

Sibaya Precinct Master Association (RF) Non-Profit Company

Registration No. 2016/193545/08



Annual Report

For the year ended 31 March 2024



Sibaya Precinct Master Management Association (RF) Non-Profit Company

Registration No. 2016/193545/08

("the Company")

Notice of the Annual General Meeting

Notice is hereby given that the Annual General Meeting of the Members of the Sibaya Precinct Master Management Association (SPMMA) NPC will be held at UrbanMGT Office Boardroom as well as via Microsoft Teams Meeting on 26 September 2024 at 10h00 for the following purposes:

1. To receive the Chairman's Report.
2. To receive and adopt the Audited Annual Financial Statements for the year ended 31 March 2024, which incorporates the Independent Auditors Report.
3. To appoint the independent auditors of the Company.
4. To elect directors in terms of Article 5 of the Memorandum of Incorporation.
During the Development Period the Board shall comprise a maximum of seven directors, four of whom shall be nominees of the Developer, and a minimum of three directors, of which all three shall be nominees of the Developer.

It would facilitate secretarial procedures if nominations for the appointment of Directors could be emailed to cherrie@urbanmgt.co.za by no later than 13 September 2024. Nominations must be in writing with the name of the proposer and seconder, the acceptance of such nomination by the nominee, and should be accompanied by the curriculum vitae of such nominee. A nomination form is enclosed for this purpose.

5. To transact such other business as may be transacted at an Annual General Meeting.

NOTE:

Any member entitled to attend and vote is entitled to appoint a proxy to attend, vote and speak in his/her stead, and such proxy need not also be a member of the Company. A proxy form is enclosed for this purpose.

Items for discussion under any agenda item should be advised to the Chair of the Sibaya Precinct Master Management Association and emailed to cherrie@urbanmgt.co.za by no later than the 13 September 2024. Please note that such notification must be in writing.

In terms of clause 14.13 of the Memorandum of Incorporation, any member who is 60 (sixty) days or more in arrears in the payment of any levies due to the Association in terms of the MOI, shall not be allowed to vote at the meeting, either in person or by proxy

By order of the Board



Sibaya Precinct Master Management Association (RF) Non-Profit Company

Registration No. 2016/193545/08

Agenda

1. Welcome

2. Apologies

3. Notice of meeting and quorum

A quorum required for the Annual General Meeting is Members holding between them, in aggregate, not less than 20% of the rights (bulk ownership) entitled to vote, personally present, or by its duly authorized representative (subject to 2 (two) Members personally present), provided that for the Development Period, 1 (one) of such Members is the Developer.

4. To adopt the Minutes of the Annual General Meeting held on 28 September 2023 and the Special General Meeting of Member held on 25 April 2024.

5. Matters arising from the previous Annual General Meeting minutes

6. To receive the Chairman's Report

7. Resolution 1: To receive and adopt the annual financial statements for the year ended 31 March 2024 which incorporates the report of the independent auditors.

8. Resolution 2: To appoint the independent auditor of the Company.

9. Resolution 3: To elect Directors for the ensuing year. Current directors who will resign include Graeme Phillips, Stuart Meyer, Paul Fay, James Timcke, Neil Slatter, Rajan Naidoo and Wicus Jacobs.

10. General

11. Close of Meeting

By order of the Board



**Sibaya Precinct Master Management Association (RF) Non-Profit
Company**

Registration No. 2016/193545/08

Directors Nomination Form for the Annual General Meeting of 26 September 2024

I, the undersigned:.....

duly authorised representative of:.....

being a fully paid up member of the Association and registered owner of Ptn:.....

in the area known as **Sibaya Precinct Master Management Association**, hereby nominate for appointment as
Director of the Association:

.....

Proposer's signature

Nominee's signature

NOTE:

Directors Nomination Form should be emailed to Cherrie@urbanmgt.co.za for the attention the Chair of
the **Sibaya Precinct Master Management Association by 13 September 2024.**



**Sibaya Precinct Master Management Association (RF) Non-Profit
Company**

Registration No. 2016/193545/08

Form of Proxy

I, the undersigned.....

duly authorised as representative of.....

being a fully paid up member of the Association and registered owner of Ptn No:.....

in the area known as **Sibaya Precinct Master Management Association**, hereby appoint:

..... (Name of Proxy)

Or, failing him/her, the Chairman of the meeting, as my proxy to vote for me and on my behalf at the Annual General Meeting of the Association to be held on 26 September 2024.

I record that my proxy will vote as he/she thinks fit.

Signed at:..... this.....day of.....2024.

Signature:.....

FOR AND BEHALF OF:.....

