

**PEARL VALLEY GOLF AND COUNTRY ESTATE HOME OWNERS' ASSOCIATION
("PV HOA")**

**ANNUAL FINANCIAL STATEMENTS
FOR THE YEAR ENDED 28 FEBRUARY 2025**



bgr Chartered Accountants (SA)
Geoktrooieerde Rekenmeesters (SA)
DE VILLIERS ING | INC

Pearl Valley Golf and Country Estate Home Owners' Association

Annual Financial Statements for the year ended 28 February 2025

General Information

Country of incorporation and domicile	South Africa
Trustees	B Lodewyk E Lyon J Miller B Schäfer D Woolley I Van Niekerk (Chairperson)
Business address	Pearl Valley Golf and Country Estate Mandela Freedom Road PAARL 7646
Postal address	Pearl Valley Golf and Country Estate Mandela Freedom Road PAARL 7646
Bankers	Nedbank Limited Investec Limited
Auditors	BGR De Villiers Incorporated Registered Auditor P O Box 2510 PAARL 7620
Level of assurance	These annual financial statements have been audited in compliance with the applicable requirements of the PV HOA's constitution.
Preparer	The annual financial statements were independently compiled by: C Botha Chartered Accountant (SA)

Pearl Valley Golf and Country Estate Home Owners' Association

Annual Financial Statements for the year ended 28 February 2025

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Pearl Valley Golf and Country Estate Home Owners' Association

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Trustees' Responsibilities and Approval

The trustees are required to maintain adequate accounting records and are responsible for the content and integrity of the annual financial statements and related financial information included in this report. It is their responsibility to ensure that the annual financial statements fairly present the state of affairs of the Pearl Valley Home Owners' Association ("PV HOA") as at the end of the financial year and the results of its operations and cash flows for the period then ended 28 February 2025, 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 PV HOA and place considerable importance on maintaining a strong control environment. To enable the trustees to meet these responsibilities, the trustees sets standards for internal control aimed at reducing the risk of error or loss in a cost effective manner. The standards include the proper delegation of responsibilities within a clearly defined framework, effective accounting procedures and adequate segregation of duties to ensure an acceptable level of risk. These controls are monitored throughout the PV HOA and all employees are required to maintain the highest ethical standards in ensuring the PV HOA's business is conducted in a manner that in all reasonable circumstances is above reproach. The focus of risk management in the PV HOA is on identifying, assessing, managing and monitoring all known forms of risk across the PV HOA. While operating risk cannot be fully eliminated, the PV HOA endeavours to minimise it by ensuring that appropriate infrastructure, controls, systems and ethical behaviour are applied and managed within predetermined procedures and constraints.

Trustees are obliged to record their individual conflicts of interest in a "*Conflicts of Interest Register*", which operated throughout the year under review.

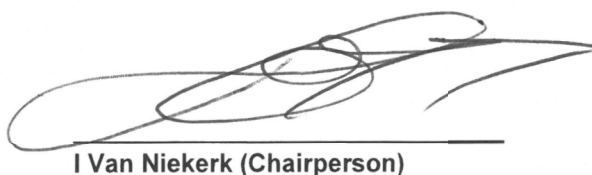
The trustees have reviewed the PV HOA's cash flow forecast for the year to 28 February 2026 and, in the light of this review and the current financial position, they are satisfied that the PV HOA has or has access to adequate resources to continue in operational existence for the foreseeable future.

The external auditors are responsible for independently auditing and reporting on the PV HOA's annual financial statements. The annual financial statements have been examined by the PV HOA's external auditors and their report is presented on pages 4 to 6.

The annual financial statements set out on pages 7 to 19, which have been prepared on the going concern basis, were approved by the trustees and signed on their behalf by:



B Lodewyk



I Van Niekerk (Chairperson)

PAARL

14/11/2025
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(Date)

Independent Auditor's Report

To the trustees of Pearl Valley Home Owners' Association ("PV HOA")

Report on the Audit of the Annual Financial Statements

Opinion

We have audited the annual financial statements of Pearl Valley Golf and Country Estate Home Owners' Association set out on pages 7 to 17, which comprise the statement of financial position as at 28 February 2025; and the statement of comprehensive income; the statement of changes in funds; and the 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, the annual financial statements present fairly, in all material respects, the financial position of Pearl Valley Golf and Country Estate Home Owners' Association as at 28 February 2025, and its financial performance and cash flows for the year then ended, in accordance with International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Pearl Valley Home Owners' Association constitution.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing. Our responsibilities under those standards are further described in the financial statements section of our report. We are independent of the Pearl Valley Home Owners' Association 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.

