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REPORT

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ON

KIAMBU COUNTY EXECUTIVE STAFF
MORTGAGE SCHEME FUND

FOR THE YEAR ENDED
30 JUNE, 2025

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COUNTY GOVERNMENT OF KIAMBU
KIAMBU COUNTY EXECUTIVE STAFF MORTGAGE SCHEME 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)

Kiambu County Executive Staff Mortgage Scheme Fund.
Annual Report and Financial Statements for the year ended June 30, 2025

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1. Acronyms, Abbreviations, and Definition of Key Terms

A: Acronyms and Abbreviations

CBK	Central Bank of Kenya
CECM	County Executive Committee Member
CO	Chief Officer
ICPAK	Institute of Certified Public Accountants of Kenya
IPSAS	International Public Sector Accounting Standards
NT	National Treasury
OAG	Office of the Auditor General
OCOB	Office of the Controller of Budget
PFM	Public Finance Management
PPE	Property Plant & Equipment
PSASB	Public Sector Accounting Standards Board
WB	World Bank

B: Definition of Key Terms

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

Comparative Year- Means the prior year.

2. Key Fund Information and Management

(a) Background information

Kiambu county executive staff mortgage scheme fund is established by and derives its authority and accountability from Public Finance Management and Kiambu County Executive Staff Mortgage Scheme Fund Regulations, 2016. The Fund is wholly owned by the County Government of Kiambu and is domiciled in Kenya.

(b) Principal Activities

The Fund's principal activity is to provide loans to members of staff for purchase, development, renovation or repair of a residential property. The fund's objective is to provide a loan scheme for the purchase, development, renovation or repair of a residential property by the member of the scheme.

(c) Key Management

Kiambu County Executive Staff Mortgage Scheme Fund day-to-day management is under the following key organs:

Ref	Name	Position
1	Fund Administrator	CPA David Kiiru
2	Fund Accountant	CPA Anne Mugwe

(d) Fiduciary Management

The key management personnel who held office during the financial year ended 30th June 2024 and who had direct fiduciary responsibility were:

Ref	Name	Position
1	Peter Ndegwa	Ag. County Secretary
2	Allan Mwaura	Chairman- County Public Service Board
3	William Kimani	Chief Officer- Finance and Economic Planning
4	Edmund Njihia	Chief officer- Lands Housing & physical planning
5	Ann Kinuthia	Director- Human Resource Management
6	CPA David Kiiru	Fund Administrator

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Key Fund Information and Management (continued)

(e) Fiduciary Oversight Arrangements

SN	Position	Name
1	Directorate Internal Audit	Joel Ngeru
2	Kiambu County Executive Staff Mortgage Scheme Fund Advisory Committee Members	Peter Ndegwa Allan Mwaura William Kimani Edmund Njihia Ann Kinuthia CPA David Kiiru
3	Kiambu County Assembly	Chairperson - Public Accounts Committee

(f) Fund Headquarters

P.O. Box 2344-00900
County Headquarters
Offices Kiambu Nairobi
Highway Kiambu,
KENYA

(g) Fund Contacts

Telephone: (254)-0709877000
mail: info@kiambu.go.ke
Website: www.kiambu.go.ke

(h) Fund Bankers

1. Family Bank

Account No. 001000040515
Kiambu Branch
Bishop Magua House, Biashara Street
Kiambu, Kenya

2. Family Bank

Account No. 001000040516

Kiambu Branch

Bishop Magua House, Biashara Street

Kiambu, Kenya

(i) Independent Auditor

Auditor-General

Office of the Auditor General

Anniversary Towers, University Way

P.O. Box 30084

GPO 00100

Nairobi, Kenya

(j) Principal Legal Adviser

i) The Attorney General

State Law Office and Department of Justice

Harambee Avenue

P.O. Box 40112

City Square 00200

Nairobi, Kenya

ii) County Attorney

Office of the County Attorney

P.O. Box 2344 - 00900

Kiambu, Kenya

3. The Board of Directors/Fund Committees

Name	Details of qualifications and experience
 Peter Ndegwa	Ag. County Secretary Post graduate - Masters in Business Administration, Bachelor of Science -Accounting, ACCA-UK Diploma in Banking Over 20 years of experience
 Allan Mwaura	Date of Birth 02.04.1972 Masters in Educational administration, Bachelors in Education Allan has a cumulative work and professional experience in the Public Service of over 25 years, as an Educationist and Human Resource Management practitioner in the Civil Service.
 William Kimani	Date of Birth 25.08.1977 Chief Officer Finance and Economic planning Over 20 years' experience MBA-Finance, CPA (K)
 Edmund Njihia Njoroge	Date of Birth 18.03.1976 Chief Officer Lands, Housing and physical planning. Bachelors in Environmental Studies (Science) Over 20 years' experience

4. Key Management Team

Name	Details of qualifications and experience
 CPA David Kiiru	Fund administrator Post graduate – MBA-Finance, BCom -Accounting, Certified Public Accountant (CPA(K). Certified Investment and Financial Analysts (CIFA(K), Dip Edu, Dip. Accounting Practicing Auditor, Lecturer. Over 18 years' experience
 CPA Anne Mugwe	Fund Accountant Under graduate - Business Commerce (Bcom - Finance) Certified Public Accountant -CPA(K) 10 years' experience

5. Chairman's Statement

Introduction: It is my pleasure to present the financial statements of the Kiambu County Executive Staff Mortgage Scheme Fund. This Fund, established under the Kiambu County Executive Staff Mortgage Scheme Fund Regulations, 2016, aims to provide a loan scheme to facilitate the purchase, development, renovation, or repair of residential properties for the members of the scheme.

Principal Activity: The Fund's primary activity is the provision of loans to county executive staff members, enabling them to acquire, develop, renovate, or repair their residential properties.

Current Year Performance: During the financial year ending on 30th June 2025, the Fund disbursed loans amounting to Kshs. 27,000,000 and the beneficiaries repaid a total of Kshs 5,430,532.7. Looking ahead, the Fund is committed to disbursing loans to a larger number of county executive staff members, thereby improving the lives and livelihoods of its workforce.

Implementation Challenges: The Fund has encountered several challenges in its implementation, including:

1. **Limited Revolving Fund:** The revolving fund is not sufficiently large to support all County Executive staff. To date, it has primarily supported County Executive Committee Members (CECMs) and Chief Officers, who have faced political interference challenges following the impeachment of the second governor of Kiambu County.
2. **Political Issues:** The political challenges have affected the loan servicing of some beneficiaries. The Fund's principal operation relies on repayment deductions through the salary check-off system, which has been disrupted by the political issues.
3. **Loan Default:** As an unprecedented situation with no established protocol, the Fund is facing challenges in managing defaults on previously advanced mortgage loans.

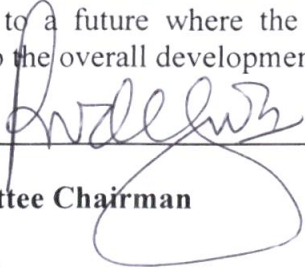
Value for Money and Future Outlook

The Fund has already taken significant steps by starting to issue mortgage loans to County Executive Committee Members and Chief Officers, with plans to extend this service to other county staff members in the near future. This strategic expansion is expected to have a positive impact on staff morale, as it not only provides financial support but also demonstrates the county's commitment to the well-being of its employees. Moreover, by carefully managing the Fund and ensuring prudent financial practices, we are confident that the Fund will continue to offer value for money to its beneficiaries.

Looking ahead, the Fund is poised for growth and improvement. With an anticipated increase in the allocation of funds, the Fund will be better equipped to serve a larger number of staff members, thereby fulfilling its mandate more effectively. The enhanced financial capacity will enable the Fund to disburse loans more widely, reaching more employees and helping them achieve their home ownership and property improvement goals.

Kiambu County Executive Staff Mortgage Scheme Fund.
Annual Report and Financial Statements for the year ended June 30, 2025

In conclusion, this report highlights the activities, achievements, challenges, and future direction of the Kiambu County Executive Staff Mortgage Scheme Fund. Despite the challenges faced, the Fund remains committed to its mission of supporting the housing needs of the county's executive staff. We look forward to a future where the Fund can reach even more members, improving lives and contributing to the overall development of the county.

Signed:  _____

Fund Committee Chairman

Peter Ndegwa

27th October 2025

6. Report of the Fund Administrator

The Kiambu County Executive Staff Mortgage Scheme Fund's discussion and analysis provide an in-depth overview of the Fund's financial activities for the year ending 30th June 2025. This report is designed to highlight the key activities, significant changes, and known facts that emerged during this year. For a comprehensive understanding of the Fund's financial status and performance, this report should be read alongside the Fund's Financial Statements. The financial report has been meticulously prepared in accordance with appropriate accounting policies and in full compliance with the International Public Sector Accounting Standards (IPSAS), ensuring transparency and accuracy in reporting.

Financial Performance

In the financial year 2024/2025, the Fund disbursed loan amounting to Kshs.27,000,000, reflecting a cautious approach to financial management during this year. The Fund managed to recover a total of Kshs 5,430,532.70 from existing beneficiaries, demonstrating ongoing efforts to maintain financial stability and recover funds previously disbursed. Despite these recoveries, the Fund still faces a significant challenge with a balance of Kshs 22,673,588.30 which are non-performing loans. That have not been serviced as expected, posing a risk to the Fund's financial health.

The non-performing loans represent a substantial portion of the Fund's outstanding liabilities and highlight the need for improved loan management strategies. Addressing this issue is crucial for the Fund's future sustainability and its ability to continue supporting the county executive staff effectively. The Fund is committed to enhancing its recovery efforts and exploring new measures to mitigate the risks associated with loan defaults.

Fund's Budget Performance Against Actual Amount

The budget performance for the mortgage fund was as follows:

Budget Performance Against Actual Amounts						
Description	Original budget	Adjustments	Final budget	Actual on comparable basis	Performance difference	% of utilization
	Kshs	Kshs	Kshs	Kshs	Kshs	
	a	b	C=(a+b)	d	e=(c-d)	f=d/c*100
Revenue						
Balance B/F	70,016,367	0	70,016,367	70,016,367	0	100%
Transfers from Other Governments entities	0	0	0	0	0	0%
Interest income	1,200,000	0	1,200,000	474,672	725,328	40%
Total Income	71,216,367	0	71,216,367	70,491,039	725,328	99%
Expenses						
Use of Goods and Services	1,200,000	0	1,200,000	14,975	1,185,025	1%

Kiambu County Executive Staff Mortgage Scheme Fund.
Annual Report and Financial Statements for the year ended June 30, 2025

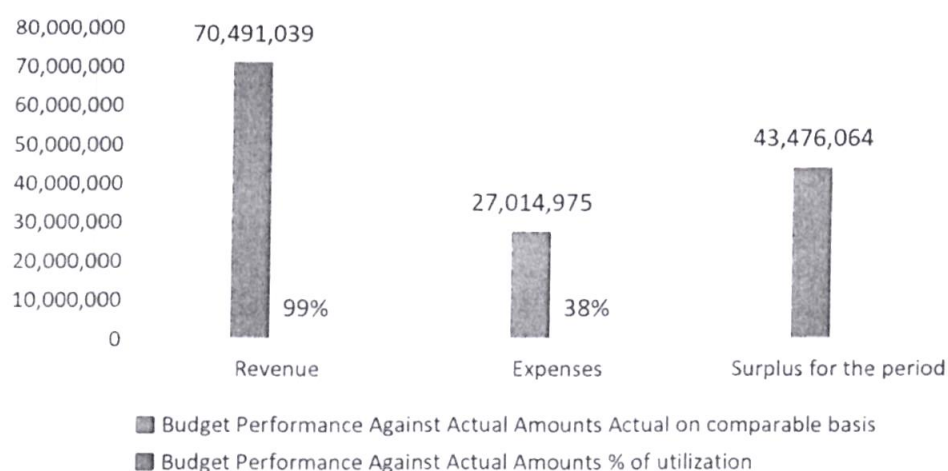
Loan Disbursement	70,016,367	0	70,016,367	27,000,000	43,016,367	39%
Board Expenses	0	0	0	0	0	0%
Total Expenditure	71,216,367	0	71,216,367	27,014,975	44,201,392	38%
Surplus for the period	0	0	0	43,476,064	(43,476,064)	

Revenue: Out of the targeted Kshs. 71.2 million, Kshs. 70.49 million was realized, representing a 99% performance rate. However, the shortfall was mainly due to the under-collection of interest income, with only 40% (Kshs. 474,672 against a target of Kshs. 1.2 million) achieved. The bulk of the revenue came from unspent balances, which were fully realized.

Expenditure: Only Kshs. 27.01 million was spent against a budget of Kshs. 71.2 million, translating to an absorption rate of 38%. Loan disbursements, the main expenditure item, were particularly underutilized, with only 39% spent (Kshs. 27 million against a target of Kshs. 70 million). Other operational costs, such as the use of goods and services, were also significantly under-spent, with just 1% of the allocated funds utilized.

Surplus: The under-utilization of funds resulted in a substantial surplus of Kshs. 43.48 million, indicating that the fund did not meet its targeted disbursement levels for the financial year. While revenue performance was strong, with nearly the entire budgeted income realized, expenditure significantly fell short primarily due to low loan uptake or delays in disbursement. This suggests implementation challenges that could hinder the fund's objective of supporting beneficiaries. To improve performance in subsequent years, management may need to strengthen loan processing systems, enhance beneficiary outreach, and address bottlenecks affecting fund absorption.

