

**THE BODY CORPORATE OF KNIGHTSBRIDGE MANSIONS  
(Scheme number SS 18/1980)  
Annual Financial Statements  
for the year ended 31 December 2017**

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# The Body Corporate of Knightsbridge Mansions

(Scheme number: SS 18/1980)

Annual Financial Statements for the year ended 31 December 2017

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

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## Independent Auditor's Report

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To the members of The Body Corporate of Knightsbridge Mansions

### Report on the Audit of the Annual Financial Statements

#### Qualified opinion

We have audited the annual financial statements of The Body Corporate of Knightsbridge Mansions set out on pages 7 to 16, which comprise the statement of financial position as at 31 December 2017, 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 annual financial statements, including a summary of significant accounting policies.

In our opinion, except for the possible effect of the matter described in the basis for qualified opinion section of our report, the annual financial statements present fairly, in all material respects, the financial position of The Body Corporate of Knightsbridge Mansions as at 31 December 2017, and its financial performance and cash flows for the year then ended in accordance with basis of accounting as set out in Note 1 to the financial statements and the requirements of the Sectional Titles Schemes Management Act, 2011 (Act No. 8 of 2011).

#### Basis for qualified opinion

We are unable to express an opinion on the occurrence and accuracy of Special levies for the amount of R749,259 (disclosed under Revenue on the Statement of Comprehensive Income) as no special resolution was prepared to approved this special levy.

We conducted our audit in accordance with International Standards on Auditing. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the annual financial statements section of our report. We are independent of the body corporate in accordance with the Independent Regulatory Board for Auditors Code of Professional Conduct for Registered Auditors (IRBA Code) and other independence requirements applicable to performing audits of annual financial statements in South Africa. 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 International Ethics Standards Board for Accountants Code of Ethics for Professional Accountants (Parts A and B). We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified opinion.

#### Emphasis of matter

We draw attention to Note 1 to the annual financial statements which describes the basis of accounting. The annual financial statements are prepared in accordance with the body corporate's own accounting policies to satisfy the annual financial statements needs of its owners. As a result, the annual 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 as required by the Sectional Titles Schemes Management Act, 2011 (Act No. 8 of 2011), which we obtained prior to the date of this report, and the supplementary information set out on page 17. Other information does not include the annual financial statements and our auditor's report thereon.

Our opinion on the annual 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 annual financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the annual financial statements or 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.

## Independent Auditor's Report

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### Responsibilities of the trustees for the Annual Financial Statements

The trustees are responsible for the preparation and fair presentation of the annual financial statements in accordance with basis of accounting as set out in Note 1 to the financial statements and the requirements of the Sectional Titles Schemes Management Act, 2011 (Act No. 8 of 2011), and for such internal control as the trustees determine is necessary to enable the preparation of annual financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the annual financial statements, the trustees are responsible for assessing the body corporate's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the body corporate or to cease operations, or have no realistic alternative but to do so.

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

Our objectives are to obtain reasonable assurance about whether the annual financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with International Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these annual financial statements.

As part of an audit in accordance with International Standards on Auditing, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the annual financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for 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 body corporate's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the body corporate's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the annual 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 body corporate to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the annual financial statements, including the disclosures, and whether the annual financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We 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 we identify during our audit.

## Independent Auditor's Report

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### Report on other legal and regulatory requirements

In accordance with the Management Rules of the body corporate and 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)(ii))

The trustees are responsible to ensure that the body corporate complies with management rules 21, 24 and 26 adopted in terms of the Sectional Title Schemes Management Regulations 2016, which includes the implementation of systems, processes and internal controls such internal control as the trustees determine is necessary.

If during the course of our audit of the annual financial statements of the body corporate we become aware of any instances of non-compliance with the accounting requirements set out in management rules 21, 24 and 26, we are required to report our findings.

In our opinion, the body corporate has complied with the accounting requirements set out in management rules 24 & 26(1)(b), by maintaining separate books of account and separate bank accounts for its administrative and reserve funds referred to in sections 3(1)(a) and (b) of the Act, however the body corporate has not complied with management rule 26(1)(d) by not preparing a maintenance, repair and replacement plan in accordance with rule 22. Our opinion is not modified in respect of this matter.

#### Management of the body corporate's financial affairs and funds (Rules 26(5)(c)(iii) and (iv))

In terms of relevant International Standards on Auditing we were unable to conduct an engagement relating to whether the financial records 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 Rules 26(5)(c)(iii) and (iv). We have not gathered evidence to express any assurance opinion or conclusion thereon.