Emphasis of matter

Without modifying our opinion, we draw attention to Note 1 to the financial statements, which describes the basis of accounting. The financial statements are prepared to provide financial information to the members. As a result, the financial statements may not be suitable for another purpose. Our report is intended solely for the Pearl Valley Home Owners' Association and should not be distributed to or used by other parties.

Directors | Direkteure: C Botha, DPC Jonker

Assisted by | Bygestaan deur: S Claassen

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Other information

The trustees are responsible for the other information. This other information comprises the information included in the Detailed Income Statement and Notes to the Detailed Income Statement, set out on pages 18 to 19. Other information does not include the financial statements and our auditor's opinion.

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 opinion 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 on the other information obtained prior to the date of this auditor's report, 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.

Responsibilities of the trustees for the Financial Statements

The trustees are responsible for the preparation and fair presentation of the financial statements in accordance with International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Pearl Valley Home Owners' Association's constitution, and for such internal control as the trustees 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 trustees are responsible for assessing the Pearl Valley Home Owners' Association'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 Pearl Valley Home Owners' Association 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 International Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with International Standards on Auditing, 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 Pearl Valley Home Owners' Association'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 Pearl Valley Home Owners' Association'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 Pearl Valley Home Owners' Association 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 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 Accounting Professional

We draw attention to the fact that a director at our firm is appointed as an independent accounting professional of the Pearl Valley Home Owner's Association and had independently compiled the financial statements.



BGR De Villiers Incorporated
Director: DPC Jonker
Registered Auditor

PAARL

14 November 2025
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Pearl Valley Golf and Country Estate Home Owners' Association

Annual Financial Statements for the year ended 28 February 2025

Statement of Financial Position as at 28 February 2025

		2025 R	2024 R
Assets			
Non-Current Assets			
Property, plant and equipment	2	4 822 242	5 911 804
Current Assets			
Trade and other receivables	3	11 279 922	7 475 623
Investments	4	41 098 738	35 080 573
Cash and cash equivalents	5	8 747 410	7 404 540
		61 126 070	49 960 736
Total Assets		65 948 312	55 872 540
Funds and Liabilities			
Funds			
Contingency reserve fund	6	23 192 940	19 803 612
Accumulated surplus		31 254 765	24 937 496
		54 447 705	44 741 108
Liabilities			
Current Liabilities			
Trade and other payables	7	11 500 607	11 131 432
Total Funds and Liabilities		65 948 312	55 872 540

Pearl Valley Golf and Country Estate Home Owners' Association

Annual Financial Statements for the year ended 28 February 2025

Statement of Comprehensive Income

	2025 R	2024 R
Revenue	47 920 301	42 383 113
Other income	6 757 725	5 311 564
Operating expenses	(44 004 223)	(36 125 322)
Operating surplus	10 673 803	11 569 355
Net transfer to contingency reserve fund	(4 356 537)	(3 307 130)
Transfer to contingency reserve fund	(8 840 783)	(6 744 451)
Less: Maintenance costs carried in income statement	4 484 246	3 437 321
Total comprehensive income for the year	6 317 266	8 262 225

Statement of Changes in Funds

	Accumulated funds R	Contingency reserve fund R	Total funds R
Balance at 01 March 2023	16 675 274	19 869 274	36 544 548
Surplus for the year	8 262 224	-	-
Net transfer to contingency reserve fund	-	3 307 130	3 307 130
Expenses paid during the year	-	(3 372 792)	(3 372 792)
Balance at 01 March 2024	24 937 496	19 803 612	44 741 108
Surplus for the year	10 673 806	-	10 673 806
Transfer to Val de Vie HOA (Shared assets)	-	973 232	973 232
Net transfer to contingency reserve fund	(4 356 537)	4 356 537	-
Expenses paid during the year	-	(1 940 441)	(1 940 441)
Balance at 28 February 2025	31 254 765	23 192 940	54 447 705

