

# Florida Road Urban Improvement Precinct NPC (Florida Rd UIP)

Registration Number: 2013/059252/08



## Annual Report for year ended 30 June 2022

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## Florida Road Urban Improvement Project NPC (Florida Rd UIP)

Registration Number: 2013/059252/08

("the Company")



### Notice of the 9<sup>th</sup> Annual General Meeting

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**Email:** [fynn@urbanmgt.co.za](mailto:fynn@urbanmgt.co.za)

**Business Address:** Ocean Dune, 2 Heleza Blvd, Hillhead, Umhlanga, 4320

**Registered address:** Ocean Dune, 2 Heleza Blvd, Hillhead, Umhlanga, 4320

**Postal address:** Box 867, uMhlanga Rocks, 4320,

Notice is hereby given that the Annual General Meeting of the members of the Company will be held via Microsoft Teams Meeting on **16 February 2023 at 10h00** for the following purposes:

1. To receive the Chairman's Report.
2. To receive and adopt the audited annual financial statements for the year ended 30 June 2022, which incorporates the independent auditors report.
3. To re-appoint Baker Tilly Morrison Murray as the auditors of the company.
4. To elect directors in terms of Article 4 of the Memorandum of Incorporation.  
The Board shall comprise a minimum of 5 and a maximum of 10 nominated directors.

It would facilitate secretarial procedures if nominations for the appointment of Directors could be emailed to [cherrie@urbanmgt.co.za](mailto:cherrie@urbanmgt.co.za) by no later than 1 February 2023. Nominations must be in writing with the name of the proposer and seconder, the acceptance of such nomination by the nominee, and should be accompanied by the curriculum vitae of such nominee. A nomination form is enclosed for this purpose.

5. To receive and adopt the budget for the financial year 1 July 2023 to 30 June 2024.
6. To transact such other business as may be transacted at an Annual General Meeting.

**Note:** Any member entitled to attend and vote is entitled to appoint a proxy to attend, vote and speak in his/her stead, and such proxy need not also be a member of the Company. A form of proxy is enclosed for this purpose.

Items for discussion under any agenda item should be advised to the Chairman of the Florida Rd Urban Improvement Project NPC and emailed to [cherrie@urbanmgt.co.za](mailto:cherrie@urbanmgt.co.za) by no later than the 1 February 2023. Please note that such notification must be in writing.

By order of the Board

W. Stainforth

Chairman

**Florida Road Urban Improvement Project NPC (Florida Rd UIP)**

Registration Number: 2013/059252/08



**Directors Nomination Form for the Annual General Meeting of 16 February 2023**

I, the undersigned:.....

duly authorised representative of:.....

being a Member of the Florida Road Special Ratings Area, hereby nominate for appointment as Director of the Florida Road Urban Improvement Project NPC:

.....

\_\_\_\_\_  
Proposer's signature

\_\_\_\_\_  
Nominee's signature

**NOTE:**

Directors Nomination Form should be emailed to [cherrie@urbanmgt.co.za](mailto:cherrie@urbanmgt.co.za) for the attention the Chairman Florida Road Urban Improvement Project NPC by **1 February 2023**.

**Florida Road Urban Improvement Project NPC (Florida Rd UIP)**

Registration Number: 2013/059252/08



**Form of Proxy**

I, the undersigned.....

duly authorised as representative of.....

being a Member of the Florida Road Special Ratings Area, hereby appoint:

..... (Name of Proxy)

Or, failing him/her, the Chairman of the meeting, as my proxy to vote for me and on my behalf at the Annual General Meeting of the Florida Road Urban Improvement Project NPC to be held on 16 February 2023.

I record that my proxy will vote as he/she thinks fit.

Signed at:..... this.....day of.....2023

Signature:.....

FOR AND BEHALF OF:.....

**NOTE:**

**Proxy forms should be emailed to [cherrie@urbanmgt.co.za](mailto:cherrie@urbanmgt.co.za) for the attention the Chairman Florida Road Urban Improvement Project NPC by 1 February 2023.**



## Florida Road Urban Improvement Project NPC (Florida Rd UIP)

Registration Number: 2013/059252/08

### Agenda

1. Welcome
2. Apologies
3. Resolution 1: To receive and adopt the annual financial statements for the year ended 30 June 2022, which incorporates the independent auditors report.
4. To adopt the Minutes of the Annual General Meeting held on 9 February 2022.
5. Matters Arising for the Annual General Meeting held on 9 February 2022.
6. To receive the Chairman's Report
7. Resolution 2: To Re-appoint Baker Tilly Morrison Murray as the auditors to the Company.
8. Resolution 3: To elect Directors for the ensuing year. In terms of the Memorandum of Incorporation the following Directors retire at the Annual General Meeting, and being eligible, are available for re-election: Wayne Stainforth, Ross Roger, Alfred Sudheim, Laurence Dinsdale, Tom Wood and Chris Rencken.
9. Resolution 4: To receive and adopt the Budget for the financial year 1 July 2023 to 30 June 2024.
10. General
11. Close of Meeting

By order of the Board



**Florida Road Urban Improvement Project (UIP) NPC**  
(Registration Number: 2013/059252/08)

**Minutes of the 8th Annual General Meeting of Members of the Florida Road Urban Improvement Project (UIP) NPC, held via Microsoft Teams Meeting on 9 February 2022 at 11h00**

**Directors:**

Name	Initial	Representing	Present	Apologies
Wayne Stainforth (Chair)	WS	Western Star	Present	
Tom Woods	TW	Private		Apologies
Alfred Sudheim	AS	118 & 124 Florida Road		Apologies
Laurence Dinsdale	LD	Dropkick Murphy's		
Chris Rencken	CR	Urban Lime	Present	
Ross Rodger	RR	Olive Tree Church	Present	
Patrick Brown	PB	Private	Present	
Zohra Teke	ZT	Istanbul		Apologies

**Invitees:**

Brian Wright	BW	UIP Project Leader		Apologies
Jarrold Evans	JE	UIP Head of Operations North	Present	
Nwabisa Mkhize	NM	UIP Head of Operations South	Present	
Andrew Fynn	AF	UIP Precinct Manager	Present	
Jo Barnard	JB	UIP Corporate Governance & Secretariat	Present	
Cherrie Francis	CF	UIP Company Secretariat Assistant	Present	
Maxine Schilz	MS	UIP Finance	Present	
Melanie Rosettenstein	MR	UIP Communications	Present	
Monique Sharpley	MSh	Baker Tilly Morrison Murray Auditors	Present	

1/21	Welcome and Introductions	Action
	Wayne Stainforth (“the Chair”) welcomed all to the 8 <sup>th</sup> Annual General Meeting of Members of the Florida Road Urban Improvement Project Non-Profit Company (“Florida Road UIP”).	
2/21	Apologies	
	a.) Apologies were recorded as listed above.	
	b.) Proxies were recorded as listed above.	
3/21	Quorum	
	The attendees confirmed having received due notice of the meeting.	
	It was noted that the quorum required for the Annual General Meeting was 10 members, personally present or by proxy, or by its duly authorised representative. The Chair therefore confirmed the meeting duly constituted.	

	<p>The Chair introduced the meeting to the Directors as follows:</p> <ul style="list-style-type: none"> <li>• Wayne Stainforth</li> <li>• Ross Roger</li> <li>• Pat Brown</li> <li>• Alfred Sudheim (in absentia)</li> <li>• Chris Rencken</li> <li>• Laurence Dinsdale</li> <li>• Tom Woods (in absentia)</li> <li>• Zohra Teke (in absentia).</li> </ul> <p>The Chair further introduced Brian Wright, Andrew Fynn, Jarrod Evans, Nwabisa Mkhize Joanne Barnard, Cherrie Francis, Maxine Schilz and Melanie Rosettstein of the UIP’s Management Team.</p> <p>Monique Sharpley (MSh) of Baker Tilly Morrison Murray (the Auditor), was in attendance to answer any questions pertaining to the Audited Annual Financial Statements.</p>	
<b>4/21</b>	<b>Resolution 1 - To receive and adopt the annual financial statements for the year ended <u>30 June 2021</u>, which incorporates the Chairman’s report to members, and the report of the independent auditors.</b>	
	<p>The Chair explained that the approval of the Annual Financial Statements had been brought forward on the Agenda, to allow the Auditors to leave the meeting after their respective presentation.</p> <p>The Chair noted that the Annual Financial Statements (AFS) along with the Chair’s Review and the Report of the Independent Auditors, fully cover the activities of the Company for the period under review. The Chair explained that Monique Sharpley (MSh)) from Baker Tilly Morrison Murray (the Auditor) was in attendance to respond to members’ questions.</p> <p>As no comments or queries were raised, Pat Brown (PB) proposed and Ross Rodgers (RR) seconded that the Annual Financial Statements of the Company for the year ended 30 June 2021 be approved and adopted. The proposal was accepted, and the <b><u>meeting resolved that the Financial Statements for the year ended 30 June 2021 were approved and adopted.</u></b></p>	
<b>5/21</b>	<b>To adopt the Minutes of the Annual General Meeting held on 9 February 2021</b>	
	<p>The Minutes of the Annual General Meeting held on <u>9 February 2021</u> had been circulated to attendees before the meeting.</p> <p>There being no comments, the minutes were approved as a correct record of proceedings. As such, adoption of the minutes was proposed by RR and a seconded by Laurence Dinsdale (LD).</p>	
<b>6/21</b>	<b>Matters Arising from Previous Minutes</b>	
	<p>Joanne Barnard (JB) noted the action log, as circulated ahead of the meeting. All actions were taken as completed.</p> <p>In response to the action item regarding the Security Tender, the directors agreed to discuss the progress of the matter at a directors meeting which was held subsequent to the AGM.</p>	
<b>7/21</b>	<b>Presentation of the Chairman’s Annual Report</b>	



