

CO-OPERATIVE SOCIETIES ACT

(CAP. 490)

TRIPLICATE

Nº 011193

DEBIT NOTE

THE COMMISSIONER FOR CO-OPERATIVE DEVELOPMENT

P.O. Box 40811, NAIROBI

20

C/S No. 24717

DR. TO: Through the Co-operative Officer: 031

COMMISSIONER FOR CO-OP DEVELOPMENT NAIROBI

		AMOUNT KSH.
001	To Audit Fees for the Financial	
002	Year ended20.....	
003	Audit Fees of External Auditors	
	For information only	
	For Year ended20.....	
	Messrs20.....	
	Book-keeping Charges	
004		
005	Supervision Charges	
006	Other Charges:	
007	
008	
009	
Fee Proforma		
Folio		
AMOUNT DUE		KSH.

COMPUTER DATA

ST.		SUB ST.		CS No.				M M Y Y				CODE	DOC. No.						DR.					CR.					AUDIT M M Y Y			
1	2	3	4	5	6	7	8	9	10	11	12		13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32

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**MINISTRY OF CO-OPERATIVES AND MICRO, SMALL & MEDIUM
ENTERPRISE(MSMEs) DEVELOPMENT
STATE DEPARTMENT FOR COOPERATIVES**



Telephone: 020-2731531-9
0704097021/23
0788484840/41
Fax: 020240096

Commissioner for Cooperative Dev.
Social Security House
P.O. Box 40811-00100 GPO
NAIROBI

When replying please quote

Ref NO: CS/ 24717

Date: 24/03/2023

The County Co-operative Auditor
P.O Box
NAIROBI

**CERTIFICATE OF ACCOUNTS – FINANCIAL YEAR 31/12/2022
KUSCCO HOUSING CO-OPERATIVE SOCIETY**

The accounts of the above Society are forwarded herewith duly approved.

Please forward these accounts to the Chairman of the Society together with:

- a) Debit Note NO:011193 for **Kshs. 30,375/=** being the fees as authorized under section 23(1) of the Act.
- b) A fee Note for **Kshs. 301,750/=** from the External Auditor will be sent direct by the Auditor to the Society. Bankers Cheques in settlement of (a) should be made payable to the Commissioner for Co-operative Development. Cheques in settlement of (b) should be sent direct to the Auditor concerned.

Javel M. Murira

**JAVEL M. MURIRA DCA
FOR: COMMISSIONER FOR CO-OPERATIVE DEVELOPMENT**



CS/24717
KUSCCO HOUSING CO-OPERATIVE
SOCIETY LTD

FINANCIAL STATEMENTS
FOR THE PERIOD ENDED
31ST DECEMBER 2022

Matengo & Associates
Certified Public Accountants (K)
Financial & Management Consultants
P. O Box 67603-00200
Nairobi Kenya
Tel +254 020-2420016
Email: info@matengo-associates.com
Website: www.matengo-associates.co.ke

CS/24717 KUSCCO Housing Co-operative Society Ltd
Financial Statements
For the Period Ended 31st December 2022

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CS/24717 KUSCCO Housing Co-operative Society Ltd
Financial Statements
For the Period Ended 31st December 2022

Entity's Information

Management Committee Members

David Moyia	: Chairman
Martin Odondi	: Vice Chairman
Brenda Minayo	: Member
Wilfred Aima	: Member
Peter Manga	: Member
Alfred Mlolwa	: Member
Beatrice Ogutu	: Member
David Ogega	: Member
George Ototo	: Member
Julius Odera	: CEO/ Secretary

Registered Office

KUSCCO Housing Co-operative Society Limited
P. O. Box 28403-00200,
Nairobi.

Principal Bankers

Co-operative Bank of Kenya Ltd.,
P.O Box 48231-00100
Nairobi.