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**Cecil Kilpin & Co**  
**Chartered Accountants (SA)**  
**Registered Auditors**  
**Per Partner: M Spencer**

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**Century City**  
**Date:** \_\_\_\_\_

# The Body Corporate of Knightsbridge Mansions

(Scheme number: SS 18/1980)

Annual Financial Statements for the year ended 31 December 2017

## Trustees' Responsibilities and Approval

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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 basis of accounting as set out in Note 1 to the financial statements. 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 basis of accounting as set out in Note 1 to the financial statements 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 December 2018 and, in the light of this review and the current financial position, They are satisfied that the body corporate has or has access to adequate resources to continue in operational existence for the foreseeable future.

The trustees are aware of the legislation that was introduced by the Sectional Titles Schemes Management Act, 2011 (Act No. 8 of 2011) on 7 October 2016. This legislation requires that the body corporate maintain a reserve fund of not less than 25% of the previous year's operational levies. In order to achieve this, the trustees will include an adjustment in the budgets for 2018 and 2019 to comply with Regulation 2(a) and 2(c).

The external auditors are responsible for independently auditing and reporting on the body corporate's annual financial statements. The annual financial statements have been examined by the body corporate's external auditors and their report is presented on pages 2 to 4.

The annual financial statements set out on pages 6 to 17, which have been prepared on the going concern basis, were approved by the board and were signed on its behalf by:

### Approval of annual financial statements

\_\_\_\_\_  
Trustee

\_\_\_\_\_  
Trustee

Date: \_\_\_\_\_

# The Body Corporate of Knightsbridge Mansions

(Scheme number: SS 18/1980)

Annual Financial Statements for the year ended 31 December 2017

## Trustees' Report

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The trustees submit their report for the year ended 31 December 2017.

### 1. Review of activities

#### Main business and operations

The body corporate is engaged in governing the property and operates principally in South Africa.

The controlling body was established to administer the common property of the Sectional Scheme known as Knightsbridge Mansions, situated at 235 Beach Road, Sea Point, being Erf number 601, for which a Sectional Title Register was opened.

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.

The operating results and state of affairs of the body corporate are fully set out in the attached annual financial statements and do not in our opinion require any further comment.

### 2. Events after the reporting period

The trustees are not aware of any matter or circumstance arising since the end of the financial year that has a material impact on the annual financial statements.

### 3. Contributions

Contributions paid by sections owners and interest earned during the year were sufficient to meet expenditure, resulting in a levy surplus of R 656,125 (2016: R 59,915).

### 4. Trustees

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

#### Name

K Steenkamp  
E West  
L McKenzie  
P Lourandos  
E Niedermayr

### 5. Managing Agent

The managing agent of the body corporate is IHFM (Pty) Ltd of:

#### Business address

8th Floor, 2 On Long  
2 Long Street  
Cape Town  
8001

#### Postal address

PO Box 1212  
Kuilsriver  
7579

### 6. Management and conduct rules

There were amendments or additions to the management and conduct rules.

### 7. Estimates of income and expenditure for the 2018 financial year

A budget for the next financial year will be presented for approval at the forthcoming annual general meeting.

### 8. Insured replacement values

A schedule of the replacement values of all the units will be tabled for approval at the forthcoming annual general meeting.

### 9. Auditors

Cecil Kilpin & Co was the auditor for the year under review and their re-appointment is dependent on a resolution taken to that effect by the section owners at the forthcoming annual general meeting.

# The Body Corporate of Knightsbridge Mansions

(Scheme number: SS 18/1980)

Annual Financial Statements for the year ended 31 December 2017

## Statement of Financial Position as at 31 December 2017

	Note(s)	2017 R	2016 R
<b>Assets</b>			
<b>Non-Current Assets</b>			
Property, plant and equipment	2	17,931	17,931
<b>Current Assets</b>			
Trade and other receivables	3	258,930	91,714
Cash and cash equivalents	4	756,204	211,650
		<b>1,015,134</b>	<b>303,364</b>
<b>Total Assets</b>		<b>1,033,065</b>	<b>321,295</b>
<b>Equity and Liabilities</b>			
<b>Members' funds and reserves</b>			
Accumulated surplus		832,647	176,522
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Trade and other payables	5	196,067	144,773
Current tax payable		4,351	-
		<b>200,418</b>	<b>144,773</b>
<b>Total Equity and Liabilities</b>		<b>1,033,065</b>	<b>321,295</b>



# The Body Corporate of Knightsbridge Mansions

(Scheme number: SS 18/1980)

