

WATERKLOOF BOULEVARD HOME OWNERS ASSOCIATION
(Registration number 1996/013332/08)
ANNUAL FINANCIAL STATEMENTS
for the year ended 29 February 2012

Van Sitterts
Chartered Accountants (S.A.)
Registered Accountants and Auditors
Issued 01 November 2012

**WATERKLOOF BOULEVARD HOME OWNERS ASSOCIATION
ANNUAL FINANCIAL STATEMENTS
for the year ended 29 February 2012**

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

Index	Page
Report of the independent auditors	2
Report of the directors	3 - 4
Statement of financial position	5
Statement of comprehensive income	6 - 7
Statement of changes in equity	8
Cash flow statement	9
Notes to the financial statements	10 - 14

The following supplementary schedule does not form part of the financial statements, and is unaudited.

Taxation computation	15
Other schedule	16 - 17

Approval

The financial statements which appear on pages 3 to 14 were approved by the directors on 01 November 2012

Director

Director

Pretoria
01 November 2012



van sitterts

**Geregistreerde Ouditeure
Registered Auditors**

Du Toit Incorporated Reg no. 1999/009532/21
Practice no: 964689
Centurion Gate Office Park
Building 1
Cnr John Vorster Drive & Akkerboom Street
Centurion, 0157
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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 29 February 2012, 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.

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 South African Statements of International Financial Reporting Standards, and in the manner required by the Company's 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.

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.

Opinion

In our opinion, the financial statements fairly present, in all material respects, the financial position of the home owners association at 29 February 2012 and the results of its operations and cash flows for the year then ended in accordance with International Financial Reporting Standards, appropriate to the business.

Supplementary information

The supplementary schedule set out on page 15 to 17 does not form part of the annual financial statements and is presented as additional information. We have not audited this schedule and accordingly we do not express an opinion on it.

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

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Per: G van Schalkwyk
Pretoria

01 November 2012

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WATERKLOOF BOULEVARD HOME OWNERS ASSOCIATION
REPORT OF THE DIRECTORS
for the year ended 29 February 2012

The directors present their report for the year ended 29 February 2012. 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. Statements of responsibility

The directors are responsible for the maintenance of adequate accounting records and the preparation and integrity of the financial statements and related information. The external auditors are responsible for independently auditing and reporting on the fair presentation of financial statements in conformity with South African Auditing Standards. The financial statements have been prepared in accordance with Statements of Generally Accepted Accounting Practice and in the manner required by the Companies Act in South Africa.

The directors are also responsible for the home owners association's system of internal financial control. These are designed to provide reasonable, but not absolute, assurance as to the reliability of the financial statements, and to adequately safeguard, verify and maintain accountability of assets, and to prevent and detect misstatement and loss. Nothing has come to the attention of the directors to indicate that any material breakdown in the functioning of these controls, procedures and systems has occurred during the year under review.

The financial statements have been prepared on the going concern basis, since the directors have every reason to believe that the home owners association has adequate resources in place to continue in operation for the foreseeable future.

3. Directors

The directors of the home owners association during the accounting period and up to the date of this report were as follows:

Pasco Lattuca

Dirk Gey van Pittius

Darian van Loggerenberg

Moketsi Mosola

Peter Anderson

Wilhelm van Zyl

Danie Hefer

Eduard Lotze

Craig Medefindt

Resigned June 2012

Resigned May 2012

WATERKLOOF BOULEVARD HOME OWNERS ASSOCIATION
REPORT OF THE DIRECTORS
for the year ended 29 February 2012

4. Managing agent

The managing agent of the home owners association is Pretor Estates (Pty) Ltd, whose business and postal addresses are:

138 Muckleneuk Street
Nieuw Muckleneuk
Pretoria
0181

PO Box 2500
Brooklyn Square
Pretoria

5. Auditors

Van Sitterts will continue in office in accordance with the Companies Act.

WATERKLOOF BOULEVARD HOME OWNERS ASSOCIATION
STATEMENT OF FINANCIAL POSITION
as at 29 February 2012

	Notes	2012 R	2011 R
Assets			
Non-current assets			
Property, plant and equipment	2	102 707	-
Current assets			
Trade and other receivables	9	1 470 354	1 825 007
Taxation		-	25 151
Cash and cash equivalents	10	1 375 685	1 358 356
Total assets		<u>2 948 746</u>	<u>3 208 514</u>
Capital and liabilities			
Capital and reserves			
Surplus		2 285 326	2 850 760
Current liabilities			
Taxation		315	-
Trade and other payables	11	663 105	357 754
Total capital and liabilities		<u>2 948 746</u>	<u>3 208 514</u>

