

# **Vredekloof Community Improvement District NPC**

**Annual Report and Financial Statements  
for the year ended 30 June 2025**



Our online report is available at [www.vredekloof.co.za](http://www.vredekloof.co.za)

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## PART A: GENERAL INFORMATION

### 1. GENERAL INFORMATION

Registered name: Vredekloof Community Improvement District NPC  
Registration no: 2009/019665/08  
Physical address: 14 Lista Crescent, Vredekloof, Brackenfell  
Postal address: 14 Lista Crescent, Vredekloof, Brackenfell 7560  
Telephone number/s: (021) 981 3303  
Email address: [manager@vredekloof.co.za](mailto:manager@vredekloof.co.za)  
Website address: [www.vredekloof.co.za](http://www.vredekloof.co.za)  
External auditors: Haumann Rodger for the past 14 years  
Bookkeepers: Proximal Capital  
Company Secretary: Lourez Swart  
Bankers information: ABSA Bank, Brackenfell  
Ward: 103  
Principal Board Observer: Ald Gerhardt Fourie  
Alt. Board Observer: Cllr Bredon van der Merwe  
Sub council Manager: Ms. Lorraine Frost

### 2. LIST OF ABBREVIATIONS/ACRONYMS

|      |   |
|------|---|
| VCID | Vredekloof Community Improvement District |
| CID  | City Improvement District                 |
| CEO  | Chief Executive Officer                   |
| CFO  | Chief Financial Officer                   |
| CCT  | City of Cape Town                         |
| KPI  | Key performance indicators                |
| SCM  | Supply chain management                   |

### 3. FOREWORD BY THE CHAIRPERSON

Dit is vanaand die VCID se 16de Algemene Jaarvergadering. Misdaad was die grootste motivering waarom die VCID gestig is. Ons het reeds in 2006 met die proses begin en 'n raamwerk saamgestel, nl. die 8-punt plan, waarna die formele stigting van die VCID in 2009 gevvolg het.

Ons het daardie 8-punt plan oor tyd geimplimenteer en is 'n groot deel daarvan steeds ons strategiese doelwitte van vandag. Ons strategiese doelwitte is deel van ons kernbesigheid en sluit in Publieke en Openbare Veiligheid, Sosiale Opheffing, Skoonmaak, Opgradering en Instandhouding.

Dit is 'n welbekende feit dat die SAPD nie instaat is om ons veiligheid te verseker nie en raak dit net meer en meer nodig dat ons na ons eie veiligheid moet omsien. Ons het wel nou weer 'n paar insidente beleef wat ons genoodsaak het om maatreëls in plek te plaas om vêrdere insidente te probeer verhoed. Die misdaad van die afgelope jaar is egter goed in vergelyking met ander areas.

Dit is ook aangenaam om te bevestig dat ons gedurende die afgelope jaar 99,9% van ons begroting spandeer het met insluiting van surplus fondse. Die grootste komponent van die begroting gaan steeds vir veiligheid en sekuriteit. Ons het weereens heelwat fondse bestee aan CCTV kameras wat 'n groot bydrae lewer tot die voorkoming van misdaad.

Ons doen steeds 'n beroep op inwoners om hul deel te doen in terme van die voorkoming van misdaad en om ook uit te te kyk vir jou bure. Rapporteer asseblief enige verdagte situasie dadelik telefonies aan ons 24/7 beheerkamer. Dateer jou inligting op en maak seker dat jou voertuie by die Beheerkamer geregistreer is, dit is in die belang van almal se veiligheid.

Ek wil net inwoners daaraan herinner dat 'n Stadsverbeteringsdistrik se funksie is, soos die engelsman sal sê, 'n "top-up" diens t.o.v. dit wat die Munisipaliteit en ander rolspelers moet lewer. Die addisionele heffing wat ons as inwoners betaal gaan hiervoor en NIE vir dit wat die Munisipaliteit veronderstel is om te doen nie. Ons betaal mos ook reeds belasting daarvoor en moet ons aandring op daardie diens. Dienslewering deur ander rolspelers is 'n probleem en plaas dit onnodige ekstra druk op ons en ons hulpbronne.

Dit is vir my aangenaam om te kan bevestig dat ons finansies gesond is. Ons kontant reserves op 30 Junie 2025 was meer as R2,7 miljoen afgerond. 'n Terugbetaling vanaf die Stad t.o.v. die voorsiening vir slegte skuld sal ons kontant reserwes verhoog na meer as R3,1 miljoen.

Graag wil ek dan ook ons Bestuurder, Leon Brynard, bedank vir sy onbaatsigtige diens oor die jare en sy reuse bydrae en aandeel, ook t.o.v. ons finansiële posisie.

Leon het oor die jare soveel dinge ge-implimenteer waarvan ons vandag nog die vrugte pluk. Dit het hom, en natuurlik ook sy vrou, baie tyd en geld gekos waarvan die meeste van ons nie eens bewus is nie en waarvoor hulle nooit vergoed is nie. Die lys is te lank om te noem.

Alhoewel Leon se dienskontrak normale werksure stipuleer is hy eintlik 24/7 aan diens en het hy nog nooit aangedring of selfs gevra vir oortyd nie. Ek weet dat hy baie oproepe en whatsapp boodskappe ook na-ure ontvang. Indien daar 'n probleem is in die nag, hetsy 'n kamera wat nie werk nie, 'n fout met die telefone of 'n misdaad incident, dan skakel die Beheerkamer vir Leon.

Leon is 'n tipiese voorbeeld van iemand van Vredekloof vir Vredekloof. Sy bydrae tot die sukses van Vredekloof is enorm.

Die Stad bestaan uit verskeie departemente met baie amptenare en is Leon en Monica slegs 2 persone wat feitlik op 'n daaglikse basis met omtrent al daardie departemente moet skakel en opvolg en weer en weer opvolg. Ons kan maar net vir hulle sê, baie dankie, ons waardeer julle!

Ter afsluiting, nogmaals baie dankie vir almal se teenwoordigheid.

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Chairperson of the Board

JP du Plessis

2024-12-02

#### 4. CHIEF EXECUTIVE OFFICER'S OVERVIEW

Once again, the VCID had a successful financial year for 2024-2025 with a surplus of funds to the amount of R2,711,742.

After the umpteenth incident of crime (especially during the night), the serious deterioration of our dam areas and public open spaces, the residents mobilized, and during a public meeting, decided to do something about the unacceptable situation. Henceforth the VSC (Vredekloof Safety Council) was established in 2006.

VCID was formally founded in 2009. Since then, we have made good progress, and we are proud of our achievements.

CCTV and LPR cameras took the biggest portion of the Capital Budget as we continuously spend as much as possible on this ongoing important infrastructure. Pure evidence of the success of LPR cameras can be seen and found on the various LPR groups.

Spending on security is still the biggest expense but it was also the main reason why the VCID was established.

Although there is an improvement, one of our biggest challenges is still some service delivery issues on the side of the City due to tender processes and contractors. This puts us under tremendous pressure to reach our goals. We can however confirm that several long outstanding reinstatements after a water incident have been completed. We are also glad to report that the Wessel Lourens retention pond, after many years, has been de-silted.

Lastly, I want to acknowledge all our stakeholders, which includes the City of Cape Town, our property owners and ratepayers, the SA Police and other Law Enforcement Agencies and our Security Service Provider. We appreciate you and want to thank you for your contribution to making the VCID so successful.

The rest of the report will be in the form of a Power Point presentation.



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Leon Brynard – Executive Officer  
Vredekloof Community Improvement District NPC  
2025-12-01

## 5. STATEMENT OF DIRECTORS' RESPONSIBILITY AND CONFIRMATION OF ACCURACY OF THE ANNUAL REPORT

We confirm that, to the best of our knowledge:

All information and amounts disclosed in the annual report are consistent with the annual financial statements audited by Haumann Rodger.

The directors consider the annual report, taken as a whole, to be accurate, fair, balanced and free of material omissions.

The Financial Statements, prepared in accordance with the applicable accounting standards, give a true and fair view of the assets, liabilities and financial position of the company.

The external auditors have been engaged to express an independent opinion on the annual financial statements.