Independent Auditors

Matengo & Associates
Financial & Management Consultants
Applewood Adams
Ngong Road
P.O Box 67603 - 00200
Nairobi

CS/24717 KUSCCO Housing Co-operative Society Ltd
Financial Statements
For the Period Ended 31st December 2022

Statistical Information

	2022	2021
Membership		
Number of Members	3,676	2,329

Financials

Total Assets	661,983,998	374,560,338
Members' Deposits	592,850,174	352,786,260
Loans and Advances to Members	639,112,581	262,366,377
Core Capital	50,970,049	18,616,683
Share Capital	46,669,411	31,708,214
Institutional Capital	4,300,638	(13,091,531)
Total Revenue	58,075,398	15,169,640
Total Interest Income	48,096,225	8,621,682
Total Expenses	(37,876,139)	(18,290,284)

Key Ratios

Capital Adequacy Ratio

Core Capital/Total Assets	8%	5%
Core Capital/Total Deposits	9%	5%
Institutional Capital/ Total Assets	1%	(3) %

Liquidity Ratio (15%)

Liquid Assets/Total Deposits & Short-Term Liabilities	109	104
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Operating Efficiency/ Loan Quality Ratios

Total Expenses/Total Revenue	65%	121%
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Report of the Management Committee

The Management Committee presents their report and the audited financial statements for the year ended 31st December 2022, which shows the state of the Society's affairs.

Principal Activity

The principal activity is to promote thrift amongst its members by affording them an opportunity for accumulating their savings and thereby create a source of funds where property loans can be made to them exclusively for provident and productive purposes at fair and reasonable rates of interest; thereby enabling them to use and control their money for their mutual benefit.

Results

	2022	2021
	Kshs	Kshs
Revenue	58,071,935	15,169,640
Less: Expenditure	(37,879,602)	(18,290,284)
Deficit Before Tax	20,192,333	(3,120,645)
Income Tax Expense		
Net Deficit/Surplus for the Year	20,192,333	(3,120,645)

The Management Committee:

The members of the Management Committee who served during the year and to the date of this report is as listed on page 1.

By order of the Management Committee


Director


Date

2023

Statement of the Management Committees' Responsibilities

The Co-operative Societies Act requires Management Committee to prepare accounts for each financial year, which gives a true and fair view of the state of affairs of the society at the end of the financial year and its operating results. It also requires the Committee to ensure that the society keeps proper books and records of accounts, which disclose, with reasonable accuracy, the financial position of the society.

The Management Committee accepts the responsibility for the audited statement of assets, liabilities and net provisions, which have been prepared using appropriate accounting policies supported by reasonable and prudent judgements and estimates, in conformity with International Accounting Standards and the requirements of the Co-operative Societies Act.

The Management Committee certifies that to the best of their knowledge and belief, the information furnished to the auditor for the purpose of the audit was correct and complete in all respects, and in their opinion the statement gives a true and fair view of the assets and liabilities of the organization and changes in net position.

The Management Committee further accepts the general responsibility for the maintenance of accounting records, which may be relied upon in preparation of statements of assets and liabilities and net position as well as adequate systems of internal control. They are also responsible for the safeguarding of the assets of the society.

Nothing has come to the attention of the Management Committee to indicate that the society will not remain a going concern for at least the next twelve months from the date of this statement.


Approved by the Management Committee on _____2023 and signed on its behalf by:

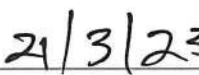
Signed:

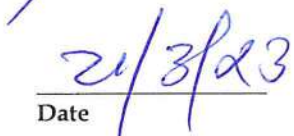

Chairman


Director


Director


Date


Date


Date



REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF KUSCCO HOUSING CO-OPERATIVE SOCIETY LIMITED.

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of KUSCCO Housing Co-operative Society Limited which comprise the statement of financial position as at 31 December, 2022, and the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion the accompanying financial statements present fairly, in all material respects, the financial position of the Society as at 31 December, 2022, and of its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs).

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 Society in accordance with the International Ethics Standards Board for Accountants' *Code of Ethics for Professional Accountants (IESBA Code)* together with the ethical requirements that are relevant to our audit of the financial statements in Kenya and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code.

Going concern

Our responsibility as auditors was to obtain sufficient, appropriate audit evidence about the appropriateness of management's use of the going concern assumption in the financial statements and to conclude whether there is a material uncertainty about the society's ability to continue as a going concern basis. The assumption is that the business will carry on its activities in the same way for the foreseeable future.

We tested these assumptions and were satisfied that the society had the cash to fund its operations, the suppliers will continue to supply it and its products will continue to be bought by the customers.