Pearl Valley Golf and Country Estate Home Owners' Association

Annual Financial Statements for the year ended 28 February 2025

Statement of Cash Flows

		2025 R	2024 R
Cash flows from operating activities			
Cash generated from operations	10	5 347 948	9 862 207
Net cash from operating activities		5 347 948	9 862 207
Cash flows from investing activities			
Purchase of property, plant and equipment		(1 432 200)	(3 325 572)
Additions of fixed assets (I&M reserve)		(1 940 441)	(3 372 793)
Sale of property, plant and equipment		55 959	-
Net cash from investing activities		(3 316 682)	(6 698 365)
Cash flows from financing activities			
Allocations to contingency reserve fund		5 329 769	3 307 130
Movement in investments		(6 018 165)	(8 253 717)
Net cash from financing activities		(688 396)	(4 946 587)
Total cash movement for the year		1 342 870	(1 782 745)
Cash and cash equivalents at the beginning of the year		7 404 540	9 187 285
Total cash at end of the year		8 747 410	7 404 540

Pearl Valley Golf and Country Estate Home Owners' Association

Annual Financial Statements for the year ended 28 February 2025

Accounting Policies

1. Basis of preparation and summary of significant accounting policies

The annual financial statements have been prepared on a going concern basis in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities. The annual financial statements have been prepared on the historical cost basis, and incorporate the principal accounting policies set out below. 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 PV HOA 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 are stated at historical cost less accumulated depreciation.

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.

Expenditure incurred subsequently for major services, additions to or replacements of parts of property, plant and equipment are capitalised if it is probable that future economic benefits associated with the expenditure will flow to the PV HOA and the cost can be measured reliably. Day to day servicing costs are included in surplus or deficit in the period in which they are incurred.

Property, plant and equipment is subsequently stated at historical cost less accumulated depreciation and 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 PV HOA.

Depreciation is calculated on the straight-line basis to write off the cost of the assets to their expected useful lives. The useful lives of items of property, plant and equipment have been assessed as follows:

Item	Depreciation method	Average useful life
Equipment - pumphouses etc.	Straight line	5 - 10 years
Motor vehicles	Straight line	5 years
Security infrastructure and equipment	Straight line	3 - 10 years
Computer and IT related equipment	Straight line	3 - 10 years

When indicators are present that the useful lives and residual values of items of property, plant and equipment have changed since the most recent annual reporting date, they are reassessed. Any changes are accounted for prospectively as a change in accounting estimate.

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.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected from its continued use or disposal. Any gain or loss arising from the derecognition of an item of property, plant and equipment, determined as the difference between the net disposal proceeds, if any, and the carrying amount of the item, is included in surplus or deficit when the item is derecognised.

Pearl Valley Golf and Country Estate Home Owners' Association

Annual Financial Statements for the year ended 28 February 2025

Accounting Policies

1.1 Property, plant and equipment (continued)

Profits and losses on sale of property, plant and equipment are realised on the carrying value of the assets and form part of operating profit or loss. Where the carrying amount of an asset is greater than its estimated recoverable amount, it is written down immediately to its recoverable amount (impairment losses are recognized).

1.2 Financial instruments

Initial measurement

Financial instruments are initially measured at the transaction price (including transaction costs except in the initial measurement of financial assets and liabilities that are measured at fair value through surplus or deficit) unless the arrangement constitutes, in effect, a financing transaction in which case it is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial instruments at amortised cost

These include loans, trade receivables and trade payables. Those debt instruments are subsequently measured at amortised cost using the effective interest method. Debt instruments which are classified as current assets or current liabilities are measured at the undiscounted amount of the cash expected to be received or paid, unless the arrangement effectively constitutes a financing transaction.

At 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 there is objective evidence, the recoverable amount is estimated and compared with the carrying amount. If the estimated recoverable amount is lower, the carrying amount is reduced to its estimated recoverable amount, and an impairment loss is recognised immediately in surplus or deficit.

Other financial assets

Financial assets are initially recognised at the transaction price. The financial assets are subsequently carried at fair value. Other financial assets are classified as current assets. The cash component held as part of the investment is classified as cash.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, deposits held at call with banks and money market instruments, net of bank overdrafts.

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.

Current tax liabilities (assets) for the current and prior periods are measured at the amount expected to be paid to (recovered from) the tax authorities, using the tax rates (and tax laws) that have been enacted or substantively enacted by the reporting date.

Tax expenses

Tax expense is recognised in the same component of total comprehensive income or equity as the transaction or other event that resulted in the tax expense.

Under the South African tax legislation, the levy income of a homeowners' association is exempt from normal taxation. The PV HOA is however responsible for paying normal income tax on its net investment returns and other sources of income.

Pearl Valley Golf and Country Estate Home Owners' Association

Annual Financial Statements for the year ended 28 February 2025

Accounting Policies

1.4 Revenue

Levies

Levies have been accounted for on the accrual basis and therefore includes outstanding amounts owing by the owners.