NOTE:

Proxy forms should be emailed to Cherrie@urbanmgt.co.za for the attention the Chair **Sibaya Precinct Master Management Association by 13 September 2024.**



Sibaya Precinct Master Association (RF) Non-Profit Company

Registration No. 2016/193545/08

Minutes of the 7th Annual General Meeting held at the Management Offices, Sibaya and via Microsoft Teams Meeting on 28 September 2023 at 10h00

Directors:

Name	Initial	Representing	Present	Apologies
Graeme Phillips	GP	Garlicke & Bousfield		Apologies (Proxy)
Hlalelo Makwabe	HMak	Tongaat Hulett Properties (THP)	In attendance	
Bheki Shongwe	BS	Tongaat Hulett Properties (THP)	In attendance	
Stuart Meyer	SMey	DEVMCO	In attendance	
Rajan Naidoo	RN	The Ocean Club Trust	In attendance	
Neil Slatter	NS	Jentry Investments (Balize)	In attendance	
Wicus Jacobs	WJ	Voltas Trading	In attendance	

By Invitation:

Name	Initial	Representing	Present	Apologies
Ajit Valjee	AV	Coral Point Body Corporate	In attendance	
Brian Wright	BW	Sibaya Management Association	In attendance	
Jarrood Evans	JE	Sibaya Management Association	In attendance	
Justin Van Rensburg	JvR	Sibaya Management Association	In attendance	
Maxine Schilz	MS	Sibaya Management Association	In attendance	
Joanne Barnard	JB	Sibaya Management Association	In attendance	
Cherrie Francis	CF	Sibaya Management Association	In attendance	
Jade Harding	JH	Sibaya Management Association	In attendance	
Jan Cronje	JC	RobertsChaplinKrona	In attendance	

AGM 1/23	Welcome and Introductions	Action
	Due to apologies received from the Chair, Stuart Meyer (SMey) welcomed all to the 7th Annual General Meeting of the Members' of the Sibaya Precinct Master Management Association (RF) NPC ('the Master Association'). SMey introduced the Board of Directors of the Master Association to the meeting, as follows: • Graeme Phillips - Garlicke & Bousfield Inc. (in absentia) • Hlalelo Makwabe - Tongaat Hulett Properties • Bheki Shongwe - Tongaat Hulett Properties • Stuart Meyer - DEVMCO • Neil Slatter - Balize • Rajan Naidoo - The Ocean Club Trust (Saxony) • Wicus Jacobs - Shoreline Residential Development Sibaya Sub Association 1D as follows: • Hlalelo Makwabe - Tongaat Hulett Properties • Graeme Phillips - Garlicke & Bousfield Inc. (in absentia) • Wicus Jacobs - Shoreline Residential Development Sibaya Sub Association 1B as follows: • Hlalelo Makwabe - Tongaat Hulett Properties • Graeme Phillips - Garlicke & Bousfield Inc. (in absentia) • Ajit Valjee - Coral Point Body Corporate SMey explained that AGMs of the Sub Associations 1B & 1D ran concurrently with the SPMMA wherever possible and that the agenda will follow that of the Master Management Association, followed by the specific items of each Sub Association. SMey further introduced the Management Team to the meeting, as follows: • Brian Wright – Head of Strategy • Justin Van Rensburg – Precinct Manager / Head of Development Control • Jarrod Evans – Head of Operations North • Joanne Barnard – Head of Corporate Governance & Company Secretariat • Maxine Schilz – Head of Finance • Cherrie Francis – Company Secretariat support • Jade Harding – Communications It was noted that Jan Cronje, of the Auditors RobertsChaplinKrona was in attendance and would respond to any questions pertaining to the Annual Financial Statements.	
AGM 2/23	Apologies	
a.)	Apologies were recorded as listed above.	
b.)	Proxies were recorded as listed above.	
AGM 3/23	Quorum	
	Attendees confirmed receipt of due notice of the meeting.	

	The quorum required for the Annual General Meeting was members holding between them, in aggregate, not less than 20% of the rights (bulk ownership) entitled to vote, personally present, or by its duly authorized representative (subject to 2 (two) members personally present), provided that for the Development Period, 1 (one) of such members was the Developer. Joanne Barnard (JB) confirmed that a quorum was present.	
AGM 4/23	To adopt the minutes of the previous meeting	
	The Minutes of the Annual General Meeting held on <u>22 September 2022</u> had been circulated to attendees before the meeting. It was noted that there were no changes to the minutes and they <u>were proposed for approval by Hlalelo Makwabe (HMak) and seconded by SMey. The minutes were therefore approved and adopted.</u>	
AGM 5/23	Matters arising from the previous meeting	
	The meeting noted no actions from the previous meeting..	
AGM 6/23	Chairman's Report to Be Presented	
	The meeting noted the Chairman's Report, as circulated ahead of the meeting, which was taken as read and by exception.	
AGM 7/23	Resolution 1: To receive and adopt the annual financial statements for the year ended 31 March 2023, which incorporates the Chairman's report to members, and the report of the independent auditors.	
	The meeting noted that the Annual Financial Statements for the period ended 31 March 2023, which included the Chair's Review and the Report of the Independent Auditors, as circulated ahead of the meeting. There being no comments, the <u>AFS was proposed by Wicus Jacobs (WJ) and seconded by SMey. The motion was put to the meeting and unanimously carried.</u>	
AGM 8/23	Resolution 2: To appoint RobertsChaplinKrona as the Auditors of the Company.	
	SMey moved to appoint RobertsChaplinKrona as the Auditors of the Company. The motion was put to the meeting and <u>was unanimously carried.</u>	
AGM 9/23	Resolution 3: To elect directors for the ensuing year	
	JB explained that all Directors would retire at this Annual General Meeting and that the following Directors would be automatically re-appointed to the Board as they were representatives of THP. • Hlalelo Makwabe - Tongaat Hulett Properties • Bheki Shongwe - Tongaat Hulett Properties • Graeme Phillips - Garlicke & Bousfield Inc. • Stuart Meyer - DEVMCO	

