedule for the year to 28 February 2025 and, in the light of this review and the current financial position, they are satisfied that the home owners' association has or has access to adequate resources to continue in operational existence for the foreseeable future.

The external auditors are responsible for independently auditing and reporting on the home owners' association's annual financial statements. The annual financial statements have been examined by the home owners' association's external auditors and their report is presented on page 5 - 7.

The annual financial statements set out on pages 8 to 21, which have been prepared on the going concern basis, were approved by the members of the committee on the date mentioned below and were signed by them:

Approval of annual financial statements

Chairperson

PIETER DREYER VAN ZYL jr

Member

Anndri Garrett

Member

Place of signature: Hartenbos

Date: 2024/05/14

Boshoff Visser Incorporated
Chartered Accountants (SA)

GEORGE:
Tel: 044 802 5700
Email: george@bving.co.za

MOSSEL BAY:
Tel: 044 601 8600
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Practitioner's Compilation Report

To the of Outeniquasbosch Homeowners Association

We have compiled the annual financial statements of Outeniquasbosch Homeowners Association, as set out on pages 10 - 21, based on information you have provided. These annual financial statements comprise the statement of financial position of Outeniquasbosch Homeowners Association as at 29 February 2024, the statement of comprehensive income, statement of changes in reserves and statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

We performed this compilation engagement in accordance with International Standard on Related Services 4410 (Revised), Compilation Engagements.

We have applied our expertise in accounting and financial reporting to assist you in the preparation and presentation of these annual financial statements on the basis of accounting described in Note 1 to the financial statements to the annual financial statements. We have complied with relevant ethical requirements, including principles of integrity, objectivity, professional competence and due care.

These annual financial statements and the accuracy and completeness of the information used to compile them are your responsibility.

Since a compilation engagement is not an assurance engagement, we are not required to verify the accuracy or completeness of the information you provided to us to compile these annual financial statements. Accordingly, we do not express an audit opinion or a review conclusion on whether these annual financial statements are prepared in accordance with the basis of accounting described in Note 1 to the financial statements to the annual financial statements.

Boshoff Visser Incorporated
Chartered Accountants (SA)
Per: JB Schoeman
Director

Date: 2024/05/20

48 York Street
George
6529

Boshoff Visser Incorporated
Chartered Accountants (SA)

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Independent Auditor's Report

To the of Outeniquasbosch Homeowners Association

Opinion

We have audited the annual financial statements of Outeniquasbosch Homeowners Association (the home owners' association) set out on pages 10 to 21, which comprise the statement of financial position as at 29 February 2024, statement of comprehensive income, statement of changes in reserves and statement of cash flows for the year then ended, and the notes to the annual financial statements, including a summary of significant accounting policies.

In our opinion, the annual financial statements of Outeniquasbosch Homeowners Association for the year ended 29 February 2024 are prepared, in all material respects, in accordance with the basis of accounting described in Note 1 to the annual financial statements and the requirements of the Constitution of the home owners' association.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Annual Financial Statements section of our report. We are independent of the home owners' association in accordance with the Independent Regulatory Board for Auditors' Code of Professional Conduct for Registered Auditors (IRBA Code) and other independence requirements applicable to performing audits of annual financial statements in South Africa. We have fulfilled our other ethical responsibilities in accordance with the IRBA Code and in accordance with other ethical requirements applicable to performing audits in South Africa. The IRBA Code is consistent with the corresponding sections of the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards). We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter - Basis of Accounting

We draw attention to Note 1 to the annual financial statements, which describes the basis of accounting. The annual financial statements are prepared in accordance with the home owners' association's own accounting policies to satisfy the financial information needs of the home owners' association's members. As a result, the annual financial statements may not be suitable for another purpose. Our opinion is not modified in respect of this matter.

Reg nr: 1997/001246/21 | Directors: CM Blom, IG du Plessis, CG Human, RA Kruger, JR Meyer, JB Schoeman.
Registered Office: 10 Church Street, Mossel Bay, 6510.

Other Information

The members of the committee are responsible for the other information. The other information comprises the information included in the document titled "Outeniquasbosch Homeowners Association annual financial statements for the year ended 29 February 2024", which includes the Members' Report as required by the Constitution of the home owners' association and the supplementary information as set out on pages 25 to 30. The other information does not include the annual financial statements and our auditor's report thereon.

Our opinion on the annual financial statements does not cover the other information and we do not express an audit opinion or any form of assurance conclusion thereon.

In connection with our audit of the annual financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the annual financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Trustees for the Annual Financial Statements

The members of the committee are responsible for the preparation of the annual financial statements in accordance with the basis of accounting described in Note 1 to the annual financial statements and the requirements of the Constitution of the home owners' association, for determining that the basis of preparation is acceptable in the circumstance and for such internal control as the members of the committee determine is necessary to enable the preparation of annual financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the annual financial statements, the members of the committee are responsible for assessing the home owners' association’s ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the members of the committee either intend to liquidate the home owners' association or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Annual Financial Statements

Our objectives are to obtain reasonable assurance about whether the annual financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with International Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these annual financial statements.

