

THE BODY CORPORATE OF RAEDENE

(Reg No : 184/1994)

ANNUAL FINANCIAL STATEMENTS

FOR THE YEAR ENDED 28 FEBRUARY 2026

THE BODY CORPORATE OF RAEDENE

(Reg No : 184/1994)

Annual Financial Statements for the year ended 28 February 2026**GENERAL INFORMATION**

Nature of business and principle activities	The body corporate is engaged in controlling, managing and maintaining a block of sectional title units known as "The Raedene Scheme".
Address	90 Clarence Road Berea Durban 4001
Trustees	Wesley Thaver Premie Chetty
Auditor	Viljoen & Partners Registered Auditor
Managing agent	Wakefields Property Management (Pty) Ltd
Business address	Wakefield House 150 Stephen Dlamini Road Durban 4001
Postal address	Private Bag X11 Musgrave 4000
Ombud service registration number	CSOS/REG/16/KZN/003764
Level of assurance	These annual financial statements have been audited in compliance with the applicable requirements of the Sectional Titles Schemes Management Act (No. 8 of 2011).
Preparer	The annual financial statements were independently compiled by: ' Wakefields Property Management (Pty) Ltd

THE BODY CORPORATE OF RAEDENE**(Reg No : 184/1994)****Annual Financial Statements for the year ended 28 February 2026**

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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 financial statements and related financial information included in this report. It is their responsibility to ensure that the 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 Sectional Titles Schemes Management Act. The external auditor's are engaged to express an independent opinion on the financial statements.

The financial statements are prepared in accordance with the Sectional Titles Schemes Management Act and are based upon appropriate accounting policies consistently applied and supported by reasonable and prudent judgements 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, they set 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 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 2027 and, in the light of this review and the current financial position, he is satisfied that the body corporate has or has access to adequate resources to continue in operational existence for the foreseeable future.

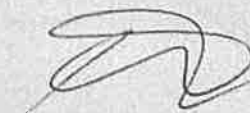
The external auditor's are responsible for independently auditing and reporting on the body corporate's financial statements. The financial statements have been examined by the body corporate's external auditor's and their report is presented on pages 4 and 5.

The financial statements set out on page 6 to 12, which have been prepared on the going concern basis, were approved by the trustees on 01/06/2026 and were signed on its behalf by:



Trustee

Date 30-05-2026



Trustee

Date 01/06/2026

VILJOEN & PARTNERS

Registered Auditors

Practice No. 95/2281

Mkombe Place
Clansthal
UMKOMAAS 4170
P O Box 321
UMKOMAAS 4170

Tel : (039) 973 203
Fax: (031) 467 123
Cell: 082 555 7535

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Independent Auditor's Report

To the Trustees of The Body Corporate of Raedene

I have audited the Financial Statements of The Body Corporate of Raedene set out on pages 6 to 12, which comprise the Statement of Financial Position as at 28 February 2026, and the Statement of Comprehensive Income, Statement of Changes in Equity and Statement of Cash Flows for the year then ended, and notes to the Financial Statements, including a summary of significant accounting policies.

In my opinion, the Financial Statements present fairly, in all material respects, the financial position of The Body Corporate of Raedene as at 28 February 2026, and its financial performance and cash flows for the year then ended in accordance with Generally Accepted Accounting Practice, the Sectional Titles Act 95 of 1986 and the requirements of the Sectional Titles Schemes Management Act, 2011, the Sectional Titles Schemes Management Regulations, 2016, the Community Scheme Ombud Service Act, 2011 and the Management Rules of the body corporate established in terms thereof.

Basis for opinion

I conducted my audit in accordance with International Standards on Auditing (ISAs). My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the 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 financial statements in South Africa. The IRBA Code is consistent with the International Ethics Standards Board for Accountants Code of Ethics for Professional Accountants (Parts A and B). I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Emphasis of matter

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

Other information

The trustees are responsible for the other information. The other information comprises the Trustees' Report set out on page 6, but does not include the financial statements and our auditor's report thereon.