Other Information

The directors are responsible for the other information. The other information comprises the chairman's report and the supervisory report.

Our opinion on the financial statements does not cover the other information and we do not express 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 Directors and Those Charged with Governance for the Financial Statements

The directors are responsible for the preparation and fair presentation of the financial statements in accordance with IFRSs, 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 Societies 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 Society or to cease operations, or have no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Societies' financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

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

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism 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 Societies 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 Societies 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 Society 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.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Society to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the Societies audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance 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. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

As required by the Kenyan Co-operative societies Act and The Sacco Societies Act of 2008, we report to you that the financial statements are in agreement with the books of account kept by the society and that, based on our audit, nothing has come to our attention that causes us to believe that the society's business has not been conducted:

- a) In accordance with the provisions of the Co-operative societies Act.
- b) In accordance with the Co-operative Society's objectives, by laws and any other resolutions made by the society at a general meeting.
- c) In accordance with the Sacco societies Act 2008.

The engagement partner responsible for the audit resulting in this independent auditor's report is CPA Meshack Matengo P/No. 2061

Matengo & Associates
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MATENGO & ASSOCIATES
CERTIFIED PUBLIC ACCOUNTANTS (K)

Date: *20.03.2023*



CS/24717 KUSCCO Housing Co-operative Society Ltd
Financial Statements
For the Period Ended 31st December 2022

Statement of Comprehensive Income

		2022	2021
	Notes	Kshs	Kshs
Revenue			
Interest on Loans and Advances	2	48,096,225	8,621,682
Total Interest		48,096,225	8,621,682
Interest Expenses		(3,463)	-
Net Interest Income		48,092,762	8,621,682
Other Operating Income	3	9,979,173	6,547,958
Administration Expenses	4	(28,568,634)	(11,942,572)
Governance Expenses	5	(9,310,968)	(6,347,712)
Net Surplus/Deficit Before Income Tax		20,199,259	(3,120,645)
Income tax expense		-	-
Net surplus/Deficit for the Year		20,192,333	(3,120,645)

CS/24717 KUSCCO Housing Co-operative Society Ltd
Financial Statements
For the Period Ended 31st December 2022

Statement of Financial Position

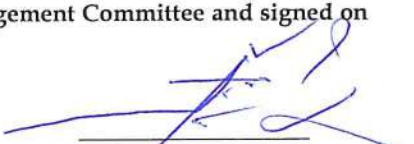
		2022	2021
	Notes	Kshs	Kshs
Assets			
Cash and Cash Equivalents	6	2,355,398	3,029,264
Trade Receivables and Prepayments	7	13,972,908	102,710,290
Loans to Members	8	639,112,581	262,366,377
Property Plant and Equipment	9	5,132,511	5,479,408
Intangible Asset	10	1,410,600	975,000
Total Asset		661,983,998	374,560,338
Liabilities			
Bank Overdraft	11	7,757,458	2,776,995
Members Deposits	12	592,850,174	352,786,260
Trade Payables and Accruals	13	10,406,318	380,400
Total		611,013,950	355,943,655
Equity			
Share Capital	14	46,669,411	31,708,214
Reserves	15	4,300,638	(13,091,531)
Total Equity		50,970,049	18,616,683
Total Equity and Liabilities		661,983,998	374,560,338

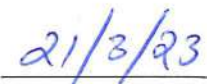


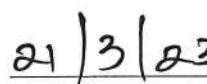
The financial statements on page 8 to 11 were authorized for issue by the Management Committee and signed on its behalf by:

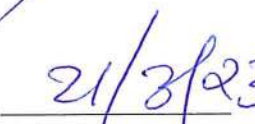

Chairman


Director


Director


Date


Date


Date

CS/24717 KUSCCO Housing Co-operative Society Ltd
Financial Statements
For the Period Ended 31st December 2022