Annual Financial Statements for the year ended 31 December 2017

## Statement of Comprehensive Income

	Note(s)	2017 R	2016 R
Revenue	6	1,723,192	893,785
Other income		369,940	376,680
Operating expenses		(1,461,086)	(1,218,384)
<b>Operating surplus</b>		<b>632,046</b>	<b>52,081</b>
Investment revenue	9	29,398	7,834
Finance costs	10	(968)	-
<b>Surplus before taxation</b>		<b>660,476</b>	<b>59,915</b>
Taxation	11	(4,351)	-
<b>Surplus (deficit)</b>		<b>656,125</b>	<b>59,915</b>

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# The Body Corporate of Knightsbridge Mansions

(Scheme number: SS 18/1980)

Annual Financial Statements for the year ended 31 December 2017

## Statement of Changes in Equity

	Accumulated surplus	Total members' funds and reserves
	R	R
Balance at 01 January 2016	116,607	116,607
Surplus (deficit)	59,915	59,915
Balance at 01 January 2017	176,522	176,522
Surplus (deficit)	656,125	656,125
Balance at 31 December 2017	832,647	832,647
Note(s)		

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# The Body Corporate of Knightsbridge Mansions

(Scheme number: SS 18/1980)

Annual Financial Statements for the year ended 31 December 2017

## Statement of Cash Flows

	Note(s)	2017 R	2016 R
<b>Cash flows from operating activities</b>			
Cash generated from operations	13	516,124	42,522
Interest income		29,398	7,834
Finance costs		(968)	-
Tax paid	14	-	(227)
<b>Net cash from operating activities</b>		<b>544,554</b>	<b>50,129</b>
<b>Total cash movement for the year</b>		<b>544,554</b>	<b>50,129</b>
Cash at the beginning of the year		211,650	161,521
<b>Total cash at end of the year</b>	4	<b>756,204</b>	<b>211,650</b>

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# The Body Corporate of Knightsbridge Mansions

(Scheme number: SS 18/1980)

Annual Financial Statements for the year ended 31 December 2017

## Accounting Policies

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### 1. Basis of preparation and summary of significant accounting policies

The annual financial statements have been prepared on a going concern basis in accordance with the accounting policies as set out below. The annual financial statements have been prepared on the historical cost basis. They are presented in South African Rands.

These accounting policies are consistent with the previous period.

#### 1.1 Property, plant and equipment

Property, plant and equipment are tangible assets which the body corporate holds for its own use or for rental to others and which are expected to be used for more than one period.

Property, plant and equipment is initially measured at cost.

Cost includes costs incurred initially to acquire or construct an item of property, plant and equipment and costs incurred subsequently to add to, replace part of, or service it. If a replacement cost is recognised in the carrying amount of an item of property, plant and equipment, the carrying amount of the replaced part is derecognised.

Property, plant and equipment is subsequently stated at cost less accumulated depreciation and any accumulated impairment losses, except for land which is stated at cost less any accumulated impairment losses.

Depreciation of an asset commences when the asset is available for use as intended by management. Depreciation is charged to write off the asset's carrying amount over its estimated useful life to its estimated residual value, using a method that best reflects the pattern in which the asset's economic benefits are consumed by the body corporate.

The useful lives of items of property, plant and equipment have been assessed as follows:

Item	Depreciation method	Average useful life
Land and buildings	Straight line	Indefinite

Impairment tests are performed on property, plant and equipment when there is an indicator that they may be impaired. When the carrying amount of an item of property, plant and equipment is assessed to be higher than the estimated recoverable amount, an impairment loss is recognised immediately in surplus or deficit to bring the carrying amount in line with the recoverable amount.

#### 1.2 Financial instruments

##### Financial instruments at amortised cost

Financial instruments may be designated to be measured at amortised cost less any impairment using the effective interest method. These include trade and other receivables, loans and trade and other payables. At the end of each reporting date, the carrying amounts of assets held in this category are reviewed to determine whether there is any objective evidence of impairment. If so, an impairment loss is recognised.

##### Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and demand deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value. These are initially and subsequently recorded at fair value.

In terms of the Sectional Titles Schemes Management Act, 2011 (Act No. 8 of 2011) a reserve fund is maintained for the purposes of future maintenance and repairs to common property.

# The Body Corporate of Knightsbridge Mansions

(Scheme number: SS 18/1980)

Annual Financial Statements for the year ended 31 December 2017

## Accounting Policies

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### 1.3 Tax

#### Current tax assets and liabilities

Current tax for current and prior periods is, to the extent unpaid, recognised as a liability. If the amount already paid in respect of current and prior periods exceeds the amount due for those periods, the excess is recognised as an asset.