Budget Performance Against Actual Amounts



Future Outlook

Looking ahead, the Fund is determined to expand its impact by increasing the number of loans disbursed to a broader segment of the county executive staff. This expansion is aimed at improving the lives and livelihoods of the workforce, who play a vital role in the county's operations. The Fund has already begun issuing mortgage loans to County Executive Committee Members and Chief Officers and plans to extend this initiative to other county staff members in the near future. This strategic move is expected to boost morale among the staff and support their aspirations for home ownership and property improvement.

Implementation Challenges

The implementation of the Fund has encountered several challenges, which have impeded its ability to fully realize its objectives. One of the primary challenges is the limited size of the revolving fund kitty, which is currently insufficient to support the entire county executive staff. To date, the Fund has only been able to assist the County Executive Committee Members (CECMs). However, even this limited support has faced obstacles due to political interference following the impeachment of the second governor of Kiambu County.

This political instability has disrupted the loan servicing process, particularly because the Fund's operations rely heavily on the deduction of loan repayments through the salary check-off system. The political challenges have created uncertainties, leading to delays and difficulties in loan recovery.

Moreover, the Fund is grappling with the issue of non-performing loans, a challenge that is compounded by the lack of a documented approach to handling such defaults. This situation is unprecedented, and the absence of a clear strategy has made it difficult to address the problem effectively. The Fund recognizes the need to develop and implement robust measures to mitigate the risks associated with loan defaults and ensure the long-term sustainability of the mortgage scheme.

Conclusion

In conclusion, while the Kiambu County Executive Staff Mortgage Scheme Fund has made significant strides in recovering funds and supporting a portion of the county executive staff, it is clear that several challenges remain. The Fund's future success will depend on its ability to overcome these challenges, expand its support to a larger number of staff members, and ensure the sustainability of its operations. The Fund is committed to addressing these issues head-on and is optimistic about the positive impact it will continue to have on the lives of the county executive staff in the years to come.

Signed: _____



CPA David Kiiru Matu

Fund Administrator

27th October 2025

7. Statement of Performance against Predetermined Objectives for FY 2024/2025

The primary objective of the Kiambu County Executive Mortgage Scheme Fund is to provide mortgage facilities to Kiambu County Executive staff. This initiative aims to ensure that the staff have access to affordable housing, thereby enhancing their well-being and financial stability.

Progress on the Attainment of Strategic Development Objectives

The table below outlines the progress made toward achieving the stated objectives of the Kiambu County Executive Mortgage Scheme Fund:

Program	Objective	Outcome	Indicator	Performance
Mortgage	To support County Executive staff in accessing mortgage facilities	Increased number of staff benefiting from the mortgage facility	Percentage of officers motivated to work with the County due to access to mortgage facilities	In the FY 2024/2025, significant progress was made in maintaining the operational status of the revolving fund. This was achieved through diligent follow-up on the repayment of outstanding loan balances from beneficiaries.

This performance underscores the County's unwavering commitment to providing its staff with access to affordable housing, which is a critical component of their overall well-being and job satisfaction. By ensuring that the revolving fund remains operational and actively pursuing the repayment of loans, the County is taking important steps to sustain this initiative. Additionally, the fund is currently in the process of developing a comprehensive 5-year strategic plan. The development of a 5-year strategic plan will further enhance the fund's ability to achieve its long-term objectives, ensuring that more staff members can benefit from this essential program.

This progress is indicative of the positive impact the Mortgage Scheme Fund has on the lives of the County Executive staff, fostering a motivated and stable workforce that is better equipped to serve the people of Kiambu County.

8. Corporate Governance Statement

During the fiscal year under review, the Loan Advisory Committee of the Kiambu County Executive Staff Mortgage Scheme Fund held two formal meetings. Notably, every member of the committee was present at each meeting, underscoring their dedication and commitment to the effective management of the Fund. These meetings provided a crucial platform for discussing and making decisions on key matters related to the Fund's operations and governance.

The structure and composition of the Kiambu County Loans Management and Advisory Committee are explicitly stipulated under Regulation 7(1) of the Kiambu County Executive Staff Mortgage Scheme Fund Regulations, 2016. This regulation ensures that the committee is appropriately constituted to fulfill its mandate. The committee is entrusted with several critical functions that are vital to the success and sustainability of the Fund:

1. **Consideration and Approval of Mortgage Loan Applications:** The committee is responsible for thoroughly reviewing and approving all applications for mortgage loans. This process is conducted with meticulous attention to detail, ensuring that each application meets the established criteria and aligns with the overall objectives of the Fund. The committee's diligence in this area ensures that only eligible and deserving applicants benefit from the Fund.
2. **Approval of Housing Development and Financial Proposals:** The committee plays a pivotal role in the evaluation and approval of all housing development initiatives and financial proposals that are presented in connection with the Fund. This function is crucial in ensuring that the Fund's resources are allocated to projects that are financially sound, viable, and contribute to the housing goals of the county.
3. **Approval of Disbursement Criteria:** The committee is also responsible for setting and approving the criteria for the disbursement of funds. This involves developing clear, fair, and transparent guidelines to govern how the Fund's resources are distributed. By doing so, the committee helps to maintain the integrity and fairness of the Fund's operations, ensuring that all disbursements are conducted in a manner that is equitable and just.
4. **Execution of Additional Duties as Directed:** Beyond these core responsibilities, the committee is also tasked with performing additional duties as may be directed by the County Executive Member. These duties are aimed at ensuring the proper and effective management of the Fund, and they reflect the committee's flexibility and responsiveness to the evolving needs of the Fund and its stakeholders.

The appointment and removal of committee members are governed by the provisions set forth in the Kiambu County Executive Staff Mortgage Fund Regulations, 2016. This ensures that the process is conducted with transparency, fairness, and accountability, thereby upholding the integrity of the committee.

In a significant development, the Fund is in the process of drafting and finalizing a Board Charter for the year 2024/2025. This Charter is expected to serve as a comprehensive guide for the governance and operations of the Board, outlining its roles, responsibilities, and best practices. The development of the Charter represents the Fund's ongoing commitment to enhancing its governance framework and ensuring that it operates in line with the highest standards of corporate governance.

Kiambu County Executive Staff Mortgage Scheme Fund.
Annual Report and Financial Statements for the year ended June 30, 2025

It is noteworthy that during the year under review, no training sessions were conducted for the Board members. Despite the absence of formal training, the members demonstrated a commendable understanding of their roles and responsibilities. Additionally, it is important to highlight that the committee members did not receive any form of remuneration, including meeting allowances, for their service during the year. This reflects their dedication to serving the Fund and the county with integrity and selflessness.

Finally, it is with great satisfaction that we report there were no instances of conflict of interest or unethical conduct within the committee during the year. The members of the committee conducted themselves with the utmost professionalism, adhering strictly to the ethical standards and guidelines that govern the operations of the Fund.

9. Management Discussion and Analysis

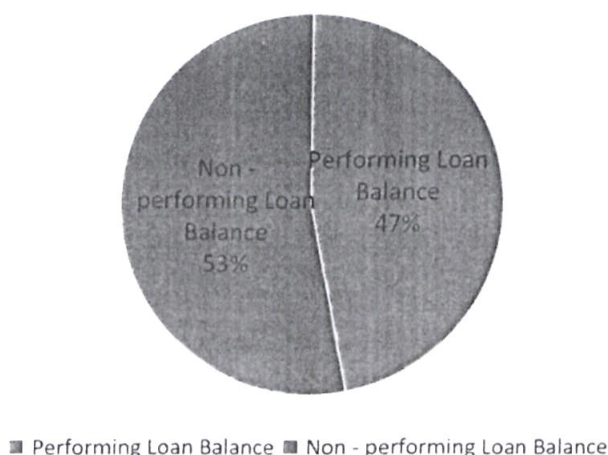
This Management Discussion and Analysis provides a comprehensive overview of the financial activities of the Kiambu County Executive Staff Mortgage Scheme Fund for the fiscal year ending on 30th June 2025. It is designed to offer a clear perspective on the Fund's performance, including key financial events, operational changes, and significant developments. For a complete understanding, this analysis should be read in conjunction with the Fund's Financial Statements. These statements are prepared in accordance with established accounting policies and in compliance with International Public Sector Accounting Standards (IPSAS), ensuring accuracy and transparency.

During the fiscal year 2024/2025, the committee convened management and advisory meetings as needed to review various requests from staff members. These meetings are held to carefully evaluate and address applications and proposals, ensuring they are managed effectively in alignment with the Fund's objectives and available resources.

Family Bank Ltd, the financial institution responsible for processing mortgage loans, conducted thorough evaluations of applicants' repayment capacities. This assessment is crucial to ensure that loans are granted only to those who can meet their financial obligations. During the year, the revolving fund remained Kshs 85 million, reflecting no additional budgetary allocation for the financial year 2024/2025. This limits the Fund's capacity to meet its obligations and respond to the mortgage needs of staff members.

At start of the year the fund had Kshs 18,996,894.5 as loan balances, disbursed new loan during the financial year worth Kshs 27, 000,000 and significant efforts were directed towards recovering outstanding amounts. A total of Kshs 5,430,533 was recovered from beneficiaries over the past twelve months, leaving a total balance of Kshs 42,709,268 in performing (Ksh. 20,031,558) and non-performing (Ksh. 22,677,709) loans. This recovery effort is crucial for maintaining the Fund's financial stability and managing its loan portfolio effectively.

Total Loan Balance as at 30th June 2025

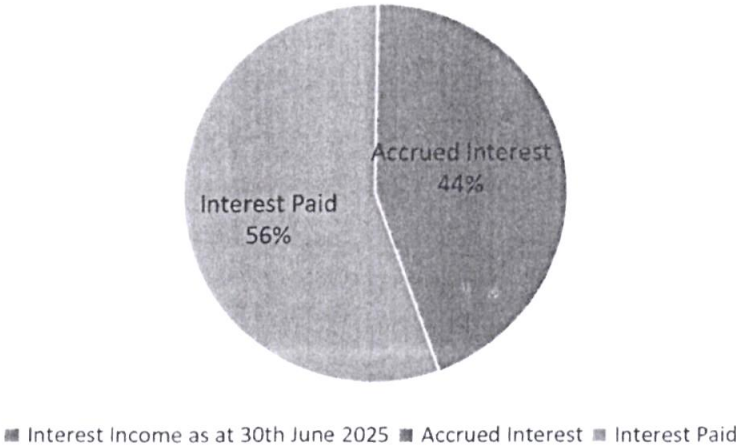


The Fund earned interest income totaling Kshs 1,074,082 out of which Kshs 595,289 remained accrued during the year. This interest was accrued on both performing and non-performing loans at an

Kiambu County Executive Staff Mortgage Scheme Fund.
Annual Report and Financial Statements for the year ended June 30, 2025

annual rate of 3%, compounded monthly. The interest has been recalculated for all loans from their respective disbursement dates through the end of the financial year on 30th June 2023, ensuring that the reported income accurately reflects the Fund’s financial performance.

Interest Income as at 30th June 2025



Despite these efforts, the Fund reported a modest surplus of Kshs 261,712 for the year. Nevertheless, the Fund has demonstrated a strong commitment to regulatory compliance by meeting all statutory requirements. This includes the timely submission of quarterly reports to the Controller of Budget and the National Treasury, which helps ensure the Fund’s adherence to regulatory standards.

The Fund has complied with the Public Finance Management Act, 2012, and the Kiambu County Executive Staff Mortgage Scheme Fund Regulations, 2016. Adherence to these regulations is essential for maintaining the Fund’s integrity and operational transparency.

One of the major challenges faced by the Fund has been managing non-performing loans from the previous administration. To address this issue, management has initiated a recovery process using the collateral charged against these loans. This proactive approach is critical for improving the Fund’s financial position and ensuring its long-term viability.

In conclusion, despite facing challenges, including the non-disbursement of new loans and managing non-performing loans, the Fund remains dedicated to effective financial management and governance. Through its recovery efforts and regulatory compliance, the Fund is working diligently to enhance its financial stability and continue supporting staff mortgage needs.

10. Environmental and Sustainability Reporting

Introduction

The Kiambu County Executive Staff Mortgage Scheme Fund is committed to promoting sustainable development and environmental stewardship in its operations. This Environmental and Sustainability Report outlines the fund's efforts to integrate environmental and sustainability principles into its mortgage financing practices, contributing to the well-being of both staff members and the broader Kiambu County community.

1. Environmental Impact Assessment

- **Energy Efficiency in Kiambu Homes:** The fund actively encourages the inclusion of energy-efficient designs in the homes it finances. For instance, the use of solar panels, energy-saving appliances, and insulation techniques is recommended to reduce the energy consumption of these homes.
- **Sustainable Resource Use in Construction:** The fund advocates for the use of locally sourced, sustainable building materials in Kiambu county. This not only supports the local economy but also minimizes the carbon footprint associated with transportation and production.

2. Sustainability Practices Specific to Kiambu county

- **Biodiversity Conservation in Kiambu:** The fund promotes the preservation of Kiambu's unique biodiversity by encouraging the use of native plants in landscaping and the protection of natural habitats in and around the properties it finances.

3. Social Responsibility in Kiambu county

- **Affordable and Sustainable Housing for Staff:** The fund is committed to providing Kiambu County staff members with access to affordable, sustainable housing. This includes financing options for homes that meet both affordability and sustainability criteria.