	In addition, the following non-THP nominated directors were available for election: • Rajan Naidoo - The Ocean Club Trust (Saxony) • Neil Slatter - Jentry Investments (Balize) • Wicus Jacobs - Voltas Trading (Shoreline) The meeting noted that the members of the SPMMA were the Sub Associations, and that each member was entitled to one vote, subject to the Primary Developer having the veto right during the Development Period. It was also noted that any Sub Association which was in more than sixty days arrears on their levy statement, would not be entitled to vote. The meeting noted the Companies Act of 2008 required that Directors be individually elected, and as such JB called for nominations of directors: • Hlalelo Makwabe as nominated and appointed by Tongaat Hulett Properties. • Bheki Shongwe as nominated and appointed by Tongaat Hulett Properties. • Graeme Phillips as nominated and appointed by Tongaat Hulett Properties. • Stuart Meyer as nominated and appointed by Tongaat Hulett Properties. • Rajan Naidoo nominated by Sub Association 5, seconded by SMey. • Neil Slatter nominated by Sub Association 5, seconded by SMey. • Wicus Jacobs nominated by Sub Association 1D, seconded by SMey. There being no objections to the nominations, JB moved that the nominees be elected to the Board until the next Annual General Meeting. <u>The motion was unanimously carried.</u>	
AGM 10/23	General	
	None.	
AGM 11/23	Meeting Closure	
	There being no further business SMey thanked the meeting for their attendance and declared the meeting closed at 10h13.	
	Read and confirmed this _____ day of _____ 2023. _____ Chair	

Sibaya Precinct Master Association (RF) Non-Profit Company

Registration No. 2016/193545/08

Minutes of the Special General Meeting of Members held at the Garlicke & Bousfield, 7 Torsvale Crescent, La Lucia Ridge on 25 April 2024 at 10h00

Directors:

Name	Initial	Representing	Present	Apologies
Graeme Phillips	GP	Garlicke & Bousfield	In attendance	
Stuart Meyer	SMey	DEVMCO	In attendance	
James Timcke	JT	DEVMCO	In attendance	
Paul Fay	PF	DEVMCO		Apologies
Rajan Naidoo	RN	The Ocean Club Trust	In attendance	
Neil Slatter	NS	Jentry Investments (Balize)		Apologies (proxy)
Wicus Jacobs	WJ	Voltas Trading		Apologies (Proxy)

By Invitation:

Name	Initial	Representing	Present	Apologies
Wesley Smith	WS	Balize	In attendance	
Brian Wright	BW	Sibaya Management Association	In attendance	
Justin Van Rensburg	JvR	Sibaya Management Association	In attendance	
Joanne Barnard	JB	Sibaya Management Association	In attendance	
Cherrie Francis	CF	Sibaya Management Association	In attendance	
Maxine Schilz	MS	Sibaya Management Association	In attendance	

SGM 1/23	Welcome and Introductions	
	The Chair, Graeme Phillips (GP) welcomed all to the Special General Meeting of the Members' of the Sibaya Precinct Master Management Association (RF) NPC ("SPMMA"). The Chair explained the purpose of the meeting was to amend the Memorandum of Incorporation to allow that the levy payable to the Association in respect of Erf 21 Sibaya (commonly referred to as the "School Site"), which is situated in Sub-Precinct 5 and is owned by New Cruise Investments (Pty) Ltd (which along with the Developer, is a DEVMCO company), be suspended. It was noted that the members of the SPMMA are the Sibaya Precinct Sub Associations, and as such two representatives from each Sibaya Sub Precinct had been invited to attend the meeting and vote on behalf of that Sub Precinct.	