As part of an audit in accordance with International Standards on Auditing, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the annual financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the home owners' association’s internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the members of the committee.
- Conclude on the appropriateness of the members of the committee use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the home owners' association’s ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the annual financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the home owners' association to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the annual financial statements, including the disclosures, and whether the annual financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Independent Auditor's Report

We communicate with the members of the committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Report on Other Legal and Regulatory Requirements

As part of our audit of the financial statements for the year ended 28 February 2024, we have read the Members of the Committees' Report for the purpose of identifying whether there are material inconsistencies between this report and the audited financial statements. This report is the responsibility of the respective preparers. Based on reading this report we have not identified material inconsistencies between this report and the audited financial statements. However, we have not audited this report and accordingly do not express an opinion on this report.

Ruaan A Kruger

Boshoff Visser Incorporated
Chartered Accountants (SA)
Registered Auditors
Per: RA Kruger
Director

Date: 2024/05/20

48 York Street
George
6529

Members' Report

The members of the committee submit their report for the year ended 29 February 2024.

1. Review of activities

Main business and operations

The home owners' associationis engaged to administer control and manage the common property for the benefit of all members in accordance with provisions of the constitution of the home owners' association.

The operating results and state of affairs of the home owners' association are fully set out in the attached annual financial statements and do not in our opinion require any further comment.

2. Going concern

The annual financial statements have been prepared on the basis of accounting policies applicable to a going concern. This basis presumes that funds will be available to finance future operations and that the realisation of assets and settlement of liabilities, contingent obligations and commitments will occur in the ordinary course of business.

3. Events after the reporting period

The members of the committee are not aware of any matter or circumstance arising since the end of the financial year that has a material impact on the annual financial statements.

4. Contributions

Contributions paid by sections owners and interest earned during the year were sufficient to meet expenditure, resulting in a levy surplus of R 3,764,098 (2023: R 1,789,217).

5. Members of the committee

The members of the committee of the home owners' association during the year and to the date of this report are as follows:

Name	Nationality
PD Van Zyl (Senior)	South African
PD van Zyl (Junior)	South African
AH Reitsma	South African
A Garrett	South African
JG Barkhuizen	South African

6. Managing Agent

The home owners' association had no managing agent during the year.

Members' Report

7. Special resolutions

In a resolution that was passed at a general meeting held on 03 August 2023, the members of the committee of the home owners' association resolved that the amended Constitution of the home owners' association, approved by Mossel Bay Municipality on 19/07/2023, be submitted with the Community Schemes Ombud Service in terms of the Community Schemes Ombud Service Act, 2011 (act no. 9 of 2011).

8. Insurance policy details

Fidelity cover (PMR23(7) and Reg 15 of CSOSA)

Insurance company	Compass Insurance Company Limited
Policy Number	CIA102-279
Expiry date	30/09/2024
Limit of indemnity	1,278,226

Building insurance (Sec 3(iii) of STSMA)

Insurance company	Santam
Policy Number	100000673749
Expiry date	31/08/2024
Limit of indemnity	4,500,000

Public liability insurance (PMR23(6))

Insurance company	Western National Insurance Company Limited
Policy Number	PLS315122
Expiry date	30/11/2024
Total insured/replacement value	5,000,000

9. Auditors

Boshoff Visser Incorporated will continue in office for the next financial period.

Statement of Financial Position as at 29 February 2024

Figures in Rand	Note(s)	2024	2023
Assets			
Non-Current Assets			
Property, plant and equipment	2	978,845	363,738
Current Assets			
Inventories	3	15,116	62,660
Trade and other receivables	4	208,063	13,277
Prepayments	5	17,433	16,950
Cash and cash equivalents	6	7,494,693	3,916,479
		7,735,305	**4,009,366**
Total Assets		**8,714,150**	**4,373,104**
Equity and Liabilities			
Owners' funds and reserves			
Reserves		5,844,713	3,253,895
Accumulated surplus		1,415,324	242,044
		7,260,037	**3,495,939**
Liabilities			
Current Liabilities			
Trade and other payables	7	1,349,753	834,834
Current tax payable	18	104,360	34,603
Provisions	19	-	7,728
		1,454,113	**877,165**
Total Equity and Liabilities		**8,714,150**	**4,373,104**

Statement of Comprehensive Income

Figures in Rand	Note(s)	2024	2023
Revenue	8	6,269,717	3,822,070
Cost of sales	9	(92,229)	(109,388)
Gross surplus		**6,177,488**	**3,712,682**
Other income	10	204,115	58,361
Operating expenses	11	(2,938,493)	(2,094,709)
Operating surplus		**3,443,110**	**1,676,334**
Investment revenue	14	425,359	147,488
Finance costs	15	(11)	(2)
Surplus before taxation		**3,868,458**	**1,823,820**
Taxation	16	(104,360)	(34,603)
Surplus for the year		**3,764,098**	**1,789,217**

Statement of Changes in Reserves

Figures in Rand	Reserve fund	Accumulated surplus	Total owners' funds and reserves
Balance at 01 March 2022	**1,494,309**	**212,413**	**1,706,722**
Surplus for the year	**-**	**1,789,217**	**1,789,217**
Transfer between reserves	1,759,586	(1,759,586)	-
Total changes	**1,759,586**	**(1,759,586)**	**-**
Balance at 01 March 2023	**3,253,895**	**242,044**	**3,495,939**
Surplus for the year	**-**	**3,764,098**	**3,764,098**
Transfer between reserves	2,590,818	(2,590,818)	-
Total changes	**2,590,818**	**(2,590,818)**	**-**
Balance at 29 February 2024	**5,844,713**	**1,415,324**	**7,260,037**

