



OAKWOOD | HUGHENDEN | MEADOWS
COMMUNITY IMPROVEMENT DISTRICT

ANNUAL REPORT

Annual Report and Financial Statements for the year ended 30 June 2026

**Oakwood Hughenden Meadows Community Improvement District
NPC
Registration no. 2019/377250/08**

Our online report is available at www.ohmcid.co.za

Table of Contents

<u>PART A: GENERAL INFORMATION.....</u>	<u>3</u>
NPC'S GENERAL INFORMATION.....	3
LIST OF ACRONYMS & ABBREVIATIONS.....	3
FOREWORD BY THE CHAIRPERSON	4
TREASURER'S REPORT	6
STATEMENT OF DIRECTORS' RESPONSIBILITY AND CONFIRMATION OF ACCURACY OF ANNUAL REPORT	6
STRATEGIC OVERVIEW	7
STATUTORY MANDATE.....	7
ORGANISATIONAL STRUCTURE.....	8
<u>PART B: PERFORMANCE INFORMATION.....</u>	<u>8</u>
SITUATIONAL ANALYSIS	8
STRATEGIC OBJECTIVES.....	9
COMPLAINTS PROCESS.....	10
PERFORMANCE INFORMATION	11
<u>PART C: CORPORATE GOVERNANCE.....</u>	<u>24</u>
APPLICATION OF KING IV	24
GOVERNANCE STRUCTURE.....	24
ETHICAL LEADERSHIP	26
BOARD OVERSIGHT OF RISK MANAGEMENT	27
ACCOUNTABILITY	27
<u>PART D: FINANCIAL INFORMATION</u>	<u>28</u>
REPORT OF THE EXTERNAL AUDITOR	28
ANNUAL FINANCIAL STATEMENTS	28

PART A: GENERAL INFORMATION

NPC' S GENERAL INFORMATION

Registered name

Oakwood Hughenden Meadows Community Improvement District NPC

Registration no

2019/377250/08

VAT no

4720287947

Physical address

32B Whittlers Way, Hout Bay, Cape Town, 7806

Postal address

32B Whittlers Way, Hout Bay, Cape Town, 7806

Email address

info@ohmcid.co.za

Website address

www.ohmcid.co.za

External auditors

Sommerville & Associates Inc
1 year of uninterrupted financial years acting as auditor

Company Secretary

A.S. van Staden

Banker's Information

First National Bank

LIST OF ACRONYMS & ABBREVIATIONS

OHMCID	Oakwood Hughenden Meadows Community Improvement District
CID	City Improvement District
CCP	Community Crime Prevention
CCT	City of Cape Town
CCTV	Closed-Circuit Television
Comms	OHMCID Communications Department
CPF	Community Police Forum
EO	OHMCID Environmental Officers
HBNW	Hout Bay Neighborhood Watch
KPI	Key Performance Indicators
LE	Law Enforcement
Safety & Security	OHMCID Safety & Security Department
SAPS	South African Police Service
Social	OHMCID Social Development Department
Urban	OHMCID Urban Management Department

FOREWORD BY THE CHAIRPERSON

The past year has been one of steady progress for the OHMCID as we continued working towards our vision of creating a safe, clean, attractive and environmentally sustainable neighbourhood. While many of our day-to-day activities are highly visible within the community, much of the Board's work also takes place behind the scenes through ongoing engagement with the CTT, service providers, community organisations and residents to ensure that local priorities continue to receive attention.

Public safety remains our highest priority. During the year we expanded and strengthened our CCTV network, improving coverage in Hughenden Road and High Meadows while continuing to optimise our existing surveillance system. Working closely with our security partners, HBNW, CCP and SAPS, we remain committed to providing an effective public safety programme that supports residents while recognising that community safety is most successful when everyone works together.

Our environmental programme continued to mature during the year. The ongoing partnership with FORHB has strengthened our biodiversity and rehabilitation efforts, while planning has progressed for longer-term initiatives to reduce fire risk, manage invasive vegetation and rehabilitate the Meadows Gully catchment. These projects require careful collaboration with the CTT and other stakeholders, but they represent an important investment in both the environmental health and long-term resilience of our neighbourhood.

We also continued investing in the appearance and functionality of our public spaces. Improvements to Meadows Park, additional indigenous planting, public seating, pathway planning and ongoing maintenance have contributed to creating spaces that residents can enjoy. Our Environmental Officers continue to play an important role in maintaining the cleanliness of our public areas and responding to issues as they arise. The Board also continued engaging with residents and the CTT regarding traffic calming and road safety concerns, recognising the importance of creating a neighbourhood that is not only attractive but also safer for pedestrians, cyclists and motorists alike.

Not every challenge can be resolved by the OHMCID alone. Infrastructure matters such as road resurfacing, stormwater management and gully erosion remain dependent on the CTT, and we recognise the frustration these delays can cause for residents. The Board has continued to engage constructively with the relevant departments and elected representatives to advocate for our community and will remain persistent in pursuing these matters until they are resolved.

Our partnership with the Orangekloof Moravian Primary School also continued to develop during the year through ongoing engagement and support, while community initiatives, volunteer participation and resident involvement remain central to the success of the OHMCID. We are fortunate to live in a community where so many residents willingly contribute their time, ideas and support towards making our neighbourhood a better place for everyone.

I would like to extend my sincere thanks to my fellow Board members for the time, commitment and expertise they contribute on a voluntary basis. My appreciation also goes to our project management, administrative and accounting support, our Environmental Officers, service providers and security partners for their professionalism and dedication throughout the year.

A big word of thanks also to our partners at the CCT CID Department, Joepie, Bonita, Nonie, and Alma, as well as all the CCT Departments in Hout Bay, our Board Observer and Alternative Observer; for your collaboration, support and advocacy.

Finally, thank you to every property owner and resident for your continued support of the OHMCID. Your investment in the CID enables us to continue enhancing our neighbourhood, and your feedback, involvement and willingness to work alongside us remain invaluable. Together, we are building a safer, greener and more connected community, and I look forward to continuing this journey with you in the year ahead.



Anzette van Staden
Chairperson of the Board of Directors
OHMCID NPC
25 October 2026

TREASURER'S REPORT

The approved budget for the year to June 2026 included income of R1,492,583 and expenditure of the same amount.

Against this revised budget

- actual income was R1,492,583, in line with the budget
- actual expenses were R1,233,516 slightly below budget (R320k)

In analysing where the money has been spent the following should be noted R518,573 was spent on public safety and CCTV monitoring. The other 4 core business areas had much more modest expenditures of R312,858 including cleansing services (R251,341), environmental upgrading (R46,980), urban management (R7,212) and social upliftment (R7,325). The result is that these 5 core areas received 67% of disbursed funds, which is a 6% increase from the previous year.