#### Tax expenses

The body corporate is taxed in terms of section 10(1)(e) of the Income Tax Act, 1962. In terms of this section, levy income and recoveries are fully exempt. All other income is exempt up to a maximum of R50,000 per annum. Therefore, taxation is calculated and provided for on investment income and other income greater than R50,000 per annum less a portion of deductible administrative expenses.

### 1.4 Impairment of assets

The body corporate assesses at each reporting date whether there is any indication that an asset may be impaired. If any such indication exists, the body corporate estimates the recoverable amount of the asset.

### 1.5 Provisions and contingencies

Provisions are recognised when the body corporate has an obligation at the reporting date as a result of a past event; it is probable that the body corporate will be required to transfer economic benefits in settlement; and the amount of the obligation can be estimated reliably.

Provisions are not recognised for future operating losses.

### 1.6 Revenue

The ordinary levies 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 members at the body corporate's annual general meeting.

Interest is recognised, in surplus or deficit, using the effective interest rate method.

# The Body Corporate of Knightsbridge Mansions

(Scheme number: SS 18/1980)

Annual Financial Statements for the year ended 31 December 2017

## Notes to the Annual Financial Statements

	2017 R	2016 R
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### 2. Property, plant and equipment

	2017			2016		
	Cost or revaluation	Accumulated depreciation	Carrying value	Cost or revaluation	Accumulated depreciation	Carrying value
Land and buildings	17,931	-	17,931	17,931	-	17,931

#### Reconciliation of property, plant and equipment - 2017

	Opening balance	Closing balance
Land and buildings	17,931	17,931

#### Reconciliation of property, plant and equipment - 2016

	Opening balance	Closing balance
Land and buildings	17,931	17,931

#### Details of properties

Sections 23 ;36; 37; 42; 55 and 59 as shown on the sectional title plan No. SS18/1980 in the scheme known as The Body Corporate of Knightsbridge Mansions, in respect of land and buildings situated at Sea Point West, City of Cape Town. The floor area is 57; 18; 6; 6; 6 and 6 square metres in extent respectively and an undivided share in the common property in the scheme apportioned to the said sections in accordance with the participation quota as endorsed on the said sectional plan.

### 3. Trade and other receivables

Levies in arrears	251,568	87,812
Accrued income	3,242	-
Prepayments	4,120	3,902
	<b>258,930</b>	<b>91,714</b>

#### Ageing of levies

	2017				2016	
	Current	30 days	60 days	90 days +	Total	Total
Levies in arrears	20,226	8,883	6,858	215,601	251,568	87,812

The detailed age analysis of levies in arrears is available for inspection at the registered office of the body corporate.

# The Body Corporate of Knightsbridge Mansions

(Scheme number: SS 18/1980)

Annual Financial Statements for the year ended 31 December 2017

## Notes to the Annual Financial Statements

	2017 R	2016 R
<b>4. Cash and cash equivalents</b>		
Cash and cash equivalents consist of:		
Administrative Fund - Standard Bank account 071113630	173,172	130,978
Reserve Fund - Standard Bank account 478721781	583,032	80,672
	<b>756,204</b>	<b>211,650</b>

## 5. Trade and other payables

Accrued expenses	85,330	33,045
Levies received in advance	68,701	78,412
Deposits received	20,440	12,500
Unknown deposits	21,596	20,816
	<b>196,067</b>	<b>144,773</b>

### Accrued expenses - age analysis by creditor

	2017				2016
	Current	30 days	60 days	90 days +	Total
Biccari Bollo Mariano Inc.	20,954	-	-	-	20,954
Cecil Kilpin & Co	7,182	-	-	-	7,182
City of Cape Town	9,829	-	-	-	9,829
CSOS	3,725	-	-	11,152	14,877
IHF (Pty) Ltd	-	-	-	-	-
Professional Protection Alternatives (Pty) Ltd	32,488	-	-	-	32,488
<b>Total</b>	<b>74,178</b>	<b>-</b>	<b>-</b>	<b>11,152</b>	<b>85,330</b>

## 6. Revenue

Ordinary levies	959,056	893,785
Special levies	749,259	-
CSOS levies	14,877	-
	<b>1,723,192</b>	<b>893,785</b>

## 7. Insurance policy details

### Buildings insurance

Insurance company	HIC Underwriting Managers
Policy Number	HIC065428
Expiry date	30/09/2018
Payment basis	Monthly
Total replacement value	R 125,592,790

