



RYNPARK

RETIREMENT ESTATE

RYNPARK

RETIREMENT ESTATE



JAARVERSLAG

ANNUAL REPORT

2026

BOARD MEMBERS



Gwen Cooper
(Chairman of board)



David Langley
(Vice Chairman & Treasurer)



Charles Hiten
(Member)



Max Morgan
(Member)



Jan Kruger
(Member)



Rob Baigent
(Member)



Annemarie Haasbroek
(Board Secretary)

50th Annual Report - July 2026

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Admin Office

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Rynpark 6, Cnr Struben Street & Parker Street, Rynfield, Benoni
P.O. Box 11986
Rynfield, 1514



Board Members

G. Cooper (Chairman)
D. Langley (Vice Chairman / Treasurer)
J. Kruger (Member)

C. Hiten (Member)
M. Morgan (Member)
R. Baigent (Member)



Management Team

J. Strydom (Executive Manager)
I. Van der Poll (Financial Manager)
C. Kruger (Nursing Service Manager)

E. Els (Social Worker)
A. Stassen (HR Manager)
A. Haasbroek (Board Secretariat)



Park Representatives

Vacant (Rynpark 1)
K. Ablett (Rynpark 2 & 3)
P. Pretorius (Rynpark 4)

P. Muller (Rynpark 5)
C. Van Der Merwe (Rynpark 6)
D. Hiten (Rynpark 7)

Benoni Council for the Care of the Aged - established 1974 (52 years' service)
Official opening of Rynpark 30 October 1982 (43 years' service)

Our Vision and Mission

VISION *To be the preferred life style choice for retired citizens.*

MISSION *To improve the wellbeing of residents in Rynpark Association for the aged.*

MAKING RETIREMENT DREAMS FLOURISH!

Values

Trust
Caring
Integrity
Respect
Transparency
Faith
Honesty

Objectives

1. Wise Leadership.
2. Excellent Medical Treatment.
3. To provide a safe, beautiful and peaceful environment.
4. Maintain a good relationship with stakeholders.
5. Elderly centered community.



Chairman's Annual Report

Gwen Cooper



It is my privilege to present this report on behalf of the Board of Trustees for the past financial year. The Board has continued to fulfil its responsibility of ensuring that Rynpark remains a financially sustainable, well-governed and secure retirement community while maintaining the high standard of care and services that our residents have come to expect.

Throughout the year, our guiding principle has been to make decisions that serve the long-term interests of the Association and all its residents. Although much of the Board's work takes place behind the scenes, it is fundamental to safeguarding the future of Rynpark.

Governance and Good Administration

The Board met regularly throughout the year to consider governance, operational, financial and strategic matters. All decisions were guided by the Association's Constitution, the Life Right Agreements, applicable legislation and the principles of good corporate governance.

The Board remains committed to transparency, accountability and sound decision-making. Residents have been kept informed through regular circulars, notices and meetings, while governance processes and administrative procedures have continued to be reviewed and strengthened where necessary.

Strategic Planning

The Strategic Plan remains an active working document guiding the Board's long-term decision-making. I am pleased to report that implementation is progressing well and that, in several key areas, the Association is ahead of schedule, ensuring that Rynpark remains well positioned for the future.

Financial Stewardship

Financial sustainability remains one of the Board's primary responsibilities. Throughout the year, careful attention was given to budgeting, expenditure control and long-term financial planning, supported by the valuable oversight of the Finance Committee and the guidance of management and our professional advisers.

Infrastructure, Maintenance and Security

Maintaining and improving our infrastructure across all parks remains an ongoing priority. The Board continued to oversee maintenance programmes, capital projects and the preservation of the Association's assets while balancing operational requirements and financial sustainability.

The safety and security of residents also remained a key focus. Together with the Security Committee, the Board continued to review security measures, monitor incidents and assess the performance of the security camera system and other initiatives to ensure that Rynpark remains a safe environment for residents, staff and visitors.

Care Centres

Our care centres continue to play a vital role within the Rynpark community. The Board remains committed to ensuring that every resident is treated with dignity, compassion and respect, while maintaining the high standards of care expected by residents and their families.

Governance Matters

The Board continued to address governance and compliance matters, including matters referred to the Community Schemes Ombud Service (CSOS). These matters were dealt with responsibly, fairly and in accordance with the Constitution and applicable legislation.

Appreciation

The achievements of the past year would not have been possible without the dedication and commitment of many individuals.

I extend my sincere appreciation to my fellow Trustees for their time, professionalism and voluntary service. My thanks also go to our Executive Manager, management team and staff for their dedication and commitment to the smooth operation of Rynpark.

I also wish to acknowledge the valuable contribution of our Park Chairpersons, committee members and volunteers, whose willingness to serve is greatly appreciated.

Finally, thank you to every resident for your continued support, constructive engagement and commitment to making Rynpark a caring and vibrant community.