Capital expenses of R225,950 accounted for 15% of the funds disbursed. 80% of Capex was spent on cameras and 20% on the fence structure.

The budget for 2026/27 as approved at the members' meeting in November 2025 is R1,605,329. This is 9.5% up on the original prior year.

The 2026/27 budget will also see an increase of 9.5% on 2025/26 actual expenditure. The 5 Core business areas will constitute 60.9% of the budget. Capex of R142,350 is anticipated, and it is 8,9% of budget. General expenditure constitutes 19,8% of the budget.

Management is commended for maintaining strict fiscal discipline throughout the year and nevertheless delivering strong outcomes across the areas of focus.

STATEMENT OF DIRECTORS' RESPONSIBILITY AND CONFIRMATION OF ACCURACY OF 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 Sommerville & Associates Inc.
- 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.

STRATEGIC OVERVIEW

OUR VISION

Our vision is to ensure a clean, safe and sustainable urban environment, for the benefit of all who live, visit and work in the Oakwood Hughenden Meadows Community Improvement District NPC, in partnership with the CCT and other stakeholders.

Further, we aim to create a public environment that is safe, clean and well managed for the benefit of residents and visitors.

In summary, the OHMCID's history and achievements showcase its dedication to the betterment of its community. Its collaborative efforts, proactive initiatives, and commitment to cleanliness and safety have undoubtedly contributed to the area's growth and prosperity.

OUR MISSION

Our mission is centered on four key pillars: safety; maintenance and cleaning; greening and beautification, and social responsibility.

Our strategy for promoting that vision is detailed in our Business Plan, available online at www.ohmcid.co.za.

We strive to improve the public safety, facilities and the environment for the benefit of the community and visitors to the area.

OUR CORE VALUES

- Transparency: Open decision-making so that stakeholders can readily discern our outputs and outcomes.
- Accountability: We answer for the execution of our responsibilities.
- Performance: We will strive to achieve our strategic objectives.
- Stakeholder inclusivity: We will carry out our activities considering the needs, interests and expectations of our stakeholders.
- Social responsibility: We aim to deliver economic, social and environmental benefits for all our stakeholders.
- Sustainable development: We will meet the needs of the local community without compromising the ability of future generations to meet theirs.

STATUTORY MANDATE

In terms of the CID By-law and s. 22 of the Municipal Property Rates Act, OHMCID is tasked with considering, developing and implementing improvements and upgrades in the OHMCID precinct to supplement services provided by the CCT (CCT). The funding comes from additional rates collected by the CCT from CID 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").

ORGANISATIONAL STRUCTURE



PART B: PERFORMANCE INFORMATION

SITUATIONAL ANALYSIS

SERVICE DELIVERY ENVIRONMENT

Through the efforts of the OHMCID the area has been upgraded and maintained. The OHMCID successfully achieved the support of its members to extend its term for an additional five years in 2024.

Working in the public spaces of OHMCID, we provide a public safety service, cleaning and greening services on the streets and in the parks, as well as security or other support to our local school – Orangekloof Moravian Primary School.

Crime reduction and the safety of our neighbours are always a priority. We work closely with Fidelity ADT and other security providers in Hout Bay as well as SAPS, HBNW, CCP and our local CPF.

External factors that impact on OHMCID are at times when a request is forwarded to the respective City Department for a repair, the time frame is often lengthy.

ORGANISATIONAL ENVIRONMENT

In OHMCID there has been no wasteful expenditure, no resignations from the staff sector. Portfolio directors have resigned, and the position needs to be filled at this coming AGM. We have had clean audits since its inception.

The internal factors that have made the OHMCID successful throughout the year have been the dedication of the staff and board members to ensure that the VISION and MISSION STATEMENT is adhered to.

Close cooperation with our Ward Councilor, Sub council management and City officials to further improve service delivery is of utmost importance for us. Our focus remains on building relationships with various partners.

STRATEGIC OBJECTIVES

Strategically, the OHMCID works in partnership with CCT and the property owners towards the economic upliftment of the area by maintaining a level of safety and cleanliness to promote the use of and investment in the area. This is achieved through:

- Increased public safety.
- Encouraging the maintenance and upgrading of private properties and public spaces in the area.
- Creating a clean and well-maintained public environment.
- Assist with the beautification and preservation of our green open spaces, most notably our park and forest area.
- Assist identified social upliftment initiatives in our area.

COMPLAINTS PROCESS

Day-to-Day Complaints:

All complaints are lodged to the OHMCID via email – **info@ohmcid.co.za**. This is important for record keeping. The OHMCID Board will act on the complaint including one or more of the following actions:

- Referring to serious complaints to the specific portfolio head
- Meeting with the complainant to understand the problem and address the issue
- Scheduling the necessary tasks or actions to resolve the matter
- Logging a service request with the CTT
- Communicating with the complainant on the actions taken
- Follow-up process and communication with the complainant until the matter is resolved
- Once the complainant has received a response, and it is to their satisfaction, the matter will be considered closed.
- Should they not be satisfied with the response received, and wish to escalate the matter, then the complainant may request that the matter be escalated to the OHMCID board of Directors.
- The relevant portfolio Director will then deal with the complaint and advise on actions, should any be required.
- The complainant will receive a written response from the OHMCID Director who will act on behalf of the OHMCID board, following the necessary consultation.
- Should the complainant not be satisfied with the feedback of the OHMCID Director, they may request escalation to the next authority.
- The director concerned will provide the complainant with proof of such escalation to the next level of authority, which will be the relevant Manager of the CCT's City Improvement Districts.
- At this point, the City's unit will address the complaints and provide the complainant with the relevant feedback on the action taken

Crime complaints:

Most of the incidents relating to crime or perceived criminal activity are logged on our Emergency WhatsApp group that our Security Service Providers can investigate the incident. Any homeowner that has been the victim of a crime is required to lodge a case at our local SAPS, so that the detectives can investigate. CCP records the incidents.

PERFORMANCE INFORMATION

MANAGEMENT AND OPERATIONS

Outcome statement:

Ratepayers in the OHMCID area support the CID and see value in services delivered, are actively engaged with our work and give positive feedback.

The CCT is satisfied with the OHMCID's management and operations.

Outcome indicators:

The OHMCID is effectively managed in line with the requirements of the CID policy, bylaw, CIPC requirements, legislative frameworks and community expectations

The OHMCID is governed by a variety of legal frameworks and as such is expected to comply with a range of statutory and other requirements.

Stakeholder relationships were developed and are effective, and the Board functioned well. The CID received an unqualified audit report.

PUBLIC SAFETY

Outcome statement:

The OHMCID is recognised for its consistent and effective public safety program, comprising people, technology and systems, contributing to year-on-year reductions in crime, as well as better relationships with authorities and neighbouring CIDs.

