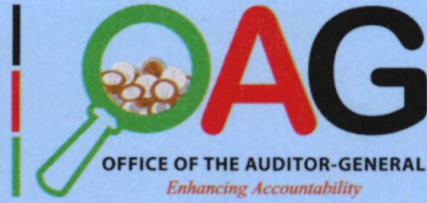


REPUBLIC OF KENYA



REPUBLIC OF KENYA



OFFICE OF THE AUDITOR-GENERAL
Enhancing Accountability

REPORT

PARLIAMENT
OF KENYA
LIBRARY

OF

THE AUDITOR-GENERAL

ON

**KIRINYAGA COUNTY EXECUTIVE
STAFF MORTGAGE SCHEME FUND**

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

PAPERS LAID	
DATE	19/2/20
TABLED BY	Ge. Oleria
COMMITTEE	
CLERK AT THE TABLE	Mog.



KIRINYAGA 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)**

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

Table of Contents

1. Acronyms and Definition of Key Terms	ii
2. Key Entity Information and Management	iii
3. Board of Trustees/ Fund Administration Committee	vi
4. Management Team	vii
6. Report of The Fund Administrator	ix
7. Statement of Performance Against the County Fund's Predetermined Objectives	x
8. Corporate Governance Statement	xi
9. Management Discussion and Analysis	xii
10. Environmental and Sustainability Reporting	xiii
11. Report of The Trustees	xiv
12. Statement of Management's Responsibilities	xv
14. Statement of Financial Performance for the Year Ended 30 th June 2025	1
15. Statement of Financial Position As at 30 June 2025	2
16. Statement of Changes in Net Assets for the year ended 30 th June 2025	4
17. Statement of Cash Flows for The Year Ended 30 June 2025	5
18. Statement of Comparison of Budget And Actual Amounts For The Period 2025	6
19. Notes to the Financial Statements	8
20. Annexes	40

1. Acronyms and Definition of Key Terms

A. Acronyms

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

B. Definition of Key Terms

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

Comparative Year- Means the prior period.

2. Key Entity Information and Management

a) Background information

Kirinyaga County Executive Mortgage Fund is established by and derives its authority and accountability from the Kirinyaga County Public Finance Management (Executive Staff Mortgage Scheme Fund) Regulations, 2016. The Fund is wholly owned by the County Government of Kirinyaga and is domiciled in Kenya.

The Fund's principal activity is to provide a loan scheme for the purpose of personal use by a member to purchase, development, renovation or repair of property by a member of the Scheme as prescribed by the salaries and remuneration commission.

b) Principal Activities

The principal purpose of the Fund is to provide;

- I. Provide a loan scheme for the purchase, development, renovation or repair of residential property by members of the Scheme;
- II. Provide a loan scheme for the refinancing of an existing mortgage facility
- III. Provide a loan scheme for the purchase of a parcel of land for residential development
A loan scheme for members of the scheme

c) Board of Trustees/Fund Administration Committee

Ref	Name	Position
1	Jacqueline W. Njogu	Chairperson
2	Edward Nyaga	Committee Member
3	Samuel Peter Kanjobe	Committee Member
4	George Karoki	Committee Member
5	James M. Kimaru	Fund Administrator

d) Key Management team

Ref	Name	Position
1	Jacqueline W. Njogu	Chairperson
2	James M. Kimaru	Fund Administrator
3	Salome M. Njenga	Fund Accountant
4		
5		

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

Key Entity and Management (Continued)

e) Fiduciary Oversight Arrangements

SN	Position	Name
1	Directorate Internal Audit	Philomena Nyokabi
2	Staff Mortgage Scheme Fund Committee	Jacqueline W. Njogu Edward Nyaga Samuel Peter Kanjobe George Karoki James M. Kimaru
3		

f) Registered Offices

P.O. Box 260
County Headquarters
Kutus, KENYA

g) Fund Contacts

Telephone: +254 - 202-8010181
E-mail: kirinyaga.go.ke
Website: www.kirinyaga.go.ke

h) Fund Bankers

Fortune Sacco Society Limited
P.O Box 559-10300
Kerugoya

Key Entity and Management (Continued)

i) Independent Auditors

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

j) Principal Legal Adviser





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

k) County Attorney

Caroline N. Kinyua
County Attorney
County Headquarters
P.O. Box 260-10304
Kutus, KENYA




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

3. Board of Trustees/ Fund Administration Committee

Name	Details of qualifications and experience
<p>1. HON. JACQUELINE NJOGU</p> 	<p>Chair /CEC Member Finance and Economic Planning</p> <p>Academic Qualifications Master of Philosophy- Environmental Planning & Management B.Sc. Environmental Science & Landscaping Experience: Over 15 years Date of Birth: 12/12/1982</p>
<p>2. Edward Nyaga Njagi</p> 	<p>Chief Officer Accounts, Revenue and Audit</p> <p>Academic Qualifications Masters MBA Bachelor of Co-operatives Business CPAK Experience: Over 20 years in Finance and Accounting Sector Date of Birth: 01/02/1973</p>
<p>3. Rev.Samuel Kanjombe</p> 	<p>Member/C.E.C.M- Lands & Physical Planning</p> <p>Academic Qualifications Master Degree of Arts in Leadership Bachelor Degree in Divinity Experience: Over 15 years Date of Birth: 01/07/1969</p>
<p>4. JAMES MUGUKU KIMARU</p> 	<p>Fund Administrator- Mortgage Scheme Fund</p> <p>Academic Qualifications Bachelor of Science- Economics & Mathematics Experience: Over 10 years Date of Birth: 19/04/1986</p>

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

4. Management Team

Name	Details of qualifications and experience
<p>1. HON. JACQUELINE NJOGU</p> 	<p>Chair /CEC Member Finance and Economic Planning Academic Qualifications Master of Philosophy- Environmental Planning & Management B.Sc. Environmental Science & Landscaping Experience: Over 15 years Date of Birth: 12/12/1982</p>
<p>2. JAMES MUGUKU KIMARU</p> 	<p>Fund Administrator- Mortgage Scheme Fund Academic Qualifications Bachelor of Science- Economics & Mathematics Experience: Over 10 years Date of Birth: 19/04/1986</p>
<p>3. SALOME MUKENYI NJENGA</p> 	<p>Fund Accountant Academic Qualifications Masters in Business Management (Accounting) Bachelor in Business Management (Accounting) CPA K Experience: Over 15 Years Date of Birth: 12/03/1983</p>

5. Fund Chairperson's Report

I have the pleasure of presenting the Annual Report and Financial Statements for Kirinyaga County Executive Mortgage Scheme Fund for the period ended 30th June, 2025. These annual financial reports have been prepared in accordance with the Generally Accepted Accounting Principles (GAAPs), the International Accounting Standards (IAS), the International Public Sector Accounting Standards (IPSAS) accrual basis, and Section 116 of the Public Finance Management Act, 2012.