	The meeting took the Chairman’s Annual Report as read and noted that the Annual Presentation would be circulated to members after the meeting.	MR
<b>8/21</b>	<b>Resolution 2: Appointment of the auditors to the Company</b>	
	The Companies Act 2008 requires us to annually appoint an Auditor to the Company. The Chair proposed the re-appointment of Baker Tilly Morrison Murray as the appointed Auditors for the Company. The motion was put to the meeting and <b><u>was unanimously carried.</u></b>	
<b>9/21</b>	<b>Resolution 3: To elect directors for the ensuing year</b>	
	<p>The Chair explained that the Directors would retire at this Annual General Meeting and that the following Directors would be available for re-election:</p> <ul style="list-style-type: none"> <li>• Wayne Stainforth</li> <li>• Ross Roger</li> <li>• Alfred Sudheim</li> <li>• Laurence Dinsdale</li> <li>• Chris Rencken</li> <li>• Tom Woods.</li> </ul> <p>The meeting noted the Companies Act of 2008 required that Directors be individually elected, and as such he called for nominations of directors:</p> <ul style="list-style-type: none"> <li>• Wayne Stainforth (WS) nominated by RR and seconded by Pat Brown.</li> <li>• Ross Roger nominated by WS and seconded by Chris Rencken (CR)</li> <li>• Alfred Sudheim nominated by WS and seconded by CR</li> <li>• Laurence Dinsdale nominated by WS and seconded by CR</li> <li>• Tom Woods nominated by WS and seconded by CR</li> <li>• Chris Rencken nominated by WS and seconded by CR.</li> </ul> <p>The Chair noted the resignation of Pat Brown and Zohra Teke from the Florida Road UIP Board of Directors and consequently expressed his thanks for their service on behalf of the UIP and wished them well.</p> <p>There being no objections to the nominations, the Chair moved that the nominees be elected to the Board until the next Annual General Meeting. <b><u>The motion was unanimously carried.</u></b></p>	JB/CF
<b>10/21</b>	<b>Resolution 4: To receive and adopt the Budget for the financial year of 1 July 2022 to 30 June 2023</b>	
	<p>The Chair explained that Resolution 4 was to receive and adopt the budget for the financial year 1 July 2022 to 30 June 2023.</p> <p>The Chair explained that eTM required that the annual budget be approved by a majority of members at the AGM and noted that the 2022/2023 levy increase was set at 13.8% and that the budgeted deficit was funded by the Reserve.</p>	

**Florida Rd UIP Budget July 2022 - June 2023**

	1	2	3	4	5	6	7	8
	Forecast 2021/2022	Budget 2021/2022	Variance	Budget 2022/2023	% of Budget	% 2023 Budget to Forecast 2022	% 2023 Budget to Budget 2022	Variance Budget 2022 to 2023
<b>Income</b>								
SRA levies raised - anticipated SRA rate increase	3 257 194	3 591 346	334 152	3 706 687		13,8%	3,2%	115 341
Provision for under collections & prop value / usage changes	-179 567	-179 567	0	0		-100,0%	-100,0%	179 567
Voluntary sidewalk monitors	30 547	31 568	1 021	32 075		5,0%	1,6%	507
Voluntary residential and NGO	86 602	103 278	16 676	86 602		0,0%	-16,1%	-16 676
<b>Total Income</b>	<b>3 194 776</b>	<b>3 546 625</b>	<b>351 849</b>	<b>3 825 364</b>		<b>19,7%</b>	<b>7,9%</b>	<b>278 739</b>
<b>Expenses</b>				0				
<b>1 Admin and general</b>	199 572	197 461	-2 111	209 741	5,3%	5,1%	6,2%	12 280
<b>2 Utilities</b>	0	0	0	0	0,0%	0,0%	0,0%	0
<b>3 Company costs</b>	49 404	129 233	79 829	53 027	1,3%	7,3%	-59,0%	-76 206
<b>4 Operational management</b>	653 765	653 765	0	681 218	17,3%	4,2%	4,2%	27 453
<b>5 Security</b>	855 012	879 033	24 021	934 260	23,7%	9,3%	6,3%	55 227
<b>6 Cleaning</b>	513 647	547 989	34 342	538 193	13,6%	4,8%	-1,8%	-9 796
<b>7 Greening</b>	62 502	70 335	7 833	69 608	1,8%	11,4%	-1,0%	-727
<b>8 Repairs &amp; maintenance</b>	48 199	48 199	0	50 230	1,3%	4,2%	4,2%	2 031
<b>9 Social Economic Development</b>	614 153	636 944	22 791	641 564	16,3%	4,5%	0,7%	4 620
<b>10 Communications, PR &amp; mrkt. of the UIP</b>	133 920	136 209	2 289	139 547	3,5%	4,2%	2,5%	3 338
<b>11 Project management and leverage fee</b>	350 601	350 601	0	365 330	9,3%	4,2%	4,2%	14 729
<b>12 Special Projects</b>	31 200	31 200	0	264 000	6,7%	746,2%	746,2%	232 800
<b>Total Expenses</b>	<b>3 511 975</b>	<b>3 680 971</b>	<b>168 996</b>	<b>3 946 718</b>	<b>100,0%</b>	<b>12,4%</b>	<b>7,2%</b>	<b>265 747</b>
<b>Surplus/ ( Deficit)</b>	<b>-317 199</b>	<b>-134 346</b>		<b>-121 354</b>				
<b>A Reserves at beginning of period</b>	1 771 763	797 140	974 623	1 295 029				
<b>B Net Income/(loss)</b>	-317 199	-134 346	-182 853	-121 354				
<b>C Place Making committee Reserve</b>	-159 535	-159 535	0	0				
<b>D Transfer into reserves</b>	-476 734	-293 881		-121 354				
<b>E Reserves at end of period</b>	<b>1 295 029</b>	<b>503 259</b>	<b>791 770</b>	<b>1 173 675</b>				

**There being no further questions, the Directors unanimously voted to approve and adopt the 2022/23 Budget of R3,946,718 and financed by a levy income of R3,825,364.**

As requested by the Chair, Nwabisa Mkhize (NM) undertook to prompt him on 28<sup>th</sup> March 2022 to meet with Rob Goulden with regards to securing voluntary contributions for the FRUIP from his residential tenants.

NM/WS

**11/21 General**

None.

**12/21 Meeting Closure**

There being no further business the Chair thanked the meeting for their attendance, with Pat Brown extending his gratitude to the Management Team and Directors for their ongoing efforts on the Road. The Chair declared the meeting closed at 11h15.

Read and confirmed this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
Chair

# Florida Rd Urban Improvement Precinct NPC

Registration No. 2013/059252/08

## Summary of Actions coming out of meetings



### AGM 9 February 2022

	Minute no.	Action:	By whom	Progress
1.	7/21	<b>Presentation of the Chairman's Annual Report</b> <ul style="list-style-type: none"><li>• DP / MR to circulate AGM Report to the FRUIP Members</li></ul>	MR	Done
2.	9/21	<b>Resolution 3: To elect directors for the ensuing year</b> <ul style="list-style-type: none"><li>• Resignation of Directors – CF to attend to lodging with CIPC resignation of Pat &amp; Zohra</li></ul>	CF	Done
3.	10/21	<b>Resolution 4: To receive and adopt the Budget for the financial year of 1 July 2022 to 30 June 2023</b> <ul style="list-style-type: none"><li>• NM to remind Wayne on the 28<sup>th</sup> of March to contact Rob Goulden to discuss voluntary levy contributions and values of his commercial property, this is potential income to FRUIP</li></ul>	NM	Done

## What Is A UIP?

An Urban Improvement Precinct (UIP) is one term given to a vehicle used to manage public spaces. Implemented abroad and throughout South Africa UIP's (also known as City Improvement Districts / Business Improvement Districts) successfully tackle the threat of urban decay; retain existing investment; stimulate new investment; improve safety and quality of life and respond to the challenge of environmental sustainability.

There is no correlation between the rand value of municipal rates paid and service levels delivered to an area as there is a set service level throughout the municipality. This means that despite some areas contributing more to the rates base, service levels will remain the same. For this reason, property owners in key economic nodes come together to fund the establishment and management of public space management structures.



In Kwa-Zulu Natal, this structure is known as a UIP or Special Ratings Area (SRA) and is classified as a geographic area within which the majority of property owners agree to pay for certain services supplementary to those supplied by the municipality. Essentially, the UIP fills the gap in service delivery to public areas thus ensuring the desired level of safety and quality of public areas and add measurable value for all stakeholders.

## Services Provided

Services provided by a UIP are based on the needs of the area and the related budget but usually include:

- Dedicated Precinct Manager
- Dedicated security teams that work with local authorities
- Dedicated cleaning and maintenance teams focused on taking care of public space
- Marketing and Communication
- Social and Environmental Projects
- Work that grows partnerships with local councils/municipalities

## Formation and Management

The UIP/SRA mechanism is provided for in the Municipal Property Rates Act of 2004. The Act requires the UIP register a Non-Profit Company (NPC) to represent property owners in the defined UIP area. The NPC runs independently of the municipality, ensures service delivery and provides financial governance. The UIP Board which is constituted by property owners or property owner representatives must approve an annual budget for services rendered to the defined UIP area. The budget is approved annually by the municipality together with a finance agreement.

The UIP budget is funded by property owner levies which are calculated on a pro rata basis against assessed property values. This payment is levied on the municipal rates bill and collected by the municipality, free of charge, on behalf of the NPC. Once the formation of the UIP is approved by Council all property owners with its boundaries are required by law to contribute to the UIP

## The Benefits

- A UIP is a sustainable funding mechanism for urban management and improvement, with the financial responsibility equitably shared by precinct members.
- With governance by the Municipal Property Rates Act of 2004, there are no free-loaders as all property owners within the UIP boundaries are compelled by the law to contribute.
- Being an independent and privately funded entity, means the UIP management is directly answerable to its property owners, ensuring responsive service delivery.
- As a municipal-recognised legal entity through which issues of common interest and concerns can be addressed, the UIP is able to leverage costs and service levels with private sector service providers such as security, landscaping etc.
- The UIPs are recognised as 'service provider' to public areas by the municipality. The status of an official service provider provides significant leverage in optimising municipal service delivery.

