

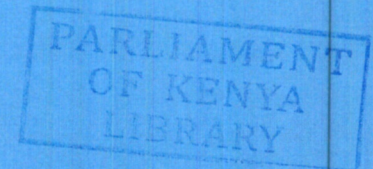
REPUBLIC OF KENYA



Enhancing Accountability

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REPORT



OF

THE AUDITOR-GENERAL

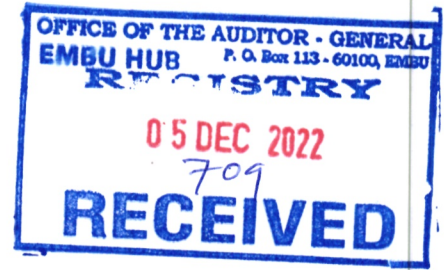
ON

**MERU COUNTY EXECUTIVE STAFF
HOUSING FUND**

**FOR THE YEAR ENDED
30 JUNE, 2022**



ANNEX 1



**MERU COUNTY EXECUTIVE STAFF HOUSING
FUND**

**AMENDED ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED
JUNE 30, 2022**

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

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**Meru County Executive Staff Housing Fund
Annual Report and Financial Statements for the year ended June 30, 2022**

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**Meru County Executive Staff Housing Fund
Annual Report and Financial Statements for the year ended June 30, 2022**

1. Key Entity Information and Management

a) Background information

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

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

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

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

b) Principal Activities

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

c) Board of Trustees/Fund Administration Committee

Ref	Name	Position
1	Rufus Miriti Mwereria	Administrator
2	Julius Mbaabu M'Inoti	Chairman
3	Samuel Murithi	Secretary
4	Joseph Kabii Chabari	Accounting Officer

d) Key Management

Ref	Name	Position
1	Rufus Miriti Mwereria	Administrator
2	Julius Mbaabu M'Inoti	Chairman
3	Samuel Murithi	Secretary
4	Joseph Kabii Chabari	Accounting Officer

e) Registered Offices

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

f) Fund Contacts

Telephone: (+254726980225)

g) Fund Bankers

1. Kenya Commercial Bank

h) Independent Auditors

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

i) Principal Legal Adviser

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



**Meru County Executive Staff Housing Fund
Annual Report and Financial Statements for the year ended June 30, 2022**

2. The Board Of Trustees

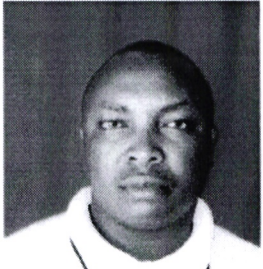
Name	Details of qualifications and experience
<p>1. Rufus Miriti Mwereria</p>  <p>Fund Administrator</p>	<p>DOB: 1962</p> <p>ACADEMIC QUALIFICATIONS: PhD in Education-Mount Kenya University, M.A in Policy and Leadership- Moi University(2010-2012), Bachelor of Education-Moi University(1990-1994), Post graduate diploma in Administration and Management- Cambridge University.</p> <p>WORK EXPERIENCE: County Secretary-Meru County Government(To date), Director TSC Mbeere South(2015-2017), Deputy District Education Officer(2000-2014), Teacher at Maua Girls(1994-1999).</p>
<p>2. Julius Mbaabu M’Inoti</p>  <p>Fund Chairman</p>	<p>DOB: 24.08.1962</p> <p>ACADEMIC QUALIFICATIONS: Bachelor of Laws, University of Nairobi- 1984 to 1987, Diploma in in Legal Systems, Kenya School of Law-1988, Member of the Law Society of Kenya, Member of the International Commission of Jurist, Current chairman of the Board of Management, Meru Teachers College.</p> <p>WORK EXPERIENCE: Managing partner at Mbaabu M’Inoti & Co. Advocates from 1990 to date, Notary Public & Commissioner for Oaths, State Counsel-State Law Office Nairobi(1989-1990).</p>
<p>3. Samuel Murithi</p>  <p>Fund Secretary</p>	<p>DOB: 23.06.1967</p> <p>ACADEMIC QUALIFICATIONS: Bachelor of Education, University of Nairobi- 1996 to 2000, Master of Education, University of Nairobi- 2001 to 2004, Phd in Education Administration and Management, University of Nairobi-2013 to date.</p> <p>WORK EXPERIENCE: Examination/Curriculum Master at Gikurune Secondary School(1989-2003), Lecturer at Meru Teachers College (2004-2014), Part time lecturer: University of Nairobi and Mount Kenya University (2006-2017), Director Administration and Human Resource (Jan. 2018 to date), Director Education and Community Mobilization Alcoholic Drinks and Control Boards (2015 to Jan. 2018), Chief of Staff County Government of Meru (2014-2015).</p>
<p>4. Joseph Kabii Chabari</p>  <p>Fund Accounting Officer</p>	<p>DOB: 1982</p> <p>ACADEMIC QUALIFICATIONS: MBA (Finance option) at Meru University of Science and Technology (2011-2013), Business Administration (Accounting option) at Maseno University (2004 - 2008), CPA (K) from KASNEB (2006 – 2008)</p> <p>WORK EXPERIENCE: Chief Officer Finance Economic Planning and ICT- Meru County Government of Meru (Feb. 2018 to date), Chief Accountant- The National Treasury (Jan. 2008 – 2018).</p>

