



**BODY CORPORATE
ANNUAL FINANCIAL
STATEMENTS
ILLUSTRATIVE EXAMPLE**



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BODY CORPORATE TEMPLATE 2022

*(Scheme number #####/#####/##)
Annual Financial Statements
for the year ended 30 September 2022*

BODY CORPORATE TEMPLATE 2022

(Scheme number: #####/#####/##)

Annual Financial Statements for the year ended 30 September 2022



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General Information

Country of establishment and domicile	South Africa
Nature of business and principal activities	Sectional title body corporate
Trustees	A. Trustee B. Trustee C. Trustee D. Trustee
Service address (domicilium)	123 ABC Street Bethlehem 9700
Business address	123 XYZ Street Bethlehem 9700
Postal address	P.O. Box 1234 Bethlehem 9700
Bankers	BANK OF SA
Auditor	Auditors CA(SA) Chartered Accountants (S.A.) Registered Auditors
Managing agent	ABC Managing Agents 123 ABC Street Bethlehem 9700
Body Corporate scheme number	#####/#####/##
Level of assurance	These annual financial statements have been audited in compliance with the applicable requirements of the Sectional Titles Schemes Management Act 2011 (Act No 8 of 2011).
Preparer	The annual financial statements were independently compiled by: Compiler CA(SA)
Issued	31 December 2022
Units	26

BODY CORPORATE TEMPLATE 2022

(Scheme number: #####/#####/##)

Annual Financial Statements for the year ended 30 September 2022



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Level of assurance

These annual financial statements have been audited in compliance with the applicable requirements of the Sectional Titles Schemes Management Act 2011 (Act No 8 of 2011).

The Trustees' Responsibilities and Approval and Trustees' Report do not form part of the annual financial statements and are unaudited.

Preparer

Compiler CA(SA)

Published

31 December 2022

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Trustees' Responsibilities and Approval

The trustees 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 body corporate 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 International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Sectional Title Schemes Management Act 2011 (Act No 8 of 2011).

The annual financial statements are prepared in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Sectional Title Schemes Management Act 2011 (Act No 8 of 2011) and are based upon appropriate accounting policies consistently applied and supported by reasonable and prudent judgments and estimates.

The trustees acknowledge that they are ultimately responsible for the system of internal financial control established by the body corporate and place considerable importance on maintaining a strong control environment. To enable the trustees to meet these responsibilities, the board of trustees 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 body corporate and all employees are required to maintain the highest ethical standards in ensuring the body corporate's business is conducted in a manner that in all reasonable circumstances is above reproach. The focus of risk management in the body corporate is on identifying, assessing, managing and monitoring all known forms of risk across the body corporate. While operating risk cannot be fully eliminated, the body corporate endeavours to minimise it by ensuring that appropriate infrastructure, controls, systems and ethical behaviour are applied and managed within predetermined procedures and constraints.

The trustees 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 trustees have reviewed the body corporate's budget forecast and levy schedule for the year to 30 September 2023 and, in the light of this review and the current financial position, they are satisfied that the body corporate has or has access to adequate resources to continue in operational existence for the foreseeable future.

The trustees are aware of the legislation that was introduced by the Sectional Titles Schemes Management Act 2011 (Act No 8 of 2011) on 7 October 2016. This legislation requires that the body corporate, in terms of section 3(1)(b), establish and maintain a reserve fund in such amounts as are reasonably sufficient to cover the cost of future maintenance and repair of common property, but not less than such amounts as may be prescribed by the Minister.

The external auditor is responsible for independently auditing and reporting on the body corporate's annual financial statements. The annual financial statements have been audited by the body corporate's external auditor and their report is presented on page 6.

The annual financial statements set out on pages 7 to 25, which have been prepared on the going concern basis, were approved by the board of trustees on 31 December 2022 and were signed on its behalf by:

Approval of annual financial statements

A. Trustee

B. Trustee



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Annual Financial Statements for the year ended 30 September 2022

Trustees' Report

The trustees submit their report for the year ended 30 September 2022.

1. Review of activities

Main business and operations

The body corporate is engaged in the management of the land and buildings of the scheme and operates principally in South Africa.