## Background to Establishment of The Florida UIP

The Florida Rd Urban Improvement Precinct (FRUIP) boundaries are defined as Florida Rd and the adjacent lanes bordering on to properties located on Florida Rd.

Florida Road, although having benefited from the 2010 Soccer World Cup infrastructure upgrade, was experiencing increasing levels of urban decay, specifically around the issue of crime, grime and by-law enforcement. This was negatively impacting on property values / rates base, investor confidence, business viability and the quality of life of those who work, live and visit the area.

The status quo in 2012 resulted in commercial property owners establishing the FRUIP which commenced for operations in July 2013.

## UIP Services

Based on a budget and business plan approved by the FRUIP board, the management team delivers the following services:

- Dedicated Precinct Manager
- Safety and security delivered by a dedicated UIP security team that interacts with SAPS, Metro Police, community policing forums and security companies
- A 24-hour reporting line **086 111 6113** for security and emergency services, create a platform for members to report municipal faults in public spaces, and encourage feedback and suggestions on service delivery and how better to improve the Florida Rd experience
- The UIP aims to optimise municipal services while actively motivating for improved and upgraded municipal infrastructure
- Landscaping, cleaning and maintenance of public area infrastructure delivered by a dedicated team
- Place-making projects all aimed at making the experience of Florida Rd more enjoyable
- A well-structured website [www.floridaroaduip.co.za](http://www.floridaroaduip.co.za) that keeps users updated with latest news, projects and events.
- An email service that provides important information on security updates and municipal service alerts.



## **UIP / Municipal Relationship**

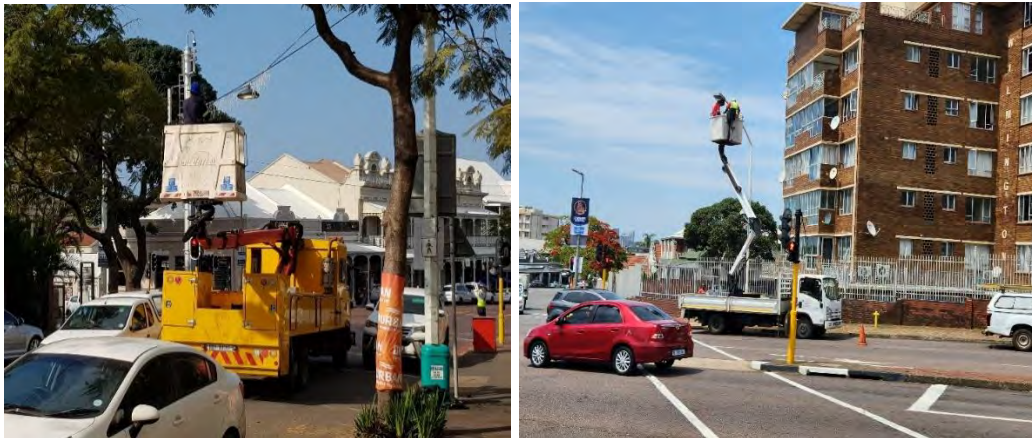
At the core of Florida Road's success, is the ability for the UIP and Municipality to build and strengthen a positive and mutually beneficial relationship. In this regard, significant progress has been made. Importantly the UIP does not replace or duplicate municipal services, instead provides a supplementary service to the precinct.

There has been a noticeable decline in service delivery from eTM since the beginning of the national lockdown and consequently, there is still a backlog on faults reported. As a result of continuous engagement and follow ups, various eThekweni Municipality Departments attended to several reported faults including road markings, pothole repairs, and water leaks. The number of streetlights not working remains a major concern mainly due to eTM's limited resources. The Management Team will continue to follow up until all faults are attended to and there is a sustainable plan in place for future maintenance

Municipal fault repairs initiated by UIP Management. Daily inspections of the road ensure faults are reported to eTM for resolution.

Notable projects carried out by eTM within the precinct during the reporting period, this also include overdue faults:

***Photos below: Electrical Department repairing faulty streetlights***



***Photos below: Roads Department repairing drainage cover***



**Photo below: Collaboration with Parks Department – trimming of trees by greening team and removal by Parks Dep**



**Photos below: Sign knocked over by a vehicle was replaced by Signage department**



**Before**



**After**

**Photo below: Operation “Good Hope “ clean up by DSW**



**Photo Below: Reinstatement of tar to road surface after power cables were installed**



**Photo below: Dumping hotspot cleared by DSW team.**



**Click on the links below to see news related to municipal support:**

<https://floridaroaduip.co.za/site/ethekwini-to-implement-water-and-sanitation-infrastructure/>

<https://floridaroaduip.co.za/site/ethekwini-closes-its-facilities-for-public-use/>

<https://floridaroaduip.co.za/site/ethekwini-clinics-open-for-emergencies/>

<https://floridaroaduip.co.za/site/ethekwini-municipality-re-opens-some-of-its-facilities/>

<https://floridaroaduip.co.za/site/covid-19-vaccination-drive-thru-sites-for-ethekwini/>

<https://floridaroaduip.co.za/site/ethekwini-tourism-industry-records-80-occupancy-during-festive-season/>



# The Chairman's Annual Review

## 1. Overview:

It is with pleasure that I present the Chairman's report for the Florida Road UIP / Special Ratings Area (SRA) for the financial year ending June 2022. A big thank you to those members and/or proxies for attending the meeting. Thanks also to our Management Team for their assistance in preparation of this comprehensive year-end report.

Another testing year has drawn to a close and Florida Road and the UIP have remained resolute throughout this difficult period. The financial and emotional impact of various events that have taken place, the COVID-19 pandemic, civil unrest and the floods has tested our tenacity to the fullest, yet we continue to evolve as Durban's premier business and entertainment node.

The UIPs impact on Florida Road can be seen throughout the Road, thanks to our dedicated team ensuring a safe, clean and green public realm. For the continued success of Florida Road, it is imperative that the UIP structure be supported in its' endeavours to maintain high standards and continually improve our precinct.

### **Florida road activations:**

The month of July this year was marked by the return of the prestigious Durban July Horse Racing event which donned the calendar for Punters, Celebrities and Fashion. Florida Road is well positioned for this event as the racecourse is situated just on the Precinct's doorstep. This event reignited business and brought more people back to Florida Road.



The

National Department of Tourism again assigned six Tourism Monitors to the Florida Road UIP, for a period of five months from 8 June 2022 until October 2022. The Tourism Monitors assisted the public with queries and acted as extra eyes and ears in the precinct. They were equipped with handheld radios that enabled them to communicate with precinct security.

### **KZN Floods:**

During the months of April and May 2022 KZN experienced torrential flooding, with several lives lost. Florida Road was fortunately not badly affected - with businesses and residents being spared major damage to property. Minor damage on public spaces were recorded and this included upset to paved sidewalks, tree bowls, sand washed up from adjacent roads, and blocked drainage systems - the blocked drainage systems were logged and reported to the eThekweni Municipality (eTM). While structurally the Precinct avoided major damage, intermittent low water levels due to damaged reservoirs supplying the precinct and occasional power outages were experienced. Detected water leaks were also logged and attended to by eTM Water Department.

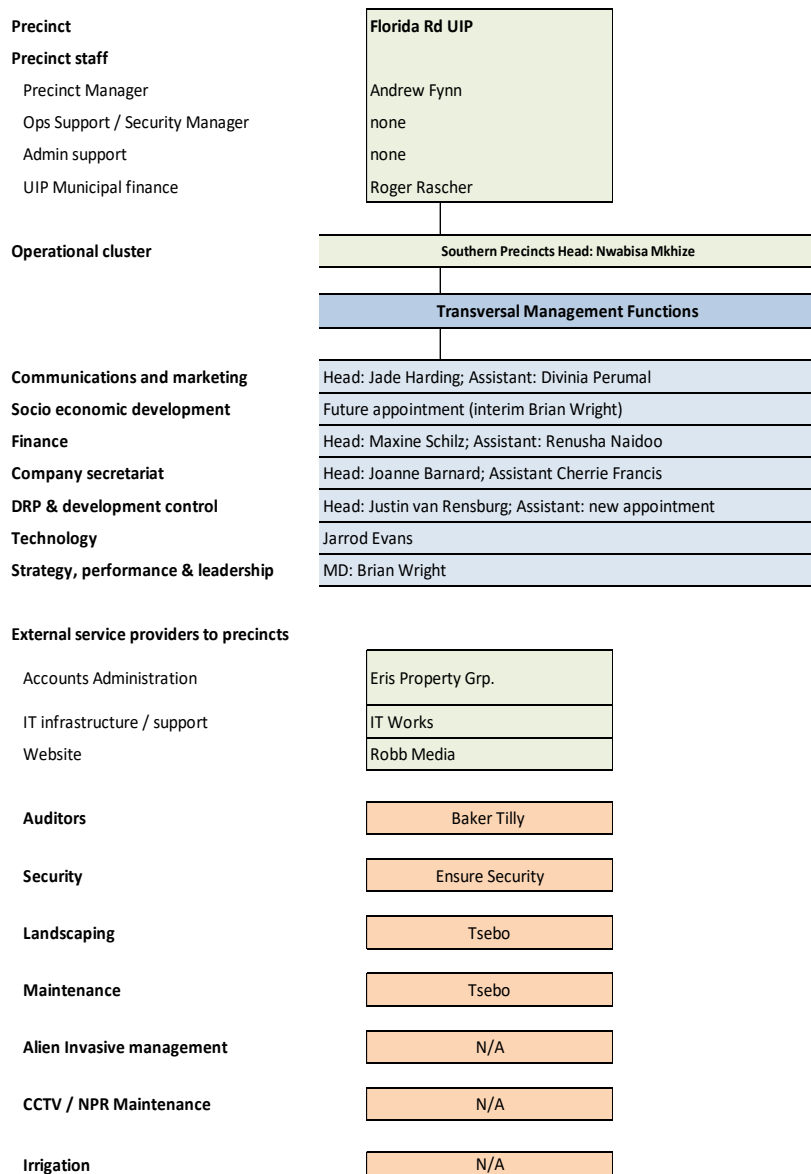
<https://floridaroaduip.co.za/site/take-this-survey-if-your-business-was-impacted-by-last-weeks-floods/>