**Meru County Executive Staff Housing Fund
Annual Report and Financial Statements for the year ended June 30, 2022**

3. Management Team

Name	Details of qualifications and experience
<p>1. Rufus Miriti Mwereria</p>  <p>Fund Administrator</p>	<p>DOB: 1962</p> <p>ACADEMIC QUALIFICATIONS: PhD in Education-Mount Kenya University, M.A in Policy and Leadership- Moi University(2010-2012), Bachelor of Education-Moi University(1990-1994), Post graduate diploma in Administration and Management- Cambridge University.</p> <p>WORK EXPERIENCE: County Secretary-Meru County Government(To date), Director TSC Mbeere South(2015-2017), Deputy District Education Officer(2000-2014), Teacher at Maua Girls(1994-1999).</p>
<p>2. Julius Mbaabu M’Inoti</p>  <p>Fund Chairman</p>	<p>DOB: 24.08.1962</p> <p>ACADEMIC QUALIFICATIONS: Bachelor of Laws, University of Nairobi- 1984 to 1987, Diploma in in Legal Systems, Kenya School of Law-1988, Member of the Law Society of Kenya, Member of the International Commission of Jurist, Current chairman of the Board of Management, Meru Teachers College.</p> <p>WORK EXPERIENCE: Managing partner at Mbaabu M’Inoti & Co. Advocates from 1990 to date, Notary Public & Commissioner for Oaths, State Counsel-State Law Office Nairobi(1989-1990).</p>
<p>3. Samuel Murithi</p>  <p>Fund Secretary</p>	<p>DOB: 23.06.1967</p> <p>ACADEMIC QUALIFICATIONS: Bachelor of Education, University of Nairobi- 1996 to 2000, Master of Education, University of Nairobi- 2001 to 2004, Phd in Education Administration and Management, University of Nairobi-2013 to date.</p> <p>WORK EXPERIENCE: Examination/Curriculum Master at Gikurune Secondary School(1989-2003), Lecturer at Meru Teachers College (2004-2014), Part time lecturer: University of Nairobi and Mount Kenya University (2006-2017), Director Administration and Human Resource (Jan. 2018 to date), Director Education and Community Mobilization Alcoholic Drinks and Control Boards (2015 to Jan. 2018), Chief of Staff County Government of Meru (2014-2015).</p>

**Meru County Executive Staff Housing Fund
Annual Report and Financial Statements for the year ended June 30, 2022**

<p>4. Joseph Kabii Chabari</p>  <p>Fund Accounting Officer</p>	<p>DOB: 1982</p> <p>ACADEMIC QUALIFICATIONS: MBA (Finance option) at Meru University of Science and Technology (2011-2013), Business Administration (Accounting option) at Maseno University (2004 - 2008), CPA (K) from KASNEB (2006 – 2008)</p> <p>WORK EXPERINCE: Chief Officer Finance Economic Planning and ICT- Meru County Government of Meru (Feb. 2018 to date), Chief Accountant- The National Treasury (Jan. 2008 – 2018).</p>
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**Meru County Executive Staff Housing Fund
Annual Report and Financial Statements for the year ended June 30, 2022**

4. Fund Chairperson's Report

On behalf of The Housing Loans Management Committee, I take this opportunity to present to you the 12 months, ended 30th June 2022, reports and financial statements pursuant to section 18 (d) of The Meru County Executive Staff Housing Fund Regulations 2015 which states that: within a period of three months after the end of each financial period, the Committee shall submit to the Auditor-General, the accounts of The Fund together with:

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

In the FY 2021/22 there was no budgetary allocation for the fund and therefore, there was no transfer to the Fund during the Financial Year.

I therefore request the County Government of Meru for more financial and human resource support so as to realize the growth and development of this Fund.

During the financial under review, the Fund's request to the Executive to have an office was approved and an office was allocated, which we later furnished to enable easier running of the Funds activities.

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

Signed: _____

Julius Mbaabu M'Inoti

Meru County Executive Staff Housing Fund
Annual Report and Financial Statements for the year ended June 30, 2022

5. Report of The Fund Administrator

The Meru County Executive Staff Housing Fund Regulations 2015 requires the Fund to prepare financial statements at the end of each financial period. I am pleased to present the financial statements for the board, for the period ended 30th June 2022.

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

This corporation officially began its operations in May 2016 and the Financial Year 2021-22 being its sixth year of operation.

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

During the financial under review, the Fund's request to the Executive to have an office was approved and an office was allocated, which we later furnished to enable easier running of the Funds activities. The Fund managed to purchase among other things:

- One work station and seven secretarial chairs to enable the Fund Committee to hold its meetings.
- A fire-proof safe for storage of sensitive documents like charge documents, title deeds and offer letters.
- Two laptops and a desktop.
- One filing cabinet.

In the FY 2021/22 there was no budgetary allocation for the Fund and therefore there was no transfer to the Fund during the Financial Year.

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

**Meru County Executive Staff Housing Fund
Annual Report and Financial Statements for the year ended June 30, 2022**

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

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

Signed: _____

Rufus Miriti Mwereria

**Meru County Executive Staff Housing Fund
Annual Report and Financial Statements for the year ended June 30, 2022**

6. Statement of Performance Against County Entity's Predetermined Objectives

Introduction

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

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

During the FY2021/22, the fund planned to undertake various activities whose overall objective is to attain the overall objective which the fund was established to do.

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

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

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

Programme	Objectives	Outcome	Indicator	Performance (During the FY2021/22)
Provision of loan facilities	To enable County staff to achieve their goal of house ownership	Improvement of quality of living by county staff	No. of staff homes constructed	During the period under review, the fund disbursed Kshs.44,740,996 to 14 beneficiaries.
Mobilization of funds	To raise funds for implementation of home ownership dream by county staff	County staff able to access the loan facility	Amount collected during the year	During the period under review the fund collected Kshs.48,373,994 from both loan repayment and interest earned

7. Corporate Governance Statement

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

This report highlights the main corporate governance structures and practices that guide the Board:

Governance Principles and Guidelines

The Committee is at the core of the Funds' governance practice for protection of long-term interests of all stakeholders. Guided by the principles of best practices in governance, the Committee performs its duties in the interest of the Fund to improve stakeholder's value and for continued sustainability of the Fund. The Fund provides oversight to Management and ensures the staff operates within the Code of Conduct and Ethics and Public Officers and Ethics.