WATERKLOOF BOULEVARD HOME OWNERS ASSOCIATION
STATEMENT OF COMPREHENSIVE INCOME
for the year ended 29 February 2012

	2012 R	2011 R
Gross revenue	3 567 007	3 498 040
Ordinary levies	2 718 947	2 584 534
Access cards levies	4 840	8 998
Double/Triple levies	823 579	865 063
Non refundable road levies	5 191	7 000
Pavement levies	-	2 231
Stand clearing levies	14 450	30 214
Other income	313 124	253 565
Accreditation fees recovered	33 450	15 000
Interest received	7 279 674	238 565
Total income	3 880 131	3 751 605
Expenditure (Refer to page 7)	4 372 778	3 161 280
(Loss)/profit before taxation	(492 647)	590 325
Taxation	8 72 787	38 273
(Loss)/profit after taxation	(565 434)	552 052
Retained profit at beginning of year	2 850 760	2 298 708
Retained profit at end of year	2 285 326	2 850 760

WATERKLOOF BOULEVARD HOME OWNERS ASSOCIATION
STATEMENT OF COMPREHENSIVE INCOME
for the year ended 29 February 2012

		2012 R	2011 R
Expenditure		4 372 778	3 161 280
Administration fees		-	20 666
Administration fees wages		1 177	154
Advertising		-	1 970
Architect fees		63 328	-
Auditors' remuneration	4	17 330	3 180
Bank charges		10 270	15 027
Cleaning		5 401	2 305
Consulting fees		20 750	-
Cost of cleaning stands		12 650	29 817
Debit order discount		53 883	12 368
Depreciation		20 541	-
Entertainment		8 752	166
Equipment - IT Expenses		7 160	-
Insurance	14	24 185	15 800
Insurance claims outstanding		45 823	2 955
Interest		272	9 947
Legal expenses		5 000	1 910
Managing agent fees		111 780	140 560
Meeting costs		700	814
Municipal charges	13	424 185	198 585
Postage		4 476	3 005
Printing and stationery		9 282	7 481
Repairs and maintenance	12	362 215	456 371
Salaries	15	311 026	127 959
Secretarial fees		4 246	3 105
Security	6	2 469 894	2 039 927
Special projects	3	238 620	26 390
Staff consumables		709	605
Telephone and internet		42 057	39 033
Uniforms		1 066	-
Wages	16	96 000	1 180

WATERKLOOF BOULEVARD HOME OWNERS ASSOCIATION
STATEMENT OF CHANGES IN EQUITY
for the year ended 29 February 2012

	Distributable reserve R
Balance at 01 March 2010	2 298 708
Net surplus for the year	552 052
Balance at 01 March 2011	<u>2 850 760</u>
Net deficit for the year	(565 434)
Balance at 29 February 2012	<u><u>2 285 326</u></u>

WATERKLOOF BOULEVARD HOME OWNERS ASSOCIATION
CASH FLOW STATEMENT
for the year ended 29 February 2012

	Notes	2012 R	2011 R
Cash flows from operating activities		140 577	277 146
Cash receipts from customers		4 059 167	3 433 347
Cash paid to suppliers and employees		<u>(4 150 671)</u>	<u>(3 229 355)</u>
Cash (utilised in)/generated by operating activities	17.1	(91 504)	203 992
Interest received		279 674	238 565
Interest paid		(272)	(9 947)
Taxation paid	17.2	<u>(47 321)</u>	<u>(155 464)</u>
Cash flows from investing activities			
<i>Expenditure to maintain operating capacity</i>			
Property, plant and equipment acquired		<u>(123 248)</u>	<u>-</u>
Increase in cash and cash equivalents		17 329	277 146
Cash and cash equivalents at beginning of the year	17.3	<u>1 358 356</u>	<u>1 081 210</u>
Cash and cash equivalents at end of the year	17.3	<u><u>1 375 685</u></u>	<u><u>1 358 356</u></u>

WATERKLOOF BOULEVARD HOME OWNERS ASSOCIATION
NOTES TO THE FINANCIAL STATEMENTS
for the year ended 29 February 2012

1 Basis of preparation

The financial statements are prepared in accordance with International Financial Reporting Standards. The financial statements are prepared under the historical cost convention as modified by the revaluation of certain property, plant and equipment, marketable securities and investment properties where appropriate.