	The meeting noted that the following representatives were in attendance on behalf of each Sub Precinct: • Sibaya 1B Sub Precinct Management Association NPC – Graeme Phillips • Sibaya 1D Sub Precinct Management Association NPC – Graeme Phillips • Sibaya 5 Sub Precinct Management Association NPC – Neil Slatter and Rajan Naidoo • Ocean Dune Management Association NPC – Stuart Meyer • Pebble Beach Management Association NPC – Stuart Meyer • Signature Management Association NPC – According to the SPMMA Mol Clause 13.13, a member who is more than 60 days in arrears with levy payments may not speak or vote at any general meeting of members. It was noted that Signature Management Association was more than 60 days in arrears in levies to the SPMMA and therefore not entitled to cast a vote.	
SGM 2/23	Apologies	
a.)	Apologies were recorded as listed above.	
b.)	Proxies were recorded as listed above.	
SGM 3/23	Quorum	
	Attendees confirmed receipt of due notice of the meeting and Joanne Barnard (JB) confirmed that a quorum was present.	
SGM 4/23	Special Resolution 1: To amend the Association's Memorandum of Incorporation	
	The Chair moved that the Memorandum of Incorporation of the Association be amended by the inclusion of Article 13.15 as follows, namely: <i>"13.15 Notwithstanding the provisions of this Article 13 or any other provision of this memorandum of incorporation or elsewhere, New Cruise Investments (Pty) Ltd, in its capacity as the owner of Erf 21 Sibaya, shall not be required to pay levies in respect of the aforesaid property to the Association, until such time as:</i> <i>13.15.1 the Property has been developed and an occupation certificate has been issued by the relevant local authority in respect of such development; or</i> <i>13.15.2 the Property is transferred from New Cruise Investments (Pty) Ltd.</i> <i>The aforesaid resolution is passed on condition that the Developer undertakes to pay the shortfall from levies collected from other members for the 2024/2025 financial year (estimated to be in the amount of R 473,876.00) as per the proposed budget attached to the notice and marked Annexure "B"."</i> <u>The motion was then put to the meeting and unanimously carried.</u>	GP
SGM 5/23	Meeting Closure	

	There being no further business the Chair thanked the meeting for their attendance and declared the meeting closed at 10h15.	
	Read and confirmed this _____ day of _____ 2024. _____ Chair	

Sibaya Precinct Master Management Association (RF) NPC
(Registration Number 2016/193545/08)
Annual Financial Statements
for the year ended 31 March 2024

Audited Financial Statements



Sibaya Precinct Master Management Association (RF) NPC

(Registration Number 2016/193545/08)

Annual Financial Statements for the year ended 31 March 2024

Index

	Page
General Information	2
Directors' Responsibilities and Approval	3
Directors' Report	4
Independent Auditor's Report	5 - 6
Statement of Financial Position	7
Statement of Comprehensive Income	8
Statement of Changes in Equity	9
Statement of Cash Flows	10
Accounting Policies	11 - 13
Notes to the Financial Statements	14 - 17
The supplementary information presented does not form part of the Financial Statements and is unaudited:	
Detailed Income Statement	18 - 19

Sibaya Precinct Master Management Association (RF) NPC

(Registration Number 2016/193545/08)

Annual Financial Statements for the year ended 31 March 2024

General Information

Country of Incorporation and Domicile	South Africa
Registration Number	2016/193545/08
Nature of Business and Principal Activities	The non-profit company objective is to control, manage and maintain all the properties within the area known as "Sibaya Precinct".
Directors	JJ Jacobs HX Makwabe R Naidoo GF Phillips NP Slatter B Shongwe S Meyer
Registered Office	305 Umhlanga Rocks Drive La Lucia Durban Kwa-Zulu Natal 4051
Business Address	305 Umhlanga Rocks Drive La Lucia Durban Kwa-Zulu Natal 4051
Level of Assurance	These financial statements have been audited.
Auditors	RobertsChaplinKrona Inc.
Non-Profit Company Secretary	Urban MGT

Sibaya Precinct Master Management Association (RF) NPC

(Registration Number 2016/193545/08)

Annual Financial Statements for the year ended 31 March 2024

Directors' Responsibilities and Approval

The directors 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. These annual financial statements have been prepared in accordance with the IFRS for SMEs[®] Accounting Standard as issued by the International Accounting Standards Board (IASB[®]) and it is their responsibility to ensure that the annual financial statements satisfy the financial reporting standards with regards to form and content and present fairly the statement of financial position, results of operations and business of the non-profit company, and explain the transactions and financial position of the business of the non-profit company at the end of the financial year. The annual financial statements are based upon appropriate accounting policies consistently applied throughout the non-profit company and supported by reasonable and prudent judgements and estimates.

The directors acknowledge that they are ultimately responsible for the system of internal financial control established by the non-profit company and place considerable importance on maintaining a strong control environment. To enable the directors to meet these responsibilities, the directors 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 non-profit company and all employees are required to maintain the highest ethical standards in ensuring the non-profit company's business is conducted in a manner that in all reasonable circumstances is above reproach.

The focus of risk management in the non-profit company is on identifying, assessing, managing and monitoring all known forms of risk across the non-profit company. While operating risk cannot be fully eliminated, the non-profit company endeavours to minimise it by ensuring that appropriate infrastructure, controls, systems and ethical behaviour are applied and managed within predetermined procedures and constraints.

The directors 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 going-concern basis has been adopted in preparing the financial statements. Based on forecasts and available cash resources the directors have no reason to believe that the non-profit company will not be a going concern in the foreseeable future. The annual financial statements support the viability of the non-profit company.

The annual financial statements have been audited by the independent auditing firm, RobertsChaplinKrona Inc., who have been given unrestricted access to all financial records and related data, including minutes of all meetings of the members, the directors and committees of the directors. The directors believe that all representations made to the independent auditor during the audit were valid and appropriate. The external auditor's unqualified audit report is presented on pages 5 to 6.