<https://floridaroaduip.co.za/site/post-flooding-municipal-water-supply-shortages-where-to-find-information-and-updates/>

**Florida Road Management Team and Operations Office**

It is important for members to understand the UIP’s management structure. UrbanMGT is the company contracted to manage the Florida Road UIP, under the direction of the UIP Board. The UrbanMGT management structure is based on a transversal approach for all aspects of Precinct Management. This transversal management approach has been developed to create rigour within the management team – building resilience, best practice, and ensuring continuity planning with the primary objective of ensuring the sustainability of our managed precincts well into the future, while optimising on the ground service delivery to create desirable and competitive precincts.

**UrbanMGT - Organogram**



Following the request to have the precinct container used by the greening team to be moved from the private property that has been recently sold, M Projects once again generously offered their assistance at no cost to the UIP and relocated the container to the new identified spot in Gordon Road Park. We thank M Project for their ongoing support!

**Photos below: M Projects donated a vehicle to relocate the UIP storage container into the Gordon Road Park.**



## **2. Planned Municipal Infrastructure**

### **2.1 Florida Road Precinct Plan**

During 2019, the discussions with various stakeholders around developing a Precinct Plan for Florida Rd were held, the plan which incorporates development controls, zoning, densification, a feasibility study, structural upgrades, parking, urban design, and safety, along with a host of other aspects all of which are interrelated. The project has since been put on hold when the Covid-19 pandemic started, the Management Team continues to follow up on this item.

### **2.2 Complete Streets Plan for Florida Rd**

Whilst running concurrent to the Precinct Plan. The Complete Streets Plan aims to implement structural upgrades to Florida Rd and its feeder lanes.

The Complete Streets project is also currently on hold pending budget being assigned. Phase 1 of implementation will be the installation of 4 additional traffic circles and raised intersections as well as design improvements to the Florida and Sandile Thusi intersection creating a gateway entrance feature. The engineering and urban design plans are complete and ready for implementation. Municipal capital budgets were drastically cut in the COVID budget adjustments, and so we will be waiting for funds to become available.

While waiting for funding to implement the complete streets plan, ETA has presented an interim measure to the ongoing traffic related issues such as pedestrian safety, accidents, and limited parking. Road markings will be painted from Sandile Thusi Road down to the Greyville traffic circle. As envisaged, this will allow for additional parking, this will be monitored and if successful will be made permanent. For this proposed interim solution, ETA had a presentation with the UIP management and businesses that would be impacted by the changes.

## **3. Florida Rd - Cared for and managed**

As the popularity of Florida Rd increases and investment grows, so does the demand for supplementary services. This said, the UIP management team is constantly working to ensure the tools it employs best fit the needs of the node ensuring the service requirements are met.

### 3.1 Security:

Safety and security remain the UIP's primary deliverable, however, a safe precinct will not secure investment and ultimately grow if the area is not clean, green and well maintained.

The UIP fulfils a support role to the SAPS and eTM Law Enforcement - a productive relationship with the authorities is fundamental to the UIP's success.

Following completion of the tender process that ensued in November 2021, the board approved the appointment of Ensure security to provide security services for Florida Road UIP. The Florida Road UIP bid farewell to Excellerate Security services on the 31<sup>st</sup> March 2022 and welcomed Ensure security services on board with effect from 1 April 2022.

In addition to Ensure Security providing 24-hour security, as part of their service level agreement with the UIP, they will be offering the following next-generation value adds to Florida Road UIP contributors:

1. Free, fully customized security risk assessment for FRUIP contributors
2. Preferential technical installation and monitoring rates for FRUIP contributors
3. Formalized and sustainable support program with relevant law enforcement agencies and critical role-players
4. Daily visits and precinct checks by Ensure directors, senior management, and HQ operational resources
5. HelpMe!<sup>TM</sup> mobile emergency panic solution – Special group offering to all FRUIP contributors with customizable emergency response network.
6. Introduction of Next Generation Security Equipment i.e. Mobile remote jamming detectors

During the festive season, SAPS received 20 Constables from eThekweni Central District to assist with the visibility and festive season duties and some of these Constables were posted in Florida Road UIP.

The UIP security compliment has been proactive and made 7 arrests during the reporting period of July 2021 to June 2022.

The UIP security deployment for the precinct currently consists of a dedicated patrol vehicle manned by a Senior "A" Grade Security Officer.



#### Florida Rd by day:

- 1x "A" Grade Security Officer patrolling in marked FRUIP vehicle.

#### Florida Rd by night:

- 1x "A" Grade Security Officer patrolling in marked FRUIP vehicle.
- 1 x "C" Grade C foot patrol officer



Key Security stats:

<b>Crime stats based on incidents reported to the UIP</b>	
UIP arrests & hand over to SAPF / Metro Police	7
UIP call outs to SAPF / Metro Police	34
Calls to the UIP Hotline	154
<b>Contact Crimes in grey</b>	
Murder	0
Attempted murder	0
Total sexual offences	0
Assault (Grievous Bodily Harm)	1
Assault common	2
Common robbery	3
Robbery with aggravating circumstances	1
Carjacking	0
Robbery at residential premises	0
Robbery at commercial premises	1
Malicious damage to property	3
Burglary residential	0
Burglary commercial	7
Theft of motor vehicle	14
Theft out of motor vehicle	4
Drug related crime	0
All theft not mentioned elsewhere	16
Vehicle accidents	3

***Security Award: The aim of security is not just its presence, but mindful efforts to ensure safety and peace of mind in our precinct. Security personnel are reminded of this, and their hard work is rewarded.***



**Click on the links below for news relating to Security:**

<https://floridaroaduip.co.za/site/collaboration-yields-security-results/>

<https://floridaroaduip.co.za/site/how-to-get-in-touch-with-your-x-uip-ma/>

<https://floridaroaduip.co.za/site/mag-touch-system-introduced-to-florida-road-security-patrols/>

<https://floridaroaduip.co.za/site/ensure-security-celebrates-one-month-in-the-precinct/>

<https://floridaroaduip.co.za/site/ensure-securitys-first-day-as-the-security-provider-on-florida-road/>

<https://floridaroaduip.co.za/site/florida-road-uip-welcomes-ensure-security-to-the-team-from-1-april/>

### **3.2 Sidewalk Monitors:**

The FRUIP Sidewalk Monitor Programme was rolled out on the 5th of October 2015, the programme is aimed at increasing visibility and providing extra eyes and ears on the ground and has been working effectively. We currently have 20 uniformed sidewalk monitors funded by the UIP; they receive a weekly stipend of R450 per monitor. There are a

few business owners that supplement the stipend that we give to the sidewalk monitors, as they see the benefit that they get from the sidewalk monitors being there. The Sidewalk Monitors are stationed at vulnerable points along Florida Road and communicate via handheld radio to the UIP security.



**Click on the links below for news relating to Sidewalk Monitors:**

<https://floridaroaduip.co.za/site/collaboration-results-in-2-additional-sidewalk-monitors-on-florida-road/>

<https://floridaroaduip.co.za/site/sidewalk-monitors-collaborating-with-security-team/>

We continue awarding our monitors for assisting and affecting arrests. We encourage and acknowledge their collaborated efforts for a safer precinct.

The Sidewalk Monitor compliment is currently at 23 Monitors, thanks to voluntary funding from commercial tenants.

If you are a business or property owner on Florida Road and would like to fund a sidewalk monitor outside your business/property, please contact Andrew Fynn on [Fynn@urbanmgt.co.za](mailto:Fynn@urbanmgt.co.za)



### **3.3 Cleaning, Greening & Maintenance**

The cleaning and greening team are the unsung heroes of Florida Rd. Their contribution to the success of the precinct is often overlooked yet their day-to-day duties are instrumental to the UIP achievements. Daily cleaning duties begin at 6am with a litter pick of the precinct in preparation for the early morning breakfast run. Close attention is then paid to tree bowls, graffiti and general maintenance.

The UIP's operational management and fault reporting system that is accessible on both the web and mobile version of the UIP website is proving a very effective way to get members and the public to voice their issues related to services in the public space. In terms of operations, a big thank you is extended to our security contractor, Ensure Security and landscaping / cleaning contractor, Tsebo Cleaning Services for their commitment and service levels to ensure a memorable experience of Florida Road's public areas.

**Key stats:**

Performance measurement is a critically important management tool for ensuring the UIP continues to maintain standards and wherever possible improve performance. Below is a summary of the Operational Statistics for the financial year.

UIP Operational Stats	July 2021 to June 2022
<b>Service requests - UIP members/stakeholders</b>	
Number service requests received for the year (eTM +UIP tasking)	2
Running total of unresolved serv. requests - tasking eTM	0
Running total of unresolved serv. requests - tasking UIP	2

<b>UIP services (initiated by UIP management)</b>	
Number of service requests to eTM	20
Running total of unresolved serv. request to eTM	14
Running total of unresolved serv. request to UIP contractors	0

<b>Private property improvement requests</b>	
Requests to private prop owners	4
Outstanding requests to private prop owners	0

<b>UIP Special Projects Completed</b>	
Maintenance projects	1
Greening projects	4
Graffiti tags removed	2
Municipal waste bags filled	6160
Animals rescued	0

This work is captured on the UIP website with the [Latest News](#) and [Gallery](#) sections keeping members updated on the work being done. Before and after photos are an excellent way to remind us of all the positive impact the UIP has on our precinct.