Outcome indicators:

OHMCID has an efficient, effective and relevant public safety program.

OHMCID is viewed as a professional public safety program manager with suitably qualified and experienced service providers and as a result, enjoys high levels of support from law enforcement, SAPS, Metro police and traffic.

OHMCID's public safety service providers are rated as professional and excellent value for money.

To improve safety and security, the OHMCID continued to implement its comprehensive and integrated Public Safety Plan in conjunction with its appointed service providers. This plan is supported through close coordination and cooperation with:

- SAPS
- CPF
- CCP
- CTT Safety and Security Directorate
- HBNW
- Other security service providers and community stakeholders

The OHMCID continued to invest in and expand its CCTV surveillance network during the reporting period. Additional cameras were installed in Hughenden Road and High Meadows to strengthen coverage of vulnerable areas and improve early detection capabilities. Existing camera infrastructure was further optimised through adjustments to camera monitoring, trigger settings and surveillance hours to ensure a more efficient and cost-effective service.

The Board also continued to engage with residents regarding speeding concerns within the OHMCID and investigated appropriate traffic-calming measures to improve road safety. While a number of options were explored, including enhanced signage and traffic monitoring, implementation remains subject to the necessary CTT approvals and regulatory requirements. The OHMCID will continue working collaboratively with the CTT to identify practical solutions that improve the safety of all road users.

The Board maintained close collaboration with CCP, HBNW, SAPS and neighbouring security partners to improve incident response, monitor crime trends and coordinate operational activities. The ongoing review of camera placement, monitoring protocols and response procedures contributed to maintaining a proactive public safety programme throughout the area.

Residents continued to be encouraged to take responsibility for securing their own

properties, recognising that the CID's public safety programme supplements, rather than replaces, individual household security measures.

Positive feedback received during the year under review:

- Residents responded positively to the expansion of the CCTV network, particularly in Hughenden Road, where improved camera coverage contributed to increased reassurance and a noticeable reduction in suspicious activity.
- The completion of the High Meadows camera project further strengthened surveillance along the mountainside perimeter and enhanced cooperation between the OHMCID, HBNW and community donors.

Negative feedback received during the year under review:

- Residents continued to express concerns regarding speeding and pedestrian safety in certain areas of the CID. The Board investigated a range of traffic-calming measures and continued engaging with the CTT regarding practical solutions that align with the relevant regulatory requirements.

STRATEGIC OBJECTIVE: REDUCE CRIME LEVELS IN PUBLIC AREAS WITHIN CID					
Measure	Key Performance Indicator	Planned target 2025/2026	Actual achievement 2025/2026	Deviation target to actual 2025/2026	Comment on deviation
Develop a public safety strategy and management plan	The existing public safety strategy and management plan forms the basis of the contract between OHMCID and the appointed security service provider. CCP is contracted on an ad hoc basis to check the efficacy of the detection, monitoring and response achieved by the service provider.	The targets in Appendix A of the contract stipulate the service levels which serve as the planned targets. They cover infrastructure uptime, image quality, response time and preservation of a record of incidents and responses.	Service levels achieved. Public Safety Plan remained effective and was supported by expansion of the CCTV network and ongoing operational reviews.	No	n/a
Review and approve the public safety strategy and management plan	Approved Public Safety strategy and management plan are accurately reflected in the contract with the appointed security service provider and amended when necessary	The service provider has clear deliverables and defined performance indicators against which their performance is evaluated	Monthly service provider reports reviewed, CCTV performance monitored and operational improvements implemented where required	No	n/a

Record public safety Incidents	A daily report of public safety incidents is produced and preserved by the security service provider	The incidents are reported daily to the Portfolio head, monthly to the Board and annually at the AGM	Records maintained and reviewed through regular reporting by service providers and CCP	No	n/a
Factors contributing to crime levels	Number of such factors identified and addressed through stakeholders.	Proximity to a community with low- or no-income	Ongoing challenges remain, including vulnerable public access points, speeding concerns and reliance on City support for certain public infrastructure improvements	Ongoing	Matters continue to be addressed through stakeholder engagement and infrastructure improvements within available resources.
Install CCTV camera infrastructure	Cameras are installed to cover most of the perimeter of OHMCID, and to keep track of movement of suspicious people within OHMCID	Replace and upgrade the 37 installed cameras where necessary and increase cameras to cover all vulnerable points.	Additional cameras installed in Hughenden Road and High Meadows, with existing infrastructure optimised through monitoring improvements and camera trigger reviews.	No	n/a

Public Safety Incident Summary Report

Type	H	M	Count
Burglary - Residential	3	0	3
Attempted Burglary - Residential	1	0	1
Burglary – Business – School	0	1	1
Malicious Damage to Property	2	0	2
Theft – Property	2	0	2
Robbery Street	2	0	2
Attempted Robbery Street	1	0	1
Trespassing	1	0	1
Attempted trespassing	0	0	0
Fire Emergencies/Vegetation Fire	8	2	10
Total Crime Incidents	20	3	23

Resource Allocation

The available resources per the approved budget for the year under review; OHMCID outsources Public Safety Services and allocate resources based on operational needs

Service/ Project components	2024/2025			2025/2026		
	Projected Expenditure	Actual Expenditure	(Over)/ Under Expenditure	Projected Expenditure	Actual Expenditure	(Over)/ Under Expenditure
Public Safety	R 390 000	R 385 992	R 4 005	R 436 485	R 423 237	R 13 248
CCTV Monitoring	R104 000	R 93 222	R 10 778	R88 000	R 95 336	(R 7 336)

In 2025/2026 savings were realised due to: (1) credits received from the security service provider for electricity usage, (2) correction of cost allocation.

URBAN AND CLEANSING MANAGEMENT

Outcome statement:

The OHMCID is monitoring the public infrastructure and keeping the area free of litter.

Outcome indicators:

OHMCID addresses infrastructure defects with the CCT departments on a regular basis and provides effective and efficient top up cleaning services in public spaces.

Urban infrastructure was improved by continuing to identify, monitor and report defects affecting roads, pathways, stormwater infrastructure, street furniture, road signage and public spaces throughout the OHMCID.

The Board maintained regular engagement with the City of Cape Town to facilitate repairs and upgrades to public infrastructure, while continuing to follow up on outstanding matters including the resurfacing of Hughenden Road, gully erosion, stormwater management, fencing repairs and improvements to public access infrastructure. Although progress remained dependent on City implementation timeframes, several maintenance projects advanced during the reporting period.

Cleansing management continued to supplement the City's existing waste management service through additional street sweeping, litter collection and refuse removal across the public areas of the CID.