Statement of Cash Flows

Figures in Rand	Note(s)	2024	2023
Cash generated from operations			
Net surplus before taxation		3,868,458	1,823,820
Adjustments for:			
Depreciation, amortisation, impairments and reversals of impairments		148,548	31,684
Movement in provisions		(7,728)	7,728
Investment income		(425,359)	(147,488)
Finance costs		11	2
Changes in working capital:			
(Increase) decrease in inventories		47,544	(62,660)
(Increase) decrease in trade and other receivables		(194,786)	21,114
(Increase) decrease in prepayments		(483)	(10,246)
Increase (decrease) in trade and other payables		514,919	103,125
Cash generated from operations		**3,951,124**	**1,767,079**
Interest income		425,359	147,488
Finance costs		(11)	(2)
Tax paid	17	(34,603)	(22,802)
Net cash from operating activities		**4,341,869**	**1,891,763**
Cash flows from investing activities			
Purchase of property, plant and equipment	2	(763,655)	(395,422)
Cash flows from financing activities			
Repayments of other financial liabilities		-	(13,985)
Total cash movement for the year		**3,578,214**	**1,482,356**
Cash and cash equivalents at the beginning of the year		3,916,479	2,434,123
Total cash at end of the year	6	**7,494,693**	**3,916,479**

Accounting Policies

1. Basis of preparation and summary of significant accounting policies

The annual financial statements have been prepared on a going concern basis in accordance with the accounting policies as set out below. The annual financial statements have been prepared on the historical cost basis. They are presented in South African Rands.

These accounting policies are consistent with the previous period.

1.1 Property, plant and equipment

Property, plant and equipment are tangible assets which the home owners' association holds for its own use or for rental to others and which are expected to be used for more than one period.

Property, plant and equipment is initially measured at cost.

Cost includes costs incurred initially to acquire or construct an item of property, plant and equipment and costs incurred subsequently to add to, replace part of, or service it. If a replacement cost is recognised in the carrying amount of an item of property, plant and equipment, the carrying amount of the replaced part is derecognised.

Expenditure incurred subsequently for major services, additions to or replacements of parts of property, plant and equipment are capitalised if it is probable that future economic benefits associated with the expenditure will flow to the home owners' association and the cost can be measured reliably. Day to day servicing costs are included in surplus or deficit in the period in which they are incurred.

Property, plant and equipment is subsequently stated at cost less accumulated depreciation and any accumulated impairment losses, except for land which is stated at cost less any accumulated impairment losses.

Depreciation of an asset commences when the asset is available for use as intended by management. Depreciation is charged to write off the asset's carrying amount over its estimated useful life to its estimated residual value, using a method that best reflects the pattern in which the asset's economic benefits are consumed by the home owners' association.

The useful lives of items of property, plant and equipment have been assessed as follows:

Item	Depreciation method	Average useful life
IT equipment	Straight line	3 years
Motor vehicles	Straight line	5 years
Office equipment	Straight line	5 years
Security equipment	Straight line	5 years
Signage	Straight line	10 years

When indicators are present that the useful lives and residual values of items of property, plant and equipment have changed since the most recent annual reporting date, they are reassessed. Any changes are accounted for prospectively as a change in accounting estimate.

Impairment tests are performed on property, plant and equipment when there is an indicator that they may be impaired. When the carrying amount of an item of property, plant and equipment is assessed to be higher than the estimated recoverable amount, an impairment loss is recognised immediately in surplus or deficit to bring the carrying amount in line with the recoverable amount.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected from its continued use or disposal. Any gain or loss arising from the derecognition of an item of property, plant and equipment, determined as the difference between the net disposal proceeds, if any, and the carrying amount of the item, is included in surplus or deficit when the item is derecognised.

Accounting Policies

1.2 Financial instruments

Initial measurement

Financial instruments are initially measured at the transaction price (including transaction costs except in the initial measurement of financial assets and liabilities that are measured at fair value through surplus or deficit) unless the arrangement constitutes, in effect, a financing transaction in which case it is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Trade and other receivables

Trade receivables are amounts due from customers for merchandise sold or services performed in the ordinary course of business. Trade receivables are recognised initially at fair value and are subsequently measured at amortised cost, using the effective interest rate method. A provision for impairment of trade receivables is established when there is objective evidence that the home owners' association will not be able to collect all amounts due according to the original terms of the receivables. Significant financial difficulties or delinquency in payments are considered to be indicators that trade receivables are impaired. The amount of the provision is the difference between the asset's carrying amount and the present value of estimated future cash flows discounted at the original effective interest rate. Uncollectable trade receivables are written off against the bad debts account for trade receivables. Subsequent recoveries of amounts previously written off are credited in the statement of comprehensive income.

Cash and cash equivalents

Cash and cash equivalents include cash on hand, deposits held on call with banks, other short-term highly liquid investments with original maturities of three months or less and bank overdrafts which are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value. These are initially recorded at fair value.

Trade and other payables

Trade payables are obligations to pay for goods and services that have been acquired in the ordinary course of business from suppliers. Trade payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest rate method.

Financial instruments at amortised cost

These include loans, trade receivables and trade payables. They are subsequently measured at amortised cost using the effective interest method. Debt instruments which are classified as current assets or current liabilities are measured at the undiscounted amount of the cash expected to be received or paid, unless the arrangement effectively constitutes a financing transaction.

