

WATERKLOOF BOULEVARD HOME OWNERS ASSOCIATION
(Registration number 1996/013332/08)
ANNUAL FINANCIAL STATEMENTS
for the year ended 28 February 2009

Van Sitters
Chartered Accountants (S.A.)
Registered Accountants and Auditors
Issued 23 October 2009

**WATERKLOOF BOULEVARD HOME OWNERS ASSOCIATION
ANNUAL FINANCIAL STATEMENTS
for the year ended 29 February 2009**

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

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Approval

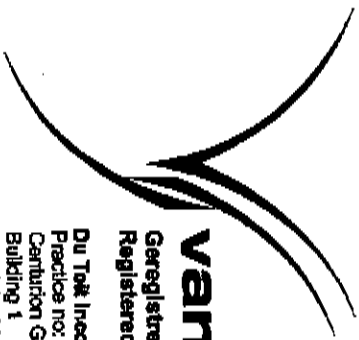
The financial statements which appear on pages 3 to 13 were approved by the directors on 23 October 2009.

Director


Director

Pretoria

23 October 2009



van sitters

Geregistreerde Ouditeur
Registered Auditors

Du Toit Incorporated Reg no. 1999/009532/21
Practice no: 964689
Canturion Gate Office Park
Building 1
Cnr John Vorster Drive & Akkerboom Street
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REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF WATERKLOOF BOULEVARD HOME OWNERS ASSOCIATION

We have audited the annual financial statements of WATERKLOOF BOULEVARD HOME OWNERS ASSOCIATION which comprise the balance sheet as at 28 February 2009, and the income statement, statement of changes in equity and cash flow statement for the year then ended, and a summary of significant accounting policies and other explanatory notes, and the directors' report, as set out on pages 3 to 12.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with International Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Audit opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of WATERKLOOF BOULEVARD HOME OWNERS ASSOCIATION as at 28 February 2009, and its financial performance and its cash flows for the year then ended in accordance with Statements of International Financial Reporting Standards, and in the manner required by the Companies Act.

Van Sitters

Van Sitters
Chartered Accountants (S.A.)
Registered Accountants and Auditors

Perr BJ du Toit
Pretoria
23 October 2009

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Directors: BJ du Toit BCom (Hons) CA (SA), Practising in association with: LB Trichardt BCom (Hons) CA (SA), JM Marlene MCom (Bef) CA (SA)
PL Bezuidenhout BCom (Hons) CA (SA), CI Erasmus BCom (Hons) CA (SA)
Assisted by: G van Schalkwyk BCom (Hons), HA Ross BCom (Acc)

WATERKLOOF BOULEVARD HOME OWNERS ASSOCIATION
REPORT OF THE DIRECTORS
for the year ended 28 February 2009

The directors present their report for the year ended 28 February 2009. This report forms part of the audited financial statements.

1. Business and operations

The home owners association's business and operations and the results thereof are clearly reflected in the attached financial statements. No material fact or circumstance has occurred between the accounting date and the date of this report.

2. Directors' Responsibility for the Financial Statements

The home owners association's directors are responsible for the preparation and fair presentation of these financial statements in accordance with Statements of International Financial Reporting Standards, and in the manner required by the Companies Act. This responsibility includes: designing, implementing and maintaining internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

3. Managing agents

The managing agents of the home owners association is Jotam Management Services, whose business and postal addresses are:

75 Kruger Avenue
Lyttelton
Centurion
2196

PO Box 16959
Lyttelton
0140

4. Auditors

Van Sitterts will continue in office in accordance with section 270(2) of the Companies Act.

Pretoria

23 October 2009

**WATERKLOOF BOULEVARD HOME OWNERS ASSOCIATION
BALANCE SHEET
as at 28 February 2009**

	Notes	2009 R	2008 R
Assets			
Current assets			
Trade and other receivables	6	1,080,293	672,902
Cash and cash equivalents	7	1,125,011	1,886,254
Total assets		<u>2,205,304</u>	<u>2,559,156</u>
Capital and liabilities			
Capital and reserves		1,816,591	2,328,315
Special levy reserve		<u>1,816,591</u>	<u>279,708</u>
Levy surplus		388,713	230,841
Current liabilities		60,934	43,786
Taxation		327,779	187,055
Trade and other payables	8	<u>2,205,304</u>	<u>2,559,156</u>
Total capital and liabilities		<u>2,205,304</u>	<u>2,559,156</u>

