

DURBAN POINT WATERFRONT MANAGEMENT ASSOCIATION NPC

Registration Number: 1998/001781/08

Financial Statements

for the year ended 31 December 2024

Durban Point Waterfront Management Association NPC
Registration number: 1998/001781/08
Financial Statements for the year ended 31 December 2024

General Information:

Country of incorporation and domicile	South Africa
Nature of business and principle activities	It is a management association whose main business is to look after the interests of the property owners within the Durban Point Waterfront Precinct and to ensure that the common public areas are adequately maintained.
Directors	Mr B S B Gangaraju Mr N Pillay Mr V Ramdass Mr DJ Hayman Mr A Mia (resigned on 09 December 2024)
Registered office	15 Timeball Boulevard Rocpoint House Durban KwaZulu-Natal 4001
Business address	15 Timeball Boulevard Rocpoint House Durban KwaZulu-Natal 4001
Postal address	P O Box 38073 Point 4069
Bankers	First National Bank
Auditor	Moore Durban Chartered Accountants (SA) Registered Auditors
Secretary	Ngubane & Co.
Managing Agent	Tsebo Smart Proprietary Limited
Company registration number	1998/001781/08
Level of assurance	These financial statements have been audited in compliance with the requirements of the Companies Act No. 71 of 2008.
Preparer	The financial statements were internally compiled under the supervision of: Aneesa Mitha (Financial Controller)
Issued	01 June 2025

Durban Point Waterfront Management Association NPC
Registration number: 1998/001781/08
Financial Statements for the year ended 31 December 2024

Index

The reports and statements set out below comprise the financial statements and supplementary information presented to the members:

Contents	Page
Directors' Responsibilities and Approval	3
Independent Auditor's Report	4 - 6
Directors' Report	7
Statement of Financial Position	8
Statement of Comprehensive Income	9
Statement of Changes in Funds	10
Statement of Cash Flows	11
Accounting Policies	12 - 14
Notes to the Financial Statements	15 - 20
The following supplementary schedule information does not form part of the financial statements and is unaudited:	
Detailed Statement of Surplus or Deficit	21

Directors' Responsibilities and Approval

The directors acknowledge that they are required by the Companies Act No. 71 of 2008 to maintain adequate accounting records and are responsible for the content and integrity of the financial statements and related financial information included in this report. It is their responsibility to ensure that the financial statements fairly present the state of affairs of the company as at the end of the financial year and the results of its operations and cash flows for the period then ended, in conformity with the IFRS for SMEs[®] Accounting Standard as issued by the International Accounting Standards Board. The external auditor is engaged to express an independent opinion on the financial statements.

The financial statements are prepared in accordance with the IFRS for SMEs Accounting Standard as issued by the International Accounting Standards Board and the requirements of the Companies Act No. 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 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 financial statements. However, any system of internal control can provide only reasonable, and not absolute, assurance against material misstatement or loss.

The directors are satisfied that the company has, or has access to, adequate resources to continue in operational existence for the foreseeable future.

The external auditor is responsible for independently auditing and reporting on the company's financial statements. The financial statements have been examined by the company's external auditor and the auditor's report is presented on pages 4 to 6.

The financial statements and supplementary information set out on pages 7 to 21, which have been prepared on the going concern basis, were approved by the board on 01 June 2025 and signed on its behalf by:

Director

Director

Independent Auditor's Report

To the members of Durban Point Waterfront Management Association NPC

Opinion

We have audited the financial statements of Durban Point Waterfront Management Association NPC set out on pages 8 to 20, which comprise the statement of financial position as at 31 December 2024, and the statement of comprehensive income, statement of changes in funds and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the financial statements present fairly, in all material respects, the financial position of Durban Point Waterfront Management Association NPC as at 31 December 2024, and its financial performance and cash flows for the year then ended in accordance with the IFRS for SMEs Accounting Standard as issued by the International Accounting Standards Board and the requirements of the Companies Act No. 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 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.

Other information

The directors are responsible for the other information. The other information comprises the directors' report as required by the Companies Act No. 71 of 2008 and detailed statement of surplus or deficit, which we obtained prior to the date of this report. 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 IFRS for SMEs Accounting Standard as issued by the International Accounting Standards Board and the requirements of the Companies Act No. 71 of 2008, and for such internal control as the directors determine is 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 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 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 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.

Moore Durban
Chartered Accountants (SA)
Registered Auditor

Per: Devek Harryparsad CA(SA), RA
Partner

01 June 2025
Durban

DRAFT

Director's Report

The directors submit their report on the financial statements of Durban Point Waterfront Management Association NPC for the year ended 31 December 2024.