My opinion on the 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 Financial Statements, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Financial Statements or my knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work I have performed, 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 Financial Statements

The trustee are responsible for the preparation and fair presentation of the Financial Statements in accordance with the basis of accounting described in note 1 and the requirements of the Sectional Titles Schemes Management Act, 2011, the Sectional Titles Schemes Management Regulations, 2016 and the Management Rules of the body corporate established in terms thereof, as well as such internal control as the trustee determine is necessary to enable the preparation of Financial Statements that are free from material misstatement, whether due to fraud or error.

In preparing the Financial Statements, the trustee is 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 trustee 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 Financial Statements

My objectives are to obtain reasonable assurance about whether the 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 Financial Statements.

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 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 trustee's 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 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 Financial Statements, including the disclosures, and whether the 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.

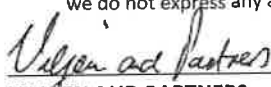
Report on other legal and regulatory requirements

In accordance with the Management Rules of the body corporate as adopted in terms of Regulation 6 of the Sectional Titles Schemes Management Regulations, 2016, Rules 26(5)(c)(ii), (iii) and (iv), we report as follows:

- *Compliance findings with accounting requirements (Rule 26(5)(c)(iii))*
The trustees are responsible to ensure that the body corporate complies with management rules 21, 24 and 26 adopted in terms of the Sectional Titles Schemes Management Regulations, 2016, including the implementation of systems, processes and internal control the trustees determine are necessary in the circumstances.
- If during the course of my audit of the financial statements of the body corporate I become aware of any instances of non-compliance with the accounting requirements set out in management rules 21, 24 and 26, I am required to report our findings. We identified the following instances of non-compliance with the Rules :
1) Reserve fund requirements – STSM Regulation 2 – The body corporate is not complying with regulation 2 of the management rules. There were a shortfall in maintenance reserve fund contributions.
- *Management of the body corporate's financial affairs and funds (Management Rules 26(5)(c)(iii) and (iv))*
The assurance engagements, or part of an assurance engagement, as contemplated in Management Rules 26(5)(c)(iii) and (iv) do not meet the precondition for an assurance engagement as determined by the relevant International Standards applicable to audit, review and other assurance engagements: The subject matters are not appropriate and there are no suitable criteria for their evaluation or measurement. We were therefore unable to accept an assurance engagement relating to whether the books of account of the body corporate have been kept and its funds have been managed so as to provide a reasonable level of protection against theft or fraud, and whether the financial affairs of the body corporate appear to be effectively managed, as required by Management Rules 26(5)(c)(iii) and (iv).

Our inability to accept this assurance engagement was not caused by an action or inaction on the part of the trustees regarding their management of the body corporate's financial affairs and funds.

We have not performed any audit, review or other assurance engagement in relation to these matters and accordingly we do not express any assurance opinion or conclusion thereon.


VILJOEN AND PARTNERS
D. Viljoen
Partner
Registered Auditor
04 June 2026
Durban

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STATEMENT OF FINANCIAL POSITION

	Note	2026 R	2025 R
ASSETS			
CURRENT ASSETS		65 750	174 087
Accounts Receivable	2	5 539	6 322
Cash Resources		59 310	166 061
Current Tax Receivable		114	114
Deposits		787	787
Managing Agents' Trust Account		-	803
TOTAL ASSETS		<u>65 750</u>	<u>174 087</u>
FUNDS AND LIABILITIES			
MEMBERS' FUNDS		43 295	147 469
Administrative Fund		26 321	43 316
Maintenance Reserve Fund	6	16 974	104 153
CURRENT LIABILITIES		22 455	26 618
Accounts Payable	3	22 455	26 618
TOTAL FUNDS AND LIABILITIES		<u>65 750</u>	<u>174 087</u>

