

Cowies Hill Estate (NPC)
(Registration number 2017/179710/08)
Annual Financial Statements
for the year ended 30 June 2022

Cowies Hill Estate (NPC)

(Registration number 2017/179710/08)

Annual Financial Statements for the year ended 30 June 2022

General Information

Country of incorporation and domicile	South Africa
Nature of business and principal activities	To protect the safety of the general public and to conserve and rehabilitate the natural environment and promote environmental awareness
Directors	JE Charter MR Woods D Nortje IJ Daniel PJ Brink
Registered office	8 Balmoral Drive Cowies Hill Pinetown Kwa-Zulu Natal 3610
Business address	8 Balmoral Drive Cowies Hill Pinetown Kwa-Zulu Natal 3610
Postal address	PO Box 1162 Westville Durban Kwa-Zulu Natal 3610
Bankers	First National Bank
Auditor's	C & H Accounting Incorporated Shirley Louise Stanley IRBA Practice number 723711
Company registration number	2017/179710/08
Tax reference number	9137141231
Level of assurance	These annual financial statements have been audited in compliance with the applicable requirements of the Companies Act 71 of 2008.
Preparer	The annual financial statements were independently compiled by: B Scheepers Chartered Management Accountant CIMA Member 1-9HXU0

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Annual Financial Statements for the year ended 30 June 2022

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Directors' Responsibilities and Approval

The directors are required by 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 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 year then ended, in conformity with the International Financial Reporting Standard for Small and Medium-sized Entities (IFRS for SMEs). The external auditor's is 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 (IFRS for SMEs) 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 2023 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 auditor's 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 auditor's and their report is presented on page 4.

The annual financial statements set out on pages 6 to 17, which have been prepared on the going concern basis, were approved by the directors on 15 October 2022 and were signed on their behalf by:



IJ Daniel

Westville

15 October 2022

C & H Accounting Inc.	Chartered Accountants (SA)	14 Warne House	Ballito 032 9463142
	Registered Auditors	16 Garlicke Drive	Eshowe 035 4742024
	IRBA practice 900527	Ballito 4420	
	IRBA individual 723711	P O Box 4	
		Eshowe 3815	vat no 4530197559
		South Africa	www.cha.co.za

Independent Auditor's Report

To the Shareholders of Cowies Hill Estate (NPC)

Opinion

We have audited the annual financial statements of Cowies Hill Estate (NPC) (the company) set out on pages 7 to 14, which comprise the statement of financial position as at 30 June 2022, statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and the notes to the annual financial statements, including a summary of significant accounting policies.

In our opinion, the annual financial statements of Cowies Hill Estate (NPC) for the year ended 30 June 2022 are prepared, in all material respects, in accordance with the basis of accounting described in Note 1 to the annual financial statements 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 annual financial statements in South Africa. We have fulfilled our other ethical responsibilities in accordance with the IRBA Code and in accordance with other ethical requirements applicable to performing audits in South Africa. The IRBA Code is consistent with the 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 - Basis of Accounting

We draw attention to Note 1 to the annual financial statements, which describes the basis of accounting. The annual financial statements are prepared in accordance with the company's own accounting policies to satisfy the financial information needs of the company's shareholders. As a result, the annual financial statements may not be suitable for another purpose. Our opinion is not modified in respect of this matter.

Other Information

The directors are responsible for the other information. The other information comprises the information included in the document titled "Cowies Hill Estate (NPC) annual financial statements for the year ended 30 June 2022", which includes the directors report as required by the Companies Act of South Africa and the supplementary information as set out on pages 15 to 16. 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 of the annual financial statements in accordance with the basis of accounting described in Note 1 to the annual financial statements and the requirements of the Companies Act of South Africa, for determining that the basis of preparation is acceptable in the circumstance 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.

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.



C & H Accounting Incorporated
Shirley Louise Stanley
Director
Chartered Accountants (SA)
Registered Auditor
IRBA Practice number 723711

15 October 2022
Westville
13 & 14 Warne House
16 Garlicke Drive
Ballito
4420

Cowies Hill Estate (NPC)

(Registration number 2017/179710/08)

Annual Financial Statements for the year ended 30 June 2022

Directors' Report

The directors have pleasure in submitting their report on the annual financial statements of Cowies Hill Estate (NPC) for the year ended 30 June 2022.