Statement of Changes in Equity

	Share capital	Statutory Reserves	Retained Earnings	Total
Reserves	Kshs	Kshs	Kshs	Kshs
Balance as at 01/01/2021	12,873,984	-	(9,970,886)	2,903,098
Additions	18,834,230			18,834,230
Surplus /Deficit for the Year 2021	-		(3,120,645)	(3,120,645)
Total	31,708,214	-	(13,091,531)	18,616,683
Balance as at 01/01/2022	31,708,214	-	(13,091,531)	18,616,683
Additions	14,961,197			14,961,197
Surplus /Deficit for the Year 2022	-		20,199,259	20,199,259
Transfer to Statutory Reserve	-	4,038,467	(4,039,852)	-
Proposed Dividend	-	-	(2,800,165)	(2,800,165)
Total	46,669,411	4,038,467	262,171	50,970,049

CS/24717 KUSCCO Housing Co-operative Society Ltd
Financial Statements
For the Period Ended 31st December 2022

Statement of Cash Flow

		2022	2021
	Notes	Kshs	Kshs
Operating Activities			
Interest Receipts	2	48,096,225	8,621,682
Other Incomes	3	9,979,173	6,547,958
Interest Payments		(3,126)	-
Payments to Employees and Suppliers		(36,081,017)	(17,010,646)
Proposed Dividends			
Increase/(Decrease) in Operating Assets			
Deposits from Members	10	240,063,914	264,538,000
Loans to Members	8	(376,746,204)	(245,066,377)
Trade and Other Receivables	7	88,737,382	(63,998,895)
Trade Payables and Accrued Expenses	11	6,544,251	-
Net Cash Inflow from Operating Activities		(19,409,402)	(46,368,278)
Financing Activities			
Share Capital Contribution		14,961,197	18,834,230
Net Cash Generated from Financing Activities		14,961,197	18,834,230
Investing Activities			
Acquisition of Furniture	9	(300,324)	(3,400,356)
Acquisition of Software		(905,800)	(1,300,000)
Net Cash (used in) Financing Activities		(1,206,124)	(4,700,356)
Increase/ (Decrease) in Cash and Cash Equivalents		(5,654,329)	(32,234,404)
Movements in Cash and Cash and Cash Equivalents			
At 1st January		252,269	32,486,673
Increase/ (Decrease) in Cash and Cash Equivalents		(5,654,329)	(32,234,404)
At 31st December	6	(5,402,060)	252,269

Notes to the Financial Statements

1) **Basis of Preparation**

The financial statements are prepared in accordance with and comply with International Financial Reporting Standards. The financial statements are prepared under the historical cost convention as modified to include the revaluation of certain properties and investments.

i) **Accounting Policies**

a) **Income Recognition**

- i) Interest income is accrued on a time basis, by reference to the principal outstanding and the effective interest rate applicable.
- ii) Interest income includes interest on loans and advances with members, and is recognized in the period in which it is earned.
- iii) Fees and commission is recognized at the time of effecting the transaction.

b) **Investments**

The unquoted investments are stated at cost.

c) **Property and Equipment**

- i) Property and equipment are stated at cost or as professionally revalued from time to time less accumulated depreciation.
- ii) Increases in the carrying amount arising on revaluation are credited to a revaluation surplus.
- iii) Decreases that offset previous increases of the same asset are charged against the revaluation surplus; all other decreases are charged to the income statement. Each year the difference between depreciation based on the revalued carrying amount of an asset (the depreciation charged to the income statement) and depreciation based on the assets original cost is transferred from the revaluation surplus to revenue reserves.
- iv) The society is coming up with a policy to professionally revalue property at least once every five years.

d) **Depreciation**

Depreciation on other property and equipment is calculated to write off their cost or valuation under the reducing balance method.

e) **Receivables and Prepayments**

Receivables and prepayments are stated at nominal value less write-down for any amounts expected to be irrecoverable.

f) **Taxation**

- i) Current taxation is provided on the basis of the results for the year as shown in the financial statements, adjusted in accordance with the tax legislation.
- ii) Deferred taxation is provided, using the liability method, for all temporary differences arising between the tax bases of assets and liabilities and their carrying values for financial reporting purposes. Currently enacted tax rates are used to determine deferred income tax.
- iii) A deferred tax asset is recognized to the extent that is probable that future taxable profits will be available against which the unused tax credits can be utilized.