WATERLOOF BOULEVARD HOME OWNERS ASSOCIATION
INCOME STATEMENT
for the year ended 28 February 2009

	2009 R	2008 R
Gross revenue	2,348,459	2,003,951
Ordinary levies	1,784,619	1,902,687
Double/Triple levy	416,088	-
Access cards levies	2,467	3,449
Non refundable road levy	8,000	89,415
Stand clearing levy	12,723	8,400
Special levy (The Hills)	124,562	-
Other income	284,861	134,610
Interest received	263,279	134,610
Accreditation fees recovered	20,000	-
Other income	1,582	-
Total income	2,633,320	2,138,561
Expenditure (Refer to page 6)	2,804,562	1,899,880
(Loss)/profit before taxation	(171,242)	238,681
Taxation	60,774	38,273
(Loss)/profit after taxation	(232,016)	200,408
Retained profit at beginning of year	2,048,607	1,848,199
Retained profit at end of year	<u>1,816,591</u>	<u>2,048,607</u>

WATERKLOOF BOULEVARD HOME OWNERS ASSOCIATION
INCOME STATEMENT
 for the year ended 28 February 2009

	2009	2008
	R	R
Expenditure	2,804,562	1,899,880
Administration fees	4,273	7,425
Auditors' remuneration	5,693	-
Bad debts	31,133	-
Bank charges	29,581	25,198
Cleaning	2,626	2,648
Cost of clearing stands	12,723	6,279
Donations and gifts	-	1,760
Garden improvement and maintenance of the park	296,017	128,576
Garden service (Jonno)	284,121	250,440
Guard house and extension of boundary wall	434,013	-
Hire of equipment	3,994	-
Insurance	12,678	8,863
Intercom telephone	38,999	27,485
Interest	166	149
Legal expenses	11,226	4,371
Managing agents fees	281,600	238,726
Meeting costs	1,938	1,450
Municipal charges	89,759	36,507
Printing and stationery	11,750	14,448
Repairs and maintenance	98,638	84,148
Security	1,137,229	1,049,968
Staff welfare	-	1,611
Sundry expenses	16,405	9,828

WATERKLOOF BOULEVARD HOME OWNERS ASSOCIATION
STATEMENT OF CHANGES IN EQUITY
for the year ended 28 February 2009

	Special levy reserve R	Levy reserve R	Total R
Balance at 01 March 2007	279,708	1,848,199	2,127,907
Net surplus for the year		209,408	209,408
Balance at 01 March 2008	279,708	2,048,607	2,328,315
Net deficit for the year		(232,016)	(232,016)
Decrease of special levy reserve	(279,708)		(279,708)
Balance at 28 February 2009	-	1,816,591	1,816,591

WATERKLOOF BOULEVARD HOME OWNERS ASSOCIATION
 CASH FLOW STATEMENT
 for the year ended 28 February 2009

	2009	2008
	R	R
	Notes	Notes
Cash flows from operating activities		
Cash receipts from customers	1,992,194	2,386,465
Cash paid to suppliers	<u>(2,972,924)</u>	<u>(2,028,365)</u>
Cash (utilised in)/generated by operating activities	15.1 (980,730)	358,100
Interest received	263,279	134,610
Interest paid	(166)	(149)
Taxation (paid)/refunded	15.2 (43,626)	7,632
Net cash from operating activities	<u>(761,243)</u>	<u>500,193</u>
(Decrease)/increase in cash and cash equivalents	(761,243)	500,193
Cash and cash equivalents at beginning of the year	1,886,254	1,386,061
Cash and cash equivalents at end of the year	15.3 <u>1,125,011</u>	<u>1,886,254</u>

WATERKLOOF BOULEVARD HOME OWNERS ASSOCIATION
NOTES TO THE FINANCIAL STATEMENTS
for the year ended 28 February 2009

1 Basis of preparation
The financial statements are prepared in accordance with statements of International Financial Reporting Standards. The financial statements are prepared under the historical cost convention.