1. 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 (IFRS for SMEs) and the requirements of the Companies Act 71 of 2008. The accounting policies have been applied consistently compared to the prior year.

Full details of the financial position, results of operations and cash flows of the company are set out in these annual financial statements.

2. Directors

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

Directors	Nationality	Changes
JE Charter	South African	
MR Woods	South African	
D Nortje	South African	
IJ Daniel	South African	
KM Martin	South African	Resigned 20 August 2021
PJ Brink	South African	Appointed 20 August 2021

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

3. 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.

Cowies Hill Estate (NPC)

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Annual Financial Statements for the year ended 30 June 2022

Statement of Financial Position as at 30 June 2022

	Notes	2022 R	2021 R
Assets			
Non-Current Assets			
Property, plant and equipment	2	1 878 571	2 025 834
Current Assets			
Inventories	3	10 632	-
Trade and other receivables	4	423 341	471 229
Cash and cash equivalents	5	227 622	347 937
		661 595	819 166
Total Assets		2 540 166	2 845 000
Equity and Liabilities			
Equity			
Retained income		2 081 733	2 355 025
Liabilities			
Current Liabilities			
Trade and other payables	6	458 433	86 627
Other financial liabilities		-	403 348
		458 433	489 975
Total Equity and Liabilities		2 540 166	2 845 000

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Annual Financial Statements for the year ended 30 June 2022

Statement of Profit or Loss and Other Comprehensive Income

	Notes	2022 R	2021 R
Revenue	7	5 547 924	5 608 721
Cost of sales	8	(274 499)	(355 369)
Gross profit		5 273 425	5 253 352
Other income	9	97 943	-
Operating expenses		(5 614 079)	(4 675 505)
Operating (loss) profit		(242 711)	577 847
Investment revenue	10	2 180	7 898
Finance costs	11	(32 761)	(57 690)
(Loss) profit for the year		(273 292)	528 055
Other comprehensive income		-	-
Total comprehensive (loss) income for the year		(273 292)	528 055

Cowies Hill Estate (NPC)

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Annual Financial Statements for the year ended 30 June 2022

Statement of Changes in Equity

	Retained income R	Total equity R
Balance at 01 July 2020	1 826 970	1 826 970
Profit for the year	528 055	528 055
Other comprehensive income	-	-
Total comprehensive income for the year	528 055	528 055
Balance at 01 July 2021	2 355 025	2 355 025
Loss for the year	(273 292)	(273 292)
Other comprehensive income	-	-
Total comprehensive loss for the year	(273 292)	(273 292)
Balance at 30 June 2022	2 081 733	2 081 733

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Annual Financial Statements for the year ended 30 June 2022

Statement of Cash Flows

	Notes	2022 R	2021 R
Cash flows from operating activities			
Cash receipts from customers		5 595 812	5 565 494
Cash paid to suppliers and employees		(4 832 240)	(4 547 064)
Cash generated from operations	12	763 572	1 018 430
Interest income		2 180	7 898
Finance costs		(32 761)	(57 690)
Net cash from operating activities		732 991	968 638
Cash flows from investing activities			
Purchase of property, plant and equipment	2	(449 958)	(491 300)
Sale of property, plant and equipment	2	-	12 922
Net cash from investing activities		(449 958)	(478 378)
Cash flows from financing activities			
Movement in Blue security loan		(403 348)	(558 292)
Net cash from financing activities		(403 348)	(558 292)
Total cash and cash equivalents movement for the year		(120 315)	(68 032)
Cash and cash equivalents at the beginning of the year		347 937	415 969
Total cash and cash equivalents at end of the year	5	227 622	347 937

Cowies Hill Estate (NPC)

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Annual Financial Statements for the year ended 30 June 2022

Accounting Policies

1. Presentation of annual financial statements

The annual financial statements have been prepared in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities (IFRS for SMEs) and the Companies Act 71 of 2008. 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 year, except as otherwise indicated.

1.1 Property, plant and equipment

Property, plant and equipment are tangible items that:

- are held for use in the production or supply of goods or services, for rental to others or for administrative purposes; and
- are expected to be used during more than one year.

Property, plant and equipment is carried at cost less accumulated depreciation and accumulated impairment losses.