While challenges will always arise, I am confident that, by working together, we will continue to build on the strong foundations of our Association and ensure that Rynpark remains a retirement village of which we can all be proud.

Gwen Cooper

Chairperson: Board of Trustees



Financial Department Annual Report

David Langley



This past year has proved to be the most difficult one yet.

The problem was that there were no houses available to sell (something unusual). As a result, expenses were cut back to spending only on items that were absolutely necessary.

Rynpark will not normally commit to Capital expenditure without the funds being available in the bank. However, this year there were three Capital projects that had to be done and two additional payments had to be made. They could not be delayed.

- A) Sagging roofs at Harmony and Snyman – R 459K**
- B) Fire alarm at Harmony, Snyman and Protea – R 1,2 million**
- C) Morehill lift – R200k**
- D) Ekurhuleni settlement amount – R1 million**
- E) Other liability - Care Subsidy – R435k**

We had to withdraw money from our investments and so our investments were reduced from R 18,7 million to R 15,4 million.

I would like to thank Isabel and her dedicated accounting team for their hard work over the past year.

In closing I would like to thank the senior management team and fellow board members for their support as we saw through this hard year.

Finally, thank you to our auditors, Baillie Koseff and Grobler for their valuable input during this year.

David Langley

Chairman: Finance Committee



OH&S and Risk and Compliance Annual Report

Charles Hiten



The Board remains committed to maintaining a safe, healthy and legally compliant environment for our residents, employees, contractors and visitors. Effective occupational health and safety, sound governance and proactive risk management remain fundamental to the sustainable operation of the Association.

Working in partnership with Zhico, our appointed Occupational Health and Safety consultants, Executive Management, Park Chairpersons, the Maintenance Department, CareServ, contractors and Health & Safety Representatives, the Association has continued to strengthen its Occupational Health and Safety Management System through ongoing compliance monitoring, proactive risk management and the implementation of several important safety initiatives.

During the year, the Association maintained a strong commitment to legislative compliance by ensuring that statutory appointments, risk assessments, legal inspections and compliance documentation remained current and were reviewed regularly. Monthly Occupational Health and Safety inspections and audits were conducted across all parks, consistently achieving compliance scores in excess of 90%, reflecting the Association's commitment to maintaining high health and safety standards.

Fire safety remained a key priority throughout the year. Significant progress was made through the upgrading of fire detection systems within the care centres at Rynpark 1, 4 and 6, improving early fire detection and enhancing resident safety. Annual servicing of firefighting equipment, together with monthly inspections and ongoing maintenance, ensured that fire protection systems remained compliant and operational across all parks.

Emergency preparedness also received considerable attention during the year. An Emergency Committee was established, emergency procedures were reviewed and updated, Emergency Team members were appointed, Park Chairpersons received training, evacuation assembly points were reviewed and emergency planning for the frail care facilities was strengthened. These initiatives have significantly enhanced the Association's ability to respond effectively during emergencies.

The Board also approved the implementation of a Contractor Safety File Management System, ensuring that contractors submit the required health and safety documentation for approval before commencing work. This has strengthened contractor oversight, improved legal compliance and reduced project-related risks.

Regular health, safety and food safety inspections continued within the CareServ-operated kitchen facilities, contributing to improved housekeeping, waste management, food hygiene and legislative compliance.

Infrastructure-related risks continue to be identified through routine inspections and monitored as part of the Association's maintenance programme. Priority areas during the year included fire safety systems, uneven walkways and paving, building maintenance and repairs to ageing infrastructure, including identified maintenance requirements at the Morehill Clinic building. Close cooperation between the Maintenance Department and Health & Safety personnel ensures that identified hazards are addressed through planned maintenance programmes.

Risk management remains an integral part of the Board's governance responsibilities. Risk is a standing agenda item at all Board and Committee meetings, where operational, financial, legal and strategic risks are identified, assessed and monitored. Appropriate mitigation measures are implemented where necessary to reduce the Association's exposure to risk.

The Board also places significant emphasis on sound governance and compliance. Policies, procedures and statutory documentation are reviewed regularly to ensure they remain relevant, up to date and aligned with legislative requirements and recognised best practice. Health and safety is regarded as a process of continuous improvement, with ongoing monitoring, inspections and corrective actions aimed at reducing risk and enhancing the wellbeing of residents, employees and visitors.

During the coming year, the Committee will continue to focus on strengthening the Association's safety culture through ongoing emergency team training, evacuation drills across all parks, continued maintenance and testing of fire protection systems, further improvements to ageing infrastructure, enhanced contractor monitoring and the maintenance of high legislative compliance standards.

The Board extends its appreciation to Zhico, management, staff and the various committees for their continued commitment and contribution towards maintaining a safe, compliant and well-managed environment for the benefit of all residents.