1.1 Taxation
The home owners association is taxed in terms of section 10(1)(Xc) section 9(1)(c) of the Income Tax Act of 1962. This section provides for the exemption of levy income tax provided that the body corporate applies to its local Revenue office for such exemption.

2 Provision for audit fees
Audit fees are remuneration for the audit and compilation of the financial statements for the current financial year of R 5,693 and (R)1,525 for an under provision for the 2008 year 2008 R 5,900).

3 Gross revenue
Gross revenue comprises levies, which excludes value-added tax and represents the levies payable by owners.

	2009	2008
	R	R

4 Interest received

Interest income		
- Interest received from bank	125,468	134,610
- Interest received from members	137,811	-
	<u>263,279</u>	<u>134,610</u>

	2009	2008
	R	R

5 Taxation

South African normal tax		
- Current tax	60,774	38,273
	<u>2009</u>	<u>2008</u>
	R	R

6 Trade and other receivables

Arrear levy accounts		
VAT control	993,898	669,449
Account receivable	49,176	-
Municipal deposits	34,909	-
Plan fees	1,560	3,453
	750	-
	<u>1,080,293</u>	<u>672,902</u>

WATERKLOOF BOULEVARD HOME OWNERS ASSOCIATION
NOTES TO THE FINANCIAL STATEMENTS
for the year ended 28 February 2009

	2009	2008
	R	R
7. Cash and cash equivalents		
Trust account, managed by Jotam	67,878	179,712
Nedbank - 7517501038(2), managed by Directors	854,133	467,621
Nedbank - 7517501038(1), managed by Directors	2,000	1,224,653
Petty cash	13,270	2,000
Investment held by Van Zyl, Le Roux & Harter Inc	187,730	12,268
Deposits held by Jotam	<u>1,125,011</u>	<u>1,886,254</u>
	2009	2008
	R	R
8. Trade and other payables		
Provision for municipal accounts	6,238	10,869
Estate agents deposits	82,000	90,000
Provision for audit fees	6,490	5,900
Levies received in advance	47,383	67,581
Creditors control	3,668	-
VAT control	2,000	12,705
Income received in advance	180,000	-
Pavement deposits	<u>327,779</u>	<u>187,055</u>
	2009	2008
	R	R
9. Repairs and maintenance		
Buildings	1,435	26,224
Electrical	9,444	4,624
Painting	765	-
Plumbing	6,749	3,460
Security	80,245	49,840
	<u>98,638</u>	<u>84,148</u>
	2009	2008
	R	R
10. Security		
Guards	5,668	2,328
Magnum Shield - Current year	1,131,561	1,011,430
Magnum Shield - Increase with regards to prior year	-	36,210
	<u>1,137,229</u>	<u>1,049,968</u>
	2009	2008
	R	R
11. Insurance		

Waterkloof Boulevard Home Owners Association is insured with Mutual & Federal Insurance Company Limited, Policy nr. RAM/2/CORP/12968935

WATERLOOF BOULEVARD HOME OWNERS ASSOCIATION
NOTES TO THE FINANCIAL STATEMENTS
for the year ended 28 February 2009

12. Bad debts

The directors believe that the income to the amount of R31,133 from Dotcom Trading 63 is not recoverable.

	2009	2008
	R	R

13. Guard house and extension of boundary wall

Building	510,022	-
ESSG Technologies	188,642	-
GRO Properties	30,594	-
Asikol CC	33,333	-
Megaphase Trading	11,130	-
Special Levy reverse	(279,708)	-
Contribution to boundary wall	(60,000)	-
	<u>434,013</u>	<u>-</u>

14. Comparative figures

Certain comparative figures have been reclassified.

WATERKLOOF BOULEVARD HOME OWNERS ASSOCIATION
NOTES TO THE FINANCIAL STATEMENTS
For the year ended 28 February 2009

15. Notes to the cash flow statement

	2009	2008
	R	R

15.1 Cash (utilised in)/generated by operating activities

Net (loss)/profit before taxation	(171,242)	238,681
Adjustments for:		
Interest received	(263,279)	(134,610)
Finance costs	166	149
Transfer from special levy reserve	<u>(279,708)</u>	<u>-</u>
	(714,063)	104,220
Movements in working capital		
(Increase)/decrease in accounts receivable	(407,391)	302,847
Increase/(decrease) in accounts payable	<u>140,724</u>	<u>(48,967)</u>
	<u>(980,730)</u>	<u>358,100</u>
	2009	2008
	R	R

