

# **NORTHPINE CITY IMPROVEMENT DISTRICT NPC**

## **ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025**

REGISTRATION NUMBER	2017/22442/08
PUBLIC BENEFIT ORGANISATION NUMBER	930 068 333
DIRECTORS	C Arendse E Japhta M Smith K Visagie
NATURE OF BUSINESS	Improving and Promoting the Special Rating Area of Northpine
BUSINESS ADDRESS	32 Eastwood Drive Northpine Brackenfell 7560
AUDITORS	Harry Curtis & Co.
PREPARER	J Oelofse CA (SA)

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# **NORTHPINE CITY IMPROVEMENT DISTRICT NPC**

## **ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025**

### **DIRECTORS RESPONSIBILITIES AND APPROVAL**

The directors are required in terms of the Companies Act 71 of 2008, to maintain adequate accounting records and are responsible for the content and integrity of the annual financial statements and related financial information included therein. It is their responsibility to ensure that the annual financial statements fairly present the state of affairs of the company as at the end of the financial year and the results of its operations and cash flows for the year then ended, in conformity with the International Financial Reporting Standard for Small and Medium-sized Entities and in the manner required by the Companies Act 71 of 2008. The external auditors are engaged to express an independent opinion on the financial statements.

The annual financial statements are prepared in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities and in the manner required by the Companies Act and are based upon appropriate accounting policies, consistently applied, 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 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 company and all employees are required to maintain the highest ethical standards in ensuring the company's business is conducted in a manner that, in all reasonable circumstances, is above reproach. The focus of risk management in the company is on identifying, assessing, managing and monitoring all known forms of risk across the company. While operating risk cannot be fully eliminated, the 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 directors are satisfied that the company has, or has access to, adequate resources to continue in operational existence for the foreseeable future.

The external auditors are responsible for auditing and reporting on the company's annual financial statements. The annual financial statements have been examined by the company's external auditors and their report is presented on pages 3 and 4.

The financial statements set out on pages 6 to 12, which have been prepared on the going concern basis, were approved by the directors and signed on their behalf by :

  
**M SMITH (CHAIRPERSON)**  
**K VISAGIE (VICE CHAIRPERSON)**

**28 August 2025**

## INDEPENDENT AUDITORS REPORT

### To the Members of

### NORTHPINE CITY IMPROVEMENT DISTRICT NPC

#### Opinion

We have audited the financial statements of Northpine City Improvement District NPC set out on pages 6 to 12, which comprise the statement of financial position as at 30 June 2025, the statement of income and retained earnings, 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 Northpine City Improvement District NPC as at 30 June 2025, and its financial performance and 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 Companies Act 71 of 2008.

#### 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 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 the 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*. 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 directors report as required by the Companies Act 71 of 2008. 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.

#### 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 International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Companies Act 71 of 2008, and for such internal control as the directors determine are 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 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 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.

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 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 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 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.



Harry Curtis & Co  
Registered Auditors  
Auditor : H D Curtis  
(Registration No : 639206)

28 August 2025

4 Adelaide Road  
PLUMSTEAD  
7800

# **NORTHPINE CITY IMPROVEMENT DISTRICT NPC**

## **ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025**

### **REPORT OF THE DIRECTORS**

The directors hereby present their report on the annual financial statements for the year ended 30 June 2025.

#### **NATURE OF BUSINESS**

The Northpine City Improvement District NPC is a non-profit company set up in terms of the municipal by-laws of the City of Cape Town (CoCT) which acts as the management body in respect of the Special Rating Area (SRA) determined by the CoCT in terms of section 22 of the Property Rates Act in respect of a defined geographical area. The source of revenue of the company is additional rates billed by the CoCT to the registered property owners of Northpine which funds are utilised to enhance and supplement services provided by CoCT. These services include facilitating investment in the SRA, facilitating a co-operative approach between the City and the private sector in the provision of municipal services, halting the degeneration and facilitating the upliftment of distressed areas in the SRA and promoting economic growth and sustainable development in the SRA.

#### **FINANCIAL RESULTS**

The financial position and operating results of the company for the year ended 30 June 2025 are adequately reflected in the accompanying annual financial statements.