1.1 Taxation

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

2. Property, plant and equipment

	2012			2011		
	Cost / valuation	Accumulated depreciation	Carrying value	Cost / valuation	Accumulated depreciation	Carrying value
<i>Owned assets</i>						
Motor vehicles	123 248	20 541	102 707	-	-	-

The carrying amounts of property, plant and equipment can be reconciled as follows:

2012	Carrying value at beginning of year	Additions	Depreciation	Carrying value at end of year
<i>Owned assets</i>				
Motor vehicles	-	123 248	(20 541)	102 707

A register containing details of the property, plant and equipment is available at the registered office of the home owners association.

	2012 R	2011 R
3. Special projects		
Garden Terraces	27 334	-
Garden The Hills	45 500	-
Garden Tuscany	44 862	-
Garden Pavillion	4 620	-
Nature Area and Parks	82 975	5 096
Premises	33 329	21 295
	<u>238 620</u>	<u>26 391</u>

WATERKLOOF BOULEVARD HOME OWNERS ASSOCIATION
NOTES TO THE FINANCIAL STATEMENTS
for the year ended 29 February 2012

4. Provision for audit fees

Audit fees are remuneration for the audit and compilation of the financial statements. Fees for the prior financial year's audit, recognised in the current year amounted to R 17 330. Fees recognised in the prior year relating other services amounted to R 3 180.

5. Gross revenue

Gross revenue comprises levies, which excludes value-added tax and represents the levies recovered from owners.

	2012 R	2011 R
6. Security		
Security services	1 836 740	1 938 180
Security armed response	247 771	35 985
Security maintenance (Includes upgrade of Pavilions Guardhouse)	<u>385 383</u>	<u>65 762</u>
	<u><u>2 469 894</u></u>	<u><u>2 039 927</u></u>
	2012 R	2011 R
7. Interest received		
Interest income		
- Interest received - bank and investments	65 676	39 015
- Interest received - members	213 997	199 550
	<u>279 673</u>	<u>238 565</u>
	2012 R	2011 R
8. Taxation		
South African normal tax		
- Current tax	73 051	56 721
- Prior year adjustments	<u>(264)</u>	<u>(18 448)</u>
Tax for the year	<u><u>72 787</u></u>	<u><u>38 273</u></u>

WATERKLOOF BOULEVARD HOME OWNERS ASSOCIATION
NOTES TO THE FINANCIAL STATEMENTS
for the year ended 29 February 2012

	2012	2011
	R	R
9. Trade and other receivables		
Debtors for levies (see page 16)	1 385 274	1 518 269
Pre-paid expenses	-	233 519
VAT control	80 245	46 772
Trust account, managed by Jotam	-	13 187
Electricity receivable	93	1 678
Accounts receivable	-	2 212
Pretor suspense account	-	4 629
Municipal deposit	4 742	4 741
	<u>1 470 354</u>	<u>1 825 007</u>
	2012	2011
	R	R
10. Cash and cash equivalents		
Pretor Estate Trust Account	23 721	1 887
Nedbank Cheque Account nr: 1517034132	38 002	137 864
Pretor Investment account	755 579	718 804
Building deposit investment	183 488	239 505
Nedbank - 7517501038	370 259	258 296
Petty cash	4 636	2 000
	<u>1 375 685</u>	<u>1 358 356</u>
	2012	2011
	R	R
11. Trade and other payables		
Pavement deposit	181 540	181 541
Levy refunds	33 590	2 314
Water payable	36 178	6 975
Electricity payable	1 599	1 951
Rates payable	28 984	6 842
Sewerage payable	-	397
Sundry payables	301	226
PAYE control account	-	1 244
Security payable	203 210	-
Estate agents deposits	82 000	82 000
Levies in advance	95 703	74 264
	<u>663 105</u>	<u>357 754</u>

WATERKLOOF BOULEVARD HOME OWNERS ASSOCIATION
NOTES TO THE FINANCIAL STATEMENTS
for the year ended 29 February 2012

	2012 R	2011 R
12. Repairs and maintenance		
Electrical	13 722	4 980
Fire services	6 085	526
Garden services	268 938	349 659
General	67 606	840
Security	-	55 084
Garden	-	39 871
Plumbing	3 213	5 411
Motor vehicles	2 651	-
	362 215	456 371
13. Municipal charges		
Water	122 314	87 922
Sanitation	4 394	10 030
Electricity	57 161	12 270
Assessment rates	240 316	88 363
	424 185	198 585

14. Insurance

The Home Owners Association is insured with Regent Insurance Limited, Policy number: RX208033.

15. Salaries

Security Manager appointed June 2011.

16. Wages

Employment of five gardeners.