**Photos below: The dedication of our cleaning staff who often go about their duties unnoticed, have an enormous impact on our precinct appearance. Daily litter picking, the removal of graffiti, clearing of stormwater drains and general maintenance all contribute to awesome experience of place on Florida Rd.**

**Photos below: Maintenance of tree bowls**



**Photos below: Ongoing clearing and cleaning of service passages and repairs of damaged kerbs by cleaning team**



**Photos below: Replacement of UIP Membership Signage**



**Old signage**

**New signage**

**Click on the links below for news relating to cleaning, green and maintenance:**

- <https://floridaroaduip.co.za/site/public-seating-area-and-kiosk-disinfected/>
- <https://floridaroaduip.co.za/site/damaged-tree-bowl-on-7th-avenue-repaired/>
- <https://floridaroaduip.co.za/site/cleaning-and-greening-is-going-well-on-florida-road/>
- <https://floridaroaduip.co.za/site/clearing-garden-refuse-from-the-service-lane/>
- <https://floridaroaduip.co.za/site/fruip-cgm-team-does-great-work-in-the-precinct/>
- <https://floridaroaduip.co.za/site/another-productive-week-of-note-on-florida-road/>
- <https://floridaroaduip.co.za/site/new-membership-signs-along-florida-road/>
- <https://floridaroaduip.co.za/site/cgm-team-maintains-traffic-circle-gardens-and-tree-bowls/>
- <https://floridaroaduip.co.za/site/new-pot-plants-oustide-cappellos-on-florida-road/>
- <https://floridaroaduip.co.za/site/spraying-of-weed-killer-on-the-road-this-week/>
- <https://floridaroaduip.co.za/site/94-florida-road-cleaned/>
- <https://floridaroaduip.co.za/site/cleaning-and-greening-team-clean-up-10th-avenue/>
- <https://floridaroaduip.co.za/site/kiosk-and-tree-bowls-along-florida-road-maintained/>
- <https://floridaroaduip.co.za/site/clean-spaces-before-your-morning-coffee/>
- <https://floridaroaduip.co.za/site/gordon-road-park-maintained/>
- <https://floridaroaduip.co.za/site/etm-attends-to-road-repairs-around-the-precinct/>
- <https://floridaroaduip.co.za/site/repairing-tree-bowls-after-heavy-rains/>



<https://floridaroaduip.co.za/site/cleaning-water-channels-an-sidewalks/>  
<https://floridaroaduip.co.za/site/maintaining-the-entry-way-into-florida-road/>  
<https://floridaroaduip.co.za/site/cgm-team-cleans-up-behind-gordon-road-park-and-sandile-thusi-intersection/>  
<https://floridaroaduip.co.za/site/11317-2/>  
<https://floridaroaduip.co.za/site/tree-bowls-maintained-and-re-bagging-litter/>  
<https://floridaroaduip.co.za/site/uip-attends-to-florida-and-innes-road-intersection-gardens/>  
<https://floridaroaduip.co.za/site/graffiti-removed-from-signposts/>  
<https://floridaroaduip.co.za/site/11262-2/>

### 3.4 “Back to Basics” Drive:

The “Back to Basics” drive of the entire precinct continued, and this will be ongoing for the precinct management team to ensure that the area gets the attention it requires. The following work was completed:

- Repairs to loose curbing.
- Removal of graffiti stickers to surfaces.
- Cleaning of water channels.
- Cleaning of Gordon Road kiosk.
- Purchase and replacing of new membership boards.
- Trimming of grass verges.
- Washing and disinfecting of concrete bins on sidewalks.
- Removal of illegal and badly placed advertising posters on streetlights.
- Reporting to owners of defects to front ends to private property and business.
- Trimming of low hanging branches on sidewalks.
- Cleaning of meter boxes.
- Replacing of traffic mirror at Florida road split.
- Cleaning of sidewalk after refuse collection.

**Click on the links below for news relating back to basics drive:**

<https://floridaroaduip.co.za/site/back-to-basics-initiatives-continue-on-florida-road/>

## 4. Levy – Based Communications

The Florida Road UIP continues to focus on meaningful ‘storytelling’ and corresponding images to convey the services the UIP provides to the precinct and the value this brings to stakeholders and the public. The UIP relies predominantly on social media (Facebook and Instagram), the website and the UIP newflash and monthly insights to communicate these messages which are targeted at the UIP levy payers and other interested parties. The impact of work done over the year is demonstrated by the steady growth of our communications platforms.

Below is a summary of this work:

Communication Tool	1 July 2021– 30 June 2022
Number of database subscribers	427
Newsletters Sent	54
News items posted to website	102
Facebook Page likes	3635
Number of Facebook posts	83
Facebook followers	3900
Highest post reach on Facebook	1100
Highest Post Reach Content	<b>Discover Durban and surrounds – Durban Routes</b>

Instagram Posts	42
Instagram Followers	1 392

Please visit the website to see the new layout: [Operational Reports - Florida Road UIP](#)

To subscribe to our newsletter please contact [divinia@urbanmgt.co.za](mailto:divinia@urbanmgt.co.za) or opt in via our website: <https://floridaroaduip.co.za/site/>

In addition, please follow us via social media:



Facebook: <https://www.facebook.com/floridarduip/>



Instagram <https://www.instagram.com/floridarduip/>

***Insights pieces included in monthly newsletter:***

- <https://floridaroaduip.co.za/site/new-florida-road-uip-disaster-protocol-loading/>
- <https://floridaroaduip.co.za/site/a-day-in-the-life-of-andrew-fynn-precinct-manager-florida-road-uip/>
- <https://floridaroaduip.co.za/site/escape-the-house-this-festive-season-with-a-guided-walk-in-the-sibaya-coastal-forest/>
- <https://floridaroaduip.co.za/site/practical-ways-to-support-local-businesses-today/>
- <https://floridaroaduip.co.za/site/new-mtn-store-on-florida-road-will-help-keep-the-community-connected/>
- <https://floridaroaduip.co.za/site/get-to-know-your-local-cpf/>
- <https://floridaroaduip.co.za/site/understanding-the-snakes-in-our-grass/>
- <https://floridaroaduip.co.za/site/hair-on-florida-18-years-and-going-strong/>
- <https://floridaroaduip.co.za/site/grab-a-bike-bean-coffee-at-the-umhlanga-boardwalks-new-forest-cafe-this-december/>
- <https://floridaroaduip.co.za/site/ics-florida-coffee-shop-your-go-to-for-those-guilty-pleasures/>
- <https://floridaroaduip.co.za/site/10-reasons-to-invest-in-south-africa/>
- <https://floridaroaduip.co.za/site/ethekwini-tourism-industry-records-80-occupancy-during-festive-season/>
- <https://floridaroaduip.co.za/site/the-ballito-pro-is-back-and-its-time-to-get-excited/>
- <https://floridaroaduip.co.za/site/tourism-sector-rebuild-loading-in-kzn/>
- <https://floridaroaduip.co.za/site/spotlight-on-south-africas-services-sector/>
- <https://floridaroaduip.co.za/site/being-water-savvy-in-these-difficult-times-and-beyond/>
- <https://floridaroaduip.co.za/site/understanding-bylaw-enforcement-and-what-the-florida-road-uip-can-and-cant-enforce/>
- <https://floridaroaduip.co.za/site/elizabeth-gordon-gallery-seeing-florida-road-through-two-decades/>
- <https://floridaroaduip.co.za/site/know-your-uip-our-core-values/>
- <https://floridaroaduip.co.za/site/spotlight-on-south-africas-agriculture-and-agro-processing-sector/>

***ETM notices also distributed on our channels:***

- <https://floridaroaduip.co.za/site/normalisation-of-city-services/>
- <https://floridaroaduip.co.za/site/ethekwini-clinics-open-for-emergencies/>
- <https://floridaroaduip.co.za/site/ethekwini-municipality-re-opens-some-of-its-facilities/>
- <https://floridaroaduip.co.za/site/durbans-tourism-sector-ready-to-welcome-visitors/>
- <https://floridaroaduip.co.za/site/city-approves-relief-and-recovery-measures-for-businesses/>
- <https://floridaroaduip.co.za/site/options-available-for-customers-in-arrears/>
- <https://floridaroaduip.co.za/site/reminder-deadline-for-2022-general-valuation-roll-objections-is-today-16-may/>

***General informative pieces distributed:***

<https://floridaroaduip.co.za/site/power-outage-from-gordon-road-park-up-to-309-florida-road/>

<https://floridaroaduip.co.za/site/stop-the-spread/>

<https://floridaroaduip.co.za/site/book-your-space-in-the-durban-tourism-summer-guide-2021/>

<https://floridaroaduip.co.za/site/contact-the-etm-water-department-to-replace-copper-water-meters/>

<https://floridaroaduip.co.za/site/metrofibre-installation-starts-on-lower-end-of-precinct/>

<https://floridaroaduip.co.za/site/burst-pipe-in-neighbouring-area-causes-water-issues-on-florida-road/>

<https://floridaroaduip.co.za/site/government-announces-conditional-reopening-of-the-beaches-affected-by-the-cornubia-chemical-spill/>

<https://floridaroaduip.co.za/site/2022-off-to-a-good-start-on-florida-road/>

<https://floridaroaduip.co.za/site/a-successful-art-bar-festival-on-florida-road/>

<https://floridaroaduip.co.za/site/art-bar-exhibition-to-expose-local-creatives/>

<https://floridaroaduip.co.za/site/why-sign-up-to-the-durban-routes-florida-road-marketing-campaign/>

<https://floridaroaduip.co.za/site/umhlanga-uip-temporarily-barricades-collapsed-section-of-the-m4-south-bound-slow-lane-between-la-lucia-and-umhlanga/>

<https://floridaroaduip.co.za/site/be-part-of-florida-roads-new-durban-routes-marketing-campaign-to-attract-more-tourists-to-the-precinct/>

<https://floridaroaduip.co.za/site/florida-road-uip-advises-members-not-to-put-refuse-out-until-services-resume/>

### **Snap Surveys**

During the reporting period a snap survey was added to website articles. The Florida Road's 'rate our newsfeed' snap surveys will allow readers and stakeholders to rate content on our latest newsfeed and the general Florida Road experience. Feedback will enable the Florida Road UIP to streamline content according to their needs.

