

Welverdiend Properties Shareblock (Pty)Ltd
(Registration number 2004/008708/07)
Annual Financial Statements
for the year ended 28 February 2022

BVSA Audit Incorporated
Chartered Accountants (SA)
Registered Auditors

These annual financial statements have been audited in compliance with the applicable requirements of the Companies Act of
South Africa.
Issued 25 August 2022

Welverdiend Properties Shareblock (Pty)Ltd

(Registration number: 2004/008708/07)

Annual Financial Statements for the year ended 28 February 2022

General Information

Country of incorporation and domicile	South Africa
Nature of business and principal activities	Shareblock Company
Directors	P Ovens NW Garrod
Registered office	Taxhouse 68 Corlett Drive Melrose 2196
Business address	Main Street Hoedspruit 1380
Postal address	P O Box 861 Hoedspruit 1380
Bankers	Standard Bank Ltd
Auditors	BVSA Audit Incorporated Chartered Accountants (SA) Registered Auditors 68 Corlett Drive Birnam Johannesburg 2196
Company registration number	2004/008708/07
Level of assurance	These annual financial statements have been audited in compliance with the applicable requirements of the Companies Act of South Africa.

Wilverdiend Properties Shareblock (Pty)Ltd

(Registration number: 2004/008708/07)

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Level of assurance

These annual financial statements have been audited in compliance with the applicable requirements of the Companies Act of South Africa.

Published

25 August 2022

Welverdiend Properties Shareblock (Pty)Ltd

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Annual Financial Statements for the year ended 28 February 2022

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 International Financial Reporting Standard for Small and Medium-sized Entities. 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 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 of directors 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 directors have reviewed the company's cash flow forecast for the year to 28 February 2023 and, in the light of this review and the current financial position, they are satisfied that the company has or has access to adequate resources to continue in operational existence for the foreseeable future.

The external 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 page 5.

The annual financial statements set out on page 7, which have been prepared on the going concern basis, were approved by the board of directors on 25 August 2022 and were signed on its behalf by:

Approval of annual financial statements

NW Garrod

Thursday, 25 August 2022

P Ovens

Welverdiend Properties Shareblock (Pty)Ltd

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Annual Financial Statements for the year ended 28 February 2022

Directors' Report

The directors have pleasure in submitting their report on the annual financial statements of Welverdiend Properties Shareblock (Pty)Ltd for the year ended 28 February 2022.

1. Review of financial results and activities

The annual financial statements have been prepared in accordance with International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Companies Act of South Africa. The accounting policies have been applied consistently compared to the prior year.

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

2. Share capital

There have been no changes to the authorised or issued share capital during the year under review.

3. Directors

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

Directors

P Ovens

NW Garrod

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. Auditors

BVSA Audit Incorporated were appointed as auditors for the company for 2022.



BVSA Audit Incorporated

Reg No: 2012/174407/21 | IRBA No: 926094

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Independent Auditor's Report

To the Shareholder of Welverdiend Properties Shareblock (Pty)Ltd

Opinion

We have audited the annual financial statements of Welverdiend Properties Shareblock (Pty)Ltd (the company) set out on pages 7 to 14, which comprise the statement of financial position as at 28 February 2022, statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and the notes to the annual financial statements, including a summary of significant accounting policies.

In our opinion, the annual financial statements present fairly, in all material respects, the financial position of Welverdiend Properties Shareblock (Pty)Ltd as at 28 February 2022, 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 of South Africa.

Basis for Opinion

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

Other Information

The directors are responsible for the other information. The other information comprises the information included in the document titled "Wolverdiend Properties Shareblock (Pty)Ltd annual financial statements for the year ended 28 February 2022", which includes the Directors' Report as required by the Companies Act of South Africa and the supplementary information as set out on pages 15 to 16. The other information does not include the annual financial statements and our auditor's report thereon.

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

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

DIRECTORS: J Botha CA(SA), RA; LJ Fourie CA(SA), RA

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 International Financial Reporting Standard for Small and Medium-sized Entities 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.

25 August 2022

BVSA Audit Incorporated
Chartered Accountants (SA)
Registered Auditors

DIRECTORS: J Botha CA(SA), RA; LJ Fourie CA(SA), RA

Welverdiend Properties Shareblock (Pty)Ltd

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Annual Financial Statements for the year ended 28 February 2022