Charles Hiten

Chairperson: OH&S and Risk and Compliance Committee



Property Committee Annual Report

Jan Kruger



The Property and Maintenance Committee continued to play an important role in ensuring that Rynpark remains a well-maintained, attractive and financially sustainable retirement community. The Committee worked closely with the Board and management to oversee maintenance, capital projects and the refurbishment of life right units.

A significant development during the year was the outsourcing of the maintenance department to Rencharm, effective 1 September 2025. Since then, Rencharm has been responsible for the day-to-day maintenance of all the parks, ensuring that maintenance services continue to be delivered efficiently and professionally.

One of the Committee's major focus areas was the implementation of the new levy calculation model based on approved building plans. This initiative aims to ensure a fair and equitable levy structure by aligning levies with the size of each unit. The architect assisting the Association currently prepares and submits building plans as houses become available for renovation, thereby ensuring an efficient approval process and reducing delays in the sale of units.

The refurbishment and sale of life right units remained an important focus area during the year. Resale units are being upgraded and modernised, improving their market appeal and maximising the value realised on resale. 24 life right units have been sold during the financial year, generating valuable income for the Association and contributing to the continued sustainability of Rynpark.

The Committee extends its sincere appreciation to the Board of Trustees, management, Rencharm, Neville Rabie of Deo Javante, Anton Venter, and all contractors and staff for their commitment and contribution throughout the year. Their collective efforts continue to enhance the quality of life for all residents.

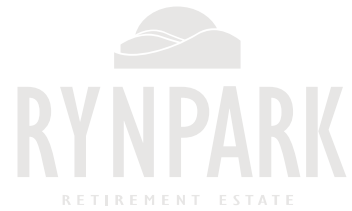
Jan Kruger

Chairperson: Property Committee



Garden Committee Annual Report

Rob Baigent



The gardens throughout Rynpark remain one of the defining features of our estate and continue to contribute significantly to the quality of life enjoyed by our residents. It is therefore my pleasure to present this report on the activities of the Garden Committee for the past year.

The Garden Committee continued to work closely with the Board of Trustees, management and our contractor, Tip Top Gardens, to ensure that the gardens and landscaped areas are maintained to a high standard in a practical, sustainable and cost-effective manner.

The Committee meets regularly to discuss garden-related matters, including requests and suggestions received from residents. Brandt van der Merwe of Tip Top Gardens attends every Committee meeting, providing an opportunity to discuss ongoing challenges, residents' requests and planned improvements. This collaborative approach has strengthened communication between the Committee, management and the contractor and has enabled matters to be addressed efficiently.

Throughout the year, the Committee monitored the condition of the communal gardens and landscaped areas, identifying maintenance requirements and opportunities for improvement. Particular attention was given to the pruning and removal of trees and shrubs where necessary, seasonal planting and the ongoing upkeep of communal beds and landscaped areas.

My thanks are extended to Tip Top Gardens for their continued service and cooperation, as well as to management for their support.

Finally, I thank our residents for their interest, support and constructive suggestions. By working together, we continue to preserve one of Rynpark's greatest assets - its beautiful gardens.

Rob Baigent

Chairperson: Garden Committee



Security Committee Annual Report

Rob Baigent



It is my pleasure to present the Security Committee's report for the past year.

The safety and security of our residents remain one of Rynpark's highest priorities. Throughout the year, the Security Committee worked closely with the Board of Trustees, management and our security service providers to maintain a safe and secure environment throughout the estate.

The Committee met regularly to review security matters, monitor incidents, consider residents' concerns and assess opportunities for improvement. Regular reports from management and our service providers enabled the Committee to evaluate the effectiveness of existing measures and make recommendations to the Board where necessary.

URM Security continued to provide guarding services at the entrance gates and control room, playing an important role in access control and the day-to-day security of the estate. ADT monitored the electric perimeter fence, while CMS continued to provide the medical response service when residents activated their panic buttons. SuperCops remained responsible for the monitoring and maintenance of the security cameras along the boundary wall.

Security is an ongoing responsibility, and the Committee remains committed to reviewing procedures, embracing appropriate technology and working with management and our service providers to ensure that our security measures continue to meet the needs of residents.

My sincere appreciation is extended to the members of the Security Committee for their commitment and valuable contributions throughout the year. I also thank the Board of Trustees, management, URM Security, ADT, CMS and SuperCops for their professionalism, cooperation and ongoing support.

Finally, I thank our residents for their vigilance, cooperation and adherence to the Association's security procedures. Security is a shared responsibility, and the support of every resident contributes to making Rynpark a safe and welcoming community.

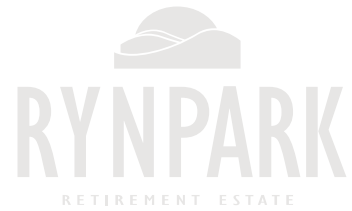
Rob Baigent

Chairperson: Security Committee



Marketing Committee Annual Report

Gwen Cooper



A Year of Growth and Exciting New Beginnings at Rynpark!