Water Income

Water income is recognised monthly in arrears and invoiced to individual homeowners based on actual potable water usage during the prior month. The associated cost of bulk water supply is payable to Drakenstein Municipality on a monthly basis.

Interest

Interest is recognised in the statement of comprehensive income using the effective interest rate method.

Direct recoveries of cost

These items, for example legal fees and water cost recoveries, are set off against these costs and not treated as revenue or other income by PV HOA.

1.5 Significant judgements and sources of estimation uncertainty

Critical judgements in applying accounting policies

Management are required to make critical judgements in applying accounting policies from time to time. The judgements, apart from those involving estimations, that have the most significant effect on the amounts recognised in the annual financial statements, are outlined as follows:

Key sources of estimation uncertainty

Useful lives of property, plant and equipment

The PV HOA reviews the estimated useful lives of property, plant and equipment when changing circumstances indicate that they may have changed since the most recent reporting date.

Valuation of debtors

The recoverability of all PV HOA's debt is secured by the embargo of transfer enshrined in the title deed of every property within the Estate. Transfer of property therefore cannot occur unless all outstanding dues have been paid to the PV HOA.

However, in instances where the outstanding debt towards the PV HOA is estimated to be more than the current market value of the relevant property, a provision for bad debt is raised using management's best judgement of the potential unrecoverable portion of debt

1.6 Impairment of assets

The PV HOA assesses at each reporting date whether there is any indication that property, plant and equipment may be impaired.

If there is any such indication, the recoverable amount of any affected asset (or group of related assets) is estimated and compared with its carrying amount. If the estimated recoverable amount is lower, the carrying amount is reduced to its estimated recoverable amount, and an impairment loss is recognised immediately in surplus or deficit.

Pearl Valley Golf and Country Estate Home Owners' Association

Annual Financial Statements for the year ended 28 February 2025

Accounting Policies

1.6 Impairment of assets (continued)

If an impairment loss subsequently reverses, the carrying amount of the asset (or group of related assets) is increased to the revised estimate of its recoverable amount, but not in excess of the amount that would have been determined had no impairment loss been recognised for the asset (or group of assets) in prior years. A reversal of impairment is recognised immediately in surplus or deficit.

1.7 Provisions and contingencies

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

Provisions are measured at the present value of the amount expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to the passage of time is recognised as interest expense.

Provisions are not recognised for future operating losses.

1.8 Contingency reserve fund

The objective of the contingency reserve fund is to make provision for the future and long-term infrastructural replacement, irrigation and maintenance needs of the PV HOA.

Allocations are made and credited to the reserve fund in accordance with an asset management plan, conducted by the engineering firm Bigen SA (Pty) Ltd. The high level plan covers a 20 year horizon, focusing on projected capital renewal and annual operation and capital maintenance expenditure incurred during the financial year are set off and debited against the reserve.

Other expenditure could be accounted through the fund, provided that:

- The said expenditure is directly related to the affairs and business of the PV HOA,
- Such proposed expenditure is specifically approved at a formal PV HOA trustees' meeting before it is incurred and
- Has not specifically been budgeted for.

Pearl Valley Golf and Country Estate Home Owners' Association

Annual Financial Statements for the year ended 28 February 2025

Notes to the Annual Financial Statements

	2025 R	2024 R
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2. PROPERTY, PLANT AND EQUIPMENT

	2025			2024		
	Cost or revaluation	Accumulated depreciation	Carrying value	Cost or revaluation	Accumulated depreciation	Carrying value
Computer and IT related equipment	311 434	(192 598)	118 836	1 219 798	(914 863)	304 935
Emergency equipment	48 658	(34 080)	14 578	-	-	-
Equipment - pumphouse etc.	353 080	(109 793)	243 287	980 601	(980 600)	1
Motor vehicles	3 525 913	(970 636)	2 555 277	3 218 961	(923 117)	2 295 844
Other computer equipment	72 448	(45 255)	27 193	-	-	-
Outdoor park equipment	318 815	(22 667)	296 148	-	-	-
Security infrastructure and equipment	2 655 528	(1 211 810)	1 443 718	2 495 977	(431 995)	2 063 982
Water irrigation system	928 423	(805 218)	123 205	4 486 210	(3 239 168)	1 247 042
Total	8 214 299	(3 392 057)	4 822 242	12 401 547	(6 489 743)	5 911 804

