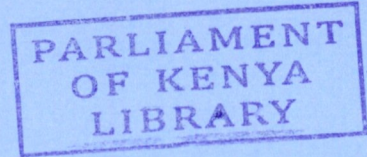


REPUBLIC OF KENYA



**REPORT**

**OF**

**THE AUDITOR-GENERAL**

**ON**

**MERU COUNTY EXECUTIVE STAFF  
HOUSING FUND**

**FOR THE YEAR ENDED  
30 JUNE, 2025**

PAPERS LAID	
DATE	27/11/25
TABLED BY	SML
COMMITTEE	—
CLERK AT THE TABLE	Ms Nabalayo

ANNEX 1



---

**MERU COUNTY EXECUTIVE STAFF HOUSING  
FUND**

**ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE  
FINANCIAL YEAR ENDED JUNE 30, 2025**

---

Prepared in accordance with the Accrual Basis of Accounting Method under the International Public Sector Accounting Standards (IPSAS)

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Annual Report and Financial Statements For the Year Ended June 30, 2025**

1. Acronyms and Definition of Key Terms.....	ii
2. Key Entity Information and Management.....	iii
3. Fund Administration Committee.....	v
4. Management Team.....	vi
5. Fund Chairperson's Report.....	vii
6. Report of The Fund Administrator.....	viii
7. Statement of Performance Against County Entity's Predetermined Objectives.....	ix
8. Corporate Governance Statement.....	x
9. Management Discussion and Analysis.....	xii
10. Environmental and Sustainability Reporting.....	xiv
11. Report of The Trustees.....	xv
12. Statement of Management's Responsibilities.....	xvi
13. Report of The Independent Auditor on the Financial statements for Meru County Executive Staff Housing Fund.....	xvii
14. Statement of Financial Performance for the Year Ended 30 <sup>th</sup> June 2025.....	1
15. Statement of Financial Position as at June 30 2025.....	2
16. Statement Of Changes In Net Assets For The Year Ended 30 <sup>th</sup> June 2025.....	3
17. Statement Of Cashflows For The Year Ended June 30 2025.....	5
18. Statement Of Comparison Of Budget And Actual Amounts For The Period 2025.....	6
19. Notes to the Financial Statements.....	7
19 Annexes.....	31

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Annual Report and Financial Statements For the Year Ended June 30, 2025**

**1. Acronyms and Definition of Key Terms**

**A. Acronyms**

BOM	Board of Management
ICPAK	Institute of Certified Public Accountants of Kenya
IPSAS	International Public Sector Accounting Standards
PFM	Public Finance Management
PSASB	Public Sector Accounting Standards Board
Kshs	Kenya Shillings

**B. Definition of Key Terms**

**Fiduciary Management-** Members of Management directly entrusted with the responsibility of financial resources of the organization.

**Comparative Year-** Means the prior period.

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Annual Report and Financial Statements For the Year Ended June 30, 2025**

**2. Key Entity Information and Management**

**a) Background information**

The Meru County Executive Staff Housing Fund is established by and derives its authority and accountability from The Meru County Executive Staff Housing Fund Regulations 2015.

The Fund is wholly owned by the County Government of Meru and is domiciled in Kenya.

The fund's objective is to provide loans for the purchase, development, renovation or repair of residential houses to members of staff and raise funds for the implementation of the objectives stated.

The Fund's principal activity is to provide housing loans to members of staff.

**b) Principal Activities**

The principal activity of the Fund is to provide housing loans to members of staff.

**c) Board of Trustees/Fund Administration Committee**

Ref	Name	Position
1	Dr. Kiambi J.T. Atheru. PhD	Administrator
2	Julius Gitonga Kabui	Chairman
3	Kathiri Jane Kanana	Secretary
4	Charles Mwenda Kaibiria	Accounting Officer

**d) Key Management**

Ref	Name	Position
1	Dr. Kiambi J.T. Atheru. PhD	Administrator
2	Julius Gitonga Kabui	Chairman
3	Kathiri Jane Kanana	Secretary
4	Charles Mwenda Kaibiria	Accounting Officer

**Key Entity and Management (Continued)**

**e) Fiduciary Oversight Arrangements**

SN	Position	Name
1	Directorate Internal Audit	Crispus Muthusi Mutoni
2	Staff Car Mortgage and car Loan Advisory Committee	Committee
3	County Assembly Sectorial Committee on Public Accounts	Committee

**f) Registered Offices**

P.O. Box 120  
County Headquarters Building  
Meru – Nanyuki Road  
Nairobi, KENYA

**g) Fund Contacts**

Telephone: (+254726980225)

**h) Fund Bankers**

1. Kenya Commercial Bank

**i) Independent Auditors**

Auditor General  
Office of Auditor General  
Anniversary Towers, University Way  
P.O. Box 30084  
GOP 00100  
Nairobi, Kenya

**j) Principal Legal Adviser**

The Attorney General  
State Law Office  
Harambee Avenue  
P.O. Box 40112  
City Square 00200  
Nairobi, Kenya

**k) County Attorney**

The County Attorney  
P.O. Box 120  
County Headquarters Building  
Meru – Nanyuki Road  
Nairobi, KENYA





**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Annual Report and Financial Statements For the Year Ended June 30, 2025**

**3. Fund Administration Committee**

<p>1. Dr. Kiambi J.T. Atheru. PhD</p>  <p><b>Fund Administrator</b></p>	<p>DOB: 23/07/1967</p> <p>ACADEMIC QUALIFICATIONS: Doctor of Philosophy (PhD) degree in Religious Studies, Master's Degree in Governance &amp; Ethics (MCG), Bachelor's Degree in Development Studies (BDS) and Diploma in Water Engineering from the Kenya Water Institute.</p> <p>WORK EXPERIENCE: County Secretary, Meru County Government of Meru, civil service career of 26 years with significant contributions to water engineering in the national government, working in various districts of Kenya, as District Water Officer, collaborated and worked with internationally renowned agencies such as Japan International Cooperation Agency (JICA) and Swedish International Development Agency (SIDA).</p>
<p>2. Julius Gitonga Kabui</p>  <p><b>Fund Chairman</b></p>	<p>DOB: 1966</p> <p>ACADEMIC QUALIFICATIONS: Bachelor of Education (BED HONS) Business studies and Economics, University of Nairobi- 1988 to 1991, Masters in Development studies, Mount Kenya University 2004-Up to date</p> <p>WORK EXPERIENCE: Teaching-Karama Boys Secondary School (1991- Jan 1992), Accountant and Office Administrator –Diocese (1993-1995), Board of Governors (B.O.G) Nkanda Sec. Secondary School- Executive Member (2006- up to date), Board of Governors (B.O.G) Mururi Girls Secondary School(2012- up to date), Internal Auditor- Diocese of Meru, Principal-Igoji Boys Secondary School(2004-2006), Principal-ST Pauls' Boys Secondary School(2007-2010), Equity Bank Nkubu Branch- Entrepreneurship Trainer (July 2010-2012), Meru County Government Public Service Board Member (2018-up to date)</p>
<p>3. Kathiri Jane Kanana</p>  <p><b>Fund Secretary</b></p>	<p>DOB: 19.09.1977</p> <p>ACADEMIC QUALIFICATIONS: Diploma in Personnel Management - Kenya National Examination Council- 2005, Bachelor of Business Administration (HRM Option), Kenya Methodist University - 2013, Master Business Administration (HRM Option), Kenya Methodist University - 2015.</p> <p>WORK EXPERIENCE: Assistant Director- Human Resource County Government of Meru (12th June 2018 to Date), Senior Administrator-performance management Directorate of Efficiency Monitoring &amp; Evaluation – OOG (January 2015 to June 2018), Administrative Officer County Public Service Board (August 2013 – December 2014), Administrative officer 1 Municipal Council Of Maua (2011-July 2013)</p>
<p>4. Charles Mwenda Kaibiria</p>  <p><b>Fund Accounting Officer</b></p>	<p>DOB: 10/05/1982</p> <p>ACADEMIC QUALIFICATIONS: Master of Business Administration, Bachelor of Business Administration in Finance, Accounts CPA (K) and a member of ICPAK, Finance Administration &amp; Human Resource (Member)</p> <p>WORK EXPERIENCE: Chief Officer Finance Economic Planning and ICT-Meru County Government of Meru (September 2022 to August 2023), Chief Officer Water, Environment &amp; Natural Resources- Meru County Government of Meru (August 2023 to date)</p>

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Annual Report and Financial Statements For the Year Ended June 30, 2025**

**4. Management Team**

Name	Details of qualifications and experience
<p>1. Dr. Kiambi J.T. Atheru. PhD</p>  <p><b>Fund Administrator</b></p>	<p>DOB: 23/07/1967</p> <p>ACADEMIC QUALIFICATIONS: Doctor of Philosophy (PhD) degree in Religious Studies, Master’s Degree in Governance &amp; Ethics (MGE), Bachelor’s Degree in Development Studies (BDS) and Diploma in Water Engineering from the Kenya Water Institute.</p> <p>WORK EXPERIENCE: County Secretary, Meru County Government of Meru, civil service career of 26 years with significant contributions to water engineering in the national government, working in various districts of Kenya, as District Water Officer, collaborated and worked with internationally renowned agencies such as Japan International Cooperation Agency (JICA) and Swedish International Development Agency (SIDA).</p>
<p>2. Julius Gitonga Kabui</p>  <p><b>Fund Chairman</b></p>	<p>DOB: 1966</p> <p>ACADEMIC QUALIFICATIONS: Bachelor of Education (BED HONS) Business studies and Economics, University of Nairobi- 1988 to 1991, Masters in Development studies, Mount Kenya University 2004-Up to date.</p> <p>WORK EXPERIENCE: Teaching-Karama Boys Secondary School (1991-Jan 1992), Accountant and Office Administrator –Diocese (1993-1995), Board of Governors (B.O.G) Nkanda Sec. Secondary School- Executive Member (2006- up to date), Board of Governors (B.O.G) Mururi Girls Secondary School(2012- up to date), Internal Auditor- Diocese of Meru, Principal-Igoji Boys Secondary School(2004-2006), Principal-ST Pauls’ Boys Secondary School(2007-2010), Equity Bank Nkubu Branch- Entrepreneurship Trainer (July 2010-2012), Meru County Government Public Service Board Member (2018-up to date)</p>
<p>3. Kathiri Jane Kanana</p>  <p><b>Fund Secretary</b></p>	<p>DOB: 19.09.1977</p> <p>ACADEMIC QUALIFICATIONS: Diploma in Personnel Management - Kenya National Examination Council- 2005, Bachelor of Business Administration (HRM Option), Kenya Methodist University - 2013, Master Business Administration (HRM Option), Kenya Methodist University - 2015.</p> <p>WORK EXPERIENCE: Assistant Director- Human Resource County Government of Meru (12th June 2018 to Date), Senior Administrator-performance management Directorate of Efficiency Monitoring &amp; Evaluation – OOG (January 2015 to June 2018), Administrative Officer County Public Service Board (August 2013 – December 2014), Administrative officer 1 Municipal Council Of Maua (2011-July 2013)</p>
<p>4. Charles Mwenda Kaibiria</p>  <p><b>Fund Accounting Officer</b></p>	<p>DOB: 10/05/1982</p> <p>ACADEMIC QUALIFICATIONS: Master of Business Administration, Bachelor of Business Administration in Finance, Accounts CPA (K) and a member of ICPAK, Finance Administration &amp; Human Resource (Member).</p> <p>WORK EXPERIENCE: Chief Officer Finance Economic Planning and ICT- Meru County Government of Meru (September 2022 to August 2023), Chief Officer Water, Environment &amp; Natural Resources- Meru County Government of Meru (August 2023 to date)</p>

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Annual Report and Financial Statements For the Year Ended June 30, 2025**

**5. Fund Chairperson's Report**

On behalf of The Housing Loans Management Committee, I take this opportunity to present to you the 12 Months, ended 30<sup>th</sup> June 2025, reports and financial statements pursuant to section 18 (d) of The Meru County Executive Staff Housing Fund Regulations 2015 which states that: within a period of three months after the end of each financial period, the Committee shall submit to the Auditor-General, the accounts of The Fund together with:

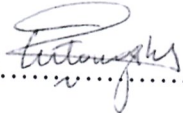
- a) A statement of financial position at the thirtieth day of June;
- b) A statement of comprehensive income;
- c) A statement of cash flow for the quarterly ended;
- d) A summary of significant accounting policies and other explanatory information.