Statement of Financial Position as at 28 February 2022

Figures in Rand	Note(s)	2022	2021
Assets			
Non-Current Assets			
Property, plant and equipment	2	13 171 836	13 070 401
Current Assets			
Trade and other receivables	3	93 102	44 286
Cash and cash equivalents	4	574 606	581 864
		667 708	626 150
Total Assets		13 839 544	13 696 551
Equity and Liabilities			
Equity			
Share capital	5	10 003 500	10 003 500
Reserves		807 694	765 694
Retained income		2 567 993	2 547 068
		13 379 187	13 316 262
Liabilities			
Current Liabilities			
Trade and other payables	6	129 348	127 230
Provisions		90 000	90 000
Deposits		103 903	58 903
Levies received in advance		137 106	104 156
		460 357	380 289
Total Equity and Liabilities		13 839 544	13 696 551

Welverdiend Properties Shareblock (Pty)Ltd

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Statement of Comprehensive Income

Figures in Rand	Note(s)	2022	2021
Revenue	7	2 363 108	2 175 362
Cost of sales		(5 015)	(20 286)
Gross profit		2 358 093	2 155 076
Other income	8	579 839	337 759
Operating expenses		(2 917 007)	(2 503 965)
Operating profit (loss)		20 925	(11 130)
Profit (loss) for the year		20 925	(11 130)
Other comprehensive income		-	-
Total comprehensive income (loss) for the year		20 925	(11 130)

Welverdiend Properties Shareblock (Pty)Ltd

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Annual Financial Statements for the year ended 28 February 2022

Statement of Changes in Equity

Figures in Rand	Share capital	Share premium	Total share capital	Revaluation reserve	Other NDR	Total reserves	Retained income	Total equity
Balance at 01 March 2020	3 500	10 000 000	10 003 500	53 015	712 679	765 694	2 558 198	13 327 392
Loss for the year	-	-	-	-	-	-	(11 130)	(11 130)
Other comprehensive income	-	-	-	-	-	-	-	-
Total comprehensive loss for the year	-	-	-	-	-	-	(11 130)	(11 130)
Balance at 01 March 2021	3 500	10 000 000	10 003 500	53 015	712 679	765 694	2 547 068	13 316 262
Profit for the year	-	-	-	-	-	-	20 925	20 925
Other comprehensive income	-	-	-	-	-	-	-	-
Total comprehensive income for the year	-	-	-	-	-	-	20 925	20 925
Transfer between reserves	-	-	-	-	42 000	42 000	-	42 000
Total changes	-	-	-	-	42 000	42 000	-	42 000
Balance at 28 February 2022	3 500	10 000 000	10 003 500	53 015	754 679	807 694	2 567 993	13 379 187
Note(s)	5	5	5					

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Annual Financial Statements for the year ended 28 February 2022

Statement of Cash Flows

Figures in Rand	Note(s)	2022	2021
Cash flows from operating activities			
Cash generated from (used in) operations	10	58 430	(62 117)
Cash flows from investing activities			
Purchase of property, plant and equipment	2	(143 638)	(149 000)
Sale of property, plant and equipment	2	-	1
Net cash from investing activities		(143 638)	(148 999)
Cash flows from financing activities			
Movement in deposits		45 000	15 000
Movement in other liability		32 950	104 156
Net cash from financing activities		77 950	119 156
Total cash movement for the year		(7 258)	(91 960)
Cash at the beginning of the year		581 864	673 824
Total cash at end of the year	4	574 606	581 864

Welverdiend Properties Shareblock (Pty)Ltd

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Annual Financial Statements for the year ended 28 February 2022

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 International Financial Reporting Standard for Small and Medium-sized Entities, 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 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 period.

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
Furniture and fittings	Straight line	6 Years
Land	Straight line	Period of lease
Motor vehicles	Straight line	5 Years
Office equipment	Straight line	4 Years
Other fixed assets	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.

1.2 Intangible assets

An intangible asset is an identifiable non-monetary asset without physical substance.

Intangible assets are initially recognised at cost and subsequently at cost less accumulated amortisation and accumulated impairment losses.

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Accounting Policies

1.2 Intangible assets (continued)

Research and development costs are recognised as an expense in the period incurred.

The residual value, amortisation period and amortisation method for intangible assets are reassessed when there is an indication that there is a change from the previous estimate.

Amortisation is provided to write down the intangible assets on a straight line basis, to its residual value of Rnil as at the end of the 99 year lease.

1.3 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.

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.

1.4 Share capital and equity

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

1.5 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 can 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.