Kirinyaga County Executive Mortgage Scheme Fund was established in line with Section 116 of Public Finance Management Act, 2012 with the approval of the County Assembly of Kirinyaga through the Kirinyaga County Staff Mortgage Scheme Fund Regulations, 2016.

The County endeavored to abide by the Public Finance Management procedures and regulations, which included; Procurement and Disposals Act, Public Finance Management Act, 2012 among others to ensure optimal utilization of the County Resources and achieve value for money as enshrined in the Constitution of Kenya 2010.

Currently, the Fund has a mortgage loan portfolio of Kshs. 252,025,041. Our objective is to cover as many staff members as possible. However, in order to extend this benefit to all staffs, the management is planning to allocate additional seed capital to the Fund in the future.



Jacqueline Njogu Hsc
C.E.C.M- Finance and Economic Planning & Head of County Treasury
Kirinyaga County

6. Report of The Fund Administrator

The Kirinyaga County Executive Mortgage Fund was established to provide a loan scheme for the purchase, development, renovation, or repair of residential property for county executive officers. The Fund is available to staff members who are either on permanent employment or contract, and it operates as a revolving fund.

To enhance efficiency in management, the County Government of Kirinyaga entered into an agreement with Fortune Sacco Society Limited to administer the Fund. The Fund Administration Committee closely supervises the Sacco and approves all disbursements to ensure adequate checks and accountability. All loans disbursed are secured with an insurance cover to cushion the County against unforeseen risks. Additionally, properties financed through the Fund are charged and jointly registered between the County Government of Kirinyaga and the beneficiary to further safeguard the Fund.

In the Financial Year 2024/2025, the Fund disbursed mortgages worth Kshs. 63,302,729 to staff members. This significantly contributed to increased home ownership while supporting the Affordable Housing Pillar of the Government's Bottom-Up Economic Transformation Agenda (BETA). The Fund continues to operate within the approved guidelines for the mortgage scheme.

However, the Fund faced the following challenges:

- **Inconsistent cash flow:** Delayed disbursements from the National Treasury to County Governments disrupted implementation of work plans, thereby affecting the achievement of set objectives.
- **High demand versus limited resources:** Demand for mortgages consistently exceeds the available resources. As a result, applicants experience prolonged waiting periods before disbursements are made, which remain subject to availability of funds.



James Muguku Kimaru
Fund Administrator

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

7. Statement of Performance Against the County Fund’s Predetermined Objectives

Section 164 (2) (f) of the Public Finance Management Act, 2012 requires that, at the end of each quarter, the Accounting Officer when preparing financial statements of each County Government Entity Government entities in accordance with the standards and formats prescribed by the Public Sector Accounting Standards Board includes a statement of the county government entity’s performance against predetermined objectives.

The key objectives of the Kirinyaga County Executive Staff Mortgage Scheme Fund are to:

- I. Provide a loan scheme for the purchase, development, renovation or repair of residential property by members of the Scheme;
- II. Provide a loan scheme for the refinancing of an existing mortgage facility
- III. Provide a loan scheme for the purchase of a parcel of land for residential development

Progress on attainment of the fund's objectives

For purposes of implementing and cascading the above fund objectives to specific sectors, all the objectives were made specific, measurable, achievable, realistic and time-bound (SMART) and converted into fund outcomes. Attendant indicators were identified for reasons of tracking progress and performance measurement.

Below we provide the progress on attaining the stated objectives:

Program	Objective	Outcome	Indicator	Performance
Kirinyaga County Executive Staff Mortgage Scheme Fund	To provide loan facility for purchase and development of residential houses	Decent housing for Kirinyaga County staff	The number of staff advanced loan facility for property (land) purchase and personal residential house development	In the FY2024-2025 twenty-eight (28) staff members were advanced loan facility for property(land) purchase and personal residential house development

8. Corporate Governance Statement

Kirinyaga County Executive Staff Mortgage Scheme Fund is established pursuant to section 116 of the Public Finance Management Act, 2012. The Approved County Executive Staff Mortgage Scheme Fund Regulations of 2016 by the County Assembly establishes the Executive Staff Mortgage Advisory Committee. The committee consists of the following members;

- a) The county Executive Committee Member of finance who shall be the chairperson
- b) The county executive committee member for Lands
- c) The Chief Officer Finance
- d) The County Secretary or his nominee
- e) County Executive Member for Health
- f) Fund Administrator

The Advisory Committee shall be supported by a secretariat consisting of

- a) Director Administration
- b) County Attorney
- c) Two County Treasury nominee nominated by the County Head of Treasury

The meetings of the committee shall be convened by the chairperson or in absence of chairperson, by a member designated by the chairperson and shall be convened at such times as may be necessary. The officer administering the fund in accordance with PFM Act 2012 shall;

- a) Supervise and control the administration of the fund
- b) Utilize the interest accruing there to defray operating expense and may impose any reasonable restrictions or other requirements
- c) Keep book of accounts and other records

9. Management Discussion and Analysis

It has been nine (9) financial years since the introduction of the Kirinyaga County Mortgage Scheme Fund. The fund currently has a mortgage portfolio amounting to Kshs 252,025,041 which is a good progress compared to the limited available resources mainly received through the annual budgetary allocation and salaries recoveries. Though the Fund may enter into a viable financing and development partnership with a legal entity for the purpose of achieving the objectives of the Fund, the fund has never exercised this power to borrow.

The Fund continues to operate within approved guidelines for the Mortgage Scheme Fund, we are keen on loan repayment time frames. The guidelines adopted requires, among other matters, the Management to obtain a valuation of all properties that are taken as security, and thereafter register a charge for any property financed under the Fund to effectively secure the loans.

To enhance the performance of the Fund, the Management appointed Fortune Sacco Society Limited as the Financial Institution to Administer the Fund for the period reported. The Functions of the Financial Institution are;

- (a) operate individual accounts for each borrower, and provide details of recoveries of the loan;
- (b) charge security on properties acquired through loans from the Fund and act as a custodian of such charges;
- (c) transfer funds for newly approved loans to borrowers after the necessary documentation is provided;
- (d) pay all outgoings and issue demand notices to defaulting borrowers through the officer administering the Fund;
- (e) upon repayment of the loan, interest and other expenses which may be outstanding, discharge the charge and release the security documents to the borrower;
- (f) and perform such other duties as may be assigned from time to time.

The Fund has been achieving its objectives over the nine financial years since its establishment even with the limited resources available to operate.

10. Environmental and Sustainability Reporting

Executive county Mortgage fund exists to transform lives. This is our purpose; the driving force behind everything we do. It's what guides us to deliver our strategy, which is founded on PFM Act pillars: putting the customer/Citizen first, delivering relevant goods and services, and improving operational excellence. Below is a brief highlight of our achievements in each pillar

1. Sustainability strategy and profile -

The top management especially the accounting officer should make reference to sustainable efforts, broad trends in political and macroeconomic affecting sustainability priorities, reference to international best practices and key achievements and failure.