When redirected to news articles the "rate our newsfeed" button can be found at the end of each article. Your cooperation will go a long way in helping the Florida Road UIP fine tune content and understand public perceptions of Florida Road.

### **FRUIP Perception Surveys**

Over December 2021 / January 2022 period, the Florida Road UIP undertook the annual perception survey, aimed at gauging the public view of Florida Road's public spaces. The survey was accessible via the web, social media, and newsletters using links. Our security team also went door-to-door with tablets to get responses. We received 54 responses and the average experience rating out of 10 was 7.7 up from 7.33 the previous year.

92% of respondents said they would recommend Florida Road to family and friends. The comprehensive results are available on the below link:

<https://floridaroaduip.co.za/site/wp-content/uploads/bsk-pdf-manager/2022/03/FRUIP-perception-survey-Dec-2021-key-stats.pdf>

A summary can be accessed below:

<https://floridaroaduip.co.za/site/the-florida-road-uip-is-safe-clean-and-green-say-visitors-and-residents/>



The Florida Road UIP 2022 annual perception survey is currently underway. An analysis of these results will be communicated via our various channels early this year.

### **Budget 2023/24**

The budget provides for holistic supplementary service delivery to Florida Road's public areas with the aim of enhancing the experience and safety of Florida Rd. This translates into secured property values and improved investment confidence.

The board has agreed to a 6,7% annual levy increase. The Budgeted Deficit will be funded by the Reserve. The anticipated projected reserve as at June 2023 is R 1,173,675 which is 29.73% of budget and a 3.57 months trading Reserve.

	1	2	3	4	5	6	7	8
	Forecast 2022/2023	Budget 2022/2023	Variance	Budget 2023/2024	% of Budget	% 2024 Budget to Forecast 2023	% 2024 Budget to Budget 2023	Variance Budget 2022 to 2023
<b>Income</b>								
SRA levies raised - anticipated SRA rate increase	3,706,687	3,706,687	0	3,955,108		6.7%	6.7%	248,421
SRA levies raised - Rob Goulden Property valued at R28 mil as per eTm - verified from Rob	0	0	0	225,578				225,578
Provision for under collections & prop value / usage changes	0	0	0	0				0
Voluntary sidewalk monitors	32,070	32,075	5	32,161		0.3%	0.3%	86
Voluntary residential and NGO	67,344	86,602	19,258	67,344		0.0%	-22.2%	(19,258)
<b>Total Income</b>	<b>3,806,101</b>	<b>3,825,364</b>	<b>19,263</b>	<b>4,280,190</b>		<b>12.5%</b>	<b>11.9%</b>	<b>454,826</b>
<b>Expenses</b>								
1 Admin and general	211,884	209,741	(2,143)	226,428	5.3%	6.9%	8.0%	16,687
2 Utilities	0	0	0	0	0.0%	0.0%	0.0%	0
3 Company costs	50,556	53,027	2,471	54,099	1.3%	7.0%	2.0%	1,072
4 Operational management	681,218	681,218	0	726,858	17.0%	6.7%	6.7%	45,640
5 Security	897,062	934,260	37,198	1,169,990	27.3%	30.4%	25.2%	235,730
6 Cleaning	540,682	538,193	(2,489)	578,284	13.5%	7.0%	7.4%	40,091
7 Greening	69,874	69,608	(266)	74,742	1.7%	7.0%	7.4%	5,134
8 Repairs & maintenance	50,230	50,230	0	53,751	1.3%	7.0%	7.0%	3,521
9 Social Economic Development	601,720	641,564	39,844	643,846	15.0%	7.0%	0.4%	2,282
10 Communications, PR & mkt. of the UIP	138,954	139,547	593	145,201	3.4%	4.5%	4.1%	5,654
11 Project management and leverage fee	365,330	365,330	(0)	389,806	9.1%	6.7%	6.7%	24,476
12 Special Projects	264,000	264,000	0	216,000	5.0%	-18.2%	-18.2%	(48,000)
<b>Total Expenses</b>	<b>3,871,509</b>	<b>3,946,718</b>	<b>75,209</b>	<b>4,279,004</b>	<b>100.0%</b>	<b>10.5%</b>	<b>8.4%</b>	<b>332,286</b>
<b>Surplus/ ( Deficit)</b>	<b>(65,408)</b>	<b>(121,354)</b>		<b>1,187</b>				
A Reserves at beginning of period	2,611,956	1,295,029	1,316,927	2,546,549				
B Net Income/(loss)	(65,408)	(121,354)	55,946	1,187				
C Special Projects - To be presented to the Board for consideration		0	0	(1,000,000)				
D Transfer into reserves	(65,408)	(121,354)		(998,813)				
E Reserves at end of period	<b>2,546,549</b>	<b>1,173,675</b>	<b>1,372,874</b>	<b>1,547,735</b>				

**5. Conclusion**

A big thank you is extended to the Board of Directors and invitees who voluntarily contribute their valuable time and effort to assist in managing the business of the UIP. Equally a big thank you goes to eThekweni City Management, municipal departments, the SA Police Services, and the Community Policing Forum for all your dedication and support this past year.

I would also like to take this opportunity and thank our management team for their hard work and dedication ensuring the success of the UIP and Florida Rd. Without their efforts we could not have achieved the successes to date. A big thank you is also extended to the UIP appointed service providers for their commitment and service levels.

Finally, thank you to all UIP members who have supported the endeavours of the UIP. We look forward to reporting on an equally productive 2023/2024 financial year.

**Wayne Stainforth**  
Chairman

# **FLORIDA ROAD URBAN IMPROVEMENT PROJECT NPC**

(Registration number 2013/059252/08)

Annual Financial Statements  
for the year ended 30 June 2022

# FLORIDA ROAD URBAN IMPROVEMENT PROJECT NPC

(Registration number: 2013/059252/08)

Annual Financial Statements for the year ended 30 June 2022

## GENERAL INFORMATION

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<b>Country of incorporation and domicile</b>	South Africa
<b>Nature of business and principal activities</b>	Management and Administration of the Florida Road Precinct
<b>Directors</b>	W Stainforth A Sudheim R Rodger L Dinsdale C Rencken T Woods
<b>Registered office</b>	44 Lagoon Drive Umhlanga Rocks Kwa-Zulu Natal 4319
<b>Business address</b>	44 Lagoon Drive Umhlanga Rocks Kwa-Zulu Natal 4319
<b>Auditors</b>	Baker Tilly Morrison Murray Chartered Accountants (S.A.) Registered Auditors
<b>Company registration number</b>	2013/059252/08
<b>Level of assurance</b>	These annual financial statements have been audited in compliance with the applicable requirements of the Companies Act of South Africa.
<b>Preparer</b>	The annual financial statements were independently compiled by: JG Verburg Chartered Accountant (SA)
<b>Issued</b>	<u>25 November 2022</u>

# FLORIDA ROAD URBAN IMPROVEMENT PROJECT NPC

(Registration number: 2013/059252/08)

Annual Financial Statements for the year ended 30 June 2022

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The following supplementary information does not form part of the annual financial statements and is unaudited:	
Detailed Income Statement	15



# FLORIDA ROAD URBAN IMPROVEMENT PROJECT NPC

(Registration number: 2013/059252/08)

Annual Financial Statements for the year ended 30 June 2022

## DIRECTORS' RESPONSIBILITIES AND APPROVAL

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The directors are required by the Companies Act of South Africa, to maintain adequate accounting records and are responsible for the content and integrity of the annual financial statements and related financial information included in this report. It is their responsibility to ensure that the annual financial statements fairly present the state of affairs of the company as at the end of the financial year and the results of its operations and cash flows for the period then ended, in conformity with the International Financial Reporting Standard for Small and Medium-sized Entities. The external auditors are engaged to express an independent opinion on the financial statements.

The annual financial statements are prepared in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities and are based upon appropriate accounting policies consistently applied and supported by reasonable and prudent judgements and estimates.


The directors acknowledge that they are ultimately responsible for the system of internal financial control established by the company and place considerable importance on maintaining a strong control environment. To enable the directors to meet these responsibilities, the directors sets standards for internal control aimed at reducing the risk of error or loss in a cost effective manner. The standards include the proper delegation of responsibilities within a clearly defined framework, effective accounting procedures and adequate segregation of duties to ensure an acceptable level of risk. These controls are monitored throughout the company and all employees are required to maintain the highest ethical standards in ensuring the company's business is conducted in a manner that in all reasonable circumstances is above reproach. The focus of risk management in the company is on identifying, assessing, managing and monitoring all known forms of risk across the company. While operating risk cannot be fully eliminated, the company endeavours to minimise it by ensuring that appropriate infrastructure, controls, systems and ethical behaviour are applied and managed within predetermined procedures and constraints.


The directors are of the opinion, based on the information and explanations given by management, that the system of internal control provides reasonable assurance that the financial records may be relied on for the preparation of the annual financial statements. However any system of internal financial control can provide only reasonable, and not absolute, assurance against material misstatement or loss.