Responsibilities of the Committee

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

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

Capacity Building for the Committee

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

Composition of the Committee

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

Meru County Executive Staff Housing Fund
Annual Report and Financial Statements for the year ended June 30, 2022

Accountability and audit

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

Internal Controls

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

Committee' Remuneration

During every Committee meeting, present members are entitled to a sitting allowance. The Chairperson receives a travel allowance.

8. Management Discussion and Analysis

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

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

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

Since inception the fund has disbursed monies to its beneficiary to a tune of Ksh.518,615,921 to a total of 69 members of the staff. These monies have been distributed as follows:

Financial year	Amount distributed	Number of disbursements
2017/18	179,500,000	14
2018/19	208,907,840	36
2019/2020	57,157,701	21
2020/2021	28,309,384	16
2021/2022	44,740,996	14

From the analysis, it is clear that there has been an increase in loan disbursement for the last financial year occasioned by the County Government honouring repayment of deductions that were in arrears. The fund administration is negotiating with the county management to allocate additional funding to the Fund. It is expected that the additional funding will enhance operations at the fund and also enable more employees to access the loans and help them realize the dream of home ownership.

Over the years the fund has collected Ksh.42,992,205 as interest repayment from the loanees which has been subsequently used as a revolving fund as shown below:

Meru County Executive Staff Housing Fund
Annual Report and Financial Statements for the year ended June 30, 2022

Financial year	Amount earned as loan interest
2017/18	6,736,626
2018/19	5,448,156
2019/2020	8,907,292
2020/2021	11,255,142
2021/2022	10,644,989

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

9. Environmental and Sustainability Reporting

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

**Meru County Executive Staff Housing Fund
Annual Report and Financial Statements for the year ended June 30, 2022**

10. Report of The Trustees

The Meru County Executive Staff Housing Fund Committee submit their report together with the financial statements for the year ended June 30, 2022 which show the state of the Fund affairs.

Principal activities

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

Results

The results of the fund for the year ended June 30, 2022 are set out on pages 1 and 2.

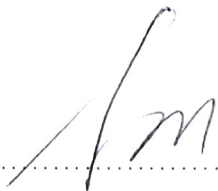
Trustees

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

Auditors

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

By Order of the Committee



.....

Chairperson of the fund

Date: 02/12/2022

REPUBLIC OF KENYA

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



Enhancing Accountability

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Anniversary Towers
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P.O. Box 30084-00100
NAIROBI

REPORT OF THE AUDITOR-GENERAL ON MERU COUNTY EXECUTIVE STAFF HOUSING FUND FOR THE YEAR ENDED 30 JUNE, 2022

PREAMBLE

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

- A. Report on the 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 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 Government achieves value for money and that such funds are applied for the intended purpose.
- C. Report on Effectiveness of Internal Controls, Risk Management and Governance which considers how the entity has instituted checks and balances to guide internal operations. This responds to the effectiveness of the governance structure, the risk management environment and the internal controls developed and implemented by those charged with governance for orderly, efficient and effective operations of the entity.

An unmodified opinion does not necessarily mean that an entity has complied with all relevant laws and regulations, and that its internal controls, risk management and governance systems are properly designed and were working effectively in the financial year under review.

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

REPORT ON THE FINANCIAL STATEMENTS

Qualified Opinion

I have audited the accompanying financial statements of Meru County Executive Staff Housing Fund set out on pages 1 to 26, which comprise of the statement of financial position as at 30 June, 2022, and the statement of financial performance, statement of changes in net assets, statement of cash flows and statement of comparison of budget and actual amounts for the year then ended, and a summary of significant accounting

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

In my opinion, except for the effect of the matters described in the Basis for Qualified Opinion section of my report, the financial statements present fairly, in all material respects, the financial position of Meru County Executive Staff Housing Fund as at 30 June, 2022, and of its financial performance and its cash flows for the year then ended, in accordance with International Public Sector Accounting Standards (Accrual Basis), the Public Finance Management Act, 2012 and comply with the Meru County Executive Staff Housing Fund Regulations, 2015.

Basis of Qualified Opinion

1. Accuracies of Financial Statements

1.1 Unreconciled Variance on Interest Income

The statement of financial performance and as disclosed in Note 1 to the financial statements reflects interest income amount of Kshs.11,747,888 while the statement of comparison of budget and actual amounts reflects actual interest on comparable basis of Kshs.10,644,989 resulting to an unreconciled variance of Kshs.1,102,899.

1.2 Understatement of Interest Earned

The statement of financial position and as disclosed in Note 4a to the financial statements reflects current receivables from exchange transactions balance of Kshs.54,171,775 which further includes interest due (interest earned but not received during the year) of Kshs.5,230,181. In addition, Note 7 to the financial statements under loan repayments reflects a balance of Kshs.10,644,989 as interest received during the year. Therefore, total interest earned during the year amounted to Kshs.15,875,170. The amount differs with Kshs.11,747,888 reflected in the statement of financial performance resulting to understatement of interest income by Kshs.4,127,282.

In the circumstances, the accuracy of the interest income of Kshs.11,747,888 could not be confirmed.

1.3 Inaccuracy in the Statement of Cash Flows

The statement of cash flows reflects Kshs.1,485,011 in respect of purchase of property, plant, equipment and intangible assets. However, Note 5 to the financial statements reflects additions of Kshs.1,469,547 resulting to unexplained variance of Kshs.15,464.

In the circumstances, the accuracy of the statement of cash flows for the year ended 30 June, 2022 could not be confirmed.

2. Under Recovery of Monthly Loan Repayments

The statement of financial position and as disclosed in Note 4(b) to the financial statements, reflects a balance of Kshs.362,893,849 in respect to non-current receivables from exchange transactions. Review of loanee's amortization schedules indicated that five (5) loanees were paying amounts lower than their required monthly loan repayments resulting to under collection of loan recoveries amounting to Kshs.3,085,577. However,

no proper explanation was provided why the loanees were paying amounts lower than their required monthly loan repayments, yet no recovery measures had been taken.

In the circumstances, the accuracy of non-current receivables from exchange transactions balance of Kshs.362,893,849 could not be confirmed.