At each reporting date, the carrying amounts of assets held in this category are reviewed to determine whether there is any objective evidence of impairment. If there is objective evidence, the recoverable amount is estimated and compared with the carrying amount. If the estimated recoverable amount is lower, the carrying amount is reduced to its estimated recoverable amount, and an impairment loss is recognised immediately in surplus or deficit.

1.3 Tax

Current tax assets and liabilities

Current tax for current and prior periods is, to the extent unpaid, recognised as a liability. If the amount already paid in respect of current and prior periods exceeds the amount due for those periods, the excess is recognised as an asset.

Current tax liabilities (assets) for the current and prior periods are measured at the amount expected to be paid to (recovered from) the tax authorities, using the tax rates (and tax laws) that have been enacted or substantively enacted by the reporting date.

The tax liability reflects the effect of the possible outcomes of a review by the tax authorities.

Accounting Policies

1.3 Tax (continued)

Tax expenses

The body corporate is taxed in terms of section 10(1)(e) of the Income Tax Act, 1962. In terms of this section, levy income and recoveries are fully exempt. All other income is exempt up to a maximum of R50,000 per annum. Therefore, taxation is calculated and provided for on investment income and other income greater than R50,000 per annum less a portion of deductible administrative expenses.

1.4 Inventories

Inventories are measured at the lower of cost and estimated selling price less costs to complete and sell, on the first-in, first-out (FIFO) basis.

1.5 Impairment of assets

The home owners' association assesses at each reporting date whether there is any indication that property, plant and equipment or intangible assets or goodwill or investment property on the cost model may be impaired.

If there is any such indication, the recoverable amount of any affected asset (or group of related assets) is estimated and compared with its carrying amount. If the estimated recoverable amount is lower, the carrying amount is reduced to its estimated recoverable amount, and an impairment loss is recognised immediately in surplus or deficit.

If an impairment loss subsequently reverses, the carrying amount of the asset (or group of related assets) is increased to the revised estimate of its recoverable amount, but not in excess of the amount that would have been determined had no impairment loss been recognised for the asset (or group of assets) in prior years. A reversal of impairment is recognised immediately in surplus or deficit.

1.6 Revenue

Levies and recoveries are recognised as revenue once owners are invoiced. Ordinary levies are invoiced monthly, based on the proportional amount as per the approved budget. Other recoveries are recognised as and when due by the owners and are disclosed with the expenses to which they relate. When the inflow of cash and cash equivalents is deferred, the fair value of the consideration receivable is the present value of all future receipts using the imputed rate of interest.

Levies have been accounted for on the accrual basis and therefore includes outstanding amounts owing by the owners.

Interest is recognised, in surplus or deficit, using the effective interest rate method.

1.7 Borrowing costs

Borrowing costs are recognised as an expense in the period in which they are incurred.

2. Property, plant and equipment

	2024			2023		
	Cost or revaluation	Accumulated depreciation	Carrying value	Cost or revaluation	Accumulated depreciation	Carrying value
IT equipment	8,699	(5,571)	3,128	8,699	(2,677)	6,022
Motor vehicles	244,021	(14,845)	229,176	-	-	-
Office equipment	103,296	(25,815)	77,481	49,756	(6,570)	43,186
Security equipment	780,931	(132,631)	648,300	336,967	(22,437)	314,530
Signage	22,130	(1,370)	20,760	-	-	-
Total	**1,159,077**	**(180,232)**	**978,845**	**395,422**	**(31,684)**	**363,738**

Reconciliation of property, plant and equipment - 2024

	Opening balance	Additions	Depreciation	Closing balance
IT equipment	6,022	-	(2,894)	3,128
Motor vehicles	-	244,021	(14,845)	229,176
Office equipment	43,186	53,540	(19,245)	77,481
Security equipment	314,530	443,964	(110,194)	648,300
Signage	-	22,130	(1,370)	20,760
	363,738	**763,655**	**(148,548)**	**978,845**

Reconciliation of property, plant and equipment - 2023

	Opening balance	Additions	Depreciation	Closing balance
IT equipment	-	8,699	(2,677)	6,022
Office equipment	-	49,756	(6,570)	43,186
Security equipment	-	336,967	(22,437)	314,530
	-	**395,422**	**(31,684)**	**363,738**

3. Inventories

	2024	2023
Electricity meters	4,876	17,009
Tags	-	21,670
Water meters	10,240	23,981
	15,116	**62,660**

4. Trade and other receivables

	2024	2023
Trade receivables	31,767	13,277
Deposits	176,075	-
Other receivable	221	-
	208,063	**13,277**

Notes to the Annual Financial Statements

Figures in Rand	2024	2023

5. Prepayments

	2024	2023
Insurance premium - Commercial and Industrial Acceptances (Pty) Ltd (CIA)	2,800	2,800
Insurance premium - Western National Insurance Company Limited	3,563	6,188
Insurance premium - Santam	11,070	1,144
Rent paid in advance	-	6,818
	17,433	**16,950**

Net prepayments

	2024	2023
Current assets	17,433	16,950

6. Cash and cash equivalents

Cash and cash equivalents consist of:

	2024	2023
Bank balances	30,713	43,674
Short-term deposits	7,463,980	3,872,805
	7,494,693	**3,916,479**

7. Trade and other payables

	2024	2023
Deposits received	1,029,837	596,914
Levies received in advance	248,623	233,185
South African Revenue Service: PAYE/UIF/SDL	53	4,734
Trade payables	71,240	1
	1,349,753	**834,834**