The company was approved by the South African Revenue Service (SARS) Tax Exemption Unit on 8 June 2022 as a Public Benefit Organisation in terms of 10(1)(e)(i)(cc) of the Income Tax Act, retrospectively with effect from 1 July 2017. Income tax, penalties and interest in the amount of R247,639 has been paid for the financial years ending 30 June 2018, 2019 and 2021. The company is still in the process of applying to SARS for a full reimbursement of the amount. The reimbursement will be accounted for in the year received.

#### **UNAUTHORISED EXPENDITURE**

During the year unauthorised expenditure of R100,432 was identified. This amount is recoverable, not written off as an expense, and included in trade and other receivables.

#### **EVENTS SUBSEQUENT TO THE YEAR**

No material fact or circumstance has occurred between the accounting date and the date of this report which affect the financial position of the company as reflected in these financial statements.

#### **GOING CONCERN**

The directors believe that the 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 company is in a sound financial position and that it has sufficient funding to meet its foreseeable cash requirements. The directors are not aware of any material non-compliance with statutory or regulatory requirements or of any pending changes to legislation which may affect the company.

#### **DIRECTORS**

The names of the directors at the date of approval of the financial statements are reflected on page 1.

The following appointments and resignations took place during the period :

##### Appointments

C Arendse - 19 October 2024  
H Fortuin - 19 October 2024  
E Japhta - 19 October 2024  
C Johnson - 19 October 2024

##### Resignations

J Andreas - 8 April 2025  
C Cupido - 9 September 2024  
H Fortuin - 8 April 2025  
C Johnson - 12 August 2025  
M Schereka - 17 October 2024  
R Swanepoel - 24 September 2024  
C Williams - 14 July 2025

#### **BUSINESS AND REGISTERED ADDRESS**

##### Business and Registered

32 Eastwood Drive  
Northpine  
Brackenfell  
7560

#### **AUDITORS**

Harry Curtis & Co were appointed as the company auditors for the year under review.

#### **PREPARER**

The annual financial statements were prepared by J Oelofse CA (SA).

28 August 2025

**NORTHPINE CITY IMPROVEMENT DISTRICT NPC**  
**ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025**

**STATEMENT OF FINANCIAL POSITION**

	<u>Notes</u>	<u>2025</u> <u>R</u>	<u>2024</u> <u>R</u>
<b><u>ASSETS</u></b>			
<b>NON CURRENT ASSETS</b>			
Property, Plant and Equipment	1	273,713	321,655
<b>CURRENT ASSETS</b>			
Cash and Cash Equivalents	2	1,324,614	905,787
Trade and Other Receivables	3	1,223,503	898,901
		101,111	6,886
		<u>1,598,327</u>	<u>1,227,442</u>
<b><u>RESERVES AND LIABILITIES</u></b>			
<b>RESERVES</b>			
Accumulated Surplus		1,399,453	1,034,328
<b>NON CURRENT LIABILITIES</b>			
		-	-
<b>CURRENT LIABILITIES</b>			
Provisions		198,874	193,114
Trade and Other Payables	4	-	-
		198,874	193,114
		<u>1,598,327</u>	<u>1,227,442</u>