Notes to the Financial Statements (Cont'd)

g) **Originated Loans and Provision for Loan Impairment.**

- i) Loans and advances are recognized when cash is advanced to members.
- ii) A provision for loan impairment is established if there is objective evidence that the society will not be able to collect all amounts due according to the original contractual terms of the loans. The amount of the provision is the difference between the carrying amount and the recoverable amount, being the present value of the expected cash flows, including amounts recoverable from guarantees and collateral, discounted to the original effective interest rate of loans.
- iii) A general provision for loan impairment is established to cover losses that are judged to be present in the lending portfolio at the balance sheet date, but which have not been specifically identified as such. The provision is based on the Management Committee's assessment of the latent risk of default known to be present in the portfolio of the society's advances.
- iv) When a loan is deemed uncollectible, it is written off against the related provision for impairments. Subsequent recoveries are credited to the provision for impairment in the profit and loss account.

h) **Cash and Cash Equivalents**

For the purposes of cash flow statement, cash and cash equivalents comprise cash in hand, short-term liquid investments which are readily convertible into known amounts of cash and which are within three months to maturity when acquired.

Bank overdrafts are payable on demand and form an integral part of the cash management and are included as a component of cash and cash equivalents for the purposes of the statement of cash flow, where applicable.

i) **Financial Instruments**

Financial assets and liabilities are initially recognized on the society's balance sheet at cost using settlement date accounting, when the society has become a party to the contractual provisions of the instrument.

i) *Loans and receivables originated by the society and not held for trading*

Loans and receivables including advances originated by the society and held to maturity are measured at amortized cost.

ii) *Financial Assets*

Financial assets are recognized initially at cost using settlement date accounting. Loans and receivables originated by the bank are subsequently measured at amortized cost. Gains or losses on changes in fair value of each category of asset are reported net in the income statement in the year in which it arises. All financial assets are subject to review for impairment at the year end.

iii) *Impairment and collectability of Financial Assets*

At each balance sheet date, all financial assets are subject to review of impairment.

If it is probable that the society will not be able to collect all amounts due (principal and interest) according to the contractual terms of loans, receivables, or held to maturity investments carried at amortized cost, an impairment or bad debt loss has occurred.

The carrying amount of the asset is reduced to its estimated recoverable amount through use of an allowance account. The amount of the loss incurred is included in the income statement for the period.

If a loss on a financial asset carried at fair value (recoverable amount is below original acquisition cost) has been recognized directly in equity and there is objective evidence that the asset is impaired, the cumulative net loss that had been recognized directly in equity is removed from equity and recognized in the income statement for the period even though the financial asset has not been derecognized.

Notes to the Financial Statements (Cont'd)

i) Financial Instruments (Cont'd)

iv) *Financial Liabilities*

After initial recognition, the society measures all financial liabilities including customer deposits other than liabilities held for trading at amortized cost. Liabilities held for trading (financial liabilities acquired principally for the purpose of generating a profit from short-term fluctuations in price or dealers margin) are subsequently measured at their fair values.

j) **Currency**

The financial statements are presented in Kenya shillings (Kshs). Assets and liabilities are stated at fair values.

k) **Comparative Statements**

Where necessary, comparative figures have been adjusted to conform to changes in presentation in the current year.

In line with SASRA financial reporting, the financial statements balance for the previous year have undergone re-allocation.

CS/24717 KUSCCO Housing Co-operative Society Ltd
Financial Statements
For the Period Ended 31st December 2022

Notes to the Financial Statements (Cont'd)

	2022	2021
	Kshs	Kshs
2 Interest on Loans		
Interest on Loans	48,096,225	8,621,682
Totals	48,096,225	8,621,682
3 Other Incomes		
Entrance Fee	3,497,400	3,606,500
Appraisal Fee	4,830,755	2,850,350
Closing Fee	136,000	57,000
Agency Fee	1,379,400	-
Penalty Charge	135,618	34,108
Total	9,979,173	6,547,958
4 Administration Expenses		
Marketing and Advertisement	5,240,859	1,768,201
Commissions Paid	6,488,998	1,379,055
Staff Salary	8,808,000	2,246,200
Office Stationery	623,785	1,343,940
Legal Fee	380,404	-
Seminar And Training	763,500	557,902
Perdiem Allowance	342,165	197,500
Recruitment Expenses	-	228,060
System Maintenance	1,402,600	-
Bank Charges	806,488	241,188
Travelling Expense	325,362	182,600
Office Rent	1,587,888	1,587,888
Audit Fees	301,749	301,749
VAT on Audit Fee	48,276	48,276
Supervision and Management Fee	30,375	30,375
Consultancy	-	550,000
Depreciation & Amortization	1,418,185	1,279,638
Total	28,568,634	11,942,572
5 Governance Expenses		
Sitting Allowance	6,591,950	4,635,000
Trainings and Seminars	873,000	
AGM Expenses	1,846,018	1,712,712
Total	9,310,968	6,347,712