Reconciliation of property, plant and equipment - 2025

	Opening balance	Additions	Disposals	Transfers	Depreciation	Closing balance
Computer and IT related equipment	304 935	31 704	(85 118)	(100 432)	(32 253)	118 836
Emergency equipment	-	-	-	20 654	(6 076)	14 578
Other computer equipment	-	6 467	(5 925)	37 732	(11 081)	27 193
Equipment - pumphouse etc.	1	-	(1 088 291)	1 341 962	(10 385)	243 287
Motor vehicles	2 295 844	893 320	(284 874)	-	(349 013)	2 555 277
Outdoor park equipment	-	187 408	-	122 472	(13 732)	296 148
Security infrastructure and equipment	2 063 982	313 304	(51 864)	(433 164)	(448 540)	1 443 718
Water irrigation system	1 247 042	-	(17 133)	(989 224)	(117 480)	123 205
	5 911 804	1 432 203	(1 533 205)	-	(988 560)	4 822 242

Reconciliation of property, plant and equipment - 2024

	Opening balance	Additions	Disposals	Transfers	Depreciation	Closing balance
Computer and IT related equipment	580 962	64 541	-	-	(340 566)	304 935
Equipment - pumphouses etc.	305 043	-	-	-	(305 042)	1
Motor vehicles	297 684	2 224 546	-	-	(226 386)	2 295 844
Security infrastructure and equipment	1 750 899	735 518	-	-	(422 435)	2 063 982
Water irrigation system	1 159 345	300 967	-	-	(213 270)	1 247 042
	4 093 933	3 325 572	-	-	(1 507 699)	5 911 804

Pearl Valley Golf and Country Estate Home Owners' Association

Annual Financial Statements for the year ended 28 February 2025

Notes to the Annual Financial Statements

	2025 R	2024 R
3. TRADE AND OTHER RECEIVABLES		
Deposit	600 000	600 000
Trade receivables	9 076 206	11 808 225
Less: Provision for impairment	(1 098 953)	(3 306 009)
Prepayments	86 668	-
Val de Vie HOA (Shared assets)	2 190 234	-
Value added taxation receivable	425 767	-
Net trade receivables	11 279 922	9 102 216
Net trade receivables are disclosed as follows		
Trade and other receivables: Levies and water income receivable	11 279 922	7 475 623
Penalty levies through reserve fund	-	1 626 593
	11 279 922	9 102 216
4. INVESTMENTS		
Coronation Fund Managers	41 098 738	35 080 573
5. CASH AND CASH EQUIVALENTS		
Cash deposits are held with the following financial institutions:		
Nedbank Ltd - Call account	5 012 353	3 810 881
Nedbank Ltd - Current account	856 631	938 671
Investec Bank Ltd - Trading account	2 878 426	2 654 988
	8 747 410	7 404 540
6. CONTINGENCY RESERVE FUND		
Balance at beginning of the year	19 803 612	19 869 274
Transfer from reserves during the year	4 356 537	3 307 130
	24 160 149	23 176 404
Transfers from utilised funds		
Transfer to Val de Vie HOA (Shared assets)	973 232	-
Estate Specific Projects		
Infrastructure	(75 365)	-
Roads	(1 626 709)	(644 906)
Sanitation	(114 825)	(70 480)
Security	(123 542)	(2 640 561)
Storm water	-	(16 845)
Balance at the end of the year	23 192 940	19 803 612

Pearl Valley Golf and Country Estate Home Owners' Association

Annual Financial Statements for the year ended 28 February 2025

Notes to the Annual Financial Statements

	2025 R	2024 R
7. TRADE AND OTHER PAYABLES		
Building deposits	4 890 000	3 480 000
Income received in advance	1 560 027	2 177 868
Other payables	222 288	182 748
Trade payables	4 828 292	5 252 803
Value added tax payable	-	38 013
	11 500 607	11 131 432

8. OPERATING SURPLUS

Operating surplus for the year is stated after accounting for the following:

Ambulance services	125 000	-
Audit fees (includes prior period over provision)	(15 800)	127 000
Cleaning	115 621	1 526
Community Scheme Ombud Services	303 200	311 760
Computer expenses	316 431	290 373
Depreciation on property, plant and equipment	988 560	1 507 699
Electricity	1 678 731	2 247 383
Estate management	4 945 025	4 249 980
Legal fees	350 161	197 693
Maintenance - common and open areas	4 506 377	3 834 119
Maintenance - estate (including irrigation)	4 484 246	3 442 821
Security	9 286 068	8 587 987

9. TAXATION

The PV HOA is liable for normal income taxation on net investment and trading income. Levy income is exempt from tax in terms of Section 10(1)(e) of the Income Tax Act No.58 of 1962.