The annual financial statements set out on pages 7 to 17, and the supplementary information set out on pages 18 to 19 which have been prepared on the going concern basis, were approved by the directors and were signed on 6 August 2024 on their behalf by:

Director

Director

Sibaya Precinct Master Management Association (RF) NPC

(Registration Number 2016/193545/08)

Annual Financial Statements for the year ended 31 March 2024

Directors' Report

The directors present their report for the year ended 31 March 2024.

1. Review of financial results and activities

Main business and operations

The non-profit company objective is to control, manage and maintain all the properties within the area known as "Sibaya Precinct". There were no major changes herein during the year.

The non-profit company generated a surplus after tax for the year ended 31 March 2024 of R491,702 (2023: R551,568).

The non-profit company's revenue increased from R7,073,922 in the prior year to R8,349,957 for the year ended 31 March 2024.

Non-Profit Company cash flows from operating activities changed from an outflow of R574 in the prior year to an outflow of R113,425 for the year ended 31 March 2024.

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.

The directors believe that the non-profit company has adequate financial resources to continue in operation for the foreseeable future and accordingly the annual financial statements have been prepared on a going concern basis.

The directors have satisfied themselves that the non-profit company is in a sound financial position and that it has access to sufficient borrowing facilities to meet its foreseeable cash requirements.

3. Events after reporting date

The directors are not aware of any matter or circumstance arising since the end of the financial year to the date of this report that could have a material effect on the financial position of the non-profit company.

4. Directors' interest in contracts

To our knowledge none of the directors had any interest in contracts entered into during the year under review.

5. Directors

The directors of the non-profit company during the year and up to the date of this report are as follows:

JJ Jacobs

HX Makwabe

R Naidoo

GF Phillips

NP Slatter

B Shongwe

S Meyer

6. Independent Auditors

RobertsChaplinKrona Inc. were the independent auditors for the year under review.

Independent Auditor's Report

To the Members of Sibaya Precinct Master Management Association (RF) NPC

Opinion

We have audited the financial statements of Sibaya Precinct Master Management Association (RF) NPC set out on pages 7 to 17, which comprise the statement of financial position as at 31 March 2024, and the statement of comprehensive income, the statement of changes in equity and the statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the financial statements present fairly, in all material respects, the financial position of Sibaya Precinct Master Management Association (RF) NPC as at 31 March 2024, and its financial performance and cash flows for the year then ended in accordance with the IFRS for SMEs Accounting Standard as issued by the International Accounting Standards Board.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the non-profit company 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. We have fulfilled our 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). We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

The directors are responsible for the other information. The other information comprises the information included in the document titled "Sibaya Precinct Master Management Association (RF) NPC Financial Statements for the year ended 31 March 2024", which includes the Directors' Report, and the statement of Directors' Responsibilities and Approval, which we obtained prior to the date of this report, and the supplementary information set out on pages 18 to 19. The other information does not include the financial statements and our auditor's report thereon.

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Directors: J R Cronje CA(SA), D G Pillay CA(SA)

7 Judges Avenue, Windsor, Randburg, 2195
Sucrose House, Old Main Road, Umhlali, KwaZulu-Natal, 4390 | PO Box 136, Umhlali, KwaZulu-Natal, 4390

RobertsChaplinKrona Inc | Company Reg No: 2016/512754/21 | Practice No: 994038

Responsibilities of the Directors for the Financial Statements

The directors are responsible for the preparation and fair presentation of the financial statements in accordance with the IFRS for SMEs Accounting Standard as issued by the International Accounting Standards Board, and for such internal control as the directors 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 directors are responsible for assessing the non-profit company'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 directors either intend to liquidate the non-profit company or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Statements

Our 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 our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs 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 ISAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We 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 our 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 non-profit company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' 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 non-profit company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the non-profit company 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.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

RobertsChaplinKrona Inc.
Per: Jan Cronje - Director
Registered Auditor
6 August 2024

Sucrose House
Old Main Road
Umhlali
4390

Sibaya Precinct Master Management Association (RF) NPC

(Registration Number 2016/193545/08)

Financial Statements for the year ended 31 March 2024

Statement of Financial Position

Figures in R	Notes	2024	2023
Assets			
Non-current assets			
Property, plant and equipment	4	77,177	113,621
Current assets			
Trade and other receivables	5	1,239,751	475,365
Other financial assets	6	164,462	191,710
Cash and cash equivalents	7	5,548,735	5,981,062
Total current assets		6,952,948	6,648,137
Total assets		7,030,125	6,761,758
Equity and liabilities			
Equity			
Levy stabilisation fund		2,183,883	1,928,883
Accumulated surplus		3,267,038	2,775,336
Total equity		5,450,921	4,704,219
Liabilities			
Current liabilities			
Trade and other payables	8	1,284,955	1,316,875
Current tax liabilities		294,249	139,514
Other financial liabilities	9	-	601,150
Total current liabilities		1,579,204	2,057,539
Total equity and liabilities		7,030,125	6,761,758