In the FY 2024/25 the budgetary allocation for the fund was Ksh.90,000,000 which was fully transferred during the period under review.

However, I request the County Government of Meru for more financial support to clear pending loan applications, and human resource support so as to realize the growth and development of this Fund.

The Committee confirms that The Fund remains focused on its mandate and is in the process of setting structures that will facilitate the performance of the functions of The Committee.

Name: **Julius Gitonga Kabui**

Signature.....

Date: 23/09/2025

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Annual Report and Financial Statements For the Year Ended June 30, 2025**

**6. Report of The Fund Administrator**

Pursuant to section 9 and 16 of the Controller of Budget Act 2016 which requires submission of reports on the implementation of budget of National and County Governments every six months. I am pleased to present the financial statements for the board, for the period ended 30<sup>th</sup> June 2025.

The Meru County Executive Staff Housing Fund was created in 2015, through a regulation of the County Assembly of Meru, to provide loans for the purchase, development, renovation or repair of residential houses to members of staff and raise funds for the implementation of the objectives stated.

This corporation officially began its operations in May 2016 and the Financial Year 2024-25 being its ninth year of operation.

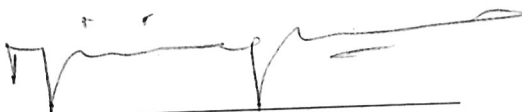
The performance reflected in these statements covers a period of 12 months for the expenditure incurred through the balance brought forward from the previous Financial Period.

In the FY 2024/25 the budgetary allocation for the fund was Ksh.90,000,000, which was fully transferred during the period under review.

I therefore request the County Government of Meru for more financial and human resource support so as to enable the Fund to issue out more loans to more civil servants, especially those on low cadre to enable them realize the dream of having their own residential homes.

To address the issue of loan repayments in arrears, the Fund has in the previous years issued out demand notices to loan defaulters and has now prequalified auctioneers to help the Fund realize accrued repayments through the sale of assets charged as security to the loans advanced to the defaulters.

On behalf of the Housing Loans Management Committee, staff, Meru County residents and other stakeholders, I thank the Meru County Government for providing support to this Fund.

Signed: 

Dr. Kiambi J.T. Atheru. PhD

# MERU COUNTY EXECUTIVE STAFF HOUSING FUND

## Annual Report and Financial Statements For the Year Ended June 30, 2025

### 7. Statement of Performance Against County Entity's Predetermined Objectives

#### Introduction

Section 164 (2) (f) of the Public Finance Management Act, 2012 requires that, at the end of each financial year, the Accounting officer when preparing financial statements of each County Government entity Government entities in accordance with the standards and formats prescribed by the Public Sector Accounting Standards Board includes a statement of the county government entity's performance against predetermined objectives. This requires further an objective review of the performance of achievements during the respective year in relation to the planned outputs.

The Meru County Executive Staff Housing Fund is a Semi-Autonomous Government Agency created by County Assembly of Meru Staff Car loan Fund Regulations in, 2015; to among others to provide loans for the purchase, development, renovation or repair of residential houses to members of staff; to raise funds for the implementation of the same

During the FY2024/25, the fund planned to undertake various activities whose overall objective is to attain the overall objective which the fund was established to do.

The key development objectives of the Meru County Executive Staff Housing fund are to:

1. Provide loans for the purchase, development, renovation or repair of residential houses to members of staff to invest in infrastructural development as an enabler to economic growth and development
2. To raise funds for the implementation of the objective stated in the paragraph above

The progress on attainment of these Strategic objectives by the fund has been reported in the table below as follows;

Programme	Objectives	Outcome	Indicator	Performance (During the FY2024/25)
Provision of loan facilities	To enable County staff to achieve their goal of house ownership	Improvement of quality of living by county staff	No. of staff homes constructed	During the period under review, the fund disbursed Kshs. <b>150,390,360</b> to 24 beneficiaries.
Mobilization of funds	To raise funds for implementation of home ownership dream by county staff	County staff able to access the loan facility	Amount collected during the year	During the period under review the fund collected Kshs. <b>58,373,882</b> from both loan repayment and interest earned.

## **8. Corporate Governance Statement**

The practice of good corporate governance ensures the delivery of sustainable value for our County as well as meeting the needs of our stakeholders. Good Corporate Governance practices involve the adoption of ethically driven business policies, procedures and processes. The Housing Loans Management Committee is committed to ensuring that the needs of our investors and the expectations of our stakeholders are met while safeguarding the Funds' assets. We believe that our business affairs should be carried out in a fair, transparent and accountable manner. It is our integral responsibility to disclose timely and accurate information on our financials and performance as well as provide the leadership and effective governance for the Board. This report highlights the main corporate governance structures and practices that guide the Board:

### **Fund Administration Committee Meetings**

During the period under review, the Fund Administration Committee held eight (8) meeting which had met the requisite quorum.

### **Succession Plan**

There was no change in the composition of the Committee.

### **Board/Trustee Charter**

The Fund is in the process of developing a Trustee Charter.

### **Process of Appointment and Removal of Fund Administration Committee**

The current Committee headed by the Chairman is composed of four members exclusive of the Credit Analyst. The constitution of the Committee consists of one member nominated by resolution of public service board who shall be the Chairperson; the County Secretary who shall be the administrator of the fund; the county Chief Officer for finance who shall be the accounting officer and the county director in charge of human resource who shall be the secretary to the Committee and ex officio member.

A member of the Fund Administration Committee ceases to be a trustee of the Fund upon expiry of their term in the offices they hold in the County Government.

### **Roles and Functions of the Committee**

The primary responsibility of the Committee is to provide leadership and strategic direction to the Fund. Committee members are expected to exercise the highest degree of care, skill and diligence in discharging their duties. The responsibilities of the Committee include: (i) Process applications for loans in accordance with the existing terms and conditions of borrowing.

(ii) Liaise with the housing company (if any) to set up a revolving fund for the disbursement of the loans. (iii) Supervise day to day running of the fund.

### **Induction and Training of the Committee**

Regular training and development programmes are developed to equip the Committee with necessary skills for effective discharge of their mandate. Newly appointed members undergo a detailed induction training to enhance their understanding of the nature of our Funds performance and strategy.

### **Board and Member Performance**

The Committee is at the core of the Funds' governance practice for protection of long-term interests of all stakeholders. Guided by the principles of best practices in governance, the Committee

## **MERU COUNTY EXECUTIVE STAFF HOUSING FUND**

### **Annual Report and Financial Statements For the Year Ended June 30, 2025**

performs its duties in the interest of the Fund to improve stakeholder's value and for continued sustainability of the Fund.

#### **Conflict of Interest**

The Fund provides oversight to Management and ensures the staff operates within the Code of Conduct and Ethics and Public Officers and Ethics.

#### **Governance Principles and Guidelines**

The Fund provides oversight to Management and ensures the staff operates within the Code of Conduct and Ethics and Public Officers and Ethics.

#### **Committee' Remuneration**

Following the SRC circular no sitting allowance was paid

#### **Ethics, Conduct and Governance Audit**

In line with the Meru County Executive Staff Housing Fund Regulations, 2015. The fund administrator is required to prepare quarterly financial statements for the Fund in each Accounting period. The statements should reflect a true and fair view of the financial position of the Fund as at the end of each financial period and should include: annual financial statements; the administrators' report; and the auditor's report on the financial statements. Members ensure that the Funds' financial statements are audited each financial period. They are responsible for ensuring that suitable accounting policies are consistently applied supported by reasonable and prudent judgments, and estimates. They also ensure that applicable accounting standards are followed as well as the duty to exercise care, skill and diligence. In addition, the Committee is responsible for ensuring that the Fund keeps reasonable and accurate accounting records showing and explaining the transactions and financial position of the Fund in compliance with prescribed accounting standards.

Internal control systems are designed to meet particular needs of the Fund and mitigate the risks, with attendant procedures intended to provide effective internal financial control. The Committee is obligated to maintain a sound system of internal controls to safeguard public finances. These include taking reasonable steps to ensure that the control and regulatory systems are continuously maintained and monitored. While the systems in place are intended to provide reasonable controls, absolute assurance cannot be guaranteed.

**9. Management Discussion and Analysis**

The establishment of the Meru County executive housing fund was established in line with the National Housing Policy for Kenya 2004 (Sessional Paper No. 3). The policy among other things called for employers to facilitate their employees to acquire housing. At the heart of Employer Assisted Housing is the idea that employees should be able to afford to live in the communities or neighbourhoods in which they work, and that there are multiple benefits to being able to do so. Prior to that, the Government was providing subsidized housing to its employees through the provision of Government owned or leased housing or payment of house allowance to those not provided housing by the government. This resulted in a number of problems such as inequity in subsidized housing provision benefiting only 12% while 88% were left to market private housing.

The Meru County executive staff housing came into operation in 29th May 2016. The objectives for which the scheme was established are providing housing loan facilities to County Government of Meru Employees for the purpose of either purchasing or constructing a residential house, developing housing units for rental by civil servants and raising funds for the implementation of the above.

The benefits of the home ownership scheme to employees are realization of dream of homeownership, enhanced lifestyle associated with homeownership such as greater community and school involvement and quality of life, increased job satisfaction and loyalty to employer, the possibility of reducing commuting time and investment in a home with possible equity appreciation over time.

Since inception the fund has disbursed monies to its beneficiary to a tune of Ksh.725,207,820 to a total of 124 members of the staff. These monies have been distributed as follows:

<b>Financial year</b>	<b>Amount distributed</b>	<b>Number of disbursements</b>
2017/18	179,500,000	14
2018/19	208,907,840	36
2019/2020	57,157,701	21
2020/2021	28,309,384	16
2021/2022	44,740,996	14
2022/2023	18,251,539	5
2023/2024	37,950,000	8
2024/2025	150,390,360	50

From the analysis, it is clear that there has been an increase in loan disbursement for the period under review. To ensure more disbursement the fund administration is negotiating with the county management to allocate additional funding to the Fund. It is expected that the additional funding will enhance operations at the fund and also enable more employees to access the loans and help them realize the dream of home ownership.

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Annual Report and Financial Statements For the Year Ended June 30, 2025**

Over the years the fund has collected **Ksh.72,564,688** as interest repayment from the loanees which has been subsequently used as a revolving fund as shown below:

<b>Financial year</b>	<b>Amount earned as loan interest</b>
2017/18	6,736,626
2018/19	5,448,156
2019/2020	8,907,292
2020/2021	11,255,142
2021/2022	10,644,989
2022/2023	9,291,337
2023/2024	8,791,738
2024/2025	11,489,408

Since the funds disbursed form part of the revolving fund, the interest earned and principal repayments are advanced to new beneficiaries to assist them towards their dream of home ownership.

**10. Environmental and Sustainability Reporting**

During the period under review, the board did not undertake any corporate social responsibility activities.