3. Defaulted loans

The statement of financial position and as disclosed in Note 4(b) to the financial statements, reflects Kshs.362,893,849 in respect to non-current receivables from exchange transactions. Review of records maintained by the Fund indicated ten (10) borrowers had defaulted on their loan repayments totalling Kshs.24,497,920. Even though Management indicated there was legal enforcement of recoveries against the ten (10) defaulters, no evidence was provided to confirm the assertion. Further, no satisfactory explanation was provided why recovery measures on the non-performing loans were not taken in due time. In addition, provision for doubtful debts has not been provided for and disclosed in the financial statements as required by law.

Failure to recover the outstanding amounts may result in loss of public funds.

In the circumstances, the recoverability of Kshs.24,497,920 owed to the Fund could not be confirmed.

4. Irregular Reduction of Long-Term Receivables from Exchange Transactions

As reported in the previous year, the statement of financial position and as disclosed in Note 4 to the financial statements reflects receivables from exchange transactions totalling Kshs.417,065,624 which includes long term loan receivables of Kshs.362,893,849. The amount excludes Kshs.777,254 deducted from the loan account of a former County Executive Committee Member. However, the deduction was not supported by deposits in the Housing Fund Bank Account.

Further, according to documents provided for audit, the borrower was advanced a mortgage loan totalling Kshs.13,000,000 in the year 2017 which was repayable for a period of twenty (20) years. However, review of the loan account indicated that between 20 June, 2019 and 20 June, 2021, no money was remitted to the Fund for the repayment of the loan and yet the Fund's records indicated the loan reduced by Kshs.777,254 from a balance of Kshs.11,930,894 on 20 June, 2019 to a balance of Kshs.11,153,640 on 20 June, 2021.

Although Management concurred with the audit finding, the financial statements were not amended to reflect the correct amount of outstanding long-term loan receivables.

In the circumstances, the accuracy and completeness of non-current receivables from exchange transactions balance totalling Kshs.362,893,849 as at 30 June, 2022 could not be confirmed.

The audit was conducted in accordance with International Standards of Supreme Audit Institutions (ISSAIs). I am independent of the Meru County Executive Staff Housing Fund Management in accordance with ISSAI 130 on Code of Ethics. I have fulfilled other ethical responsibilities in accordance with the ISSAI and in accordance with other ethical requirements applicable to performing audits of financial statements in Kenya. I believe

that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my qualified opinion.

Key Audit Matters

Key audit matters are those matters that, in my professional judgment, are of most significance in the audit of the financial statements. There were no key audit matters to report in the year under review.

Other Matter

1. Budgetary Control and Performance

The statement of comparison of budget and actual amounts reflects final receipts budget and actual on comparable basis of Kshs.12,281,406 and Kshs.10,644,989 respectively resulting to an under collection of Kshs.1,636,417 or 13% of the budget. Similarly, the Fund expended Kshs.4,309,508 against an approved budget of Kshs.7,000,000 resulting to an under-expenditure of Kshs.2,690,492 or 38% of the budget. The funds could have been allocated to other deserving areas that would have improved delivery of goods and services to the residents of Meru County. Further, the budget approved by the County Assembly was not provided for audit review.

In the circumstances, it was not clear how the appropriated funds were allocated.

2. Unresolved Prior Year Matters

The audit report for the year ended 30 June, 2021 raised several unsatisfactory issues in regard to balances reflected in the financial statements and lawfulness and effectiveness in use of resources. However, the issues remained unresolved as at 30 June, 2022. Management has not provided reasons for the delay in resolving the issues. Further, the issues are not disclosed under the progress on follow up of auditor's recommendations section of the financial statements as required by the Public Sector Accounting Standards Board.

REPORT ON LAWFULNESS AND EFFECTIVENESS IN USE OF PUBLIC RESOURCES

Conclusion

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

Basis for Conclusion

1. Unbalanced Budget

The Fund's statement of comparison of budget and actual amounts for the year ended 30 June, 2022 reflects Kshs.12,281,406 and Kshs.7,000,000 in respect to approved revenue and expenditure budgets respectively resulting to a budget imbalance of Kshs.5,281,406. The unbalanced budget is contrary to Section 31(c) of the Public Finance

Management (County Governments) Regulations, 2015 which states that budget revenue and expenditure appropriations shall be balanced.

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

2. Loans Issued Against the Officers Contractual Period

The statement of financial position and as disclosed in Note 4(b) to the financial statements reflects a balance of Kshs.362,893,849 in respect to non-current receivables from exchange transactions. The amount includes Kshs.292,100,000 in respect to outstanding loan balances owed by two (2) Governors, two (2) Deputy Governors, two (2) County Secretaries, one (1) County Attorney, five (5) County Public Service Board Members, two (2) Chief Officers and eleven (11) County Executive Committee Members who were issued with loans. However, the loans and repayment period granted was against the Salaries and Remuneration Commission (SRC) circular dated 30 November, 2016 which stipulates that County Executive Committees Members are entitled to a loan which is repayable within five (5) years or before the end of the term of their work contract, whichever is earlier.

In the circumstances, Management was in breach of the Salaries and Remuneration Commission Circular.

The audit was conducted in accordance with ISSAI 4000. The standard requires 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 are in compliance, in all material respects, with the authorities that govern them. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my conclusion.

REPORT ON EFFECTIVENESS OF INTERNAL CONTROLS, RISK MANAGEMENT AND GOVERNANCE

Conclusion

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

Basis for Conclusion

1. Failure to Authorize, Examine, Serialize and Document Payment Vouchers

Review of payment vouchers revealed that some payment vouchers were not examined, approved and authorized by both the Fund Administrator (A.I.E Holder) and the Accounting Officer. Further, not all payment vouchers were serially numbered and stamp paid.

In the circumstances, internal controls in respect to payments could not be confirmed.

