

Villa E'Trucia Body Corporate  
(Registration number SS 657/2001, 71/2002, 72/2002)  
Annual Financial Statements  
for the year ended 31 October 2012

Haasbroek Steyn  
Chartered Accountants (S.A.)  
Registered Auditor  
Published 22 February 2013

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**Villa E'Trucia Body Corporate**  
(Registration number SS 657/2001, 71/2002, 72/2002)  
Annual Financial Statements for the year ended 31 October 2012

## **Contents**

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

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# Haasbroek Steyn

GEREGISTREERDE OUDITEUR & GEOKTROOIEERDE REKENMEESTER (S.A.)  
REGISTERED AUDITOR & CHARTERED ACCOUNTANT (S.A.)

32 Hanekom Road, Noordheuwel X4, Mogale City, 1739

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## Independent Auditors' Report

### To the owners of Villa E'Trucia Body Corporate

We have audited the annual financial statements of Villa E'Trucia Body Corporate, as set out on pages 5 to 10, which comprise the statement of financial position as at 31 October 2012, and the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and the notes, comprising a summary of significant accounting policies and other explanatory information.

### Trustees' Responsibility for the Annual Financial Statements

The body corporate's trustees are responsible for the preparation and fair presentation of these annual financial statements in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities, and requirements of the Sectional Titles Act, 1986 (Act No. 95 of 1986), and for such internal control as the trustees determine is necessary to enable the preparation of annual financial statements that are free from material misstatements, whether due to fraud or error.

### Auditors' Responsibility

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

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

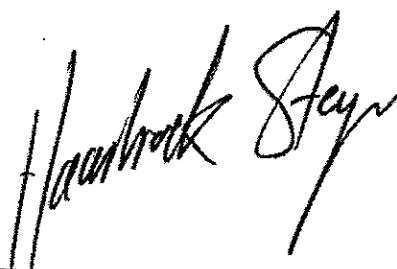
We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### Opinion

In our opinion, the annual financial statements present fairly, in all material respects, the financial position of Villa E'Trucia Body Corporate as at 31 October 2012, and its financial performance and its cash flows for the year then ended in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities, and the requirements of the Sectional Titles Act, 1986 (Act No. 95 of 1986).

Haasbroek Steyn  
Registered Auditor

Per: C.J. Haasbroek



22 February 2013

32 Hanekom Road  
Noordheuwel X4  
Krugeradorp  
1739



## Villa E'Trucia Body Corporate

(Registration number SS 657/2001, 71/2002, 72/2002)  
Annual Financial Statements for the year ended 31 October 2012

### 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 external auditors are engaged to express an independent opinion on the annual financial statements.

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.

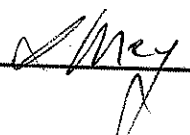
The trustees acknowledge that they are ultimately responsible for the system of internal financial control established by the body corporate and place considerable importance on maintaining a strong control environment. To enable the trustees to meet these responsibilities, the board sets standards for 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.

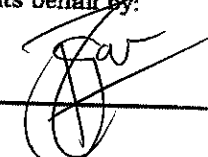
The trustees are of the opinion, based on the information and explanations given by management, that the system of internal control provides reasonable assurance that the financial records may be relied on for the preparation of the annual financial statements. However, any system of internal financial 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 31 October 2013 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 external auditors are responsible for independently reviewing and reporting on the body corporate's annual financial statements. The annual financial statements have been examined by the body corporate's external auditors and their report is presented on page 2.

The annual financial statements set out on pages 4 to 10, which have been prepared on the going concern basis, were approved by the board on 22 February 2013 and were signed on its behalf by:

L. MEY   
Trustee

G. Rux   
Trustee



## Villa E'Trucia Body Corporate

(Registration number SS 657/2001, 71/2002, 72/2002)  
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### Trustees' Report

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The trustees submit their report for the year ended 31 October 2012.

#### 1. Review of activities

##### Main business and operations

The body corporate is engaged in managing the collective interests of the owners of the property and operates principally in South Africa.

#### 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. Trustees

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

Name  
U. Danilala  
T. Fischer  
T. Grobbler  
L. Mey  
R. Morrison  
M. Pearl  
K. Pienaar  
G. Roux  
N. Venter

#### 4. Managing Agent

The managing agent of the body corporate is Angor Property Specialists (Pty) Ltd of:

Business address

Lincoln House  
Epsom Downs Office Park  
Sloane Street  
Bryanston  
2021

Postal address

P O Box 787319  
Sandton  
2146



## Villa E'Trucia Body Corporate

(Registration number SS 657/2001, 71/2002, 72/2002)  
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### Statement of Financial Position