4. Governance and Compliance within Kiambu county

- **Adherence to Environmental Regulations:** The fund ensures that all financed projects comply with Kiambu County's environmental regulations, as well as national and international standards. This includes adherence to environmental impact assessments and sustainable development policies.
- **Transparency in Reporting:** The fund is committed to transparency in its operations, regularly publishing reports on the environmental and sustainability performance of the properties it finances. These reports include measurable outcomes and progress toward sustainability goals.

6. Long-Term Sustainability Strategy for Kiambu county

- **Future Planning Aligned with Kiambu's county Vision:** The fund's long-term sustainability strategy is aligned with Kiambu County's broader environmental and development goals. This includes contributing to the county's Vision 2030 objectives, particularly in housing and urban development.
- **Innovation in Sustainable Housing:** The fund encourages innovation in sustainable housing within Kiambu, such as the integration of renewable energy sources, green roofs, and smart home technologies that contribute to environmental sustainability.

Conclusion

The Kiambu County Executive Staff Mortgage Scheme Fund is dedicated to fostering a sustainable future for its staff members and the wider Kiambu county community. By integrating environmental and sustainability principles into its mortgage financing practices, the fund not only enhances the quality of life for its beneficiaries but also contributes to the long-term environmental health and sustainability of Kiambu County.

11. Report of the Fund Committee

The Trustees submit their report together with the audited financial statements for the year ended June 30, 2025 which show the state of the Fund affairs.

i) Principal activities

The principal activities of the Fund are continue to be provision of loans to members of staff for purchase, development, renovation or repair of a residential property.

ii) Results

The results of the Fund for the year ended June 30, 2025, are set out on page 1-4

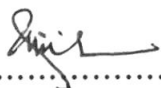
iii) Fund Committee

The members of the Fund Committee who served during the year are shown on page v. During the year ended June 30, 2025, no fund committee retired/ resigned.

iv) 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 Board



.....
David Kiiru Matu
Fund Administrator
27th October 2025

12. Statement of Fund Committee Responsibilities

Section 81 or 164 of the Public Finance Management Act, 2012 and County Public Fund established by Public Finance Management and Kiambu County Executive Staff Mortgage Scheme Fund Regulations, 2016, require the Fund Committee to prepare financial statements in respect of that Fund, which give a true and fair view of the state of affairs of the fund at the end of the financial year and the operating results of the fund for that year. The Fund Committee are also required to ensure that the fund keeps proper accounting records which disclose with reasonable accuracy the financial position of the fund. The Fund Committee is also responsible for safeguarding the assets of the fund.

The Fund Committee are 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 year (year) 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 year; (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 Fund Committee accept responsibility for the fund's financial statements, which have been prepared using appropriate accounting policies supported by reasonable and prudent judgments and estimates, in conformity with International Public Sector Accounting Standards (IPSAS), and in the manner required by the PFM Act, 2012 and Kiambu County Executive Staff Mortgage Scheme Fund Regulations, 2016. The Fund Committee are of the opinion that the fund's financial statements give a true and fair view of the state of the fund's transactions during the financial year ended June 30, 2025, and of the fund's financial position as at that date. The Fund Committee further confirms 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.

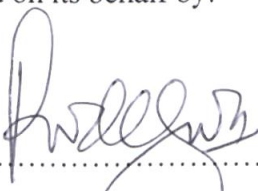
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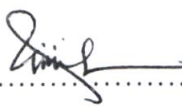
In preparing the financial statements, the Fund Committee have assessed the Fund's ability to continue as a going concern.

Nothing has come to the attention of the Fund Committee 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 Board on **27th October 2025** and signed on its behalf by:


.....
Peter Ndegwa
Chairperson of the Fund Committee


.....
David Kiiru
Fund Administrator

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 KIAMBU COUNTY EXECUTIVE STAFF MORTGAGE SCHEME 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; and,
- 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 Kiambu County Executive Staff Mortgage Scheme Fund set out on pages 1 to 64, which comprise of the statement of

Report of the Auditor-General on the Kiambu County Executive Staff Mortgage Scheme Fund for the year ended 30 June, 2025

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 Kiambu County Executive Staff Mortgage Scheme 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 Public Finance Management (Kiambu County Executive Staff Mortgage Scheme Fund) Regulations, 2016 and the Public Finance Management Act, 2012.

Basis for Qualified Opinion

1. Inaccuracies in the Financial Statements

The statement of cash flows and the statement of comparison of budget and actual amounts reflects actual interest income amount of Kshs.474,672. However, the accrued amount of Kshs.599,410 is not reflected in the current receivables from exchange transactions balance of Kshs.595,289 in the statement of financial position and as disclosed in Note 28 to the financial statements. In addition, Note 45 to the financial statements reflects net cash flow from operating activities amount of Kshs.489,152 which differs with the amount of Kshs.459,697 reflected in the statement of cash flows resulting to an unexplained variance of Kshs.29,455.

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

2. Variance in Loans Receivables

The statement of financial position and as disclosed in Note 28 to the financial statements reflects non-current receivables from exchange transactions balance of Kshs.42,113,979. However, review of the ledger for outstanding loan balances revealed variances between the reported balances and individual loan account balances as at 30 June, 2025 as detailed below;

Member No.	Loan Statement (Kshs.)	Ledger Balance (Kshs.)	Variance (Kshs.)
2010107456	15,371,104	14,917,993	453,111
A1511260	1,282,245	1,244,427	37,818
20170137185	3,367,983	3,376,630	8,647

In the circumstances, the accuracy and completeness of non-current receivables from exchange transactions balance of Kshs.42,113,979 could not be confirmed.

3. Long Outstanding Trade and Other Payables

The statement of financial position and as disclosed in Note 35 to the financial statements reflects trade and other payables balance of Kshs.1,026,193 which relate to administration fees payable to the bank from interest repaid at a rate of 50%. However, review of ageing analysis revealed that a balance of Kshs.489,152 had been outstanding for more than one year. Management did not provide evidence of efforts made to settle the amount.

In the circumstances, the non-payment could lead to additional costs on penalties and interest.

4. Unsupported Loan Disbursement

The statement of financial position and as disclosed in Note 27 to the financial statements reflects cash and cash equivalents balance of Kshs.48,431,925. Review of cashbook and bank statement provided for audit revealed that the Fund disbursed a total amount of Kshs.27,000,000 as mortgage to staff as disclosed in the statement of cash flows. However, the disbursement was not supported with the following;

- i. Purpose for each of the loan.
- ii. Title deed and official search of the title to the property intended to be purchased for three (3) beneficiaries
- iii. Proof of availability of ten percent of the value of the property.
- iv. Copies of approved designs.
- v. Priced bill of quantities.
- vi. A certified copy of the sale agreement of the property.
- vii. Individual loan amortization.
- viii. Evidence of 25% first disbursements to beneficiaries.

Therefore, it was not possible to establish whether the beneficiaries met the prerequisite conditions and criteria for award of the mortgage facility and whether the disbursed funds were utilized in the manner prescribed.

In the circumstances, the accuracy, security and propriety of loan disbursements paid out amount of Kshs.27,000,000 could not be confirmed.

5. Unsupported Long Outstanding Refundable Deposits

The statement of financial position and as disclosed in Note 36 to the financial statements reflects refundable deposits from customers balance of Kshs.1,406,931. However, review of supporting records revealed that the balance has been outstanding for more than two (2) years without being claimed or refunded to the respective customers.

In the circumstances, the accuracy and completeness of refundable deposits from customers balance of Kshs.1,406,931 could not be confirmed.

The audit was conducted in accordance with International Standards of Supreme Audit Institutions (ISSAIs). I am independent of the Kiambu County Executive Staff Mortgage Scheme 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.

Emphasis of Matter

Budgetary Control and Performance

The statement of comparison of budget and actual amounts reflects total expenditure amount of Kshs.27,014,975 against actual revenue of Kshs.70,491,039 resulting to under absorption of Kshs.43,476,064 or 62% of the actual revenue.

The underutilization affected the planned activities of the Fund and may have impacted negatively on service delivery.

My opinion is not modified in respect of this matter.

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 effects of the matter described in the Basis for Qualified Opinion section, I have determined that there are no other key audit matters to communicate in my report.

Other Matter

Unresolved Prior Year Matters

In the prior year's audit reports, several issues were raised under the Report on Financial Statements and Report on Lawfulness and Effectiveness in Use of Public Resources. Review of the status during audit of the Kiambu County Executive Staff Mortgage Scheme Fund in 2024/2025 revealed that the following matters remained unresolved;

	Financial Year	Audit Issue
1	2023/2024	Inaccuracies in the Comparative Balances of Receivables from Exchange Transactions
2	2023/2024	Inconsistencies in Interest Received
3	2023/2024	Inconsistencies in Loan Principal Repayments
4	2023/2024	Non-Repayment of Loans

Other Information

The Management is responsible for the Other Information set out on pages iii to xxii which comprise of Key Fund Information and Management, the Fund Committee, Key Management Team, Chairman's Statement, Report of the Fund Administrator, Statement of Performance Against Predetermined Objectives, Corporate Governance Statement, Management Discussion and Analysis, Environmental and Sustainability Reporting, Report of the Fund Committee and Statement of Fund Committee Responsibilities. The Other Information does not include the financial statements and my audit report thereon.

In connection with my audit on the Kiambu County Executive Staff Mortgage Scheme 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 no material misstatement of this Other Information, 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 Lawfulness and Effectiveness in the 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. Irregular Payment of Fund Administration Fee

The statement of financial performance and as disclosed in Note 14 to the financial statements reflects use of goods and services amount of Kshs.552,016 which further includes administration fees amount of Kshs.537,041. This amount constitutes fifty percent (50%) of the interest income payable to the Bank as bank administration fee. However, the rate of 50% was irregular as it was contrary to the Fund Administration Agreement that states that fund administration fee of one point five percent per annum (1.5% p.a) of the loans disbursed from the Fund shall be paid monthly by the County to the financial institution from the interest repayment of the borrowers.

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

2. Non-Compliance with Loan Disbursement Guidelines

Review of bank statements, cashbooks and minutes of the Kiambu County Mortgage Loan Advisory Committee revealed that a total amount of Kshs.27,000,000 was disbursed to six (6) County Executive Committee Members. However, it was noted that the Fund, on numerous occasions, did not comply with the loan disbursement guidelines which stated that the loan granted shall be funded at the rate of ninety per centum of the value of the property or the cost of construction subject to the limits set out under these regulations as shown below;

P. No.	Amount Disbursed (Kshs.)	Amount Applied/ Approved (Kshs.)	90% (Kshs.)	Variance (Kshs.)
20230417386	3,400,000	5,000,000	4,500,000	1,100,000
20170137185	4,980,000	4,980,000	4,482,000	(498,000)
20230001680	5,000,000	5,000,000	4,500,000	(500,000)
20240333623	4,000,000	4,500,000	4,050,000	50,000
20230001656	5,920,000	7,000,000	6,300,000	380,000

Further, review of minutes of the Loan Advisory Committee held on 15 September, 2023 approved capping of loan disbursed to CEC and Chairman CPSB up to Kshs.6,000,000. However, the same committee unanimously approved disbursement of loan of Kshs.7,000,000 as evidenced by the minutes for a meeting held on 11 October, 2024. In some instances, the amount in introductory letter to the bank differed with the amount approved by the Loan Committee and amount disbursed as shown below;

Name	Introductory Letter (Kshs)	Bank Amount (Kshs)	Variance (Kshs)
Staff A	7,000,000	5,920,000	1,080,000
Staff B	5,000,000	3,400,000	1,600,000

This is indicative of weak controls in disbursement of loans. In addition, review of loan disbursements revealed that mortgage loans were only issued to the County Executive Committee Members. However, the CECMs are employed on contractual terms. Management did not explain why the permanent and pensionable members of staff of the County did not benefit from the mortgage.

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

3. Irregular Top-up of Loan

Review of minutes of the Kiambu County Mortgage Loans Advisory Committee meeting held on 10 September, 2024 revealed that the Loan Advisory Committee approved top up of loan by Kshs.480,000 to a staff who had qualified for a loan of Kshs.4,500,000 and disbursed to his account on 4 July, 2024. Request for top up dated 10 September, 2024 from the beneficiary stated that the reason for top up was because the property was undervalued. However, the top up of the loan was irregular as it contravened Regulation

17(4) of Public Finance Management (Kiambu County Executive Staff Mortgage Scheme Fund) Regulations, 2016 which stipulates that a borrower granted a loan under these regulations shall not be eligible for a second loan until full repayment of the first loan provided that no borrower shall be eligible for more than two loans.

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

4. Non-Compliance with Committee Composition Requirements

Review of committee minutes for the meetings held on 23 April, 2025, 24 February, 2025 and 11 October, 2024 revealed that the County Loans Management and Advisory Committee was not fully constituted as it lacked one member of the Scheme nominated by the Governor and the Chairperson of the County Public Services Board. Further, the County Loans Management and Advisory Committee was chaired by the Ag. County Secretary who according to Regulation 7 of Public Finance Management (Kiambu County Executive Staff Mortgage Scheme Fund) Regulations, 2016 is not highlighted as a member in the establishment and composition of the committee.

