

Natures Valley SRA NPC Budget for the year 1 July 2024 to 30 June 2025.

Attached please find all the supporting schedules 1 to 5 for the Natures Valley SRA NPC budget for the year 1 July 2024 to 30 June 2025 and forecast for 2025/26 to 2028/29.

Summary

The 2024/25 budget expenses are R 1 464 007 which converts to a Levy of R0.0118. The budget and business plan for the first year of operation was R 1 486 489 which converted to a Levy of R0.00120. The 2024/25 budget is 1.51% less than the first year.

Assumptions.

The budget has been prepared on the same basis as the previous year. The detailed assumptions are contained in the excel spreadsheet which are in the attached excel file.

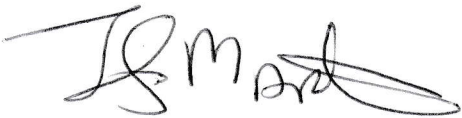
The calculation of the SRA Levy has been calculated using the same Total Rateable Value of the properties in Natures Valley that was using in the previous budget (schedule 3). The values were taken from the Bitou Valuation Roll for the period 1 July 2021 to 30 June 2023.

Forecast to 30 June 2024.

The year ending 30 June 2024 is the first year of operation for the NV SRA and when we prepared the budget the assumptions used were conservative and from our current forecast there is likely to be a under spend of approximately R 200 000 or 13,5%. There will be projects that will be in progress at the end of the year which should utilise these funds. However, if we are in danger of losing these funds it may be necessary to reduce the 2024/25 levy by R 0.0016 so that they can be carried forward to the 2024/25 year.

Conclusion.

We trust that you will find our 2024/25 budget acceptable. Should there be any questions please contact James Martin 083 662 8223 or Rob Nicol 082 934 7411.



Prepared and submitted by JF Martin Director NVSRA NPC Finance on behalf of the company on 7th February 2024.

2024/25 BUDGET for NATURES VALLEY SPECIAL RATING AREA (NVSRA).

Prepared 7 Feb 2024

NATURES VALLEY SRA 2024/2025 5 YEAR BUDGET

Financial years 1 July to 30 June.	Budget Year 1 2024/2025 R	Budget Year 2 2025/2026 8,00% R	Budget Year 3 2026/2027 8,00% R	Budget Year 4 2027/2028 8,00% R	Budget Year 5 2028/2029 8,00% R
INCOME					
Estimated Levies	1 464 007	1 646 091	1 781 100	1 932 910	2 071 904
Total Income	<u>1 464 007</u>	<u>1 646 091</u>	<u>1 781 100</u>	<u>1 932 910</u>	<u>2 071 904</u>
EXPENDITURE					
PROJECTS					
BABOON MONITORING	889 186	960 321	1 034 468	1 114 547	1 201 033
SECURITY	45 540	115 479	130 717	141 175	152 469
VERGE CLEANING	223 889	245 880	265 550	286 794	309 738
Sub-total	<u>1 158 615</u>	<u>1 321 680</u>	<u>1 430 736</u>	<u>1 542 516</u>	<u>1 663 239</u>
NVSRA ADMINISTRATION					
Office Manager 30%	130 896	141 368	152 677	164 891	178 083
Administration (items in Sch 2 with*)	174 496	183 044	197 687	225 502	230 583
Sub-total	<u>305 392</u>	<u>324 412</u>	<u>350 365</u>	<u>390 394</u>	<u>408 665</u>
TOTAL EXPENDITURE	<u><u>1 464 007</u></u>	<u><u>1 646 091</u></u>	<u><u>1 781 100</u></u>	<u><u>1 932 910</u></u>	<u><u>2 071 904</u></u>