8. Revenue

	2024	2023
Levies received - construction	562,064	419,146
Levies received - ordinary	1,906,954	1,067,846
Levies received - reserve fund	2,590,819	2,051,796
Sales - tags, meters, water and electricity	1,209,880	283,282
	6,269,717	**3,822,070**

9. Cost of sales

	2024	2023
Sale of goods		
Purchases - tags and meters	92,229	109,388

10. Other income

	2024	2023
Discount received	592	-
Estate agent annual registration levy	9,600	-
Penalties charged	110,182	9,250
Recoveries	83,741	49,111
	204,115	**58,361**

Notes to the Annual Financial Statements

Figures in Rand	2024	2023

11. Operating expenses

Operating expenses include the following expenses:

Operating lease charges		
Premises		
• Contractual amounts	89,410	78,101
Lease rentals on operating lease		
• Contractual amounts	10,104	6,951
	99,514	**85,052**
Depreciation	148,548	31,684
Employee costs	810,224	561,110

12. Auditor's remuneration

Fees	20,793	15,000

13. Insurance policy details

Fidelity cover (PMR23(7) and Reg 15 of CSOSA)

Insurance company	Compass Insurance Company Limited
Policy Number	CIA102-279
Expiry date	30/09/2024
Total insured/replacement value	1,278,226

Building insurance (Sec 3(iii) of STSMA)

Insurance company	Santam
Policy Number	100000673749
Expiry date	31/08/2024
Total insured/replacement value	4,500,000

Public liability insurance (PMR23(6))

Insurance company	Western National Insurance Company Limited
Policy Number	PLS315122
Expiry date	30/11/2024
Total insured/replacement value	5,000,000

14. Investment revenue

Interest revenue		
Bank	425,359	147,441
Interest charged on trade and other receivables	-	47
	425,359	**147,488**

15. Finance costs

Late payment of tax	11	2

Notes to the Annual Financial Statements

Figures in Rand	2024	2023

16. Taxation

Major components of the tax expense

Current taxation		
South African normal tax - year	104,360	34,603

Reconciliation of the tax expense

Accounting surplus	3,868,458	1,823,820
Tax at the applicable tax rate of 27% (2023: 28%)	1,044,484	510,670
Tax effect of adjustments on taxable income		
Exempt income		
Levy income exemption - Section 10(1)(e)(ii)	(1,395,905)	(990,860)
Interest and other income exemption - Section 10(1)(e)(ii)	(13,500)	(14,000)
Non-deductible expenses with regards to section 10(1)(e)(ii) exemption	469,278	528,792
SARS interest paid	3	1
	104,360	**34,603**

17. Tax paid

Balance at beginning of the year	(34,603)	(22,802)
Current tax for the year recognised in profit or loss	(104,360)	(34,603)
Balance at end of the year	104,360	34,603
	(34,603)	**(22,802)**

18. Current tax receivable (payable)

Normal tax	(104,360)	(34,603)

Net current tax receivable (payable)

Current liabilities	(104,360)	(34,603)

19. Provisions

Reconciliation of provisions - 2024

	Opening balance	Reversed during the year	Closing balance
Provision for doubtful debts	7,728	(7,728)	-

Reconciliation of provisions - 2023

	Opening balance	Additions	Closing balance
Provision for doubtful debts	-	7,728	7,728

Notes to the Annual Financial Statements

Figures in Rand	2024	2023

20. Employee cost

Employee costs		
Basic	795,972	555,761
UIF	6,868	5,349
SDL	7,384	-
	810,224	**561,110**

21. Depreciation, amortisation and impairments

The following items are included within depreciation, amortisation and impairments:

Depreciation		
Property, plant and equipment	148,548	31,684

Detailed Income Statement

Figures in Rand	Note(s)	2024	2023
Revenue			
Levies received - construction		562,064	419,146
Levies received - ordinary		1,906,954	1,067,846
Levies received - reserve fund		2,590,819	2,051,796
Sales - tags, meters, water and electricity		1,209,880	283,282
	8	**6,269,717**	**3,822,070**
Cost of sales			
Opening stock		(62,660)	-
Purchases		(44,685)	(172,048)
Closing stock		15,116	62,660
	9	**(92,229)**	**(109,388)**
Gross surplus		**6,177,488**	**3,712,682**
Other income			
Discount received		592	-
Estate agent annual registration levy		9,600	-
Penalties charged		110,182	9,250
Recoveries		83,741	49,111
		204,115	**58,361**
Operating expenses			
AGM expenses		(5,806)	(2,434)
Accounting fees		(15,591)	(27,820)
Advertising		(4,249)	-
Auditors remuneration	12	(20,793)	(15,000)
Bad debts		7,728	(7,728)
Bank charges		(11,696)	(11,034)
CSOS Levy		(4,073)	(2,406)
Cleaning		(9,400)	(50,812)
Computer expenses		(8,138)	(5,394)
Consulting fees		(3,750)	(56,128)
Consumables		(882)	(226)
Depreciation, amortisation and impairments		(148,548)	(31,684)
Employee costs		(810,224)	(561,110)
Gifts		-	(700)
IT expenses		(2,173)	(4,325)
Insurance		(17,668)	(12,367)
Lease rentals on operating lease		(99,514)	(85,052)
Legal expenses		(34,376)	(28,999)
Pest control		(10,041)	(3,690)
Petrol and oil		(19,564)	(1,396)
Postage and courier		(575)	(4,970)
Printing and stationery		(12,134)	(12,786)
Protective clothing and uniforms		(3,708)	(12,662)
Repairs and maintenance		(46,284)	(46,011)
Security		(597,173)	(444,009)
Signage		(22,835)	(8,425)
Small office assets		(37,208)	(30,536)
Staff welfare		(14,902)	(5,837)
Subscriptions		(19,837)	(23,414)
Telephone and fax		(27,497)	(11,577)
Training		(3,983)	-
Transport and freight		-	(79)
Utilities		(933,599)	(586,098)
		(2,938,493)	**(2,094,709)**