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

5. Irregular Disbursement of Car Loan

Review of minutes extract signed by the Chairperson of the Kiambu County Mortgage Loans Advisory Committee for a meeting held on 23 April, 2024 and attached to introductory letter to the bank and the bank statement revealed that the committee approved disbursement of an amount of Kshs.4,500,000 to a County Executive Committee Member for the purchase of a motor vehicle. This was contrary to Regulation 4 of the Public Finance Management (Kiambu County Executive Staff Mortgage Scheme Fund) Regulations, 2016 which states that the object of the Fund shall be to provide a loan scheme for the purchase, development, renovation or repair of a residential property by the member of the scheme.

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

6. Non-Performing Loans

Review of data provided and analysis of cashbook, bank statement and individual loan statements revealed that the Fund disbursed an amount of Kshs.5,000,000 as mortgage to a County Executive Committee Member on 15 August, 2024 with a repayment period of 36 months. However, analysis of his loan statement revealed that the last repayment was made in November, 2024. The total repayment made as at 30 November, 2024 was Kshs.173,343 with an outstanding balance of Kshs.4,977,348 as at 30 June, 2025. Further, review of cash book and bank statement revealed that another staff was issued a loan of Kshs.5,920,000 on 29 November, 2024. However, review of the cashbook and bank statement revealed that no repayment of the mortgage loan had been made more than six (6) months after disbursement. Management did not explain why the officers were not servicing their loans yet remained active in the payroll. Further, Management did not

provide evidence of measures taken against the officers who had defaulted their loans for more than six months.

In addition, review of the payroll data revealed that mortgage deduction was not done in the payroll as required under Regulation 12(5)(c) of Public Finance Management (Kiambu County Executive Staff Mortgage Scheme Fund) Regulations, 2016 which stipulates that a loan granted under this regulation shall be repaid under check off system.

In the circumstances, delayed or underperforming mortgage loan disrupt cash flow for the revolving fund denying additional staff the mortgage benefit.

7. Non-Compliance with Fringe Benefit Tax Requirements

Review of the payroll and data provided revealed non-compliance with remittance of fringe benefit tax. It was established that, despite the County Executive providing mortgage loan to employees at an interest rate of 3% per annum which is lower than the prevailing market rates, Management failed to remit the resulting fringe benefit tax to Kenya Revenue Authority as required by the Income Tax Act Cap 470.

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

8. Long Outstanding Mortgage Loans

Review of data provided and individual loan statements revealed that two (2) mortgage beneficiaries namely the former Governor and another staff had an outstanding loan of Kshs.15,371,104 and Kshs.1,282,245 respectively, totalling Kshs.16,653,349 and the staff were no longer employees of the County Executive of Kiambu. However, Management did not provide the loan files, loan register and evidence of measures taken to recover the outstanding amount. Further, Management did not explain why it had not called in the loan and sold the charged property by public auction or private treaty yet repayment were made over three (3) years ago. This was contrary to Regulation 19(4) of Public Finance Management (Kiambu County Executive Staff Mortgage Scheme Fund) Regulations, 2016 which stipulates that where a borrower leaves service on disciplinary grounds before serving for the contract period, the committee may grant the borrower a maximum period of four months to repay the full outstanding loan or call in the loan and sell the charged property by public auction or private treaty.

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

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, I confirm that nothing has come to my attention to cause me to believe that internal controls, risk management and governance were not effective.

Basis for Conclusion

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 the Management and the Fund 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.

The Fund Committee is responsible for overseeing the Fund'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, SBS
AUDITOR-GENERAL

Nairobi

03 December, 2025

Kiambu County Executive Staff Mortgage Scheme Fund.
Annual Report and Financial Statements for the year ended June 30, 2025

14. Statement of Financial Performance for the year ended 30 June 2025

Description	Notes	FY 2024/2025	FY 2023/24
		Kshs	Kshs
Revenue from non-exchange transactions			
Transfers from other governments entities	6	0	0
Public contributions and donations	7	0	0
Transfers in-kind	8	0	0
Total Revenue from non-exchange transactions		0	0
Revenue from exchange transactions			
Interest income	9	1,074,082	551,139
Rendering of services	10	0	0
Rental revenue from facilities and equipment	11	0	0
Fees and other charges	12	0	0
Other income	13	0	0
Total Revenue from exchange transactions		1,074,082	551,139
Total revenue		1,074,082	551,139
Expenses			
Use of goods and services	14	552,016	289,427
Employee costs	15	0	0
Board Expenses	16	0	0
Depreciation and amortization expense	17	0	0
Repairs and maintenance	18	0	0
Contracted services	19	0	0
Grants and subsidies	20	0	0
Finance costs	21	0	0
Total expenses		552,016	289,427
Surplus/deficit from operating activities		522,066	261,712
Other gains/(losses)			
Gain on sale of assets	22	0	0
Gain on foreign exchange transactions	23	0	0
Unrealized gain on fair value of investments	24	0	0
Impairment loss	25	0	0
Surplus before tax		522,066	261,712
Taxation	26	0	0
Surplus/(deficit) for the period		0	0
Net Surplus for the period		522,066	261,712

Kiambu County Executive Staff Mortgage Scheme Fund.
Annual Report and Financial Statements for the year ended June 30, 2025

The notes set out on pages 10 to 60 form an integral part of these Financial Statements. The Financial Statements set out on pages 1 to 9 were signed on behalf of the Board of Directors/Fund committee by:

.....
Name: Peter Ndegwa
Chairman of the Fund
Committee

Date 27th October 2025

.....
Name: CPA David Kiiru

Fund Administrator

ICPAK M/No: 14797

Date 27th October 2025

.....
Name: CPA Anne Mugwe

Fund Accountant

ICPAK M/No: 21053

Date 27th October 2025

Kiambu County Executive Staff Mortgage Scheme Fund.
Annual Report and Financial Statements for the year ended June 30, 2025

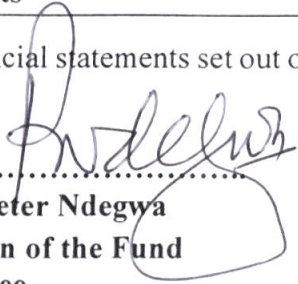
15 Statement of Financial Position as at 30 June 2025

Description	Notes	FY 2024/2025	FY 2023/24
		Kshs	Kshs
Assets			
Current assets			
Cash and Cash equivalents	27	48,431,925	70,016,367
Receivables from Exchange Transactions	28	595,289	483,854
Receivables from Non-Exchange Transactions	29	0	0
Inventories	30	0	0
Investments in financial assets	31	0	0
Total Current Assets		49,027,213	70,500,221
Non-current assets			
Receivables from exchange transactions	28	42,113,979	19,581,864
Investments in financial assets	31	0	0
Property, plant, and equipment	32	0	0
Intangible assets	33	0	0
Investment property	34	0	0
Total Non-Current Assets		42,113,979	19,581,864
Total assets (A)		91,141,192	90,082,085
Liabilities			
Current liabilities			
Trade and Other Payables	35	1,026,193	489,152
Refundable Deposits from Customers	36	1,406,931	1,406,931
Current Provision	37	0	0
Finance Lease Obligation	38	0	0
Deferred Income	39	0	0
Employee Benefit Obligation	40	0	0
Current Portion of Borrowings	41	0	0
Taxation	42	0	0
Total Current Liabilities		2,433,124	1,896,083
Non-current liabilities			
Non-Current Provisions	36	0	0
Non-Current Employee Benefit Obligation	39	0	0
Borrowings	41	0	0
Service Concession Liability	43	0	0
Deferred Tax Liabilities	44	0	0
Total Non-Current Liabilities		0	0
Total liabilities (B)		2,433,124	1,896,083
Net assets (A-B)		88,708,068	88,186,002
Represented by:			

Kiambu County Executive Staff Mortgage Scheme Fund.
Annual Report and Financial Statements for the year ended June 30, 2025

Reserves		0	0
Accumulated surplus		3,708,068	3,186,002
Revolving Fund		85,000,000	85,000,000
Capital Fund		0	0
Net Assets		88,708,068	88,186,002

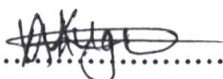
The financial statements set out on pages 1 to 9 were signed on behalf of the Board of Directors by:


.....
Name: Peter Ndegwa
Chairman of the Fund
Committee

Date 27th October 2025


.....
Name: CPA David Kiiru
Fund Administrator

ICPAK M/No: 14797
Date 27th October 2025


.....
Name: CPA Anne Mugwe
Fund Accountant

ICPAK M/No: 21053
Date 27th October 2025

Kiambu County Executive Staff Mortgage Scheme Fund.
Annual Report and Financial Statements for the year ended June 30, 2025

16. Statement of Changes in Net Assets for the year ended 30 June 2025

Description	Revaluation reserve	Fair value adjustment reserve	Accumulated surplus/(Deficit)	Revolving Fund	Capital/Development Grants/Fund	Total
	Kshs	Kshs	Kshs	Kshs	Kshs	Kshs
As at July 1, 2023	0	0	(61,739)	85,000,000	0	84,938,261
Revaluation gain	0	0	0	0	0	0
Prior-Period Adjust. (Shared Profit)	0	0	2,873,523	0	0	2,873,523
Prior-Period Adjust. (Provisions written back)	0	0	112,506			112,506
Restated Balances	0	0	2,924,290	85,000,000	0	87,924,290
Transfer of excess depreciation on revaluation	0	0	0	0	0	0
Fair value adjustment on investments	0	0	0	0	0	0
Surplus/ deficit for the year	0	0	261,712	0	0	261,712
Funds received During the year	0	0	0	0	0	0
Transfers from accumulated surplus to revolving fund	0	0	0	0	0	0
Capital/development grants received during the year	0	0	0	0	0	0
As at June 30, 2024	0	0	3,186,002	85,000,000	0	88,186,002
As at July 1, 2024	0	0	3,186,002	85,000,000	0	88,186,002
Revaluation gain	0	0	0	0	0	0
Transfer of excess depreciation on revaluation	0	0	0	0	0	0
Fair value adjustment on investments	0	0	0	0	0	0
Surplus/ (deficit) for the period	0	0	522,066	0	0	522,066
Funds received During the period	0	0	0	0	0	0

Kiambu County Executive Staff Mortgage Scheme Fund.
Annual Report and Financial Statements for the year ended June 30, 2025

Transfers from accumulated surplus to revolving fund	0	0	0	0	0	0
Capital/development grants received during the period	0	0	0	0	0	0
As at June 30, 2025	0	0	3,708,068	85,000,000	0	88,708,068

Kiambu County Executive Staff Mortgage Scheme Fund.
Annual Report and Financial Statements for the year ended June 30, 2025

17. Statement of Cash Flows for the year ended 30 June 2025

Description	Notes	FY 2024/2025	FY 2023/24
		Kshs	Kshs
Cash flows from operating activities			
Receipts			
Transfers from other governments entities		0	0
Public contributions and donations		0	0
Interest received		474,672	68,892
Rendering of services		0	
Rental revenue from facilities and equipment		0	
Fees and other charges		0	
Other income		0	0
Total Receipts		474,672	68,892
Payments			
Use of goods and services		14,975	2,887,381
Employee costs		0	
Board Expenses		0	
Repairs and maintenance		0	
Contracted services		0	
Grants and subsidies			
Total Payments		14,975	2,887,381
Net cash flows from operating activities	45	459,697	(2,818,489)
Cash flows from investing activities			
Purchase of PPE		0	0
Purchase of Intangible assets		0	0
Proceeds from sale of PPE		0	0
Proceeds from loan principal repayments		4,955,861	2,813,435
Loan disbursements paid out		(27,000,000)	(3,400,000)
Purchase of investments		0	
Proceeds from sale of investments		0	
Net cash flows used in investing activities		(22,044,139)	(586,565)
Cash flows from financing activities			
Revolving fund receipts		0	0
Proceeds from borrowings		0	0
Repayment of borrowings		0	0
Net cash flows used in financing activities		0	0
Net increase/(decrease) in cash and cash equivalents		(21,584,442)	(3,405,054)
Cash and cash equivalents at period Start	26	70,016,367	73,421,421
Cash and cash equivalents at Period end	26	48,431,925	70,016,367

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18. Statement of Comparison of Budget and Actual amounts for the year ended 30 June 2025

Description	Original budget	Adjustments	Final budget	Actual on comparable basis	Performance difference	% of utilization
	Kshs	Kshs	Kshs	Kshs	Kshs	
	a	b	C=(a+b)	d	e=(c-d)	f=d/c*100
Revenue						
Transfers from Other Governments entities	0	0	0	0	0	0%
Public Contributions and Donations	0	0	0	0	0	0%
Interest income	1,200,000	0	1,200,000	474,672	725,328	40%
Rendering of Services	0	0	0	0	0	0%
Rental Revenue from Facilities and Equipment	0	0	0	0	0	0%
Fees and other charges	0	0	0	0	0	0%
Un-spent Balances	70,016,367	0	70,016,367	70,016,367	0	100%
Total Income	71,216,367	0	71,216,367	70,491,039	725,328	99%
Expenses						
Use of Goods and Services	1,200,000	0	1,200,000	14,975	1,185,025	1%
Employee costs	0	0	0	0	0	0%
Board Expenses	0	0	0	0	0	0%
Repairs and Maintenance	0	0	0	0	0	0%
Contracted Services	0	0	0	0	0	0%
Grants and Subsidies	0	0	0	0	0	0%
Loan Disbursement	70,016,367	0	70,016,367	27,000,000	43,016,367	39%
Total Expenditure	71,216,367	0	71,216,367	27,014,975	44,201,392	38%
Surplus for the period	0	0	0	43,476,064	(43,476,064)	0%
Capital Expenditure	0	0	0	0	0	0%

The under-realization of interest income (40%) was primarily due to non-performing loans. Loan disbursements fell short of target levels, as fewer staff members applied for loans than anticipated, resulting in an overall absorption rate of only 38%. With regard to the use of

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goods and services, the Family Bank, which administers the Fund, had not yet deducted its administration fee from the account as of the reporting date, hence the under utilization.