The **2025 Life Right Tours** in **Rynpark 2 & 3**, followed by **Rynpark 4 & 5**, were a spectacular success. The tours gave prospective buyers the opportunity to experience the lifestyle, beautiful homes, and welcoming community that Rynpark has to offer. They generated exceptional interest in our Life Right units and contributed to a significant increase in sales.

Our **Garden Competition** was another wonderful initiative that captured the hearts of both residents and our online community. Residents proudly showcased their beautiful gardens, allowing followers to experience the beauty, care, and pride that make Rynpark such a special place to live. The competition even caught the attention of the **Benoni City Times**, bringing further recognition to our vibrant community. As a result, our Facebook following grew steadily, with more people discovering the unique lifestyle that Rynpark offers.

Adding to the excitement, we welcomed **2026** with the launch of our **brand-new website**, giving Rynpark a fresh, modern online presence that reflects our beautiful estate, exceptional facilities, and vibrant community.

Since **January 2025**, our Sales Agent and Social Media Strategist, **Maritza Pieterse**, has played an integral role in promoting Rynpark's Life Right lifestyle. Through creative marketing campaigns, engaging social media content, successful property tours, and a strong digital presence, she has helped introduce Rynpark to a growing audience while connecting prospective buyers with the community we are proud to call home.

The momentum continues as we prepare for our next **Life Right Tour on 14 August 2026** in **Rynpark 4 & 5**. We look forward to welcoming prospective buyers, showcasing our beautiful Life Right homes and lifestyle, and introducing even more people to everything that makes Rynpark a wonderful place to call home.

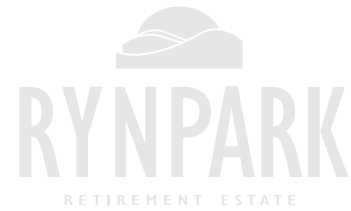
Gwen Cooper

Chairperson: Marketing Committee



Executive Manager Annual Report

Jurie Strydom



Executive Overview & Strategic Vision

It is my privilege to present the Executive Manager's Report for the financial year under review.

Rynpark's continued success is underpinned by the dedication of our management team, a clearly defined strategic direction and the strong ethical leadership provided by the Board of Trustees. While each Board member is, first and foremost, a homeowner, they have selflessly volunteered their time, experience and professional expertise to guide the Association and ensure that decisions are made in the best interests of all residents.

At Rynpark, we remain committed to ensuring that our strategy is translated into action and that every operational decision supports our long-term objectives.

Throughout the year, we successfully navigated a number of operational challenges while remaining firmly focused on the strategic priorities that guide the Association. I can report that we have surpassed the goals and objectives that have been set in our strategic plan and that we continue to improve in various areas.

Our vision remains to create a secure, well-managed and vibrant retirement community where residents enjoy an exceptional quality of life, respect one another and elected office bearers, take pride in their Estate, and where Rynpark continues to be recognised as the retirement estate of choice.

Financial Management & Administration

Sound financial management remains fundamental to responsible governance, accountability and the long-term sustainability of the Association. Despite facing a challenging financial environment, the Association has continued to navigate increasing inflationary pressures while maintaining service delivery and operational excellence. We are continually improving the manner in which we report on our finances to enhance transparency and to facilitate resident engagement.

Levy Restructuring

One of the most significant financial milestones during the year was the successful implementation of a revised levy structure. Following extensive consultation and careful consideration, the Association transitioned from a uniform levy system to a levy model based on the size of individual units, effective 1 March 2026.

This change establishes a more equitable and sustainable funding model by ensuring that operational costs are distributed proportionately according to property size.

Life Rights Portfolio

Demand for Life Right units remained strong throughout the year with demand outstripping supply. The pricing of houses has been reviewed to ensure pricing remains market related and age appropriate. The sale of Life Right units remains a core part of the Associations model to ensure its financial sustainability and continued service delivery.

Governance, Risk Management, Health & Safety

Effective governance and proactive risk management remain fundamental to protecting the Association, its residents and its employees.

Occupational Health & Safety

In compliance with various laws and regulations that form part of the legal framework within which the Association is required to operate, continued investment was made in strengthening the Association's health and safety framework. This included developing the capacity of the Health and Safety Representative Committee, maintaining statutory appointments and ensuring ongoing compliance with legislative requirements and the establishment of Emergency Committees in each of the Parks.

These initiatives contribute to creating a safe living and working environment while reinforcing the Association's commitment to responsible governance and we are ably assisted by our Occupational Health and Safety Consultants in this regard.

Infrastructure, Maintenance & Capital Improvements

Maintaining the quality, appearance and long-term value of the Estate's assets remains a key operational priority. Throughout the year, significant investment was made in infrastructure renewal and preventative maintenance.

