

Body Corporate of Sash On Oaks
Annual Financial Statements
for the year ended 28 February 2025

Balan Chetty & Co
Chartered Accountant (SA)
Registered Accountants and Auditors
Issued 04 June 2025

Body Corporate of Sash On Oaks

Annual Financial Statements for the year ended 28 February 2025

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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).

Published

04 June 2025

Body Corporate of Sash On Oaks

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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.

The annual financial statements are prepared in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities 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 cash flow forecast for the year to 28 February 2026 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 maintain a reserve fund of not less than 25% of the previous year's operational levies. In order to achieve this, the trustees will include an adjustment in the budgets for 2026 and 2027 to comply with Regulation 2(a) and 2(c).

The external auditor is responsible for independently auditing and reporting on the body corporate's annual financial statements. The annual financial statements have been examined by the body corporate's external auditor and their report is presented on page 4.

The annual financial statements set out on page 3, which have been prepared on the going concern basis, were approved by the trustees on 04 June 2025 and were signed on its behalf by:

Approval of annual financial statements

E Mongwe (Chairman)

S Brijlal (Secretary)

S Ramnarian

S Mahabeer

Body Corporate of Sash On Oaks

Annual Financial Statements for the year ended 28 February 2025

Trustees Report

The trustees submit their report for the year ended 28 February 2025.

1. Review of activities

Main business and operations

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. Trustees

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

Name
E Mongwe (Chairman)
S Ramnarian
S Mahabeer
A Ramlal
S Brijlal (Secretary)
H Govender
S Govender
S Latchimanah

5. Managing Agent

The managing agent of the body corporate is Lifestyle Property And Administration Services.

6. Insurance policy details

Buildings insurance

| | |
|-------------------------|----------------|
| Insurance company | Santam Limited |
| Policy Number | RE01224 |
| Expiry date | 2024/04/30 |
| Total replacement value | 125 210 000 |

7. Auditor

Balan Chetty & Co will continue in office for the next financial period.

Independent Auditor's Report

To the owners of Body Corporate of Sash On Oaks

Opinion

I have audited the annual financial statements of Body Corporate of Sash On Oaks (the body corporate) set out on pages 6 to 12, which comprise the statement of financial position as at 28 February 2025, and the statement of financial performance, statement of comprehensive income, statement of changes in reserves and statement of cash flows for the year then ended, and notes to the annual financial statements, including a summary of significant accounting policies.

In my opinion, the annual financial statements present fairly, in all material respects, the financial position of Body Corporate of Sash On Oaks as at 28 February 2025, and its financial performance and cash flows for the year then ended in accordance with International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Sectional Titles Schemes Management Act, 2011 (Act No. 8 of 2011).

Basis for opinion

I conducted my audit in accordance with International Standards on Auditing. My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the annual financial statements section of my report. I am independent of the body corporate 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. I have fulfilled my 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). I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the document titled "Body Corporate of Sash On Oaks annual financial statements for the year ended 28 February 2025", which includes the Trustees Report as required by the Sectional Titles Schemes Management Act, 2011 (Act No. 8 of 2011), which we obtained prior to the date of this report. The other information does not include the annual financial statements and my auditor's report thereon.

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

In connection with my audit of the annual financial statements, my 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 my knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work I have performed on the other information obtained prior to the date of this auditor's report, I conclude that there is a material misstatement of this other information, I am required to report that fact. I have nothing to report in this regard.

Responsibilities of the trustees for the Annual Financial Statements

The trustees are responsible for the preparation and fair presentation of the annual financial statements in accordance with International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Sectional Titles Schemes Management Act, 2011 (Act No. 8 of 2011), and for such internal control as the trustees 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 trustees are responsible for assessing the body corporate'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 trustees either intend to liquidate the body corporate or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the Annual Financial Statements

My 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 my 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.