Sibaya Precinct Master Management Association (RF) NPC

(Registration Number 2016/193545/08)

Financial Statements for the year ended 31 March 2024

Statement of Comprehensive Income

Figures in R	Notes	2024	2023
Revenue	10	8,349,957	7,073,922
Other income	11	-	250,000
Administrative expenses		(91,655)	(106,304)
Other expenses		(8,235,987)	(6,845,773)
Surplus from operating activities	12	22,315	371,845
Finance income	13	624,122	319,237
Surplus before tax		646,437	691,082
Income tax expense	14	(154,735)	(139,514)
Surplus for the year		491,702	551,568

Sibaya Precinct Master Management Association (RF) NPC

(Registration Number 2016/193545/08)

Financial Statements for the year ended 31 March 2024

Statement of Changes in Equity

Figures in R	Levy stabilisation fund	Accumulated surplus	Total
Balance at 1 April 2022	1,541,883	2,223,768	3,765,651
Changes in equity			
Surplus for the year	-	551,568	551,568
Total comprehensive income for the year	-	551,568	551,568
Levy stabilisation received for the year	387,000	-	387,000
Balance at 31 March 2023	1,928,883	2,775,336	4,704,219
Balance at 1 April 2023	1,928,883	2,775,336	4,704,219
Changes in equity			
Surplus for the year	-	491,702	491,702
Total comprehensive income for the year	-	491,702	491,702
Levy stabilisation received for the year	255,000	-	255,000
Balance at 31 March 2024	2,183,883	3,267,038	5,450,921

Sibaya Precinct Master Management Association (RF) NPC

(Registration Number 2016/193545/08)

Financial Statements for the year ended 31 March 2024

Statement of Cash Flows

Figures in R	Note	2024	2023
Cash flows used in operations			
Surplus for the year		491,702	551,568
Adjustments to reconcile surplus			
Adjustments for income tax expense		154,735	139,514
Adjustments for finance income		(624,122)	(319,237)
Adjustments for increase in trade accounts receivable		(764,070)	(472,828)
Adjustments for increase in other operating receivables		(316)	-
Adjustments for decrease in trade accounts payable		(30,000)	(202,986)
Adjustments for decrease in other operating payables		(1,920)	(13,279)
Adjustments for depreciation and amortisation expense		36,444	36,444
Total adjustments to reconcile surplus		(1,229,249)	(832,372)
Net cash flows used in operations		(737,547)	(280,804)
Interest received		624,122	319,237
Income taxes paid		-	(39,007)
Net cash flows used in operating activities		(113,425)	(574)
Cash flows from / (used in) investing activities			
Movement in other financial assets		27,248	(90,726)
Cash flows from / (used in) investing activities		27,248	(90,726)
Cash flows (used in) / from financing activities			
Proceeds from issuing other equity instruments		255,000	387,000
Movement in other financial liabilities		(601,150)	(6,850)
Cash flows (used in) / from financing activities		(346,150)	380,150
Net (decrease) / increase in cash and cash equivalents		(432,327)	288,850
Cash and cash equivalents at beginning of the year		5,981,062	5,692,212
Cash and cash equivalents at end of the year	7	5,548,735	5,981,062

Sibaya Precinct Master Management Association (RF) NPC

(Registration Number 2016/193545/08)

Financial Statements for the year ended 31 March 2024

Accounting Policies

1. General information

Sibaya Precinct Master Management Association (RF) NPC ('the non-profit company') objective is to control, manage and maintain all the properties within the area known as "Sibaya Precinct". The non-profit company is incorporated as a Non-Profit Company and domiciled in South Africa. The address of its registered office is 305 Umhlanga Rocks Drive, la Lucia, Durban, Kwa-Zulu Natal, 4051.

2. Basis of preparation and summary of significant accounting policies

The financial statements of Sibaya Precinct Master Management Association (RF) NPC have been prepared in accordance with the IFRS for SMEs Accounting Standard as issued by the International Accounting Standards Board. The financial statements have been prepared under the historical cost convention. They are presented in South African Rand.

The preparation of financial statements in conformity with the IFRS for SMEs Accounting Standard as issued by the International Accounting Standards Board requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the non-profit company's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in note 3.

The principal accounting policies applied in the preparation of these annual financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

2.1 Property, plant and equipment

Property, plant and equipment is stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by the directors.

The non-profit company adds to the carrying amount of an item of property, plant and equipment the cost of replacing parts of such an item when that cost is incurred if the replacement part is expected to provide incremental future benefits to the non-profit company. The carrying amount of the replaced part is derecognised. All other repairs and maintenance are charged to surplus or deficit during the period in which they are incurred.

Land is not depreciated. Depreciation on other assets is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method. The estimated useful lives range as follows:

Asset class	Useful life / depreciation rate
Security equipment	5 Years
Fixtures and fittings	6 Years

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, if there is an indication of a significant change since the last reporting date.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised within 'other gains / (losses)' in the statement of comprehensive income.