Approved by the board on 01 December 2025 and signed on behalf by:



Chairperson of the Board  
JP du Plessis  
2025-12-01

## 6. STRATEGIC OVERVIEW

### 6.1. Vision

The Vredekloof Community Improvement District NPC (VCID) was established by local property owners in 2009, as part of an 8-point plan, to organize, fund, manage and facilitate improvements within the VCID footprint.

The CID refers to a geographical area, designated as such by the City of Cape Town ("CCT"), in terms of the CID By-law and s.22 of the Municipal Property Rates Act, on application by local property owners. The VCID's activities are funded by local property owners through an additional rate levied on their properties.

In partnership with the City, the VCID will strive to carry out its mandate to the best of its ability, by assisting the City and the SAPS in creating a safe, secure, caring, clean and integrated residential environment.

It is therefore the vision of the VCID to create a world-class suburb to be proud of.

### 6.2. Mission

The mission of the VCID is centered on four key pillars: safety; maintenance and cleansing; greening and beautification, and social responsibility.

The mission is to establish and maintain mechanisms and programs whereby property owners and residents are encouraged to participate in the process of a secure and clean and well-maintained neighbourhood.

The strategy for promoting that vision and mission is detailed in our Business Plan, available online at [www.vredekloof.co.za](http://www.vredekloof.co.za).

### 6.3. Values

Our core values are:

- Integrity - all actions and decisions are made with transparency and honesty.
- Inclusion - creating an environment where every member of the community, across multiple generations, is heard and valued.
- Sustainability - ensuring that the environmental cost of our actions is not passed on to future generations.
- Innovation - embracing new ideas and continuously improving processes and services.
- Accountability - holding VCID responsible for our actions and maintaining high standards of performance and ethics.
- Transparency - Open decision-making so that stakeholders can readily discern our outputs and outcomes.

## 7. STATUTORY MANDATE

In terms of the CID By-law and s. 22 of the Municipal Property Rates Act, the VCID NPC is tasked with considering, developing and implementing improvements and upgrades to the VCID to supplement services provided by the CCT.

The funding comes from additional rates collected by the CCT from VCID property owners and paid over to the company under the aforesaid legislation, as may be supplemented by local fundraising initiatives. In expending these funds, the company is subject to oversight by the CCT in terms of the CID By-law and Policy, as well as public procurement principles enshrined in s.217 of the Constitution of the Republic of South Africa, 1996 (the Constitution).

## 8. ORGANISATIONAL PROFILE

### 8.1. Overview

The VCID is a dedicated organization committed to enhancing the safety, cleanliness, and overall quality of life within our designated area.

#### **Key Services:**

- Public Safety and Security
- Regular patrols by trained security personnel
- Collaboration with local law enforcement agencies
- Implementation of surveillance systems

#### **Maintenance and Cleanliness:**

- Daily cleaning and waste management
- Upkeeping of public space
- Landscaping and beautification projects

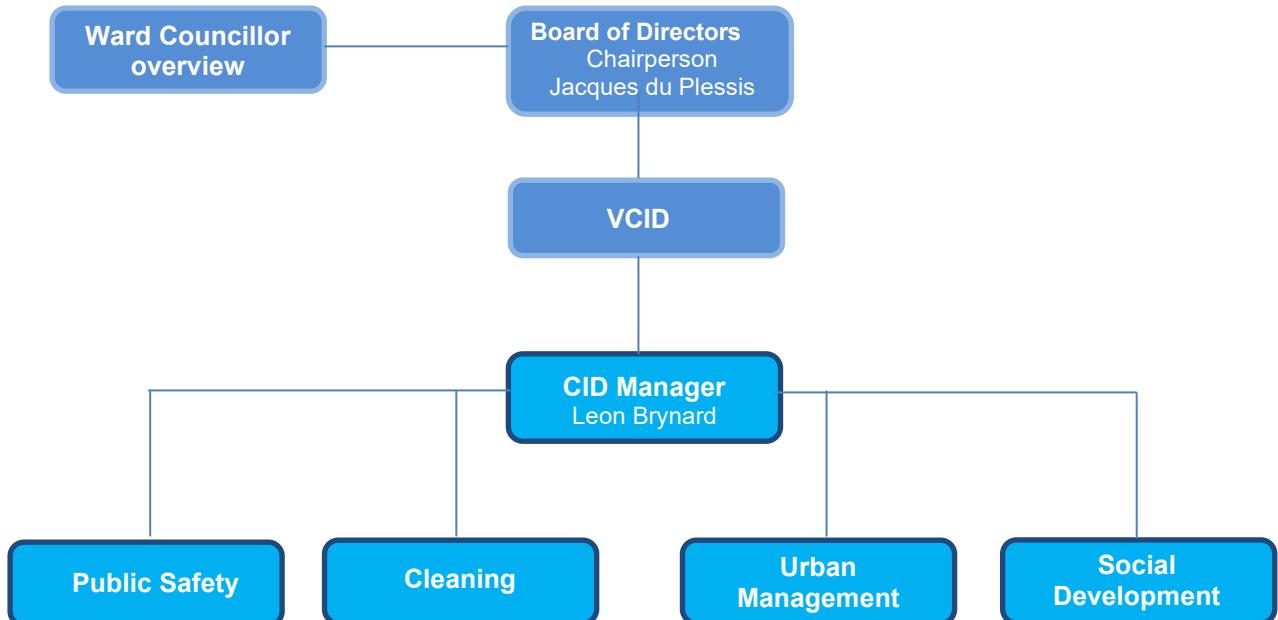
#### **Urban Development:**

- Infrastructure improvement projects
- Public space enhancements

#### **Goals:**

- Ensure a safe and secure environment
- Enhance the aesthetic appeal of the suburb
- Protecting the quiet nature like character of the area

## 9. ORGANISATIONAL STRUCTURE



**The present Directors of the Vredekloof CID and their respective portfolios are:**

| Name               | Current CID Portfolio *                            |
|--------------------|--|
| Jacques Du Plessis | Chairperson - Finance                              |
| Casper Labuschagne | Vice-Chairperson - Social Development & governance |
| Rocco van Wyk      | Security   |
| William Walton     | Cleaning and Greening                              |

\* The VCID Board has a shared responsibility

## PART B: PERFORMANCE INFORMATION

### 1. SITUATIONAL ANALYSIS

#### 1.1. Service delivery environment

Although support from City officials is good, maintaining the parks and public areas within the VCID footprint remains a challenge as the services that are supposed to be rendered by the City Departments are not always on time or adequate.

However, apart from various challenges, VCID managed to keep the area fairly clean and neat.

With constant support from our Security Service Provider, we also managed to keep Vredekloof safe.

The greenbelt and N1 that borders Vredekloof stays a challenge.

#### 1.2. Organisational environment

In this year, most of the day-to-day activities such as meetings, Board meetings, contact with community organisations and engagements with the City of Cape Town continued as planned and scheduled. Our focus remained on building the relationships and efforts amongst the various partners in the area including the SAPS, Neighborhood Watch's and the Community Policing Forum. Close cooperation with the Ward Councillor, Sub council management and City officials to further improve service delivery has been the focus of these engagements.

### 2. Strategic Objectives

- The Vredekloof Community Improvement District NPC (VCID) is dedicated to enhancing Vredekloof through a range of initiatives that align with our mission and strategic goals. Our primary activities include:
- Public Safety: We implement measures to ensure the safety and security of all residents and visitors in the area, directly supporting our mission to create a secure environment.
- Maintenance and Cleansing: We provide continuous upkeep and cleaning services to maintain a clean and attractive suburb, fostering a welcoming atmosphere for residents and visitors.
- Environmental Development: We plan and execute projects to beautify and upgrade our parks, the public areas and verges.
- Social and Economic Development: We promote social and economic initiatives that benefit the local community, aligning with our core value of social responsibility.

These activities are designed to achieve our strategic objectives of safety, maintenance, greening, beautification, and social responsibility, ensuring a vibrant and sustainable urban environment for the benefit of all stakeholders. VCID is operating in collaboration with sub-council 7 on behalf of the residents with the base mandate to provide supplementary services in addition to the standard municipal services.