WATERKLOOF BOULEVARD HOME OWNERS ASSOCIATION
NOTES TO THE FINANCIAL STATEMENTS
for the year ended 29 February 2012

17. Notes to the cash flow statement

	2012	2011
	R	R
<i>17.1 Cash (utilised in)/generated by operating activities</i>		
Net (loss)/profit before taxation	(492 647)	590 325
Adjustments for:		
Depreciation	20 541	-
Interest received	(279 673)	(238 565)
Finance costs	272	9 947
Other non-cash items	(1)	(1)
	<u>(751 508)</u>	<u>361 706</u>
Movements in working capital		
Decrease/(increase) in accounts receivable	354 653	(201 603)
Increase in accounts payable	305 351	43 889
	<u>(91 504)</u>	<u>203 992</u>
	2012	2011
	R	R

17.2 Reconciliation of taxation paid during year

Charge in income statement	(72 787)	(38 273)
Movement in taxation balance	25 466	(117 191)
Payments made	<u>(47 321)</u>	<u>(155 464)</u>
	2012	2011
	R	R

17.3 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>1 375 685</u>	<u>1 358 356</u>
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WATERKLOOF BOULEVARD HOME OWNERS ASSOCIATION

Tax reference number : 9321/010/64/8

TAX COMPUTATION

29 February 2012

Ref

Total income	3 880 131	B
Interest received	279 674	A
Ordinary levies	2 718 947	D
Access cards levies	4 840	D
Double/Triple levies	823 579	D
Non refundable road levies	5 191	D
Stand clearing levies	14 450	D
Accreditation fees recovered	33 450	A
Total income	3 880 131	
Less exempt from normal tax section 10(1)(e)(i) D	3 567 007	
Less basic exemption section 9(1)(c)	50 000	
TOTAL TAXABLE INCOME	263 124	
Allowable deductions		
Audit fees	17 330	
Bank Charges	10 270	
Total allowable deductions	27 600	C
Apportionment of allowable deductions A/B x C/1	2 227	
Total taxable income	263 124	
Less apportionment of allowable deductions	(2 227)	
Taxable income for 2012	260 897	
Taxation thereon @ 28c in the Rand	73 051	
Tax liability		
Amount owing/(prepaid) at the beginning of year	(25 151)	
Prior year adjustment	(263)	
Amount refunded/(paid) in respect of prior year	25 414	
Amount owing/(prepaid) in respect of prior year	-	
Tax owing/(prepaid) for the current year		
Normal tax	314	
Per calculation	73 051	
1st provisional payment	(28 108)	
2nd provisional payment	(44 629)	
Amount owing/(prepaid) at the end of year	314	

WATERKLOOF BOULEVARD HOA
SCHEDULE TO THE FINANCIAL STATEMENTS
for the year ended 29 February 2012

DEBTORS LIST AS AT 29 FEBRUARY 2012
LEVIES IN ADVANCE

Name	120+ Days	90+ Days	60+ Days	30+ Days	Current	Total
ACCURATE TRAD 47 PTY LTD					-1 360.00	-1 360.00
AGENBACHT JF					-1 360.00	-1 360.00
ANYANGWE					-1 360.00	-1 360.00
AUTUMN STORM INVESTMENTS					-4 080.00	-4 080.00
BARKHUIZEN					-1 360.00	-1 360.00
BENTLEY					-2 720.00	-2 720.00
BLIGNAUT JF					-1 360.00	-1 360.00
BLOEM					-85.99	-85.99
BOSCH					-1 360.00	-1 360.00
BOTHA					-1 360.00	-1 360.00
DE FREITAS FAMILY TRUST					-3 370.00	-3 370.00
DE KOK					-5 844.04	-5 844.04
DE KOK					-4 144.04	-4 144.04
DE WITT					-1 360.00	-1 360.00
DOS SANTOS					-91.60	-91.60
DU PLESSIS					-1 360.00	-1 360.00
GELDENHUIS GL					-4 080.00	-4 080.00
GRINDSTONE INVESTMENT					-1 360.00	-1 360.00
HAJINICOLAOU					-212.00	-212.00
HARRISON					-1 360.00	-1 360.00
JANSEN VAN VUUREN					-1 360.00	-1 360.00
KRAUT					-1 240.00	-1 240.00
LEIJENAAR FAMILIE TRUST					-1 360.00	-1 360.00
LILYCREST TRADING					-4 512.90	-4 512.90
MALAN					-1 360.00	-1 360.00
MEDEFINDT					-1 360.40	-1 360.40
MENNEN & HEVEN					-1 360.90	-1 360.90
MOTHAPO					-20.00	-20.00
MYSTIC BLUE TRADING 353					-1 360.00	-1 360.00
NEL					-1 590.00	-1 590.00
NKOHANE					-2 865.06	-2 865.06
NORTJIE FAMILIE TRUST					-3 780.00	-3 780.00
PRINSLOO HJB					-2 400.03	-2 400.03
RAATH					-1 360.00	-1 360.00
REMONDINI					-1 360.00	-1 360.00
SERAME					-5 697.18	-5 697.18
STERNE					-1 260.00	-1 260.00
STROH					-1 243.29	-1 243.29
SWANEPOEL					-1 360.00	-1 360.00
VAN DER WESTHUIZEN					-1 313.26	-1 313.26
VAN GRAAN					-4 080.00	-4 080.00
VAN HEERDEN					-2 391.57	-2 391.57
VAN WYK					-1 360.00	-1 360.00
VEMBER-DOON					-1 360.00	-1 360.00
VENTER & VAN DER WALT					-1 360.00	-1 360.00
VENTER CJ					-1 180.00	-1 180.00
VERMEULEN					-1 360.00	-1 360.00
VISAGIE					-2 435.05	-2 435.05
WATERKLOOF BOULEVARD					-145.59	-145.59
WATERKLOOF J					-2 280.00	-2 280.00
LEVIES IN ADVANCE	-	-	-	-	-95 702.90	-95 702.90