2. Environmental performance

Outline clearly, environmental policy guiding the organisation, provide evidence of the policy. Outline successes, shortcomings, efforts to manage biodiversity, waste management policy and efforts to reduce environmental impact of the organisation's products.

3. Employee welfare

Give account of the policies guiding the hiring process and whether they take into account the gender ratio, whether they take in stakeholder engagements and how often they are improved. Explain efforts made in improving skills and managing careers, appraisal and reward systems. The organisation should also disclose their policy on safety and compliance with Occupational Safety and Health Act of 2007, (OSHA).

4. Market place practices-

The organisation should outline its efforts to:

a) Responsible competition practice.

Explain how the organisation ensures responsible competition practices with issues like anti-corruption, responsible political involvement, fair competition and respect for competitors

b) Responsible Supply chain and supplier relations- explain how the organisation maintains good business practices, treats its own suppliers responsibly by honouring contracts and respecting payment practices.

c) Responsible marketing and advertisement-outline efforts to maintain ethical marketing practices

d) Product stewardship- outline efforts to safeguard consumer rights and interests

5. Corporate Social Responsibility / Community Engagements

Give evidence of community engagement including charitable giving (cash & material),

Community Social Investment and any other forms of community

11. Report of The Trustees

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

Principal activities

The principal activities of the Fund are *found on page iii*

Results

The results of the Fund for the period ended June 30, 2025 are set out on page xi

Trustees

The members of the Board of Trustees who served during the year are shown on page 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



Chair of the Fund Administration Committee

Date: 08/10/2025

12. Statement of Management's Responsibilities

Section 167 of the Public Finance Management Act, 2012 requires that, at the end of each financial year, the Administrator of a County Public Fund established by the Kirinyaga County Executive Staff Mortgage Scheme Fund Regulations, 2016 shall prepare financial statements for the Fund in accordance with the standards and formats prescribed by the Public Sector Accounting Standards Board.

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

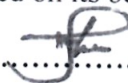
The Administrator of the County Public Fund accepts responsibility for the Fund's financial statements, which have been prepared using appropriate accounting policies supported by reasonable and prudent judgements and estimates, in conformity with International Public Sector Accounting Standards (IPSAS), and in the manner required by the PFM Act, 2012 and the Kirinyaga County Executive Staff Mortgage Scheme Fund Regulations, 2016. The Administrator of the Fund is of the opinion that the Fund's financial statements give a true and fair view of the state of Fund's transactions during the financial year ended June 30, 2025, and of the Fund's financial position as at that date. The Administrator further confirm the completeness of the accounting records maintained for the Fund, which have been relied upon in the preparation of the Fund's financial statements as well as the adequacy of the systems of internal financial control.

In preparing the financial statements, the Administrator of the County Public Fund has assessed the Fund's ability to continue as a going concern and disclosed, as applicable, matters relating to the use of going concern basis of preparation of the financial statements. OR

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

Approval of the financial statements

The Fund's financial statements were approved by the Board on 02/01 2025 and signed on its behalf by:

.....


Fund Administrator
James Muguku Kimaru

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 KIRINYAGA 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 Kirinyaga County Executive Staff Mortgage Scheme Fund set out on pages 1 to 40, which comprise of the statement of financial position as at 30 June, 2025, and the statement of financial performance,

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

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 effects of the matter described in the Basis for Qualified Opinion section of my report, the financial statements present fairly, in all material respects, the financial position of Kirinyaga 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 Kirinyaga County Public Finance Management (Executive Staff Mortgage Scheme Fund) Regulations, 2016 and the Public Finance Management Act, 2012.

Basis for Qualified Opinion

Defaulted Long Outstanding Receivables

The statement of financial position and as disclosed in Note 18 to the financial statements reflects Kshs.252,025,041 in respect of long-term receivables from exchange transactions which includes Kshs.19,481,722 in respect of defaulted loans which have been long outstanding, some dating back to the year 2022. In addition, no evidence was provided on recovery measures instituted by the Fund Management to recover the outstanding defaulted loans.

Further, Management did not recognize potential losses from defaulters by making a provision for bad and doubtful debts.

In the circumstances, the recoverability of long-term receivables balance of Kshs.19,481,722 could not be confirmed.

The audit was conducted in accordance with International Standards of Supreme Audit Institutions (ISSAIs). I am independent of the Kirinyaga 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 revealed that the Fund expended a total of Kshs.66,848,895 out of total income of Kshs.101,273,838 resulting in under-expenditure by Kshs.34,424,943 or 34 % of total income.

In the circumstances, the under-expenditure may have negatively impacted on delivery of services to the members of the Scheme.

My opinion is not modified in respect of this 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 years' audit reports, several issues were raised under the Report on Financial Statements, Report on Lawfulness and Effectiveness in Use of Public Resources, and Report on Effectiveness of Internal Controls, Risk Management and Governance, respectively. However, review of the status during the audit of the Fund in the financial year 2024/2025 revealed that the issue on Outstanding Mortgage Receivable remained unresolved.

Other Information

Management is responsible for the Other Information set out on page iii to xvi which comprise Key Entity Information and Management, Fund Chairperson's Report, 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 Trustees and Statement of Management Responsibilities. The Other Information does not include the financial statements and my audit report thereon.

In connection with my audit on the Fund's financial statements, my responsibility is to read the Other Information and in doing so, consider whether the Other Information is materially inconsistent with the financial statements or my knowledge obtained in the audit or otherwise appears to be materially misstated. If based on the work I have performed, I conclude that there is a material misstatement of this Other Information, 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, I confirm that nothing has come to my attention to cause me to believe that public resources have not been applied lawfully and in an effective way.

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 those Charged with Governance

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.

Those charged with governance are 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, CBS
AUDITOR-GENERAL


Nairobi


21 November, 2025

*Kirinyaga 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 30th June 2025

Description	Note	FY2024-2025	FY2023-2024
		Kshs	Kshs
Revenue From Non-Exchange Transactions			
Public Contributions and Donations	6	-	-
Transfers From the County Government	7	6,456,368	-
Fines, Penalties and Other Levies	8	-	-
		6,456,368	-
Revenue From Exchange Transactions			
Interest Income	9	8,903,116	7,386,095
Accrued interest receivable	18	1,373,647	
Other Income	10	1,179,140	1,152,759
		11,455,903	8,538,854
Total Revenue		17,912,271	8,538,854
Expenses			
Employee Costs	11	0	-
Use of goods and services	12	10,002,534	3,575,509
Depreciation and Amortization Expense	13	0	-
Finance Costs	14	0	-
Total Expenses		10,002,534	3,575,509
Other Gains/Losses			
Gain/Loss on Disposal of Assets	15	0	-
Gain /Loss on fair value of investments	16	0	-
Surplus/(Deficit) for the Period		7,909,737	4,963,345