### Trustee indemnity insurance

Insurance company	HIC Underwriting Managers
Policy Number	HIC065428
Expiry date	30/09/2018
Payment basis	Monthly
Indemnity insurance cover	R 5,000,000

# The Body Corporate of Knightsbridge Mansions

(Scheme number: SS 18/1980)

Annual Financial Statements for the year ended 31 December 2017

## Notes to the Annual Financial Statements

	2017 R	2016 R
<b>8. Repairs and maintenance - Administrative Fund</b>		
Building	37,153	-
Electrical	118,065	119,188
Fire equipment	13,657	1,231
Gardening	-	16,709
Gates and doors	16,895	-
General building	21,536	80,539
Keys and locks	-	1,050
Painting	2,736	-
Pest control	6,894	4,421
Plumbing	14,946	18,436
Security	450	450
Tags	1,106	2,822
Wastepipes project	22,942	12,312
Waterproofing	261,402	-
Windows	-	13,690
Less: Insurance claims	(19,047)	(4,000)
	<b>498,735</b>	<b>266,848</b>
<b>9. Investment revenue</b>		
<b>Interest revenue</b>		
Bank	33,987	672
Overdue owners accounts	(4,589)	7,162
	<b>29,398</b>	<b>7,834</b>
<b>10. Finance costs</b>		
Trade and other payables	968	-
<b>11. Taxation</b>		
<b>Major components of the tax expense</b>		
<b>Current taxation</b>		
Local income tax - current period	4,351	-
The body corporate is subject to tax at the company rate of 28% on the net investment income, in excess of R 50,000, in terms of Section 10(1)(e) of the Income Tax Act.		
<b>12. Auditor's remuneration</b>		
Fees	7,182	6,646
Adjustment for previous year	-	(657)
	<b>7,182</b>	<b>5,989</b>



# The Body Corporate of Knightsbridge Mansions

(Scheme number: SS 18/1980)

Annual Financial Statements for the year ended 31 December 2017

## Notes to the Annual Financial Statements

	2017 R	2016 R
<b>13. Cash generated from operations</b>		
Surplus before taxation	660,476	59,915
<b>Adjustments for:</b>		
Interest received	(29,398)	(7,834)
Finance costs	968	-
<b>Changes in working capital:</b>		
Trade and other receivables	(167,216)	4,069
Trade and other payables	51,294	(13,628)
	<b>516,124</b>	<b>42,522</b>
<b>14. Tax paid</b>		
Balance at beginning of the year	-	(227)
Current tax for the year recognised in surplus or deficit	(4,351)	-
Balance at end of the year	4,351	-
	<b>-</b>	<b>(227)</b>

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# The Body Corporate of Knightsbridge Mansions

(Scheme number: SS 18/1980)

Annual Financial Statements for the year ended 31 December 2017

## Detailed Income Statement

	Note(s)	2017 R	2016 R
<b>Revenue</b>			
Ordinary levies		959,056	893,785
Special levies		749,259	-
CSOS levies		14,877	-
	6	<b>1,723,192</b>	<b>893,785</b>
<b>Other income</b>			
Interest received	9	29,398	7,834
Debtors balances written off		-	19,790
Recoveries		333,640	330,490
Rental income		36,300	26,400
		<b>399,338</b>	<b>384,514</b>
<b>Operating expenses</b>			
Accounting fees		1,938	1,710
Administration fees		8,550	-
Auditors remuneration	12	7,182	5,989
Bank charges		12,325	10,183
CSOS levies		14,877	-
Cleaning		48,934	9,993
Electricity		65,354	61,420
Employee costs		46,146	77,456
Insurance	7	115,697	97,356
Legal expenses		90,693	162,424
Lift maintenance		46,828	43,841
Management fees		35,177	28,955
Meeting costs		7,374	5,769
Printing and stationery		2,379	828
Professional fees		45,710	-
Rates		2,326	5,086
Refuse		26,917	25,701
Repairs and maintenance - administrative fund	8	498,735	266,848
Security		298,059	328,426
Sewerage		29,481	20,425
Sundry debtors balances written off		-	3,006
Telephone and fax		4,456	5,435
Water		51,948	57,533
		<b>1,461,086</b>	<b>1,218,384</b>
<b>Operating surplus</b>		<b>661,444</b>	<b>59,915</b>
Finance costs	10	(968)	-
<b>Surplus before taxation</b>		<b>660,476</b>	<b>59,915</b>
Taxation	11	(4,351)	-
<b>Surplus (deficit)</b>		<b>656,125</b>	<b>59,915</b>