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Annual Report and Financial Statements For the Year Ended June 30, 2025**

**11. Report of The Trustees**

The Meru County Executive Staff Housing Fund Committee submit their report together with the financial statements for the period June 30, 2025 which show the state of the Fund affairs.

**Principal activities**

The principal activities of the Committee is to lend funds to the staff members of the Meru County Government.

**Results**

The results of the fund for the year period June 30, 2025 are set out on pages 1 to 2.


**Trustees**

The members of the Fund administration who served during the year are shown on pages V and Vi. There were no changes in the Committee membership during the financial year.

**Auditors**

The Auditor General is responsible for the statutory audit of the Fund in accordance with Article 229 of the Constitution of Kenya and the Public Audit Act 2015.

By Order of the Committee



.....

**Chairperson of the fund**

**Date: 23/09/2025**

**12. Statement of Management's Responsibilities**

Section 167 of the Public Finance Management Act, 2012 requires that, at the end of each financial period, the Administrator of the Meru County Executive Staff Housing Fund established by The Meru County Executive Staff Housing Fund Regulations, 2015 shall prepare financial statements for the Fund in accordance with the standards and formats prescribed by the Public Sector Accounting Standards Board.

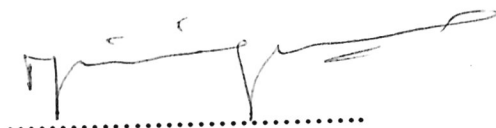
The Administrator of the County Public Fund is responsible for the preparation and presentation of the Fund's financial statements, which give a true and fair view of the state of affairs of the Fund for and as at the end of the financial period ended on June 30, 2025. This responsibility includes: (i) maintaining adequate financial management arrangements and ensuring that these continue to be effective throughout the reporting period; (ii) maintaining proper accounting records, which disclose with reasonable accuracy at any time the financial position of the Fund; (iii) designing, implementing and maintaining internal controls relevant to the preparation and fair presentation of the financial statements, and ensuring that they are free from material misstatements, whether due to error or fraud; (iv) safeguarding the assets of the Fund; (v) selecting and applying appropriate accounting policies; and (vi) making accounting estimates that are reasonable in the circumstances.

The Administrator of the County Public Fund accepts responsibility for the Fund's financial statements, which have been prepared using appropriate accounting policies supported by reasonable and prudent judgements and estimates, in conformity with International Public Sector Accounting Standards (IPSAS), and in the manner required by the PFM Act, 2012 and The Meru County Executive Staff Housing Fund Regulations. The Administrator of the Fund is of the opinion that the Fund's financial statements give a true and fair view of the state of Fund's transactions during the financial period ended March 31, 2025, and of the Fund's financial position as at that date. The Administrator further confirm the completeness of the accounting records maintained for the Fund, which have been relied upon in the preparation of the Fund's financial statements as well as the adequacy of the systems of internal financial control.

In preparing the financial statements, the Administrator of the County Public Fund has assessed the Fund's ability to continue as a going concern and disclosed, as applicable, matters relating to the use of going concern basis of preparation of the financial statements. Nothing has come to the attention of the Administrator to indicate that the Fund will not remain a going concern for at least the next twelve months from the date of this statement.

**Approval of the financial statements**

The Fund's financial statements were approved by the Committee on 23/09/2025 and signed on its behalf by:



.....  
**Administrator of the Fund**

# REPUBLIC OF KENYA



Telephone: +254-(20) 3214000  
Email: info@oagkenya.go.ke  
Website: www.oagkenya.go.ke

HEADQUARTERS  
Anniversary Towers  
Monrovia Street  
P.O Box 30084-00100  
NAIROBI

## REPORT OF THE AUDITOR-GENERAL ON MERU COUNTY EXECUTIVE STAFF HOUSING FUND FOR THE YEAR ENDED 30 JUNE, 2025

---

### PREAMBLE

I draw your attention to the contents of my report which is in three parts:

- A. Report on Financial Statements that considers whether the financial statements are fairly presented in accordance with the applicable financial reporting framework, accounting standards and the relevant laws and regulations that have a direct effect on the financial statements.
- B. Report on Lawfulness and Effectiveness in the Use of Public Resources which considers compliance with applicable laws, regulations, policies, gazette notices, circulars, guidelines and manuals and whether public resources are applied in a prudent, efficient, economic, transparent and accountable manner to ensure the Government achieves value for money and that such funds are applied for the intended purpose.
- C. Report on Effectiveness of Internal Controls, Risk Management and Governance which considers how the entity has instituted checks and balances to guide internal operations. This responds to the effectiveness of the governance structure, risk management environment and internal controls, developed and implemented by those charged with governance for orderly, efficient and effective operations of the entity.

A Qualified Opinion is issued when the Auditor-General concludes that, except for material misstatements noted, the financial statements are fairly presented in accordance with the applicable financial reporting framework. The Report on Financial Statements should be read together with the Report on Lawfulness and Effectiveness in the Use of Public Resources, and the Report on Effectiveness of Internal Controls, Risk Management and Governance.

The three parts of the report are aimed at addressing the statutory roles and responsibilities of the Auditor-General as provided by Article 229 of the Constitution, the Public Finance Management Act, 2012, and the Public Audit Act, 2015. The three parts of the report when read together constitute the report of the Auditor-General.

### REPORT ON THE FINANCIAL STATEMENTS

#### Qualified Opinion

I have audited the accompanying financial statements of Meru County Executive Staff Housing Fund set out on pages 1 to 32, which comprise of the statement of financial position as at 30 June, 2025 and the statement of financial performance, statement of changes in net assets, statement of cash flows and statement of comparison of budget

and actual amounts for the year then ended and a summary of significant accounting policies and other explanatory information in accordance with the provisions of Article 229 of the Constitution of Kenya and Section 35 of the Public Audit Act, 2015. I have obtained all the information and explanations which, to the best of my knowledge and belief, were necessary for the purpose of the audit.

In my opinion, except for the effect of the matters described in the Basis for Qualified Opinion section of my report, the financial statements present fairly, in all material respects, the financial position of Meru County Executive Staff Housing Fund as at 30 June, 2025 and of its financial performance and its cash flows for the year then ended, in accordance with International Public Sector Accounting Standards (Accrual Basis) and comply with the Meru County Executive Staff Housing Fund Regulations, 2015 and the Public Finance Management Act, 2012.

## **Basis for Qualified Opinion**

### **1. Inaccuracies in the Financial Statements**

#### **1.1 Unsupported Receivables Adjustments**

The statement of financial position and as disclosed in Note 4a to the financial statements reflects receivables from the exchange transactions balance of Kshs.53,817,135. However, the original financial statements reflected a balance of Kshs.31,153,833 whose adjustment to Kshs.53,817,135 has not been supported by journal entries.

#### **1.2 Inaccurate Interest Amount**

The statement of financial performance and as disclosed in Note 1 to the financial statements reflects interest income of Kshs.11,836,110. Review of individual loan amortization schedules revealed that twenty (20) beneficiaries were not up to date with their monthly loan repayments as at the close of the financial year resulting to under collection of interest income amounting to Kshs.6,282,805. In addition, bank statements were not provided for audit review. Further, no explanation was provided why the beneficiaries were not remitting their monthly loan repayments as required and why no recovery measures have been taken.

In the circumstances, the accuracy and completeness of financial statements could not be confirmed.

### **2. Long Outstanding Loans**

The statement of financial position and as disclosed in Note 4b to the financial statements reflects a balance of Kshs.463,578,646 in respect to non-current receivables from exchange transactions. However, review of records maintained by the Fund indicated sixteen (16) borrowers have not been paying their long-term loan repayments totalling Kshs.115,213,555.

In the circumstances, the recoverability of the outstanding balances totalling Kshs.115,213,135 could not be confirmed.

The audit was conducted in accordance with International Standards of Supreme Audit Institutions (ISSAIs). I am independent of the Meru County Executive Staff Housing Fund Management in accordance with ISSAI 130 on the Code of Ethics. I have fulfilled other ethical responsibilities in accordance with the ISSAI and in accordance with other ethical requirements applicable to performing audits of financial statements in Kenya. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my qualified opinion.

### **Key Audit Matters**

Key audit matters are those matters that, in my professional judgement, are of most significance in the audit of the financial statements. Except for the effect of the matters described in the Basis for Qualified Opinion Section of my report, I have determined that there were no key audit matters to report in the year under review.

### **Other Matter**

#### **Unresolved Prior Year Matters**

The following issues raised on projects implementation by Meru County Executive Staff Housing Fund in the previous audit reports remain unresolved;

##### **1. Under Recovery of Monthly Loan Repayments**

Twenty-four (24) beneficiaries were not up to date with their monthly loan repayments as at the close of the financial year resulting to under collection of loan recoveries amounting to Kshs.26,736,624.

##### **2. Over Spending an Administration Expenses**

Interest income totaling Kshs.11,336,052 and expenditure of Kshs.3,373,569. However, the re-computation of amount ought to have been spent was Kshs.340,082 resulting to overspending by Kshs.3,033,487.

##### **3. Non-Performing Loans**

borrowers with outstanding loan balances of Kshs.58,042,629.83 have not been repaying the loans.

### **Other Information**

Management is responsible for the Other Information set out on pages i to xvi which comprise of Key Entity Information and Management, Fund Administrative Committee, Management Team, Fund's Chairperson's Report, Report of the Fund Administrator, Statement of Performance Against Fund's Predetermined Objectives, Environmental and Sustainability Reporting and Statement of Fund's Management Responsibilities. The Other Information does not include the financial statements and my audit report thereon.

In connection with my audit on the Fund's financial statements, my responsibility is to read the Other Information and in doing so, consider whether the Other Information is

materially inconsistent with the financial statements or my knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work I have performed, I conclude that there is a material misstatement of this Other Information and I am required to report that fact. I have nothing to report in this regard.

My opinion on the financial statements does not cover the Other Information and accordingly, I do not express an audit opinion or any form of assurance conclusion thereon.

## REPORT ON LAWFULNESS AND EFFECTIVENESS IN THE USE OF PUBLIC RESOURCES

### **Conclusion**

As required by Article 229(6) of the Constitution, based on the audit procedures performed, except for the effect of the matters described in the Basis for Conclusion on the Lawfulness and Effectiveness in Use of Public Resources Section of my report, I confirm that nothing else has come to my attention to cause me to believe that public resources have not been applied lawfully and in an effective way.

### **Basis for Conclusion**

#### **1. Under Recovery of Monthly Loan Repayments**

The statement of financial position and as disclosed in Note 4a and 4b to the financial statements reflects comparable current receivables from the exchange transactions of Kshs.68,477,302. Review of loan amortization schedules revealed that twenty-four (24) beneficiaries were not up to date with their monthly loan repayments as at the close of the financial year resulting to under collection of loan recoveries amounting to Kshs.26,736,624.

Further, the statement of cashflows reflects loan repayments totalling Kshs.46,884,474 resulting in under recovery of Kshs.21,592,828 which is at variance with the uncollected ledger amount of Kshs.26,736,624. No explanation was provided as to why the beneficiaries were not remitting their monthly loan repayments and why no recovery measures has been taken.

In the circumstances, the recoverability of the outstanding current receivables from exchange transactions balance of Ksh.53,817,135 could not be confirmed.

#### **2. Over Spending an Administration Expenses**

As previously reported, the statement of financial performance reflects interest income totaling Kshs.11,836,110 and expenditure of Kshs.8,462,363. However, the re-computation of amount ought to have been spent was Kshs.355,083 resulting to overspending by Kshs.8,107,280 contrary to Regulation 197(1)(d) of the Public Finance Management (County Government) Regulations states that the establishment of a county public Fund shall at the minimum meet the following requirement the administration costs

of the Fund shall be a maximum of three (3%) percent of the approved budgets of the Fund.