### 3. Complaints Process

- The VCID offers numerous channels for dealing with complaints and/or requests. Some of the channels include the following:
  - Telephone or in person in the 24-hour Control Room.
  - WhatsApp, Facebook, or other social media.
  - Email and via website contact messages.
- Process / Procedure

Normal complaints / requests are dealt with by the VCID as follows.

The VCID will follow up with the complainant or person lodging the request or get it resolved in one of the following ways:

- Respond via email or WhatsApp.
- Contact the person telephonically.
- Visit the person at home or on site.
- Lodging a service request with the City of Cape Town.
- Scheduling the necessary tasks or actions to resolve the matter.
- Taking the matter to the next Board Meeting.

Formal complaints should be lodged to the VCID via email. The VCID will act on the complaint including one or more of the following actions:

- Referring serious complaints to the Board.
- Meeting with the complainant to understand the problem and address the issue.
- Scheduling the necessary tasks or actions to resolve the matter by the VCID.
- Logging a service request with the City of Cape Town.
- Communicating with the complainant on the actions taken.
- Follow-up process and communication with the complainant.

### 4. Performance Information

#### • PUBLIC SAFETY

4.1. To improve safety and security the VCID developed a comprehensive and integrated public safety plan for the area in conjunction with an appointed service provider. These actions include coordination and cooperation with:

- The South African Police Service
- Local Community Policing Forums
- Other existing security services in the area
- City of Cape Town Safety and Security Directorate
- Community organisations
- Other stakeholders

4.2. The VCID initiative and the inherent security situation of the area require the deployment of public safety patrol officers to adequately secure the public areas. Such a deployment can be expensive to implement and therefore the focus of the public safety plan is a combination of roaming vehicles and foot / segway patrols. Considering the contributions from other stakeholders such as the SAPS and safety and security efforts from the City of Cape Town the following public safety and security plan is proposed for the VCID.

- 4..3. This plan involves the deployment of Public Safety Patrol Officers (like the concept of Neighbourhood Safety Ambassadors) and a public CCTV surveillance system to provide a reassuring presence on streets 7 days a week.
- 4..4. The public safety patrol officers are brightly uniformed ambassadors that help to maintain an inviting and comfortable experience by serving as additional "eyes and ears" for local law enforcement agencies. They are the face of the area. Typically, they get to know the area very well and often serve as a first point of contact for emergency needs, helping to report law enforcement issues to maintain order and provide an additional deterrent to crime through their consistent coverage and visibility.

Public Safety Patrol Officers are equipped with two-way radios and patrol the area 24/7. They become an integral part of general law enforcement, often being the ones to identify public safety issues and form an extension of the SAPS and the local authority law enforcement.

A small group of well-trained public safety patrol officers have proven to be very successful in securing an area through active engagement with all people in Vredekloof. Additional training of patrol officers is required to become knowledgeable on issues such as public safety and reporting, first aid and first-responder training, communication skills.

Beyond basic training the Public Safety Patrol Officers develop a keen awareness and information of specific area safety issues including drug trade and other criminal activity, and behavior.

- 4..5. The public safety plan includes:
  - 24 Hour Control Room in Vredekloof for Vredekloof
  - Control Room Operators per shift
  - Mobile patrol vehicles during day and night shift – 24/7
  - Foot / segway patrol during day and night shift – 24/7
  - Monitoring of entrances during day and night shift – 24/7
  - Dedicated Contact Number for Vredekloof
  - Radio Communication Network
  - Satellite tracking of vehicle and foot patrol staff
  - LPR (License Plate Recognition) Camera Network
  - Overview Cameras Network
- 4..6. Assistance from the City of Cape Town
- 4..7. The activities of the Public Safety Officers and patrols are measured through a comprehensive management system for the logging of public safety incidents. The logging, mapping and analysis of these incident reports informs us of the adjustment of the public safety deployment plan for the area. The deployment plan is revised monthly or when required.

***Public safety performance information***

| ACTION STEPS   | KEY PERFORMANCE INDICATOR   | FREQUENCY per year | Comments   |
|--|---|--------------------|--|
| 1. Identify the root causes of crime in conjunction with the SAPS, Local Authority and existing Public Safety service using their experience as well as available crime and public safety incident statistics.   | Incorporate in Public Safety Management Plan  | Ongoing            |  |
| 2. Determine the Crime Threat Analysis of the CID area in conjunction with the SAPS, determine strategies by means of an integrated approach to improve public safety, identify current Public Safety and policing shortcomings and develop and implement effective public safety strategy | Incorporate in Public Safety Management Plan  | Ongoing            |  |
| 3. Deploy Public Safety resources accordingly, and effectively on visible patrols. Public Safety personnel and patrol vehicles to be easily identifiable   | Effective Safety and Public Safety patrols in the VCID measured by:<br><br>Daily attendance registers Incident reports Patrol vehicle tracking reports Patrol vehicle patrol logs | Ongoing            | Public safety officers are inspected and posted to their patrols daily. The Public safety officer's performance is measured on a weekly basis using the incident reports submitted via the incident reporting system and the safety WhatsApp groups. |
| 4. Assist the police through participation by the VCID in the local Police sector crime forum.   | Incorporate feedback and information in Public Safety and safety initiatives of the VCID Report on any Public Safety information of the VCID to the CPF                           | Monthly            |  |
| 5. Monitor and evaluate the Public Safety strategy and performance of all service delivery on a quarterly basis  | Report on findings to the VCID Board with recommendations where applicable  | Quarterly          |  |
| 6. Deploy CCTV cameras monitored by a CCTV Control Room  | Effective use of CCTV cameras through monitoring  | Ongoing            |  |

| IMPROVE AND CONTINUALLY ASSESS ALIGNMENT OF RESOURCES WITH SAFETY NEEDS OF LOCAL COMMUNITY |   |                    |   |
|--|---|--------------------|---|
| ACTION STEPS   | KEY PERFORMANCE INDICATOR   | FREQUENCY per year | Comments  |
| 7. Weekly Public Safety Reports from Contract Public Safety Service Provider               | Report findings to the VCID Board with recommendations, where applicable<br><br>Incident reports patrol vehicle tracking reports Patrol vehicle patrol logs | Weekly             | Incident reports<br>See the Table and Graph below Patrol vehicle patrol logs<br>See the Table below |
| 8. Identify "hot spot" areas.  | Number of "hot spot" areas identified and the number of "hot spot" visitation for the reporting period  | Monthly            | See the Table Below   |

### ***Public Safety Incident Summary Report***

From 1 July 2024 to 30 June 2025, a total of 130,275 km's of vehicle patrols were done. This is on average 10,856 km's per month or 356 km per day. This included all the "Hot Spot" and Routine Visits.

The most significant challenge to the public safety operations in VCID remains the N1 and the R300 Road Reserve that is bordering Vredekloof.

VCID's overall strategy to address the challenge is based on a multi-disciplinary approach which includes the following measures:

- Keep on patrolling the perimeter
- Deploy CCTV cameras to enhance the deployment of the Public Safety Operations.

#### **4..8. Resource Allocation**

During the reporting period the VCID deployed 3 public safety foot patrol officers and one mobile patrol vehicle. The security service providers own deployment serves as a backup for the VCID deployment.

The amount of R 2 602 050 was budgeted for the Public Safety deployments for the year.

| Offences 2024 |  | 2024 | 2025 |  |
|---------------|--|------|------|--|
|               | Burglary at Residential Premises                               | 7    | 1    |  |
|               | Attempted Burglary at Residential Premises                     | 0    | 1    |  |
|               | Theft From a Motor Vehicle                                     | 0    | 0    |  |
|               | Theft Out of a Motor Vehicle (Also Goods from The Back Of LDV) | 0    | 1    |  |

*Actual expenditure compared with the projected expenditure for (1) the financial year preceding the current reporting period and (2) the financial year that is the subject matter of this annual report*

(referred to below as “2024/2025”)

| Service/<br>Project<br>components | 2023/2024                |                       |                                 | 2024/2025                |                       |                                 |
|-----------------------------------|--------------------------|-----------------------|---------------------------------|--------------------------|-----------------------|---------------------------------|
|                                   | Projected<br>Expenditure | Actual<br>Expenditure | (Over)/<br>Under<br>Expenditure | Projected<br>Expenditure | Actual<br>Expenditure | (Over)/<br>Under<br>Expenditure |
| Public Safety                     | 2 549 970                | 2 580 872             | (30 902)                        | 2 602 050                | 2 602 005             | 45                              |

#### • MAINTENANCE AND CLEANSING SERVICES

4..1. The VCID making use of its own team for public cleaning service to provide the “top-up” or additional cleaning services required in their area.

