



**TREASURER'S REPORT
CANAL EAST HOMEOWNERS ASSOCIATION
AGM August 28th, 2023**

1. Introduction

Its my pleasure to present to you:

- 1.1 Annual Financial Statements ending 30 April 2023
- 1.2 Budget for year 2023/04

2. 2023-2024 Financials

This report covers Canal East HOA finances statements for the year ending 30 April 2023, as drafted by J H M Stols t/a Amax Accounting, a certified Professional Accountant (SA) and the committee is satisfied that the association is and will remain, for the foreseeable future a going concern.

2.1 Highlighted Findings

- 2.1.1 Positive growth in association operating reserves and cash flow. Below bank balances as of April 30th, 2023;
 - 2.1.1.1 Current Bank Account R546,506
 - 2.1.1.2 Reserve Bank Account R425,150



2.1.2 The majority of expenses for financial year 2023 come from:

2.1.2.1 Management Fees - R253,967

2.1.2.2 Garden Services - R132,700

2.1.2.3 22% of homeowners have not paid their levies.

3. Budget 2023-2024

3.1 Following the initial preparation of the budget, with no major and/or significant changes, the Committee herewith presented, highlights, for your consideration and participation, the budget for 2023/204 during the upcoming AGM.

3.2 Improvements for the coming year have been set aside in the budget.

3.3 Mindful of the need to continue to manage the Association by way of the constitutional obligation on homeowners to pay levies and the pressures experienced by homeowners with rising living costs, homeowners may pay the annual levy by way of monthly equal payments on condition, however, that such homeowners set up a debit order for such monthly payments in favor of the Association.

3.4 The planned operating costs for the forthcoming year is anticipated to be R519,160.63,

Next Steps

- No increase or decrease of levies for the financial year 2023/24
- Obtain comparison quotations for management agent fee for due diligence.
- Transfer surplus funds from current account to reserve fund
- Hand-over of outstanding debtors to attorneys for collection
- Allocate effective funding for maintenance:
 - Continue working with local authorities to support either funding for garbage removal and maintenance of parks areas or improvement of such service.
 - Funds towards cleaning up and maintenance of parks.

This report was submitted by the Treasurer.