No budget adjustments were made during the year; hence, variances arose solely from under-execution of planned activities.

Budget Reconciliation

Description of Particulars	Amount in Kshs
Actual Surplus Amounts as per the statement of Budget	43,476,064
Proceeds from loan principal repayments	4,955,861
Closing Cash and Cash Equivalent as per the statement of Cash flows	48,431,925

19. Notes to the Financial Statements

1. General Information

Kiambu County Executive Staff Mortgage Scheme Fund is established by and derives its authority and accountability from Public Finance Management and Kiambu County Executive Staff Mortgage Scheme Fund) Regulations, 2016. The Fund is wholly owned by the Government of Kenya/County Government of Kiambu and is domiciled in Kenya. The Fund's principal activity is The Fund's principal activity is to provide loans to members of staff for purchase, development, renovation or repair of a residential property.

2. Statement of Compliance and Basis of Preparation

The financial statements have been prepared on a historical cost basis except for the measurement at re-valued amounts of certain items of property, plant and equipment, marketable securities and financial instruments at fair value, impaired assets at their estimated recoverable amounts, and actuarially determined liabilities at their present value. The preparation of financial statements in conformity with International Public Sector Accounting Standards (IPSAS) allows the use of estimates and assumptions. It also requires management to exercise judgment in the process of applying the Fund's accounting policies. The areas involving a higher degree of judgment or complexity, or where assumptions and estimates are significant to the financial statements, are disclosed in Note 5 of these financial statements.

The financial statements have been prepared and presented in Kenya Shillings, which is the functional and reporting currency of the Fund. The financial statements have been prepared in accordance with the PFM Act 2012, the State Corporations Act and International Public Sector Accounting Standards (IPSAS). The accounting policies adopted have been consistently applied to all the years presented.

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	Applicable 1st January 2025 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 Fund. The new standard requires entities to recognise, measure and present information on right of use assets and lease liabilities. <i>This standard has no expected impact on the fund</i>
IPSAS 44: Non- Current Assets Held for Sale and Discontinued Operations	Applicable 1st January 2025 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 operations to be presented separately in the statement of financial performance. <i>This standard has no expected impact on the fund</i>
IPSAS 45: Property Plant and Equipment	Applicable 1st January 2025 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. <i>This standard has no expected impact on the fund</i>
IPSAS 46: Measurement	Applicable 1st January 2025 The objective of this standard was to improve measurement guidance across

	IPSAS by: - Providing further detailed guidance on the implementation of commonly used measurement bases and the circumstances under which they should be used. - Clarifying transaction costs guidance to enhance consistency across IPSAS. - Amending where appropriate guidance across IPSAS related to measurement at recognition, subsequent measurement and measurement related disclosures. The standard also introduces a public sector specific measurement bases called the current operational value. <i>This standard has no expected impact on the fund</i>
IPSAS 47: Revenue	<i>Applicable 1st January 2026</i> 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 Fund 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. <i>This standard has no expected impact on the fund</i>
IPSAS 48: Transfer Expenses	<i>Applicable 1st January 2026</i> 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. <i>This standard has no expected impact on the fund</i>
IPSAS 49: Retirement Benefit Plans	<i>Applicable 1st January 2026</i> 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. <i>This standard has no expected impact on the fund</i>
IPSAS 50: Exploration For & Evaluation of Mineral Resources	<i>Applicable 1st January 2027</i> The objective of this Standard is to specify the financial reporting for the exploration for and evaluation of mineral resources. The Standard requires: - Limited improvements to existing accounting practices for exploration and evaluation expenditures. - 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.

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	iii. Disclosures that identify and explain the amounts in the Fund'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. <i>This standard has no expected impact on the fund</i>
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iii. ***Early adoption of standards***

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

4. Summary of Significant Accounting Policies

a) Revenue recognition

i) Revenue from non-exchange transactions

Fees and other charges

The Fund recognizes revenues from fees and other charges when the event occurs, and the asset recognition criteria are met. To the extent that there is a related condition attached that would give rise to a liability to repay the amount, deferred income is recognized instead of revenue. Other non-exchange revenues are recognized when it is probable that the future economic benefits or service potential associated with the asset will flow to the Fund and the fair value of the asset can be measured reliably.

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 Fund and can be measured reliably. To the extent that there is a related condition attached that would give rise to a liability to repay the amount, the amount is recorded in the statement of financial position and realised in the statement of financial performance over the useful life of the assets that have been acquired using such funds.

ii) Revenue from exchange transactions

Rendering of services

The Fund recognizes revenue from the rendering of services by reference to the stage of completion when the outcome of the transaction can be estimated reliably. The stage of completion is measured by reference to labour hours incurred to date as a percentage of total estimated labour hours. Where the contract outcome cannot be measured reliably, revenue is recognized only to the extent that the expenses incurred are recoverable.

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 year.

Rental income

Rental income arising from operating leases on investment properties is accounted for on a straight-line basis over the lease terms and included in revenue.

b) Budget information

The original budget for the Current Financial Year was approved by the County Assembly 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 Fund upon receiving the respective approvals to conclude the final budget. The Fund'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 an 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 Cashflows has been presented.

c) Taxes

Current income tax

Current income tax assets and liabilities for the current year are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date in the area where the Fund operates and generates taxable income. Current income tax relating to items recognized directly in net assets is recognized in net assets and not in the statement of financial performance. Management yearically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Deferred tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date. Deferred tax liabilities are recognized for all taxable temporary differences, except in respect of taxable temporary differences associated with investments in controlled entities, associates, and interests in joint ventures, when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future. Deferred tax assets are recognized for all deductible temporary differences, the carry forward of unused tax credits, and any unused tax losses. Deferred tax assets are recognized to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized, except in respect of deductible temporary differences associated with investments in controlled entities, associates and interests in joint ventures, deferred tax assets are recognized only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilized.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized. Unrecognized deferred tax assets are re-assessed at each reporting date and are recognized to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered. Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is

realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date. Deferred tax relating to items recognized outside surplus or deficit is recognized outside surplus or deficit. Deferred tax items are recognized in correlation to the underlying transaction in net assets. Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current income tax liabilities and the deferred taxes relate to the same taxable Fund and the same taxation authority.

Sales tax

Expenses and assets are recognized net of the amount of sales tax, except:

- i) When the sales tax incurred on a purchase of assets or services is not recoverable from the taxation authority, in which case, the sales tax is recognized as part of the cost of acquisition of the asset or as part of the expense item, as applicable.
- ii) When receivables and payables are stated with the amount of sales tax included
The net amount of sales tax recoverable from, or payable to, the taxation authority is included as part of receivables or payables in the statement of financial position.

d) Investment property

Investment properties are measured initially at cost, including transaction costs. The carrying amount includes the replacement cost of components of an existing investment property at the time that cost is incurred if the recognition criteria are met and excludes the costs of day-to-day maintenance of an investment property. Investment property acquired through a non-exchange transaction is measured at its fair value at the date of acquisition. Investment properties are derecognized either when they have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit or service potential is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognized in the surplus or deficit in the year of de-recognition. Transfers are made to or from investment property only when there is a change in use.

e) Property, plant, and equipment

All property, plant, and equipment are stated at cost less accumulated depreciation 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 Fund 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.

f) Leases

Finance leases are leases that transfer substantially all the risks and benefits incidental to ownership of the leased item to the Fund. Assets held under a finance lease are capitalized at the commencement of the lease at the fair value of the leased property or, if lower, at the present value of the future minimum lease payments. The Fund also recognizes the associated lease liability at the inception of the lease. The liability recognized is measured as the present value of the future minimum lease payments at initial recognition. Subsequent to initial recognition, lease payments are apportioned between finance charges and reduction of the lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are recognized as finance costs in surplus or deficit. An asset held under a finance lease is depreciated over the useful life of the asset. However, if there is no reasonable certainty that the Fund will obtain ownership of the asset by the end of the lease term, the asset is depreciated over the shorter of the estimated useful life of the asset and the lease term.

Operating leases are leases that do not transfer substantially all the risks and benefits incidental to ownership of the leased item to the Fund. Operating lease payments are recognized as an operating expense in surplus or deficit on a straight-line basis over the lease term.

g) 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 year in which the expenditure is incurred. The useful life of the intangible assets is assessed as either finite or indefinite. Intangible assets with an indefinite useful life are assessed for impairment at each reporting date.

h) Research and development costs

The Fund expenses research costs as incurred. Development costs on an individual project are recognized as intangible assets when the Fund can demonstrate:

- i) The technical feasibility of completing the asset so that the asset will be available for use or sale.
- ii) Its intention to complete and its ability to use or sell the asset.
- iii) How the asset will generate future economic benefits or service potential
- iv) The availability of resources to complete the asset.
- v) The ability to measure reliably the expenditure during development.

Following initial recognition of an asset, the asset is carried at cost less any accumulated amortization and accumulated impairment losses. Amortization of the asset begins when development is complete, and the asset is available for use. It is amortized over the year of expected future benefit. During the year of development, the asset is tested for impairment annually with any impairment losses recognized immediately in surplus or deficit.

Financial instruments

IPSAS 41 addresses the classification, measurement, and de-recognition of financial assets and financial liabilities, introduces new rules for hedge accounting and a new impairment model for financial assets. The Fund does not have any hedge relationships and therefore the new hedge accounting rules have no impact on the Company's financial statements. A financial instrument is any contract that gives rise to a financial asset of one Fund and a financial liability or equity instrument of another Fund. At initial recognition, the Fund measures a financial asset or financial liability at its fair value plus or minus, in the case of a financial asset or financial liability not at fair value through surplus or deficit, transaction costs that are directly attributable to the acquisition or issue of the financial asset or financial liability.

a) Financial assets

Classification of financial assets

The Fund classifies its financial assets as subsequently measured at amortised cost, fair value through net assets/ equity, or fair value through surplus and deficit on the basis of both the Fund's management model for financial assets and the contractual cash flow characteristics of the financial asset. A financial asset is measured at amortized cost when the financial asset is held within a management model whose objective is to hold financial assets in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal outstanding. A financial asset is measured at fair value through net assets/ equity if it is held within the management model whose objective is achieved by both collecting contractual cashflows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. A financial asset shall be measured at fair value through surplus or deficit unless it is measured at amortized cost or fair value through net assets/ equity unless an Fund has made an irrevocable election at initial recognition for particular investments in equity instruments.

Subsequent measurement

Based on the business model and the cash flow characteristics, the Fund classifies its financial assets into amortized cost or fair value categories for financial instruments. Movements in fair value are presented in either surplus or deficit or through net assets/ equity subject to certain criteria being met.

Amortized cost

Financial assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest, and that are not designated at fair value through surplus or deficit, are measured at amortized cost. A gain or loss on an instrument that is subsequently measured at amortized cost and is not part of a hedging relationship is recognized in profit or loss when the asset is de-recognized or impaired. Interest income from these financial assets is included in finance income using the effective interest rate method.

Fair value through net assets/ equity

Financial assets that are held for the collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at fair value through net assets/ equity. Movements in the carrying amount are taken through net assets, except for the recognition of impairment gains or losses, interest revenue, and foreign exchange gains and losses which are recognized in surplus/deficit. Interest income from these financial assets is included in finance income using the effective interest rate method.

Trade and other receivables

Trade and other receivables are recognized at fair values less allowances for any uncollectible amounts. Trade and other receivables are assessed for impairment on a continuing basis. An estimate is made of doubtful receivables based on a review of all outstanding amounts at the year-end.

Fair value through surplus or deficit

Financial assets that do not meet the criteria for amortized cost or fair value through net assets/equity are measured at fair value through surplus or deficit. A business model where the Fund manages financial assets with the objective of realizing cash flows through solely the sale of the assets would result in a fair value through a surplus or deficit model.

Impairment

The Fund assesses, on a forward-looking basis, the expected credit loss ('ECL') associated with its financial assets carried at amortized cost and fair value through net assets/equity. The Fund recognizes a loss allowance for such losses at each reporting date.

b) Financial liabilities

Classification

The Fund classifies its liabilities as subsequently measured at amortized cost except for financial liabilities measured through profit or loss.

i) Inventories

Inventory is measured at cost upon initial recognition. To the extent that inventory was received through non-exchange transactions (for no cost or 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:

- i) Raw materials: purchase cost using the weighted average cost method.
- ii) 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 Fund.

j) Provisions

Provisions are recognized when the Fund 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 Fund 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.

k) Contingent liabilities

The Fund 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.

l) Contingent assets

The Fund 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 Fund 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 year in which the change occurs.

m) Nature and purpose of reserves

The Fund creates and maintains reserves in terms of specific requirements. The Fund maintains revenue reserve to finance its activities.

n) Changes in accounting policies and estimates

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

o) Employee benefits

Retirement benefit plans

The Fund provides retirement benefits for its employees and directors. Defined contribution plans are post-employment benefit plans under which an Fund pays fixed contributions into a separate 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 years. 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 a proportional basis to all participating employers. The contributions and lump sum payments reduce the post-employment benefit obligation

p) Foreign currency transactions

Transactions in foreign currencies are initially accounted for at the ruling rate of exchange on the date of the transaction. At each reporting date, foreign currency monetary items are translated using the closing rate. Non-monetary items measured in historical cost are translated using the exchange rate at the date of the transaction, and those measured at fair value are translated using the exchange rates at the date when the fair value was determined. Exchange differences arising from the settlement of monetary items or translation of monetary/non-monetary items at rates different from those at which they were initially reported are recognized in surplus or deficit in the year.

q) Borrowing costs

Borrowing costs are capitalized against qualifying assets as part of property, plant and equipment.