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

Net surplus of the body corporate was R40 490 (2021: surplus R40 766), after taxation of R- (2021: R-).

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 trustees 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 40 490 (2021: R 40 766).

5. Trustees

The trustees of the body corporate during the year and to the date of this report are as follows:

Name

- A. Trustee
- B. Trustee
- C. Trustee
- D. Trustee

6. Managing Agent

The managing agent of the body corporate is ABC Managing Agents of:

Business address

123 ABC Street
Bethlehem
9700

Postal address

P O Box 1234
Bethlehem
9700

**BODY CORPORATE TEMPLATE 2022**

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Annual Financial Statements for the year ended 30 September 2022

Trustees' Report**7. Insurance policy details****Fidelity cover (PMR23(7) and Reg 15 of CSOSA)**

Insurance company	Insurance Company
Policy Number	123456789
Expiry date	2022/11/01
Value insured	R 10 000 000

Buildings insurance (Sec 3 (iii) of the STSMA)

Insurance company	Insurance Company
Policy Number	123456789
Expiry date	2022/11/30
Total replacement value	R 15 000 000

Public Liability Insurance (PMR23(6))

Insurance company	Insurance Company
Policy Number	123456789
Expiry date	2022/12/31
Value insured	R 10 000 000

8. CSOS compliance**CSOS levies**

	R 2022	R 2021
Balance brought forward	275	1 050
CSOS levies received	3 343	3 150
CSOS levies paid	(3 368)	(3 925)
Balance owing at year end	250	275

The trustees confirm that the annual return of the community scheme as required by section 59(b) of the Community Schemes Ombud Service Act, No. 9 of 2011 was submitted within the stipulated deadline of four months subsequent to year end for the previous financial year ending 30 September 2021.

Approval of trustees report

A. Trustee
Date:

B. Trustee
Date:



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Independent Auditor's Report

To the Owners of BODY CORPORATE TEMPLATE 2022

Guidance

Refer to SAICA communication "Opinions required of the auditor in terms of Management Rule 26(5)(c) of the Sectional Titles Schemes Management Regulations, 2016." for guidance on the audit reporting requirements.



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(Scheme number: #####/#####/##)

Annual Financial Statements for the year ended 30 September 2022

Statement of Financial Position as at 30 September 2022

Figures in Rand	Note(s)	2022	2021
Assets			
Non-Current Assets			
Property, plant and equipment	2	473 331	484 165
Investment property at fair value	3	750 000	750 000
Municipal deposits	4	5 204	5 204
		1 228 535	1 239 369
Current Assets			
Trade and other receivables	5	32 113	16 797
Loans to employees	6	-	2 016
Cash and cash equivalents	7	106 928	46 926
Prepayments	8	-	16 020
		139 041	81 759
Total Assets		1 367 576	1 321 128
Reserves and Liabilities			
Owner's funds and reserves			
Reserves	9	96 862	50 320
Accumulated surplus		1 235 979	1 242 031
		1 332 841	1 292 351
Liabilities			
Current Liabilities			
Trade and other payables	10	34 735	28 777
Total Reserves and Liabilities		1 367 576	1 321 128



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Annual Financial Statements for the year ended 30 September 2022

Statement of Comprehensive Income

Figures in Rand	Note(s)	2022	2021
Revenue	11	255 663	272 140
Other income		25 994	25 204
Operating expenses		(243 811)	(258 588)
Operating surplus		37 846	38 756
Investment income	14	2 644	2 010
Surplus for the year		40 490	40 766
Other comprehensive income		-	-
Total comprehensive income for the year		40 490	40 766



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Annual Financial Statements for the year ended 30 September 2022