 Name: **JAMES KIMARU**
 Administrator of the Fund


 Name: **SALOME NJWAA**
 Fund Accountant
 ICPAK Member Number: **16133**

**Kirinyaga 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	Note	FY2024-2025	FY2023-2024
		Kshs	Kshs
Assets			
Current Assets			
Cash and Cash Equivalents	17	34,424,943	27,253,813
Current Portion of Long- Term Receivables from Exchange Transactions	18	14,959,281	4,400,000
Prepayments	19	-	-
Inventories	20	-	-
Investments in financial assets	21	-	-
Total current assets		49,384,224	31,653,813
Non-Current Assets			
Property, Plant and Equipment	22	-	-
Intangible Assets	23	-	-
Long Term Receivables from Exchange Transactions	18	252,025,041	223,526,162
Investment Property	24	-	-
Total non- current assets		252,025,041	223,526,162
Total Assets (A)		301,409,265	255,179,975
Liabilities			
Current Liabilities			
Trade and Other Payables from Exchange Transactions	25	7,019,553	-
Current Provisions	26	-	-
Current Portion of Borrowings	27	-	-
Employee Benefit Obligations	28	-	-
Social benefit liabilities	29	-	-
Total current liabilities		7,019,553	-
Non-Current Liabilities			
Non-Current Provisions	26	-	-
Long Term Portion of Borrowings	27	-	-
Non-Current Employee Benefit Obligation	28	-	-
Social benefit liabilities	29	-	-

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

Description	Note	FY2024-2025	FY2023-2024
		Kshs	Kshs
Total Liabilities (B)		7,019,553	-
Net Assets (A-B)		294,389,712	255,179,975
Represented By:			
Revolving Fund		267,475,242	236,175,242
Reserves		-	-
Accumulated Surplus		26,914,470	19,004,733
Net Assets		294,389,712	255,179,975

The accounting policies and explanatory notes to these financial statements form an integral part of the financial statements. The entity financial statements were approved on 08/10/ 2025 and signed by:


 Name: JAMES KIMARU
 Administrator of the Fund


 Name: SALOME NJENGA
 Fund Accountant
 ICPAK Member Number: 16133

*Kirinyaga 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 30th June 2025

Description	Revolving Fund	Revaluation Reserve	Accumulated surplus	Total
		Kshs	Kshs	Kshs
Balance As At 1 July I July 2023	204,875,242	-	14,041,388	218,916,630
Surplus/(Deficit) For the Period			4,963,345	4,963,345
Funds Received During the Year	31,300,000			31,300,000
Transfers				-
Revaluation Gain				-
Balance As At 30 June 2024	236,175,242	-	19,004,733	255,179,975
Balance As At 1 July 2024	236,175,242	-	19,004,733	255,179,975
Surplus/(Deficit) For the Period		-	7,909,737	7,909,737
Funds Received During the Year	31,300,000	-	-	31,300,000
Transfers	-	-	-	-
Revaluation Gain	-	-	-	-
Balance As At 30 June 2025	267,475,242	-	26,914,470	294,389,712

Kirinyaga 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	Note	FY2024-2025	FY2023-2024
		Kshs	Kshs
Cash flows from operating activities			
Receipts			
Public contributions and donations	6	-	-
Transfers from the county government	7	31,300,000	31,300,000
Interest received	9	8,903,116	7,386,095
Receipts from other operating activities	10	1,179,140	1,152,759
Total receipts		41,382,256	39,838,854
Payments			
Fund administration expenses		-	-
General expenses	12	3,546,166	3,575,509
Finance cost		-	-
Other payments		-	-
Total payments		(3,546,166)	(3,575,509)
Net cash flows from operating activities		37,836,090	36,263,345
Cash flows from investing activities			
Purchase of property, plant, equipment and Intangible assets		(-)	(-)
Proceeds from sale of property, plant & equipment		-	-
Proceeds from loan principal repayments		32,637,769	19,187,802
Loan disbursements paid out		(63,302,729)	(48,840,212)
Net cash flows used in investing activities		(30,664,960)	(29,652,410)
Cash flows from financing activities			
Proceeds from revolving fund receipts		-	-
Additional borrowings		-	-
Repayment of borrowings		(-)	(-)
Net cash flows used in financing activities		(-)	(-)
Net increase/(decrease) in cash & cash Equivalents		7,171,130	6,610,935
Cash and cash equivalents at 1 July		27,253,813	20,642,878
Cash and cash equivalents at 30 June		34,424,943	27,253,813

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

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

Description	Original budget	Adjustments	Final budget	Actual on comparable basis	Performance difference	% Utilization
	Kshs	Kshs	Kshs	Kshs	Kshs	
	a	b	C=(a+b)	d	e=(c-d)	f=d/c*100
Revenue						
Public Contributions and Donations	-	-	-	-	-	
Transfers From County Govt.	31,300,000	-	31,300,000	31,300,000	-	100%
Cash at Bank as at 1/07/2024	27,253,813	-	27,253,813	27,253,813	-	100%
Proceeds from loan principal repayments	32,637,769	-	32,637,769	32,637,769	-	100%
Interest Income	8,903,116	-	8,903,116	8,903,116	-	100%
Other Income	1,179,140	-	1,179,140	1,179,140	-	100%
Total Income	101,273,838	-	101,273,838	101,273,838	-	
Expenses						
Fund Administration Expenses	-	-	-	-	-	
General Expenses	3,546,166	-	3,546,166	3,546,166	-	100%
Loan Disbursements	97,727,672	-	97,727,672	63,302,729	34,424,943	65%
Total Expenditure	101,273,838	-	101,273,838	66,848,895	34,424,943	66%
Surplus For the Period	-	-	-	34,424,943	-	-
	-	-	-		-	-
Capital expenditure	-	-	-	-	-	-

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

Budget Reconciliation

	Description of Particulars	Amount in Kshs
	Actual Surplus Amounts as per the statement of Budget	34,424,943
1	Reason for differences	-
2	Reason for differences	-
3	Reason for differences	-
4	Reason for differences	-
	Closing Cash and Cash Equivalent as per the statement of Cash flows	34,424,943

19. Notes to the Financial Statements

Significant Accounting Policies

1. General Information

Kirinyaga County Executive Staff Mortgage Scheme Fund is established by and derives its authority and accountability from the Kirinyaga County Public Finance Management (Executive Mortgage Scheme Fund) Regulations, 2016. The entity is wholly owned by the County Government of Kirinyaga and is domiciled in Kenya. The entity’s principal activity is;

- I. Provide a loan scheme for the purchase, development, renovation or repair of residential property by members of the Scheme;
- II. Provide a loan scheme for the refinancing of an existing mortgage facility
- III. Provide a loan scheme for the purchase of a parcel of land for residential development A loan scheme for members of the scheme

2. Statement of compliance and basis of preparation

The Fund’s financial statements have been prepared in accordance with and comply with International Public Sector Accounting Standards (IPSAS). The financial statements are presented in Kenya shillings, which is the functional and reporting currency of the Fund. The accounting policies have been consistently applied to all the years presented. The financial statements have been prepared on the basis of historical cost, unless stated otherwise. The cash flow statement is prepared using the direct method. The financial statements are prepared on accrual basis.