No provision has been made for income tax for the current year as the Home Owners' Association has a calculated tax loss for its income from sources other than levies collected. This calculated tax loss is still subject to review from the South African Revenue Service.

10. CASH GENERATED FROM OPERATIONS

Surplus for the period	6 317 266	8 262 225
Adjustments for:		
Depreciation	988 560	1 507 699
Profit on sale of assets	(55 958)	-
Changes in working capital:		
Trade and other receivables	(2 271 098)	(2 348 072)
Trade and other payables	369 178	2 440 355
	5 347 948	9 862 207

11. 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.

Pearl Valley Golf and Country Estate Home Owners' Association

Annual Financial Statements for the year ended 28 February 2025

Notes to the Annual Financial Statements

	2025	2024
	R	R

12. EVENTS AFTER THE REPORTING PERIOD

The trustees are not aware of any other matter or circumstance arising since the end of the financial year and the reporting date.

Pearl Valley Golf and Country Estate Home Owners' Association

Annual Financial Statements for the year ended 28 February 2025

Detailed Income Statement and notes

	Note(s)	2025 R	2024 R
Revenue			
Levies received		28 066 225	25 813 135
Water expenses - recovery	1	14 999 793	12 032 728
Building control fees - recovery		2 446 991	2 427 631
Building road levies - recovery		2 407 292	2 109 619
Other income			
Advertising income		63 374	37 500
Contractor fines		57 142	124 365
Exit levy capital 1% (The Acres)		1 555 626	1 241 599
Fines and penalties		170 000	-
Gains on disposal of assets		55 635	-
Insurance refunds		16 867	-
Interest received billed to owners		70 272	190 825
Interest received on investments		3 727 548	3 090 784
Levy clearance consent fee		160 026	176 388
Other income		26 675	375 000
Recovery of bad debts		394 691	-
Reversal of doubtful debt provision		367 195	-
Remote sales		92 674	75 103
		54 678 026	47 694 677
Operating expenses			
AGM & SGM expenses		49 927	64 149
Ambulance service		125 000	-
Audit fees (includes prior period over provision)		(15 800)	127 000
Bad debts		112 256	167 424
Bank charges		66 368	58 686
Cleaning expenses		115 621	1 526
Community Scheme Ombud Services		303 200	311 760
Computer expenses		316 431	290 373
Consulting fees - utilities		89 530	57 163
Depreciation		988 560	1 507 699
Donations (Val de Vie Foundation)		190 226	256 823
Electricity		1 678 731	2 247 383
Estate management		4 945 025	4 249 980
Gifts		845	11 138
Legal expenses		350 161	197 693
Maintenance - common and open areas		4 506 377	3 834 119
Maintenance - estate (including irrigation)		4 484 246	3 442 821
Maintenance - other		113 744	155 774
Security		9 286 068	8 587 987
Sundry expenses	2	2 052 892	1 335 427
Val de Vie reciprocal use levy contribution		2 837 760	-
Water purchases		11 407 055	9 220 397
		44 004 223	36 125 322

Pearl Valley Golf and Country Estate Home Owners' Association

Annual Financial Statements for the year ended 28 February 2025

Detailed Income Statement and notes

	Note(s)	2025 R	2024 R
Surplus transferred to retained earnings		10 673 803	11 569 355
Net transfer to contingency reserve fund		(4 356 537)	(3 307 130)
Transfer to contingency reserve fund		(8 840 783)	(6 744 451)
Less: Maintenance costs carried in income statement		4 484 246	3 437 321
Surplus for the year		6 317 266	8 262 225

Supplementary Information

	Note(s)	2025 R	2024 R
1. WATER EXPENSE RECOVERIES			
Water consumption recovery		13 758 403	10 930 586
Water connection fee recovery		326 778	312 300
Water basic charge recovery		914 612	789 842
		14 999 793	12 032 728
2. SUNDRY EXPENSES			
Consumables		145 959	36 912
Estate portal and erf database		518 390	344 387
Insurance		361 199	123 741
Motor vehicle expenses		474 841	263 530
Other professional fees		222 940	233 430
Postage		245	-
Printing and stationary		37 745	33 203
Purchases - remotes		99 000	80 217
Subscriptions		45 878	63 922
Telephone and fax		146 695	156 085
		2 052 892	1 335 427