2. Biased Award of Loan Applications

Review of Meru County Executive Staff Housing Fund application forms revealed that some applicants' loan application forms were pending for as long as three (3) years without being reviewed for disbursement despite the applicants attaching all the pre-approval documents required whereas some applications made during the year were given priority casting doubt on the criteria the Loan Committee used to award the loan.

In the circumstances, the fairness in loan applications approval is in doubt.

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 control, risk management and overall governance were operating effectively, in all material respects. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my conclusion.

Responsibilities of Management and 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 control 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 to sustain services, disclosing, as applicable, matters related to sustainability of services and using the applicable basis of accounting unless the Management is aware of intention to terminate the Fund or 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 are in compliance 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 the 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

The audit objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion in accordance with the provisions

of Section 48 of the Public Audit Act, 2015 and submit the audit report in compliance with Article 229(7) of the Constitution. 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 and weakness 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 addition to the audit of the financial statements, a compliance audit is planned and performed to express a conclusion about whether, 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 accordance with the provisions of Article 229(6) of the Constitution and submit the audit report in compliance with Article 229(7) of the Constitution.

Further, in planning and performing the audit of the financial statements and audit of compliance, I consider internal control in order to give an assurance on the effectiveness of internal controls, risk management and overall governance processes and systems in accordance with the provisions of Section 7(1)(a) of the Public Audit Act, 2015 and submit the audit report in compliance with Article 229(7) of the Constitution. My consideration of the internal control would not necessarily disclose all matters in the internal control that might be material weaknesses under the ISSAIs. A material weakness is a condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that misstatements caused by error or fraud in amounts that would be material in relation to the financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions.

Because of its inherent limitations, internal control may not prevent or detect misstatements and instances of non-compliance. Also, projections of any evaluation of effectiveness to future periods are subject to the risk that controls may become inadequate because of changes in conditions, or that the degree of compliance with the Fund policies and procedures may deteriorate.

As part of an audit conducted in accordance with ISSAIs, I exercise professional judgement and maintain professional skepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Management.
- Conclude on the appropriateness of the Management's use of the applicable basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Fund's

ability to continue to sustain its services. If I conclude that a material uncertainty exists, I am required to draw attention in the auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my audit report. However, future events or conditions may cause the Fund to cease to sustain its services.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information and business activities of the Fund to express an opinion on the financial statements.
- Perform such other procedures as I consider necessary in the circumstances.

I communicate with the Management regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that are identified during the audit.

I also provide Management with a statement that I have complied with relevant ethical requirements regarding independence and to communicate with them all relationships and other matters that may reasonably be thought to bear on my independence and where applicable, related safeguards.


CPA Nancy Gathungu, CBS
AUDITOR-GENERAL

Nairobi

15 May, 2023


MERU COUNTY EXECUTIVE STAFF HOUSING FUND


Annual Report and Financial Statements For the year ended June 30, 2022

13. Statement of Financial Performance for The Year Ended 30th June 2022

	Note	2021-2022 KShs	2020-2021 KShs
Revenue from non-exchange transactions			
Public contributions and donations		-	-
Transfers from the County Government		-	-
Fines, penalties and other levies		-	-
Revenue from exchange transactions			
Interest income	1	11,747,888	12,620,815
			-
Total revenue		11,747,888	12,620,815
Expenses			
Fund administration expenses		-	-
Staff costs		-	-
General expenses	2	4,309,508	5,010,752
Finance costs		-	-
Total expenses		4,309,508	5,010,752
Other gains/losses			
Gain/loss on disposal of assets		-	-
Surplus/(deficit) for the period		7,438,380	7,610,063

The notes set out on pages 17 to 21 form an integral part of these Financial Statements


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Rufus Miriti Mwereria
Administrator of the Fund

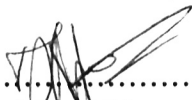

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Virginia Kawira Miriti
Fund Accountant
ICPAK Member Number: 13979

**Meru County Executive Staff Housing Fund
Annual Report and Financial Statements for the year ended June 30, 2022**

14. Statement of Financial Position As At 30 June 2022

	Note	2021-2022 KShs	2020-2021 KShs
Assets			
Current assets			
Cash and cash equivalents	3	10,831,593	12,870,652
Current Receivables from exchange transactions	4a	54,171,775	59,181,122
Inventories			
Non-current assets			
Non- Current Receivables from Exchange Transactions	4b	362,893,849	349,734,443
Property, plant and equipment	5	1,485,011	157,630
Intangible assets		-	-
Total assets		429,382,228	421,943,847
Liabilities			
Current liabilities			
pre- payment			-
Non-current liabilities			
Non-current employee benefit obligation		-	-
Long term portion of borrowing			-
Total liabilities		-	-
Net assets			
Revolving Fund	6	395,851,126	395,851,126
Accumulated surplus		33,531,102	26,092,721
Total net assets and liabilities		429,382,228	421,943,847

The accounting policies and explanatory notes to these financial statements form an integral part of the financial statements. The entity amended financial statements were approved on 02/12/2022 and signed by:

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Rufus Miriti Mwereria
Administrator of the Fund

.....

Virginia Kawira Miriti
Fund Accountant
ICPAK Member Number: 13799

Meru County Executive Staff Housing Fund
 Annual Report and Financial Statements for the year ended June 30, 2022
 15. Statement Of Changes In Net Assets For The Year Ended 30th June 2022

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



 Rufus Miriti Mwereria
 Administrator of the Fund





 Virginia Kawira Miriti
 Fund Accountant
 ICPAK Member Number: 13799

Meru County Executive Staff Housing Fund
Annual Report and Financial Statements for the year ended June 30, 2022