Statement of Changes in Reserves

	Special Levy	Reserve - Maintenance fund	Total reserves	Accumulated surplus	Total funds and reserves
Figures in Rand					
Balance at 01 October 2020	-	5 420	5 420	1 246 165	1 251 585
Surplus for the year	-	-	-	40 766	40 766
Total comprehensive income for the year	-	-	-	40 766	40 766
Maintenance Reserve levy transferred	-	36 267	36 267	(36 267)	-
Maintenance Reserve interest transferred	-	738	738	(738)	-
Reserve fund withdrawal	-	(10 001)	(10 001)	10 001	-
Special levy held	17 896	-	17 896	(17 896)	-
Total changes	17 896	27 004	44 900	(44 900)	-
Balance at 01 October 2021	17 896	32 424	50 320	1 242 031	1 292 351
Surplus for the year	-	-	-	40 490	40 490
Total comprehensive income for the year	-	-	-	40 490	40 490
Transfer between reserves	-	23 400	23 400	(23 400)	-
Maintenance Reserve interest transferred	-	1 542	1 542	(1 542)	-
Maintenance Reserve levy transferred	-	39 496	39 496	(39 496)	-
Special levy utilised	(17 896)	-	(17 896)	17 896	-
Total changes	(17 896)	64 438	46 542	(46 542)	-
Balance at 30 September 2022	-	96 862	96 862	1 235 979	1 332 841

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Annual Financial Statements for the year ended 30 September 2022

**SAICA****DIFFERENCE
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Figures in Rand	Note(s)	2022	2021
Cash flows from operating activities			
Cash receipts from customers		284 377	276 589
Cash paid to suppliers and employees		(226 391)	(234 194)
Cash generated from operations	16	57 986	42 395
Net cash from operating activities		57 986	42 395
Cash flows from investing activities			
Purchase of property, plant and equipment	2	-	(5 038)
Advances to employee loans		-	(2 016)
Repayment of employee loans		2 016	-
Net cash from investing activities		2 016	(7 054)
Total cash movement for the year		60 002	35 341
Cash at the beginning of the year		46 926	11 585
Total cash at end of the year	7	106 928	46 926



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 International Financial Reporting Standard for Small and Medium-sized Entities, and the Sectional Titles Schemes Management Act 2011 (Act No 8 of 2011). They are presented in South African Rands.

These accounting policies are consistent with the previous period.

1.1 Significant judgements and sources of estimation uncertainty

Critical judgements in applying accounting policies

Management did not make critical judgements in the application of accounting policies, apart from those involving estimations, which would significantly affect the annual financial statements.

1.2 Investment property

Investment property is land and buildings held to earn rentals or for capital appreciation or both, rather than for use in the production or supply of goods or services or for administrative purposes; or for sale in the ordinary course of business.

Investment property is initially measured at cost and subsequently at fair value with changes in fair value recognised in surplus or deficit. If the fair value of investment property cannot be measured reliably without undue cost or effort, then it is measured at cost less accumulated depreciation and accumulated impairment.

The cost of investment property comprises its purchase price and any directly attributable costs incurred to bring the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Costs include costs incurred initially to acquire or construct an investment property 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 investment property, the carrying amount of the replaced item is derecognised.

The fair value is determined annually by an external valuator derived from current market prices of comparable real estate.

1.3 Property, plant and equipment

Property, plant and equipment are tangible assets which the body corporate 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 body corporate 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.

Major inspection costs which are a condition of continuing use of an item of property, plant and equipment and which meet the recognition criteria are included as a replacement in the cost of the item of property, plant and equipment. Any remaining inspection costs from the previous inspection is derecognised.

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 body corporate.

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



Accounting Policies

1.3 Property, plant and equipment (continued)

Item	Depreciation method	Average useful life
Buildings	Straight line	50 years
Motor vehicles	Straight line	5 years

Depreciation is not charged to an asset if its estimated residual value exceeds or is equal to its carrying amount.

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.

1.4 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.

Financial instruments at amortised cost

These include loans, trade receivables, short and long term deposits and trade payables. Those debt instruments which meet the criteria in section 11.8(b) of the standard, 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.

1.5 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.

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



Accounting Policies

1.5 Tax (continued)

Deferred tax assets and liabilities

A deferred tax liability is recognised for all taxable temporary differences.

A deferred tax asset is recognised for all deductible temporary differences to the extent that it is probable that taxable surplus will be available against which the deductible temporary difference can be utilised.