4..2. The plan was implemented by establishing a small team of 3 to 6 members, working weekdays from 08:00 to 17:00, and some Saturdays, too:

- Decrease waste and grime in the area through a sustainable cleaning program.
- Provide additional street sweeping, waste picking and additional refuse collection in all the public areas.
- Removal of illegal posters, graffiti and stickers from non-municipal infrastructure.

4..3. Urban infrastructure was improved by:

- Developing and implementing a plan to identify and monitor the status of public infrastructure such as roads, pavements, streetlights, road markings and traffic signs.
- Coordinating actions with the relevant City of Cape Town’s departments to address infrastructure defects. This was done through specific liaison with departments and officials in addition to the reporting and monitoring of repairs identified by the CID Manager.
- After a base level of repair and reinstatement was achieved the VCID implemented local actions to correct minor issues.

#### *Cleansing and Urban Maintenance performance information*

| PROVIDE A CLEANER PUBLIC SPACE  |  |                    |                               |
|---|--|--------------------|-------------------------------|
| ACTION STEPS  | KEY PERFORMANCE INDICATOR  | FREQUENCY per year | Comment                       |
| 1. Develop cleaning strategy to guide delivery from appointed service delivery provider           | Measure effectiveness through Cleaning Statistics  | Monthly            |                               |
| 2. Provide (own initiative or in collaboration with CCT) additional litter bins in public spaces. | Record and Report findings to the VCID Board and the CCT with recommendations where applicable | Annually           |                               |
| 3. Provide clean streets & sidewalks (i.e. cleaning of municipal bins & removing street litter).  | Measure effectiveness through Cleaning Statistics  | Monthly            | See the Table and Graph below |

|  |   |         |                               |
|--|---|---------|-------------------------------|
|  |   |         |                               |
| 4. Remove Illegal Dumping from Public Spaces | Measure effectiveness through Cleaning Statistics | Monthly | See the Table and Graph below |

**RENEWING PUBLIC SPACES**

| <b>ACTION STEPS</b>   | <b>KEY PERFORMANCE INDICATOR</b>                  | <b>FREQUENCY per year</b> | <b>Comment</b>                |
|---|---|---------------------------|-------------------------------|
| 5. Remove graffiti and illegal advertising in public spaces                     | Measure effectiveness through Cleaning Statistics | Monthly                   | See the Table and Graph below |
| 6. Remove unlawful or unsightly stickers and posters from public infrastructure | Measure effectiveness through Cleaning Statistics | Monthly                   | See the Table and Graph below |

**PROVIDE A WELL-MAINTAINED PUBLIC SPACE**

| <b>ACTION STEPS</b>  | <b>KEY PERFORMANCE INDICATOR</b>  | <b>FREQUENCY per year</b> | <b>Comment</b>      |
|--|---|---------------------------|---------------------|
| 1. Develop an urban maintenance strategy to guide delivery from appointed service delivery provider                                      | Measure effectiveness through Urban Maintenance Statistics  | Monthly                   |                     |
| 2. Identify and report urban defects through collaboration with CCT  | Record and Report findings to the VCID Board and the CCT with follow-up action where applicable<br><br>Measure effectiveness through Urban Maintenance Statistics | Monthly                   | See the Table below |
| 3. Identify and plan the correction of urban defects and beautification of public infrastructure through repair, cleaning, and painting. | Measure effectiveness through Urban Maintenance Statistics  | Monthly                   | See the Table below |

**MAINTENANCE OF PUBLIC GREEN AREAS**

| <b>ACTION STEPS</b>              | <b>KEY PERFORMANCE INDICATOR</b>                           | <b>FREQUENCY per year</b> | <b>Comment</b>      |
|----------------------------------|--|---------------------------|---------------------|
| 1. Mow street verges             | Measure effectiveness through Urban Maintenance Statistics | Monthly                   | See the Table below |
| 2. Tree pruning and landscaping. | Measure effectiveness through Urban Maintenance Statistics | Monthly                   |                     |

### ***Cleansing Summary Report***

- Daily cleaning of Public Areas is ongoing, which includes several Parks.

### ***Urban Maintenance Task Summary Report***

- Although the VCID improved the cleanliness of most public environments in the area, the most challenging area remains the perimeter on the N1, De Bron Road and Brackenfell Boulevard. Many homeless people roam the streets from refuse bin to refuse bin and make a significant contribution to the generation of public litter. They also use the thorn trees that were planted by the VCID as a security barrier to hide their stuff and also sleep there.
- VCID is in constant liaison with the City of Cape Town and Sanral for the N1, to address this problem.

#### **4..4. Resource Allocation**

The VCID deploys 3 to 6 day-time cleaners.

*Actual expenditure compared with the projected expenditure for (1) the financial year preceding the current reporting period and (2) the financial year that is the subject matter of this annual report (referred to below as “2024/2025”)*

| Service/<br>Project<br>components | 2023/2024                |                       |                                 | 2024/2025                |                       |                                 |
|-----------------------------------|--------------------------|-----------------------|---------------------------------|--------------------------|-----------------------|---------------------------------|
|                                   | Projected<br>Expenditure | Actual<br>Expenditure | (Over)/<br>Under<br>Expenditure | Projected<br>Expenditure | Actual<br>Expenditure | (Over)/<br>Under<br>Expenditure |
| Cleaning<br>Services              | 225 450                  | 225 439               | 11                              | 340 900                  | 341 384               | (484)                           |
| Environmental<br>Upgrading        | 9 160                    | 9 156                 | 4                               | 40 000                   | 39 981                | 19                              |

- **SOCIAL DEVELOPMENT SERVICES**

4..1. VCID does not have a social problem in the area.

4..2. Resource Allocation

We support the Give Responsible campaign initiated by the City.

*Actual expenditure compared with the projected expenditure for (1) the financial year preceding the current reporting period and (2) the financial year that is the subject matter of this annual report (referred to below as “2024/2025”)*

| Service/<br>Project<br>components | 2023/2024                |                       |                                 | 2024/2025                |                       |                                 |
|-----------------------------------|--------------------------|-----------------------|---------------------------------|--------------------------|-----------------------|---------------------------------|
|                                   | Projected<br>Expenditure | Actual<br>Expenditure | (Over)/<br>Under<br>Expenditure | Projected<br>Expenditure | Actual<br>Expenditure | (Over)/<br>Under<br>Expenditure |
| Social Services                   | 2 000                    | 2 000                 | 0                               | 2 000                    | 2 000                 | 0                               |

## PART C: CORPORATE GOVERNANCE

### 1. APPLICATION OF KING IV

**1.1.** In recognition of the fact that the NPC is entrusted with public funds, particularly high standards of fiscal transparency and accountability are demanded. To this end, the NPC voluntarily subscribes to the King Code of Corporate Governance for South Africa 2016 (“King IV”), which came into effect on 1 April 2017. King IV contains a series of recommended reporting practices under the 15 voluntary governance principles.

The practices applied by the company are explained in this part (Part C), of the Annual Report. In determining which reporting practices to apply, the board took account of, among other things, the CCT’s policy, and the reporting protocols appropriate to a nonprofit entity such as the NPC.

**1.2.** Compliance with King IV for the reporting period. The board is satisfied that the NPC has complied with the applicable principles set out in King IV during the period under review, to the extent reasonably possible, are provided fully below.

### 2. GOVERNANCE STRUCTURE

#### 2.1. Board Composition

The Board is satisfied that the Board of the NPC is compiled by a representative group of directors representing the interests of the varied property owner groups within the VCID footprint.

#### 2.2. Board Observer

In terms of the By-law, city councillors are designated as “board observers” by the Executive Mayor to conduct oversight of board functions. This oversight entails receiving board documentation and attending board meetings, with a view to ensuring that the company duly executes its statutory mandate.