The supplementary information presented does not form part of the annual financial statements and is unaudited

Detailed Income Statement

Figures in Rand	Note(s)	2024	2023
Operating surplus		**3,443,110**	**1,676,334**
Investment income	14	425,359	147,488
Finance costs	15	(11)	(2)
		425,348	**147,486**
Surplus before taxation		**3,868,458**	**1,823,820**
Taxation	16	(104,360)	(34,603)
Surplus for the year		**3,764,098**	**1,789,217**

Tax computation for Body Corporates

Figures in Rand	Reference	2024
Surplus (deficit) per Statement of Comprehensive Income		**3,868,458**
Permanent differences (non-deductible / non-taxable items)		
Levy income exemption - Section 10(1)(e)(i)		(5,170,019)
Non-deductible expenses with regards to section 10(1)(e)(i)		1,738,068
Interest and other income exemption - Section 10(1)(e)(ii)		(50,000)
SARS interest paid		11
		(3,481,940)
Taxable income		386,518
Tax thereon @ 27% in the Rand		**104,360**
Tax liability		
Tax owing per calculation		**104,360**
Amount owing (prepaid) at the end of the year		**104,360**

Supplementary Information

1. Cash and cash equivalents

	2024	2023
ABSA Bank Cheque Account	30,713	43,674
ABSA Bank Liquidity Plus Account	-	498,278
ABSA Bank Liquidity Plus Account (Green Fund)	-	2,720,022
Mercantile Bank	-	654,506
Capitec Bank Current Account: 10 5126 0809 (Deposits)	27,810	-
ABSA Bank Investment Account: 93 8097 8318 (Green fund)	4,713,887	-
ABSA Bank Investment Account: 93 8097 7794	1,622,033	-
Capitec Bank Call Account: 40 0140 1010 (Deposits)	1,100,250	-
	7,494,693	**3,916,479**

2. Trade, other creditors and levies received in advance

	2024	2023
Building deposits	765,000	435,000
Deposits for electricity accounts	106,260	64,890
Deposits for water accounts	158,577	97,024
Levies received in advance	248,623	233,185
PAYE/UIF	53	4,736
Trade payables	71,240	-
	1,349,753	**834,835**

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Supplementary Information

3. Levies outstanding

	2024	2023
6035 - Status Mark - Monte Christo	-	3,450
603601 - Move it Civils	-	750
652803 - MJ & KS Smit	850	-
653301 - MA Lategan	1,552	-
655101 - C - LF Coetzer	-	174
655601 - GV & C Laufs	2,634	7,728
656101 - DDV Olivier	-	1
657701 - S Schoeman	-	22
659202 - A Reyneke	4,643	-
662303 - SP Campher	1	-
662902 - AM de Moor & M Oberholzer	1	-
663901 - Pret Properties (Pty) Ltd	1,013	-
664302 - D Share & C Matheson-Share	420	-
733001 - WS & AWD Bezuidenhout	850	-
733501 - M Louw	1,190	440
733601 - H E Hambrock	8,232	-
737001 - CS Pretorius	850	-
771001 - KL Wilson	850	-
774301 - IA Badenhorst	-	713
775401 - SW van Niekerk (C)	14	-
775701 - Seerowers (Pty) Ltd	850	-
775801 - Seerowers (Pty) Ltd	850	-
777901 - P & M Lourens	902	-
779301 - Oceanic Construction And Development (Pty) Ltd	3	-
779401 - Oceanic Construction And Development (Pty) Ltd	1	-
779501 - Oceanic Construction And Development (Pty) Ltd	1	-
779701 - Oceanic Construction And Development (Pty) Ltd	903	-
779802 - Hoogland Consulting (Pty) Ltd	850	-
780501 - Dzombo Developments (Pty) Ltd	825	-
781301 - Southshore Devco (Pty) Ltd	850	-
783801 - Figura Properties (Pty) Ltd	1,701	-
785601 - Zinnia Commercial Designs (Pty) Ltd	778	-
C - SOLD 663101 Pret Properties (Pty) Ltd (663101(C)	71	-
SOLD - C - 659301 - JJ _AND_ H Swanepoel (659301(C))	80	-
	31,766	**13,277**