Window Replacement Programme

The ongoing replacement of ageing steel window frames with modern, low-maintenance aluminium windows continued across resale units. This programme enhances both the appearance of the Estate and the long-term durability of our housing stock.

Roads and Grounds Maintenance

Routine maintenance, preventative repairs and landscaping programmes continued throughout the Estate to preserve the high standards expected by residents and visitors alike. The maintenance and replacement of fascia boards, window putty, garage doors and carports was commenced on a project basis and interventions were evaluated on merit.

Modern Telephone Infrastructure

The Estate's telephone infrastructure was successfully replaced with a modern wireless communication system. This upgrade has improved reliability, reduced maintenance requirements and enhanced communication services available to residents.

Building Plans

The systematic updating and submission of building plans for municipal approval continued throughout the year. This long-term project is being undertaken in a financially responsible and sustainable manner to ensure regulatory compliance while preserving the Association's resources.

Fire Alarm Systems

The fire detection and alarm systems within all three the care centres were comprehensively upgraded and replaced with modern systems that comply with current legislative and fire safety standards.

This investment enhances the protection of residents, staff and visitors while strengthening the Estate's emergency preparedness and overall safety framework.

Health, Care & Social Services

Providing integrated, resident-centred care remains at the heart of the Association's mission. Our healthcare and welfare services continued to provide exceptional support through a comprehensive and compassionate care model. Further information in this regard is contained in the report of our Nursing Services Manager

Social Services

Our Social Work team remained an invaluable source of emotional, social and practical support to residents, contributing significantly to their overall wellbeing and quality of life.

Catering Services

Following a review of the temporary catering arrangement that was in place with Careserv after the termination of the agreement with the previous service providers, the Association concluded a three-year service agreement with Careserv to continue delivering catering services to residents within the care centres..

Acknowledgements

I extend my sincere appreciation to our management team, whose professionalism, commitment and willingness to embrace increasing responsibilities continue to drive the success of the Estate. Their resilience, adaptability and unwavering dedication have been instrumental in maintaining the high standards that define Rynpark.

My heartfelt thanks also go to the Board of Trustees for their strategic leadership and sound governance, to our resident committees for their continued involvement, and to our service providers and contractors for their valued partnership and commitment to excellence.

Together, we continue to build a retirement community that reflects our shared values so that Rynpark remains the preferred lifestyle choice for retired persons.

Jurie Strydom
Executive Manager



Health Committee Annual Report

Colette Kruger



Health Care Team Period 1 April - 31 March 2026

The nursing staff at Rynpark 1-7 provide an essential and comprehensive primary healthcare service that ensures residents receive continuous, person-centred care while maintaining their health, dignity, and quality of life.

Primary Health Care Statistics

Care Services	Statistics
Clinic Visits	2,286
Home Visits	4,916
Number of Residents receiving regular care by nurses	204
Deaths	22
New Residents	44
Residents admitted to hospital	216
Rehab	29
Agency private care givers	26
Private care givers	9
Care companions	8

Working closely with caregivers and care companions, the nursing staff ensure continuity of care, early intervention, and effective management of residents' healthcare needs. These services are vital in promoting independence, preventing complications, and maintaining the overall health and wellbeing of residents.

Care Centre's Statistics

Occupation	Statistics	Assisted Living	Snyman Home	Harmony Home	Total
Assisted Living	86 %	8	40	31	79
Frail Care	86 %	5	20	18	43
		7	14	16	37

Frail care provides essential 24-hour nursing and personal care for older persons who are no longer able to live independently due to frailty, illness, or disability. It ensures residents receive safe, dignified, and compassionate care while maintaining their health, comfort, and quality of life. Lifestyle activities promote physical, mental, emotional, and social wellbeing by encouraging active participation, reducing isolation, supporting cognitive function, and enhancing residents' overall quality of life.

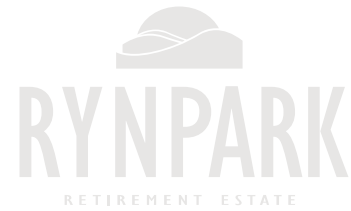
Colette Kruger

Nursing Service Manager



Social Worker Annual Report

Elsabe Els



The Rynpark Social Work Department promotes the emotional, social, and psychological well-being of residents through compassionate, person-centred support. Our goal is to help residents maintain their dignity, independence, and quality of life while providing guidance and support to their families.

Social Work Team

Lené Wessels – Social Worker & Lifestyle Assistant (08:00–16:00)

Elsabé Els – Social Worker (08:00–13:00), primarily responsible for the RP1 Rental Section.

Support is provided to residents in independent living, assisted living, and frail care, with services tailored to individual needs.

