

BOSTON COMMUNITY IMPROVEMENT DISTRICT NPC
(Registration number 2020/211593/08)
Annual Financial Statements
for the year ended 30 June 2026

Boston Community Improvement District NPC

(Registration number: 2020/211593/08)

Annual Financial Statements for the year ended 30 June 2026

General Information

Country of incorporation and domicile	South Africa
Nature of business and principal activities	District improvement
Directors	Abraham Winter Frederick Gey van Pittius Janeen van Heerden Jeanette-June Lomnitz Sean Smit Willem Els
Registered office	7 Voortrekker Road Bellville Cape Town 7530
Business address	7 Voortrekker Road Bellville Cape Town 7530
Postal address	7 Voortrekker Road Bellville Cape Town 7530
Bankers	First National Bank
Auditors	Cecil Kilpin & Co. Chartered Accountants (SA) Registered Auditors
Company registration number	2020/211593/08
Tax reference number	9565326197

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

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The following supplementary information does not form part of the annual financial statements and is unaudited:

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Directors' Responsibilities and Approval

The directors are required by the Companies Act of South Africa, to maintain adequate accounting records and are responsible for the content and integrity of the annual financial statements and related financial information included in this report. It is their responsibility to ensure that the annual financial statements fairly present the state of affairs of the company as at the end of the financial year and the results of its operations and cash flows for the period then ended, in conformity with the . 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 and are based upon appropriate accounting policies consistently applied and supported by reasonable and prudent judgements and estimates.

The directors acknowledge that they are ultimately responsible for the system of internal financial control established by the company and place considerable importance on maintaining a strong control environment. To enable the directors to meet these responsibilities, the directors set standards for internal control aimed at reducing the risk of error or loss in a cost effective manner. The standards include the proper delegation of responsibilities within a clearly defined framework, effective accounting procedures and adequate segregation of duties to ensure an acceptable level of risk. These controls are monitored throughout the company and all employees are required to maintain the highest ethical standards in ensuring the company's business is conducted in a manner that in all reasonable circumstances is above reproach. The focus of risk management in the company is on identifying, assessing, managing and monitoring all known forms of risk across the company. While operating risk cannot be fully eliminated, the company endeavours to minimise it by ensuring that appropriate infrastructure, controls, systems and ethical behaviour are applied and managed within predetermined procedures and constraints.

The directors are of the opinion, based on the information and explanations given by management, that the system of internal control provides reasonable assurance that the financial records may be relied on for the preparation of the annual financial statements. However, any system of internal financial control can provide only reasonable, and not absolute, assurance against material misstatement or loss.

The directors have reviewed the company's cash flow forecast for the year to 30 June 2027 and, in the light of this review and the current financial position, they are satisfied that the company has or has access to adequate resources to continue in operational existence for the foreseeable future.

The external auditors are responsible for independently auditing and reporting on the company's annual financial statements. The annual financial statements have been examined by the company's external auditors and their report is presented on pages 6 to 7.

The annual financial statements set out on pages 8 to 17, which have been prepared on the going concern basis, were approved by the directors and were signed on their behalf by:

Approval of annual financial statements



Frederick Gey van Pittius



Janeen van Heerden

Date: 31 August 2026

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Directors' Report

The directors have pleasure in submitting their report on the annual financial statements of Boston Community Improvement District NPC for the year ended 30 June 2026.

1. Nature of business

Boston Community Improvement District NPC provides supplementary public safety, cleansing, maintenance services, environmental development, social development and communications in the Boston area.

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

2. Review of financial results and activities

The annual financial statements have been prepared in accordance with the IFRS for SMEs Accounting Standard and the requirements of the Companies Act 71 of 2008 of South Africa. The accounting policies have been applied consistently compared to the prior year.

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 further to report thereon.

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

Directors

Abraham Winter
Frederick Gey van Pittius
Janeen van Heerden
Jeanette-June Lomnitz
Sean Smit
Willem Els

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

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.

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

6. Auditors

Cecil Kilpin & Co. continued in office as auditors for the company for 2026.

At the AGM, the members will be requested to reappoint Cecil Kilpin & Co. as the independent external auditors of the company and to confirm Miss Melanie Spencer as the designated lead audit partner for the 2027 financial year.

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Directors' Report

7. Secretary

The company secretary is Jeanette-June Lomnitz.

Business address

7 Voortrekker Road
Bellville
Cape Town
7530

8. Liquidity and solvency

The directors have performed the required liquidity and solvency tests required by the Companies Act of South Africa.