3. Adoption of new and revised standards

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

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

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

Standard	Effective date and impact:
IPSAS 43: Leases	<i>Applicable 1st January 2025</i> The standard sets out the principles for the recognition, measurement, presentation, and disclosure of leases. The objective is to ensure that lessees and lessors provide relevant information in a manner that faithfully represents those transactions. This information gives a basis for users of financial statements to assess the effect that leases have on the financial position, financial performance and cashflows of an Entity.

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

	The new standard requires entities to recognise, measure and present information on right of use assets and lease liabilities.
IPSAS 44: Non- Current Assets Held for Sale and Discontinued Operations	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.
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.
IPSAS 46: Measurement	Applicable 1st January 2025 The objective of this standard was to improve measurement guidance across IPSAS by: <ul style="list-style-type: none"> i. Providing further detailed guidance on the implementation of commonly used measurement bases and the circumstances under which they should be used. ii. Clarifying transaction costs guidance to enhance consistency across IPSAS. iii. 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.
IPSAS 47: Revenue	Applicable 1st January 2026 This standard supersedes IPSAS 9- Revenue from exchange transactions, IPSAS 11 Construction contracts and IPSAS 23 Revenue from non- exchange transactions. This standard brings all the guidance of accounting for revenue under one standard. The objective of the standard is to establish the principles that an entity shall apply to report useful information to users of financial

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

	statements about the nature, amount, timing and uncertainty of revenue and cash flow arising from revenue transactions.
IPSAS 48: Transfer Expenses	Applicable 1st January 2026 The objective of the standard is to establish the principles that a transfer provider shall apply to report useful information to users of financial statements about the nature, amount, timing and uncertainty of expenses and cash flow arising from transfer expense transactions. This is a new standard for public sector entities geared to provide guidance to entities that provide transfers on accounting for such transfers.
IPSAS 49: Retirement Benefit Plans	Applicable 1st January 2026 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.
IPSAS 50: Exploration For & Evaluation of Mineral Resources	Applicable 1st January 2027 The objective of this Standard is to specify the financial reporting for the exploration for and evaluation of mineral resources. The Standard requires: <ul style="list-style-type: none"> i. Limited improvements to existing accounting practices for exploration and evaluation expenditures. ii. Entities that recognize exploration and evaluation assets to assess such assets for impairment in accordance with this Standard and measure any impairment in accordance with IPSAS 26. iii. Disclosures that identify and explain the amounts in the entity's financial statements arising from the exploration for and evaluation of mineral resources and help users of those financial statements understand the amount, timing and certainty of future cash flows from any exploration and evaluation assets recognized.

(i) Early adoption of standards

The Entity did not early – adopt any new or amended standards in the financial year or *the entity adopted the following standards early (state the standards, reason for early adoption and impact on entity's financial statements.)*

4. Summary of Significant Accounting Policies

a) Revenue recognition

i. Revenue from non-exchange transactions

Transfers from other government entities

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

ii. Revenue from exchange transactions

Interest income

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

Dividends

Dividends or similar distributions must be recognized when the shareholder's or the Entity's right to receive payments is established.

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 FY 2024/25 was approved by the County Assembly on 8th August, 2024. Subsequent revisions or additional appropriations were made to the approved budget in accordance with specific approvals from the appropriate authorities. The additional appropriations are added to the original budget by the entity upon receiving the respective approvals in order to conclude the final budget. Accordingly, the Fund recorded additional appropriations of Kshs 31,300,000 on the FY 2024/2025 budget following the governing body's approval.

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

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

Summary of Significant Accounting Policies (Continued)

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

A statement to reconcile the actual amounts on a comparable basis included in the statement of comparison of budget and actual amounts and the actuals as per the statement of financial cash flows has been presented.

c) 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 entity recognizes such parts as individual assets with specific useful lives and depreciates them accordingly. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in surplus or deficit as incurred. Where an asset is acquired in a non-exchange transaction for nil or nominal consideration the asset is initially measured at its fair value.

a) Intangible Assets

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

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

b) 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. *Subsequent to initial recognition, investment properties are measured using the cost model and are depreciated over an year period or investment property is measured at fair value with gains and losses recognised through surplus or deficit.* 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 period of de-recognition.

Summary of Significant Accounting Policies (Continued)

c) 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 entity does not have any hedge relationships and therefore the new hedge accounting rules have no impact on the Company's financial statements. (amend as appropriate).* A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. At initial recognition, the entity 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.

Financial assets

Classification of financial assets

The entity 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 entity'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 entity has made irrevocable election at initial recognition for particular investments in equity instruments.

Subsequent measurement

Based on the business model and the cash flow characteristics, the entity 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.

Summary of Significant Accounting Policies (Continued)

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 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.

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 entity manages financial assets with the objective of realizing cash flows through solely the sale of the assets would result in a fair value through surplus or deficit model.

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.

Impairment

The entity 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 entity recognizes a loss allowance for such losses at each reporting date. Critical estimates and significant judgments made by management in determining the expected credit loss (ECL) are set out.

Summary of Significant Accounting Policies (Continued)

Financial liabilities

Classification

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

d) Inventories

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

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

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

After initial recognition, inventory is measured at the lower of cost and net realizable value. However, to the extent that a class of inventory is distributed or deployed at no charge or for a nominal charge, that class of inventory is measured at the lower of cost and current replacement cost. Net realizable value is the estimated selling price in the ordinary course of operations, less the estimated costs of completion and the estimated costs necessary to make the sale, exchange, or distribution. Inventories are recognized as an expense when deployed for utilization or consumption in the ordinary course of operations of the Entity.

e) Provisions

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

f) Social Benefits

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

Summary of Significant Accounting Policies (Continued)

g) Contingent liabilities

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

Contingent assets

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

h) Nature and purpose of reserves

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

i) Changes in accounting policies and estimates

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

j) Employee benefits – Retirement benefit plans

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

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

Summary of Significant Accounting Policies (Continued)

k) Foreign currency transactions

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

l) Borrowing costs

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

m) Related parties

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

n) Cash and cash equivalents

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

o) Comparative figures

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

Summary of Significant Accounting Policies (Continued)

5. Significant judgments and sources of estimation uncertainty

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

a) Estimates and assumptions –

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

b) Useful lives and residual values

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

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

c) Provisions

Provisions were raised and management determined an estimate based on the information available.

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.