Figures in Rand	Note(s)	2012	2011
<b>Assets</b>			
<b>Non-Current Assets</b>			
Municipal deposits		51,288	51,288
<b>Current Assets</b>			
Cash and cash equivalents	2	1,085,914	859,135
Current tax receivable		-	4,794
Trade and other receivables	3	76,716	43,368
		<b>1,162,630</b>	<b>907,297</b>
<b>Total Assets</b>		<b>1,213,918</b>	<b>958,585</b>
<b>Equity and Liabilities</b>			
<b>Members' funds and reserves</b>			
Accumulated surplus		469,901	609,668
<b>Liabilities</b>			
<b>Non-Current Liabilities</b>			
Members deposits		7,373	7,373
<b>Current Liabilities</b>			
Trade and other payables	4	736,644	341,544
<b>Total Liabilities</b>		<b>744,017</b>	<b>348,917</b>
<b>Total Equity and Liabilities</b>		<b>1,213,918</b>	<b>958,585</b>

# Villa E'Trucia Body Corporate

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## Statement of Comprehensive Income

Figures in Rand	Note(s)	2012	2011
<b>Revenue</b>			
Levies other		9,660	8,400
Ordinary levies		1,214,798	1,157,803
		<b>1,224,458</b>	<b>1,166,203</b>
<b>Other income</b>			
Interest received - banks		27,881	12,423
Interest received - owners		21,479	7,032
Sundry income		-	1,350
		<b>49,360</b>	<b>20,805</b>
<b>Operating expenses</b>			
Administration and management fees		87,860	67,032
Assessment rates		-	(108,809)
Audit fees prior year		-	728
Auditors' remuneration		6,000	7,010
Bank charges		3,108	3,378
Consulting fees -		65,250	56,300
Electricity over provision prior year		-	(86,956)
Insurance	8	96,987	95,667
Legal expenses		8,165	-
Printing and stationery		497	210
Public officer fees		1,710	1,710
Recoveries written off		-	1,558
Repairs and maintenance	5	457,212	292,293
Salaries and wages		63,192	88,610
Security		307,458	289,675
Sewerage		168,451	147,528
Telephone and fax		9,060	11,107
Trustee's expenses		1,705	1,934
Utilities	6	136,930	143,428
Water under provision prior year		-	3,658
		<b>1,413,585</b>	<b>1,016,061</b>
<b>Operating (deficit) surplus</b>		<b>(139,767)</b>	<b>170,947</b>
Finance costs		-	(20)
<b>(Deficit) surplus for the year</b>		<b>(139,767)</b>	<b>170,927</b>
Other comprehensive income		-	-
<b>Total comprehensive (loss) income for the year</b>		<b>(139,767)</b>	<b>170,927</b>

## Villa E'Trucia Body Corporate

(Registration number SS 657/2001, 71/2002, 72/2002)  
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### Statement of Changes in Equity

Figures in Rand	Accumulated surplus	Total equity
<b>Balance at 01 November 2010</b>	<b>438,741</b>	<b>438,741</b>
Surplus for the year	170,927	170,927
Other comprehensive income	-	-
<b>Total comprehensive income for the year</b>	<b>170,927</b>	<b>170,927</b>
<b>Balance at 01 November 2011</b>	<b>609,668</b>	<b>609,668</b>
Deficit for the year	(139,767)	(139,767)
Other comprehensive income	-	-
<b>Total comprehensive deficit for the year</b>	<b>(139,767)</b>	<b>(139,767)</b>
<b>Balance at 31 October 2012</b>	<b>469,901</b>	<b>469,901</b>





## Villa E'Trucia Body Corporate

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### Statement of Cash Flows

Figures in Rand	Note(s)	2012	2011
<b>Cash flows from operating activities</b>			
Cash generated from operations	9	194,104	354,182
Interest income		27,881	12,423
Finance costs		-	(20)
Tax received		4,794	-
<b>Net cash from operating activities</b>		<b>226,779</b>	<b>366,585</b>
<b>Cash flows from financing activities</b>			
Movement in members deposits		-	7,373
Movement in levies in advance		-	(21,659)
<b>Net cash from financing activities</b>		<b>-</b>	<b>(14,286)</b>
<b>Total cash movement for the year</b>		<b>226,779</b>	<b>352,299</b>
Cash at the beginning of the year		859,135	506,836
<b>Total cash at end of the year</b>	2	<b>1,085,914</b>	<b>859,135</b>



# Villa E'Trucia Body Corporate

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## Notes to the Annual Financial Statements

Figures in Rand

2012

2011

### 1. Changes in accounting policy

The annual financial statements have been prepared in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities on a basis consistent with the prior year.