Core Responsibilities

- Conduct psychosocial assessments for new and prospective residents.
- Assist residents with adjusting to retirement village life.
- Provide counselling and emotional support for grief, loss, anxiety, depression, and other life challenges.
- Promote emotional well-being through wellness programmes, educational talks, and support groups, including the Parkinson's Support Group.
- Encourage social participation and identify residents at risk of isolation.
- Support families, facilitate communication, and assist with conflict resolution.
- Advocate for residents' rights and coordinate referrals to appropriate healthcare and community services.
- Work closely with the multidisciplinary team to ensure holistic, resident-centred care.

Purpose

The department is committed to creating a caring, supportive environment where residents feel respected, valued, and empowered. Through professional support and collaboration with families and the multidisciplinary team, we strive to enhance each resident's well-being and quality of life throughout the ageing journey.

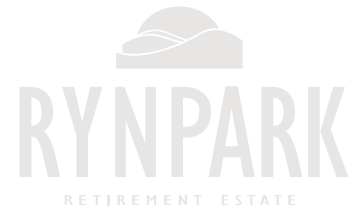
Elsabe Els

Social Worker



Human Resources Annual Report

Ashley Stassen



The past year has been one of strategic progress, collaboration, and continuous improvement for the Human Resources department, with a strong focus on supporting our employees while ensuring the highest standards of care for our residents.

A significant milestone was the successful transition of a portion of our nursing workforce to Rencharm. This followed more than three months of implementation and extensive planning that began the previous year. Through this partnership, Rencharm will manage key employment functions for the transferred employees whilst Rynpark remains fully responsible for the organisation's overall governance and compliance framework, ensuring that all regulatory requirements are met while maintaining the exceptional standard of care our residents deserve. We look forward to working closely with the Rencharm team as we continue to strengthen our shared commitment to quality care and operational excellence.

We would also like to recognise the dedication of the employees who transitioned to Rencharm. Many have been part of the Rynpark family for between 10 and over 29 years, and we sincerely thank them for their years of loyal service and their positive support throughout the transition.

In addition, the Human Resources department has continued reviewing and updating our policies and compliance framework to ensure they remain aligned with current legislation, best practices, and the evolving needs of our organisation.

On behalf of the Human Resources department, I would like to extend our sincere appreciation to our residents and their families for their continued trust and support. We remain committed to fostering a compliant, professional, and caring environment where both our employees and residents can continue to thrive.

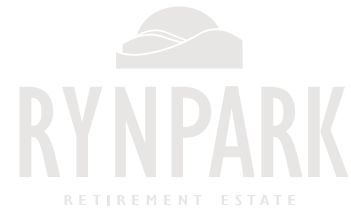
Ashley Stassen

Human Resources Manager



Financial Manager Annual Report

Isabel van der Poll



Rynpark experienced a challenging financial year.

We had to review our operations, address key priorities, and adjust our plans to ensure long-term sustainability and growth. Despite these challenges, we remained focused on maintaining financial stability and creating a strong foundation for the future.

The year ended with a deficit of R2.5 million, mainly due to the limited number of Life Right houses available for sale. This resulted in a R5 million decrease in income from Life Right sales compared with the previous financial year, which had a significant impact on the Association's financial performance.

As we begin the new financial year, we do so with renewed confidence and a commitment to improving our operations. Through teamwork, responsible management, and a shared focus on our objectives, we remain committed to achieving the Association's goals and building a sustainable future.

I would like to express my sincere appreciation to the Board and Management for their continued support. I also thank every member of my team for their dedication, commitment, and willingness to go the extra mile.

A sincere thank you also go to our auditors, Baillie, Koseff & Grobler Incorporated for their ongoing support, professionalism, and valuable guidance throughout the year.

Isabel van der Poll

Financial Manager

Financial Reports

RYNPARK ASSOCIATION FOR THE AGED

Registration No. 001-895 NPO

ANNUAL FINANCIAL STATEMENTS for the year ended 31 March 2026

REPORT OF THE BOARD AND APPROVAL OF THE FINANCIAL STATEMENTS

The Board presents their Report for the year ended 31 March 2026

1. GENERAL REVIEW

The association is the controlling body of Rynpark. No material fact or circumstance has occurred between the accounting date and the date of this report.

2. STATEMENTS OF RESPONSIBILITY

The Board is responsible for the maintenance of adequate accounting records and the preparation and integrity of the financial statements and related information. The auditors are responsible to report on the fair presentation of the financial statements.

The Board is also responsible for the association's system of internal financial control. These are designed to provide reasonable, but not absolute, assurance as to the reliability of the financial statements, and to adequately safeguard, verify and maintain accountability of assets, and to prevent and detect misstatement and loss. Nothing has come to the attention of the trustees to indicate that any material breakdown in the functioning of these controls, procedures and systems has occurred during the year under review.