1. Nature of business

It is a management association whose main business is to look after the interests of the property owners within the Durban Point Waterfront Precinct and to ensure that the common public areas are adequately maintained.

2. Review of financial results and activities

The financial results for the period are reflected in the statement of comprehensive income set out on page 9.

The financial statements have been prepared in accordance with the IFRS for SMEs Accounting Standard as issued by the International Accounting Standards Board and the requirements of the Companies Act No. 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 financial statements.

3. Directors

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

Mr B S B Gangaraju
Mr N Pillay
Mr V Ramdass
Mr DJ Hayman
Mr A Mia (resigned on 09 December 2024)

4. 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, that requires disclosure 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 financial statements have been prepared on a going concern basis. The directors have satisfied themselves that the company is in a sound financial position and that it has access to sufficient reserves to meet its foreseeable cash requirements. The directors are also not aware of any material non-compliance with statutory or regulatory requirements or of any pending changes to legislation which may affect the company.

6. Legal matters

The directors are aware of the ongoing legal matter for the recovery of levies from four of the levy payers. The four mentioned legal matters have been raised as a provision as described in notes 3 and 18 to the financial statements.

7. Auditor

Moore Durban was reappointed as auditor for the 2024 financial period (2023: Moore Durban).

8. Managing Agent

The managing agent of the association is Tsebo Smart Proprietary Limited, with its postal and business addresses as follows:

Postal address

P O Box 3486
Randburg
2125

Business address

Tsebo Office Park Block C
Chislehurst
Sandton
2196

9. Date of authorisation for issue of financial statements

The financial statements have been authorised for issue by the directors on 01 June 2025. No authority was given to anyone to amend the financial statements after the date of issue.

Durban Point Waterfront Management Association NPC
Registration number: 1998/001781/08
Financial Statements for the year ended 31 December 2024

Statement of Financial Position

Figures in Rand	Note	2024	2023
Assets			
Non-current assets		607 908	537 644
Plant and equipment	2	607 908	537 644
Current assets		8 121 625	13 551 750
Trade and other receivables	3	1 851 679	1 808 287
Cash and cash equivalents	4	6 269 946	11 743 463
Total assets		8 729 533	14 089 394
Funds and Liabilities			
Funds		5 711 750	11 411 193
Accumulated surplus		5 711 750	11 411 193
Liabilities		3 017 783	2 678 201
Current liabilities		3 017 783	2 678 201
Trade and other payables	5	2 667 707	2 354 633
Current tax payable		350 077	323 568
Total funds and liabilities		8 729 533	14 089 394

Durban Point Waterfront Management Association NPC
Registration number: 1998/001781/08
Financial Statements for the year ended 31 December 2024

Statement of Comprehensive Income

Figures in Rand	Note	2024	2023
Revenue	6	14 441 179	12 856 636
Other income	7	467 253	482 751
Operating expense		(22 010 227)	(19 773 057)
Operating deficit	8	(7 101 795)	(6 433 669)
Interest income	9	1 764 412	1 653 111
Deficit before income tax		(5 337 383)	(4 780 558)
Income tax	10	(362 060)	(323 568)
Total comprehensive deficit for the year		(5 699 443)	(5 104 126)

Durban Point Waterfront Management Association NPC
Registration number: 1998/001781/08
Financial Statements for the year ended 31 December 2024

Statement of Changes in Funds

Figures in Rand	Accumulated surplus	Total funds
Balance as at 01 January 2023	16 515 319	16 515 319
Total comprehensive deficit for the year	(5 104 126)	(5 104 126)
Balance as at 01 January 2024	11 411 193	11 411 193
Total comprehensive deficit for the year	(5 699 443)	(5 699 443)
Balance as at 31 December 2024	5 711 750	5 711 750

Durban Point Waterfront Management Association NPC
Registration number: 1998/001781/08
Financial Statements for the year ended 31 December 2024

Statement of Cash Flows

Figures in Rand	Note	2024	2023
Cash flows from operating activities			
Cash receipts from members and grants		12 079 605	12 977 009
Cash paid to suppliers		(18 664 984)	(16 609 004)
Cash used in operations operations	12	(6 585 379)	(3 631 995)
Interest received		1 764 412	1 653 111
Income tax paid		(335 552)	(306 160)
Net cash flows used in operating activities		(5 156 519)	(2 285 044)
Cash flows from investing activities			
Acquisition of plant and equipment	2	(316 999)	(147 013)
Proceeds from disposal of plant and equipment	2	-	6 266
Net cash flows used in investing activities		(316 999)	(140 747)
Total cash movement for the year		(5 473 518)	(2 425 790)
Cash at beginning of year		11 743 463	14 169 255
Cash at end of year	4	6 269 946	11 743 463

Accounting Policies

General information

Durban Point Waterfront Management Association NPC is a non-profit company incorporated and domiciled in South Africa.