Such borrowing costs are capitalized over the year during which the asset is being acquired or constructed and borrowings have been incurred. Capitalization ceases when the construction of the asset is complete. Further borrowing costs are charged to the statement of financial performance.

r) Related parties

The Fund regards a related party as a person or an Fund with the ability to exert control individually or jointly or to exercise significant influence over the Fund. Members of key management are regarded as related parties and comprise the Fund Committees, Fund Administrator, and senior managers.

s) Service concession arrangements

The Fund analyses all aspects of service concession arrangements that it enters in determining the appropriate accounting treatment and disclosure requirements. In particular, where a private party contributes an asset to the arrangement, the Fund recognizes that asset when, and only when, it controls or regulates the services the operator must provide together with the asset, to whom it must provide them, and at what price. In the case of assets other than 'whole-of-life' assets, it controls, through ownership, beneficial entitlement, or otherwise – any significant residual interest in the asset at the end of the arrangement. Any assets so recognized are measured at their fair value. To the extent that an asset has been recognized, the Fund also recognizes a corresponding liability, adjusted by a cash consideration paid or received.

t) 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 an insignificant risk of changes in value. Bank account balances include amounts held at the Central Bank of Kenya and various commercial banks at the end of the financial year.

u) Comparative figures

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

v) Subsequent events

There have been no events subsequent to the financial year end with a significant impact on the financial statements for the year ended June 30, 2025.

5. Significant Judgments and Sources of Estimation Uncertainty

The preparation of the Fund'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 year. 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 years. State all judgements, estimates, and assumptions made:

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 Fund 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 Fund. Such changes are reflected in the assumptions when they occur. IPSAS 1.140

Useful lives and residual value

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

- a) The condition of the asset is based on the assessment of experts employed by the Fund.
- b) The nature of the asset, its susceptibility, and adaptability to changes in technology and processes.
- c) The nature of the processes in which the asset is deployed.
- d) Availability of funding to replace the asset.
- e) Changes in the market in relation to the asset

Provisions

Provisions were raised and management determined an estimate based on the information available. Additional disclosure of these estimates of provisions is included in Note 37. 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.

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6. Transfers from Other Government entities

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
Unconditional grants		
Operational grant	0	0
Unconditional Development grant	0	0
Other Grants	0	0
	0	0
Conditional Grants Amortised/transferred to revenue		
Development Grant	0	0
Operational Grant	0	0
Other Organizational Grants	0	0
Total government grants and subsidies	0	0

b) Transfers from Ministry/County Departments

Name of the Entity sending the grant	Amount recognized to Statement of Financial Performance	Amount deferred under deferred income.	Amount recognised in capital fund.	Total grant income during the year	FY 2023/2024
	Kshs	Kshs	Kshs	Kshs	Kshs
Ministry/County Department	0	0	0	0	0
Ministry	0	0	0	0	0
Total	0	0	0	0	0

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7. Public Contributions and Donations

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
Research Donations	0	0
Donations transferred to revenue on conditions being met.	0	0
Other Public Donations	0	0
Total Transfers and Sponsorships	0	0
Reconciliation of Public Contributions and Donations	0	0
Balance Unspent at Beginning of The Year	0	0
Current Year Receipts	0	0
Conditions Met - Transferred to Revenue	0	0
Conditions To Be Met - Remain Liabilities	0	0

8. Transfers in-kind.

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
Payments by Ministry/County Department on behalf of the entity	0	0
Others	0	0
Total Transfers in-kind	0	0

9. Interest income

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
Interest on loans	1,074,082	551,140
Others	0	0
Total Interest income	1,074,082	551,140

10. Rendering of Services

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
Training Fees	0	0
Others	0	0
Total Revenue from The Rendering Of Services	0	0

11. Rental Revenue from Facilities and Equipment

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
Operating Lease Revenues	0	0
Contingent Rentals*	0	0
Total Rentals	0	0

12. Fees and other charges

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
Fees	0	0
Charges from defaults	0	0
Others	0	0
Total Fees and other charges	0	0

13. Other Income

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
Interest on cash investments and fixed deposits	0	0
Interest on Bank balances	0	0
Interest income from Treasury Bills	0	0
Interest income from Treasury Bonds	0	0
Insurance recoveries	0	0
Income from sale of tender	0	0
Services concession income	0	0
Skills development levy	0	0
Bad debts recovered	0	0
Miscellaneous incomes	0	0
Total Other income	0	0

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14. Use of Goods and Services

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
Electricity	0	0
Water	0	0
Subscriptions	0	0
Advertising	0	0
Admin Fees	537,041	275,570
Audit Fees	0	0
Conferences and Delegations	0	0
Consulting Fees	0	0
Consumables	0	0
Fuel and Oil	0	0
Insurance	0	0
Legal Expenses	0	0
Licenses and Permits	0	0
Postage	0	0
Printing and Stationery	0	0
Hire Charges	0	0
Rent expenses	0	0
Security Costs	0	0
Skills Development Levies	0	0
Inventory Scrapping	0	0
Telecommunication	0	0
Training	0	0
Travel, Subsistence & Other Allowances*	0	0
Bank charges	14,975	13,858
Other program support expenses	0	0
Total	552,016	289,428

15. Employee Costs

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
Salaries and wages	0	0
Employer contribution to health insurance schemes	0	0
Employer contribution to pension schemes	0	0
Travel, accommodation, subsistence, & other allowances	0	0
Housing benefits and allowances	0	0
Overtime payments	0	0
Performance and other bonuses	0	0
Social contributions	0	0
Gratuity	0	0
Extraneous	0	0
Other employee related costs *	0	0
Employee costs	0	0

16. Board Expenses

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
Chairman/Directors' Honoraria	0	0
Sitting allowances	0	0
Medical Insurance	0	0
Induction and Training	0	0
Travel and accommodation	0	0
Other allowances	0	0
Total Board Expenses	0	0

17. Depreciation and Amortization Expense

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
Property, plant and equipment	0	0
Intangible assets	0	0
Investment property carried at cost	0	0
Total depreciation and amortization	0	0

18. Repairs and Maintenance

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
Property	0	0
Investment property – earning rentals	0	0
Equipment and machinery	0	0
Vehicles	0	0
Furniture and fittings	0	0
Computers	0	0
Others	0	0
Total repairs and maintenance	0	0

19. Contracted Services

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
Actuarial valuations	0	0
Investment valuations	0	0
Property valuations	0	0
Others	0	0
Total contracted services	0	0

20. Grants and Subsidies

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
Community development	0	0
Education initiatives and programs	0	0
Social development	0	0
Community trust	0	0
Sporting bodies	0	0
Others	0	0
Total grants and subsidies	0	0

21. Finance Costs

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
Borrowings (amortized cost)*	0	0
Finance leases (amortized cost)	0	0
Unwinding of discount	0	0
Interest on Bank overdrafts	0	0
Interest on loans from commercial banks	0	0
Total finance costs	0	0

22. Gain/Loss on Sale of Assets

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
Property, plant and equipment	0	0
Intangible assets	0	0
Other assets not capitalised	0	0
Total gain on sale of assets	0	0

23. Gain/Loss on foreign exchange transactions

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
Gain on foreign exchange transactions	0	0
Loss on foreign exchange transactions	0	0
Total Gain/Loss	0	0

24. Gain/ (loss) on Fair Value Investments

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
Investments at fair value	0	0
Total gain	0	0
Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs

25. Impairment Loss

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
Property, plant and equipment	0	0
Intangible assets	0	0
Total impairment loss	0	0

26. Taxation

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
Current income tax charge	0	0
Tax charged on rental income	0	0
Tax charged on interest income	0	0
Deferred tax: [note 44]	0	0
Original and reversal of temporary differences	0	0
Income tax expense reported in the statement of financial performance	0	0

27. Cash and Cash Equivalents

Description	year ended June 30, 2025	year ended June 30, 2024
	Kshs	Kshs
Current account	48,431,925	70,016,367
On - call deposits	0	0
Fixed deposits account	0	0
Others	0	0
Total cash and cash equivalents	48,431,925	70,016,367

During the financial year ended 30th June 2025, the Fund issued new loans to various beneficiaries, resulting in a significant variance compared to the financial year ended 30th June 2024

Detailed Analysis of the Cash and Cash Equivalents

Financial institution	Account number	FY 2024/2025	FY 2023/2024
		Kshs	Kshs
a) Bank balances			
Family Bank Issue Account	001000040515	34,964,176	68,044,473
Family Bank Repayment Account	001000040516	13,467,748	1,971,894
Sub- total		48,431,925	70,016,367
b) On - call deposits	N/A	0	
Sub- total		0	0
c) Fixed deposits account	N/A	0	0
Sub- total		0	0
d) Others	N/A	0	0
Cash in transit	N/A	0	0
Cash in hand	N/A	0	0
Mobile money accounts	N/A	0	0
Sub- total		0	0
Grand total		48,431,925	70,016,367

28. Receivables from Exchange Transactions

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
Current Receivables		
Loan interest receivable	595,289	483,854
Current Loan Repayments Due	0	0
Fees and other charges due	0	0
Other	0	0
Less: Impairment Allowance	0	0
Total Current Receivables	595,289	483,854
Non-Current Receivables		
Long Term Loan Repayments Due	42,113,979	19,581,864
Total Non- Current Receivables	42,113,979	19,581,864
Total Receivables From Exchange Transactions	42,709,268	20,065,718

(b) Ageing analysis for Receivables from exchange transactions

Description	FY 2024/2025		FY 2023/2024	
	Kshs		Kshs	
	Current FY	% of the total	Comparative FY	% of the total
Less than 1 year	26,055,938	61%	3,219,016	16%
Between 1- 2 years	3,219,016	8%	0	0%
Between 2-3 years	0	0%	0	0%
Over 3 years	13,434,313	31%	16,846,602	84%
Total (a+b)	42,709,268	100%	20,065,618	100%

(c) Reconciliation for Impairment Allowance on Receivables from Exchange Transactions

Impairment allowance/ provision	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
At the beginning of the year	0	0
Charge for the year	0	0
Recovered during the year	0	0
Write off during the year	0	0
At the end of the year	0	0

29. Receivables from Non-Exchange Transactions

Description	FY 2024/2025		year ended June 30, 2024	
	Kshs		Kshs	
Total receivables from non- exchange transactions	0		0	
Ageing Analysis- Receivables from non-exchange transactions	FY 2024/2025	% of the total	FY 2023/2024	% of the total
Less than 1 year	0	0%	0	0%
Between 1-2 years	0	0%	0	0%
Over 3 years	0	0%	0	0%
Total	0	0%	0	0%

Reconciliation for Impairment Allowance on Receivables from Non-Exchange Transactions

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
At the beginning of the year	0	0
Provisions made during the year	0	0
Recovered during the year	0	0
Write off during the year	0	0
At the end of the year	0	0

30. Inventories

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
Consumable stores	0	0
Other goods held for resale	0	0
Catering	0	0
Others	0	0
Less: allowance for impairment	0	0
Total inventories at the lower of cost and net realizable value	0	0

Detailed Disclosure on Inventories

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
Opening balance	0	0
Additional Inventory in the year	0	0
Inventory expensed in the year	0	0
Write-downs in the year	0	0
Others specify	0	0
Closing balance	0	0

31. Investments in financial assets

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
a) Investment in Treasury bills and bonds		
Financial institution		
CBK	0	0
Sub- total	0	0
b) Investment with Financial Institutions/ Banks		
Bank	0	0
Sub- total	0	0
c) Equity investments		
Equity/ shares in entity	0	0
Sub- total	0	0
Grand total	0	0

d) Movement of Equity Investments

Impairment allowance/ provision	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
At the beginning of the year	0	0
Purchase of investments in the year	0	0
Sale of investments during the year	0	0
Gain/(loss) in fair value of investments through surplus or deficit	0	0
At the end of the year	0	0

e) Shareholding in other entities

For investments in equity share listed under note 32 above, list down the equity investments under the following categories:

Name of entity where investment is held	No of shares			Nominal value of shares	Fair value of shares	Fair value of shares
	Direct shareholding	Indirect shareholding	Effective shareholding		FY 2024/2025	FY 2023/2024
	%	%	%		Shs	Shs
Entity A	0	0	0	0	0	0
Entity B	0	0	0	0	0	0
Entity C	0	0	0	0	0	0
Entity D	0	0	0	0	0	0

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32. Property, Plant and Equipment

Description	Land	Buildings	Motor vehicles	Furniture and fittings	ICT Equipment	Office Equipment	Other Assets	Capital work in Progress	Total
Cost	Kshs	Kshs	Kshs	Kshs	Kshs	Kshs	Kshs	Kshs	Kshs
As at 1st July 2023	0	0	0	0	0	0	0	0	0
Additions during the Year	0	0	0	0	0	0	0	0	0
Disposals during the year	0	0	0	0	0	0	0	0	0
As at 30th June 2024	0	0	0	0	0	0	0	0	0
Additions during the year	0	0	0	0	0	0	0	0	0
Disposals during the year	0	0	0	0	0	0	0	0	0
As at 30th June 2025	0	0	0	0	0	0	0	0	0
Depreciation and impairment									
As at 1st July 2023	0	0	0	0	0	0	0	0	0
Depreciation for the year	0	0	0	0	0	0	0	0	0
Impairment for the year	0	0	0	0	0	0	0	0	0
As at 30th June 2024	0	0	0	0	0	0	0	0	0
Depreciation for the year	0	0	0	0	0	0	0	0	0
Disposals for the year	0	0	0	0	0	0	0	0	0
Impairment for the year	0	0	0	0	0	0	0	0	0
Transfer/adjustment for the year	0	0	0	0	0	0	0	0	0
As at 30th June 2025	0	0	0	0	0	0	0	0	0
Net book values									
As at 30th June 2024	0	0	0	0	0	0	0	0	0
As at 30th June 2025	0	0	0	0	0	0	0	0	0

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Valuation

The Fund does not own any land, buildings, or equipment; therefore, no asset valuation was conducted during the financial year 2024/2025. However, the Fund acknowledges that the assets utilized by its officers are the property of the County Government of Kiambu. These assets should be valued in accordance with the *National Assets and Liabilities Management Policy and Guidelines*, issued on 30th June 2020.