Deferred tax asset is recognised for the carry forward of unused tax losses to the extent that it is probable that future taxable surplus will be available against which the unused tax losses credits can be utilised.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

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.

1.6 Reserve funds

Reserve funds are established and separately held for particular purposes identified by the body corporate. Contributions and expenditure for these purposes are maintained and funded from these reserves.

1.7 Employee benefits

Short-term employee benefits

The cost of short-term employee benefits, (those payable within 12 months after the service is rendered, such as leave pay and sick leave, bonuses, and non-monetary benefits such as medical care), are recognised in the period in which the service is rendered and are not discounted.

Defined contribution plans

Payments to defined contribution retirement benefit plans are charged as an expense as they fall due.

Termination benefits

Termination benefits are recognised as an expense with its resulting liability when the entity is demonstrably committed either:

- to terminate the employment of an employee or group of employees before the normal retirement date; or
- to provide termination benefits as a result of an offer made in order to encourage voluntary redundancy.

The termination benefits are measured at the best estimate of the expenditure that would be required to settle the obligation at the reporting date.

1.8 Provisions and contingencies

Provisions are recognised when the body corporate has an obligation at the reporting date as a result of a past event; it is probable that the body corporate will be required to transfer economic benefits in settlement; and the amount of the obligation can be estimated reliably.

Provisions are measured at the present value of the amount expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to the passage of time is recognised as interest expense.

Provisions are not recognised for future operating losses.



Accounting Policies

1.9 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.

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.

BODY CORPORATE TEMPLATE 2022

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Annual Financial Statements for the year ended 30 September 2022

**SAICA****DIFFERENCE
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Figures in Rand

2022

2021

2. Property, plant and equipment

	2022			2021		
	Cost	Accumulated depreciation	Carrying value	Cost	Accumulated depreciation	Carrying value
Buildings	500 000	(30 000)	470 000	500 000	(20 000)	480 000
Motor vehicles	16 267	(12 936)	3 331	16 267	(12 102)	4 165
Total	516 267	(42 936)	473 331	516 267	(32 102)	484 165

Reconciliation of property, plant and equipment - 2022

	Opening balance	Depreciation	Closing balance
Buildings	480 000	(10 000)	470 000
Motor vehicles	4 165	(834)	3 331
	484 165	(10 834)	473 331

Reconciliation of property, plant and equipment - 2021

	Opening balance	Additions	Depreciation	Closing balance
Buildings	490 000	-	(10 000)	480 000
Motor vehicles	-	5 038	(873)	4 165
	490 000	5 038	(10 873)	484 165

Details of properties

Unit 402 is held by the body corporate and is occupied as the caretaker's unit.

3. Investment property at fair value**Reconciliation of investment property at fair value - 2022**

	Opening balance	Total
Investment property	750 000	750 000

Reconciliation of investment property at fair value - 2021

	Opening balance	Total
Investment property	750 000	750 000

Unit 401 is held by the body corporate for rental income purposes.

4. Municipal deposits

Electricity for buildings	4 204	4 204
Water	1 000	1 000
	5 204	5 204



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Annual Financial Statements for the year ended 30 September 2022

Notes to the Annual Financial Statements

Figures in Rand

2022

2021

5. Trade and other receivables

Trade receivables

32 113

16 797

Trade receivables - age analysis by unitholders

	2022					2021
	Current	30 days	60 days	90 days +	Total	Total
Unit 101	-	-	-	-	-	23
Unit 102	1 246	232	-	-	1 478	1 307
Unit 103	1 245	1 250	1 500	1 250	5 245	314
Unit 104	1 584	1 455	-	-	3 039	1 927
Unit 105	1 675	-	-	-	1 675	767
Unit 201	1 570	1 487	1 798	-	4 855	1 463
Unit 202	1 245	-	-	-	1 245	1 494
Unit 203	250	-	-	-	250	1 174
Unit 204	1 520	-	-	-	1 520	1 590
Unit 205	1 844	1 256	-	-	3 100	3 071
Unit 301	1 656	51	-	-	1 707	-
Unit 302	1 225	-	-	-	1 225	1 134
Unit 303	1 216	-	-	-	1 216	-
Unit 304	1 264	1 067	1 476	1 751	5 558	1 140
Unit 305	-	-	-	-	-	1 393
Total	17 540	6 798	4 774	3 001	32 113	16 797