Supplementary Information

4. Levies received in advance

	2024	2023
652901 - WC Grove	613	1,824
653001 - G Laubscher	-	136
653101 - C - M van Jaarsveld	-	75
653103 - BC Venter	-	1,434
653203 - AH & C Reitsma	-	2,084
653301 - MA Lategan	-	5,861
653401 - TC & M Fick	-	1,851
653503 - C - BM Franzoso	-	2,305
653504 - AP & L Groenewald	-	1,000
653601 - LI Ferreira	850	752
653702 - J van der Hoff	1,732	2,834
653801 - C - Kimbratron (Pty) Ltd	-	2,217
653802 - Destination View (Pty) Ltd	2,739	-
653902 - JLP Properties	-	2,865
654002 - Dzombo 115 (Pty) Ltd Mr.J&Mrs. ME Maritz	1,231	2
654101 - Van Schalkwyk Familie Trust	-	14
654202 - G & Y Lochner	2,387	2,366
654401 - Melkhoudt Developments (Pty) Ltd	-	1,170
654501 - J & C Poggenpoel	103	268
654802 - C - S Terblanche	-	800
654803 - CG Weideman	-	752
654901 - I van der Merwe	-	821
654902 - DD Sheppard	830	-
655102 - SPJ Greeff	-	1,852
655202 - Zelpy 1152 (Pty) Ltd	-	1,852
655301 - PJ Nieuwenhuizen	2,084	467
655401 - Outeniquabosch No. 7 (Pty) Ltd	5,939	1,760
655503 - A van Smaalen	9,449	752
655702 - Von Molendorff Enterprise (Pty) Ltd	-	90
656002 - WC Pillay	78	-
656101 - DDV Olivier	683	-
656202 - NJ & A van Rensburg	-	16
656301 - BT Roux	2,566	752
656402 - JJ Pieterse	-	765
656503 - CL & AJ Roelofse	2	1,141
656702 - AJ & D Lottering	120	1,752
656803 - MH de Wet	-	385
656902 - T & SS Du Toit	8,618	3,559
657101 - WMJ Ondernemings (Pty) Ltd	8,961	8,549
657201 - M & JA Louw	1,230	752
657401 - JA & JOD du Plessis	1,584	1,719
657501 - E van Zyl	-	158
657601 - M Nell	-	753
657701 - S Schoeman	3,738	-
657801 - JT & Y van der Westhuizen	66	1,631
657901 - C - Lambert Roux Trust	-	2,217
657902 GD van Zyl	127	-
658002 - C - JA Meintjies Boukontrakteurs BK	-	2,135
658102 - C van Smaalen	8,931	1,211
658201 - AW Industries CC	-	1,211
658302 - Seroera Investments (Pty) Ltd	-	6,883
658401 - JH & N Breytenbach	4	1,449
658503 - AJ & A Mouton	785	1,378
658601 - G C Van Rooyen	71	8
658902 - MJA Potgieter	-	1,712
659002 - IVR IT Professionals (Pty) Ltd	1,161	30
659103 - CL & SJ Klopper	1	-
659202 - A Reyneke	-	16,211
659301 - JJ & H Swanepoel	-	81

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659401 - F le Roux	-	3,820
659501 - JN Mining Solutions (Pty) Ltd	1,976	1,097
659603 - CE Marais	-	752
659702 - M Nel	3,109	1,298
659802 - CD & S Vosloo	-	1,211
659904 - JI & C Wagner	-	1,852
660002 - JN Mining Solutions (Pty) Ltd (660002(C))	2,580	1,250
660201 - C - R Blackler	-	3,429
660202 - M Perreira	-	2,276
660302 - HJ & FC van Antwerpen	850	-
660401 - S Vermeulen	-	2,065
660702 - PJ Veitch-Crawford	2,865	4,305
660801 - DP & DM Engelbrecht	92	1,979
661102 - P Lourens	-	4,901
661202 - Renhard Boerdery	-	1,891
661401 - C - J Raubenmeimer	-	1,649
661402 - AF & L Olivier	248	-
661502 - Etienne Herselman	-	477
661601 - C - PZK Beleggings	-	3,140
661602 - PJJ Franzsen	1,006	1,211
661702 - C - Alfs Projects cc	-	5,174
661703 - PJ & HC Theron	537	1,140
661802 - C - D Share & C Matheson- Share	-	1,845
661803 - PW Labuschagne	970	354
662302 - Exert Management Services CC	-	73
662402 - Jodan Properties	1,100	-
662701 - C - Strydom Family Trust	-	2,337
662704 - GS Mare	3,116	-
662803 - Oceanic Construction and Development (Pty) Ltd	2,184	-
662902 - AM de Moor & M Oberholzer	-	1,867
663002 - C & C Wesson	-	1,679
663003 NG & SS Swart	834	-
663101 - C - Pret Properties (Pty) Ltd	-	71
663102 - Azuflash (Pty) Ltd	-	619
663202 - C - CAD Dreyer	-	2,258
663301 - DJD & I Gelderblom	6,124	1,294
663402 - WA & C Krahenbuhl	-	117
663501 - AB & E Prinsloo	-	1,619
663602 - A & MS Ehrke	1,584	1,598
663701 - DL Henry	-	1,211
664102 - SM Postma	157	1,544
664202 - GCM Grobler	3,089	1,307
664302 - D Share & C Matheson-Share	-	6
664403 - Grassman Familie Trust	48	1,211
733101 - C - P & M Lourens	-	584
733102 - C Du Plessis	1,700	-
733201 - WA & J Botha	1,569	-
733301 - New Oceanic Investment Corporation (Pty) Ltd	752	-
733402 - Legacy 106 Property Investments (Pty) Ltd	850	6,371
733601 - H E Hambrock	-	1,852
733801 - Gerda Badenhorst Familietrust	850	-
733902 - RW & N Strydom	11,246	752
734002 - D & F Flemix	-	1,852
734101 - JJ & H Swanepoel	-	81
734201 - J & PM Raubenheimer	-	753
734401 - H Koster	-	5,369
734501 - FC & HS Sieberhagen	-	712
734502 - B Maritz	1,701	-
734601 - A Fourie	-	1,862
734801 - LS & C Kellerman	850	712
734901 - GC & A Garrett	1,574	-
735001 - PD & GD van Zyl	1,703	-
735201 - JH Nel	-	1,211
735301 - C - PMSJ Erasmus Familie Trust	-	4,159