Environmental Officers changed to provide six-day-a-week cleansing services throughout Hughenden and the Safe Pathway, while also assisting with access control at the Hughenden top gate to facilitate emergency and school transport access. Cleansing services was added to The Meadows during this year. Stormwater drain cleansing has

taken priority in autumn before the rain season and this has made a huge effect on preventing water overflowing into the streets.

Additional attention was given to litter hotspots, illegal dumping around the waste deposit sites, public pathways and high pedestrian movement areas. The Board also continued planning improvements to the waste disposal sites in conjunction with the CCT to encourage cleaner and more efficient waste management.

Several public spaces improvement projects were initiated or progressed during the year, including repairs to public fencing, pathway improvements, laterite walkways on Meadows Park, debris removal from Forest and improvements to public seating and landscaping. These initiatives continue to contribute to an attractive, functional and well-maintained neighbourhood environment.

Positive feedback received during the year under review:

- Residents continued to express appreciation for the cleanliness and overall appearance of the public spaces, particularly the ongoing improvements to Meadows Park and the general maintenance of the Hughenden precinct.
- Improvements to public infrastructure, seating areas and pathways have contributed positively to the usability and appearance of community open spaces while encouraging greater resident use and appreciation of these facilities.
- Improvement to the fencing of the Forest on the lower level.

Negative feedback received during the year under review:

- Delays by CTT in addressing key infrastructure issues, including the resurfacing of Hughenden Road, stormwater management, gully repairs and fencing claims, continued to frustrate residents despite the CID's ongoing engagement and follow-up.
- Illegal dumping, littering around the waste deposit sites and pressure on public infrastructure remain ongoing operational challenges requiring continued collaboration between the OHMCID, CTT and the surrounding communities

STRATEGIC OBJECTIVE: MAINTAIN & CLEANSE PUBLIC AREAS					
Measure	Key Performance Indicator	Planned target 2025/2026	Actual achievement 2025/2026	Deviation target to actual 2025/2026	Comment on deviation
Frequency of cleaning activities	Public areas cleaned according to schedule.	6 days per week - Ongoing monitoring of cleaning team	Achieved	None	n/a
Volume of waste collected	Volume of waste removed and properly disposed of.	2x black bags of litter removed from streets and pathways daily. Weekly refuse bin clearance on Meadows Park and regular	Achieved	None	n/a

		replacement of dog-poo bags on Meadows Park.			
Compliance with environmental regulations for waste management	Adherence to local or national waste management and cleanliness standards (percentage compliance)	Regular communication with residents	Achieved	None	n/a
Request additional litter bins in public spaces where required	Adequate refuse collection bin in OHMCID.	Requested 2x skips to be placed at Top Gate after the waste disposal area was damaged by grab truck. Request for 1x skip at Corner 1 is still in progress and then waste disposal area will be improved.	Achieved	Minor	Focus shifted towards improving existing waste deposit sites and refuse management in partnership with CTT
STRATEGIC OBJECTIVE: ENSURE CATCHMENT WATER FLOWS FREELY					
Measure	Key Performance Indicator	Planned target 2025/2026	Actual achievement 2025/2026	Deviation target to actual 2025/2026	Comment on deviation
Monitor riverbanks, assess erosion	Riverbanks stabilised where no engineering required	Ongoing, especially in high water flow periods, have asked CCT to assist with rehabilitation of the collapse of Meadows Gully.	Ongoing	Ongoing	Continued engagement with CTT regarding erosion mitigation and rehabilitation planning.
Community awareness and involvement in river health initiatives.	Number of local volunteers actively participate in river flow preservation activities.	Maintain & build on partnership with FORHB and communicate with residents via WhatsApp and newsletters	Achieved	Achieved	n/a
STRATEGIC OBJECTIVE: ENSURE CAMERAS REMAIN CLEAR OF VEGETATIO/UNRESTRICTED VIEWS					
Measure	Key Performance Indicator	Planned target 2025/2026	Actual achievement 2025/2026	Deviation target to actual 2025/2026	Comment on deviation
Number of security cameras inspected & cleared of vegetation	% of cameras inspected for vegetation interference within specified time frame	100% of cameras within the camera reporting period (monthly)	Achieved	None	n/a
Frequency of vegetation maintenance near camera zones	% of cameras consistently maintained with unobstructed views	100% of cameras, within the camera reporting period (monthly)	Achieved	None	n/a

Time taken to address obstructions once identified	Average time to resolve the vegetation-related obstructions after detection	Ongoing, with 2 weeks of identification of obstructions	Achieved	None	n/a
Compliance rate with vegetation clearing schedules	Reduction in security blind spots caused by vegetation growth	Ongoing, focus on high growth periods	Achieved	None	n/a

Resource Allocation

The available resources per the approved budget for the year under review; OHMCID outsources Public Safety Services and allocate resources based on operational needs

Service/ Project components	2024/2025			2025/2026		
	Projected Expenditure	Actual Expenditure	(Over)/ Under Expenditure	Projected Expenditure	Actual Expenditure	(Over)/ Under Expenditure
Urban Maintenance	R12 000	R12 999	(R999)	R13 200	R7 212	R5 988
Cleaning Services	R252 000	R232 184	R19 816	R253 200	R251 341	R1 859

In 2025/2026 difference were due to: (1) most urban maintenance was done by CCT, and (2) cleaning services small under spend.

ENVIRONMENTAL MANAGEMENT

Outcome statement:

Public spaces are accessed by residents and visitors. The OHMCID's greening program is effective and appropriate

Outcome indicators:

Green areas are expanded, attractive and healthy

Our strategic objectives remain focused on the beautification and rehabilitation of public open spaces, biodiversity enhancement, alien vegetation control and reducing fire risk throughout the OHMCID. These initiatives continue to improve the environmental quality of the area while creating safer and more attractive public spaces for residents and visitors.

During the reporting period, the OHMCID continued to work closely with the CTT, SANParks and Friends of the Rivers of Hout Bay (FORHB) on a range of environmental initiatives. Particular focus was placed on biodiversity management, rehabilitation of the Meadows Gully catchment, invasive alien vegetation removal and long-term planning for erosion mitigation. While responsibility for many of these areas rests with the CTT, the CID continued to advocate for progress through regular engagement with relevant departments and elected representatives.

Fire risk reduction became an increased area of focus during the year. Planning commenced for a phased forest clearing program aimed at removing invasive and fire-prone vegetation while retaining root systems to improve slope stability and minimise stormwater run-off. This work will be undertaken alongside indigenous replanting to improve biodiversity and strengthen the long-term ecological resilience of the area.

The CID continued enhancing Meadows Park through additional planting, landscaping improvements and pathway upgrades. Planning also progressed for laterite pathways within the Meadows and along Hughenden Road, with the objective of improving accessibility while complementing the natural character of the area. Tree planting and landscaping at the Hughenden entrance continued to improve the visual appeal of the neighbourhood.