16. Statement Of Cashflows For The Year Ended 30 June 2022

	Note	2021-2022 KShs	2020-2021 KShs
Cash flows from operating activities			
Receipts			
Interest received	7	10,644,989	11,255,142
Total Receipts		10,644,989	11,255,142
Payments			
General expenses	2	4,309,508	4,988,234
LESS Depreciation	2	122,462	
Total Payments		4,187,046	4,988,234
Net cash flows from operating activities		6,457,943	6,266,908
Cash flows from investing activities			
Purchase of property, plant, equipment and intangible assets		1,485,011	-
Loan disbursements paid out	8	44,740,996	28,309,384
Net cash flows used in investing activities		46,226,007	28,309,384
Cash flows from financing activities			
Transfers from the County Government	6	-	-
Undeclared repayment		300,000	
loan repayment	7	37,429,005	24,734,160
Net cash flows used in financing activities		37,729,005	24,734,160
Net increase/(decrease) in cash and cash equivalents		-2,039,059	2,691,684
Cash and cash equivalents at 1 JULY 2021		12,870,652	10,178,968
Cash and cash equivalents at 30 JUNE 2022	3	10,831,593	12,870,652


Rufus Miriti Mwereria
Administrator of the Fund


Virginia Kawira Miriti
Fund Accountant
ICPAK Member Number: 13979

Meru County Executive Staff Housing Fund
Annual Report and Financial Statements for the year ended June 30, 2022

17. Statement Of Comparison Of Budget And Actual Amounts For The Year Ended 30th June 2022

	Original budget	Adjustments	Final budget	Actual on comparable basis	Performance difference	% utilisation
	2022	2022	2022	2022	2022	2022
Revenue	KShs	KShs	KShs	KShs	KShs	
Interest income	12,281,406	-	12,281,406	10,644,989	1,636,417	87
Total income	12,281,406	-	12,281,406	10,644,989	1,636,417	87
Expenses						
General expenses	7,000,000	-	7,000,000	4,309,508	2,690,492	62
Total expenditure	7,000,000	-	7,000,000	4,309,508	2,690,492	62
Surplus for the period	5,281,406	-	5,281,406	7,438,380	- 1,054,075	120

Budget notes:

1. The difference between the budgeted and actual amounts arose due to some non-performing loans and delayed remittance of deductions by the County Government.

MERU COUNTY EXECUTIVE STAFF HOUSING FUND
Annual Report and Financial Statements For the Period ended June 30, 2022

18. Notes to the Financial Statements

1. General Information

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

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

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

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

2. Statement of compliance and basis of preparation

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

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

3. Adoption of new and revised standards

(i) Relevant new standards and amendments to published standards effective for the year ended 30 June 2022

IPSASB deferred the application date of standards from 1st January 2022 owing to Covid-19. This was done to provide entities with time to effectively apply the standards. The deferral was set for 1st January 2023.

(ii) New and amended standards and interpretations in issue but not yet effective in the year ended 30 June 2022

Standard	Effective date and impact
IPSAS 41: Financial Instruments	<p>Applicable: 1st January 2023:</p> <p>The objective of IPSAS 41 is to establish principles for the financial reporting of financial assets and liabilities that will present relevant and useful information to users of financial statements for their assessment of the amounts, timing and uncertainty of an Entity's future cash flows.</p>

Standard	Effective date and impact:
	<p>IPSAS 41 provides users of financial statements with more useful information than IPSAS 29, by:</p> <ul style="list-style-type: none"> • Applying a single classification and measurement model for financial assets that considers the characteristics of the asset’s cash flows and the objective for which the asset is held; • Applying a single forward-looking expected credit loss model that is applicable to all financial instruments subject to impairment testing; and • Applying an improved hedge accounting model that broadens the hedging arrangements in scope of the guidance. The model develops a strong link between an Entity’s risk management strategies and the accounting treatment for instruments held as part of the risk management strategy.
<p>IPSAS 42: Social Benefits</p>	<p>Applicable: 1st January 2023</p> <p>The objective of this Standard is to improve the relevance, faithful representativeness and comparability of the information that a reporting Entity provides in its financial statements about social benefits. The information provided should help users of the financial statements and general-purpose financial reports assess:</p> <ul style="list-style-type: none"> (a) The nature of such social benefits provided by the Entity; (b) The key features of the operation of those social benefit schemes; and (c) The impact of such social benefits provided on the Entity’s financial performance, financial position and cash flows.

MERU COUNTY EXECUTIVE STAFF HOUSING FUND
Annual Report and Financial Statements For the Period ended June 30, 2022

Standard	Effective date and impact:
Amendments to Other IPSAS resulting from IPSAS 41, Financial Instruments	<p>Applicable: 1st January 2023:</p> <ul style="list-style-type: none"> a) Amendments to IPSAS 5, to update the guidance related to the components of borrowing costs which were inadvertently omitted when IPSAS 41 was issued. b) Amendments to IPSAS 30, regarding illustrative examples on hedging and credit risk which were inadvertently omitted when IPSAS 41 was issued. c) Amendments to IPSAS 30, to update the guidance for accounting for financial guarantee contracts which were inadvertently omitted when IPSAS 41 was issued. <p>Amendments to IPSAS 33, to update the guidance on classifying financial instruments on initial adoption of accrual basis IPSAS which were inadvertently omitted when IPSAS 41 was issued.</p>
Other improvements to IPSAS	<p>Applicable 1st January 2023</p> <ul style="list-style-type: none"> • <i>IPSAS 22 Disclosure of Financial Information about the General Government Sector.</i> <p>Amendments to refer to the latest System of National Accounts (SNA 2008).</p> <ul style="list-style-type: none"> • <i>IPSAS 39: Employee Benefits</i> <p>Now deletes the term composite social security benefits as it is no longer defined in IPSAS.</p> <ul style="list-style-type: none"> • IPSAS 29: Financial instruments: Recognition and Measurement <p>Standard no longer included in the 2021 IPSAS handbook as it is now superseded by IPSAS 41 which is applicable from 1st January 2023.</p>
IPSAS 43	<p>Applicable 1st January 2025</p> <p>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</p>

MERU COUNTY EXECUTIVE STAFF HOUSING FUND
Annual Report and Financial Statements For the Period ended June 30, 2022

Standard	Effective date and impact:
	<p>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.</p> <p>The new standard requires entities to recognise, measure and present information on right of use assets and lease liabilities.</p>
<p>IPSAS 44: Non-Current Assets Held for Sale and Discontinued Operations</p>	<p><i>Applicable 1st January 2025</i></p> <p>The Standard requires,</p> <p>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:</p> <p>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.</p>

(iii) Early adoption of standards

The entity did not early – adopt any new or amended standards in year 2022.