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

Notes To the Financial Statements Continued

6. Public contributions and donations

Description	FY2024-2025	FY2023-2024
	Kshs	Kshs
Donation From Development Partners	-	-
Contributions From the Public	-	-
Total	-	-

(Provide brief explanation for this revenue)

7. Transfers from County Government

Description	FY2024-2025	FY2023-2024
	Kshs	Kshs
Transfers From County Govt. –Operations		-
Payments By County On Behalf Of The Entity	6,456,368	-
Unconditional Development grants	-	-
Total	6,456,368	-

8. Fines, penalties and other levies

Description	FY2024-2025	FY2023-2024
	Kshs	Kshs
Late Payment Penalties	-	-
Fines	-	-
Total	-	-

9. Interest income

Description	FY2024-2025	FY2023-2024
	Kshs	Kshs
Interest Income from Mortgage Loans	8,903,116	7,386,095
Interest Income From Car Loans	-	-
Interest Income From Investments in financial assets	-	-
Interest Income On Bank Deposits	-	-
Total Interest Income	8,903,116	7,386,095

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

10. Other income

Description	FY2024-2025	FY2023-2024
	Kshs	Kshs
Insurance Recoveries	1,179,005	1,081,110
Income from Sale of Tender Documents	-	-
Bad debts recovered	-	-
Miscellaneous Income	135	71,649
Total Other Income	1,179,140	1,152,759

11. Employee Costs

Description	FY2024-2025	FY2023-2024
	Kshs	Kshs
Salaries And Wages	-	-
Staff Gratuity	-	-
Staff Training Expenses	-	-
Social Security Contribution	-	-
Other (<i>Specify</i>)	-	-
Total	-	-

12. Use of Goods and Services

Description	FY2024-2025	FY2023-2024
	Kshs.	Kshs.
General Office Expenses	-	-
Loan Processing Costs	-	-
Professional Services Costs	-	-
Administration Fees	2,272,774	2,010,902
Committee Allowances	-	-
Bank Charges	1,987	5,925
Electricity And Water Expenses	-	-
Fuel And Oil Costs	-	-

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

Description	FY2024-2025	FY2023-2024
	Kshs.	Kshs.
Insurance Costs	1,179,005	1,558,682
Postage And Courier	-	-
Printing And Stationery	-	-
Rental Costs	-	-
Security Costs	-	-
Telephone And Communication Expenses	-	-
Bank Charges	-	-
Audit Fees	-	-
Provision For Doubtful Debts	-	-
Other (ICPAK training)	92,400	-
Sub Totals	3,546,166	3,575,509
Fringe benefit tax	6,456,368	
Total	10,002,534	3,575,509

13. Depreciation and Amortization Expenses

Description	FY2024-2025	FY2023-2024
	Kshs.	Kshs.
Property Plant and Equipment	-	-
Intangible Assets	-	-
Total	-	-

14. Finance costs

Description	FY2024-2025	FY2023-2024
	Kshs	Kshs
Interest On Bank Overdrafts	-	-
Interest On Loans From Banks	-	-
Total	-	-

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

15. Gain/(loss) on disposal of assets

Description	FY2024-2025	FY2023-2024
	Kshs	Kshs
Property, Plant and Equipment	-	-
Intangible Assets	-	-
Total	-	-

16. Gain/ (loss) on Fair Value Investments

Description	FY2024-2025	FY2023-2024
	Kshs	Kshs
Investments at Fair Value- Equity investments	-	-
Fair value – Investment property	-	-
Fair value- other financial assets (specify)	-	-
Total Gain	-	-

17. Cash and cash equivalents

Description	FY2024-2025	FY2023-2024
	Kshs	Kshs
Xxx Car Loan Account	-	-
Kirinyaga County Executive Staff Mortgage Scheme Fund Account	34,424,943	27,253,813
Fixed Deposits Account	-	-
On – Call Deposits	-	-
Current Account	-	-
Others (<i>Specify</i>)	-	-
Total Cash and Cash Equivalents	34,424,943	27,253,813

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

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

Financial Institution	Account number	FY2024-2025	FY2023-2024
		Kshs	Kshs
a) Fixed Deposits Account			
Kenya Commercial Bank		-	-
Equity Bank, Etc.		-	-
Sub- Total		-	-
b) On - Call Deposits			
Kenya Commercial Bank		-	-
Sub- Total		-	-
c) Current Account			
Kenya Commercial Bank		-	-
Fortune Sacco Society Limited	1012225935270015	34,424,943	27,253,813
Sub- Total		34,424,943	27,253,813
d) Others(Specify)			
Cash In Transit		-	-
Cash In Hand		-	-
Sub- Total		-	-
Grand Total		34,424,943	27,253,813

18. Receivables from exchange transactions

Description	FY2024-2025	FY2023-2024
	Kshs	Kshs
Current Receivables		
Interest Receivable	1,373,647	-
Current Loan Repayments Due	6,566,081	4,400,000
Other Exchange Debtors-Fringe benefit tax	7,019,553	
Less: Impairment Allowance	-	(-)
Total Current Receivables	14,959,281	4,400,000
Non-Current Receivables		
Long Term Loan Repayments Due	252,025,041	223,526,162
Total Non- Current Receivables	252,025,041	223,526,162
Total Receivables From Exchange Transactions	266,984,322	227,926,162

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

Additional disclosure on interest receivable

Description	FY2024-2025	FY2023-2024
	Kshs	Kshs
Interest Receivable		
Interest receivable from current portion of long-term loans of previous years	-	-
Accrued interest receivable from of long-term loans of previous years	-	-
Interest receivable from current portion of long-term loans issued in the current year	-	-
Current loan repayments due		
Current portion of long-term loans from previous years		
Accrued principal from long-terms loans from previous periods	-	-
Current portion of long-term loans issued in the current year	-	-

19. Prepayments

Description	FY2024-2025	FY2023-2024
	Kshs	Kshs
Prepaid Rent	-	-
Prepaid Insurance	-	-
Prepaid Electricity Costs	-	-
Other Prepayments (<i>Specify</i>)	-	-
Total	-	-

20. Inventories

Description	FY2024-2025	FY2023-2024
	Kshs	Kshs
Consumable Stores	-	-
Spare Parts And Meters	-	-
Other Inventories (<i>Specify</i>)	-	-
Total Inventories	-	-

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

Detailed disclosure on inventories

	FY2024-2025	FY2023-2024
Opening balance	-	-
Additional Inventory in the year	-	-
Inventory expensed in the year	-	-
Write-downs in the year	-	-
Others specify	-	-
Closing balance	-	-

21. Investments in financial assets

Description	FY2024-2025	FY2023-2024
	Kshs	Kshs
a. Investment in Treasury bills and bonds		
Financial institution		
CBK	-	-
CBK	-	-
Sub- total	-	-
b. Investment with Financial Institutions/ Banks		
Bank x	-	-
Bank y	-	-
Sub- total	-	-
c. Equity investments (specify)		
Equity/ shares in Entity xxx	-	-
Sub- total	-	-
Grand total	-	-

(Entity should disclose whether the fixed investment financial assets are measured at amortised cost or at fair value through changes in net assets/ equity) Investments in equity should be measured at fair value through surplus or deficit. Other information to be disclosed includes: the interest rates, maturity dates, valuation methodology, and impairment of these investments.