The directors have reviewed the company's cash flow forecast for the year to 30 June 2023 and, in the light of this review and the current financial position, they are satisfied that the company has or has access to adequate resources to continue in operational existence for the foreseeable future.

The external auditors are responsible for independently auditing and reporting on the company's financial statements. The financial statements have been examined by the company's external auditors and their report is presented on pages 4 to 5.

The annual financial statements set out on pages 6 to 15, which have been prepared on the going concern basis, were approved by the board and were signed on its behalf by

  
\_\_\_\_\_  
Director  
Date: 18 Nov 2022

  
\_\_\_\_\_  
Director  
Date: 18/11/2022

## INDEPENDENT AUDITOR'S REPORT

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### To the Members of Florida Road Urban Improvement Project NPC

#### Opinion

We have audited the financial statements of Florida Road Urban Improvement Project NPC (the company) set out on pages 7 to 14, which comprise the statement of financial position as at 30 June 2022, statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and the notes to the annual financial statements, including a summary of significant accounting policies.

In our opinion, the financial statements present fairly, in all material respects, the financial position of Florida Road Urban Improvement Project NPC as at 30 June 2022, and its financial performance and cash flows for the year then ended in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Companies Act of South Africa.

#### Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing. Our responsibilities under those standards are further described in the financial statements section of our report. We are independent of the company in accordance with the Independent Regulatory Board for Auditors' Code of Professional Conduct for Registered Auditors (IRBA Code) and other independence requirements applicable to performing audits of financial statements in South Africa. We have fulfilled our other ethical responsibilities in accordance with the IRBA Code and in accordance with other ethical requirements applicable to performing audits in South Africa. The IRBA Code is consistent with the corresponding sections of the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards). We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Other Information

The directors are responsible for the other information. The other information comprises the Detailed Income Statement as set out on page 15 and the Directors' Report as required by the Companies Act of South Africa, which we obtained prior to the date of this report. Other information does not include the financial statements and our auditor's report thereon.

Our opinion on the annual financial statements does not cover the other information and we do not and will not express an audit opinion or any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed on the other information obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

## INDEPENDENT AUDITOR'S REPORT

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### Responsibilities of the Directors for the Annual Financial Statements

The directors are responsible for the preparation and fair presentation of the annual financial statements in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Companies Act of South Africa, and for such internal control as the directors determine is necessary to enable the preparation of annual financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the annual financial statements, the directors are responsible for assessing the company'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 the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

### Auditor's responsibilities for the audit of the Financial Statements

Our 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 our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with International Standards on Auditing 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.

As part of an audit in accordance with International Standards on Auditing, we exercise professional judgement and maintain professional scepticism throughout the audit. We 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 our 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.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern 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 company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.
- 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.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

*Baker Tilly Morrison Murray*

**Baker Tilly Morrison Murray**

**Partner: Monique Sharpley CA(SA)  
Registered Auditor**

**Westville**

**Date:** 25 November 2022

# FLORIDA ROAD URBAN IMPROVEMENT PROJECT NPC

(Registration number: 2013/059252/08)

Annual Financial Statements for the year ended 30 June 2022

## DIRECTORS' REPORT

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The directors have pleasure in submitting their report on the annual financial statements of Florida Road Urban Improvement Project NPC for the year ended 30 June 2022.

### 1. Nature of business

Florida Road Urban Improvement Project NPC is a Non Profit Company and was incorporated in South Africa on 10 April 2013. The aim and objectives of the Company relate to the physical area within the defined boundaries of the precinct.

The services of the company are procurement of supplementary including security, landscaping, maintenance and other such services which improve the quality of public areas.

### 2. Review of financial results and activities

The annual financial statements have been prepared in accordance with International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Companies Act of South Africa. The accounting policies have been applied consistently compared to the prior year.

### 3. Directors

The directors in office at the date of this report are as follows:

W Stainforth  
A Sudheim  
R Rodger  
L Dinsdale  
C Rencken  
T Woods  
P Brown  
Z Teke

Resigned 09 February 2022

Resigned 09 February 2022

### 4. Going concern

The directors believe that the company has adequate financial resources to continue in operation for the foreseeable future and accordingly the annual financial statements have been prepared on a going concern basis. The directors have satisfied themselves that the company is in a sound financial position and that it has access to sufficient borrowing facilities to meet its foreseeable cash requirements. The directors are not aware of any new material changes that may adversely impact the company. The directors are also not aware of any material non-compliance with statutory or regulatory requirements or of any pending changes to legislation which may affect the company.

### 5. Auditors

Baker Tilly Morrison Murray continued in office as auditors for the company for 2022.

### 6. Liquidity and solvency

The directors have performed the required liquidity and solvency tests as required by the Companies Act of South Africa.

# FLORIDA ROAD URBAN IMPROVEMENT PROJECT NPC

(Registration number: 2013/059252/08)

Annual Financial Statements for the year ended 30 June 2022

## STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2022

Figures in Rand	Note(s)	2022	2021
<b>Assets</b>			
<b>Non-Current Assets</b>			
Property, plant and equipment	2	2	2
<b>Current Assets</b>			
Trade and other receivables	3	1,713,745	1,261,416
Taxation	4	7,500	7,500
Cash and cash equivalents	5	1,204,996	588,062
		<b>2,926,241</b>	<b>1,856,978</b>
<b>Total Assets</b>		<b>2,926,243</b>	<b>1,856,980</b>
<b>Equity and Liabilities</b>			
<b>Equity</b>			
Accumulated surplus	6	2,707,491	1,777,701
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Trade and other payables	7	218,752	79,279
<b>Total Equity and Liabilities</b>		<b>2,926,243</b>	<b>1,856,980</b>

# FLORIDA ROAD URBAN IMPROVEMENT PROJECT NPC

(Registration number: 2013/059252/08)

Annual Financial Statements for the year ended 30 June 2022

## STATEMENT OF COMPREHENSIVE INCOME

Figures in Rand	Note(s)	2022	2021
Revenue	8	4,245,031	3,882,854
Other income		-	5,115
Operating expenses	9	(3,352,085)	(2,929,703)
<b>Operating surplus</b>		<b>892,946</b>	<b>958,266</b>
Interest received	10	36,844	16,614
<b>Surplus before taxation</b>		<b>929,790</b>	<b>974,880</b>
Taxation	11	-	7,500
<b>Surplus for the year</b>		<b>929,790</b>	<b>982,380</b>

## STATEMENT OF CHANGES IN EQUITY

Figures in Rand	Accumulated surplus	Total equity
<b>Balance at 01 July 2020</b>	<b>795,321</b>	<b>795,321</b>
<b>Surplus for the year</b>	<b>982,380</b>	<b>982,380</b>
<b>Balance at 01 July 2021</b>	<b>1,777,701</b>	<b>1,777,701</b>
<b>Surplus for the year</b>	<b>929,790</b>	<b>929,790</b>
<b>Balance at 30 June 2022</b>	<b>2,707,491</b>	<b>2,707,491</b>

## STATEMENT OF CASH FLOWS

Figures in Rand	Note(s)	2022	2021
<b>Cash flows from operating activities</b>			
Cash generated from operations	12	580,090	443,497
Interest income		36,844	16,614
<b>Net cash from operating activities</b>		<b>616,934</b>	<b>460,111</b>
<b>Cash flows from investing activities</b>			
Sale of property, plant and equipment	2	-	10,435
<b>Total cash movement for the year</b>		<b>616,934</b>	<b>470,546</b>
Cash at the beginning of the year		588,062	117,516
<b>Total cash at end of the year</b>	5	<b>1,204,996</b>	<b>588,062</b>

# FLORIDA ROAD URBAN IMPROVEMENT PROJECT NPC

(Registration number: 2013/059252/08)

Annual Financial Statements for the year ended 30 June 2022

## ACCOUNTING POLICIES

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### 1. Basis of preparation and summary of significant accounting policies

The annual financial statements have been prepared on a going concern basis in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities, and the Companies Act of South Africa. The annual financial statements have been prepared on the historical cost basis, and incorporate the principal accounting policies set out below. They are presented in South African Rands.

These accounting policies are consistent with the previous period.

#### 1.1 Significant judgements and sources of estimation uncertainty

##### Critical judgements in applying accounting policies

Management did not make critical judgements in the application of accounting policies, apart from those involving estimations, which would significantly affect the annual financial statements.

##### Key sources of estimation uncertainty

##### Useful lives of property, plant and equipment

The company reviews the estimated useful lives of property, plant and equipment when changing circumstances indicate that they may have changed since the most recent reporting date.

##### Impairment testing

The company reviews and tests the carrying value of property, plant and equipment, investment property on the cost model and intangible assets when events or changes in circumstances suggest that the carrying amount may not be recoverable. When such indicators exist, management determine the recoverable amount by performing value in use and fair value calculations. These calculations require the use of estimates and assumptions. When it is not possible to determine the recoverable amount for an individual asset, management assesses the recoverable amount for the cash generating unit to which the asset belongs.

#### 1.2 Property, plant and equipment

Property, plant and equipment are tangible assets which the company holds for its own use or for rental to others and which are expected to be used for more than one period.

Property, plant and equipment is initially measured at cost.

Cost includes costs incurred initially to acquire or construct an item of property, plant and equipment and costs incurred subsequently to add to, replace part of, or service it. If a replacement cost is recognised in the carrying amount of an item of property, plant and equipment, the carrying amount of the replaced part is derecognised.

Expenditure incurred subsequently for major services, additions to or replacements of parts of property, plant and equipment are capitalised if it is probable that future economic benefits associated with the expenditure will flow to the company and the cost can be measured reliably. Day to day servicing costs are included in surplus or deficit in the period in which they are incurred.