(b) Property, Plant and Equipment at Cost

If the freehold land, buildings, and other assets were stated on the historical cost basis the amounts would be as follows:

Description	Cost	Accumulated Depreciation	NBV
	Kshs	Kshs	Kshs
Land	0	0	0
Buildings	0	0	0
Plant And Machinery	0	0	0
Motor Vehicles, Including Motorcycles	0	0	0
Computers And Related Equipment	0	0	0
Office Equipment	0	0	0
Furniture and Fittings	0	0	0
Others	0	0	0
Total	0	0	0

Property plant and Equipment includes the following assets that are fully depreciated:

Description	Cost or valuation	Normal annual depreciation charge
Plant and Machinery	0	0
Motor Vehicles including Motorcycles	0	0
Computers and Related Equipment	0	0
Office Equipment	0	0
Furniture and Fittings	0	0
Others	0	0
Total	0	0

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33. Intangible Assets

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
Cost		
At beginning of the year	0	0
Additions	0	0
At end of the years	0	0
Amortization and impairment		
At beginning of the year	0	0
Amortization	0	0
Impairment loss	0	0
At end of the years	0	0
NBV	0	0

34. Investment Property

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
At beginning of the year	0	0
Additions during the year	0	0
Disposals during the year	0	0
Depreciation	0	0
Gain/(loss) in fair value (if fair value is elected)	0	0
Impairment	0	0
At end of the year	0	0

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35. Trade and Other Payables

Description	FY 2024/2025		FY 2023/2024	
	Kshs		Kshs	
Trade payables	1,026,193		489,152	
Employee payables	0		0	
Third-party payments	0		0	
Other payables	0		0	
Total trade and other payables	1,026,193		489,152	
Ageing analysis: (Trade and other payables)	Current FY	% of the Total	Comparative	% of the Total
			FY	
Under one year	537,041	52%	275,570	56%
1-2 years	275,570	27%	0	0%
2-3 years	213,582	21%	213,582	44%
Over 3 years	0	0%	0	0%

This is the administration fee payable to the bank, which serves as the administering financial institution for the Fund.

36. Refundable Deposits from Customers

Description	FY 2024/2025		FY 2023/2024	
	Kshs		Kshs	
Customer deposits	1,406,931		1,406,931	
Prepayments	0		0	
Other deposits	0		0	
Total deposits	1,406,931		1,406,931	
Ageing analysis: (Refundable deposits)	Current FY	% of the Total	Comparative	% of the Total
			FY	
Under one year	0	0%	0	0%
1-2 years	0	0%	466,254	33%
2-3 years	466,254	33%	940,678	67%
Over 3 years	940,678	67%	0	0%

Refundable deposits represent amounts paid by beneficiaries in excess of their loan obligations.

These have been identified, and the Fund is in the process of refunding the respective amounts to the affected beneficiaries.

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37. Provisions

Description	Leave provision	Bonus provision	Gratuity Provision	Other provision	Total
	Kshs	Kshs	Kshs	Kshs	Kshs
Balance brought forward at the beginning of the year/year	0	0	0	0	0
Additional provisions for the year	0	0	0	0	0
Provision utilised during the year	0	0	0	0	0
Change due to discount and time value for money	0	0	0	0	0
Total provisions at end of the year	0	0	0	0	0
Analysed as:	0	0	0	0	0
Current Provisions	0	0	0	0	0
Non-Current Provisions	0	0	0	0	0

38. Finance Lease Obligation

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
At the start of the year	0	0
Discount interest on lease liability	0	0
Paid during the year	0	0
At end of the year	0	0

Maturity Analysis

year	Amount (Kshs)
Year 1	0
Year 2	0
Year 3	0
Year 4	0
Year 5 And Onwards	0
Less: Unearned Interest	0
Total	0

Analysed as:

Description	Amount (Kshs)
Current	0
Non- Current	0
Total	0

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The deferred income movement is as follows:

39. Deferred Income

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
National/County Government	0	0
Public Contributions and Donations	0	0
Total deferred income	0	0

	National/ County Government	Public contributions and donations	Total
	Kshs	Kshs	Kshs
Balance Brought Forward	0	0	0
Additions	0	0	0
Transfers To Capital Fund	0	0	0
Transfers To Income Statement	0	0	0
Other Transfers	0	0	0
Balance Carried Forward	0	0	0

40. Employee Benefit Obligations

Description	Defined benefit plan	Post-employment medical benefits	Other Benefits	(Current FY)	(Comparative FY)
	Kshs	Kshs	Kshs	Kshs	Kshs
Current Benefit Obligation	0	0	0	0	0
Non-Current Benefit Obligation	0	0	0	0	0
Total Employee Benefits Obligation	0	0	0	0	0

Retirement benefit Asset/ Liability

The Fund does not have any retirement assets or liabilities since they have no employees other than the County Executive Employees.

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Description	FY 2024/2025	FY 2023/2024
Discount Rates	0	0
Future Salary Increases	0	0
Future Pension Increases	0	0
Mortality (pre- retirement)	0	0
Mortality (post-retirement)	0	0
Withdrawals	0	0
Ill Health	0	0
Retirement	0	0

Recognition of Retirement Benefit Asset/ Liability

a) Amounts recognised under other gains/ Losses in the statement of Financial Performance:

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
The return on defined plan assets	0	0
Actuarial gains/ losses arising from changes in demographic assumptions	0	0
Actuarial gains/ losses arising from changes in financial assumptions	0	0
Actuarial gains and losses arising from experience adjustments	0	0
Others	0	0
Adjustments for restrictions on the defined benefit asset	0	0
Remeasurement of the net defined benefit liability (asset)	0	0

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b) Amounts recognised in the Statement of Financial Position

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
Present value of defined benefit obligations(a)	0	0
Fair value of plan assets(b)	0	0
Funded status (=a-b)	0	0
Restrictions on asset recognised	0	0
Others	0	0
Net asset or liability arising from defined benefit obligation	0	0

The Entity does not have any retirement assets or liabilities since they have no employees other than the County Executive Employees.

41. Borrowings

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
a) External borrowings		
Balance at beginning of the year	0	0
External borrowings during the year	0	0
Repayments of during the year	0	0
Balance at end of the year	0	0
b) Domestic borrowings		
Balance at beginning of the year	0	0
Domestic borrowings during the year	0	0
Repayments during the year	0	0
Balance at end of the year	0	0
Balance at end of the year- domestic and External borrowings c = a+b	0	0
Short Term Borrowings (Current Portion)	0	0
Long Term Borrowings	0	0
Total	0	0

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The analyses of both external and domestic borrowings are as follows:

	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
External Borrowings		
Dollar Denominated Loan	0	0
Sterling Pound Denominated Loan	0	0
Euro Denominated Loan	0	0
Domestic Borrowings	0	0
Kenya Shilling Loan From KCB	0	0
Kenya Shilling Loan from Barclays Bank	0	0
Kenya Shilling Loan from Consolidated Bank	0	0
Total Balance at End Of The Year	0	0

42. Taxation

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
At beginning of the year	0	0
Income tax charge for the year (note 26)	0	0
Under/(over) provision in prior year/s (note 26)	0	0
Income tax paid during the year	0	0
At end of the year	0	0

43. Service Concession Liability

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
Fair value of service concession assets recognized under PPE	0	0
Accumulated depreciation to date	0	0
Net carrying amount	0	0
Service concession liability at beginning of the year	0	0
Service concession revenue recognized	0	0
Service concession liability at end of the year	0	0

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44. Deferred Tax Liability

Deferred tax is calculated on all temporary differences under the liability method using the enacted tax rate, currently 30%. The net deferred tax liability at year-end is attributable to the following items:

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
Accelerated capital allowances	0	0
Unrealised exchange gains/(losses)	0	0
Revaluation surplus	0	0
Tax losses carried forward	0	0
Provisions for liabilities and charges	0	0
Net deferred tax liability/(asset)	0	0
The movement on the deferred tax account is as follows:		
Balance at beginning of the year	0	0
Credit to revaluation reserve	0	0
Under provision in prior year	0	0
Income statement charge/(credit)	0	0
Balance at end of the year	0	0

45. Cash Generated from Operations

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
Surplus for the year before tax	522,066	261,712
Adjusted for:		
Depreciation	0	0
Non-cash grants received	0	0
Contributed assets	0	0
Impairment	0	0
Gains and losses on disposal of assets	0	0
Contribution to provisions for Administration fees	1,026,193	275,570
Contribution to impairment allowance	0	0
Finance income	0	0
Finance cost	14,975	0
Interest Income	(1,074,082)	(482,248)
Working Capital adjustments		
Increase/(Decrease) in inventory	0	0
Increase/(Decrease) in receivables		0
Increase/(Decrease) in deferred income	0	0
Increase/(Decrease) in payables		(2,873,523)
Increase/(Decrease) in payments received in advance	0	0
Net cash flow from operating activities	489,152	(2,818,489)

46. 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 the 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:

i) 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 assessments 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 Fund's management based on prior experience and their assessment of the current economic environment.

Financial Risk Management

The carrying amount of financial assets recorded in the financial statements representing the Fund's maximum exposure to credit risk without taking account the value of any collateral obtained is made up as follows:

Description	Total amount	Fully performing	Past due	Impaired
	Kshs	Kshs	Kshs	Kshs
As at 30th June 2025				
Receivables from exchange transactions	42,709,268	26,055,938	16,653,329	0
Receivables from non-exchange transactions	0	0	0	0
Bank balances	48,431,925	48,431,925	48,431,925	0
Total	91,141,192	74,487,863	65,085,254	0
As at 30 June 2024				
Receivables from exchange transactions	20,065,618	3,903,198	0	0
Receivables from non-exchange	0	0	0	0

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transactions				
Bank balances	70,016,367	70,016,367	0	0
Total	90,081,985	73,919,564	0	0

Financial Risk Management

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 Fund has recognised in the financial statements is considered adequate to cover any potentially irrecoverable amounts. The board of directors sets the Fund's credit policies and objectives and lays down parameters within which the various aspects of credit risk management are operated.

ii) Liquidity risk management

Ultimate responsibility for liquidity risk management rests with the Fund's directors, who have built an appropriate liquidity risk management framework for the management of the Fund's short, medium, and long-term funding and liquidity management requirements. The Fund 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.

Description	Less than 1 month	Between 1-3 months	Over 5 months	Total
	Kshs	Kshs	Kshs	Kshs
As at 30th June 2025				
Trade payables	0	177,576	848,617	1,026,193
Current portion of borrowings	0	0	0	0
Provisions	0	0	0	0
Deferred income	0	0	0	0
Employee benefit obligation	0	0	0	0
Others	0	0	0	0
Total	0	177,576	848,617	1,026,193
As at 30th June 2024				
Trade payables	0	0	489,152	489,152
Current portion of borrowings	0	0	0	0
Provisions	0	0	0	0
Deferred income	0	0	0	0
Employee benefit obligation	0	0	0	0
Others	0	0	0	0

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Description	Less than 1 month	Between 1-3 months	Over 5 months	Total
	Kshs	Kshs	Kshs	Kshs
Total	0	0	489,152	489,152

Financial Risk Management

iii) Market risk

The *Fund* has put in place an internal audit function to assist it in assessing the risk faced by the Fund 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 rates, equity prices, and foreign exchange rates which will affect the Fund'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. The Fund's Finance Department is responsible for the development of detailed risk management policies (subject to review and approval by the Audit and Risk Management Committee) and for the day-to-day implementation of those policies. There has been no change to the Fund's exposure to market risks or the way it manages and measures the risk.

a) Foreign currency risk

The Fund has transactional currency exposures. Such exposure arises through purchases of goods and services that are done in currencies other than the local currency. Invoices denominated in foreign currencies are paid after xxx days from the date of the invoice and conversion at the time of payment is done using the prevailing exchange rate. The Fund manages foreign exchange risk from future commercial transactions and recognised assets and liabilities by projecting expected sales proceeds and matching the same with expected payments.