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

Movement of Equity Investments

Impairment allowance/ provision	FY2024-2025	FY2023-2024
	Kshs	Kshs
At the beginning of the year	-	-
Purchase of investments in the year	-	-
Sale of investments during the year	(-)	(-)
Gain/(loss) in fair value of investments through surplus or deficit	-	-
At the end of the year	-	-

e) Shareholding in other entities

For investments in equity share listed 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	Kshs	Current year	Prior year
	%	%	%		Kshs	Kshs
Entity A	-	-	-	-	-	-
Entity B	-	-	-	-	-	-
Entity C	-	-	-	-	-	-
	-	-	-	-	-	-

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

22. Property, plant, and equipment

	Land	Buildings	Motor vehicles	Furniture and fittings	Computers and office equipment	Total
Rate	X%	X%	X%	X%	X%	
	Kshs	Kshs	Kshs	Kshs	Kshs	Kshs
At 1st July 2024	-	-	-	-	-	-
Additions	-	-	-	-	-	-
Disposals	(-)	(-)	-	(-)	(-)	-
Transfers/Adjustments	-	(-)	-	-	(-)	-
Revaluation Adjustments	-	-	-	-	-	-
At 30th June 2024						
At 1st July 2025	-	-	-	-	-	-
Additions	(-)	-	-	(-)	-	-
Disposals	(-)	-	-	(-)	-	-
Transfer/Adjustments	-	-	-	-	-	-
Revaluation Adjustments						
At 30th June 2025	(-)	(-)	(-)	(-)	(-)	(-)
Depreciation And Impairment	(-)	(-)	(-)	(-)	(-)	(-)
At 1 st July 2024	(-)	-	-	(-)	-	-
Depreciation	-	-	-	-	-	-
Impairment						
At 30th June 2024	(-)	(-)	(-)	(-)	(-)	(-)
At 1st July 2025	-	-	-	-	-	-
Depreciation	(-)	(-)	-	(-)	(-)	-
Disposals	-	(-)	(-)	-	(-)	(-)
Impairment	-	-	-	-	-	-
Transfer/Adjustment						
At 30th June 2025	-	-	-	-	-	-
Net Book Values	-	-	-	-	-	-
At 30th June 2024	-	-	-	-	-	-
At 30th June 2025	-	-	-	-	-	-

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

23. Intangible assets

Description	FY2024-2025	FY2023-2024
	Kshs	Kshs
Cost		
At Beginning of The Year	-	-
Additions	-	-
At End of The Year	-	-
Amortization And Impairment		
At Beginning of The Year	-	-
Amortization	-	-
At End of The Year	-	-
Impairment Loss	-	-
At End of The Year	-	-
NBV	-	-

24. Investment Property

Description	FY2024-2025	FY2023-2024
	Kshs	Kshs
At beginning of the year	-	-
Additions	-	-
Disposal during the year	(-)	(-)
Depreciation	(-)	(-)
Impairment	(-)	(-)
Gain/(loss) in fair value (if fair value is elected)	-	-
At end of the year	-	-

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

25. Trade and other payables from exchange transactions

Description	FY2024-2025		FY2023-2024	
	Kshs		Kshs	
Trade Payables	-		-	
Refundable Deposits	-		-	
Accrued Expenses	-		-	
Other Payables-Fringe benefit tax	7,019,553		-	
Total Trade and Other Payables	7,019,553		-	
Ageing analysis (Trade and other payables)	FY2024-2025	% of the Total	FY2023-2024	% of the Total
Under one year	-	%		%
1-2 years	-	%		%
2-3 years	-	%		%
Over 3 years	-	%		%
Total (tie to above total)	-			

26. Provisions

Description	Leave provision	Gratuity Provision	Other provision	Total
	Kshs	Kshs	Kshs	Kshs
Balance b/f	-	-	-	-
Additional provisions	-	-	-	-
Provision utilised	(-)	(-)	(-)	(-)
Change due to discount and time value for money	(-)	(-)	(-)	(-)
Total provisions year end	-	-	-	-
Current Provisions	-	-	-	-
Non-Current Provisions	-	-	-	-

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

27. Borrowings

Description	FY2024-2025	FY2023-2024
	Kshs	Kshs
Balance At Beginning of The Period	-	-
External Borrowings During the Year	-	-
Domestic Borrowings During the Year	-	-
Repayments of External Borrowings During the Period	(-)	(-)
Repayments of Domestic Borrowings During the Period	(-)	(-)
Balance At End of The Period	-	-

The table below shows the classification of borrowings into external and domestic borrowings:

Description	FY2024-2025	FY2023-2024
	Kshs	Kshs
External Borrowings		
Dollar Denominated Loan From 'X Organization'	-	-
Sterling Pound Denominated Loan From 'Y Organization'	-	-
Euro Denominated Loan from Z Organization'	-	-
Domestic Borrowings		
Kenya Shilling Loan From KCB	-	-
Kenya Shilling Loan from Barclays Bank	-	-
Kenya Shilling Loan from Consolidated Bank	-	-
Borrowings From Other Government Institutions	-	-
Total Balance at End of The Year	-	-

The table below shows the classification of borrowings long-term and current borrowings:

Description	FY2024-2025	FY2023-2024
	Kshs	Kshs
Short Term Borrowings (Current Portion)	-	-
Long Term Borrowings	-	-
Total	-	-

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

28. Employee benefit obligations

Description	Defined benefit plan	Post employment medical benefits	Other Provisions	FY2024-2025	FY2023-2024
	Kshs	Kshs	Kshs	Kshs	Kshs
Current Benefit Obligation	-	-	-	-	-
Non-Current Benefit Obligation	-	-	-	-	-
Total	-	-	-	-	-

29. Social Benefit Liabilities

Description	FY2024-2025	FY2023-2024
	Kshs	Kshs
Health social benefit scheme	-	-
Unemployment social benefit scheme	-	-
Orphaned and vulnerable benefit scheme	-	-
Elderly social benefit scheme	-	-
Bursary social benefits	-	-
Total	-	-
Current social benefits	-	-
Non- current social benefits	-	-
Total (tie to totals above)	-	-

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

30. Cash generated from operations.

Description	FY2024-2025	FY2023-2024
	Kshs	Kshs
Surplus/ (Deficit) For the Year Before Tax	7,909,737	4,963,345
Adjusted For:		
Depreciation	-	-
Amortization	-	-
Gains/ Losses On Disposal Of Assets	(-)	(-)
Interest Income	(-)	(-)
Transfer from county government	31,300,000	31,300,000
Working Capital Adjustments		
Increase In Inventory	(-)	(-)
Increase In Receivables	(1,373,647)	(-)
Increase In Payables	-	-
Net Cash Flow From Operating Activities	37,836,090	36,263,345