Property, plant and equipment is subsequently stated at cost less accumulated depreciation and any accumulated impairment losses.

Depreciation of an asset commences when the asset is available for use as intended by management. Depreciation is charged to write off the asset's carrying amount over its estimated useful life to its estimated residual value, using a method that best reflects the pattern in which the asset's economic benefits are consumed by the company.

The useful lives of items of property, plant and equipment have been assessed as follows:

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Item	Depreciation method	Average useful life
Furniture and fixtures	Straight line	5 years

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# FLORIDA ROAD URBAN IMPROVEMENT PROJECT NPC

(Registration number: 2013/059252/08)

Annual Financial Statements for the year ended 30 June 2022

## Accounting Policies

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### 1.2 Property, plant and equipment (continued)

When indicators are present that the useful lives and residual values of items of property, plant and equipment have changed since the most recent annual reporting date, they are reassessed. Any changes are accounted for prospectively as a change in accounting estimate.

Impairment tests are performed on property, plant and equipment when there is an indicator that they may be impaired. When the carrying amount of an item of property, plant and equipment is assessed to be higher than the estimated recoverable amount, an impairment loss is recognised immediately in surplus or deficit to bring the carrying amount in line with the recoverable amount.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected from its continued use or disposal. Any gain or loss arising from the derecognition of an item of property, plant and equipment, determined as the difference between the net disposal proceeds, if any, and the carrying amount of the item, is included in surplus or deficit when the item is derecognised.

### 1.3 Financial instruments

#### Initial measurement

Financial instruments are initially measured at the transaction price. This includes transaction costs, except for the initial measurement of financial assets and liabilities that are measured at fair value through surplus or deficit.

#### Financial instruments at amortised cost

These include loans, trade receivables and trade payables. Those are subsequently measured at amortised cost using the effective interest method. Debt instruments which are classified as current assets or current liabilities are measured at the undiscounted amount of the cash expected to be received or paid, unless the arrangement effectively constitutes a financing transaction.

At each reporting date, the carrying amounts of assets held in this category are reviewed to determine whether there is any objective evidence of impairment. If there is objective evidence, the recoverable amount is estimated and compared with the carrying amount. If the estimated recoverable amount is lower, the carrying amount is reduced to its estimated recoverable amount, and an impairment loss is recognised immediately in surplus or deficit.

#### Financial instruments at cost

Equity instruments that are not publicly traded and whose fair value cannot otherwise be measured reliably without undue cost or effort are measured at cost less impairment.

### 1.4 Impairment of assets

The company assesses at each reporting date whether there is any indication that property, plant and equipment may be impaired.

If there is any such indication, the recoverable amount of any affected asset (or group of related assets) is estimated and compared with its carrying amount. If the estimated recoverable amount is lower, the carrying amount is reduced to its estimated recoverable amount, and an impairment loss is recognised immediately in surplus or deficit.

If an impairment loss subsequently reverses, the carrying amount of the asset (or group of related assets) is increased to the revised estimate of its recoverable amount, but not in excess of the amount that would have been determined had no impairment loss been recognised for the asset (or group of assets) in prior years. A reversal of impairment is recognised immediately in surplus or deficit.

### 1.5 Government grants

Grants that do not impose specified future performance conditions are recognised in income when the grant proceeds are receivable.

Grants that impose specified future performance conditions are recognised in income only when the performance conditions are met.



# FLORIDA ROAD URBAN IMPROVEMENT PROJECT NPC

(Registration number: 2013/059252/08)

Annual Financial Statements for the year ended 30 June 2022

## Accounting Policies

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### 1.5 Government grants (continued)

Grants received before the revenue recognition criteria are satisfied are recognised as a liability.

Grants are measured at the fair value of the asset received or receivable.

### 1.6 Revenue

Revenue comprises grant income received from Ethekeweni Municipality in terms of the Florida Road Special Rating Area (SRA). Voluntary contributions comprise amounts received from property owners of Florida Road, and these contributions are recorded when received.

Revenue is measured at the fair value of the consideration received or receivable and represents the amounts receivable for services provided in the normal course of business.

Interest is recognised, in surplus or deficit, using the effective interest rate method.

# FLORIDA ROAD URBAN IMPROVEMENT PROJECT NPC

(Registration number: 2013/059252/08)

Annual Financial Statements for the year ended 30 June 2022

## NOTES TO THE ANNUAL FINANCIAL STATEMENTS

Figures in Rand	2022			2021		
<b>2. Property, plant and equipment</b>						
	2022			2021		
	Cost	Accumulated depreciation	Carrying value	Cost	Accumulated depreciation	Carrying value
Furniture and fixtures	3,280	(3,278)	2	3,280	(3,278)	2
<b>Reconciliation of property, plant and equipment - 2022</b>						
				Opening balance		Closing balance
Furniture and fixtures				2		2
<b>Reconciliation of property, plant and equipment - 2021</b>						
				Opening balance	Disposals	Depreciation
Furniture and fixtures				7,000	(5,320)	(1,678)
						Closing balance
						2
<b>3. Trade and other receivables</b>						
Trade receivables				1,713,745		1,249,104
VAT				-		12,312
				<b>1,713,745</b>		<b>1,261,416</b>
<b>4. Current tax receivable (payable)</b>						
Normal tax				7,500		7,500
<b>Net current tax receivable (payable)</b>						
Current assets				7,500		7,500
<b>5. Cash and cash equivalents</b>						
Cash and cash equivalents consist of:						
Bank balances				1,204,996		588,062
The bank account is administered by Eris Property Group (Pty) Ltd in terms of section 32(1) of the Estate Agency Affairs Act of 1976.						
<b>6. Accumulated surplus</b>						
Accumulated surplus				2,611,955		1,622,165
Place making fund				95,536		155,536
				<b>2,707,491</b>		<b>1,777,701</b>

# FLORIDA ROAD URBAN IMPROVEMENT PROJECT NPC

(Registration number: 2013/059252/08)

Annual Financial Statements for the year ended 30 June 2022

## Notes to the Annual Financial Statements

Figures in Rand	2022	2021
<b>7. Trade and other payables</b>		
Accrued expenses	-	44,010
Amounts received in advance	10,546	4,561
Provisions	31,932	30,708
VAT	176,274	-
	<b>218,752</b>	<b>79,279</b>
<b>8. Revenue</b>		
Grant income in terms of Florida Road Special Rating Area	4,144,488	3,748,547
Voluntary contributions	100,543	134,307
	<b>4,245,031</b>	<b>3,882,854</b>
<b>9. Operating expenses</b>		
Operating expenses for the year is stated after accounting for the following:		
Depreciation on property, plant and equipment	-	1,678
<b>10. Investment revenue</b>		
<b>Interest revenue</b>		
Bank	36,844	16,614
<b>11. Taxation</b>		
<b>Major components of the tax income</b>		
<b>Current taxation</b>		
South African normal tax - prior period (over) provision	-	(7,500)
<b>Non provision of tax</b>		
No provision has been made for 2022 tax as the company has no taxable income. The company is exempt from income tax in terms of Section 10(1)(d)(iii) of the Income Tax Act.		
<b>12. Cash generated from operations</b>		
Surplus before taxation	929,790	974,880
<b>Adjustments for:</b>		
Depreciation	-	1,678
Surplus on sale of assets	-	(5,115)
Interest received	(36,844)	(16,614)
<b>Changes in working capital:</b>		
Trade and other receivables	(452,329)	(552,769)
Trade and other payables	139,473	41,437
	<b>580,090</b>	<b>443,497</b>
<b>13. Directors' remuneration</b>		
No emoluments were paid to the directors or any individuals holding a prescribed office during the year (2021: Nil).		

# FLORIDA ROAD URBAN IMPROVEMENT PROJECT NPC

(Registration number: 2013/059252/08)

Annual Financial Statements for the year ended 30 June 2022

## Notes to the Annual Financial Statements

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Figures in Rand

2022

2021

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### 14. Going concern

The annual financial statements have been prepared on the basis of accounting policies applicable to a going concern. This basis presumes that funds will be available to finance future operations and that the realisation of assets and settlement of liabilities, contingent obligations and commitments will occur in the ordinary course of business.

# FLORIDA ROAD URBAN IMPROVEMENT PROJECT NPC

(Registration number: 2013/059252/08)

Annual Financial Statements for the year ended 30 June 2022

## DETAILED INCOME STATEMENT

Figures in Rand	Note(s)	2022	2021
<b>Revenue</b>			
Grant income		4,144,488	3,748,547
Voluntary contributions		100,543	134,307
	8	<b>4,245,031</b>	<b>3,882,854</b>
<b>Other income</b>			
Gains on disposal of assets		-	5,115
<b>Operating expenses</b>			
Administration and management fees		1,073,070	1,026,020
Advertising		102,372	95,879
Audit fees		28,224	26,940
Bad debts		2,340	-
Bank charges		2,113	2,179
Cleaning		448,181	336,281
Consumables		-	1,200
Depreciation		-	1,678
Entertainment		4,968	5,840
Garden		42,447	26,175
IT and data costs		30,808	28,992
Insurance		6,770	7,981
Licence cost		-	1,500
Parking monitors		600,790	463,526
Printing and stationery		6,978	16,755
Public relations services		60,000	6,000
Repairs and maintenance		17,925	61,330
Secretarial fees		49,614	48,840
Security		798,897	707,959
Tax administration fees		10,013	-
Telephone		39,671	38,079
Tools		-	529
Website cost		26,904	26,020
		<b>3,352,085</b>	<b>2,929,703</b>
<b>Operating surplus</b>	9	<b>892,946</b>	<b>958,266</b>
Interest received	10	36,844	16,614
<b>Surplus before taxation</b>		<b>929,790</b>	<b>974,880</b>
Taxation	11	-	7,500
<b>Surplus for the year</b>		<b>929,790</b>	<b>982,380</b>