Nature of business

To look after the interests of the property owners within the Durban Point Waterfront Precinct and to ensure that the common public areas are adequately maintained.

Registered office:

15 Timeball Boulevard
Rocpoint House
Durban
KwaZulu-Natal
4001

1. Basis of preparation and summary of significant accounting policies

The financial statements have been prepared in accordance with the IFRS for SMEs Accounting Standard as issued by the International Accounting Standards Board, and the requirements of the Companies Act No. 71 of 2008. The financial statements have been prepared on the historical cost basis of accounting, and the following principal accounting policies. The financial statements are presented in South African Rand. These accounting policies are consistent with the previous period.

1.1 Significant judgements and sources of estimation uncertainty

In preparing the financial statements, management is required to make judgements, estimates and assumptions that affect the amounts represented in the financial statements and related disclosure. Use of available information and the application of judgement is inherent in the formation of estimates. Actual results in the future could differ from these estimates which may be material to the financial statements. Significant judgements include:

Key sources of estimation uncertainty

Impairment testing:

The company reviews and tests the carrying value of property, plant and equipment when events or changes in circumstances suggest that the carrying amount may not be recoverable. When such indicators exist, management determines the recoverable amount by performing value in use and fair value considerations. These calculations require the use of estimates and assumptions.

Provisions:

Provisions are inherently based on assumptions and estimates using the best information available. Additional disclosure of provision for doubtful debts have been made under note 3 and 18.

1.2 Plant and equipment

Items of plant and equipment are measured at cost less accumulated depreciation and accumulated impairment losses. Subsequent expenditure is capitalised only if it is probable that the future economic benefits associated with the expenditure will flow to the company. Day to day servicing costs are included in profit or loss when they are incurred. Depreciation is calculated to write off the asset's cost over its estimated useful life to its estimated residual value, using the straight-line method, and recognised in profit or loss.

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

Item	Average useful life
Boat	5 - 10 years
Computer equipment	3 years
Furniture and fixtures	3 years
Office equipment	3 - 12 years
Plant and machinery	3 - 5 years

When indicators are present that the useful lives and residual values of items of 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.

Accounting Policies

1.2 Plant and equipment (continued)

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

An item of 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 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 deficit when the item is derecognised.

1.3 Financial instruments

Initial measurement

Financial instruments are initially measured at the transaction price. This includes transaction costs.

Financial instruments at amortised cost

Financial instruments may be designated to be measured at amortised cost less any impairment using the effective interest method. These include payables and receivables. At the end of each reporting period date, the carrying amounts of assets held in this category are reviewed to determine whether there is any objective evidence of impairment. If so, an impairment loss is recognised.

1.4 Income tax

Current tax assets and liabilities

Current tax for current and prior periods is, to the extent unpaid, recognised as a liability. If the amount already paid in respect of current and prior periods exceeds the amount due for those periods, the excess is recognised as an asset.

Current tax liabilities (assets) for the current and prior periods are measured at the amount expected to be paid to (recovered from) the tax authorities, using the tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

Income tax expense

Income tax expense comprises current tax and is recognised in the same component of total comprehensive income or funds as the transaction or other event that resulted in the income tax expense.

1.5 Lease agreements

A lease is classified as an operating lease if it does not transfer substantially all the risks and rewards incidental to ownership. Lease rentals in respect of operating leases are charged against profit in a systemic manner to ensure matching of revenue and cost.

1.6 Impairment of assets

The carrying value of the assets is reviewed at each reporting date to assess whether there is any indication of impairment.

If any such indication exists, the recoverable amount of the asset is estimated. Where the carrying value exceeds the estimated recoverable amount, such as assets are written down to their estimated recoverable amount and an impairment loss is recognised immediately in surplus or deficit.

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 (selling price less costs to complete and sell, in the case of inventories), but not in excess of the amount that would have been determined had no impairment loss been recognised for the asset (group of related assets) in prior years. A reversal of an impairment loss is recognised immediately in surplus or deficit.