#### 2.3. Appointment of the board

An Annual General Meeting is held every year to review the performance of the CID and to

confirm the mandate of the members. The AGM provides the opportunity to elect new directors to serve on the board of the NPC. Elected Board members take responsibility for the various portfolios in the company and regular board meetings allow the directors to review current operations and apply corrective measures as required.

#### **2.4. Overview of the board's responsibilities**

The Board oversees the day-to-day delivery of the additional services according to the Business Plan. In executing this task, the Board:

- identifying strategies to implement the NPC's business plan in a manner that ensures the financial viability of the company and takes adequate account of stakeholder interests.
- monitoring compliance with applicable legislation, codes, and standards.
- approving the annual budget.
- overseeing preparation of and approving the annual financial statements for adoption by members.
- exercising effective control of the NPC and monitoring management's implementation of the approved budget and business plan

#### **2.5. Board charter**

The board is satisfied that it has fulfilled its responsibilities under the board charter during the period under review.

#### **2.6. Director Independence**

During the period under review, the board formally assessed the independence of all nonexecutive directors, as recommended by King IV. The board has determined that all the non-executive directors, including the chairperson, are independent in terms of King IV's definition of "independence" and the guidelines provided for in principle 7.28

#### **2.7. Board Committees**

The Board did not appoint any committees during the reporting period.

#### **2.8. Attendance at board and committee meetings**

The board convenes at least once every 3 months. Special board meetings are convened when necessary.

| Directors in attendance | 27/03/2025 | 26/06/2025 | 25/09/2025 | 06/11/2025 |  |
|-------------------------|------------|------------|------------|------------|--|
| Jacques du Plessis      | Yes        | Yes        | Yes        | Yes        |  |
| Casper Labuschagne      | Yes        | Yes        | Yes        | Yes        |  |
| Rocco van Wyk           | Yes        | Yes        | Yes        | Yes        |  |
| William Walton          | Yes        | Apology    | Yes        | No         |  |
| Leon Brynard - Manager  | Yes        | Yes        | Yes        | Yes        |  |
|                         |            |            |            |            |  |

### **3. ETHICAL LEADERSHIP**

Directors are required to maintain the highest ethical standards. To this end, the NPC has adopted a code of conduct for directors, which governs their ethical roles and responsibilities, and provides guidelines on the applicable legal, management and ethical standards.

The Code is available online at [www.vredekloof.co.za](http://www.vredekloof.co.za)

Upon appointment, directors must declare in writing to the chairperson any private interests which could give rise to a potential conflict of interest. These declarations are kept in a register and are regularly updated.

Directors must further disclose in writing to the chairperson if any matter before the board gives rise

to a potential conflict of interest. Such a director must recuse himself or herself from consideration and deliberation of, or voting on, the matter giving rise to the potential conflict of interest.<sup>1</sup>

Transparency in personal or commercial interests ensures that directors are seen to be free of personal or business relationships that may materially interfere with their ability to act independently and in the best interests of the NPC.

The board is satisfied that the directors have complied with their duties in terms of the Code during the year under review. No changes to the directors' respective declarations were recorded, which could potentially impact their independence.

#### **4. BOARD OVERSIGHT AND RISK MANAGEMENT**

##### **4.1. Risk management policy**

The board is committed to maintaining a comprehensive risk management policy aimed at safeguarding the VCID's assets and ensuring responsible use of public funds in alignment with its objectives. The risk management policy is integrated into the company's operations and management processes, overseen by the board.

##### **4.2. Key elements of the risk management strategy include:**

1. Board Oversight: The board has the ultimate responsibility for risk management and ensures that a sound internal control system is in place. The board regularly considers risk at its board meetings to ensure that key risk areas are being adequately addressed and monitored.
2. Code of Conduct: As part of the risk management framework, the VCID adheres to a strict code of conduct, ensuring confidentiality and ethical handling of sensitive information.

## **PART D: FINANCIAL INFORMATION**

### **1. Report of the External Auditor**

*See full report below*

### **2. Annual Financial Statements**

*See full report below*

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<sup>1</sup> The code of conduct provides that the register is under the control of the chairperson and is kept confidential.

**Vredekloof Community Improvement District NPC  
(Registration number 2009/019665/08)  
Annual Financial Statements  
for the year ended 30 June 2025**

# Vredekloof Community Improvement District NPC

(Registration number: 2009/019665/08)

Annual Financial Statements for the year ended 30 June 2025

## General Information

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|  |  |
|--|--|
| <b>Country of incorporation and domicile</b>       | South Africa   |
| <b>Nature of business and principal activities</b> | District improvement   |
| <b>Directors</b>                                   | CJ Labuschagne<br>J Wolfaardt<br>JP du Plessis<br>RJ van Wyk<br>WH Walton  |
| <b>Registered office</b>                           | 14 Lista Cresent<br>Vredekloof<br>Brackenfell<br>Western Cape<br>7560  |
| <b>Business address</b>                            | 14 Lista Cresent<br>Vredekloof<br>Brackenfell<br>Western Cape<br>7560  |
| <b>Postal address</b>                              | 14 Lista Cresent<br>Vredekloof<br>Brackenfell<br>Western Cape<br>7560  |
| <b>Bankers</b>                                     | ABSA Bank Limited  |
| <b>Auditors</b>                                    | Haumann Rodger Bellville Incorporated<br>Registered Auditors   |
| <b>Secretary</b>                                   | L Swart  |
| <b>Company registration number</b>                 | 2009/019665/08   |
| <b>Tax reference number</b>                        | 9248/759/17/8  |
| <b>Level of assurance</b>                          | These annual financial statements have been audited in compliance with the applicable requirements of the Companies Act of South Africa. |
| <b>Preparer</b>                                    | The annual financial statements were internally compiled by:<br>JW Trytsman<br>Chartered Accountants (SA)                                |
| <b>Issued</b>                                      | 20 August 2025   |

# **Vredekloof Community Improvement District NPC**

(Registration number: 2009/019665/08)

Annual Financial Statements for the year ended 30 June 2025

## **Index**

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

|   | <b>Page</b> |
|---|-------------|
| Directors' Responsibilities and Approval  | 3           |
| Directors' Report   | 4           |
| Independent Auditor's Report  | 5 - 6       |
| Statement of Financial Position   | 7           |
| Statement of Comprehensive Income   | 8           |
| Statement of Changes in Equity  | 9           |
| Statement of Cash Flows   | 10          |
| Accounting Policies   | 11 - 13     |
| Notes to the Annual Financial Statements  | 14 - 16     |
| <br>The following supplementary information does not form part of the annual financial statements and is unaudited: |             |
| Detailed Income Statement   | 17 - 18     |
| Tax Computation   | 19          |

# Vredekloof Community Improvement District NPC

(Registration number: 2009/019665/08)

Annual Financial Statements for the year ended 30 June 2025

## Directors' Responsibilities and Approval

The directors are required by the Companies Act of South Africa, 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 company as at the end of the financial year and the results of its operations and cash flows for the period then ended, in conformity with the International Financial Reporting Standard for Small and Medium-sized Entities. The external auditors are engaged to express an independent opinion on the annual financial statements.

The annual financial statements are prepared in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities and are based upon appropriate accounting policies consistently applied and supported by reasonable and prudent judgements and estimates.

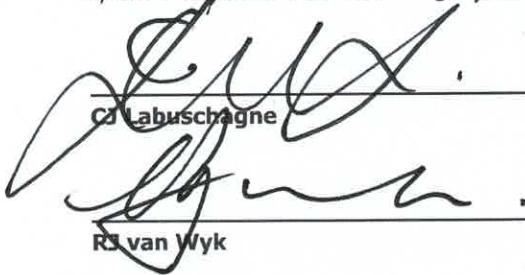
The directors acknowledge that they are ultimately responsible for the system of internal financial control established by the company and place considerable importance on maintaining a strong control environment. To enable the directors to meet these responsibilities, the directors set standards for 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 have reviewed the company's cash flow forecast for the year to 30 June 2026 and, in the light of this review and the current financial position, they 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 independently 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 page 5 - 6.