6. Loans to employees

Loans to employees

At beginning of the year

2 016

2 016

Repayments

(2 016)

-

-

2 016

7. Cash and cash equivalents

Cash and cash equivalents consist of:

Cash on hand

2 117

2 372

Bank balances

7 949

12 130

Invested Maintenance Reserve fund

96 862

32 424

106 928

46 926

8. Prepayments

Insurance

-

16 020

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(Scheme number: #####/#####/##)

Annual Financial Statements for the year ended 30 September 2022

**SAICA****DIFFERENCE
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Figures in Rand

2022

2021

9. Maintenance Reserve fund**Reserve fund summary - 2022**

	Available reserve (as % of cost)	Accrued estimated cost	Amounts available for maintenance, repair and replacement	Surplus (deficit)
Electric fences	29.48 %	20 000	5 896	(14 104)
Perimeter walls	121.90 %	52 500	63 999	11 499
Generator	102.78 %	24 000	24 667	667
Interest	- %	-	2 300	2 300
Total		96 500	96 862	362

The trustees are aware of the shortfall and have accordingly adjusted the budgeted maintenance reserve fund levy contributions from the next financial year to eliminate the deficit within the estimated timeframe of the expected outflows identified in the approved 10 year maintenance plan.

The Maintenance Reserve fund is maintained in compliance with section 24 of the Sectional Title Schemes Management Act, No. 8 of 2011 Management Rules.

Reserve fund summary - 2021

	Available reserve (as % of cost)	Accrued estimated cost	Amounts available for maintenance, repair and replacement	Surplus (deficit)
Electric fences	7.00 %	20 000	1 400	(18 600)
Perimeter walls	55.24 %	52 500	28 999	(23 501)
Generator	5.28 %	24 000	1 267	(22 733)
Interest	- %	-	758	758
Total		96 500	32 424	(64 076)

Reconciliation of the maintenance reserve fund - 2022

	Opening balance	Levy allocated to fund	Closing balance
Electric fences	1 400	4 496	5 896
Perimeter walls	28 999	35 000	63 999
Generator	1 267	23 400	24 667
Interest	758	1 542	2 300
Total	32 424	64 438	96 862



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Notes to the Annual Financial Statements

Figures in Rand

2022

2021

9. Maintenance Reserve fund (continued)

Reconciliation of the maintenance reserve fund - 2021

	Opening balance	Levy allocated to fund	Repairs	Closing balance
Electric fences	1 400	-	-	1 400
Perimeter walls	4 000	35 000	(10 001)	28 999
Generator	-	1 267	-	1 267
Interest	20	738	-	758
Total	5 420	37 005	(10 001)	32 424

10. Trade and other payables

Trade payables	16 588	12 279
Amounts received in advance	18 147	16 498
	34 735	28 777

Trade and other payables - age analysis by category

	2022					2021
	Current	30 days	60 days	90 days +	Total	Total
Trade payables	13 770	216	216	2 386	16 588	12 279
Prepaid levies	18 147	-	-	-	18 147	16 498
Total	31 917	216	216	2 386	34 735	28 778

Trade payables - age analysis by creditor

	2022					2021
	Current	30 days	60 days	90 days +	Total	Total
CSOS	250	-	-	-	250	275
Eskom Holdings SOC Limited - electricity	13 520	216	216	-	13 952	6 637
Ugu District Municipality - water	-	-	-	2 386	2 386	5 367
Unit 101	9 000	-	-	-	9 000	-
Unit 301	-	-	-	-	-	7 150
Unit 303	-	-	-	-	-	9 349
Unit 305	9 147	-	-	-	9 147	-
Total	31 917	216	216	2 386	34 735	28 778

11. Revenue

Levy income - ordinary	216 167	217 977
Levy income - maintenance reserve	39 496	36 267
Levy income - special	-	17 896
	255 663	272 140