Independent Auditor's Report

As part of an audit in accordance with International Standards on Auditing, I exercise professional judgement and maintain professional scepticism throughout the audit. I 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 my 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 body corporate's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' 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 body corporate's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the annual financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the body corporate 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.

I communicate with the trustees regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

Balan Chetty & Co
Balan Chetty & Co
Partner
Chartered Accountant (SA)
Registered Accountants and Auditors
Member firm

04 June 2025
Place of signature

Body Corporate of Sash On Oaks

Annual Financial Statements for the year ended 28 February 2025

Statement of Financial Position as at 28 February 2025

| Figures in Rand | Note(s) | 2025 | 2024 |
|-------------------------------------|---------|------------------|------------------|
| Assets | | | |
| Current Assets | | | |
| Trade and other receivables | 2 | 2 475 559 | 2 015 427 |
| Cash and cash equivalents | 4 | 663 180 | 723 686 |
| | | 3 138 739 | 2 739 113 |
| Total Assets | | | |
| | | 3 138 739 | 2 739 113 |
| Equity and Liabilities | | | |
| Owner's funds and reserves | | | |
| Maintenance Reserve Fund | | 160 540 | 160 540 |
| Accumulated surplus | | 42 057 | 170 030 |
| | | 202 597 | 330 570 |
| Liabilities | | | |
| Current Liabilities | | | |
| Trade and other payables | 5 | 2 936 142 | 2 312 035 |
| Levies received in advance | | - | 96 508 |
| | | 2 936 142 | 2 408 543 |
| Total Equity and Liabilities | | | |
| | | 3 138 739 | 2 739 113 |

Body Corporate of Sash On Oaks

Annual Financial Statements for the year ended 28 February 2025

Statement of Financial Performance

| Figures in Rand | Note(s) | 2025 | 2024 |
|---|---------|------------------|------------------|
| Revenue | | | |
| Ordinary levies | 6 | 852 688 | 780 220 |
| Special levies | 6 | 35 432 | 66 034 |
| | | 888 120 | 846 254 |
| Other income | | | |
| Fines imposed | | 38 750 | 22 930 |
| Insurance claim | | 35 742 | 44 548 |
| Interest received | | 368 733 | 47 030 |
| | | 443 225 | 114 508 |
| Total income | | 1 331 345 | 960 762 |
| Operating expenses | | | |
| Administration and sundries | | | |
| Administration and management fees | | 108 104 | 99 026 |
| Auditors remuneration | | 7 590 | 3 910 |
| Bad debts | | 328 277 | - |
| Bank charges | | 5 198 | 5 446 |
| Consulting and professional fees | | - | 1 900 |
| Insurance | | 164 913 | 107 692 |
| Security | | 340 194 | 274 200 |
| Meeting expenses | | 1 275 | 1 105 |
| Travelling expenses | | 500 | 550 |
| Laundry - Electricity | | 12 000 | - |
| | | 968 051 | 493 829 |
| Employee costs | | | |
| Employee costs - salaried staff | | - | 2 924 |
| Employee costs - wages - permanent staff Laundry | | 25 782 | 47 081 |
| Employee costs - wages - permanent staff Cleaning | | 113 927 | 99 212 |
| | | 139 709 | 149 217 |
| Municipal charges | | | |
| Electricity | | 2 600 | 36 000 |
| | | 2 600 | 36 000 |
| Maintenance | | | |
| Cleaning | | 3 446 | 1 877 |
| Repairs and maintenance | 8 | 345 512 | 431 829 |
| | | 348 958 | 433 706 |
| Total operating expenses | | 1 459 318 | 1 112 752 |
| Deficit for the year | | (127 973) | (151 990) |