In the circumstances, Management was in breach of the law.

### **3. Non-Performing Loans**

As reported in the previous year, the statement of financial position and as disclosed in Note 4a and 4b to the financial statements, reflects a balance of Kshs.517,395,781 in respect to receivables from exchange transactions. The balance includes non-current receivables from exchange transactions balance of 463,578,646, However, review of records maintained by the Fund indicated sixteen (16) borrowers have not been paying their long-term loan repayments due during the financial year ended 30 June, 2025, which is balance outstanding at Kshs.115,213,555. The Management did not provide statutory demand notices of recoveries against the defaulters, no evidence was provided to confirm that the defaulters were served or the correspondences from the defaulters. Further, no satisfactory explanation was provided why recovery measures on the non-performing loans were not taken in due time. In addition, provision for doubtful debts has not been provided for and disclosed in the financial statements as required by the law.

Further, a sample of property valuation reports provided and physical inspection of the properties under who's the collateral is provided indicated possible overvaluation by the contracted valuers which makes it impossible to realize their values in case of default. It is for that reason that the Fund stands to lose its capital fund as the attached values to the collaterals in its custody are not commensurate with the market values.

In the circumstances, the recoverability of Kshs.115,213,555 due to the Fund may not be confirmed.

The audit was conducted in accordance with ISSAI 3000 and ISSAI 4000. The standards require that I comply with ethical requirements and plan and perform the audit to obtain assurance about whether the activities, financial transactions and information reflected in the financial statements comply in all material respects, with the authorities that govern them. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my conclusion.

## **REPORT ON EFFECTIVENESS OF INTERNAL CONTROLS, RISK MANAGEMENT AND GOVERNANCE**

### **Conclusion**

As required by Section 7(1)(a) of the Public Audit Act, 2015, based on the audit procedures performed, except for the effects of the matter described in the Basis for Conclusion on Effectiveness of Internal Controls, Risk Management and Governance section of my report, I confirm that nothing else has come to my attention to cause me to believe that internal controls, risk management and governance were not effective.

## **Basis for Conclusion**

### **Lack of Policy Guidelines on Recovery of Loans from Deceased Beneficiaries**

The statement of financial position and as disclosed in Note 4a to the financial statements reflects current and non-current receivables balance from exchange transactions balance of Kshs.53,817,135 and Kshs.463,578,646 respectively. Review of Regulations established that the Meru County Executive Staff Housing Fund does not have a standardized procedure or policy framework for handling loan accounts of deceased beneficiaries who pass away before completing repayment of their mortgage obligations. In the absence of such provisions, there is uncertainty on whether recovery should be from the estate of the deceased, insurance cover, pension/terminal benefits, or through other means. For instance, the loan account of a beneficiary who passed away, still reflects an outstanding balance of Kshs.4,119,851.61, with no clear guidance on whether to pursue recovery from the estate of the deceased, guarantors, or to write off the balance. This regulatory gap exposes the fund to risk of non-recovery in the event of a borrower's attrition.

In the circumstances, the County Government is exposed to the risk of financial loss due to unrecovered loan balances.

The audit was conducted in accordance with ISSAI 2315 and ISSAI 2330. The standards require that I plan and perform the audit to obtain assurance about whether effective processes and systems of internal controls, risk Management and overall governance were operating effectively in all material respects. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my conclusion.

### **Responsibilities of Management and the Fund Administration Committee**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with International Public Sector Accounting Standards (Accrual Basis) and for maintaining effective internal controls as Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error and for its assessment of the effectiveness of internal controls, risk management and governance.

In preparing the financial statements, Management is responsible for assessing the Fund'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 Management is aware of the intention to cease operations.

Management is also responsible for the submission of the financial statements to the Auditor-General in accordance with the provisions of Section 47 of the Public Audit Act, 2015.

In addition to the responsibility for the preparation and presentation of the financial statements described above, Management is also responsible for ensuring that the activities, financial transactions and information reflected in the financial statements

comply with the authorities which govern them and that public resources are applied in an effective way.

Fund Administration Committee is responsible for overseeing the Centre's financial reporting process, reviewing the effectiveness of how Management monitors compliance with relevant legislative and regulatory requirements, ensuring that effective processes and systems are in place to address key roles and responsibilities in relation to governance and risk management, and ensuring the adequacy and effectiveness of the control environment.

### **Auditor-General's Responsibilities for the Audit**

My responsibility is to conduct an audit of the financial statements in accordance with Article 229(4) of the Constitution, Section 35 of the Public Audit Act, 2015 and the International Standards of Supreme Audit Institutions (ISSAIs). The standards require that, in conducting the audit, I obtain reasonable assurance about whether the financial statements as a whole are free from material misstatements, whether due to fraud or error and to issue an auditor's report that includes my opinion in accordance with Section 48 of the Public Audit Act, 2015. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISSAIs 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.

In conducting the audit, Article 229(6) of the Constitution also requires that I express a conclusion on whether or not in all material respects, the activities, financial transactions and information reflected in the financial statements are in compliance with the authorities that govern them and that public resources are applied in an effective way. In addition, I consider the entity's control environment in order to give an assurance on the effectiveness of internal controls, risk management and governance processes and systems in accordance with the provisions of Section 7(1)(a) of the Public Audit Act, 2015.

Further, I am required to submit the audit report in accordance with Article 229(7) of the Constitution.

Detailed description of my responsibilities for the audit is located at the Office of the Auditor-General's website at: <https://www.oagkenya.go.ke/auditor-generals-responsibilities-for-audit/>. This description forms part of my auditor's report.

  
FCPA Nancy Gathungu, CBS  
**AUDITOR-GENERAL**

**Nairobi**

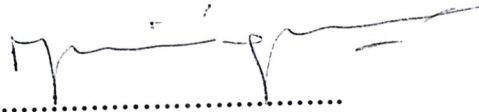
**11 November, 2025**


**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Report and Financial Statements For the period Ended June 30, 2025**

**14. Statement of Financial Performance for the Year Ended 30<sup>th</sup> June 2025**

	Note	Period Ended 30th June 2025	Period Ended 30th June 2024
		KShs	KShs
<b>Revenue from non-exchange transactions</b>			
Public contributions and donations		-	-
Transfers from the County Government		-	-
Fines, penalties and other levies		-	-
<b>Revenue from exchange transactions</b>			
Interest income	1	11,836,110	11,336,052
			-
<b>Total revenue</b>		<b>11,836,110</b>	<b>11,336,052</b>
<b>Expenses</b>			
Fund administration expenses		-	-
Staff costs		-	-
General expenses	2	8,462,363	3,373,569
Finance costs		-	-
<b>Total expenses</b>		<b>8,462,363</b>	<b>3,373,569</b>
<b>Other gains/losses</b>			
Gain/loss on disposal of assets		-	-
<b>Surplus/( deficit) for the period</b>		<b>3,373,747</b>	<b>7,962,483</b>

The notes set out on pages 17 to 25 form an integral part of these Financial Statements

  
 .....  
**Dr. Kiambi J.T. Atheru. PhD**  
 Administrator of the Fund

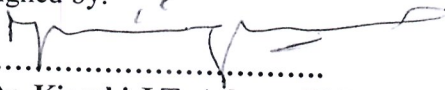
  
 .....  
**Faithjolly Gatari Muriuki**  
 Fund Accountant  
 ICPAK Member Number: 15812


**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Report and Financial Statements For the period Ended June 30, 2025**

**15. Statement of Financial Position as at June 30 2025**

	Note	Period Ended 30th June 2025	Period Ended 30th June 2024
		KShs	KShs
<b>Assets</b>			
<b>Current assets</b>			
Cash and cash equivalents	3	59,677,081	70,155,922
Current Receivables from exchange transactions	4a	53,817,135	68,477,302
Inventories			
<b>Non-current assets</b>			
Non- Current Receivables from Exchange Transactions	4b	463,578,646	344,896,116
Property, plant and equipment	5	962,568	1,132,344
Intangible assets		-	-
<b>Total assets</b>		<b>578,035,431</b>	<b>484,661,683</b>
<b>Liabilities</b>			
<b>Current liabilities</b>			
Pre- payment			
<b>Non-current liabilities</b>			
Non-current employee benefit obligation		-	-
Long term portion of borrowing			
<b>Total liabilities</b>		<b>-</b>	<b>-</b>
<b>Net assets</b>			
Revolving Fund	6	525,851,126	435,851,126
Accumulated surplus		52,184,305	48,810,557
<b>Total net assets and liabilities</b>		<b>578,035,431</b>	<b>484,661,683</b>

The accounting policies and explanatory notes to these financial statements form an integral part of the financial statements. The entity financial statements were approved on 23/09/2025 and signed by:

.....  
  
**Dr. Kiambi J.T. Atheru. PhD**  
**Administrator of the Fund**

.....  
  
**Faithjolly Gatari Muriuki**  
**Fund Accountant**  
**ICPAK Member Number: 15812**

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Report and Financial Statements For the period Ended June 30, 2025**

**16. Statement Of Changes In Net Assets For The Year Ended 30<sup>th</sup> June 2025**

	Revolving Fund	Revaluation Reserve	Accumulated surplus	Total
		KShs	KShs	KShs
<b>Balance as at 1 July 2017</b>	190,851,126	-	-	190,851,126
Surplus/(deficit) for the period	-	-	-	-
Funds received during the year	55,000,000	-	-	55,000,000
Revaluation gain	-	-	-	-
Surplus/(deficit) for the period	-	-	3,189,652	3,189,652
<b>Balance as at 30 June 2018</b>	<b>245,851,126</b>	-	<b>3,189,652</b>	<b>249,040,778</b>
<b>Balance as at 1 July 2018</b>	<b>245,851,126</b>	-	<b>3,189,652</b>	<b>249,040,778</b>
Surplus/(deficit) for the period	-	-	5,818,485	5,818,485
Funds received during the year	150,000,000	-	-	150,000,000
Revaluation gain	-	-	-	-
<b>Balance as at 30 June 2019</b>	<b>395,851,126</b>	-	<b>9,008,137</b>	<b>404,859,263</b>
<b>Balance as at 1st July 2019</b>	<b>395,851,126</b>	-	<b>9,008,137</b>	<b>404,859,263</b>
Surplus/(deficit) for the period	-	-	9,474,521	9,474,521
Funds received during the year	-	-	-	-
Revaluation gain	-	-	-	-
<b>Balance as at 30 June 2020</b>	<b>395,851,126</b>	-	<b>18,482,658</b>	<b>414,333,784</b>
<b>Balance as at 1st July 2020</b>	<b>395,851,126</b>	-	<b>18,482,658</b>	<b>414,333,784</b>
Surplus/(deficit) for the period	-	-	7,610,063	7,610,063
Funds received during the year	-	-	-	-
Revaluation gain	-	-	-	-
<b>Balance as at 30 June 2021</b>	<b>395,851,126</b>	-	<b>26,092,721</b>	<b>421,943,847</b>
<b>Balance as at 1st July 2021</b>	<b>395,851,126</b>	-	<b>26,092,721</b>	<b>421,943,847</b>
Surplus/(deficit) for the period	-	-	7,438,380	7,438,380
Funds received during the year	-	-	-	-
Revaluation gain	-	-	-	-
<b>Balance as at 30 June 2022</b>	<b>395,851,126</b>	-	<b>33,531,102</b>	<b>429,382,228</b>

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Report and Financial Statements For the period Ended June 30, 2025**