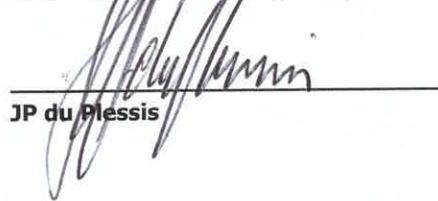
The annual financial statements set out on pages 7 to 16, which have been prepared on the going concern basis, were approved by the board of directors on 29 AUGUST 2025 and were signed by:



C. Labuschagne



R. van Wyk



JP du Plessis

# **Vredekloof Community Improvement District NPC**

(Registration number: 2009/019665/08)

Annual Financial Statements for the year ended 30 June 2025

## **Directors' Report**

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The directors have pleasure in submitting their report on the annual financial statements of Vredekloof Community Improvement District NPC for the year ended 30 June 2025.

### **1. Incorporation**

The company was incorporated on 11 August 2014 and obtained its certificate to commence business on the same day.

### **2. Nature of business**

The company provides supplementary public safety, cleansing, maintenance services, environmental development, social development and communications in the Vredekloof area.

There have been no material changes to the nature of the company's business from the prior year.

### **3. Review of financial results and activities**

The annual financial statements have been prepared in accordance with International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Companies Act of South Africa. The accounting policies have been applied consistently compared to the prior year.

### **4. Auditors**

Haumann Rodger Bellville Incorporated continued in office as auditors for the company for 2025.

At the AGM, the shareholders will be requested to reappoint Haumann Rodger Bellville Incorporated as the independent external auditors of the company and to confirm Mr W Pienaar as the designated lead audit partner for the 2026 financial year.

### **5. Secretary**

The company secretary is L Swart.

### **6. Directors**

The directors in office at the date of this report are as follows:

CJ Labuschagne  
J Wolfaardt  
JP du Plessis  
RJ van Wyk  
WH Walton

There have been no changes to the directorate for the period under review.

### **7. Events after the reporting period**

The directors are not aware of any material event which occurred after the reporting date and up to the date of this report.

### **8. 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 access to sufficient borrowing facilities to meet its foreseeable cash requirements. The directors are not aware of any new material changes that may adversely impact the company. The directors are also not aware of any material non-compliance with statutory or regulatory requirements or of any pending changes to legislation which may affect the company.

## Independent Auditor's Report

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### To the Management of Vredekloof Community Improvement District NPC

#### Opinion

We have audited the annual financial statements of Vredekloof Community Improvement District NPC (the company) set out on pages 7 to 16, which comprise the statement of financial position as at 30 June 2025; and the statement of comprehensive income; the statement of changes in equity; and the statement of cash flows for the year then ended; and notes to the 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 Vredekloof Community Improvement District NPC as at 30 June 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 Companies Act of South Africa.

#### Basis for Opinion

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 company in accordance with the Independent Regulatory Board for Auditors' Code of Professional Conduct for Registered Auditors (IRBA Code) and other independence requirements applicable to performing audits of financial statements in South Africa. We have fulfilled our other ethical responsibilities in accordance with the IRBA Code and in accordance with other ethical requirements applicable to performing audits in South Africa. The IRBA Code is consistent with the corresponding sections of the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards). We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Emphasis of Matter

Without qualifying our opinion, we draw attention to the fact that the company is unable to produce any evidence that it has registered for income tax exemption, as per Section 10(1)(d)(iii) of the Income Tax Act.

#### Other Information

The directors are responsible for the other information. The other information comprises the information included in the document titled "Vredekloof Community Improvement District NPC annual financial statements for the year ended 30 June 2025", which includes the Directors' Report as required by the Companies Act of South Africa and the supplementary information as set out on pages 17 to 19. The 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

---

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

The directors are responsible for the preparation and fair presentation of the annual financial statements in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Companies Act of South Africa, and for such internal control as the directors 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 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 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.

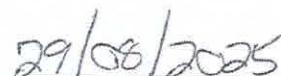
As part of an audit in accordance with International Standards on Auditing, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- 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 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 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 company 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 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.



Haumann Rodger Bellville Incorporated  
W Pienaar  
Registered Auditors



Bellville

# Vredekloof Community Improvement District NPC

(Registration number: 2009/019665/08)

Annual Financial Statements for the year ended 30 June 2025

## Statement of Financial Position as at 30 June 2025

Figures in Rand

Note(s) 2025 2024

### Assets

#### Non-Current Assets

|                               |   |         |         |
|-------------------------------|---|---------|---------|
| Property, plant and equipment | 2 | 463 293 | 456 127 |
|-------------------------------|---|---------|---------|

#### Current Assets

|                             |   |                  |                  |
|-----------------------------|---|------------------|------------------|
| Trade and other receivables | 3 | 63 694           | 11 891           |
| Cash and cash equivalents   | 4 | 2 711 742        | 2 397 838        |
|                             |   | <b>2 775 436</b> | <b>2 409 729</b> |
|                             |   | <b>3 238 729</b> | <b>2 865 856</b> |

### Total Assets

### Equity and Liabilities

#### Equity

|                     |  |           |           |
|---------------------|--|-----------|-----------|
| Accumulated surplus |  | 3 102 241 | 2 815 370 |
|---------------------|--|-----------|-----------|

#### Liabilities

#### Current Liabilities

|                          |   |                |               |
|--------------------------|---|----------------|---------------|
| Trade and other payables | 5 | 23 228         | 40 054        |
| Current tax payable      | 6 | 113 260        | 10 432        |
|                          |   | <b>136 488</b> | <b>50 486</b> |

### Total Equity and Liabilities

# Vredekloof Community Improvement District NPC

(Registration number: 2009/019665/08)

Annual Financial Statements for the year ended 30 June 2025

## Statement of Comprehensive Income

| Figures in Rand                                 | Note(s) | 2025           | 2024           |
|---|---------|----------------|----------------|
| Revenue   | 7       | 4 565 827      | 4 229 826      |
| Other income                                    | 8       | 16 764         | 14 746         |
| Expenditure                                     |         | (4 286 653)    | (4 182 918)    |
| <b>Surplus from operations</b>                  |         | <b>295 938</b> | <b>61 654</b>  |
| Finance income                                  | 10      | 123 544        | 121 293        |
| Finance costs                                   |         | (102)          | -              |
| <b>Surplus before taxation</b>                  |         | <b>419 380</b> | <b>182 947</b> |
| Taxation  | 11      | (113 260)      | -              |
| <b>Total comprehensive surplus for the year</b> |         | <b>306 120</b> | <b>182 947</b> |

# Vredekloof Community Improvement District NPC

(Registration number: 2009/019665/08)

Annual Financial Statements for the year ended 30 June 2025

## Statement of Changes in Equity

| Figures in Rand                                 | Accumulated<br>surplus | Total equity     |
|---|------------------------|------------------|
| <b>Balance at 01 July 2023</b>                  | <b>2 642 855</b>       | <b>2 642 855</b> |
| <b>Total comprehensive surplus for the year</b> | <b>182 947</b>         | <b>182 947</b>   |
| Prior period tax provision                      | (10 432)               | (10 432)         |
| <b>Total changes</b>                            | <b>(10 432)</b>        | <b>(10 432)</b>  |
| <b>Balance at 01 July 2024</b>                  | <b>2 815 370</b>       | <b>2 815 370</b> |
| <b>Total comprehensive surplus for the year</b> | <b>306 120</b>         | <b>306 120</b>   |
| Prior period tax provision                      | (19 249)               | (19 249)         |
| <b>Total changes</b>                            | <b>(19 249)</b>        | <b>(19 249)</b>  |
| <b>Balance at 30 June 2025</b>                  | <b>3 102 241</b>       | <b>3 102 241</b> |

# Vredekloof Community Improvement District NPC

(Registration number: 2009/019665/08)

Annual Financial Statements for the year ended 30 June 2025

## Statement of Cash Flows

Figures in Rand

|  | Note(s) | 2025             | 2024             |
|--|---------|------------------|------------------|
| <b>Cash flows from operating activities</b>            |         |                  |                  |
| Cash generated from operations                         | 12      | 411 498          | 228 798          |
| Finance income   |         | 123 544          | 121 293          |
| Finance costs  |         | (102)            | -                |
| Tax paid   | 13      | (29 681)         | -                |
| <b>Net cash from operating activities</b>              |         | <b>505 259</b>   | <b>350 091</b>   |
| <b>Cash flows from investing activities</b>            |         |                  |                  |
| Purchase of property, plant and equipment              | 2       | (191 355)        | (172 727)        |
| Proceeds from sale of property, plant and equipment    | 2       | -                | 8 033            |
| <b>Net cash from investing activities</b>              |         | <b>(191 355)</b> | <b>(164 694)</b> |
| <b>Total cash movement for the year</b>                |         | <b>313 904</b>   | <b>185 397</b>   |
| Cash and cash equivalents at the beginning of the year |         | 2 397 838        | 2 212 441        |
| <b>Total cash at end of the year</b>                   | 4       | <b>2 711 742</b> | <b>2 397 838</b> |

# Vredekloof Community Improvement District NPC

(Registration number: 2009/019665/08)

Annual Financial Statements for the year ended 30 June 2025

## 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 International Financial Reporting Standard for Small and Medium-sized Entities, and the Companies Act of South Africa. 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 Significant judgements and sources of estimation uncertainty

##### Critical judgements in applying accounting policies

Management did not make critical judgements in the application of accounting policies, apart from those involving estimations, which would significantly affect the annual financial statements.