31. Related party balances

a) Nature of related party relationships

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

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

b) Related party transactions

Description	FY2024-2025	FY2023-2024
	Kshs	Kshs
Transfers From Related Parties'	6,456,368	-
Transfers To Related Parties	-	-

c) Key management remuneration

Description	FY2024-2025	FY2023-2024
	Kshs	Kshs
Board Of Trustees	-	-
Key Management Compensation	-	-
Total	-	-

d) Due from related parties

Description	FY2024-2025	FY2023-2024
	Kshs	Kshs
Due From Parent Ministry	-	-
Due From County Government	-	-
Total	-	-

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

Other Disclosures Continued

e) Due to related parties

Description	FY2024-2025	FY2023-2024
	Kshs	Kshs
Due To Parent Ministry	-	-
Due To County Government	-	-
Due To Key Management Personnel	-	-
Total	-	-

32. Contingent assets and contingent liabilities

Contingent Liabilities	FY2024-2025	FY2023-2024
	Kshs	Kshs
Court Case Xxx Against the Fund	-	-
Bank Guarantees	-	-
Total	-	-

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

33. Financial risk management

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

The Fund's financial risk management objectives and policies are detailed below:

a) Credit risk

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

Description	Total amount Kshs	Fully performing Kshs	Past due Kshs	Impaired Kshs
At 30 June 2022				
Receivables From Exchange Transactions	-	-	-	-
Receivables From Non-Exchange Transactions	-	-	-	-
Bank Balances	-	-	-	-
Total	-	-	-	-
At 30 June 2021				
Receivables From Exchange Transactions	-	-	-	-
Receivables From Non-Exchange Transactions	-	-	-	-
Bank Balances	-	-	-	-
Total	-	-	-	-

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

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

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

b) Liquidity risk management

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

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

Description	Less than 1 month	Between 1-3 months	Over 5 months	Total
	Kshs	Kshs	Kshs	Kshs
At 30 June 2025				
Trade Payables	-	-	-	-
Current Portion Of Borrowings	-	-	-	-
Provisions	-	-	-	-
Employee Benefit Obligation	-	-	-	-
Total	-	-	-	-
At 30 June 2024				
Trade Payables	-	-	-	-
Current Portion Of Borrowings	-	-	-	-
Provisions	-	-	-	-
Employee Benefit Obligation	-	-	-	-
Total	-	-	-	-

c) Market risk

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

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

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

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

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

i. Foreign currency risk

The entity 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 30 days from the date of the invoice and conversion at the time of payment is done using the prevailing exchange rate.

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

Description		Other currencies	Total
	Kshs	Kshs	Kshs
At 30 June 2025			
Financial Assets	-	-	-
Investments	-	-	-
Cash	-	-	-
Debtors/ Receivables			
Liabilities			
Trade And Other Payables	-	-	-
Borrowings	-	-	-
Net Foreign Currency Asset/(Liability)	-	-	-

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

Foreign currency sensitivity analysis

The following table demonstrates the effect on the Fund's statement of financial performance on 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 surplus/ deficit	Effect on equity
	Kshs	Kshs	Kshs
30th June 2025			
Euro	10%	-	-
USD	10%	-	-
30th June 2024			
Euro	10%	-	-
USD	10%	-	-

ii. Interest rate risk

Interest rate risk is the risk that the entity's financial condition may be adversely affected as a result of changes in interest rate levels. The entity'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. Using the end of the year figures, the sensitivity analysis indicates the impact on the statement of comprehensive income if current floating interest rates increase/decrease by one percentage point as a decrease/increase of Kshs- A rate increase/decrease of 5% would result in a decrease/increase in profit before tax of Kshs-

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

d) Capital risk management.

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

Description	FY2024-2025	FY2023-2024
	Kshs	Kshs
Revaluation reserve		
Revolving fund	-	-
Accumulated surplus	-	-
Total funds		
	-	-
Total borrowings	-	-
Less: cash and bank balances		
Net debt/(excess cash and cash equivalents)	-	-
Gearing	-	-

34. Events after the reporting period

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

35. Ultimate and Holding Entity

The entity is a County Public Fund established by Kirinyaga County public finance management (executive staff mortgage scheme fund) regulations, 2016 under the department of finance and economic planning. Its ultimate parent is the County Government of Kirinyaga.

36. Currency

The financial statements are presented in Kenya Shillings (Kshs)

20. Annexes

Annex I: Progress on Follow Up Of Prior Year Auditor’s Recommendations

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

Reference No. on the external audit Report	Issue / Observations from Auditor	Management comments	Status: (Resolved / Not Resolved)	Timeframe: (Put a date when you expect the issue to be resolved)
Kirinyaga CE/2023/2024/(20)	Long outstanding mortgage receivables	The County has instituted the loan recovery measures. The defaulters were issued with demand notices and statutory notices and already engaged auctioneers to recover outstanding loan balances. Due to the above measures some of the defaulters have already cleared their loans while others are servicing their loans	Partially resolved	30 th December, 2025
Kirinyaga CE/2023/2024/(20)	Failure to remit fringe benefit tax	The fringe benefits up to the year ended 30 th June 2025 have been remitted	Resolved	Resolved

Fund Manager/Accounting Officer (enter title of head of Fund)

Date.....

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

Annex II: Inter-Fund Confirmation Letter

COUNTY GOVERNMENT OF KIRINYAGA



DEPARTMENT OF FINANCE AND ECONOMIC PLANNING

Telephone: +254 – 020-8010181
 FAX: +254 – 020- 2582237
 Email: mortgage@kirinyaga.go.ke
 When replying please quote

County Headquarters,
 P.O. Box 260 -10304
 Kutus.
 Kirinyaga.

The County Government of Kirinyaga wishes to confirm the amounts disbursed to you as at 30th June 2025 as indicated in the table below. Please compare the amounts disbursed to you with the amounts you received and populate the column E in the table below Please sign and stamp this request in the space provided and return it to us.

Confirmation of amounts received by Kirinyaga County Executive Mortgage Scheme Fund as at 30th June 2025							
Reference Number	Date Disbursed	Amounts Disbursed by County Government of Kirinyaga (Kshs) as at 30 th June 2025				Amount Received by Kirinyaga County Executive Mortgage Scheme Fund (KShs) as at 30 th June 2025 (E)	Differences (KShs) (F)=(D-E)
		Recurrent (A)	Development (B)	Inter-Ministerial (C)	Total (D)=(A+B+C)		
FT251789C90K	27/06/2025	15,650,000	--		15,650,000	15,650,000	

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

FT25178TBKDI	27/06/2025	15,650,000			15,650,000	15,650,000	
Total						31,300,000	

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

Head of Accountants department of beneficiary Fund:

Name Raphael Mwan Sign  Date 08/10/25

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

Annex III: Reporting of Climate Relevant Expenditures

Project Name	Project Description	Project Objectives	Project Activities					Source Of Funds	Implementing Partners
				Q1	Q2	Q3	Q4		

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

Annex IV: 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