<b>Balance as at 1st July 2022</b>	<b>395,851,126</b>	<b>-</b>	<b>33,531,102</b>	<b>429,382,228</b>
Surplus/(deficit) for the period			7,316,973	7,316,973
Funds received during the year	30,000,000			30,000,000
Revaluation gain				
<b>Balance as at 30 June 2023</b>	<b>425,851,126</b>	<b>-</b>	<b>40,848,075</b>	<b>466,699,201</b>
<b>Balance as at 1st July 2023</b>	<b>425,851,126</b>	<b>-</b>	<b>40,848,075</b>	<b>466,699,201</b>
Surplus/(deficit) for the period			7,962,483	7,962,483
Funds received during the year	10,000,000		10,000,000	10,000,000
Revaluation gain				
<b>Balance as at 30 June 2024</b>	<b>435,851,126</b>	<b>-</b>	<b>48,810,557</b>	<b>484,661,683</b>
<b>Balance as at 1st JULY 2024</b>	<b>435,851,126</b>	<b>-</b>	<b>48,810,557</b>	<b>484,661,683</b>
Surplus/(deficit) for the period			3,373,747	3,373,747
Funds received during the year	90,000,000		90,000,000	90,000,000
Revaluation gain				
<b>Balance as at 30 June 2025</b>	<b>525,851,126</b>	<b>-</b>	<b>52,184,305</b>	<b>578,035,431</b>

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Report and Financial Statements For the period Ended June 30, 2025**

**17. Statement Of Cashflows For The Year Ended June 30 2025**

	Note	Period Ended 30th June 2025	Period Ended 30th June 2024
		KShs	KShs
<b>Cash flows from operating activities</b>			
<b>Receipts</b>			
Interest received	7	11,489,408	8,791,738
<b>Total Receipts</b>		<b>11,489,408</b>	<b>8,791,738</b>
<b>Payments</b>			
General expenses	2	8,462,363	3,373,569
LESS Depreciation	2	-	-
<b>Total Payments</b>		<b>8,462,363</b>	<b>3,373,569</b>
<b>Net cash flows from operating activities</b>		<b>3,027,045</b>	<b>5,418,169</b>
<b>Cash flows from investing activities</b>			
Purchase of property, plant, equipment and intangible assets		-	-
Loan disbursements paid out	8	150,390,360	37,950,000
<b>Net cash flows used in investing activities</b>		<b>150,390,360</b>	<b>37,950,000</b>
<b>Cash flows from financing activities</b>			
Transfers from the County Government	6	90,000,000	10,000,000
Undeclared repayment		-	-
Loan repayment	7	46,884,474	34,014,306
<b>Net cash flows used in financing activities</b>		<b>136,884,474</b>	<b>44,014,306</b>
<b>Net increase/(decrease) in cash and cash equivalents</b>		<b>10,478,841</b>	<b>11,482,475</b>
Cash and cash equivalents at 1st JULY 2024		70,155,922	58,673,447
<b>Cash and cash equivalents at 30 June 2025</b>	3	<b>59,677,081</b>	<b>70,155,922</b>

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
*Report and Financial Statements For the period Ended June 30, 2025*

**18. Statement Of Comparison Of Budget And Actual Amounts For The Period 2025**

Description	Original budget	Adjustments	Final budget	Actual on comparable basis	Performance difference	% Utilization
	Kshs	Kshs	Kshs	Kshs	Kshs	
	a	b	C=(a+b)	d	e=(c-d)	f=d/c*100
<b>Revenue</b>						
Public Contributions and Donations	-	-	-	-	-	-
Transfers From County Govt.						
Interest Income	11,836,110	-	11,836,110	11,489,408	346,702	97
Other Income	-	-	-	-	-	-
<b>Total Income</b>	<b>11,836,110</b>	<b>-</b>	<b>11,836,110</b>	<b>11,489,408</b>	<b>346,702</b>	<b>97</b>
<b>Expenses</b>						
Fund Administration Expenses	-	-	-	-	-	-
General Expenses	11,836,110	-	11,836,110	8,462,363	3,373,747	71
Finance Cost	-	-	-	-	-	-
<b>Total Expenditure</b>	<b>11,836,110</b>	<b>-</b>	<b>11,836,110</b>	<b>8,462,363</b>	<b>3,373,747</b>	<b>71</b>
<b>Surplus For the Period</b>				<b>3,027,045</b>		
<b>Capital expenditure</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**Budget notes:**

1. The difference between the budgeted and actual amounts arose due to some non-performing loans and delayed remittance of deductions by the County Government.
2. The Fund only managed to utilize 71% of its budget since the surplus interest is revolved back into the Fund and issued as loans to new applicants.

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Report and Financial Statements For the period Ended June 30, 2025**

**19. Notes to the Financial Statements**

**1. General Information**

The Meru County Executive Staff Housing Fund is established by and derives its authority and accountability from The Meru County Executive Staff Housing Fund Regulations 2015.

The Fund is wholly owned by the County Government of Meru and is domiciled in Kenya.

The fund's objective is to provide loans for the purchase, development, renovation or repair of residential houses to members of staff and raise funds for the implementation of the objectives stated.

The Fund's principal activity is to provide housing loans to members of staff.

**2. Statement of compliance and basis of preparation**

The Fund's financial statements have been prepared in accordance with and comply with International Public Sector Accounting Standards (IPSAS). The financial statements are presented in Kenya shillings, which is the functional and reporting currency of the Fund. The accounting policies have been consistently applied to all the years presented.

The financial statements have been prepared on the basis of historical cost, unless stated otherwise. The cash flow statement is prepared using the direct method. The financial statements are prepared on accrual basis.

**3. Adoption of new and revised standards**

*(i) New and amended standards and interpretations in issue but not yet effective in the year ended 30 June 2025*

There were no new and amended standards issued in the financial year.

*(ii) New and amended standards and interpretations in issue but not yet effective in the year ended 30 June 2025.*

Standard	Effective date and impact:
IPSAS 43: Leases	<i>Applicable 1<sup>st</sup> January 2025</i> The standard sets out the principles for the recognition, measurement, presentation, and disclosure of leases. The objective is to ensure that lessees and lessors provide relevant information in a manner that faithfully represents those transactions. This information gives a basis for users of financial statements to assess the effect that leases have on the financial position, financial performance and cashflows of an Entity. The new standard requires entities to recognise, measure and present information on right of use assets and lease liabilities.
IPSAS 44: Non- Current Assets Held for Sale and Discontinued Operations	<i>Applicable 1<sup>st</sup> January 2025</i> The Standard requires, Assets that meet the criteria to be classified as held for sale to be measured at the lower of carrying amount and fair value less costs to sell and the depreciation of such assets to cease and: Assets that meet the criteria to be classified as held for sale to be presented separately in the statement of financial position and the results of discontinued

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Report and Financial Statements For the period Ended June 30, 2025**

	operations to be presented separately in the statement of financial performance.
IPSAS 45: Property Plant and Equipment	<b>Applicable 1<sup>st</sup> January 2025</b> The standard supersedes IPSAS 17 on Property, Plant and Equipment. IPSAS 45 has additional guidance/ new guidance for heritage assets, infrastructure assets and measurement. Heritage assets were previously excluded from the scope of IPSAS 17 in IPSAS 45, heritage assets that satisfy the definition of PPE shall be recognised as assets if they meet the criteria in the standard. IPSAS 45 has an additional application guidance for infrastructure assets, implementation guidance and illustrative examples. The standard has clarified existing principles e.g. valuation of land over or under the infrastructure assets, under- maintenance of assets and distinguishing significant parts of infrastructure assets.
IPSAS 46: Measurement	<b>Applicable 1<sup>st</sup> January 2025</b> The objective of this standard was to improve measurement guidance across IPSAS by: <ul style="list-style-type: none"> <li>i. Providing further detailed guidance on the implementation of commonly used measurement bases and the circumstances under which they should be used.</li> <li>ii. Clarifying transaction costs guidance to enhance consistency across IPSAS.</li> <li>iii. Amending where appropriate guidance across IPSAS related to measurement at recognition, subsequent measurement and measurement related disclosures.</li> </ul> The standard also introduces a public sector specific measurement bases called the current operational value.
IPSAS 47: Revenue	<b>Applicable 1<sup>st</sup> January 2026</b> This standard supersedes IPSAS 9- Revenue from exchange transactions, IPSAS 11 Construction contracts and IPSAS 23 Revenue from non- exchange transactions. This standard brings all the guidance of accounting for revenue under one standard. The objective of the standard is to establish the principles that an entity shall apply to report useful information to users of financial statements about the nature, amount, timing and uncertainty of revenue and cash flow arising from revenue transactions.
IPSAS 48: Transfer Expenses	<b>Applicable 1<sup>st</sup> January 2026</b> The objective of the standard is to establish the principles that a transfer provider shall apply to report useful information to users of financial statements about the nature, amount, timing and uncertainty of expenses and cash flow arising from transfer expense transactions. This is a new standard for public sector entities geared to provide guidance to entities that provide transfers on accounting for such transfers.
IPSAS 49: Retirement Benefit Plans	<b>Applicable 1<sup>st</sup> January 2026</b> The objective is to prescribe the accounting and reporting requirements for the public sector retirement benefit plans which provide retirement to public sector employees and other eligible participants. The standard sets the financial statements that should be presented by a retirement benefit plan.

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Report and Financial Statements For the period Ended June 30, 2025**

<p>IPSAS 50:          Exploration For &amp;          Evaluation of          Mineral Resources</p>	<p><i>Applicable 1<sup>st</sup> January 2027</i></p> <p>The objective of this Standard is to specify the financial reporting for the exploration for and evaluation of mineral resources. The Standard requires:</p> <ul style="list-style-type: none"> <li>i. Limited improvements to existing accounting practices for exploration and evaluation expenditures.</li> <li>ii. Entities that recognize exploration and evaluation assets to assess such assets for impairment in accordance with this Standard and measure any impairment in accordance with IPSAS 26.</li> <li>iii. Disclosures that identify and explain the amounts in the entity's financial statements arising from the exploration for and evaluation of mineral resources and help users of those financial statements understand the amount, timing and certainty of future cash flows from any exploration and evaluation assets recognized.</li> </ul>
---	--

**(i) Early adoption of standards**

The Entity did not early – adopt any new or amended standards in the financial year.

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
*Report and Financial Statements For the period Ended June 30, 2025*

**4. Summary of Significant Accounting Policies**

**a) Revenue recognition**

**i) Revenue from non-exchange transactions**

**Transfers from other government entities**

Revenues from non-exchange transactions with other government entities are measured at fair value and recognized on obtaining control of the asset (cash, goods, services and property) if the transfer is free from conditions and it is probable that the economic benefits or service potential related to the asset will flow to the entity and can be measured reliably.

**ii) Revenue from exchange transactions**

***Interest income***

Interest income is accrued using the effective yield method. The effective yield discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount. The method applies this yield to the principal outstanding to determine interest income each period.

**b) Budget information**

The original budget for FY 2024/2025 was approved by the Committee of the Fund in June 2024. Subsequent revisions or additional appropriations were made to the approved budget in accordance with specific approvals from the appropriate authorities. The additional appropriations are added to the original budget by the entity upon receiving the respective approvals in order to conclude the final budget. Accordingly, the Fund recorded no additional appropriations on the FY 2024/2025 budget following the governing body's approval.

The entity's budget is prepared on a different basis to the actual income and expenditure disclosed in the financial statements. The financial statements are prepared on accrual basis using a classification based on the nature of expenses in the statement of financial performance, whereas the budget is prepared on a cash basis. The amounts in the financial statements were recast from the accrual basis to the cash basis and reclassified by presentation to be on the same basis as the approved budget. A comparison of budget and actual amounts, prepared on a comparable basis to the approved budget, is then presented in the statement of comparison of budget and actual amounts.

In addition to the Basis difference, adjustments to amounts in the financial statements are also made for differences in the formats and classification schemes adopted for the presentation of the financial statements and the approved budget.