1.7 Equity

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities.

Accounting Policies

1.8 Provisions and contingencies

Provisions are recognised when the company has an obligation at the reporting date as a result of a past event; it is probable that the company will be required to transfer economic benefits in settlement; and the amount of the obligation be estimated reliably.

Provisions are measured at the present value of the amount expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to the passage of time is recognised as interest expense.

Provisions are not recognised for future operating losses. Contingent assets and contingent liabilities are not recognised.

1.9 Revenue

Revenue comprises levies receivable from members. Members are obliged, by way of agreement, to contribute funds to enable the association to meet its expenditure. Levies are recognised on the accrual basis.

1.10 Government grants

Government grants are recognised when there is reasonable assurance that:

- the company will comply with the conditions attached to them; and
- the grants will be received.

Government grants are recognised as other income in surplus or deficit over the periods in which expenses are recognised.

A government grant that becomes receivable as compensation for expenses already incurred is recognised as other income in surplus or deficit in the period in which it becomes receivable .

Repayment of a grant related to income is applied first against any deferred income balance recognised on the receipt of the grant. Any excess thereon is immediately recognised as an expense in surplus or deficit.

1.11 Interest income

Interest income is recognised, in surplus or deficit, using the effective interest rate method.

Durban Point Waterfront Management Association NPC
Registration number: 1998/001781/08
Financial Statements for the year ended 31 December 2024

Notes to the Financial Statements

Figures in Rand	2024	2023
------------------------	-------------	-------------

2. Plant and equipment

	2024			2023		
	Cost	Accumulated depreciation	Carrying value	Cost	Accumulated depreciation	Carrying value
Plant and machinery	1 333 983	(808 798)	525 185	1 082 427	(658 487)	423 940
Furniture and fixtures	34 168	(34 168)	-	40 968	(40 968)	-
Office equipment	38 798	(28 636)	10 162	61 864	(51 413)	10 452
IT equipment	117 106	(91 425)	25 681	148 362	(104 651)	43 711
Boat	129 244	(82 364)	46 880	129 244	(69 702)	59 542
Total	1 653 299	(1 045 391)	607 908	1 462 865	(925 221)	537 644

Reconciliation of plant and equipment - 2024

	Opening balance	Additions at cost	Depreciation	Total
Plant and machinery	423 940	305 122	(203 877)	525 185
Office equipment	10 452	3 477	(3 767)	10 162
IT equipment	43 711	8 400	(26 430)	25 681
Boat	59 542	-	(12 662)	46 880
	537 644	316 999	(246 736)	607 908

Reconciliation of plant and equipment - 2023

	Opening balance	Additions at cost	Disposals at carrying value	Depreciation	Total
Plant and machinery	492 310	139 098	(6 266)	(201 203)	423 940
Office equipment	6 789	7 914	-	(4 251)	10 452
IT equipment	74 739	-	-	(31 028)	43 711
Boat	72 202	-	-	(12 662)	59 542
	646 042	147 013	(6 266)	(249 145)	537 644

3. Trade and other receivables

Trade receivables	9 953 223	7 240 074
Less: Provision for doubtful debts (Refer to note 18)	(8 404 601)	(5 717 276)
Creditors with debit balances	119 665	3 987
Deposits	183 392	183 392
Value-Added Tax	-	25 574
Other receivables	-	72 535
	1 851 679	1 808 287

4. Cash and cash equivalents

Cash and cash equivalents consist of:

Bank balances	652 835	722 449
Short-term deposits	5 617 111	11 021 014
	6 269 946	11 743 463

Durban Point Waterfront Management Association NPC
Registration number: 1998/001781/08
Financial Statements for the year ended 31 December 2024

Notes to the Financial Statements

Figures in Rand	2024	2023
5. Trade and other payables		
Trade payables	1 735 473	1 681 409
Debtors with credit balances	415 740	300 683
Accruals	170 600	85 541
Deposits received	313 500	287 000
Value-Added Tax	32 394	-
	2 667 707	2 354 633
6. Revenue		
Levies received from property owners	11 097 429	9 608 049
Levies received from primary development - DPDC	800 000	800 000
Grant income	2 543 750	2 448 588
	14 441 179	12 856 636
7. Other income		
Operating costs recovery	284 309	359 239
Sundry income	182 944	123 512
	467 253	482 751
8. Operating Deficit		
Operating deficit for the year is stated after accounting for the following:		
Operating lease charges		
Rent	450 564	413 144
9. Interest income		
Interest income on call account	722 326	1 012 499
Interest income on customers accounts	1 042 086	640 612
	1 764 412	1 653 111