#### 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 profit or loss) 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. They 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 shortfall.

#### 1.3 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.

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 company and the cost can be measured reliably. Day to day servicing costs are included in profit or loss in the period in which they are incurred.

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 company.

# Vredekloof Community Improvement District NPC

(Registration number: 2009/019665/08)

Annual Financial Statements for the year ended 30 June 2025

## Accounting Policies

### 1.3 Property, plant and equipment (continued)

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

| Item                                | Depreciation method | Average useful life |
|-------------------------------------|---------------------|---------------------|
| Furniture and fixtures              | Straight line       | 6 years             |
| Motor vehicles                      | Straight line       | 4 years             |
| Other fixed assets                  | Straight line       | 5 years             |
| IT equipment                        | Straight line       | 3 years             |
| Security equipment                  | Straight line       | 5 years             |
| Other property, plant and equipment | Straight line       | 5 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 or loss when the item is derecognised.

### 1.4 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.

The tax liability reflects the effect of the possible outcomes of a review by the tax authorities.

#### 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.

### 1.5 Impairment of assets

The company assesses at each reporting date whether there is any indication that property, plant and equipment or intangible assets or goodwill or investment property on the cost model 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 shortfall.

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 profit or loss.

# Vredekloof Community Improvement District NPC

(Registration number: 2009/019665/08)

Annual Financial Statements for the year ended 30 June 2025

## Accounting Policies

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### 1.6 Employee benefits

#### Short-term employee benefits

The cost of short-term employee benefits, (those payable within 12 months after the service is rendered, such as leave pay and sick leave, bonuses, and non-monetary benefits such as medical care), are recognised in the period in which the service is rendered and are not discounted.

### 1.7 Provisions and contingencies

Provisions are recognised when the company has an obligation at the reporting date as a result of a past event; it is probable that the company 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.

Contingent assets and contingent liabilities are not recognised.

### 1.8 Government grants

Grants that impose specified future performance conditions are recognised in income only when the performance conditions are met.

Grants received before the revenue recognition criteria are satisfied are recognised as a liability.

Grants are measured at the fair value of the asset received or receivable.

### 1.9 Revenue

Revenue comprises revenue income from ratepayers which is collected by the City of Cape Town on the entity's behalf, net of retention revenue retained.

### 1.10 Finance income

Finance income comprises interest income on funds invested. Finance income is recognised as it accrues, using the effective interest method.

### 1.11 Unauthorised, irregular and fruitless and wasteful expenditure

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

# Vredekloof Community Improvement District NPC

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Annual Financial Statements for the year ended 30 June 2025

## Notes to the Annual Financial Statements

Figures in Rand

2025

2024

### 2. Property, plant and equipment

|                                     | 2025                |   | 2024           |                     |
|-------------------------------------|---------------------|---|----------------|---------------------|
|                                     | Cost or revaluation | Accumulated depreciation and impairment | Carrying value | Cost or revaluation |
| Furniture and fixtures              | 110 611             | (99 975)                                | 10 636         | 107 134             |
| Motor vehicles                      | 55 000              | (55 000)                                | -              | 55 000              |
| IT equipment                        | 141 269             | (112 876)                               | 28 393         | 120 969             |
| Other fixed assets                  | 306 512             | (251 563)                               | 54 949         | 285 428             |
| Security equipment                  | 1 098 492           | (816 500)                               | 281 992        | 959 177             |
| Other property, plant and equipment | 155 292             | (67 969)                                | 87 323         | 148 114             |
| <b>Total</b>                        | <b>1 867 176</b>    | <b>(1 403 883)</b>                      | <b>463 293</b> | <b>1 675 822</b>    |
|                                     |                     |   |                | <b>(1 219 695)</b>  |
|                                     |                     |   |                | <b>456 127</b>      |

### Reconciliation of property, plant and equipment - 2025

|                                     | Opening balance | Additions      | Depreciation     | Closing balance |
|-------------------------------------|-----------------|----------------|------------------|-----------------|
| Furniture and fixtures              | 9 688           | 3 477          | (2 529)          | 10 636          |
| IT equipment                        | 21 772          | 20 301         | (13 680)         | 28 393          |
| Other fixed assets                  | 57 401          | 21 084         | (23 536)         | 54 949          |
| Security equipment                  | 258 294         | 139 315        | (115 617)        | 281 992         |
| Other property, plant and equipment | 108 972         | 7 178          | (28 827)         | 87 323          |
|                                     | <b>456 127</b>  | <b>191 355</b> | <b>(184 189)</b> | <b>463 293</b>  |

### Reconciliation of property, plant and equipment - 2024

|                                     | Opening balance | Additions      | Disposals      | Depreciation     | Closing balance |
|-------------------------------------|-----------------|----------------|----------------|------------------|-----------------|
| Furniture and fixtures              | 2 355           | 8 068          | -              | (735)            | 9 688           |
| IT equipment                        | 32 514          | 5 477          | -              | (16 219)         | 21 772          |
| Other fixed assets                  | 76 779          | 3 679          | -              | (23 057)         | 57 401          |
| Security equipment                  | 242 229         | 109 125        | -              | (93 060)         | 258 294         |
| Other property, plant and equipment | 98 114          | 46 378         | (8 033)        | (27 487)         | 108 972         |
|                                     | <b>451 991</b>  | <b>172 727</b> | <b>(8 033)</b> | <b>(160 558)</b> | <b>456 127</b>  |

### 3. Trade and other receivables

|             |               |               |
|-------------|---------------|---------------|
| Prepayments | 50 830        | -             |
| Deposits    | 12 864        | 11 891        |
|             | <b>63 694</b> | <b>11 891</b> |

### 4. Cash and cash equivalents

Cash and cash equivalents consist of:

|               |                  |                  |
|---------------|------------------|------------------|
| Cash on hand  | 1 664            | 2 381            |
| Bank balances | 2 710 078        | 2 395 457        |
|               | <b>2 711 742</b> | <b>2 397 838</b> |

# Vredekloof Community Improvement District NPC

(Registration number: 2009/019665/08)

Annual Financial Statements for the year ended 30 June 2025

## Notes to the Annual Financial Statements

Figures in Rand

|   | 2025             | 2024             |
|---|------------------|------------------|
| <b>5. Trade and other payables</b>                              |                  |                  |
| Trade payables  | -                | 32 544           |
| VAT   | 17 974           | 2 770            |
| Payroll accruals  | 5 254            | 4 740            |
|   | <b>23 228</b>    | <b>40 054</b>    |
| <b>6. Current tax receivable (payable)</b>                      |                  |                  |
| Normal tax  | (113 260)        | (10 432)         |
| <b>Net current tax receivable (payable)</b>                     |                  |                  |
| Current liabilities   | (113 260)        | (10 432)         |
| <b>7. Revenue</b>   |                  |                  |
| Revenue - Additional Rates Received                             | 4 174 116        | 3 990 805        |
| Revenue - Additional Rates Retention Received                   | 391 711          | 239 021          |
|   | <b>4 565 827</b> | <b>4 229 826</b> |
| <b>8. Other income</b>  |                  |                  |
| Insurance commission received                                   | 16 764           | 14 746           |
| <b>9. Auditor's remuneration</b>                                |                  |                  |
| Fees  | 12 010           | 13 470           |
| <b>10. Investment revenue</b>                                   |                  |                  |
| <b>Interest income</b>  |                  |                  |
| Other interest - ABSA deposit account                           | 122 571          | 121 293          |
| Interest - rental deposit                                       | 973              | -                |
|   | <b>123 544</b>   | <b>121 293</b>   |
| <b>11. Taxation</b>   |                  |                  |
| <b>Reconciliation of the tax expense</b>                        |                  |                  |
| Accounting surplus  | 419 380          |                  |
| Tax at the applicable tax rate of 27% (2024: 27%)               | 113 233          |                  |
| <b>Tax effect of adjustments on taxable income</b>              |                  |                  |
| <b>Permanent differences (Non-deductible/Non taxable items)</b> |                  |                  |
| SARS interest   | 27               | -                |
|   | <b>113 260</b>   |                  |