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Statement of Changes in Reserves

| | Maintenance Reserve Fund | Accumulated surplus | Total owner's funds and reserves |
|---|--------------------------|---------------------|----------------------------------|
| Figures in Rand | | | |
| Balance at 01 March 2023 | 160 540 | 322 020 | 482 560 |
| Deficit for the year | - | (151 990) | (151 990) |
| Other comprehensive income | - | - | - |
| Total comprehensive deficit for the year | - | (151 990) | (151 990) |
| Balance at 01 March 2024 | 160 540 | 170 030 | 330 570 |
| Deficit for the year | - | (127 973) | (127 973) |
| Other comprehensive income | - | - | - |
| Total comprehensive deficit for the year | - | (127 973) | (127 973) |
| Balance at 28 February 2025 | 160 540 | 42 057 | 202 597 |

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Statement of Cash Flows

| Figures in Rand | Note(s) | 2025 | 2024 |
|---|---------|-----------------------|-----------------------|
| Cash flows from operating activities | | | |
| Cash used in operations | 9 | <u>(60 506)</u> | <u>(5 701)</u> |
| Cash flows from financing activities | | | |
| Total cash movement for the year | | | |
| Cash at the beginning of the year | | <u>723 686</u> | <u>729 387</u> |
| Total cash at end of the year | 4 | <u>663 180</u> | <u>723 686</u> |

Body Corporate of Sash On Oaks

Annual Financial Statements for the year ended 28 February 2025

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). The annual financial statements have been prepared on the historical cost basis, except for biological assets at fair value less point of sale costs, and incorporate the principal accounting policies set out below. They are presented in South African Rands.

1.1 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.

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Notes to the Annual Financial Statements

| Figures in Rand | 2025 | 2024 |
|---|------------------|------------------|
| 2. Trade and other receivables | | |
| Trade receivables | 2 461 795 | 2 001 663 |
| Deposits | 13 764 | 13 764 |
| | 2 475 559 | 2 015 427 |
| 3. Municipal deposits | | |
| These deposits consist of a R500 per unit electricity deposit as well as a R500 per unit footwell deposit. Footwell deposits are held for parking bay maintenance and oil removal. | | |
| These deposits are refundable to the owners who sell their unit on condition that there is no outstanding electricity account with the body corporate and no damage was done to the foot and tariwell on vacating the premises. | | |
| 4. Cash and cash equivalents | | |
| Cash and cash equivalents consist of: | | |
| Cash on hand | 155 987 | 240 022 |
| Short-term deposits | 507 193 | 483 664 |
| | 663 180 | 723 686 |
| 5. Trade and other payables | | |
| Trade payables | 682 031 | 387 586 |
| Csos Levies | 14 596 | 13 211 |
| Water deposits - Refund | 15 828 | 15 828 |
| CSOS Accrual-High court matter | 1 895 410 | 1 895 410 |
| Other payables | 328 277 | - |
| | 2 936 142 | 2 312 035 |
| 6. Revenue | | |
| Ordinary Levies | 888 120 | 846 254 |
| 7. Other income | | |
| Recoveries | 38 750 | 22 930 |
| Fines imposed | 35 742 | 44 548 |
| Interest earned | 368 733 | 47 030 |
| | 443 225 | 114 508 |
| 8. Repairs and maintenance | | |
| General | 9 930 | 39 446 |
| Plumbing | 5 450 | 21 100 |
| Roofing | 1 038 | - |
| Electrical | 30 538 | 27 673 |
| Gate & Fencing | 192 544 | 2 725 |
| Painting | 189 983 | 88 240 |
| Laundry | 2 346 | - |
| | 431 829 | 179 184 |

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Notes to the Annual Financial Statements

| Figures in Rand | 2025 | 2024 |
|------------------------------------|-----------------|----------------|
| 9. Cash used in operations | | |
| Deficit before taxation | (127 973) | (151 990) |
| Changes in working capital: | | |
| Trade and other receivables | (460 132) | 12 879 |
| Trade and other payables | 624 107 | 124 699 |
| Levies received in advance | (96 508) | 8 711 |
| | (60 506) | (5 701) |