WATERKLOOF BOULEVARD HOA
SCHEDULE TO THE FINANCIAL STATEMENTS
for the year ended 29 February 2012

DEBTORS LIST AS AT 29 FEBRUARY 2012
LEVIES IN ARREARS

Name	120+ Days	90+ Days	60+ Days	30+ Days	Current	Total
ALBERTS & VAN DER SPUY	740.62	1 364.03	1 347.94	1 335.04	1 381.48	6 169.11
AWAIZ PROPERTY CC	90 573.66	5 274.46	9 139.20	5 380.12	5 678.42	116 045.86
BORN FREE INV 319	53 384.24	2 132.96	3 857.26	2 162.76	2 310.71	63 847.93
DOLAMO MC & VE	59 949.05	4 778.28	8 898.85	4 896.10	5 590.84	84 113.12
ELLISON	1 837.21	1 298.94	1 922.29	1 339.79	1 377.95	7 776.18
LAOSEBIKAN OAA	43 591.70	4 750.35	7 150.65	4 632.04	4 828.20	64 952.94
MAGALULA	65 741.64	6 197.85	4 705.41	4 978.89	5 188.31	86 812.10
MAMUHLE PROJECTS CC				3 816.17	3 892.06	7 708.23
MINENZA & ASSOCIATES (PTY) LTD	33 691.02	1 813.74	3 976.81	1 853.16	1 968.40	43 303.13
MKHONDO BA	269 291.74	8 166.07	12 449.11	8 212.09	8 854.12	306 973.13
MODINGWANA GSMI		1 632.20	7 147.94	4 156.35	4 027.64	16 964.13
NELSON				1 160.00	1 289.80	2 449.80
NUSSELDER				759.15	1 309.55	2 068.70
PTN 38 WILLOWS FARM CC					3 730.00	3 730.00
RANDBOND ESTATES (PTY) LTD	302 463.03	8 703.19	7 722.36	8 704.65	9 352.97	336 946.20
STHINDA SNR BUSINESS TRUST				102.04	3 829.91	3 931.95
STRAUSS	143 091.27	6 123.59	13 351.07	6 232.03	6 666.18	175 464.14
TSHABALALA DB	24 739.83	1 668.92	4 536.39	1 716.32	1 822.22	34 483.68
ZANDBERG JG	1 405.45	1 383.12	5 382.49	1 416.96	1 462.35	11 050.37
OTHER OUTSTANDING LEVIES UNDER R1,000	91.24				10 392.49	10 483.73
LEVIES IN ARREARS	1 090 591.70	55 287.70	91 587.77	62 853.66	84 953.60	1 385 274.43

CREDITORS AGE ANALYSIS for 29 FEBRUARY 2012

Name	AGEING				Current	Total
	120 +	90 Days	60 Days	30 Days		
LEVY REFUNDS					33 589.68	33 589.68
CITY OF TSHWANE					30 583.00	30 583.00
FIDELITY SECURITY	37 800.00					37 800.00
NOORDVAL SECURITY					165 409.00	165 409.00
ESTATE AGENT DEPOSITS					82 000.00	82 000.00
IMPACT METER SERVICES					36 178.00	36 178.00
NASHUA MOBILE					301.07	301.07
PAVEMENT DEPOSITS					181 540.35	181 540.35
	37 800.00	-	-	-	529 601.10	567 401.10