**NORTHPINE CITY IMPROVEMENT DISTRICT NPC**  
**ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025**

**STATEMENT OF INCOME AND RETAINED EARNINGS**

	<u>Notes</u>	<u>2025</u> <u>R</u>	<u>2024</u> <u>R</u>
<b>REVENUE</b>			
Additional Rates Received	5	3,016,054	2,792,643
<b>OTHER INCOME</b>			
		54,136	45,342
Donations Received		-	2,815
Insurance Claim Received		21,222	13,852
Interest Received		32,914	28,675
<b>EXPENDITURE</b>			
		2,705,065	2,928,542
Accounting, Tax and Secretarial Fees		43,387	32,826
Advertising		5,355	5,653
Audit Fee		20,500	25,000
Bank Charges		4,247	3,768
Community Services		2,125,350	2,381,150
Cleaning Services		126,031	188,732
Environmental Upgrade		-	9,696
Public Safety		1,999,124	2,182,457
Social Upliftment		195	265
Computer Expenses		4,135	4,609
Depreciation	1	103,192	127,421
Insurance		31,048	26,499
Interest Paid		359	27,212
Marketing, Promotions and Meetings		2,501	7,913
Motor and Travel Expenses		1,752	2,543
Printing, Stationery, Postage and Courier		1,460	3,573
Repairs and Maintenance		39,258	6,659
Salaries and Wages		311,484	264,923
Telecommunications		11,037	8,793
<b>SURPLUS / (DEFICIT) FOR THE YEAR</b>		365,125	(90,557)
<b>ACCUMULATED SURPLUS AT BEGIN OF YEAR</b>		1,034,328	1,124,885
<b>ACCUMULATED SURPLUS AT END OF YEAR</b>		1,399,453	1,034,328

**NORTHPINE CITY IMPROVEMENT DISTRICT NPC**  
**ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025**

**STATEMENT OF CASH FLOWS**

	<u>2025</u> <u>R</u>	<u>2024</u> <u>R</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Surplus / (Deficit) for the Year	365,125	(90,557)
Adjustments	70,637	125,958
Interest Received	(32,914)	(28,675)
Depreciation	103,192	127,421
Interest Paid	359	27,212
<b>Working Capital Changes</b>	(88,465)	154,061
Trade and Other Receivables	(94,225)	(4,166)
Trade and Other Payables	5,760	158,227
<b>Cash Generated from Operating Activities</b>	347,297	189,462
Interest Received	32,914	28,675
Interest Paid	(359)	(27,212)
	379,852	190,925
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Property, Plant and Equipment Purchased	(55,250)	(187,242)
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>	-	-
<b>CHANGE IN CASH AND CASH EQUIVALENTS</b>	324,602	3,683
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>	898,901	895,218
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR</b>	1,223,503	898,901



# **NORTHPINE CITY IMPROVEMENT DISTRICT NPC**

## **ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025**

### **ACCOUNTING POLICIES**

#### **Presentation of Financial Statements**

The annual financial statements have been prepared in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities and in the manner required by the Companies Act 71 of 2008. The financial statements are prepared on the historical cost basis and incorporate the principal accounting policies set out below. These accounting policies are consistent, in all material respects, with those applied in the previous year.

#### **Recognition of Assets and Liabilities**

Assets are recognised if they meet the definition of an asset, it is probable that future economic benefits associated with the asset will flow to the company and the cost or fair value can be measured reliably.

Liabilities are only recognised if they meet the definition of a liability, it is probable that future economic benefits associated with the liability will flow from the company and the cost or fair value can be measured reliably.

#### **Significant Judgments and Estimation Uncertainty**

In preparing the annual financial statements, management is required to make estimates and assumptions that affect the amounts presented in the annual financial statements and related disclosures. Use of available information and the application of judgment is inherent in the formation of estimates. Actual results in the future could differ from these estimates which may be material to the annual financial statements.

#### **Property, Plant and Equipment**

Property, plant and equipment are tangible assets which the company 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.

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 the straight-line method, which best reflects the pattern in which the asset's economic benefits are consumed by the company.

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

<u>Item</u>	<u>Useful Life</u>
Camera Equipment	5 years
IT Equipment	3 years
Office Equipment	3 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 profit or loss 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 profit and loss when the item is derecognised.

# **NORTHPINE CITY IMPROVEMENT DISTRICT NPC**

## **ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025**

### **ACCOUNTING POLICIES**

(Continued)

#### **Financial Instruments**

Financial instruments recognised on the statement of financial position include trade receivables, cash and cash equivalents and trade payables.

#### **Trade and Other Receivables**

Trade and other receivables are stated at cost less an allowance for doubtful debts. The allowance raised is the amount needed to reduce the carrying value to the expected future cash flows.

#### **Cash and Cash Equivalents**

Cash comprises deposits with banks. Cash equivalents comprise highly liquid investments that are convertible to cash with insignificant risk of changes in value. Cash and cash equivalents

#### **Trade and Other Payables**

Trade and other payables are measured at fair value.