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STATEMENT OF DETAILED COMPREHENSIVE INCOME AND EXPENDITURE

	Note	2026 R	2025 R
CONTRIBUTIONS			
Levies Receivable			
- Ordinary		230 693	209 904
- Community Services Ombud Services		4 521	4 103
- Garden		17 484	15 914
- Garage		20 885	19 003
- Parking		11 002	11 002
- Security		26 289	24 840
Interest Received		7 825	7 234
Penalty on arrear Levies		1 258	1 126
		<u>319 957</u>	<u>293 126</u>
		424 131	358 793
EXPENDITURE			
Auditor's Remuneration		3 340	3 123
Auditor's Remuneration - Under Provision		-	5 385
Auditor's Remuneration - Sundry Fee		1 070	1 001
Bank Charges		7 782	6 683
Cleaning, Garden and Refuse		112	-
Community Services Ombud Services		4 521	4 103
Honorarium		6 000	6 000
Insurance		57 049	51 853
Interest Paid		-	52
Managing Agents Fees		36 065	33 892
Municipal Charges		87 231	77 986
Electricity		12 219	10 494
Rates		423	399
Refuse Removal		1 864	1 739
Sewerage		11 416	10 560
Water		61 309	54 794
Professional Fees		-	2 990
Repairs and Maintenance	4	130 504	80 376
Secretarial Fees		989	4 106
Security		30 000	27 308
Staff Wages Paid by Managing Agents		59 468	53 935
		<u>(104 174)</u>	<u>(65 667)</u>
(DEFICIT) BEFORE TAXATION		-	-
Taxation - Current Year		(104 174)	(65 667)
(DEFICIT) FOR THE YEAR		87 179	(64 209)
Transfer from/(to) Maintenance Reserve	6	(16 995)	(129 876)
SURPLUS AT BEGINNING OF THE YEAR		43 316	173 192
SURPLUS AT END OF THE YEAR		<u>26 321</u>	<u>43 316</u>

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STATEMENT OF CHANGES IN RESERVES AND FUNDS

	<u>Maintenance</u> <u>Reserve</u> <u>Fund</u> <u>R</u>	<u>Administration</u> <u>Fund</u> <u>R</u>	<u>Total</u> <u>R</u>
Balance - 1 March 2024	39 944	173 192	213 136
Levy Deficit for the Year		(65 667)	(65 667)
Transfer to Maintenance Reserve Fund	<u>64 209</u>	<u>(64 209)</u>	<u>-</u>
Balance at 1 March 2025	104 153	43 316	147 469
Levy Deficit for the Year		(104 174)	(104 174)
Transfer from Maintenance Reserve Fund	<u>(87 179)</u>	<u>87 179</u>	<u>-</u>
Balance at 28 February 2026	<u><u>16 974</u></u>	<u><u>26 321</u></u>	<u><u>43 295</u></u>

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STATEMENT OF CASH FLOWS

	Noted	2026 R	2025 R
Cash Flows from Operating Activities			
Cash Generated/(Utilized in) by operating activities	A	(99 729)	16 269
Interest Received		(7 825)	(7 234)
Taxation Paid	B	<u>-</u>	<u>-</u>
Net cash from Operating Activities		<u>(107 554)</u>	<u>9 035</u>
Increase/(Decrease) in Cash and Cash Equivalents		(107 554)	9 035
Cash and Cash Equivalents at Beginning of the Year		166 864	157 829
Cash and Cash Equivalents at End of the Year	C	<u>59 310</u>	<u>166 864</u>

Notes to the Cash Flow Statements
A. Cash Generated/(Utilized in) by operating activities

Net Income/(loss) before Taxation

(104 174)

(65 667)

Adjustments for :

Interest Received

7 825

7 234

(96 349)
(58 433)

Movements in Working Capital

- Accounts Receivable

783

183 757

- Accounts Payable

(4 163)
(109 055)
(99 729)
16 269
B. Reconciliation of Taxation Paid

Charge to Income Statement

-

-

Movement in Taxation Balance

-

-

Payments Made

-

-

C. Cash and Cash Equivalents

 Cash and Cash Equivalents included in
the Cash Flow Statement comprise the
Balance Sheet Amounts :-

- Cash Resources

59 310

166 061

- Managing Agents' Trust Account

-

803

59 310
166 864

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NOTES TO THE ANNUAL FINANCIAL STATEMENTS

General information

The body corporate of the Raedene is a body corporate sectional scheme in South Africa. The principal activities are the management and control of the common property of the sectional scheme

1. Basis of preparation and accounting policies

These financial statements have been prepared in accordance with the Sectional Titles Schemes Management Act. The annual financial statements have been prepared on the historical cost basis, which is consistent with the prior year, and incorporate the principal accounting policies set out below. They are presented in South African Rands. All expenses applicable to the common property and administration are recovered from the various section owners by means of a monthly levy in terms of the rules of the body corporate and are in accordance with the participation quota applicable to each section.