Sibaya Precinct Master Management Association (RF) NPC

(Registration Number 2016/193545/08)

Financial Statements for the year ended 31 March 2024

Accounting Policies

Basis of preparation and summary of significant accounting policies continued...

2.2 Financial instruments

Trade and other receivables

Trade receivables are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for impairment of trade receivables is established when there is objective evidence that the non-profit company will not be able to collect all amounts due according to the original terms of the receivables.

Trade and other receivables are classified as debt instruments and loan commitments at amortised cost.

Cash and cash equivalents

Cash and cash equivalents includes cash on hand, demand deposits and other short-term highly liquid investments with original maturities of three months or less. Bank overdrafts are shown in current liabilities on the statement of financial position.

Trade and other payables

Trade payables are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Levies in advance

Levies in advance are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Other financial liabilities

Other financial liabilities are recognised initially at the transaction price, including transaction costs except where the liability will subsequently be measured at fair value.

Where the fair value of other financial liabilities can be measured reliably without undue cost or effort, these liabilities are subsequently measured at fair value with the changes in fair value being recognised in surplus or deficit.

2.3 Tax

The tax expense for the year comprises current tax. Tax is recognised in profit or loss, except that a change attributable to an item of income or expense recognised as other comprehensive income is also recognised directly in other comprehensive income.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the entity operates and generates taxable income.

Deferred income tax is recognised on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements and on unused tax losses or tax credits in the entity. Deferred income tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

The carrying amount of deferred tax assets are reviewed at each reporting date and a valuation allowance is set up against deferred tax assets so that the net carrying amount equals the highest amount that is more likely than not to be recovered based on current or future taxable profit.

Sibaya Precinct Master Management Association (RF) NPC

(Registration Number 2016/193545/08)

Financial Statements for the year ended 31 March 2024

Accounting Policies

Basis of preparation and summary of significant accounting policies continued...

2.4 Revenue

Revenue is measured at the fair value of the consideration received or receivable. Revenue is shown net of value-added tax, returns, rebates and discounts.

When the outcome of a transaction involving the rendering of services can be estimated reliably, revenue associated with the transaction is recognised by reference to the stage of completion of the transaction at the end of the reporting period. The outcome of a transaction can be estimated reliably when all the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the economic benefits associated with the transaction will flow to the entity;
- the stage of completion of the transaction at the end of the reporting period can be measured reliably; and
- the costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Interest income is recognised using the effective interest method.

3. Critical accounting estimates and judgements

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Sibaya Precinct Master Management Association (RF) NPC

(Registration Number 2016/193545/08)

Financial Statements for the year ended 31 March 2024

Notes to the Financial Statements

Figures in R

2024

2023

4. Property, plant and equipment

Balances at year end and movements for the year

	Security equipment	Fixtures and fittings	Total
Reconciliation for the year ended 31 March 2024			
Balance at 1 April 2023			
At cost	63,697	142,229	205,926
Accumulated depreciation	(22,294)	(70,011)	(92,305)
Carrying amount	41,403	72,218	113,621
Movements for the year ended 31 March 2024			
Depreciation	(12,739)	(23,705)	(36,444)
Property, plant and equipment at the end of the year	28,664	48,513	77,177
Closing balance at 31 March 2024			
At cost	63,697	142,229	205,926
Accumulated depreciation	(35,033)	(93,716)	(128,749)
Carrying amount	28,664	48,513	77,177
Reconciliation for the year ended 31 March 2023			
Balance at 1 April 2022			
At cost	63,697	142,229	205,926
Accumulated depreciation	(9,555)	(46,306)	(55,861)
Carrying amount	54,142	95,923	150,065
Movements for the year ended 31 March 2023			
Depreciation	(12,739)	(23,705)	(36,444)
Property, plant and equipment at the end of the year	41,403	72,218	113,621
Closing balance at 31 March 2023			
At cost	63,697	142,229	205,926
Accumulated depreciation	(22,294)	(70,011)	(92,305)
Carrying amount	41,403	72,218	113,621

Sibaya Precinct Master Management Association (RF) NPC

(Registration Number 2016/193545/08)

Financial Statements for the year ended 31 March 2024

Notes to the Financial Statements

Figures in R

2024

2023

5. Trade and other receivables

Trade and other receivables comprise:

Trade receivables	1,236,899	472,829
Prepaid expenses	2,852	2,536
	<u>1,239,751</u>	<u>475,365</u>

6. Other financial assets

Other financial assets incorporates the following balances:

Sibaya Sub Precinct 1B Management Association (RF) NPC	78,399	99,674
--	--------	--------

This loan is unsecured, interest free and has no fixed terms of repayment.

Sibaya Sub Precinct 1D Management Association (RF) NPC	78,213	91,036
--	--------	--------

This loan is unsecured, interest free and has no fixed terms of repayment.

Oceandune Management Association (RF) NPC	1,000	1,000
---	-------	-------

This loan is unsecured, interest free and has no fixed terms of repayment.