Financial Risk Management

The carrying amount of the Fund's foreign currency-denominated monetary assets and monetary liabilities at the end of the reporting year are as follows:

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Description	In Kshs	Other currencies	Total
	Kshs	Kshs	Kshs
As at 30th June 2025			
Financial Assets	0	0	0
Investments	0	0	0
Cash	0	0	0
Debtors	0	0	0
Total Financial Assets	0	0	0
Financial Liabilities			
Trade And Other Payables	0	0	0
Borrowings	0	0	0
Total Financial Liabilities	0	0	0
Net Foreign Currency Asset/(Liability)	0	0	0

Foreign currency sensitivity analysis

Description	In Kshs	Other currencies	Total
	Kshs	Kshs	Kshs
As at 30th June 2025			
Financial Assets	0	0	0
Investments	0	0	0
Cash	0	0	0
Debtors	0	0	0
Total Financial Assets	0	0	0
Financial Liabilities			
Trade And Other Payables	0	0	0
Borrowings	0	0	0
Total Financial Liabilities	0	0	0
Net Foreign Currency Asset/(Liability)	0	0	0

Financial Risk Management

The following table demonstrates the effect of the Fund's statement of comprehensive income of applying the sensitivity for a reasonable possible change in the exchange rate of the three main transaction currencies, with all other variables held constant. The reverse would also occur if the Kenya Shilling appreciated with all other variables held constant.

Description	Change in currency rate	Effect on Profit before tax	Effect on Equity/Net assets
	Kshs	Kshs	Kshs
FY 2024/2025			
Euro	0	0	0
USD	0	0	0
Sterling pound	0	0	0
FY 2023/2024			
Euro	0	0	0
USD	0	0	0
Sterling pound	0	0	0

b) Interest rate risk

Interest rate risk is the risk that the Fund's financial condition may be adversely affected as a result of changes in interest rate levels. The Fund's interest rate risk arises from bank deposits. This exposes the Fund to cash flow interest rate risk. The interest rate risk exposure arises mainly from interest rate movements on the Fund's deposits.

Management of interest rate risk

To manage the interest rate risk, management has endeavoured to bank with institutions that offer favourable interest rates.

Sensitivity analysis

The Fund analyses its interest rate exposure on a dynamic basis by conducting a sensitivity analysis. This involves determining the impact on profit or loss of defined rate shifts. The sensitivity analysis for interest rate risk assumes that all other variables, in particular foreign exchange rates, remain constant. The analysis has been performed on the same basis as the prior year.

Fair value of financial assets and liabilities

a) Financial instruments are measured at fair value.

Determination of fair value and fair values hierarchy

IPSAS 30 specifies a hierarchy of valuation techniques based on whether the inputs to those valuation techniques are observable or unobservable. Observable inputs reflect market data obtained from independent sources; unobservable inputs reflect the Fund's market assumptions. These two types of inputs have created the following fair value hierarchy:

- Level 1 – Quoted prices (unadjusted) in active markets for identical assets or liabilities. This level includes listed equity securities and debt instruments on exchanges.
- Level 2 – Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices).
- Level 3 – inputs for the asset or liability that are not based on observable market data (unobservable inputs). This level includes equity investments and debt instruments with significant unobservable components. This hierarchy requires the use of observable market data when available. The *Fund* considers relevant and observable market prices in its valuations where possible.

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Financial Risk Management

The following table shows an analysis of financial and non-financial instruments recorded at fair value by level of the fair value hierarchy:

Description	Level 1	Level 2	Level 3	Total
	Kshs	Kshs	Kshs	Kshs
As at 30 June 2025				
Financial Assets				
Quoted Equity Investments	0	0	0	0
Non- Financial Assets				
Investment Property	0	0	0	0
Total	0	0	0	0
As at 30th June 2024				
Financial Assets				
Quoted Equity Investments	0	0	0	0
Non- Financial Assets				
Investment Property	0	0	0	0
Total	0	0	0	0

There were no transfers between levels 1, 2, and 3 during the year. Disclosures of fair values of financial instruments not measured at fair value have not been made because the carrying amounts are a reasonable approximation of their fair values.

iv) 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 Fund capital structure comprises of the following funds:

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
Revaluation Reserve	0	0
Retained Earnings	3,708,068	3,186,002
Reserve	0	0
Total Funds	3,708,068	3,186,002
Total Borrowings	0	0
Less: Cash and Bank Balances	48,431,925	70,016,367
Net Debt/(Excess Cash And Cash Equivalents)	48,431,925	70,016,367
Gearing	8%	5%

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47. Related Party Disclosures

Nature of related party relationships

Entities and other parties related to the *Fund* include those parties who have the 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.

Government of Kenya

The Government of Kenya is the principal shareholder of the *Fund*, holding 100% of the *Fund's* equity interest. The Government of Kenya has provided full guarantees to all long-term lenders of the Fund, both domestic and external.

Other related parties include:

- i) The Parent Ministry.
- ii) County Governments
- iii) Other SCs and SAGAs
- iv) Key management.
- v) Board of Directors/Fund Committees.
- vi) Others

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
Transactions with related parties		
a) Sales to related parties		
Rent income from govt. Agencies	0	0
Others	0	0
Total	0	0
b) Purchases from related parties		
Purchases of electricity from KPLC	0	0
Purchase of water from govt service providers	0	0
Rent expenses paid to govt agencies	0	0
Training and conference fees paid to govt. Agencies	0	0
Others	0	0
Total	0	0
c) Grants /transfers from the government		
Grants from National government	0	0
Grants from County government	0	0
Donations in kind	0	0
Total	0	0
a) Expenses incurred on behalf of related party		
Salaries and wages for employees	0	0

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Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
Goods and services	0	0
Others	0	0
Total		
b) Key management compensation		
Directors' emoluments	0	0
Compensation to key management	0	0
Total	0	0

48. Segment Information

The fund operates in the same geographical regions as Kiambu County Executive.

49. Contingent Assets and Contingent Liabilities

Contingent Assets

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
Contingent Assets		
Insurance Reimbursements	0	0
Assets Arising from Determination of Court Cases	0	0
Reimbursable Indemnities and Guarantees	0	0
Receivables From Other Government Entities	0	0
Others	0	0
Total	0	0

Contingent Liabilities

Description	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
Contingent Liabilities	0	0
Court Case against the Fund	0	0
Bank Guarantees in Favour of Subsidiary	0	0
Contingent Liabilities arising from Contracts Including PPPs	0	0
Others	0	0
Total	0	0

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50. Capital Commitments

Capital Commitments	FY 2024/2025	FY 2023/2024
	Kshs	Kshs
Authorised for	0	0
Authorised and contracted for	0	0
Total	0	0

51. Events after the Reporting year

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

52. Ultimate And Holding Fund

The Fund is a Corporation/ or a Semi-Autonomous Government Agency under the Ministry/County of Kiambu. Its ultimate parent is the Government of Kenya.

53. Currency

The financial statements are presented in Kenya Shillings (Kshs) rounded to the nearest Kshs.

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20. Appendices

Appendix 1: Implementation Status of Auditor-General'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	Observations from Auditor	Management comments	Status	Timeframe:
Inaccuracies in the Comparative Balances of Receivables from Exchange Transactions	The statement of financial position and as disclosed in Note 28 to the financial statements reflect receivables from exchange transaction for current and non-current assets comparative balances of Kshs.552,746 and Kshs.18,267,784 totaling Kshs.18,820,530 while the ledger reflects opening balance totaling Kshs.18,996,894 resulting to unexplained variance of Kshs.176,364.	The variance of Kshs. 176,364, as observed by the auditor in the ledger, was an adjustment made during the financial year. This adjustment arose due to discrepancies between two different records maintained by the fund's management team and the financial institution administering the fund. During the financial year ended 30th June 2024, the management conducted a detailed reconciliation of the two records and identified the above-mentioned variance. This discrepancy has since been corrected	Not Resolved	The management awaits deliberation with the oversight bodies, the County Assembly and The senate

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Interest Received	The statement of cash flows reflects interest received balance of Kshs.68,892. Review of the loan movement schedule revealed total amount of Kshs.67,505 for the interest paid during the year of audit resulting to an unexplained variance of Kshs.1,387.	This occurred as a result of discrepancies in the recording of interest transactions in the loan movement schedule. Management conducted a thorough review of the interest calculations and related entries and identified the source of the variance.	Not Resolved	The management awaits deliberation with the oversight bodies, the County Assembly and The senate
Loan Principal Repayments	The statement of cash flows reflect loan principal repayment balance of Kshs.2,813,434.60. However, review of the loan movement schedule revealed a total loan repayment amount of Kshs.2,814,911 resulting to unexplained variance of Kshs.1,475.	This occurred as a result of discrepancies in the recording of loan repayment transactions in the loan movement schedule. Management conducted a thorough review and reconciliation of the same and identified the source of the variance	Not Resolved	The management awaits deliberation with the oversight bodies, the County Assembly and The senate

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Budgetary Control and Performance	The statement of comparison of budget and actual amounts reflects final expenditure budget and actual on comparable basis totaling to Kshs.74,021,421 and Kshs.3,689,427 respectively, resulting to underutilization of Kshs.70,331,994 or 95% of the budget. The under-utilization affected the planned activities of the Fund and may have impacted negatively on mortgage facility for the staff of Kiambu County Executive.	The under-utilization of mortgage funds was attributed by factors like delays in disbursement due to bureaucratic processes, slow approval procedures, and processing issues slow down the distribution of funds, affecting timely access for beneficiaries. Inadequate demand among eligible individuals and eligibility barriers limit access to the funds. Additionally, delayed project or property acquisition, slow processes in purchasing or completing construction projects, prevents the full utilization of allocated resources	Not Resolved	The management awaits deliberation with the oversight bodies, the County Assembly and The senate
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Non-Repayment of Loans	The statement of financial position and Note 28 to the financial statements reflects long-term receivables from exchange transaction balance of Kshs.19,581,864. Review of the ledger and individual repayment records revealed that three beneficiaries were not servicing their loans since payment of interests and monthly instalments were not done as shown in the table below. Further, included in this balance is Kshs.14,233,752 advanced to two (2) individuals who are no longer employees of the County Executive of Kiambu. The loans were issued in July, 2018 and January, 2020 and repayment stopped in June, 2020. In addition, there was no documentary evidence provided in form of correspondences with the beneficiaries showing efforts made by Management to recover the outstanding amounts from the debtors.	The management has put in place measures to recover the outstanding amounts from the three beneficiaries through the help of Family bank that administers the fund by issuing several demand notes, engaging the defaulters face to face and it is in the final stages of recovering the outstanding amounts through the sale of collateral issued by the beneficiaries. The management has also written directly to the beneficiary requesting them to pay.	Not Resolved	The management awaits deliberation with the oversight bodies, the County Assembly and The senate
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David Kiiru : Fund Administrator

Date: 27th October 2025

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Appendix II: Projects implemented by Kiambu County Executive Staff Mortgage Scheme Fund

Projects implemented by the Fund Funded by development partners and/ or the Government.

Project title	Project Number	Donor	year/ duration	Donor commitment	Separate donor reporting required as per the donor agreement (Yes/No)	Consolidated in these financial statements. (Yes/No)
N/A	N/A	N/A	N/A	N/A	N/A	N/A

Status of Project Completion

S/No	Project Name	Total project Cost	Total expended to date	Completion % to date	Budget	Actual	Sources of funds
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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Appendix IV: Transfers from Other Government Entities

Name of the Fund Transferring the funds	Date received as per bank statement	Nature: Recurrent/ Development /Others	Total Amount - KES	Statement of Financial Performance	Where Recorded/recognized				Total Transfers during the Year
					Capital Reserve	Deferred Income	Receivables	Others - must be specific	
Kiambu County Government - Executive	N/A	Recurrent	0	0	0	0	0	0	0
Kiambu County Government - Executive	N/A	Development	0	0	0	0	0	0	0
Total			0	0	0	0	0	0	0

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Appendix V- Inter-Fund Confirmation Letter

Name of transferring Fund: **Kiambu County Government - Executive**

Name of beneficiary Fund: **Kiambu County Executive Staff Mortgage Scheme Fund**

Confirmation of amounts received by Kiambu County Executive Staff Mortgage Scheme Fund as at 30th June 2025

Reference Number	Date Disbursed	Recurrent (A)	Development (B)	Total (C)=(A+B)	Remarks
N/A	N/A	0	0	0	No funds were received from the County Executive as at 30 th June 2025
Total		<u>0</u>	<u>0</u>	<u>0</u>	

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

Head of Accounts Department - Kiambu County Executive

Name ELIUD MUTHIRI Sign [Signature] Date 27th October 2025

Head of Accounts Department - Kiambu County Executive Staff Mortgage Scheme Fund

Name DAVID KIRU Sign [Signature] Date 27th October 2025

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Appendix VI: Reporting of Climate Relevant Expenditures

Project Name	Project Description	Project Objectives	Project Activities	Quarter				Source of Funds	Implementing Partners
				Q1	Q2	Q3	Q4		
N/A	N/A	N/A	N/A	0	0	0	0	N/A	N/A
N/A	N/A	N/A	N/A					N/A	N/A
N/A	N/A	N/A	N/A					N/A	N/A
N/A	N/A	N/A	N/A					N/A	N/A
N/A	N/A	N/A	N/A					N/A	N/A

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Appendix VII: Reporting on Disaster Management Expenditure

Column I	Column II	Column III	Column IV	Column V	Column VI	Column VII
Programme	Sub-programme	Disaster Type	Category of disaster related Activity that require expenditure reporting (response/recovery/mitigation/preparedness)	Expenditure item	Amount (Kshs.)	Comments
N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A