A statement to reconcile the actual amounts on a comparable basis included in the statement of comparison of budget and actual amounts and the actuals as per the statement of financial performance has been presented on page 23 of these financial statements.

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Report and Financial Statements For the period Ended June 30, 2025**

**Summary Of Significant Accounting Policies (Continued)**

**c) Property, plant and equipment**

All property, plant and equipment are stated at cost less accumulated depreciation calculated at the rate of 12.5% and impairment losses. Cost includes expenditure that is directly attributable to the acquisition of the items. When significant parts of property, plant and equipment are required to be replaced at intervals, the entity recognizes such parts as individual assets with specific useful lives and depreciates them accordingly. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in surplus or deficit as incurred. Where an asset is acquired in a non-exchange transaction for nil or nominal consideration the asset is initially measured at its fair value.

**d) Intangible Assets**

Intangible assets acquired separately are initially recognized at cost. The cost of intangible assets acquired in a non-exchange transaction is their fair value at the date of the exchange. Following initial recognition, intangible assets are carried at cost less any accumulated amortization and accumulated impairment losses. Internally generated intangible assets, excluding capitalized development costs, are not capitalized and expenditure is reflected in surplus or deficit in the period in which the expenditure is incurred.

The useful life of the intangible assets is assessed as either finite or indefinite.

**e) Financial instruments**

**Financial assets**

**Initial recognition and measurement**

Financial assets within the scope of IPSAS 29 Financial Instruments: Recognition and Measurement are classified as financial assets at fair value through surplus or deficit, loans and receivables, held-to-maturity investments or available-for-sale financial assets, as appropriate. The Entity determines the classification of its financial assets at initial recognition.

**Loans and receivables**

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest method, less impairment. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the effective interest rate. Losses arising from impairment are recognized in the surplus or deficit.

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Report and Financial Statements For the period Ended June 30, 2025**

**Summary Of Significant Accounting Policies (Continued)**

***Held-to-maturity***

Non-derivative financial assets with fixed or determinable payments and fixed maturities are classified as held to maturity when the Entity has the positive intention and ability to hold it to maturity. After initial measurement, held-to-maturity investments are measured at amortized cost using the effective interest method, less impairment. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the effective interest rate. The losses arising from impairment are recognized in surplus or deficit.

***Impairment of financial assets***

The Entity assesses at each reporting date whether there is objective evidence that a financial asset or an entity of financial assets is impaired. A financial asset or an entity of financial assets is deemed to be impaired if, and only if, there is objective evidence of impairment as a result of one or more events that has occurred after the initial recognition of the asset (an incurred 'loss event') and that loss event has an impact on the estimated future cash flows of the financial asset or the entity of financial assets that can be reliably estimated. Evidence of impairment may include the following indicators:

- The debtors or an entity of debtors are experiencing significant financial difficulty
- Default or delinquency in interest or principal payments
- The probability that debtors will enter bankruptcy or other financial reorganization
- Observable data indicates a measurable decrease in estimated future cash flows (e.g. changes in arrears or economic conditions that correlate with defaults)

***Financial liabilities***

***Initial recognition and measurement***

Financial liabilities within the scope of IPSAS 29 are classified as financial liabilities at fair value through surplus or deficit or loans and borrowings, as appropriate. The Entity determines the classification of its financial liabilities at initial recognition.

All financial liabilities are recognized initially at fair value and, in the case of loans and borrowings, plus directly attributable transaction costs.

***Loans and borrowing***

After initial recognition, interest bearing loans and borrowings are subsequently measured at amortized cost using the effective interest method. Gains and losses are recognized in surplus or deficit when the liabilities are derecognized as well as through the effective interest method amortization process.

Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the effective interest rate.

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Report and Financial Statements For the period Ended June 30, 2025**

**Summary Of Significant Accounting Policies (Continued)**

**f) Inventories**

Inventory is measured at cost upon initial recognition. To the extent that inventory was received through non-exchange transactions (for no cost or for a nominal cost), the cost of the inventory is its fair value at the date of acquisition.

Costs incurred in bringing each product to its present location and conditions are accounted for, as follows:

- Raw materials: purchase cost using the weighted average cost method
- Finished goods and work in progress: cost of direct materials and labour and a proportion of manufacturing overheads based on the normal operating capacity, but excluding borrowing costs

After initial recognition, inventory is measured at the lower of cost and net realizable value. However, to the extent that a class of inventory is distributed or deployed at no charge or for a nominal charge, that class of inventory is measured at the lower of cost and current replacement cost.

Net realizable value is the estimated selling price in the ordinary course of operations, less the estimated costs of completion and the estimated costs necessary to make the sale, exchange, or distribution.

Inventories are recognized as an expense when deployed for utilization or consumption in the ordinary course of operations of the Entity.

**g) Provisions**

Provisions are recognized when the Entity has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits or service potential will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Where the Entity expects some or all of a provision to be reimbursed, for example, under an insurance contract, the reimbursement is recognized as a separate asset only when the reimbursement is virtually certain. The expense relating to any provision is presented in the statement of financial performance net of any reimbursement.

**i) Social Benefits**

Social benefits are cash transfers provided to i) specific individuals and / or households that meet the eligibility criteria, ii) mitigate the effects of social risks and iii) Address the need of society as a whole. The entity recognises a social benefit as an expense for the social benefit scheme at the same time that it recognises a liability. The liability for the social benefit scheme is measured at the best estimate of the cost (the social benefit payments) that the entity will incur in fulfilling the present obligations represented by the liability.

**h) Contingent liabilities**

The Entity does not recognize a contingent liability, but discloses details of any contingencies in the notes to the financial statements, unless the possibility of an outflow of resources embodying economic benefits or service potential is remote.

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Report and Financial Statements For the period Ended June 30, 2025**

**Contingent assets**

The Entity does not recognize a contingent asset, but discloses details of a possible asset whose existence is contingent on the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Entity in the notes to the financial statements. Contingent assets are assessed continually to ensure that developments are appropriately reflected in the financial statements. If it has become virtually certain that an inflow of economic benefits or service potential will arise and the asset's value can be measured reliably, the asset and the related revenue are recognized in the financial statements of the period in which the change occurs.

**i) Nature and purpose of reserves**

The Entity creates and maintains reserves in terms of specific requirements.

**j) Changes in accounting policies and estimates**

The Entity recognizes the effects of changes in accounting policy retrospectively. The effects of changes in accounting policy are applied prospectively if retrospective application is impractical.

**k) Employee benefits – Retirement benefit plans**

The Entity provides retirement benefits for its employees and directors. Defined contribution plans are post-employment benefit plans under which an entity pays fixed contributions into a separate entity (a fund), and will have no legal or constructive obligation to pay further contributions if the fund does not hold sufficient assets to pay all employee benefits relating to employee service in the current and prior periods. The contributions to fund obligations for the payment of retirement benefits are charged against income in the year in which they become payable.

Defined benefit plans are post-employment benefit plans other than defined-contribution plans. The defined benefit funds are actuarially valued tri-annually on the projected unit credit method basis. Deficits identified are recovered through lump sum payments or increased future contributions on proportional basis to all participating employers. The contributions and lump sum payments reduce the post-employment benefit obligation.

**l) Foreign currency transactions**

Transactions in foreign currencies are initially accounted for at the ruling rate of exchange on the date of the transaction. Trade creditors or debtors denominated in foreign currency are reported at the statement of financial position reporting date by applying the exchange rate on that date. Exchange differences arising from the settlement of creditors, or from the reporting of creditors at rates different from those at which they were initially recorded during the period, are recognized as income or expenses in the period in which they arise.

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Report and Financial Statements For the period Ended June 30, 2025**

**Summary Of Significant Accounting Policies (Continued)**

**m) Borrowing costs**

Borrowing costs are capitalized against qualifying assets as part of property, plant and equipment. Such borrowing costs are capitalized over the period during which the asset is being acquired or constructed and borrowings have been incurred. Capitalization ceases when construction of the asset is complete. Further borrowing costs are charged to the statement of financial performance.

**n) Related parties**

The Entity regards a related party as a person or an entity with the ability to exert control individually or jointly, or to exercise significant influence over the Entity, or vice versa. Members of key management are regarded as related parties and comprise the directors, the CEO and senior managers.

**o) Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand and cash at bank, short-term deposits on call and highly liquid investments with an original maturity of three months or less, which are readily convertible to known amounts of cash and are subject to insignificant risk of changes in value. Bank account balances include amounts held at the Central Bank of Kenya and at various commercial banks at the end of the financial year. For the purposes of these financial statements, cash and cash equivalents also include short term cash imprests and advances to authorised public officers and/or institutions which were not surrendered or accounted for at the end of the financial year.

**p) Comparative figures**

Where necessary comparative figures for the previous financial year have been amended or reconfigured to conform to the required changes in presentation.

**Summary Of Significant Accounting Policies (Continued)**

**5. Significant judgments and sources of estimation uncertainty**

The preparation of the Entity's financial statements in conformity with IPSAS requires management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities, at the end of the reporting period. However, uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in future periods.

State all judgements, estimates and assumptions made e.g.

**a) Estimates and assumptions** – The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Entity based its assumptions and estimates on parameters available when the consolidated financial statements were prepared. However, existing circumstances and assumptions about future developments may change due to market changes or circumstances arising beyond the control of the Entity. Such changes are reflected in the assumptions when they occur. IPSAS 1.140.

**b) Useful lives and residual values**

The useful lives and residual values of assets are assessed using the following indicators to inform potential future use and value from disposal:

- The condition of the asset based on the assessment of experts employed by the Entity
- The nature of the asset, its susceptibility and adaptability to changes in technology and processes
- The nature of the processes in which the asset is deployed
- Availability of funding to replace the asset
- Changes in the market in relation to the asset

**c) Provisions**

Provisions are measured at the management's best estimate of the expenditure required to settle the obligation at the reporting date and are discounted to present value where the effect is material.