1.6 Revenue

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

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

1.7 Borrowing costs

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

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Annual Financial Statements for the year ended 28 February 2022

Notes to the Annual Financial Statements

Figures in Rand

2022

2021

2. Property, plant and equipment

	2022			2021		
	Cost or revaluation	Accumulated depreciation	Carrying value	Cost or revaluation	Accumulated depreciation	Carrying value
Furniture and fixtures	9 400	(1 306)	8 094	-	-	-
Land	12 951 201	-	12 951 201	12 951 201	-	12 951 201
Motor vehicles	259 000	(66 933)	192 067	149 000	(29 800)	119 200
Office equipment	4 460	(4 460)	-	4 460	(4 460)	-
Other fixed assets	24 238	(3 764)	20 474	-	-	-
Total	13 248 299	(76 463)	13 171 836	13 104 661	(34 260)	13 070 401

Reconciliation of property, plant and equipment - 2022

	Opening balance	Additions	Depreciation	Closing balance
Land	12 951 201	-	-	12 951 201
Furniture and fixtures	-	9 400	(1 306)	8 094
Motor vehicles	119 200	110 000	(37 133)	192 067
Other fixed assets	-	24 238	(3 764)	20 474
	13 070 401	143 638	(42 203)	13 171 836

Reconciliation of property, plant and equipment - 2021

	Opening balance	Additions	Disposals	Depreciation	Closing balance
Land	12 951 201	-	-	-	12 951 201
Motor vehicles	-	149 000	-	(29 800)	119 200
Office equipment	1	-	(1)	-	-
	12 951 202	149 000	(1)	(29 800)	13 070 401

3. Trade and other receivables

Trade receivables	93 102	44 286
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4. Cash and cash equivalents

Cash and cash equivalents consist of:

Cash on hand	273	-
Bank balances	574 333	581 864
	574 606	581 864

5. Share capital

Authorised

4000 Ordinary shares of R1 each	4 000	4 000
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Issued

3500 Ordinary shares of R1 each	3 500	3 500
Share premium	10 000 000	10 000 000
	10 003 500	10 003 500

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Annual Financial Statements for the year ended 28 February 2022

Notes to the Annual Financial Statements

Figures in Rand	2022	2021
6. Trade and other payables		
Trade payables	129 348	127 230
7. Revenue		
Sale of game	37 325	-
Levies and traversing income	1 768 636	1 674 000
Miscellaneous other revenue and recoveries	557 147	501 362
	2 363 108	2 175 362
8. Other income		
Building levies	94 000	35 000
Electricity recovered	186 789	158 927
Legal fees recovered	-	1 000
Sundry income	76 748	12 810
Water recovered	222 302	130 022
	579 839	337 759
9. Taxation		
No provision has been made for 2022 tax as the company has no taxable income.		
10. Cash generated from (used in) operations		
Profit (loss) before taxation	20 925	(11 130)
Adjustments for:		
Depreciation and amortisation	42 203	29 800
Movements in non distributable reserves	42 000	-
Changes in working capital:		
Trade and other receivables	(48 816)	(102 989)
Trade and other payables	2 118	22 202
	58 430	(62 117)

Welverdiend Properties Shareblock (Pty)Ltd

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Annual Financial Statements for the year ended 28 February 2022

Detailed Income Statement

Figures in Rand	Note(s)	2022	2021
Revenue			
Sale of game		37 325	-
Levies and traversing income		1 768 636	1 674 000
Levies for municipal rates and taxes		557 147	501 362
	7	2 363 108	2 175 362
Cost of sales			
Ecological costs		(5 015)	(20 286)
Gross profit		2 358 093	2 155 076
Other income			
Building levies		94 000	35 000
Electricity recovered		186 789	158 927
Legal fees recovered		-	1 000
Sundry income		76 748	12 810
Water recovered		222 302	130 022
		579 839	337 759
Expenses (Refer to page 16)		(2 917 007)	(2 503 965)
Profit (loss) for the year		20 925	(11 130)

Welverdiend Properties Shareblock (Pty)Ltd

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Annual Financial Statements for the year ended 28 February 2022

Detailed Income Statement

Figures in Rand	Note(s)	2022	2021
Operating expenses			
Accounting fees		(117 473)	(98 033)
Administration and management fees		-	(4 630)
Advertising		(8 783)	(6 450)
Assessment rates & municipal charges		(562 026)	(533 920)
Bank charges		(6 720)	(6 328)
Depreciation, amortisation and impairments		(42 203)	(29 800)
Electricity costs		(553 957)	(396 534)
General expenses		-	(1 969)
Legal expenses		-	(29 751)
Maintenance - Dams and water		(31 461)	(196 756)
Maintenance - Ecological		(129 643)	(1 255)
Maintenance - Equipment		(79 913)	(15 629)
Maintenance - Fence		(68 886)	(127 916)
Maintenance - Roads		(542 402)	(434 198)
Management fees		-	(3 024)
Motor vehicle expenses		(6 051)	(4 843)
Printing and stationery		(7 738)	-
Radio communications		(13 369)	(10 870)
Security		(354 184)	(293 230)
Subscriptions		(260)	-
Traverse costs		(153 576)	(137 195)
Waste		(34 010)	(30 909)
Water costs		(204 352)	(140 725)
		(2 917 007)	(2 503 965)