### 2. Cash and cash equivalents

Cash and cash equivalents consist of:

Absa Cheque Account - 4055292903		142,999
Absa Current Account - 4077701372	553,423	211,517
Investec CCM Call Money Fund - 50005493494	532,491	504,619
	<b>1,085,914</b>	<b>859,135</b>

### 3. Trade and other receivables

Electricity recovery billed in arrears  
In respect of members levies and electricity  
Insurance claims

		52,725
	79,199	(9,500)
	(2,483)	143
	<b>76,716</b>	<b>43,368</b>

### 4. Trade and other payables

Auditors' remuneration  
City of Johannesburg - 221414144  
City of Johannesburg - 402571935  
Creditors control  
Ex owner control account  
Provision for electricity  
Provision for painting

	6,000	7,010
	(151,873)	(226,984)
	(11,181)	36,550
	684	(14,695)
	21,017	20,663
	644,000	375,000
	228,000	144,000
	<b>736,644</b>	<b>341,544</b>

### 5. Repairs and maintenance

Electrical maintenance  
Fire equipment  
Garden maintenance  
General building maintenance  
Maintenance consumables  
Insurance excess claims  
Pest control  
Plumbing  
Painting  
Security maintenance  
Swimming pool expenses

	17,333	7,184
	3,635	-
	90,050	65,412
	175,841	107,644
	2,164	-
	1,500	-
	588	456
	29,273	22,645
	84,000	72,000
	48,924	13,152
	3,904	3,800
	<b>457,212</b>	<b>292,293</b>

## Villa E'Trucia Body Corporate

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### Notes to the Annual Financial Statements

Figures in Rand

2012

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#### 6. Utilities

Electricity - Net	42,762	40,666
Electricity paid	354,145	449,971
Electricity recovered	(311,382)	(409,305)
Water - Net	94,168	102,762
Water paid	94,168	102,762
	<b>136,930</b>	<b>143,428</b>

#### 7. Taxation

##### Major components of the tax expense

All levy income from members and the first R 50,000 of all other income is tax exempt. A proportionate share of accounting, audit and bank charge expenses are allowed as a deduction against the taxable income above R 50,000.

No provision has been made for 2012 tax as the body corporate has no taxable income.

#### 8. Insurance

Insurance company	Zurich Insurance Company South Africa Limited
Policy number	IZIC8253
Total sum insured	R 97,657,847
Period of cover	On a monthly paid-up premium basis

#### 9. Cash generated from operations

(Deficit) surplus before taxation	(139,767)	170,927
<b>Adjustments for:</b>		
Interest received	(27,881)	(12,423)
Finance costs	-	20
<b>Changes in working capital:</b>		
Trade and other receivables	(33,348)	(37,074)
Trade and other payables	395,100	232,732
	<b>194,104</b>	<b>354,182</b>

## Villa E'Trucia Body Corporate

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### Supplementary Information

#### Debtors Age Analysis

Property	Tenant	Status	Total	Current
Unit 2	VETH002029 - S Liu	<u>OWNER</u>	-2,723.76	-2,723.76
Unit 3	VETH003011 - D L Maidment	<u>OWNER</u>	336.88	336.88
Unit 4	VETH004012 - KHUMALO, SOPHESIHLE SIBONGISENI	<u>OWNER</u>	28,569.95	4,980.50
Unit 5	VETH005013 - MANITSHANA, MICHAEL THEMBA	<u>OWNER</u>	58,576.56	4,548.60
Unit 6	VETH006023 - K B Teubes	<u>OWNER</u>	-4,964.88	-4,964.88
Unit 7	VETH007015 - T M Sukazi	<u>OWNER</u>	-2,760.68	-2,760.68
Unit 8	VETH008016 - I S Landman	<u>OWNER</u>	16.16	16.16
Unit 9	VETH009017 - L F Mey	<u>OWNER</u>	-3,104.92	-3,104.92
Unit 10	VETH010011 - U Danilala & R Morrison	<u>OWNER</u>	-2,993.25	-2,993.25
Unit 11	VETH01028 - T D van Aswegen	<u>OWNER</u>	-2,299.68	-2,299.68
Unit 11	VETH011012 - C Ho	<u>OWNER</u>	0.50	0.50
Unit 12	VETH012022 - N M Venter	<u>OWNER</u>	-2,683.40	-2,683.40
Unit 13	VETH013023 - M E Schlabo Moriyaki	<u>OWNER</u>	-601.51	-601.51
Unit 14	VETH014015 - B M Widlake	<u>OWNER</u>	-2,113.79	-2,113.79
Unit 15	VETH015016 - D E Geddes	<u>OWNER</u>	-1,408.88	-1,408.88
Unit 17	VETH017027 - K R & T L Jaacks	<u>OWNER</u>	-1,631.26	-1,631.26
Unit 18	VETH018019 - A Higgs	<u>OWNER</u>	-1,795.64	-1,795.64
Unit 19	VETH019010 - N P & B R Mpobane	<u>OWNER</u>	610.70	610.70
Unit 20	VETH020014 - Leavehome Prop 1 CC	<u>OWNER</u>	-1,691.80	-1,691.80
Unit 21	VETH021024 - B Seiso	<u>OWNER</u>	-1,113.06	-1,113.06
Unit 22	VETH022025 - Gilcoi I L - Ex	<u>EX OWNER</u>	1,891.76	-
Unit 22	VETH022034 - R S Pearson	<u>OWNER</u>	-1,558.31	-1,558.31
Unit 23	VETH023026 - M B Sibuya & T Y Mdllovu	<u>OWNER</u>	731.68	731.68
Unit 24	VETH024018 - SUE, PIENAAR	<u>OWNER</u>	31,159.20	3,502.76
Unit 25	VETH025019 - G Humphrey	<u>OWNER</u>	37.65	37.65
Unit 26	VETH026029 - A Kotze	<u>OWNER</u>	-0.20	-0.20
Unit 27	VETH027020 - G P Mvelase & K L Talom	<u>OWNER</u>	-1,866.15	-1,866.15
Unit 28	VETH028012 - C T Marrian	<u>OWNER</u>	267.95	267.95
Unit 31	VETH031027 - L Champion	<u>OWNER</u>	-1,144.00	-1,144.00
Unit 32	VETH032019 - T Bloem (Nee Balios)	<u>OWNER</u>	-1,136.00	-1,136.00
Unit 34	VETH034020 - S J Smith & L C Pickford	<u>OWNER</u>	-1,650.70	-1,650.70
Unit 35	VETH035021 - M Buys	<u>OWNER</u>	106.88	106.88
Unit 38	VETH038015 - N E Bantom	<u>OWNER</u>	-1,601.16	-1,601.16
Unit 39	VETH039016 - R M Bown	<u>OWNER</u>	-1,790.34	-1,790.34
Unit 40	VETH040010 - SCHAEERER, ROBYN ZOE	<u>OWNER</u>	-1,639.32	-1,639.32
Unit 41	VETH041011 - Treasure, NL	<u>OWNER</u>	-1,989.60	-1,989.60