Sibaya Sub Precinct 5 Management Association (RF) NPC	6,850	-
---	-------	---

This loan is unsecured, interest free and has no fixed terms of repayment.

<u>164,462</u>	<u>191,710</u>
----------------	----------------

7. Cash and cash equivalents

Cash and cash equivalents included in current assets:

Balances with banks	<u>5,548,735</u>	<u>5,981,062</u>
---------------------	------------------	------------------

Sibaya Precinct Master Management Association (RF) NPC

(Registration Number 2016/193545/08)

Financial Statements for the year ended 31 March 2024

Notes to the Financial Statements

Figures in R

2024

2023

8. Trade and other payables

Trade and other payables comprise:

Trade payables	8,500	38,500
Development deposits received	1,200,000	1,200,000
Audit fee accrual	26,724	32,532
Value added tax	49,731	45,843
Total trade and other payables	1,284,955	1,316,875

9. Other financial liabilities

Other financial liabilities comprise:

Sibaya Sub Precinct 5 Management Association (RF) NPC	-	601,150
--	---	---------

This loan is unsecured, interest free and has no fixed terms of repayment.

10. Revenue

Revenue comprises:

Levy income	8,349,957	7,065,269
Recoveries - design review fees	-	8,653
Total revenue	7,065,269	7,073,922

11. Other income

Other income comprises:

Penalties and fines	-	250,000
---------------------	---	---------

12. Surplus from operating activities

Surplus from operating activities includes the following separately disclosable items

Other operating expenses

Property plant and equipment - depreciation	36,444	36,444
--	--------	--------

Leases - operating lease minimum lease rentals	347,688	316,598
---	---------	---------

Audit fees

Auditors remuneration - Fees	11,992	32,916
------------------------------	--------	--------

Sibaya Precinct Master Management Association (RF) NPC

(Registration Number 2016/193545/08)

Financial Statements for the year ended 31 March 2024

Notes to the Financial Statements

Figures in R

2024

2023

13. Finance income

Finance income comprises:

Interest received - current	499,647	318,978
Interest received - debtors	124,475	259
Total finance income	624,122	319,237

14. Income tax expense

Income tax recognised in surplus or deficit:

Current year	154,735	139,514
--------------	---------	---------

Provision for taxation for the year ended 31 March 2024 was made in terms of SARS interpretation Note No 64 and and section 10(1)(e) of the income Tax Act No 58 of 1962 (as amended)

15. Related parties

Details of service contracts

Name	Details
JJ Jacobs	Director
HX Makwabe	Director
R Naidoo	Director
GF Phillips	Director
NP Slatter	Director
B Shongwe	Director
S Meyer	Director

There were no related party transactions between Sibaya Precinct Master Management Association (RF) NPC and the directors.

Sibaya Precinct Master Management Association (RF) NPC

(Registration Number 2016/193545/08)

Annual Financial Statements for the year ended 31 March 2024

Detailed Income Statement

Figures in R	Notes	2024	2023
Revenue	10		
Levy income		8,349,957	7,065,269
Recoveries - design review fees		-	8,653
Other income	11		
Penalties and fines		-	250,000
Administrative expenses			
Auditors remuneration - Fees		(11,992)	(32,916)
Bank charges		(4,086)	(4,161)
Computer expenses		(51,481)	(38,418)
Secretarial fees		-	(8,560)
Telephone and internet		(24,096)	(22,248)
		(91,655)	(106,303)
Other expenses			
Accounts administration fee		(64,134)	(59,938)
Administration and management fees		(2,670,492)	(2,472,108)
Cleaning		(450,192)	(338,456)
Depreciation - property, plant and equipment		(36,444)	(36,444)
Design review expenses		(26,250)	(13,500)
Hire - Equipment		-	(45,187)
Improvement projects		(115,251)	(60,713)
Insurance		(11,093)	(10,145)
Landscaping costs		(659,437)	(358,947)
Legal expense		(23,063)	(16,633)
Levies		(2,307,296)	(1,940,918)
Meetings and entertainment		(1,738)	(3,253)
Operating lease expense		(347,688)	(316,598)
Printing and stationery		(24,204)	(22,344)
Public relations		(239,184)	(221,412)
Reimbursements		(334)	(813)

Sibaya Precinct Master Management Association (RF) NPC

(Registration Number 2016/193545/08)

Annual Financial Statements for the year ended 31 March 2024

Detailed Income Statement

Figures in R	Notes	2024	2023
Repairs and maintenance		(9,290)	(10,288)
Security		(1,019,203)	(722,313)
Social economic development projects		(200,875)	(167,498)
Storage		(9,394)	(7,840)
Website development costs		(20,425)	(20,425)
		(8,235,987)	(6,845,773)
Surplus from operating activities	12	22,315	371,846
Finance income	13		
Interest received - current		499,647	318,978
Interest received - debtors		124,475	259
		624,122	319,237
Surplus before tax		646,437	691,083
Income tax	14		
Current tax		(154,735)	(139,514)
Surplus for the year		491,702	551,569