Positive feedback received during the year under review:

- Residents continued to express positive feedback regarding the ongoing beautification of Meadows Park, additional indigenous planting and improvements to the overall appearance of the public open spaces.
- The successful Meadow Park Family Fun Fair in November was an opportunity for the neighbourhood to enjoy the facilities of the park and our forest area and also meet their neighbours.
- The continued collaboration with FORHB and the CID's commitment to biodiversity, environmental rehabilitation and responsible fire risk management have been well supported by residents and environmental stakeholders.

Negative feedback/impact received during the year under review:

- Delays in implementing the long-term rehabilitation of the Meadows Gully and associated erosion control measures remained a significant concern, despite continued engagement with the CTT and other stakeholders.
- Balancing environmental conservation objectives with the need to reduce fire risk and improve public safety continues to require careful planning and consultation with relevant authorities

STRATEGIC OBJECTIVE: ALIEN VEGETATION CONTROL					
Measure	Key Performance Indicator	Planned target 2025/2026	Actual achievement 2025/2026	Deviation target to actual 2025/2026	Comment on deviation
Ensure firebreaks are maintained	Firebreaks are kept free of vegetation, incl alien trees, maximum visibility is provided for cameras on the mountainside.	Request SANPARKS to do firebreak clearing 2x per year	Not achieved	None	n/a
Clear invasive plants within CID and Meadows Catchment	Biodiversity maintained and fire safety	Ad hoc clearing of invasive species on Main Road Reserve, Gully and Forest.	Not achieved	None	n/a
STRATEGIC OBJECTIVE: REHABILITATION & MAINTENANCE OF MEADOWS CATCHMENT					
Measure	Key Performance Indicator	Planned target 2025/2026	Actual achievement 2025/2026	Deviation target to actual 2025/2026	Comment on deviation
Establish partnerships	1 partnership	Collaboration with FORHB	Achieved, ongoing partnership	None	n/a
Increase in biodiversity	Increase in native species population or diversity in the river and surrounding ecosystem (name of species)	Invasive species are being removed. No-mow areas established on the Meadows Park	Ongoing	None	n/a
Maintain the lower catchment	Catchment is cleared of debris, alien vegetation, banks restored, rehabilitated & erosion control	Part of the catchment rehabilitation project	Ongoing	Ongoing	Progress dependent on implementation of the CTT erosion mitigation program
STRATEGIC OBJECTIVE: GREEN & IMPROVE PUBLIC SPACES					
Measure	Key Performance Indicator	Planned target 2025/2026	Actual achievement 2025/2026	Deviation target to actual 2025/2026	Comment on deviation
Landscaping of communal areas, such as parks, traffic circles & center islands	Increase local indigenous planting on public open spaces	2 more local indigenous planting areas have been established on Meadow Park and increase planting at Entrance	Achieved	None	n/a
Plant trees in public spaces and along sidewalks.	Increase local indigenous trees on public open spaces	12 trees received from CCT were planted on groups on Meadows Park and watered by residents	Achieved	None	n/a

Additional seating in public open spaces	Add additional seating in public open spaces	1x picnic set were added to Meadows Park with proper well-maintained area. 1x picnic set were added to the Forest	Achieved	None	n/a
Removal of fire risk plants in public open spaces	Removal of dead trees and branches in the Forest	Removal of dead trees, invasive trees and dead foliage in the forest	Ongoing	Ongoing	Forest clearing program commenced with implementation planned in phases following consultation and approvals
STRATEGIC OBJECTIVE: REHABILITATION & MAINTENANCE OF CATCHMENT INTO MEADOW GULLY					
Measure	Key Performance Indicator	Planned target 2025/2026	Actual achievement 2025/2026	Deviation target to actual 2025/2026	Comment on deviation
Monitor riverbanks, assess erosion	Riverbanks stabilised where no engineering required	Ongoing, especially in high water flow periods, have asked CCT to assist with rehabilitation of the collapse of Meadows Gully.	Ongoing	Ongoing	Continued engagement with the CTT following further storm damage while awaiting implementation of the approved erosion mitigation plan
Community awareness and involvement	Number of local volunteers actively participate in river flow preservation activities.	Maintain & build on partnership with FORHB , communicate with residents	Achieved	None	n/a

Resource Allocation

The available resources per the approved budget for the year under review; OHMCID outsources Public Safety Services and allocate resources based on operational needs

Service/ Project components	2024/2025			2025/2026		
	Projected Expenditure	Actual Expenditure	(Over)/ Under Expenditure	Projected Expenditure	Actual Expenditure	(Over)/ Under Expenditure
Environmental upgrading	R76 000	R68 155	R7 845	R77 000	R67 980	R9 020

In 2025/2026 difference were due to: (1) the path upgrade on the Meadow Park was extended to 2026/27 year.

SOCIAL RESPONSIBILITY

Outcome statement:

The strategic objectives continue to focus on strengthening partnerships within the local community, with particular emphasis on supporting the Orangekloof Moravian Primary School.

Outcome indicators:

OHMCID has Orangekloof Moravian Primary School in our boundary and assists with different needs the school indicates. And all our Environmental Officers are from Imizamo Yethu.

The OHMCID continued to strengthen its partnerships with local organisations and the Orangekloof Moravian Primary School during the reporting period. The Board remains committed to supporting initiatives that contribute to the wellbeing of the local community while complementing the CID's core objectives.

Regular engagement took place with the school to identify areas where the CID could provide practical assistance. During the year, planning progressed around improvements to the school environment, including discussions regarding pedestrian safety, school security, landscaping and future infrastructure improvements. The OHMCID also worked with neighbouring CIDs and community partners to identify opportunities for collaborative support for school projects.

The Board continued to promote community participation through initiatives such as the stationery collection drive, while maintaining strong relationships with residents and volunteers who support OHMCID activities. The annual community event also provided an opportunity to strengthen community relationships while raising funds for future improvement projects.

The OHMCID remains committed to supporting local employment through the continued appointment of Environmental Officers from the surrounding community, thereby creating employment opportunities while delivering visible improvements throughout the CID.

Positive feedback received during the year under review:

- Residents continued to support community initiatives, including the stationery collection drive and volunteer participation in OHMCID projects and community events.
- OHMCID's ongoing relationship with the Orangekloof Moravian Primary School continues to strengthen, with regular engagement helping to identify practical opportunities for future collaboration.

Negative feedback received during the year under review:

- Road safety and learner behaviour in the vicinity of the school remained an ongoing concern for residents, requiring continued engagement between the OHMCID, the school, SAPS, CPF and other stakeholders to identify practical solutions.