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Report and Financial Statements For the period Ended June 30, 2025**

**6. Notes To The Financial Statements**

**1. Interest Income**

Description	Period Ended 30th June 2025	Period Ended 30th June 2024
	KShs	KShs
Interest income from loans(mortgage or car loans	11,836,110	11,336,052
<b>Total interest income</b>	<b>11,836,110</b>	<b>11,336,052</b>

**2. General Expenses**

Description	Period Ended 30th June 2025	Period Ended 30th June 2024
	KShs	KShs
Consumables		
Electricity and water expenses		
Fuel and oil costs		
Valuation costs		
Subsistence Allowances	8,453,100	3,363,666
Printing and stationery	-	-
Fund Committee Allowance	-	-
Security costs	-	-
Telecommunication	-	-
Hospitality	-	-
Depreciation and amortization costs	-	-
Other expenses	9,263	9,903
<b>Total</b>	<b>8,462,363</b>	<b>3,373,569</b>

**3. Cash and Cash Equivalents**

Description	Period Ended 30th June 2025	Period Ended 30th June 2024
	KShs	KShs
Fixed deposits account		
On – call deposits		
Current account	59,677,081	70,155,922
Others		-
<b>Total cash and cash equivalents</b>	<b>59,677,081</b>	<b>70,155,922</b>

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Report and Financial Statements For the period Ended June 30, 2025**

**Notes To The Financial Statements (Continued)**

Detailed analysis of the cash and cash equivalents are as follows:

Financial institution	Account number	Period Ended	Period Ended
		30th June 2025	30th June 2024
		KShs	KShs
<b>c) Current account</b>			
Kenya Commercial bank	1204408971	59,677,081	70,155,922
Bank B			-
<b>Sub- total</b>		<b>59,677,081</b>	<b>70,155,922</b>

**4. Receivables from Exchange Transactions**

Description	Period Ended	Period Ended
	30th June 2025	30th June 2024
	KShs	KShs
<b>Current Receivables from exchange transactions</b>		
Interest Receivable	11,836,110	11,336,052
Current Loan Repayments Due		8,878,307
Other Exchange Debtors	41,981,025	48,262,944
Less: Impairment Allowance		-
<b>Total Current Receivables</b>	<b>53,817,135</b>	<b>68,477,302</b>
<b>Non-Current Receivables</b>		
Long Term Loan Repayments Due	463,578,646	344,896,116
<b>Total Non- Current Receivables</b>	<b>463,578,646</b>	<b>344,896,116</b>
<b>Total Receivables From Exchange Transactions</b>	<b>517,395,781</b>	<b>413,373,417</b>

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Report and Financial Statements For the period Ended June 30, 2025**

**Notes To The Financial Statements (Continued)**

**5. Property, Plant and Equipment**

	Land and	Motor vehicles	Furniture and fittings	Computers and	Total
	Buildings			office equipment	
Cost	KShs	KShs	KShs	KShs	KShs
At 1 <sup>st</sup> July 2017	-	-	-	-	-
Additions	-	-	-	198,568	198,568
Disposals	-	-	-	-	-
Transfers/adjustments	-	-	-	-	-
At 30 <sup>th</sup> June 2018	-	-	-	198,568	198,568
<b>Depreciation and impairment</b>					
At 1 <sup>st</sup> July 2017					
Depreciation	-	-	-	24,821	24,821
Disposals	-	-	-	-	-
Impairment	-	-	-	-	-
Transfer/adjustment	-	-	-	-	-
At 30 <sup>th</sup> June 2018	-	-	-	24,821	24,821
<b>Net book values</b>					
At 30 <sup>th</sup> June 2018	-	-	-	173,747	173,747
At 1 <sup>st</sup> July 2018	-	-	-	173,747	173,747
Additions	-	-	-	55,000	55,000
Disposals	-	-	-	-	-
Transfers/adjustments	-	-	-	-	-
At 30 <sup>th</sup> June 2019	-	-	-	228,747	228,747
<b>Depreciation and impairment</b>					
At 1 <sup>st</sup> July 2018					
Depreciation	-	-	-	22,864	22,864

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Report and Financial Statements For the period Ended June 30, 2025**

Disposals	-	-	-	-	-
Impairment	-	-	-	-	-
Transfer/adjustment	-	-	-	-	-
<b>At 30th June 2019</b>	-	-	-	<b>22,864</b>	<b>22,864</b>
<b>Net book values</b>					
<b>At 30th June 2019</b>	-	-	-	<b>205,883</b>	<b>205,883</b>
<b>At 1st July 2019</b>	-	-	-	<b>205,883</b>	<b>205,883</b>
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
Transfer/adjustments	-	-	-	-	-
<b>At 30th June 2019</b>	-	-	-	<b>205,883</b>	<b>205,883</b>
<b>Depreciation and Impairment</b>					
<b>At 1st July 2019</b>					
Depreciation	-	-	-	25,735	25,735
Disposals	-	-	-	-	-
Impairment	-	-	-	-	-
Transfer/adjustment	-	-	-	-	-
<b>At 30th June 2020</b>	-	-	-	<b>25,735</b>	<b>25,735</b>
<b>Net book values</b>					
<b>At 30th June 2020</b>	-	-	-	<b>180,148</b>	<b>180,148</b>
<b>At 1st July 2020</b>	-	-	-	<b>180,148</b>	<b>180,148</b>
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
Transfer/adjustments	-	-	-	-	-
<b>At 30th June 2021</b>	-	-	-	<b>180,148</b>	<b>180,148</b>
<b>Depreciation and Impairment</b>					
<b>At 1st July 2020</b>					

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Report and Financial Statements For the period Ended June 30, 2025**

Depreciation	-	-	-	22,518	22,518
Disposals	-	-	-	-	-
Impairment	-	-	-	-	-
Transfer/adjustment	-	-	-	-	-
<b>At 30th June 2021</b>	-	-	-	<b>22,518</b>	<b>22,518</b>
<b>Net book values</b>					
<b>At 30<sup>th</sup> June 2021</b>	-	-	-	<b>157,630</b>	<b>157,630</b>
<b>At 1<sup>st</sup> July 2021</b>	-	-	-	<b>157,630</b>	<b>157,630</b>
Additions	-	-	475,230	994,317	1,469,547
Disposals	-	-	-	-	-
Transfer/adjustments	-	-	-	-	-
<b>At 30<sup>th</sup> June 2022</b>	-	-	<b>475,230</b>	<b>1,151,947</b>	<b>1,627,177</b>
<b>Depreciation and Impairment</b>					
<b>At 1<sup>st</sup> July 2021</b>					
Depreciation	-	-	39,603	82,860	122,462
Disposals	-	-	-	-	-
Impairment	-	-	-	-	-
Transfer/adjustment	-	-	-	-	-
<b>At 30th June 2022</b>	-	-	<b>39,603</b>	<b>82,860</b>	<b>122,462</b>
<b>Net book values</b>					
<b>At 30<sup>th</sup> June 2022</b>	-	-	<b>435,628</b>	<b>1,069,087</b>	<b>1,485,011</b>
<b>At 1<sup>st</sup> July 2022</b>	-	-	<b>435,628</b>	<b>1,069,087</b>	<b>1,485,011</b>
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
Transfer/adjustments	-	-	-	-	-
<b>At 30<sup>th</sup> June 2023</b>	-	-	<b>435,628</b>	<b>1,069,087</b>	<b>1,485,011</b>
<b>Depreciation and Impairment</b>					

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Report and Financial Statements For the period Ended June 30, 2025**

<b>At 1<sup>st</sup> July 2022</b>					
Depreciation	-	-	54,454	133,636	188,089
Disposals	-	-	-	-	-
Impairment	-	-	-	-	-
Transfer/adjustment	-	-	-	-	-
<b>At 30<sup>th</sup> June 2023</b>	-	-	<b>54,454</b>	<b>133,636</b>	<b>188,089</b>
<b>Net book values</b>					
<b>At 30<sup>th</sup> June 2023</b>	-	-	<b>381,174</b>	<b>935,451</b>	<b>1,296,922</b>
<b>At 1<sup>st</sup> July 2023</b>	-	-	<b>381,174</b>	<b>935,451</b>	<b>1,296,922</b>
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
Transfer/adjustments	-	-	-	-	-
<b>At 30<sup>th</sup> June 2024</b>	-	-	<b>381,174</b>	<b>935,451</b>	<b>1,296,922</b>
<b>Depreciation and Impairment</b>					
<b>At 1<sup>st</sup> July 2023</b>					
Depreciation	-	-	47,647	116,931	164,578
Disposals	-	-	-	-	-
Impairment	-	-	-	-	-
Transfer/adjustment	-	-	-	-	-
<b>At 30<sup>th</sup> June 2024</b>	-	-	<b>47,647</b>	<b>116,931</b>	<b>164,578</b>
<b>Net book values</b>					
<b>At 30<sup>th</sup> June 2024</b>	-	-	<b>333,527</b>	<b>818,520</b>	<b>1,132,344</b>
<b>At 1<sup>st</sup> July 2024</b>	-	-	<b>333,527</b>	<b>818,520</b>	<b>1,132,344</b>
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
Transfer/adjustments	-	-	-	-	-
<b>At 30<sup>th</sup> September 2024</b>	-	-	<b>333,527</b>	<b>818,520</b>	<b>1,132,344</b>

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Report and Financial Statements For the period Ended June 30, 2025**

<b>Depreciation and Impairment</b>					
<b>At 1<sup>st</sup> July 2024</b>					
Depreciation	-	-	10,423	25,579	36,001
Disposals	-	-	-	-	-
Impairment	-	-	-	-	-
Transfer/adjustment	-	-	-	-	-
<b>At 30<sup>th</sup> September 2024</b>	-	-	<b>10,423</b>	<b>25,579</b>	<b>36,001</b>
<b>Net book values</b>					
<b>At 30<sup>th</sup> September 2024</b>	-	-	<b>323,105</b>	<b>792,941</b>	<b>1,096,342</b>
<b>At 1<sup>st</sup> October 2024</b>	-	-	<b>323,105</b>	<b>792,941</b>	<b>1,096,342</b>
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
Transfer/adjustments	-	-	-	-	-
<b>At 31<sup>st</sup> December 2024</b>	-	-	<b>323,105</b>	<b>792,941</b>	<b>1,096,342</b>
<b>Depreciation and Impairment</b>					
<b>At 1<sup>st</sup> October 2024</b>					
Depreciation	-	-	13,463	33,039	46,502
Disposals	-	-	-	-	-
Impairment	-	-	-	-	-
Transfer/adjustment	-	-	-	-	-
<b>At 31<sup>st</sup> December 2024</b>	-	-	<b>13,463</b>	<b>33,039</b>	<b>46,502</b>
<b>Net book values</b>					
<b>At 31<sup>st</sup> December 2024</b>	-	-	<b>309,642</b>	<b>759,902</b>	<b>1,049,840</b>
<b>At 1<sup>st</sup> January 2025</b>	-	-	<b>309,642</b>	<b>759,902</b>	<b>1,049,840</b>
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
Transfer/adjustments	-	-	-	-	-

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
*Report and Financial Statements For the period Ended June 30, 2025*

At 31st March 2025	-	-	309,642	759,902	1,049,840
<b>Depreciation and Impairment</b>					
At 1 <sup>st</sup> January 2025					
Depreciation	-	-	12,902	31,663	44,564
Disposals	-	-	-	-	-
Impairment	-	-	-	-	-
Transfer/adjustment	-	-	-	-	-
At 31st March 2025	-	-	12,902	31,663	44,564
<b>Net book values</b>					
At 31st March 2025	-	-	296,740	728,239	1,005,276
At 1 <sup>st</sup> April 2025	-	-	296,740	728,239	1,005,276
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
Transfer/adjustments	-	-	-	-	-
At 30th June 2025	-	-	296,740	728,239	1,005,276
<b>Depreciation and Impairment</b>					
At 1 <sup>st</sup> April 2025					
Depreciation	-	-	12,364	30,343	42,707
Disposals	-	-	-	-	-
Impairment	-	-	-	-	-
Transfer/adjustment	-	-	-	-	-
At 30th June 2025	-	-	12,364	30,343	42,707
<b>Net book values</b>					
At 30th June 2025	-	-	284,376	697,896	962,568

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Report and Financial Statements For the period Ended June 30, 2025**

**Notes To The Financial Statements (Continued)**

**6. Revolving Fund**

Description	Period Ended	Period Ended
	30th June 2025	30th June 2024
	KShs	KShs
Balance b/f	435,851,126	425,851,126
Transfers from the county government	90,000,000	10,000,000
Payments by County on behalf of the entity	-	-
<b>Total</b>	<b>525,851,126</b>	<b>435,851,126</b>

**7. Loan Repayments**

Description	Period Ended	Actual Audited
	30th June 2025	Prior Year
	KShs	KShs
Loan principal	46,884,474	34,014,306
Undeclared repayment	-	-
Interest received	11,489,408	8,791,738
<b>Total other income</b>	<b>58,373,882</b>	<b>42,806,044</b>

**8. Loan Disbursements Paid Out**

Description	Period Ended	Period Ended
	30th June 2025	30th June 2024
	KShs	KShs
Loan disbursements	150,390,360	37,950,000
Interest on loans from banks	-	-
<b>Total</b>	<b>150,390,360</b>	<b>37,950,000</b>

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Report and Financial Statements For the period Ended June 30, 2025**