Independent Auditor's Report

To the Members of Boston Community Improvement District NPC

Report on the Audit of the Annual Financial Statements

Opinion

We have audited the annual financial statements of Boston Community Improvement District NPC (the company) set out on pages 8 to 17, which comprise the statement of financial position as at 30 June 2026; and the statement of comprehensive income; the statement of changes in equity; and the statement of cash flows for the year then ended; and notes to the annual financial statements, including a summary of significant accounting policies.

In our opinion, the annual financial statements present fairly, in all material respects, the financial position of Boston 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 IFRS for SMEs Accounting Standard as issued by the International Accounting Standards Board and the requirements of the Companies Act of South Africa.

Basis for Opinion

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

Other Information

The directors are responsible for the other information. The other information comprises the information included in the document titled "Boston Community Improvement District NPC annual financial statements for the year ended 30 June 2026", which includes the Directors' Report as required by the Companies Act of South Africa and the supplementary information as set out on pages 18 to 19. The other information does not include the annual financial statements and our auditor's report thereon.

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

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

Independent Auditor's Report

Responsibilities of the Directors for the Annual Financial Statements

The directors are responsible for the preparation and fair presentation of the annual financial statements in accordance with the IFRS for SMEs Accounting Standard as issued by the International Accounting Standards Board and the requirements of the Companies Act of South Africa, and for such internal control as the directors determine is necessary to enable the preparation of annual financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's Responsibilities for the Audit of the Annual Financial Statements

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

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

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

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



Cecil Kilpin & Co.
Chartered Accountants (SA)
Registered Auditors
Per Partner: Melanie Spencer

Century City
Date: 31 August 2026

PARTNERS: M BRANDERS CA (SA), RA | S SCHONEGEVEL CA (SA), RA | M SPENCER CA (SA), RA | D COX CA (SA), RA

ASSURANCE: L STRATFORD CA (SA), RA | ACCOUNTING: J DE NOBREGA B.ACC, PA (SA)

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Statement of Financial Position as at 30 June 2026

	Note(s)	2026 R	2025 R
Assets			
Non-Current Assets			
Property, plant and equipment	2	234,181	175,776
Current Assets			
Cash and cash equivalents	3	1,496,833	1,230,691
Trade and other receivables	4	31,392	27,945
		1,528,225	1,258,636
Total Assets		1,762,406	1,434,412
Equity and Liabilities			
Equity			
Accumulated surplus		1,721,723	1,326,988
Liabilities			
Current Liabilities			
Trade and other payables	5	40,683	107,424
Total Liabilities		40,683	107,424
Total Equity and Liabilities		1,762,406	1,434,412

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Statement of Comprehensive Income

	Note(s)	2026 R	2025 R
Revenue	6	5,588,161	4,924,978
Operating expenses	7	(5,237,287)	(4,772,856)
Surplus from operations		350,874	152,122
Investment revenue	9	43,861	48,271
Surplus for the year		394,735	200,393
Other comprehensive income		-	-
Total comprehensive surplus for the year		394,735	200,393

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Statement of Changes in Equity

	Accumulated surplus R	Total equity R
Balance at 01 July 2024	1,126,595	1,126,595
Surplus for the year	200,393	200,393
Other comprehensive income	-	-
Total comprehensive surplus for the year	200,393	200,393
Balance at 01 July 2025	1,326,988	1,326,988
Surplus for the year	394,735	394,735
Other comprehensive income	-	-
Total comprehensive surplus for the year	394,735	394,735
Balance at 30 June 2026	1,721,723	1,721,723
Note		

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Statement of Cash Flows

	Note(s)	2026 R	2025 R
Cash flows from operating activities			
Cash receipts from customers		5,584,714	4,933,650
Cash paid to suppliers and employees		(5,241,174)	(4,618,614)
Cash generated from operations	11	343,540	315,036
Interest income		43,861	48,271
Net cash from operating activities		387,401	363,307
Cash flows from investing activities			
Purchase of property, plant and equipment	2	(121,259)	(18,291)
Total cash movement for the year		266,142	345,016
Cash and cash equivalents at the beginning of the year		1,230,691	885,675
Total cash at end of the year	3	1,496,833	1,230,691

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Annual Financial Statements for the year ended 30 June 2026

Accounting Policies

1. Basis of preparation and summary of significant accounting policies

The annual financial statements have been prepared on a going concern basis in accordance with the , and the Companies Act of South Africa. The annual financial statements have been prepared on the historical cost basis, and incorporate the principal accounting policies set out below. They are presented in South African Rands.

These accounting policies are consistent with the previous period.