STRATEGIC OBJECTIVE: ASSIST LOCAL INITIATIVES IN OUR COMMUNITY					
Measure	Key Performance Indicator	Planned target 2025/2026	Actual achievement 2025/2026	Deviation target to actual 2025/2026	Comment on deviation
Provide support to local school	Receive request from Orangekloof Moravian Primary School.	Assisted the school with their security need for increased visibility and the stationery drive	Achieved	None	n/a
Identify and carry out job creation projects (e.g. recycling & cleansing initiatives).	Number of persons assisted with employment opportunity	Continued with the Environmental Officers that we have employed via NGO	Achieved	None	n/a

Resource Allocation

The available resources per the approved budget for the year under review; OHMCID outsources Public Safety Services and allocate resources based on operational needs

Service/ Project components	2024/2025			2025/2026		
	Projected Expenditure	Actual Expenditure	(Over)/ Under Expenditure	Projected Expenditure	Actual Expenditure	(Over)/ Under Expenditure
Social Responsibility	R20 000	R12 967	R7 033	R30 000	R7 325	R22 675

In 2025/2026 difference were due to: (1) less requests received from the school and (2) request for netball court resurfacing too high for the budget.

PART C: CORPORATE GOVERNANCE

APPLICATION OF KING IV

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 OHMCID 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 non-profit entity such as OHMCID.

The board is satisfied that OHMCID 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.

GOVERNANCE STRUCTURE

BOARD COMPOSITION

The Board is satisfied that the Board of the OHMCID is compiled by a representative group of directors representing the interests of the varied property owner groups within the OHMCID footprint and reflects the appropriate mix of knowledge, skills, experience, diversity and independence as required under principle 7.30(a) of King IV] (King IV principle 7.30(a))

BOARD OBSERVER

In terms of the By-law, city councilors 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.

The Executive Mayor appointed Cllr. Alex Lansdown as board observer and Cllr. Roberto Quintas as his alternate. Cllr. Lansdown attended 0 of the board meetings convened during the period under review, while Cllr. Quintas attended 0 of these meetings.

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.

OVERVIEW OF THE BOARD'S RESPONSIBILITY

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

- Identifies 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.
- Monitors compliance with applicable legislation, codes, and standards.
- Approves the annual budget.
- Oversees preparation of and approving the annual financial statements for adoption by members.
- Exercises effective control of the NPC and monitors management's implementation of the approved budget and business plan

BOARD CHARTER

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

DIRECTOR INDEPENDENCE

During the period under review, the board formally assessed the independence of all non-executive 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.

BOARD COMMITTEES

The Board appointed a Security committee during the reporting period.

ATTENDANCE AT BOARD AND COMMITTEE MEETINGS

The board convenes at least once every 2 months, with the option to convene a special board meeting when necessary.

The board observes Principle 1(c)(iv) of King IV regarding attendance of meetings. (King IV Principle 6.5 (board meetings) and King IV Principle 8.50(e) (board committee meetings)).

During the reporting period, the composition of the Board changed following the 2025 Annual General Meeting. Mia Blom stepped down as a director after providing valued service to the OHMCID Board. The Board expresses its sincere appreciation for her contribution and commitment to the organisation. Tandi Rouse was elected to the Board at the 2025 Annual General Meeting and assumed responsibility for the Communications portfolio.

Meeting Dates	29 Jul 2025	16 Sep 2025	27 Jan 2026	17 Mar 2026	19 May 2026
Anzette van Staden	✓	✓	✓	✓	✓
Rob Manners-Wood	✓	✓	✓	✓	✓
Brad Baily	✓	✓	✓	✓	✓
Mia Blom	✓	apologies	X	X	X
Tandi Rouse	X	X	✓	apologies	✓
Political Observer Cllr A. Lansdowne	No	No	Yes	No	Yes
Political Observer Apology received	Yes	Yes	No	Yes	No

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.

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.¹

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.

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.

BOARD OVERSIGHT OF RISK MANAGEMENT

RISK MANAGEMENT POLICY

All directors are directly involved in daily financial procedures, requiring their authorisation for specific purchases as outlined in the procurement policy. This oversight extends to expenditure, where payments are only made with the awareness of two Directors. Additionally, purchases are approved through Board discussions and formal meetings.

EFFECTIVENESS OF RISK MANAGEMENT

During the 2025/2026 financial year, the board addressed its risk mandate by evaluating risk governance in matters discussed across 5 board meetings. The board is confident that the systems and processes for risk governance and management are effective and that its risk management responsibilities have been adequately fulfilled.

KEY BUSINESS RISKS AND OPPORTUNITIES

The board has identified several key issues that may impact on the company's financial performance and strategic objectives. These include:

- Resignations of board members.
- Underperformance or excessive interference by service providers.
- Negative perceptions within the local community regarding service delivery or the allocation of public funds.
- Delayed feedback from the CTT on the proposed River Rehabilitation Plan and Forest Fire Break and Invasive Clearing Plan.

ACCOUNTABILITY

PERFORMANCE REVIEWS

The board routinely reviews the operational performance of its key vendors and is generally satisfied with their performance.

DELEGATED LIMITS OF AUTHORITY

The board authorises minor purchases to the OHMCID Project Manager under the procurement policy.

SUPPLIER CODE OF CONDUCT

The board maintains vendor accountability through well-defined service level agreements, regular performance evaluations, and an effective complaints process.

PART D: FINANCIAL INFORMATION

REPORT OF THE EXTERNAL AUDITOR

See full report attached.

ANNUAL FINANCIAL STATEMENTS

See full report attached.

OAKWOOD HUGHENDEN MEADOWS COMMUNITY IMPROVEMENT DISTRICT NPC
(REGISTRATION NUMBER : 2019/377250/08)

ANNUAL FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2026

OAKWOOD HUGHENDEN MEADOWS COMMUNITY IMPROVEMENT DISTRICT NPC
(REGISTRATION NUMBER : 2019/377250/08)
ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

GENERAL INFORMATION

Country of Incorporation and Domicile	South Africa
Nature of Business	Providing Services to the Special Rating Areas of Oakwood, Hughenden and Meadows
Directors	B Bailey R Manners-Wood T Rouse A Van Staden
Registered Office	32B Whittlers Way Hout Bay Cape Town 7806
Business Address	32B Whittlers Way Hout Bay Cape Town 7806
Postal Address	32B Whittlers Way Hout Bay Cape Town 7806
Bankers	First National Bank
Company Secretary	A Van Staden
Auditors	Sommerville and Associates Inc
Company Registration Number	2019/377250/08
Tax Reference Number	9496/246/19/1
Preparer	The annual financial statements were independently compiled by J Oelofse CA (SA)
Issued Date	11 August 2026

OAKWOOD HUGHENDEN MEADOWS COMMUNITY IMPROVEMENT DISTRICT NPC
(REGISTRATION NUMBER : 2019/377250/08)
ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

INDEX	<u>Page</u>
The reports and statements set out below comprise the annual financial statements presented to the directors:	
Directors Responsibilities and Approval	4
Directors Report	5
Independent Auditor's Report	6 - 7
Statement of Financial Position	8
Statement of Comprehensive Income	9
Statement of Changes in Equity	10
Statement of Cash Flows	11
Accounting Policies	12 - 13
Notes to the Annual Financial Statements	14 - 15
The following supplementary information does not form part of the annual financial statements and is unaudited:	
Detailed Income Statement	16

DIRECTORS RESPONSIBILITIES AND APPROVAL

The directors are required in terms of the Companies Act 71 of 2008, to maintain adequate accounting records and are responsible for the content and integrity of the annual financial statements and related financial information included in their 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 and in the manner required by the Companies Act 71 of 2008. The external auditors are engaged to express an independent opinion on the annual financial statements.