The financial statements have been prepared on the going concern basis, since the Board has every reason to believe that the association has adequate resources in place to continue in operation for the foreseeable future.

3. SUBSEQUENT EVENTS

There have been no facts or circumstances of a material nature that have occurred between the accounting date and the date of this report.

4. COMPARATIVE FIGURES

The Board made a decision to compile the financial statements and specifically the notes, consistent with the format of the budget. The comparative figures may therefore have been adjusted accordingly.

5. BOARD

The Board members during the accounting period were as follows:

G Cooper (Chairman)	C Hiten
D C Langley (Treasurer and Vice chairman)	R Baigent
J Kruger	

6. APPROVAL OF THE FINANCIAL STATEMENTS

The financial statements as set out on pages 4 to 14 were approved by the Board and signed on 10 June 2026.

CHAIRMAN
G COOPER

TREASURER and VICE CHAIRMAN
D C LANGLEY

RYNPARK ASSOCIATION FOR THE AGED

Registration No. 001-895 NPO

ANNUAL FINANCIAL STATEMENTS for the year ended 31 MARCH 2026

STATEMENT OF FINANCIAL POSITION

Figures in Rands	Note	2026	2025
ASSETS			
NON-CURRENT ASSETS		112,049,286	112,548,338
Property, plant and equipment	(2)	96,598,869	93,797,597
Investments	(3)	15,450,417	18,750,741
CURRENT ASSETS		13,153,364	10,980,636
Trade and other receivables	(5)	10,282,597	4,553,847
Inventory		796,688	745,243
Cash and cash equivalents	(4)	2,074,079	5,681,546
TOTAL ASSETS		125,202,651	123,528,974
EQUITY AND LIABILITIES			
RESERVES			
Accumulated surplus		110,347,424	112,927,036
Non-CURRENT LIABILITIES			
Finance lease		1,200,080	-
CURRENT LIABILITIES			
Trade and other payables	(6)	13,655,147	10,601,938
TOTAL EQUITY AND LIABILITIES		125,202,651	123,528,974

RYNPARK ASSOCIATION FOR THE AGED

Registration No. 001-895 NPO

ANNUAL FINANCIAL STATEMENTS for the year ended 31 March 2026

STATEMENT OF COMPREHENSIVE INCOME and EXPENDITURE

Figures in Rands	Note	2026	2025
INCOME		41,545,305	35,844,067
FEES, LEVIES AND RENTALS		24,968,216	22,112,565
Frail care fees including meals		20,222,102	17,933,195
Assisted Living		4,746,114	4,179,370
LEVY INCOME			
Levies (494 Units)		8,283,727	6,804,230
RENTAL INCOME		7,706,044	6,000,047
Rent Rynpark 1		3,080,791	2,804,219
Rent Morehill (Ground and 2nd floor)		3,687,834	2,317,838
Rent Service (Hairdresser)		92,628	90,723
Parking fees		104,511	99,436
Telephone rental		740,280	687,831
DSTV		103,827	94,277
Meal Ticket Sales		483,491	832,947
OTHER INCOME		1,431,396	2,172,908
Department of Social Development		-	762,420
Administration Fees		32	28
House Waiting List Fees		14,820	14,850
Investment Income		1,416,543	1,395,610
SOCIAL WORKER INCOME AND EXPENDITURE		56,592	59,892
Income		201,193	174,655
Expenditure		(144,601)	(114,762)
NEW LIFE RIGHT AGREEMENTS		16,334,671	21,499,941
Income from New Life Right Agreements Signed		22,652,029	26,868,388
Less: Maintenance on New Life Right Agreements		(5,625,823)	(4,751,285)
Less: Expenditure		(691,535)	(617,162)
TOTAL INCOME		59,367,965	59,576,807