Cost includes all costs incurred to bring the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Costs include 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.

Depreciation is provided using the straight-line method to write down the cost, less estimated residual value over the useful life of the property, plant and equipment, which is as follows:

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

Item	Depreciation method	Average useful life
Greening projects	Straight line	5 years
Office set up	Straight line	5 years
Security equipment	Straight line	5 years

The residual value, depreciation method and useful life of each asset are reviewed at each year end, higher (lower) if there are indicators present that there has been a significant change from the previous estimate.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in profit or loss in the year in which they arise.

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.

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Accounting Policies

1.2 Financial instruments (continued)

Financial instruments at amortised cost

These include loans, trade receivables and trade payables. Those debt instruments which meet the criteria in section 11.8(b) of the standard, 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 profit or loss.

Financial instruments at cost

Equity instruments that are not publicly traded and whose fair value cannot otherwise be measured reliably are measured at cost less impairment.

1.3 Leases

Leases are classified in accordance with the substance of the relevant agreement.

1.4 Inventories

Inventories are measured at the lower of cost and estimated selling price less costs to complete and sell, on the first-in, first-out (FIFO) basis.

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 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 profit or loss.

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.

1.6 Revenue

Revenue is recognised to the extent that the company has transferred the significant risks and rewards of ownership of goods to the buyer, or has rendered services under an agreement provided the amount of revenue can be measured reliably and it is probable that economic benefits associated with the transaction will flow to the company. Revenue is measured at the fair value of the consideration received or receivable, excluding sales taxes and discounts.

Interest is recognised, in profit or loss, using the effective interest rate method.

1.7 Borrowing costs

Borrowing costs are recognised as an expense in the year in which they are incurred.

Cowies Hill Estate (NPC)

(Registration number 2017/179710/08)

Annual Financial Statements for the year ended 30 June 2022

Notes to the Annual Financial Statements

	2022	2021
	R	R

2. Property, plant and equipment

	2022			2021		
	Cost	Accumulated depreciation	Carrying value	Cost	Accumulated depreciation	Carrying value
Greening projects	4 500	-	4 500	-	-	-
Office set up	14 472	(2 959)	11 513	8 277	(138)	8 139
Security equipment	3 057 289	(1 194 731)	1 862 558	2 618 026	(600 331)	2 017 695
Total	3 076 261	(1 197 690)	1 878 571	2 626 303	(600 469)	2 025 834

Reconciliation of property, plant and equipment - 2022

	Opening balance	Additions	Depreciation	Total
Greening projects	-	4 500	-	4 500
Office set up	8 139	6 195	(2 821)	11 513
Security equipment	2 017 695	439 263	(594 400)	1 862 558
	2 025 834	449 958	(597 221)	1 878 571

Reconciliation of property, plant and equipment - 2021

	Opening balance	Additions	Disposals	Depreciation	Total
Office set up	-	8 276	-	(137)	8 139
Security equipment	2 019 047	483 024	(19 382)	(464 994)	2 017 695
	2 019 047	491 300	(19 382)	(465 131)	2 025 834

3. Inventories

Security hardware on hand	10 632	-
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4. Trade and other receivables

Trade receivables	359 000	399 702
Deposits	2 703	2 703
Three Peaks debit order	30 708	27 072
CHSMA funds due	30 930	30 930
Sundry debtors	-	10 822
	423 341	471 229

5. Cash and cash equivalents

Cash and cash equivalents consist of:

Bank balances	227 622	347 937
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Cowies Hill Estate (NPC)

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Annual Financial Statements for the year ended 30 June 2022

Notes to the Annual Financial Statements

	2022 R	2021 R
6. Trade and other payables		
Trade payables	450 933	86 627
Accrued audit fees	7 500	-
	458 433	86 627
7. Revenue		
Revenue	5 547 924	5 608 721
8. Cost of sales		
Sale of goods		
Discount allowed	274 499	355 369
9. Other income		
Admin fee income	5 325	-
Advertising income - CHE app	1 739	-
General donations	85 393	-
Insurance claim proceeds	5 486	-
	97 943	-
10. Investment revenue		
Interest revenue		
Bank	2 180	7 898
11. Finance costs		
Blue Security loans	32 761	57 690
12. Cash generated from operations		
(Loss) profit before taxation	(273 292)	528 055
Adjustments for:		
Depreciation	597 221	465 131
Loss on sale of assets	-	6 461
Interest received	(2 180)	(7 898)
Finance costs	32 761	57 690
Changes in working capital:		
Inventories	(10 632)	-
Trade and other receivables	47 888	(43 227)
Trade and other payables	371 806	12 218
	763 572	1 018 430