MERU COUNTY EXECUTIVE STAFF HOUSING FUND
Annual Report and Financial Statements For the Period ended June 30, 2022

4. Significant Accounting Policies

a) Revenue recognition

i) Revenue from non-exchange transactions

Transfers from other government entities

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

ii) Revenue from exchange transactions

Interest income

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

b) Budget information

The original budget for FY 2021/2022 was approved by the Committee of the Fund in June 2021. Subsequent revisions or additional appropriations were made to the approved budget in accordance with specific approvals from the appropriate authorities. The additional appropriations are added to the original budget by the entity upon receiving the respective approvals in order to conclude the final budget. Accordingly, the Fund recorded no additional appropriations on the FY 2021/2022 budget following the governing body's approval.

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

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

A statement to reconcile the actual amounts on a comparable basis included in the statement of comparison of budget and actual amounts and the actuals as per the statement of financial performance has been presented on page 5 of these financial statements.

Summary Of Significant Accounting Policies (Continued)

c) Property, plant and equipment

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

d) Intangible Assets

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

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

e) Financial instruments

Financial assets

Initial recognition and measurement

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

Loans and receivables

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

MERU COUNTY EXECUTIVE STAFF HOUSING FUND
Annual Report and Financial Statements For the Period ended June 30, 2022

Summary Of Significant Accounting Policies (Continued)

Held-to-maturity

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

Impairment of financial assets

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

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

Financial liabilities

Initial recognition and measurement

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

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

Loans and borrowing

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

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

Summary Of Significant Accounting Policies (Continued)

f) Inventories

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

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

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

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

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

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

g) Provisions

Provisions are recognized when the Entity has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits or service potential will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

Where the Entity expects some or all of a provision to be reimbursed, for example, under an insurance contract, the reimbursement is recognized as a separate asset only when the reimbursement is virtually certain.

The expense relating to any provision is presented in the statement of financial performance net of any reimbursement.

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.

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Summary Of Significant Accounting Policies (Continued)

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.

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.

Summary Of Significant Accounting Policies (Continued)

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.

p) Events after the reporting period

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

q) Ultimate and Holding Entity

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

r) Currency

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

Summary Of Significant Accounting Policies (Continued)

5. Significant judgments and sources of estimation uncertainty

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

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

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

b) Useful lives and residual values

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

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

c) Provisions

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

6. Notes To The Financial Statements

1. Interest Income

Description	2021-2022	2020-2021
	KShs	KShs
Interest income from loans(mortgage or car loans	11,747,888	12,620,815
Total interest income	11,747,888	12,620,815

2. General Expenses

Description	2021-2022	2020-2021
	KShs	KShs
Consumables	-	-
Electricity and water expenses	-	-
Fuel and oil costs	-	-
valuation and Insurance costs	-	-
Subsistence Allowances	3,864,699	2,957,697
Printing and stationery	-	-
Fund Committee Allowance	282,000	301,000
Security costs	-	-
Telecommunication	-	-
Hospitality	-	-
Depreciation and amortization costs	122,462	22,518
Other expenses	40,347	1,729,537
Total	4,309,508	5,010,752

3. Cash and Cash Equivalentents

Description	2021-2022	2020-2021
	KShs	KShs
Fixed deposits account	-	-
On – call deposits	-	-
Current account	10,831,593	12,870,652
Others	-	-
Total cash and cash equivalentents	10,831,593	12,870,652

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Notes To The Financial Statements (Continued)

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

		2021- 2022	2020-2021
Financial institution	Account number	KShs	KShs
c) Current account			
Kenya Commercial bank	1204408971	10,831,593	12,870,652
Bank B		-	-
Sub- total		10,831,593	12,870,652

4. Receivables from Exchange Transactions

	Description	2021-2022	2020-2021
		KShs	KShs
4a	Current Receivables from exchange transactions		
	Interest due	5,230,181	2,398,501
	Current loan receiveables	37,557,974	40,986,562
	Other exchange debtors due	11,383,620	15,796,059
	Less: impairment allowance	-	-
	Total Current receivables from Exchange Transactions	54,171,775	59,181,122
4b	Non- Current Receivables from Exchange Transactions		
	Long term loan receiveables	362, 893,849	349,734,443
	Total Non current receivables from Exchange Transactions	362, 893,849	349,734,443
	Total receivables from exchange transactions	417,065,624	408,915,565

MERU COUNTY EXECUTIVE STAFF HOUSING FUND
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Notes To The Financial Statements (Continued)

5. Property, Plant and Equipment

	Land and	Motor vehicles	Furniture and fittings	Computers and office equipment	Total
	Buildings				
Cost	KShs	KShs	KShs	KShs	KShs
At 1st July 2017	-	-	-	-	-
Additions	-	-	-	198,568	198,568
Disposals	-	-	-	-	-
Transfers/adjustments	-	-	-	-	-
At 30th June 2018	-	-	-	198,568	198,568
Depreciation and impairment					
At 1st July 2017					
Depreciation	-	-	-	24,821	24,821
Disposals	-	-	-	-	-
Impairment	-	-	-	-	-
Transfer/adjustment	-	-	-	-	-
At 30th June 2018	-	-	-	24,821	24,821
Net book values					
At 30th June 2018	-	-	-	173,747	173,747
At 1st July 2018	-	-	-	173,747	173,747
Additions	-	-	-	55,000	55,000
Disposals	-	-	-	-	-
Transfers/adjustments	-	-	-	-	-
At 30th June 2019	-	-	-	228,747	228,747
Depreciation and impairment					
At 1st July 2018					
Depreciation	-	-	-	22,864	22,864
Disposals	-	-	-	-	-
Impairment	-	-	-	-	-
Transfer/adjustment	-	-	-	-	-
At 30th June 2019	-	-	-	22,864	22,864
Net book values					
At 30th June 2019	-	-	-	205,883	205,883
At 1st July 2019	-	-	-	205,883	205,883
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
Transfer/adjustments	-	-	-	-	-
At 30th June 2019	-	-	-	205,883	205,883