Durban Point Waterfront Management Association NPC
Registration number: 1998/001781/08
Financial Statements for the year ended 31 December 2024

Notes to the Financial Statements

Figures in Rand	2024	2023
10. Income tax		
Major components of the income tax expense		
Current taxation		
South African normal tax - current year	362 060	323 568
	362 060	323 568
Reconciliation of the income tax expense		
Reconciliation between accounting deficit and income tax		
Deficit before income tax	(5 337 383)	(4 780 558)
Income tax at the applicable tax rate of 27% (2023: 27%)	(1 441 093)	(1 338 556)
Tax effect of adjustments on taxable income		
Non-taxable levy income	(3 212 306)	(2 914 254)
Non-taxable income	(1 212 599)	(1 183 059)
Non-deductible expenditure	6 228 058	5 759 437
	362 060	323 568
No provision has been made for income tax on levies as the association is exempt from income tax on members' contributions in terms of Section 10(1)(e) of the Income Act 1962, as amended. Income tax is provided on income from other sources to the extent that the income exceeds R50 000.		
11. Auditor's remuneration		
Audit fees	81 000	81 281
12. Cash used in operations		
Deficit before income tax	(5 337 383)	(4 780 558)
Adjustments for:		
Depreciation	246 736	249 145
Interest income	(1 764 412)	(1 653 111)
Changes in working capital:		
Trade and other receivables	(43 392)	2 771 223
Trade and other payables	313 072	(218 694)
	(6 585 379)	(3 631 995)

13. Commitments and contingencies liabilities

At year end, the Association had no capital commitments or contingent liabilities. Refer to note 14 for disclosure of the operating lease balance.

Durban Point Waterfront Management Association NPC
Registration number: 1998/001781/08
Financial Statements for the year ended 31 December 2024

Notes to the Financial Statements

Figures in Rand	2024	2023
------------------------	-------------	-------------

14. Operating lease commitments

A lease is classified as an operating lease if it does not transfer substantially all the risks and rewards incidental to ownership. The Association has two operating lease agreements at year end. The details of the agreements are summarised below:

Agreement 1:

Office space was leased from Durban Point Development Company Proprietary Limited (DPDC) at monthly rental of R 18 638 (2023: R 15 979) payable in advance. The rental shall be escalated by the rate of the Consumer Price Index. The lease period in terms of the agreement is from 01 January 2024 to 31 December 2024. The lease is renewed annually.

The future minimum lease payments under non-cancellable operating lease is: (excluding CPI escalation)

Less than one year	207 084	207 084
One to five years	223 651	223 651
More than five years	-	-
Total undiscounted lease liabilities as at 31 December	430 735	430 735

Agreement 2:

Office space for the Control Room was leased from Durban Point Development Company Proprietary Limited (DPDC) at monthly rental of R 21 780 R (2023: R 19 800) payable in advance. The rental shall be escalated by the rate of the Consumer Price Index. The lease period in terms of the agreement is from 01 October 2023 to 30 September 2024. The lease is renewed annually.

The future minimum lease payments under non-cancellable operating lease is: (excluding CPI escalation)

Less than one year	178 200	243 540
One to five years	196 020	196 020
More than five years	-	-
Total undiscounted lease liabilities as at 31 December	374 220	439 560

Durban Point Waterfront Management Association NPC
Registration number: 1998/001781/08
Financial Statements for the year ended 31 December 2024