CS/24717 KUSCCO Housing Co-operative Society Ltd
Financial Statements
For the Period Ended 31st December 2022

Notes to the Financial Statements (Cont'd)

	2,022	2021
	Kshs	Kshs
6 Cash and Cash Equivalent		
Paybill Account	2,355,398	3,029,264
Total	2,355,398	3,029,264
7 Trade Receivables and Prepayments		
Advance KUSCCO Main	-	39,007,395
Advance KUSASA	-	10,000
Advance KHF	-	59,108,100
Interest Receivable	11,072,908	2,584,795
Staff Advance	2,900,000	-
Prepayment		2,000,000
Total	13,972,908	102,710,290
8 Loans to Members		
At the Start of the Year	262,366,377	17,300,000
Loans Granted during the Year	470,451,417	252,349,504
Loan Repayments	(93,705,213)	(7,283,127)
Total	639,112,581	262,366,377

CS/24717 KUSCCO Housing Co-operative Society Ltd
Financial Statements
For the Period Ended 31st December 2022

Notes to the Financial Statements (Cont.')

9 Property, Plant and Equipment	Furniture and Fittings Kshs	Computers Kshs	Total Kshs
Costs			
As at 1st January 2021	3,467,074	-	3,467,074
Additions	2,197,296	1,203,060	3,400,356
Total	5,664,370	1,203,060	6,867,430
Accumulated Depreciation			
As at 1st January 2021	433,384	-	433,384
Depreciation Charge for the Year	653,873	300,765	954,638
Total	1,087,257	300,765	1,388,022
Costs			
As at 1st January 2022	5,664,370	1,203,060	6,867,430
Additions	-	300,324	300,324
Total	5,664,370	1,503,384	7,167,754
Accumulated Depreciation			
As at 1st January 2022	1,087,257	300,765	1,087,257
Depreciation Charge for the Year	572,139	375,846	947,985
Total	1,659,397	676,611	2,035,243
Net Book Values			
As at 31st Dec 2021	4,577,113	902,295	5,479,408
As at 31st Dec 2022	4,004,973	826,773	5,132,511

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Financial Statements
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Notes to the Financial Statements (Cont.)

10 Intangible Assets	2022	2021
Computer Software	Kshs	Kshs
Costs		
As at 1st January	1,300,000	-
Additions	905,800	1,300,000
Total	2,205,800	1,300,000
Amortization		
As at 1st January	325,000	-
Charge for the Year	470,200	325,000
Total	795,200	325,000
Net Book Values		
As at 31st Dec	1,410,600	975,000
11 Bank Overdraft		
Co-operative Bank of Kenya	7,757,458	2,776,995
Total	7,757,458	2,776,995
12 Members Deposits		
At the start of the Year	352,786,260	88,248,260
Contributions during the Year	323,569,459	303,474,723
Members Refunds	(83,505,545)	(38,936,723)
Total	592,850,174	352,786,260
13 Trade Payables and Accruals		
Matengo & Associates	350,025	350,025
Supervisory Fees	30,375	30,375
Trade Payables	371,900	-
Enkavilla	100,000	-
Ibounty Investment	51,230	-
Provision for Dividends	2,800,165	-
ADVANCE CFF	400,000	-
ADVANCE KHF	6,302,623	-
Total	10,406,318	380,400

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Financial Statements
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Notes to the Financial Statements (Cont.')

14 Share Capital

Balance B/F	31,708,214	12,873,984
Contribution for the Year	14,961,197	18,834,230
Total	46,669,411	31,708,214

15 Reserves

Statutory Reserves	4,038,467	-
Retained Earnings	262,171	(13,091,531)
Total:	4,300,638	(13,091,531)