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Depreciation and Impairment					
At 1st July 2019					
Depreciation	-	-	-	25,735	25,735
Disposals	-	-	-	-	-
Impairment	-	-	-	-	-
Transfer/adjustment	-	-	-	-	-
At 30th June 2020	-	-	-	25,735	25,735
Net book values					
At 30th June 2020	-	-	-	180,148	180,148
At 1st July 2020	-	-	-	180,148	180,148
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
Transfer/adjustments	-	-	-	-	-
At 30th June 2021	-	-	-	180,148	180,148
Depreciation and Impairment					
At 1st July 2020					
Depreciation	-	-	-	22,518	22,518
Disposals	-	-	-	-	-
Impairment	-	-	-	-	-
Transfer/adjustment	-	-	-	-	-
At 30th June 2021	-	-	-	22,518	22,518
Net book values					
At 30th June 2021	-	-	-	157,630	157,630
At 1st July 2021	-	-	-	157,630	157,630
Additions	-	-	475,230	994,317	1,469,547
Disposals	-	-	-	-	-
Transfer/adjustments	-	-	-	-	-
At 30th June 2022	-	-	475,230	1,151,947	1,627,177
Depreciation and Impairment					
At 1st July 2021					
Depreciation	-	-	39,603	82,860	122,462
Disposals	-	-	-	-	-
Impairment	-	-	-	-	-
Transfer/adjustment	-	-	-	-	-
At 30th June 2022	-	-	39,603	82,860	122,462
Net book values					
At 30th June 2022	-	-	435,628	1,069,087	1,485,011

Notes To The Financial Statements (Continued)

6. Revolving Fund

Description	(JULY 2021- JUNE 2022)	(JULY 2020- JUNE 2021)
	KShs	KShs
Balance b/f	395,851,126	395,851,126
Transfers from the county government	-	-
Payments by County on behalf of the entity	-	-
Total	395,851,126	395,851,126

7. Loan Repayments

Description	(JULY 2021- JUNE 2022)	(JULY 2020- JUNE 2021)
	KShs	KShs
loan principal	37,429,005	24,734,160
Undeclared repayment	300,000	-
Interest received	10,644,989	11,255,142
Total other income	48,373,994	35,989,302

8. Loan Disbursements Paid Out

Description	FY 2021/2022	FY 2020/2021
	KShs	KShs
loan disbursements	44,740,996	28,309,384
Interest on loans from banks	-	-
Total	44,740,996	28,309,384

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Other Disclosures

9. Related party balances

a) Nature of related party relationships

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

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

b) Related party transactions

	2021/2022	2020/2021
	KShs	KShs
Transfers from County Government	-	-

c) Key management remuneration

	2021/2022	2020/2021
	KShs	KShs
Fund Committee Allowances	282,000	301,000
Total	282,000	301,000

Other Disclosures Continued

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

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

	Total amount KShs	Fully performing KShs	Past due KShs	Impaired KShs
At 30 June 2022				
Receivables from exchange transactions	417,065,624	417,065,624	-	-
Bank balances	10,831,593	10,831,593	-	-
Total	427,897,217	427,897,217	-	-
At 30 June 2021				
Receivables from exchange transactions	421,966,365	421,966,365	-	-
Bank balances	12,870,652	12,870,652	-	-
Total	434,837,017	434,837,017	-	-
At 30 June 2020				
Receivables from exchange transactions	414,333,784	414,333,784	-	-
Bank balances	10,178,968	10,178,968	-	-
Total	424,512,752	424,512,752	-	-
			-	-
At 30 June 2019			-	-
Receivables from exchange transactions	404,859,263	404,859,263	-	-
Bank balances	37,165,488	37,165,488	-	-
Total	442,024,751	442,024,751	-	-

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

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

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

b) Liquidity risk management

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

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

	Less than 1 month	Between 1-3 months	Over 5 months	Total
	KShs	KShs	KShs	KShs
At 30 June 2022				
Current portion of borrowings	-	-	54,171,775	54,171,775
Total	-	-	54,171,775	54,171,775
At 30 June 2021				
Current portion of borrowings	-	-	59,181,122	59,181,122
Total	-	-	59,181,122	59,181,122
At 30 June 2020				
Current portion of borrowings	-	-	46,767,479	46,767,479
Total	-	-	46,767,479	46,767,479
At 30 June 2019				
Current portion of borrowings	-	-	29,964,364	29,964,364
Total	-	-	29,964,364	29,964,364
At 30 June 2018				
Current portion of borrowings	-	-	8,745,324	8,745,324
Total	-	-	8,745,324	8,745,324

c) Market risk

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

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

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

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

d) Capital risk management

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

	2022	2021	2020	2019
	KShs	KShs	KShs	KShs
Revolving fund	395,851,126	395,851,126	395,851,126	395,851,126
Accumulated surplus	33,531,102	26,092,721	18,482,658	9,008,137
Total funds	429,382,228	421,943,847	414,333,784	404,859,263
Total borrowings	44,740,996	28,309,384	57,157,701	208,907,840
Less: cash and bank balances	(10,831,593)	(12,870,652)	(10,178,968)	(37,164,488)
Net debt/(excess cash and cash equivalents)	33,909,403	15,438,732	46,978,733	171,743,352
Gearing	8%	4%	11%	42%

MERU COUNTY EXECUTIVE STAFF HOUSING FUND
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11. Progress On Follow Up Of Auditor Recommendations

The fund is yet to receive the certificate of the audit report on the fund's financial statements for the year ended 30 June 2021.