## Villa E'Trucia Body Corporate

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### Supplementary Information

#### Debtors Age Analysis

Unit 42	VETH042021 - Pienaar KA	<u>OWNER</u>	-1,903.36	-1,903.36
Unit 43	VETH043013 - Robin Hills Trust, c/o Van Der Walt & Zwonnikoff	<u>OWNER</u>	-3,713.79	-3,713.79
Unit 44	VETH044014 - K A Millhouse	<u>OWNER</u>	-2,844.92	-2,844.92
Unit 45	VETH045024 - G Roux & B Duvenhage	<u>OWNER</u>	-2,319.90	-2,319.90
Unit 46	VETH045016 - T L Grobler & S Grobler (Nee Burger)	<u>OWNER</u>	-2,115.44	-2,115.44
Unit 47	VETH047017 - J A Venter & S Shepherd	<u>OWNER</u>	-0.86	-0.86
Unit 49	VETH049019 - B Hausberger	<u>OWNER</u>	-0.60	-0.60
Unit 50	VETH050013 - C A Brand	<u>OWNER</u>	-1,922.72	-1,922.72
Unit 51	VETH051023 - C Doman	<u>OWNER</u>	9.00	9.00
Unit 52	VETH052015 - J Oliver	<u>OWNER</u>	-1,583.81	-1,583.81
Unit 57	VETH057029 - WJ & RA Hewitt	<u>OWNER</u>	-1,684.76	-1,684.76
Unit 58	VETH058012 - Faul, S - TRF	<u>OWNER</u>	-1,553.91	-1,553.91
Unit 59	VETH059013 - ROQOZA, LUXOLO THABISO	<u>OWNER</u>	25,300.00	2,087.96
Unit 63	VETH063028 - M Paile	<u>OWNER</u>	-1,545.21	-1,545.21
Unit 64	VETH064010 - E Ukama & K Mandava	<u>OWNER</u>	-1,849.32	-1,849.32
Unit 65	VETH065020 - M Olivier	<u>OWNER</u>	36.00	36.00
Unit 66	VETH066021 - S M Smuts	<u>OWNER</u>	-2,020.06	-2,020.06
Unit 67	VETH067031 - T Moeti	<u>OWNER</u>	-2,999.40	-2,999.40
Unit 68	VETH068023 - MOKANE, CLEOPATRA NKOSINGIPHILE	<u>OWNER</u>	6,331.98	5,693.51
Unit 69	VETH069024 - A E Olendzki-Brown & J Nel	<u>OWNER</u>	-10.91	-10.91
Debtor Suspense	VETHSUSPENSE - Debtors Suspense	<u>EX OWNER</u>	-502.23	-502.23
			<b><u>79,199.36</u></b>	<b>-51,866.76</b>