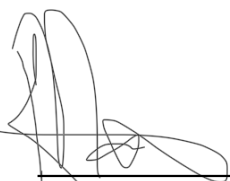
The annual financial statements are prepared in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities and in the manner required by the Companies Act 71 of 2008 and are based upon appropriate accounting policies consistently applied and supported by reasonable 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 board sets standards for internal control aimed at reducing the risk of error or loss in a cost effective manner. The standards include the proper delegation of responsibilities within a clearly defined framework, effective accounting procedures and adequate segregation of duties to ensure an acceptable level of risk. These controls are monitored throughout the 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 external auditors are responsible for auditing and reporting on the company's annual financial statements. The annual financial statements have been examined by the company's external auditors and their report is presented on pages 6 and 7.

The financial statements set out on pages 8 to 15, which have been prepared on the going concern basis, were approved by the directors and signed on their behalf by :



R MANNERS-WOOD


A VAN STADEN

11 August 2026

DIRECTORS REPORT

1. Business Activities

The Oakwood Hughenden Meadows Community Improvement District NPC is a non-profit company set up in terms of the municipal by-laws of the City of Cape Town (CoCT) which acts as the management body in respect of the Special Rating Area (SRA) determined by the CoCT in terms of section 22 of the Property Rates Act relating to a defined geographical area. The source of revenue of the company is additional rates billed by the CoCT to the registered property owners of Hughenden and Meadows as well as monthly contributions from the Mount Oakwood Estate Home Owners Association which funds are utilised to enhance and supplement services provided by the CoCT. The aim of the company is to improve the safety of residents and visitors to Oakwood, Hughenden and Meadows, to enhance the local environment and amenities, and contribute to social responsibilities.

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

2. Review of Financial Results and Activities

The financial results have been prepared in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Companies Act 71 of 2008.

During the year under review, the company operated independently of any shared services. The main business and operations of the company during the year under review has continued as in the past year and we have nothing to report thereon.

The financial statements adequately reflect the results of the operations of the company for the year under review and no further explanations are considered necessary.

3. DIRECTORS

The names of the directors at the financial year end are reflected on page 2.

The following appointments and resignations took place during the year :

Appointment

T Rouse - 11 November 2025

Resignation

G Blom - 23 December 2025

4. EVENTS SUBSEQUENT TO THE YEAR

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

5. GOING CONCERN

The directors believe that the company has adequate financial resources to continue in operation for the foreseeable future and accordingly the annual financial statements have been prepared on a going concern basis. The directors have satisfied themselves that the company is in a sound financial position and that it has sufficient funding to meet its foreseeable cash requirements.

The directors are also not aware of any undisclosed, material non-compliance with statutory or regulatory requirements or of any pending changes to legislation which may affect the company.

Sommerville and Associates Inc

Chartered Accountants (SA)

Registered Auditors

IRBA Registration No. 902323

6 Southridge Road
Sunningdale
7441

Tel: 021 – 557 7287
Cell: 076 434 4735
Email: robinsommerville@gmail.com
Robin Sommerville (B Com) (Hons), CA (SA)

INDEPENDENT AUDITOR'S REPORT

To the Members of

OAKWOOD HUGHENDEN MEADOWS COMMUNITY IMPROVEMENT DISTRICT NPC

Opinion

We have audited the financial statements of Oakwood Hughenden Meadows Community Improvement District NPC set out on pages 8 to 15, which comprise the statement of financial position as at 30 June 2026, 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 financial statements, including a summary of significant policies.

In our opinion, the financial statements present fairly, in all material respects, the financial position of Oakwood Hughenden Meadows Community Improvement District NPC as at 30 June 2026, and its financial performance and cash flows for the year then ended in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Companies Act 71 of 2008.

Basis for Opinion

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

Other Information

The directors are responsible for the other information. The other information comprises the directors report as required by the Companies Act 71 of 2008. The other information does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express an audit opinion or any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Directors for the Financial Statements

The directors are responsible for the preparation and fair presentation of the financial statements in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Companies Act 71 of 2008, and for such internal control as the directors determine are necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- ♦ Identify and assess the risks of material misstatement of the financial statements , whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- ♦ Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- ♦ Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- ♦ Conclude on the appropriateness of the directors use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.
- ♦ Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Sommerville and Associates Inc
Registered Auditors
Auditor : R Sommerville
(Registration No : 748269)

11 August 2026

6 Southridge Road
SUNNINGDALE
7441

STATEMENT OF FINANCIAL POSITION

	<u>Notes</u>	<u>2026</u> <u>R</u>	<u>2025</u> <u>R</u>
<u>ASSETS</u>			
NON CURRENT ASSETS			
Property, Plant and Equipment	2	425,619	290,063
CURRENT ASSETS			
Cash and Cash Equivalents	3	660,394	477,143
Trade and Other Receivables	4	659,854 540	477,143 -
		<u>1,086,013</u>	<u>767,206</u>
<u>RESERVES AND LIABILITIES</u>			
RESERVES			
Accumulated Surplus		1,042,102	721,422
CURRENT LIABILITIES			
Trade and Other Payables	5	43,911	45,784
		<u>1,086,013</u>	<u>767,206</u>

STATEMENT OF COMPREHENSIVE INCOME

	<u>Notes</u>	<u>2026</u> <u>R</u>	<u>2025</u> <u>R</u>
Revenue	6	1,492,583	1,268,545
Other Income		61,613	3,044
Donations Received		36,737	3,044
Meadows Family Fair Event		24,876	-
Expenditure		1,233,516	1,196,273
Surplus Before Taxation		320,680	75,316
Taxation	7	-	-
Surplus for the Year		320,680	75,316
Other Comprehensive Income		-	-
Total Comprehensive Income		320,680	75,316