**Other Disclosures**

**9. Related party balances**

**a) Nature of related party relationships**

Entities and other parties related to the Fund include those parties who have ability to exercise control or exercise significant influence over its operating and financial decisions. Related parties include management personnel, their associates and close family members. The fund/scheme is related to the following entities:

- a) The County Government
- b) The Parent County Government Ministry
- c) Key management
- d) Board of Trustees

**b) Related party transactions**

	Period Ended June 30 2025	Actual Audited Prior Year
	KShs	KShs
Transfers from County Government	90,000,000	10,000,000

**c) Key management remuneration**

	Period Ended June 30 2025	Actual Audited Prior Year
	KShs	KShs
Fund Committee Allowances	-	-
<b>Total</b>	-	-

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Report and Financial Statements For the period Ended June 30, 2025**

**10. Financial risk management:** The Fund's activities expose it to a variety of financial risks including credit and liquidity risks and effects of changes in foreign currency. The Fund's overall risk management programme focuses on unpredictability of changes in the business environment and seeks to minimise the potential adverse effect of such risks on its performance by setting acceptable levels of risk. The Fund does not hedge any risks and has in place policies to ensure that credit is only extended to customers with an established credit history. The Fund's financial risk management objectives and policies are detailed below:

- a) **Credit risk:** The Fund has exposure to credit risk, which is the risk that a counterparty will be unable to pay amounts in full when due. Credit risk arises from cash and cash equivalents, and deposits with banks, as well as trade and other receivables and available-for-sale financial investments. Management assesses the credit quality of each customer, taking into account its financial position, past experience and other factors. Individual risk limits are set based on internal or external assessment in accordance with limits set by the directors. The amounts presented in the statement of financial position are net of allowances for doubtful receivables, estimated by the entity's management based on prior experience and their assessment of the current economic environment. The carrying amount of financial assets recorded in the financial statements representing the entity's maximum exposure to credit risk without taking account of the value of any collateral obtained is made up as follows:

	Total amount KShs	Fully performing KShs	Past due KShs	Impaired KShs
<b>At 30 June 2025</b>				
Receivables from exchange transactions	517,395,781	517,395,781	-	-
Bank balances	59,677,081	59,677,081	-	-
<b>Total</b>	<b>577,072,862</b>	<b>577,072,862</b>	-	-
<b>At 30 June 2024</b>				
Receivables from exchange transactions	413,373,417	413,373,417	-	-
Bank balances	70,155,922	70,155,922	-	-
<b>Total</b>	<b>483,529,339</b>	<b>483,529,339</b>	-	-
<b>At 30 June 2023</b>				
Receivables from exchange transactions	406,728,831	406,728,831	-	-
Bank balances	58,673,447	58,673,447	-	-
<b>Total</b>	<b>465,402,278</b>	<b>465,402,278</b>	-	-
<b>At 30 June 2022</b>				
Receivables from exchange transactions	417,065,624	417,065,624	-	-
Bank balances	10,831,593	10,831,593	-	-
<b>Total</b>	<b>427,897,217</b>	<b>427,897,217</b>	-	-
<b>At 30 June 2021</b>				
Receivables from exchange transactions	421,966,365	421,966,365	-	-

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
*Report and Financial Statements For the period Ended June 30, 2025*

Bank balances	12,870,652	12,870,652	-	-
<b>Total</b>	<b>434,837,017</b>	<b>434,837,017</b>	-	-
<b>At 30 June 2020</b>				
Receivables from exchange transactions	414,333,784	414,333,784	-	-
Bank balances	10,178,968	10,178,968	-	-
<b>Total</b>	<b>424,512,752</b>	<b>424,512,752</b>	-	-
			-	-
<b>At 30 June 2019</b>			-	-
Receivables from exchange transactions	404,859,263	404,859,263	-	-
Bank balances	37,165,488	37,165,488	-	-
<b>Total</b>	<b>442,024,751</b>	<b>442,024,751</b>	-	-

The customers under the fully performing category are paying their debts as they continue trading. The credit risk associated with these receivables is minimal and the allowance for uncollectible amounts that the entity has recognised in the financial statements is considered adequate to cover any potentially irrecoverable amounts.

The entity has significant concentration of credit risk on amounts due from receivable exchange transactions.

The board of trustees sets the Fund's credit policies and objectives and lays down parameters within which the various aspects of credit risk management are operated.

**b) Liquidity risk management**

Ultimate responsibility for liquidity risk management rests with the Fund Administrator, who has built an appropriate liquidity risk management framework for the management of the entity's short, medium and long-term funding and liquidity management requirements. The entity manages liquidity risk through continuous monitoring of forecasts and actual cash flows.

The table below represents cash flows payable by the Fund under non-derivative financial liabilities by their remaining contractual maturities at the reporting date. The amounts disclosed in the table are the contractual undiscounted cash flows. Balances due within 12 months equal their carrying balances, as the impact of discounting is not significant.

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Report and Financial Statements For the period Ended June 30, 2025**

	Less than 1 month	Between 1-3 months	Over 5 months	Total
	KShs	KShs	KShs	KShs
<b>At 30 June 2025</b>	-	-		
Current portion of borrowings	-	-	31,153,833	31,153,833
<b>Total</b>	-	-	<b>31,153,833</b>	<b>31,153,833</b>
<b>At 30 June 2024</b>	-	-		
Current portion of borrowings	-	-	68,477,302	68,477,302
<b>Total</b>	-	-	<b>68,477,302</b>	<b>68,477,302</b>
<b>At 30 June 2023</b>	-	-		
Current portion of borrowings	-	-	46,758,099	46,758,099
<b>Total</b>	-	-	<b>46,758,099</b>	<b>46,758,099</b>
<b>At 30 June 2022</b>				
Current portion of borrowings	-	-	54,171,775	54,171,775
<b>Total</b>	-	-	<b>54,171,775</b>	<b>54,171,775</b>
<b>At 30 June 2021</b>				
Current portion of borrowings	-	-	59,181,122	59,181,122
<b>Total</b>	-	-	<b>59,181,122</b>	<b>59,181,122</b>
<b>At 30 June 2020</b>				
Current portion of borrowings	-	-	46,767,479	46,767,479
<b>Total</b>	-	-	<b>46,767,479</b>	<b>46,767,479</b>
<b>At 30 June 2019</b>				
Current portion of borrowings	-	-	29,964,364	29,964,364
<b>Total</b>	-	-	<b>29,964,364</b>	<b>29,964,364</b>
<b>At 30 June 2018</b>				
Current portion of borrowings	-	-	8,745,324	8,745,324
<b>Total</b>	-	-	<b>8,745,324</b>	<b>8,745,324</b>

**c) Market risk**

The board has put in place an internal audit function to assist it in assessing the risk faced by the entity on an ongoing basis, evaluate and test the design and effectiveness of its internal accounting and operational controls.

Market risk is the risk arising from changes in market prices, such as interest rate, equity prices and foreign exchange rates which will affect the entity's income or the value of its holding of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return. Overall responsibility for managing market risk rests with the Audit and Risk Management Committee.

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Report and Financial Statements For the period Ended June 30, 2025**

The Fund's Finance Department is responsible for the development of detailed risk management policies (subject to review and approval by Audit and Risk Management Committee) and for the day to day implementation of those policies.

There has been no change to the entity's exposure to market risks or the manner in which it manages and measures the risk.

**d) Capital risk management**

The objective of the Fund's capital risk management is to safeguard the Fund's ability to continue as a going concern. The entity capital structure comprises of the following funds:

	Cumulative to date	Actual Audited
	Current year	Prior Year
	KShs	KShs
Revolving fund	525,851,126	435,851,126
Accumulated surplus	52,184,305	48,810,557
<b>Total funds</b>	<b>578,035,431</b>	<b>484,661,683</b>
Total borrowings	150,390,360	37,950,000
Less: cash and bank balances	- 59,677,081	-70,155,922
Net debt/(excess cash and cash equivalents)	90,713,279	-32,205,922
<b>Gearing</b>	<b>16%</b>	<b>7%</b>

**3. Events after the reporting period**

There were no material adjusting and non- adjusting events after the reporting period.

**4. Ultimate and Holding Entity**

The entity is a County Public Fund established by The Meru County Executive Staff Housing Fund Regulations, 2015 under the Department of Finance, Economic Planning & ICT. Its ultimate parent is the County Government of Meru.

**5. Currency**

The financial statements are presented in Kenya Shillings (Kshs).

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Report and Financial Statements For the period Ended June 30, 2025**

**19 Annexes**

**Annex I: Progress On Follow Up of Prior Year Auditor's Recommendations**

The following is the summary of issues raised by the external auditor, and management comments that were provided to the auditor.

Reference No. on the external audit Report	Issue / Observations from Auditor	Management comments	Status:	Timeframe:
1	1.1 Unreconciled variance on Interest Income 1.2 Understatement of the interest earned 1.3 Inaccuracy in the statement of cash flows	The fund has since reconciled the issues raised.	Resolved	May 2023
2	Under Recovery of Monthly Loan Repayments	Management will promptly investigate the reasons behind loanees paying amounts lower than their required monthly loan repayments, implement necessary recovery measures, and document these actions in Note 4(b) of the financial statements for transparency.	Unresolved	Dec 2023
3	Defaulted loans	The board is in process of auctioning the said properties.	Unresolved	December 2023
4	Irregular of Long-term Receivables from Exchange Transactions	The Fund has since reconciled its records to reflect the true position	Resolved	January 2023

**Guidance Notes:**

- (i) Use the same reference numbers as contained in the external audit report.
- (ii) Obtain the "Issue/Observation" and "management comments", required above, from final external audit report that is signed by Management.
- (iii) Before approving the report, discuss the timeframe with the appointed Focal Point persons within your Fund responsible for implementation of each issue.
- (iv) Indicate the status of "Resolved" or "Not Resolved" by the date of submitting this report to

National Treasury.

.....

Fund Accounting Officer

**Date: 23/09/2025**

**MERU COUNTY EXECUTIVE STAFF HOUSING FUND**  
**Report and Financial Statements For the period Ended June 30, 2025**

**Annex II: Inter-Fund Confirmation Letter**

**COUNTY GOVERNMENT OF MERU**



**EXECUTIVE STAFF HOUSING FUND**

When replying please quote  
 Email: merucounty@meru.go.ke

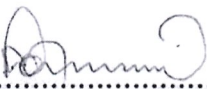
Meru County Headquarters  
 P.O. Box 120-60200  
**Meru County**

The Meru County Executive Staff Housing Fund wishes to confirm the amounts disbursed to the fund as at 30<sup>th</sup> June 2025 as indicated in the table below.

Confirmation of amounts received by Meru County Executive Staff Housing Fund as at June 30 2025							
Reference Number	Date Disbursed	Amounts Disbursed by Department of Finance, Economic Planning & ICT (KShs) as at June 30 2025 (E)				Amount Received by Meru County Executive Staff Housing Fund (Ksh) as at June 30 2025 (E)	Differences (KShs) (F)=(D-E)
		Recurrent (A)	Development (B)	Inter-Ministerial (C)	Total (D)=(A+B+C)		
	13/01/2025	24,000,000	-	-	24,000,000	24,000,000	-
	11/03/2025	36,000,000	-	-	36,000,000	36,000,000	-
	23/05/2025	30,000,000	-	-	30,000,000	30,000,000	-
<b>Total</b>		<b>90,000,000</b>	<b>-</b>	<b>-</b>	<b>90,000,000</b>	<b>90,000,000</b>	<b>-</b>

In confirm that the amounts shown above are correct as of the date indicated.

**Head of Accountants department of beneficiary Fund:**

Name CHARLES MWENDA Sign  Date 23/09/2025