# Vredekloof Community Improvement District NPC

(Registration number: 2009/019665/08)

Annual Financial Statements for the year ended 30 June 2025

## Notes to the Annual Financial Statements

Figures in Rand

### 12. Cash generated from operations

|  | 2025           | 2024           |
|--|----------------|----------------|
| Net surplus before taxation  | 419 380        | 182 948        |
| <b>Adjustments for:</b>  |                |                |
| Depreciation, amortisation, impairments and reversals of impairments | 184 189        | 160 558        |
| Finance income   | (123 544)      | (121 293)      |
| Finance costs  | 102            | -              |
| <b>Changes in working capital:</b>                                   |                |                |
| (Increase)/decrease in trade and other receivables                   | (51 803)       | (1 258)        |
| Increase/(decrease) in trade and other payables                      | (16 826)       | 7 843          |
|  | <b>411 498</b> | <b>228 798</b> |

### 13. Tax (paid) refunded

|   |                 |               |
|---|-----------------|---------------|
| Balance at beginning of the year                      | (10 432)        | -             |
| Current tax for the year recognised in profit or loss | (113 260)       | -             |
| Balance at end of the year                            | 113 260         | 10 432        |
|   | <b>(10 432)</b> | <b>10 432</b> |

### 14. Fruitless and wasteful expenditure

|                               |     |   |
|-------------------------------|-----|---|
| Interest, fines and penalties | 102 | - |
|-------------------------------|-----|---|

### 15. Related parties

| Relationships   | City of Cape Town |
|-----------------|-------------------|
| Funding conduit |                   |

#### Related party balances and transactions with other related parties

##### Related party transactions

###### Amounts received from the City of Cape Town

|                            |           |           |
|----------------------------|-----------|-----------|
| Revenue services rendered  | 4 174 116 | 3 990 805 |
| Revenue retention refunded | 391 711   | 239 021   |

### 16. 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 access to sufficient borrowing facilities to meet its foreseeable cash requirements. The directors are not aware of any new material changes that may adversely impact the company. The directors are also not aware of any material non-compliance with statutory or regulatory requirements or of any pending changes to legislation which may affect the company.

# Vredekloof Community Improvement District NPC

(Registration number: 2009/019665/08)

Annual Financial Statements for the year ended 30 June 2025

## Detailed Income Statement

| Figures in Rand                                 | Note(s) | 2025               | 2024               |
|---|---------|--------------------|--------------------|
| <b>Revenue</b>                                  |         |                    |                    |
| Revenue - Additional Rates Received             |         | 4 174 116          | 3 990 805          |
| Revenue - Additional Rates Retention Received   |         | 391 711            | 239 021            |
|   | 7       | <b>4 565 827</b>   | <b>4 229 826</b>   |
| <b>Other income</b>                             |         |                    |                    |
| Insurance commission received                   |         | 16 764             | 14 746             |
| <b>Expenses (Refer to page 18)</b>              |         | <b>(4 286 653)</b> | <b>(4 182 918)</b> |
| <b>Operating surplus</b>                        |         | <b>295 938</b>     | <b>61 654</b>      |
| Investment income                               | 10      | 123 544            | 121 293            |
| Finance costs                                   |         | (102)              | -                  |
|   |         | <b>123 442</b>     | <b>121 293</b>     |
| <b>Surplus before taxation</b>                  |         | <b>419 380</b>     | <b>182 947</b>     |
| Taxation  | 11      | (113 260)          | -                  |
| <b>Total comprehensive surplus for the year</b> |         | <b>306 120</b>     | <b>182 947</b>     |

# Vredekloof Community Improvement District NPC

(Registration number: 2009/019665/08)

Annual Financial Statements for the year ended 30 June 2025

## Detailed Income Statement

Figures in Rand

Note(s)

2025

2024

### Operating expenses

|  |   |                  |                  |
|--|---|------------------|------------------|
| Accounting fees                            |   | 30 730           | 26 540           |
| Advertising cost                           |   | 4 886            | 4 942            |
| Auditors remuneration                      | 9 | 12 010           | 13 470           |
| Bank charges                               |   | 10 240           | 11 326           |
| Cleansing services                         |   | 341 384          | 225 440          |
| Computer expenses                          |   | 9 668            | 6 675            |
| Depreciation, amortisation and impairments |   | 184 189          | 160 558          |
| Employee costs                             |   | 535 184          | 496 354          |
| Environmental upgrading                    |   | 39 981           | 9 156            |
| Insurance                                  |   | 19 988           | 19 219           |
| Minor tools and equipment                  |   | 2 590            | 1 635            |
| Office rental                              |   | 165 072          | 155 873          |
| Printing and stationery                    |   | 48 402           | 45 486           |
| Project - Communication                    |   | 63 686           | 58 141           |
| Project - Environmental upgrading          |   | 60 832           | 124 819          |
| Project - Securing the perimeter           |   | 395              | -                |
| Project - Street names                     |   | 3 116            | -                |
| Project - Upgrading of parks               |   | 14 398           | 98 128           |
| Project - Weed removal                     |   | 26 189           | 34 583           |
| Public safety                              |   | 2 602 005        | 2 580 872        |
| Rates and service accounts (only CCT)      |   | 38 353           | 30 650           |
| Refreshments and teas                      |   | 4 764            | 8 084            |
| Repairs and maintenance                    |   | 20 084           | 15 773           |
| Social upliftment                          |   | 2 000            | 2 000            |
| Telecommunication                          |   | 46 507           | 53 194           |
|  |   | <b>4 286 653</b> | <b>4 182 918</b> |

# Vredekloof Community Improvement District NPC

(Taxpayer reference number 9248/759/17/8)

(Registration number: 2009/019665/08)

Annual Financial Statements for the year ended 30 June 2025

## Tax Computation

| Figures in Rand   | 2025           |
|---|----------------|
| Net profit per income statement                                 | 419 380        |
| <b>Permanent differences (Non-deductible/Non taxable items)</b> |                |
| SARS interest   | 102            |
| <b>Calculated tax profit for the year</b>                       | <b>419 482</b> |
| Assessed loss utilised  | -              |
| <b>Taxable income for 2025</b>                                  | <b>419 482</b> |
| <b>Summary of assessed loss</b>                                 |                |
| Calculated tax profit for the year                              | 419 482        |
| <b>Total assessed loss carried forward</b>                      | -              |
| <b>Tax thereon @ 27% in the Rand</b>                            | <b>113 260</b> |
| <b>Reconciliation of tax balance</b>                            |                |
| Amount owing/(prepaid) at the beginning of year                 | 10 432         |
| Interest on late payment - s89(2)                               | 102            |
| Prior year adjustment - provision for 2024 income tax           | 19 249         |
| Amount refunded/(paid) in respect of prior year                 | (29 783)       |
| <b>Amount owing/(prepaid) in respect of prior year</b>          | -              |
| <b>Tax owing/(prepaid) for the current year:</b>                |                |
| <b>Normal tax</b>   |                |
| Per calculation   | 113 260        |
| 1st provisional payment   | -              |
| 2nd provisional payment   | -              |
| Other payments  | -              |
| <b>Amount owing/(prepaid) at the end of year</b>                | <b>113 260</b> |