Notes to the Financial Statements

Figures in Rand	2024	2023
15. Related parties		
Relationships		
Related party relationships exist between Durban Point Waterfront Management Association and the following companies during the year:		
Entity	Nature of relationship	
Durban Point Development Company Proprietary Limited (DPDC)	Property Developer - owner of the land in the Point Precinct presently being developed.	
eThekwini Municipality	Contributor of the Grant-In-Aid	
Durban Infrastructural Development Trust	50% shareholding in DPDC	
Point Precinct Trust	Owner of certain parcels of land, deemed public zone, that is managed contractually by DPWMA	
Rocpoint Proprietary Limited	50% shareholding in DPDC	
Point Bay Body Corporate	Dustyn J Hayman is a director of DPWMA and also a trustee on the Body Corporate	
The Sails Body Corporate	Vinesh Ramdass is a director of DPWMA and also a trustee on the Body Corporate	
Tsebo Smart	Mr. Neels de Bruin (Operations Manager at DPWMA) who is a member of key management personnel at Durban Point Waterfront Management Association is also the relation's manager of Tsebo Smart, who provides facilities management services to Durban Point Waterfront Management Association NPC.	
Related party balances		
Amounts included in trade receivables		
Durban Point Development Company Proprietary Limited	5 114	20 672
eThekwini Municipality	1 607 478	1 437 431
Tsebo Smart Proprietary Limited	12 173	-
Amounts included in trade payables		
Durban Point Development Company Proprietary Limited	(20 381)	(22 092)
eThekwini Municipality	(15 857)	(3 276)
Tsebo Smart Proprietary Limited	(1 646 067)	(1 587 874)
The Sails Body Corporate	(123 456)	-
Related party transactions		
Levy income		
Durban Point Development Company Proprietary Limited	800 000	800 000
The Sails Body Corporate	1 069 285	925 788
Point Bay Body Corporate	703 068	608 716
Expenses		
Tsebo Smart Proprietary Limited	(18 786 768)	(15 103 391)
Recoveries		
Durban Point Development Company Proprietary Limited	284 309	275 862
City contributions		
eThekwini Municipality	2 543 750	2 549 980

Notes to the Financial Statements

Figures in Rand	2024	2023
16. Government contribution		
The City is required to pay a contribution to DPWMA in relation to maintenance services provided by DPWMA on behalf of the City. The non-refundable contribution covers services such as road infrastructure maintenance, cleaning, landscaping etc.		
Grant received	2 543 750	2 448 588
17. Levy shortfall		
Total income for the year	16 672 844	14 992 499
Less: Interest income	(1 764 412)	(1 653 111)
Less: Grant income from eThekweni Municipality	(2 543 750)	(2 448 588)
Less: Total expenses	(22 010 227)	(19 773 057)
	(9 645 545)	(8 882 257)
18. Provision for doubtful debts		
Levy payers	8 404 601	5 717 276
	8 404 601	5 717 276

A provision for doubtful debts was raised for four levy payers who were in arrears to the value of R 8 404 601 (2023: R 5 717 276). The accounts have been handed over to legal for collection. Interest has been levied in accordance with company policy.

19. Directors' remuneration

No emoluments were paid to the directors or any individuals holding a prescribed office during the year (2023: R nil).

20. Going concern

The directors believe that the company has adequate financial resources to continue in operation for the foreseeable future and accordingly the financial statements have been prepared on a going concern basis. The directors have satisfied themselves that the company is in a sound financial position and that it has access to sufficient resources to meet its foreseeable cash requirements. The directors are not aware of any material non-compliance with statutory or regulatory requirements or of any pending changes to legislation which may affect the company.

21. 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, that requires disclosure in these financial statements.

22. Date of authorisation for issue of financial statements

The financial statements have been authorised for issue by the directors on 01 July 2025. No authority was given to anyone to amend the financial statements after the date of issue.

Durban Point Waterfront Management Association NPC
Registration number: 1998/001781/08
Financial Statements for the year ended 31 December 2024

Detailed Statement of Surplus or Deficit

Figures in Rand	2024	2023
Revenue	14 441 179	12 856 636
Rendering of services	11 897 429	10 408 049
Grant income	2 543 750	2 448 588
Other Income	2 231 665	2 135 862
Interest income	1 764 412	1 653 111
Operating costs recovery	284 309	359 239
Sundry income	182 944	123 512
	16 672 844	14 992 499
Operating Expenses		
Advertising	-	2 700
Auditor's remuneration	81 000	81 281
Bank charges	3 186	3 496
Cleaning	955 367	840 779
Computer expenses	115 265	8 209
Consulting fees	8 838	11 627
Depreciation	246 736	249 145
Doubtful debts provision	2 687 325	1 963 011
Interest and penalties	28	21 446
Insurance	152 530	162 538
Landscaping expenses	1 410 192	1 099 139
Legal expenses	8 095	9 245
Loss on asset	-	6 266
Management fees	4 412 201	4 058 646
Operating costs for recovery	284 309	359 239
Printing and stationery	21 841	28 144
Rent	450 564	413 144
Repairs and maintenance	2 264 085	2 237 653
Secretarial fees	4 063	2 870
Security	7 615 184	7 187 976
Staff welfare	12 126	12 150
Telephone and fax	37 831	37 048
Water and electricity	1 239 461	977 307
	22 010 227	19 773 057
Deficit before income tax	(5 337 383)	(4 780 558)