15.2 Reconciliation of taxation paid during year

Charge in income statement	(60,774)	(38,273)
Movement in taxation balance	<u>17,148</u>	<u>45,905</u>
(Payments made)/amounts refunded	<u>(43,626)</u>	<u>7,632</u>
	2009	2008
	R	R

15.3 Cash and cash equivalents

Cash and cash equivalents consist of cash on hand and balances with banks. Cash and cash equivalents included in the cash flow statement comprise the following balance sheet amounts:

Cash and cash equivalents	<u>1,125,011</u>	<u>1,886,254</u>
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**WATERLOOF BOULEVARD HOA
SCHEDULE TO THE FINANCIAL STATEMENTS
for the year ended 28 February 2009**

**DEBTORS LIST AS AT 28 FEB 2009
LEVIÉS IN ADVANCE**

Name	Total
DOLANO MC & VE	362.45
BUSICK 0001 CC	5,497.99
REMONDONT L & MC	724.38
BUTLER CR	5,080.00
BUTLER CR	5,080.00
MARCO VALENTE FAM	6,180.00
VAN DER WALT DAW	670.00
LEDERAAR FAMILIE	1,089.00
MINERZA & ASSOCIATES	852.33
CHUDS RB	487.90
MARAS DD & A	137.09
KETTLE E	492.00
GELDERHUIS GL	2,640.00
DE JONG ONTWIKKELAARS	1,416.95
SEBAK TRADING 90	2,818.14
NORRIS FAMILIE TRUST	4,089.60
MORULA COMMUNICAT	7,254.92
LETHEBE OB	80.00
RAMDIPARENDIGE EXT	8.82
DE WIT JM	114.00
PENSILOO RB	1,124.05
VANBERDOOM	387.14
VISAGE J	930.00
AGOSTINI RA	8.00
LEVIÉS IN ADVANCE	47,382.54

CREDITORS AGE ANALYSIS for FEB 2009

Name	120 +	90 Days	60 Days	30 Days	Current	Total
TELOOM					3,666.96	3,666.96
CITY OF TSBURANE					6,238.16	6,238.16
VAN SITTERS					6,490.00	6,490.00
ESTATE AGENT DEPOSITS	82,000.00					82,000.00
PAYMENT DEPOSITS	180,000.00					180,000.00
TRADE CREDITORS	262,000.00	-	-	-	16,395.12	278,395.12

**WATERKLOOF BOULEVARD HOA
SCHEDULE TO THE FINANCIAL STATEMENTS
for the year ended 28 February 2009**

**DEBTORS LIST AS AT 28 FEB 2009
LEVIES IN ARREARS**

Name	Total
STROM N	6,760.43
LAOSBERKAY OAA	12,301.39
STRAUSS W	12,701.63
BADENHORST CE	63,721.30
MAANAS M	22,300.06
MADENTHA 024 CC	36,676.54
GROBBELAAR WH	9,198.51
KESNARC IS TRADING	8,948.62
VAN SCHALKWYK ASI	12,862.23
AWALZ PROPERTY CC	14,157.18
MOORE HF	8,957.82
WATERKLOOF CC	3,837.28
MADITLANA KCI	7,862.92
VAN ROEHLKWIYK AS	37,102.11
BEYSCHAU GR & NA	12,985.40
MKHONDO BA	73,256.09
TESARA LALDE	26,856.67
TESQA CR	237,552.30
VAN DER WESTHUIZEN	1,879.73
VAN SCHALKWYK F	60,520.58
WHIDLAWAY TRADING	21,359.89
BORN FREE INV 319	8,978.12
ALBERTS E	31,802.15
BRAND W	22,253.48
MARGULIASS & P	8,443.28
MEIDERDORF C & M	2,600.00
DOOS SANYCOS HF	1,593.27
BOOYSEN BJ	8,538.61
BOOYSEN BJ	8,727.60
RANDROND ESTATE P	99,580.37
LETAGEND & LS	76,570.14
OTHER OUTSTANDING LEVIES UNDER R1,000.00	2,904.20
LEVIES IN ARREARS	<u>993,897.92</u>