Cowies Hill Estate (NPC)

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Notes to the Annual Financial Statements

	2022	2021
	R	R
13. Related parties		
Relationships		
Directors		
	PJ Brink	
	IJ Daniel	
	D Nortje	
	MR Woods	
	JE Charter	
Related party balances and transactions with related parties		
Related party balances		
Amounts included in Trade receivable (Trade Payable) regarding related parties		
PJ Brink	(14 662)	-
Related party transactions		
Purchases from (sales to) related parties		
PJ Brink	53 264	-

Cowies Hill Estate (NPC)

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Detailed Income Statement

	Notes	2022 R	2021 R
Revenue			
Revenue		5 547 924	5 608 721
Cost of sales			
Discount allowed		(285 131)	(355 369)
Closing stock		10 632	-
	8	(274 499)	(355 369)
Gross profit		5 273 425	5 253 352
Other income			
Insurance claim proceeds		5 486	-
Advertising income - CHE app		1 739	-
General donations received		85 393	-
Admin fees received		5 325	-
Interest received	10	2 180	7 898
		100 123	7 898
Expenses (Refer to page 17)		(5 614 079)	(4 675 507)
Operating (loss) profit		(240 531)	585 743
Finance costs	11	(32 761)	(57 690)
(Loss) profit for the year		(273 292)	528 053

Cowies Hill Estate (NPC)

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Annual Financial Statements for the year ended 30 June 2022

Detailed Income Statement

	Notes	2022 R	2021 R
Operating expenses			
Administration - Accounting fees		147 086	146 480
Administration - Auditors' fees		7 500	7 038
Administration - Bad debts		6 930	51 865
Administration - Bank charges		38 445	37 378
Administration - Debt collection		5 195	-
Administration - Depreciation		597 221	465 131
Administration - General admin		117 795	114 293
Administration - Insurance		22 944	20 963
Communications and marketing		123 450	41 001
Communications and marketing - Estatement management support		5 194	-
Communications and marketing - Mobile app		49 450	48 300
Communications and marketing - Social media		750	-
Estate management - Computer expenses		23 078	5 022
Estate management - Consumables		4 999	720
Estate management - Office rental		60 250	5 000
Estate management - Office telephone and electricity		3 788	237
Estate management - Staff		273 939	125 383
Greening - AIP		14 225	-
Greening - BRP Avon Place Park		3 880	-
Greening - Barrier plants		1 003	-
Greening - Beautification sites		2 625	-
Greening - Black bags and consumables		306	-
Greening - Brushcutter and expenses		8 158	-
Greening - Estatement management support		24 009	-
Greening - Gate gardens		21 860	-
Greening - General		35 006	107 268
Greening - M13 Embankment		220	-
Greening - MacDonald Road wetland and berm		2 200	-
Greening - Supervision of maintenance		4 080	-
Greening - Tools and equipment		140	-
Greening - Transport		171	-
Greening - Tunbridge conservancy		11 215	-
Greening - Uniforms and PPE		660	-
Greening - Woodside Conservancy Park		3 080	-
Loss on sale of assets		-	6 461
Security, manpower and vehicles - CCTV electricity		34 368	26 454
Security, manpower and vehicles - Estate management support		56 685	-
Security, manpower and vehicles - Guard Hut Consumables		37 437	14 653
Security, manpower and vehicles - Guard hut rental		30 924	32 430
Security, manpower and vehicles - Repairs and maintenance		42 279	100 830
Security, manpower and vehicles - Security SLA monitoring		258 146	181 185
Security, manpower and vehicles - Security service provider		3 249 483	2 840 247
Security, manpower and vehicles - Techology team		63 021	77 142
Software, licences and connectivity - Internet data		112 209	108 246
Software, licences and connectivity - Snipr interface		108 675	111 780
		5 614 079	4 675 507