#### **Revenue Recognition**

Revenue comprises additional rates invoiced monthly by the City of Cape Town to all property owners in the special rating area of Northpine in accordance with the Financial Agreement, whereby the City pays 97% of the annual budget to the company in twelve monthly instalments and retains 3% as a provision for bad debts.

#### **Taxation**

The company is exempt from normal taxation on its revenue income in terms of section 10(1)(e)(i)(cc) of the Income Tax Act. Any other receipts and accruals derived by the company are exempt up to R50,000 per annum.

#### **Unauthorised, Irregular, Fruitless and Wasteful Expenditure**

Unauthorised, irregular, fruitless and wasteful expenditure is accounted for as an expense in the statement of income and retained earnings and classified in accordance with the nature of the expense. Where recovered, it is subsequently accounted for as other income.

**NORTHPINE CITY IMPROVEMENT DISTRICT NPC**  
**ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025**

**NOTES TO THE ANNUAL FINANCIAL STATEMENTS**

			<u>2025</u> <u>R</u>	<u>2024</u> <u>R</u>
<b>1. PROPERTY, PLANT AND EQUIPMENT</b>				
	Cost	Accum Depreciation	Net Book Value	Net Book Value
Camera Equipment	1,268,810	999,843	268,967	319,717
IT Equipment	25,973	25,973	-	-
Office Equipment	14,790	10,044	4,746	1,938
	<u>1,309,573</u>	<u>1,035,860</u>	<u>273,713</u>	<u>321,655</u>

**Net Book Value of Property, Plant and Equipment is reconciled as follows :**

	Net Book Value at Begin of Year	Additions / (Disposals)	Depreciation	Net Book Value at End of Year
Camera Equipment	319,717	49,164	99,914	268,967
IT Equipment	-	-	-	-
Office Equipment	1,938	6,086	3,278	4,746
	<u>321,655</u>	<u>55,250</u>	<u>103,192</u>	<u>273,713</u>

**2. CASH AND CASH EQUIVALENTS**

Business Account	662,961	371,272
Investment Account	560,542	527,629
	<u>1,223,503</u>	<u>898,901</u>

**3. TRADE AND OTHER RECEIVABLES**

Debt Recovery - Unauthorised Expenditure	100,432	-
Employee Tax Refundable	679	3,855
Value Added Tax Refundable	-	3,031
	<u>101,111</u>	<u>6,886</u>

# **NORTHPINE CITY IMPROVEMENT DISTRICT NPC**

## **ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025**

### **NOTES TO THE ANNUAL FINANCIAL STATEMENTS**

(Continued)

	<u>2025</u> <u>R</u>	<u>2024</u> <u>R</u>
<b>4. TRADE AND OTHER PAYABLES</b>		
Kaeleidene Computers	5,540	
SJC Security Services - Public Safety	189,000	189,000
W J Steyn Accountants	3,200	3,200
Value Added Tax Payable	1,134	-
H-Res Signage	-	914
	<u>198,874</u>	<u>193,114</u>

### **5. REVENUE**

Additional Rates Received	<u>3,016,054</u>	<u>2,792,643</u>
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The City of Cape Town (CoCT) charges additional rates to property owners in the special rating area of Northpine which funds are utilised to enhance and supplement services provided by the CoCT.

### **6. TAXATION**

The company is exempt from normal taxation on its revenue income in terms of section 10(1)(e)(i)(cc) of the Income Tax Act. Any other receipts and accruals derived by the company are exempt up to R50,000 per annum. The company has no taxable income for the year.

The company was approved by the SA Revenue Service (SARS) Tax Exemption Unit on 8 June 2022 as a Public Benefit Organisation in terms of 10(1)(e)(i)(cc) of the Income Tax Act, retrospectively with effect from 1 July 2017. Income tax, penalties and interest to the amount of R247,639 was paid for the financial years ending 30 June 2018, 2019 and 2021. The company is still in the process of applying to SARS for a full reimbursement of the amount. The reimbursement will be accounted for in the year received.