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735302 - PJ van der Merwe	341	1,852
735401 - EA & C Albertse	-	712
735501 - PJ Mans	-	5,570
735601 - LDJ Pienaar Familietrust	-	1,211
735701 - PA & T van Niekerk	842	98
735802 - JM Venter	2,917	712
735902 - SW Pienaar & F Sevenster	915	817
736001 - C & E Jordan	-	755
736102 - SC Erasmus	4,341	2,170
736201 - N Kruger	3,400	4,611
736301 - HE & A Reynecke	729	752
736401 - LP Tiedt	-	1,027
736601 - E van Niekerk	-	1,852
736701 - WE Roux	850	818
736801 - E Maree	-	1,177
737001 - CS Pretorius	-	1,852
771201 - W & A Pretorius	860	-
771601 - JA Symons	950	-
771701 - MM de Wet	850	-
772001 - PJ Visser	1,000	-
772501 - JH & EH Maree	850	-
772701 - JHL & EH Maree	850	-
772801 - CH Pretorius	8,299	-
772901 - Gilak Properties (Pty) Ltd	851	-
773101 - JHL & EH Maree	850	-
773501 - CA & J Albertyn	1,700	752
773601 - HW & L Bloemhof	-	302
774001 - L Lessing	849	-
774201 - G Yarwood	1,302	1,054
774501 - A Kumst	2,643	-
774601 - J Raubenheimer	118	870
775601 - S Viljoen	850	-
775902 - PM & LC Boleslawysky	379	-
776002 - Moxisys Investments (Pty) Ltd	1,000	-
776202 - J Brand	173	-
776301 - Grateful Holdings (Pty) Ltd	850	-
776401 - Dzombo Developments (Pty) Ltd	850	-
777501 - Southshore Devco (Pty) Ltd	1,000	-
777601 - WI & VV Erasmus	10	-
777801 - AH Henegan	2,549	-
778202 - FJ Cronje	850	-
778501 - Oceanic Construction And Development (Pty) Ltd	216	-
778601 - Oceanic Construciton And Development (Pty) Ltd	495	-
779002 - B & R Mac Pherson	6,608	-
779102 - C & T Coetzer	860	-
780101 - Grateful Holdings (Pty) Ltd	850	-
780201 - Dzombo Development (Pty) Ltd	850	-
780301 - Dzombo Developers (Pty) Ltd	3,001	-
780401 - Dzombo Developers (Pty) Ltd	850	-
780601 - Dzombo Developments (Pty) Ltd	850	-
780801 - Dzombo Developers (Pty) Ltd	850	-
781101 - Southshore Devco (Pty) Ltd	239	-
781501 - Southshore Devco (Pty) Ltd	197	-
781701 - Silver Cross Schoolwear (Pty) Ltd	1,129	-
783001 - De Lange Trust	2,355	752
783101 - JHL & EL Maree	860	752
783201 - DS & M Kruger	211	753
783301 - H Scholtemeijer	-	752
783601 - KM Campbell	900	-
783701 - ET & RJ Adams	-	231
783801 - Figura Properties (Pty) Ltd	-	752
784201 - CH Badenhorst	-	752
784202 - N Jordaan	850	-
784401 - S Wienand	-	752

Supplementary Information

784501 - Exert Management Services	1,719	1,000
784701 - Hercor Ontwikkelaars CC	850	752
784801 - P & M Fourie	237	1,065
784901 - Okkie de Jager Family Trust	2,263	231
785001 - JHL & EH Maree	850	752
785101 - CH Pretorius	9,150	752
785301 - Anganna Investments 113 (Pty) Ltd	-	1,125
785501 - LS Vergottini & MAJ Smit	1,716	-
785701 - Randiflo	75	-
785901 - Renhard Boerdery (785901(C))	571	1,324
786001 - Renhard Boerdery (786001(C))	571	1,324
786102 - A Louw	12,199	-
786201 - JHL & EH Maree	851	753
786401 - F & A Nortje	1,309	2
786501 - EJ & MS Jordaan	-	753
786601 - L Grobbelaar	3,713	801
786801 - J & H Pretorius	3,476	1,232
C - 656402 - JJ Pieterse	3,760	-
C - 778801 - Oceanic Construction And Development (Pty) Ltd	2,709	-
C - SOLD 658002 - JA Meintjies Boukontrakteurs CC	3,436	-
C - SOLD 660201 R Blackler (660201(C))	3,429	-
C - SOLD 662701 - Strydom Family Trust	2,337	-
C - SOLD 663402 - WA & C Krahenbuhl	639	-
SOLD - C - 773701 - T van Staden	2,851	-
SOLD - C - PMSJ Erasmus Familie Trust	976	-
	248,623	**233,185**

5. Reserve fund (excluding interest)

	2024	2023
Water	450,179	181,155
Electricity	1,072,575	462,948
Green Fund	4,321,959	2,609,792
	5,844,713	**3,253,895**