RYNPARK ASSOCIATION FOR THE AGED

Registration No. 001-895 NPO

ANNUAL FINANCIAL STATEMENTS for the year ended 31 March 2026

STATEMENT OF COMPREHENSIVE INCOME and EXPENDITURE

Figures in Rands	Note	2026	2025
EXPENDITURE			
DIRECT COSTS TO ALL PARKS INC FRAIL CARE		14,650,543	13,102,504
Net Ekurhuleni costs to Parks and Frail Cares		7,421,285	6,290,549
Security		4,027,752	3,763,444
Garden Services		2,384,775	2,276,089
Insurance		609,994	583,607
CMS Panic Buttons		206,737	188,816
EMPLOYMENT COSTS		23,763,243	25,030,424
Salaries		22,426,662	23,624,154
Agency salaries		353,184	129,176
Long Service Awards		70,660	27,250
Relief Workers		433,170	551,454
Staff Training		814	136,955
Staff Refreshments		339,161	376,944
Uniforms		106,523	146,473
Workmen's Compensation		33,069	38,018
ADMINISTRATION COSTS		6,485,091	6,059,452
Advertising		87,157	162,994
Audit Fees		102,800	96,000
Actual fee paid for current year audit		28,800	-
Actual fee paid for prior year audit		13,000	40,000
Provision current year		61,000	56,000
Overprovision prior years		-	-
Bank charges		120,411	144,654
Care Subsidy		2,171,213	2,086,683
Computer expenses		514,337	396,569
Consultation fees		118,779	66,021
Depreciation		1,367,735	1,246,279
Entertainment		-	1,434
Equipment rental		80,400	80,400
Gifts and flowers		11,729	12,953
Health and safety		461,000	216,927
Interest paid (overdraft and other)		21,716	31,423
Legal fees		32,500	(58,600)
Licence fees		51,829	171,696
Loss on scrapping of asset		2,079	9,566
Printing and stationery		323,845	336,739
Management Board Compensation		299,303	282,480
Resident Functions - Service Centre		80,974	82,695
Subscriptions		-	1,360
Telephone		447,125	530,624
Travelling		5,688	25,862
Welfare		52,926	53,150
Wellness		131,544	81,543

RYNPARK ASSOCIATION FOR THE AGED

Registration No. 001-895 NPO

ANNUAL FINANCIAL STATEMENTS for the year ended 31 March 2026

STATEMENT OF COMPREHENSIVE INCOME and EXPENDITURE

Figures in Rands	Note	2026	2025
EXPENDITURE CONTINUED			
MEDICAL SUPPLIES		295,398	305,114
Cylinder Rental		36,222	41,107
Medical supplies and equipment		259,177	264,007
CATERING AND MEALS		5,599,192	5,470,996
Catering		4,681,358	3,090,458
Staffing		913,638	2,351,670
Replacement crockery and cutlery		4,196	28,868
CLEANING & MAINTENANCE - MANAGEMENT FEE		8,085,968	6,109,116
Cleaning - Management fee, staffing and cleaning materials		4,115,946	3,959,122
Maintenance - Management Fee		3,970,021	2,149,994
REPAIRS AND MAINTENANCE		3,068,141	3,389,806
Repairs and maintenance - general		2,151,686	2,455,049
Generator fuel and maintenance		126,460	144,236
Pest control		143,557	126,323
Replacement furniture and equipment		99,285	150,041
Replacement linen and curtains		36,212	70,566
Repairs and maintenance furniture and equipment		257,484	243,069
Small Tools		5,521	(2,672)
Vehicle fuel and maintenance		231,296	203,195
Telephone system		16,642	-
TOTAL EXPENDITURE		61,947,576	59,467,413
TOTAL SURPLUS / (DEFICIT) FOR THE YEAR		(2,579,610)	109,395

RYNPARK ASSOCIATION FOR THE AGED

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ANNUAL FINANCIAL STATEMENTS for the year ended 31 March 2026

STATEMENT OF CHANGES IN RESERVES

Figures in Rands	2026	2025
Balance at beginning of the year	112,927,034	112,817,640
Net surplus / (deficit) for the year	(2,579,610)	109,395
Balance at end of the year	110,347,424	112,927,034

RYNPARK ASSOCIATION FOR THE AGED

Registration No. 001-895 NPO

ANNUAL FINANCIAL STATEMENTS for the year ended 31 March 2026

STATEMENT OF CASH FLOWS

Figures in Rands	Note	2026	2025
CASH FLOW FROM OPERATING ACTIVITIES		(26,590,891)	(23,387,705)
Operating (deficit) for the year		(25,231,640)	(26,758,993)
Adjustment for non cash items:			
Depreciation		1,367,735	1,246,279
Changes in working capital		(2,726,986)	2,125,009
(Increase) / Decrease in trade and other receivables		(5,728,750)	(1,181,032)
Decrease / (Increase) in inventories		(51,445)	(43,059)
(Decrease) / Increase in trade and other payables		3,053,209	3,349,100
CASH INFLOWS FROM OTHER SOURCES		25,952,353	23,106,224
New Life Right Agreements Signed		22,652,029	26,868,388
Decrease / (Increase) in investments		3,300,324	(3,762,164)
CASH OUTFLOWS OF OTHER SOURCES		(2,968,929)	(1,087,658)
Additions to property, plant and equipment		(2,968,929)	(1,097,224)
Disposal of asset		-	9,566
Net (Decrease) / Increase in cash and cash equivalents		(3,607,466)	(1,369,139)
CASH AND CASH EQUIVALENTS at the beginning of the year		5,681,546	7,050,685
CASH AND CASH EQUIVALENTS at end of year	(4)	2,074,080	5,681,546

MANAGEMENT TEAM



Jurie Strydom
(Executive Manager)



Isabel van der Poll
(Financial manager)



Colette Kruger
(Nursing Service Manager)



Ashley Stassen
(Human Resources Manager)



Elsabe Els
(Social Worker)

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