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MAKERS™**BODY CORPORATE TEMPLATE 2022**

(Scheme number: #####/#####/###)

Annual Financial Statements for the year ended 30 September 2022

Notes to the Annual Financial Statements

Figures in Rand

2022

2021

12. Depreciation, amortisation and impairments

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

Depreciation

Property, plant and equipment

10 834

10 873

13. Insurance policy details**Fidelity cover (PMR23(7) and Reg 15 of CSOSA)**

Insurance company

Insurance Company

Policy Number

123456789

Expiry date

2022/11/01

Premiums paid for the year

R 2 320

Value insured per the insurance policy

R 10 000 000

Buildings insurance (Sec 3 (iii) of the STSMA)

Insurance company

Insurance Company

Policy Number

123456789

Expiry date

2022/11/30

Premiums paid for the year

R 15 550

Claims received for the year

R 1 000

Total replacement value as per insurance policy

R 15 000 000

Public Liability Insurance (PMR23(6))

Insurance company

Insurance Company

Policy Number

123456789

Expiry date

2022/12/31

Premiums paid for the year

R 4 500

Value insured per the insurance policy

R 10 000 000

14. Investment income**Interest revenue**

Bank - current account

678

115

Interest charged on trade and other receivables

424

1 157

Maintenance Reserve fund

1 542

738

2 644

2 010

15. Auditor's remuneration

Fees

4 752

4 320



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MAKERS™**BODY CORPORATE TEMPLATE 2022**

(Scheme number: #####/#####/###)

Annual Financial Statements for the year ended 30 September 2022

Notes to the Annual Financial Statements

Figures in Rand	2022	2021
16. Cash generated from operations		
Surplus before taxation	40 490	40 766
Adjustments for:		
Depreciation and amortisation	10 834	10 873
Changes in working capital:		
Trade and other receivables	(15 316)	(16 797)
Trade and other payables	5 958	28 777
Municipal deposits paid	-	(5 204)
Prepayments	16 020	(16 020)
	57 986	42 395

17. Related parties**Relationships**

Owners of the body corporate
Paint & Co (Proprietary) Limited
Trustees

All unit holders
B. Trustee is a director of the company.
A. Trustee
B. Trustee
C. Trustee
D. Trustee

Related party balances and transactions with other related parties**Related party balances****Amounts included in Trade receivable (Trade Payable) regarding related parties**

Refer to note 5	32 113	16 797
Refer to note 10	(18 147)	(16 499)

Related party transactions**Levies (received from)**

Refer to note 11	255 663	272 140
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Purchases from (sales to) related parties

Paint and Co (Proprietary) Limited	25 000	-
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MAKERS™**BODY CORPORATE TEMPLATE 2022**

(Scheme number: #####/#####/###)

Annual Financial Statements for the year ended 30 September 2022

Detailed Comprehensive Income Statement

Figures in Rand	Note(s)	2022	2021
Revenue			
Ordinary levy		216 167	217 977
Maintenance reserve levy		39 496	36 267
Special levy		-	17 896
	11	255 663	272 140
Other income			
Interest received	14	2 644	2 010
Insurance claims		1 000	-
Laundry income		349	1 010
Municipal recoveries		24 645	24 194
		28 638	27 214
Operating expenses			
Accounting fees		19 868	18 251
Auditor's remuneration	15	4 752	4 320
Bank charges		2 227	2 044
Cleaning		1 803	1 821
Compensation Commissioner		955	442
Depreciation	2	10 834	10 873
Employee costs		50 039	46 370
Insurance premiums		22 320	24 446
Legal expenses		2 400	7 101
Municipal expenses		53 934	54 261
Printing and stationery		949	546
Repairs and maintenance		65 175	81 201
Security		5 696	2 945
Staff welfare		1 550	2 770
Telephone and fax		1 309	1 197
		243 811	258 588
Surplus for the year		40 490	40 766

BODY CORPORATE TEMPLATE 2022

(Scheme number: #####/#####/##)