STATEMENT OF CHANGES IN EQUITY

	<u>Accumulated</u> <u>Surplus</u> <u>R</u>
Balance at 1 July 2024	646,106
Surplus for the Year	75,316
	<hr/>
Total Comprehensive Income for the Year	75,316
	<hr/>
Balance at 1 July 2025	721,422
Surplus for the Year	320,680
	<hr/>
Total Comprehensive Income for the Year	320,680
	<hr/>
Balance at 30 June 2026	1,042,102
	<hr/> <hr/>

STATEMENT OF CASH FLOWS

	<u>2026</u> <u>R</u>	<u>2025</u> <u>R</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Surplus for the Year	320,680	75,316
Adjustment - Depreciation	90,394	79,899
Working Capital Changes	(2,413)	10,140
Trade and Other Receivables	(540)	4,500
Trade and Other Payables	(1,873)	5,640
Cash Generated from Operating Activities	<u>408,661</u>	<u>165,355</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Property, Plant and Equipment Purchased	<u>(225,950)</u>	<u>(111,086)</u>
CASH FLOWS FROM FINANCING ACTIVITIES	<u>-</u>	<u>-</u>
CHANGE IN CASH AND CASH EQUIVALENTS	182,711	54,269
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	<u>477,143</u>	<u>422,874</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u>659,854</u>	<u>477,143</u>

ACCOUNTING POLICIES

1. Basis of Preparation and Summary of Significant Accounting Policies

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

These accounting policies are consistent, in all material respects, with those applied in the previous year.

1.1 Significant Judgments and Sources of Estimation Uncertainty

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

1.2 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, or for rental to others or for administrative purposes, and are expected to be used over a period of more than one year.

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 is included in surplus or shortfall 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 ready 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.

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

<u>Item</u>	<u>Useful Life</u>
Fencing	10 years
Safety Equipment	5 years
Security Cameras and Radios	3 years

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

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

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

ACCOUNTING POLICIES

(Continued)

1.3 Financial Instruments

Initial Measurement

Financial instruments are initially measured at the transaction price (including transaction costs except in the initial measurement of financial assets and liabilities that are measured at fair value through surplus or shortfall) 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.

1.4 Taxation

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

1.5 Borrowing Costs

All borrowing costs are recognised as an expense in the period in which they are incurred.

1.6 Revenue Recognition

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

1.7 Finance Income

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

1.8 Unauthorised, Irregular, Fruitless and Wasteful Expenditure

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

NOTES TO THE ANNUAL FINANCIAL STATEMENTS

			<u>2026</u> <u>R</u>	<u>2025</u> <u>R</u>
2. PROPERTY, PLANT AND EQUIPMENT				
	Cost	Accumulated Depreciation	Net Book Value	Net Book Value
Fencing	272,683	152,865	119,818	97,952
Safety Equipment	22,638	19,025	3,613	8,141
Security Cameras and Radios	546,270	244,082	302,188	183,970
	<u>841,591</u>	<u>415,972</u>	<u>425,619</u>	<u>290,063</u>
Net Book Value is reconciled as follows:				
	NBV at Begin	Additions/ (Disposals)	Depreciation	NBV at End
Fencing	97,952	45,009	23,143	119,818
Safety Equipment	8,141	-	4,528	3,613
Security Cameras and Radios	183,970	180,941	62,723	302,188
	<u>290,063</u>	<u>225,950</u>	<u>90,394</u>	<u>425,619</u>
3. CASH AND CASH EQUIVALENTS				
Current Account			<u>659,854</u>	<u>477,143</u>
4. TRADE AND OTHER RECEIVABLES				
Prepayments			<u>540</u>	<u>-</u>
5. TRADE AND OTHER PAYABLES				
B Cadle t/a Burton's Paving - Paving		-		13,165
Digital Safeguard (Pty) Ltd - Security		4,445		8,470
Earthworx Garden World - Garden Maintenance		215		-
Friends of Table Mountain - Footpath Rehabilitation		12,600		-
Hout Bay Office National - Stationery		2,936		-
Harry Curtis and Co - Audit Fee		-		19,000
Sommerville and Associates Inc - Audit Fee		20,000		-
Value Added Tax Payable		3,715		5,149
		<u>43,911</u>		<u>45,784</u>

NOTES TO THE ANNUAL FINANCIAL STATEMENTS

(Continued)

	<u>2026</u> <u>R</u>	<u>2025</u> <u>R</u>
6. REVENUE		
Amounts Received from the City of Cape Town		
Additional Rates Received	1,422,181	1,268,545
Additional Rates Retention Received	70,402	-
	<u>1,492,583</u>	<u>1,268,545</u>

The City of Cape Town (CoCT) charges additional rates to property owners in the special rating area of Oakwood, Hughenden and Meadows which funds are utilised to enhance and supplement services provided by the CoCT.

7. TAXATION

No provision for taxation has been raised for the 2026 financial year as the company is exempt from normal taxation on its revenue income in terms of section 10(1)(e)(i)(cc) of the Income Tax Act. Any other receipts and accruals derived by the company are exempt up to R50,000 per annum.

OAKWOOD HUGHENDEN MEADOWS COMMUNITY IMPROVEMENT DISTRICT NPC
(REGISTRATION NUMBER : 2019/377250/08)
ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

DETAILED INCOME STATEMENT

	<u>Notes</u>	<u>2026</u> <u>R</u>	<u>2025</u> <u>R</u>
REVENUE	6	1,492,583	1,268,545
Additional Rates Received		1,422,181	1,268,545
Additional Rates Retention Received		70,402	-
OTHER INCOME		61,613	3,044
Donations Received		36,737	3,044
Meadows Family Fair Event		24,876	-
EXPENDITURE		1,233,516	1,196,273
Accounting, Secretarial and Tax Fees		61,739	71,766
Administration and Management Fees		159,000	153,000
Advertising and Promotions		7,266	10,264
Audit Fee		20,000	19,000
Bank Charges		3,318	4,020
Community Services		831,431	770,354
Cleaning		251,341	232,184
Environmental Upgrade		46,980	32,988
Public Safety		518,573	479,216
Social Upliftment		7,325	12,967
Urban Maintenance		7,212	12,999
Depreciation	2	90,394	79,899
Insurance		4,004	3,787
Meeting Expenses		1,743	948
Printing, Stationery and Courier		1,194	1,462
Project Expenditure and Upgrades		26,684	35,166
Forest Clearing		21,000	-
Meadows Biodiversity Park		-	35,166
Meadows Family Fair Event		5,684	-
Tools and Equipment		-	3,244
Repairs, Maintenance and Utilities		26,743	43,363
SURPLUS BEFORE TAXATION		320,680	75,316
Taxation	7	-	-
SURPLUS FOR THE YEAR		320,680	75,316