1.1 Significant judgements and sources of estimation uncertainty

Critical judgements in applying accounting policies

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

1.2 Property, plant and equipment

Property, plant and equipment are tangible assets which the company holds for its own use or for rental to others and which are expected to be used for more than one 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 are included in profit or loss in the period in which they are incurred.

Property, plant and equipment is subsequently stated at cost less accumulated depreciation and any accumulated impairment losses, except for land which is stated at cost less any accumulated impairment losses.

Depreciation of an asset commences when the asset is available for use as intended by management. Depreciation is charged to write off the asset's carrying amount over its estimated useful life to its estimated residual value, using a method that best reflects the pattern in which the asset's economic benefits are consumed by the company.

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

Item	Depreciation method	Average useful life
IT equipment	Straight line	3 years
Motor vehicles	Straight line	5 years
Plant and machinery	Straight line	5 years

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

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

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

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Accounting Policies

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 profit or loss unless the arrangement constitutes, in effect, a financing transaction in which case it is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument).

Financial instruments at amortised cost

These include loans, trade receivables and trade payables. They are subsequently measured at amortised cost using the effective interest method. Debt instruments which are classified as current assets or current liabilities are measured at the undiscounted amount of the cash expected to be received or paid, unless the arrangement effectively constitutes a financing transaction.

At each reporting date, the carrying amounts of assets held in this category are reviewed to determine whether there is any objective evidence of impairment. If there is objective evidence, the recoverable amount is estimated and compared with the carrying amount. If the estimated recoverable amount is lower, the carrying amount is reduced to its estimated recoverable amount, and an impairment loss is recognised immediately in profit or loss.

1.4 Tax

Tax expenses

Tax expense is recognised in the same component of total comprehensive income or equity as the transaction or other event that resulted in the tax expense. The company meets the criteria for tax exemption under 10(1)(cN) of the Income Tax Act, 1962.

1.5 Leases

A lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to ownership to the lessee. All other leases are operating leases.

Operating leases – lessee

Operating lease payments are recognised as an expense on a straight-line basis over the lease term unless:

- another systematic basis is representative of the time pattern of the benefit from the leased asset, even if the payments are not on that basis, or
- the payments are structured to increase in line with expected general inflation (based on published indices or statistics) to compensate for the lessor's expected inflationary cost increases.

Any contingent rents are expensed in the period they are incurred.

1.6 Impairment of assets

The company assesses at each reporting date whether there is any indication that property, plant and equipment may be impaired.

If there is any such indication, the recoverable amount of any affected asset (or group of related assets) is estimated and compared with its carrying amount. If the estimated recoverable amount is lower, the carrying amount is reduced to its estimated recoverable amount, and an impairment loss is recognised immediately in profit or loss.

If an impairment loss subsequently reverses, the carrying amount of the asset (or group of related assets) is increased to the revised estimate of its recoverable amount, but not in excess of the amount that would have been determined had no impairment loss been recognised for the asset (or group of assets) in prior years. A reversal of impairment is recognised immediately in profit or loss.

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Accounting Policies

1.7 Government grants

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

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

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

1.8 Revenue

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

1.9 Finance income

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

1.10 Borrowing costs

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

1.11 Unauthorised, irregular and fruitless and wasteful expenditure

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

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Annual Financial Statements for the year ended 30 June 2026

Notes to the Annual Financial Statements

	2026 R	2025 R
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2. Property, plant and equipment

	2026			2025		
	Cost or revaluation	Accumulated depreciation and impairment	Carrying value	Cost or revaluation	Accumulated depreciation and impairment	Carrying value
IT equipment	64,766	(37,287)	27,479	48,248	(30,466)	17,782
Motor vehicles	323,938	(127,324)	196,614	231,549	(73,555)	157,994
Plant and machinery	12,353	(2,265)	10,088	-	-	-
Total	401,057	(166,876)	234,181	279,797	(104,021)	175,776

Reconciliation of property, plant and equipment - 2026

	Opening balance	Additions	Depreciation	Closing balance
IT equipment	17,782	16,519	(6,822)	27,479
Motor vehicles	157,994	92,387	(53,767)	196,614
Plant and machinery	-	12,353	(2,265)	10,088
	175,776	121,259	(62,854)	234,181

Reconciliation of property, plant and equipment - 2025

	Opening balance	Additions	Depreciation	Closing balance
IT equipment	-	18,291	(509)	17,782
Motor vehicles	204,303	-	(46,309)	157,994
	204,303	18,291	(46,818)	175,776

3. Cash and cash equivalents

Cash and cash equivalents consist of:

Bank balances	1,496,833	1,230,691
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4. Trade and other receivables

Deposits	31,392	27,945
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5. Trade and other payables

Trade payables	2	90,918
VAT	40,681	16,506
	40,683	107,424

6. Revenue

Revenue - Additional rates received	5,127,905	4,578,484
Revenue - Additional rates retention received	460,256	346,494
	5,588,161	4,924,978

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Notes to the Annual Financial Statements

	2026 R	2025 R
7. Operating expenses		
Operating expenses include the following expenses:		
Operating lease charges		
Premises		
• Contractual amounts	108,438	100,157
Depreciation	62,854	46,818
Employee costs	1,041,441	820,573
8. Auditor's remuneration		
Fees	22,050	20,550
9. Investment revenue		
Interest revenue		
Bank	43,861	48,271
10. Taxation		
Non provision of tax		
No provision has been made for 2026 tax as the company is exempt from income tax under 10(1)(cN) of the Income Tax Act.		
11. Cash generated from operations		
Net profit before taxation	394,735	200,393
Adjustments for non-cash items:		
Depreciation	62,854	46,818
Adjust for items which are presented separately:		
Investment income	(43,861)	(48,271)
Changes in working capital:		
(Increase) decrease in trade and other receivables	(3,447)	8,672
Increase (decrease) in trade and other payables	(66,741)	107,424
	343,540	315,036
12. Commitments		
Operating leases – as lessee (expense)		
Minimum lease payments due		
- within one year	112,827	104,420
- in second to fifth year inclusive	131,455	244,282
	244,282	348,702

Operating lease payments represent rentals payable by the company for certain of its office properties. Leases are negotiated for an average term of three years and rentals are fixed for an average of three years. No contingent rent is payable.

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Notes to the Annual Financial Statements

	2026 R	2025 R
13. Related parties		
Relationships		
City of Cape Town	A finance agreement was entered into between the City and a CID's management body which provides for the determination and payment of the additional rate by the City and financial oversight of the management body.	
Related party balances and transactions with other related parties		
Related party transactions		
Revenue received from related parties		
Revenue services rendered	5,127,905	4,578,484
Revenue retention refunded	460,256	346,494

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Detailed Income Statement

	Note(s)	2026 R	2025 R
Revenue			
Revenue - Additional Rates Received		5,127,905	4,578,484
Revenue - Additional Rates Retention Received		460,256	346,494
	6	5,588,161	4,924,978
Operating expenses			
Accounting and taxation fees		82,170	63,000
Advertising costs		20,205	20,211
Auditor's remuneration	8	22,050	20,550
Bank charges		4,755	4,418
Catering and food		6,855	10,647
Cleaning services		252,076	269,358
Computer expense		7,112	9,723
Contingency /Sundry		6,530	5,857
Depreciation		62,854	46,818
Employee costs		1,041,441	820,573
Environmental upgrading		109,985	77,271
Insurance		31,540	27,039
Law Enforcement Officers		110,520	-
Meeting expenses		350	250
Minor tools and equipment		1,974	5,561
Motor vehicle expenses		40,759	34,598
Office rental		108,438	100,157
Printing and stationery		963	2,883
Project - Fencing for parks		115,695	461,075
Project - Fencing upgrades - spikes		150,000	-
Project - Frans Conradie upgrade		51,728	121,659
Project - Jack Miller Park		-	20,898
Project - Park upgrade - Van Niekerk		81,462	-
Protective clothing		8,599	3,091
Public safety		2,329,861	2,231,130
Public safety - CCTV monitoring		371,390	307,279
Refreshments and teas		5,241	4,567
Repairs and maintenance		61,115	37,955
Secretarial duties		7,450	2,650
Social upliftment		78,206	10,815
Telecommunication		18,853	18,493
Training		1,425	-
Utilities		45,685	34,330
		5,237,287	4,772,856
Operating surplus		350,874	152,122
Investment income	9	43,861	48,271
Surplus for the year		394,735	200,393

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Supplementary Information

1. Fruitless and wasteful expenditure

No fruitless and wasteful expenditure was identified by management during the current year. In addition, no fruitless and wasteful expenditure was brought forward from the prior year. Consequently, no amounts were written off or recovered during the current year.

2. Unauthorised expenditure

Unauthorised expenditure refers to any spending by the company that doesn't comply with its approved budget or relevant regulations. This includes overspending and using funds for purposes other than those originally approved. No unauthorised expenditure was identified by management during the current year. In addition, no unauthorised expenditure was brought forward from the prior year. Consequently, no amounts were written off or recovered during the current year.