Annual Financial Statements for the year ended 30 September 2022

**SAICA****DIFFERENCE
MAKERS™****Levy Schedule as at 30 September 2022**

Figures in Rand	2022	2022	2022
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Unit number	Square meter	Ordinary levy	Maintenance levy	CSOS levy
101	91.00	1 612.37	292.11	28.09
102	69.00	1 222.56	221.49	18.88
103	68.00	1 204.84	218.28	18.46
104	25.20	446.50	80.89	-
105	67.00	1 187.13	215.07	18.04
201	64.00	1 133.97	205.44	16.79
202	63.00	1 116.25	202.23	16.37
203	85.00	1 506.06	272.85	25.58
204	87.00	1 541.49	279.27	26.42
205	71.00	1 258.00	227.91	19.72
301	65.00	1 151.69	208.65	17.21
302	65.00	1 151.69	208.65	17.21
303	70.00	1 240.28	224.70	19.30
304	65.00	1 151.69	208.65	17.21
305	70.00	1 240.28	224.70	19.30

Total per month

18 165

3 291

279



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BODY CORPORATE TEMPLATE 2022

(Scheme number: #####/#####/##)

Annual Financial Statements for the year ended 30 September 2022

Budget Forecast

Figures in Rand	2023	2022
Revenue		
Ordinary levy	231 299	216 167
Maintenance reserve levy	41 866	39 496
	273 165	255 663
Other income		
Interest received - current account	700	650
Municipal recoveries	26 500	25 000
	27 200	25 650
Operating expenses		
Accounting fees	21 000	19 900
Auditor's remuneration	5 000	4 750
Bank charges	2 320	2 200
Cleaning	2 100	2 000
Compensation Commissioner	1 100	1 000
Depreciation	835	831
Employee costs	51 000	50 000
Insurance	24 200	22 300
Legal expenses	200	1 500
Municipal expenses	80 250	77 500
Printing and stationery	1 000	900
Repairs and maintenance	57 794	47 536
Security	7 500	7 000
Staff welfare	2 500	3 000
Telephone and fax	1 700	1 400
	258 499	241 817
Transfer to reserves		
Maintenance reserve levy	(41 866)	(39 496)
	(41 866)	(39 496)
Surplus for the year	-	-



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(Taxpayer reference number)

(Scheme number: #####/#####/###)

Annual Financial Statements for the year ended 30 September 2022

Tax computation for Body Corporates

Figures in Rand	Reference	2022
Surplus (deficit) per Statement of Comprehensive Income		50 491
Levies and recoveries		
Levies		
Ordinary levies		216 167
Maintenance reserve levies		39 496
		255 663
Amounts recovered from members		
Electricity		12 250
Water		12 395
		24 645
		-
Total levies and recoveries		280 308
Less: Exemption in terms of section 10(1)(e) of the Income Tax Act		280 308
Taxable levies and recoveries		-
Taxable receipts and accruals		
Interest received - debtors		678
Interest received - maintenance reserve fund		1 542
Interest received - current bank account		424
Laundry income		349
		2 993
Less: Basic exemption, limited to R50 000 of taxable receipts and accruals		(2 993)
Income subject to income tax		-
Tax thereon @ 28% in the Rand		-

BODY CORPORATE TEMPLATE 2022

(Scheme number: #####/###)

Annual Financial Statements for the year ended 30 September 2022



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Insurance schedule

Figures in Rand

Schedule of replacement values 01 October 2021 to 30 September 2022 (underwritten by Compass Insurance policy no. CIA123456789)

Unit number	Unit owner	Participation Quota	Sum Insured
101	A	0.089	1 000 000
102	B	0.067	1 000 000
103	C	0.066	1 000 000
104	D	0.025	250 000
105	E	0.065	920 000
201	F	0.062	900 000
202	G	0.061	900 000
203	H	0.083	1 000 000
204	I	0.085	1 000 000
205	J	0.069	989 800
301	K	0.063	900 000
302	L	0.063	900 000
303	M	0.068	1 000 000
304	N	0.063	990 200
305	O	0.068	1 000 000
401	Body corporate	-	750 000
402	Body corporate	-	500 000
Total buildings value		1	15 000 000
Common property			1 250 000
Total value insured			16 250 000