1.1 Revenue Recognition

The ordinary levies receivable are accounted for on a straight-line basis over the financial year and decided amongst the section owners on a participation quota basis. The annual ordinary levies are agreed and approved by the section owners at the body corporate's annual general meeting. Interest is recognised, in surplus or deficit, using the effective interest rate method. Interest on arrear levy contributions is recognised in terms of prescribed management rule .

1.2 Income tax

Provisions for taxation are made at the company rate on net investment income earned by the body corporate, less allowable expenses applicable to bodies corporate. The body corporate is taxed in terms of Section 10(1)(e) of the Income Tax Act and SARS' Practice Note 8.

1.3 Property, plant and equipment

Property, plant and equipment is written off in the year of acquisition.

1.4 Trade and other receivables

Trade and other receivables are measured at amortised cost using the effective interest method. At the end of each reporting period, the carrying amounts of trade and other receivables are reviewed to determine whether there is any objective evidence that the amounts are not recoverable. If so, an impairment loss is recognised immediately in profit or

2. ACCOUNTS RECEIVABLE

Levies in Arrears

- Current

Prepaid Expenses

2026
R

2025
R

4 432

3 983

1 107

1 017

5 539

6 322

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NOTES TO THE ANNUAL FINANCIAL STATEMENTS

	2026 R	2025 R
3. ACCOUNTS PAYABLE		
Auditor's Remuneration	3 340	5 060
Community Scheme Ombud Services	785	710
Insurance Claim	1 250	1 250
Levies in Advance	5 968	12 256
Municipal Account	8 031	7 217
Sundry	3 007	-
Wakefields Property Management	74	125
	<u>22 455</u>	<u>26 618</u>
Age Analysis		
- Current	21 205	26 618
- 120 days and over	1 250	-
	<u>22 455</u>	<u>26 618</u>
4. REPAIRS AND MAINTENANCE		
Doors & Gate	9 615	2 200
Electrical	1 175	-
Fire Equipment	627	-
Fumigation	3 811	12 030
Plumbing	20 665	5 925
Roof	-	57 251
Security	1 436	2 070
Walls and Fence	-	900
Reserve Fund		
Building	93 175	-
	<u>130 504</u>	<u>80 376</u>
5. INSURANCE		
Policy No : CIA 037-377		
The insurance policy is renewable annually and the period of insurance is 1 March 2025 to 28 February 2026.		

THE BODY CORPORATE OF RAEDENE**(Reg No : 184/1994)****Annual Financial Statements for the year ended 28 February 2026****NOTES TO THE ANNUAL FINANCIAL STATEMENTS**

	2026 R	2025 R
6. MAINTENANCE RESERVE FUND		
A maintenance reserve fund represents an owner's interest or share of net assets or retained surplus of the body corporate.		
The maintenance reserve fund is in accordance with the Management rule of the body corporate as adopted in terms of regulation 6 of the Sectional Titles Scheme Management Regulations, 2016. Rule 24(2) states that the reserve fund maintained in terms of section 3(1)(b) of the Sectional Titles Scheme Management Act must be utilised for future maintenance, repairs and replacement expenses as set out in rule 22.		
The body corporate's maintenance reserve fund amounted to R 16 974 at year end, which comprises of an opening balance of R 104 153, interest received of R 6 940 and expenditure incurred of R 94 119.		
Opening Balance	104 153	39 944
Transfer to	-	60 000
Interest Received	6 940	4 763
Expenditure Incurred		
- Bank Charges	(944)	(554)
- Building	(93 175)	-
	<u>16 974</u>	<u>104 153</u>

THE BODY CORPORATE OF RAEDENE
Journal Entries

	Debit	Credit
b141 Reserve Maintenance Fund (Reserve expense)	93 175.00	
b141 Reserve Maintenance Fund (Reserve Interest)		6 939.77
b141 Reserve Maintenance Fund (Bank Charges)	943.37	
e419 Transfer Maint Reserve		87 178.60
Transfer Interest and expenses to the Reserve Fund		