NATURES VALLEY SRA 5 Year Detailed Budget

Prepared 7 Feb 2024

Schedule 2

Budget for the Years 1 July to 30 June	Year 1 2024/2025 R	Year 2 2025/2026 R	Year 3 2026/2027 R	Year 4 2027/2028 R	Year 5 2028/2029 R
EXPENDITURE					
BABOON MONITORS					
Monitors Wages	394 699	426 275	460 377	497 207	536 984
Transport	84 816	91 601	98 929	106 844	115 391
Repairs to bicycles	12 000	12 960	13 997	15 117	16 326
Paint ball guns ammunition	12 960	13 997	15 117	16 326	17 632
Paint ball gun gas	9 720	10 498	11 337	12 244	13 224
Airtime	2 040	2 203	2 379	2 570	2 775
Uniforms	24 000	25 920	27 994	30 233	32 652
Radio Rental	14 159	15 292	16 515	17 836	19 263
Bank charges	* 1 218	1 316	1 421	1 535	1 657
Office rental	* 14 400	11 400	12 312	13 297	14 361
OM Telephone and airtime	* 9 000	9 000	9 720	10 498	11 337
Website	* 2 420	2 074	2 239	2 419	2 612
Printing & Stationery	* 2 400	2 592	2 799	3 023	3 265
Baboon Supervisor/Admin Manager	392 688	424 103	458 031	494 674	534 248
Office equipment laptop printer	* -	-	-	12 000	-
Payroll Preparation	* 20 700	22 356	24 144	26 076	28 162
Monthly accounts preparation	* 23 460	25 337	27 364	29 553	31 917
Annual Audit	* 31 178	33 672	36 366	39 275	42 417
Baboon Management Programme	61 000	65 880	68 472	71 271	74 295
Monitoring & Insurance	12 000	12 960	13 997	15 117	16 326
Admin Fee Bitou 3% of budget	* 41 832	45 179	48 793	52 696	56 912
Non payment provision 2%	* 27 888	30 119	32 529	35 131	37 941
BABOON MONITORS TOTAL	1 194 578	1 284 732	1 384 833	1 504 941	1 609 698
Items with * are Admin on Sch 1	*				
SECURITY					
Cameras	-	59 396	64 147	69 279	74 821
Monthly monitoring	45 540	56 083	66 570	71 895	77 647
Security Total	45 540	115 479	130 717	141 175	152 469
VERGE CLEARING					
Hire of chipper	60 000	64 800	69 984	75 583	81 629
Wages	122 400	132 192	142 767	154 189	166 524
Uniforms	9 000	9 720	10 498	11 337	12 244
Hire of trailer	-	-	-	-	-
Fuel & spares for equipment	8 489	9 168	9 901	10 693	11 549
Equipment	24 000	30 000	32 400	34 992	37 791
Verge Clearing Total	223 889	245 880	265 550	286 794	309 738
TOTAL SRA	1 464 007	1 646 091	1 781 100	1 932 910	2 071 904

NATURES VALLEY SRA BUDGET

Prepared 7 February 2024

Schedule 3

Calculation of Number of Erven in Natures Valley and Additional Rate Tariff

Prepared from the Bitou Valuation Roll for the period 1 July 2021 to 30 June 2023.

Total number of erven in Natures Valley per Valuation Roll		Erven 427		
Total Current Rateable Value			R 1 271 551 000	
Deduct non residential, Municipal, Public Open spaces, contractual & island properties				
Description	Erf no	Nos	Sq area	Value R
Vac bus Telkom now sold but transfer not complete exluded	451	1	0,0815	1 000 000
Phyl Martin Park	429	1	0,5677	1 600 000
Part of Contractual area on Lagoon	434	1	0,2743	600 000
Part of Contractual area Dunes	444	1	20,1196	240 000
Vac Mun	460	1	0,8521	4 000 000
Municipal house	226	1	0,1581	3 400 000
Pbo Church Hall	379	1	0,2862	3 900 000
State WTS	335 to 337	3	0,3393	5 600 000
Vac Pop St Georges	380 to 382	3	7,0137	5 901 000
Vac state Island	353 to 373	21	1,8917	4 360 000
Sub-total		34		30 601 000
Total Erven & Rateable Value		393	1 240 950 000	
Average Municipal Value of 394 erven		R	3 157 634	
Calculation of increase due to SRA				
Current Tariff on Residential properties		0,00536		
Current Monthly rates payable on average value of property			1 410	
Average additional rate (see below)		0,00118	310	
		Additional Tariff Rate	Per year	Per month
Estimated NV SRA Budget		R 1 464 007	R 3 725	R 310
Split				
Baboons	889 186	61%	0,00075	2 376
Security	45 540	3%	0,00004	122
Verge Clearing	223 889	15%	0,00019	598
Administration	305 392	21%	0,00026	816

CALCULATION OF ESTIMATED MONTHLY SPECIAL RATE

Financial impact

As per the Bitou Valuation Roll at 30 April 2022 there are 393 rateable properties in Natures Valley.

The additional monthly rate payment for NVSRA will be determined by the property's Municipal valuation and will amount to 0.00118 cents in the Rand per Annum. The table below gives an indication of how much property owners would be required to pay according to the municipal valuation.

This would generate an income of approximately R 1 464 007 for NVSRA in 2024/2025.

Municipal Valuation	Estimated Monthly Special Rate					
	Residential		Business		Vacant	
	From	To	From	To	From	To
R1 500 000 - R2 000 000	R147	R197	No Properties in these ranges valued above		R192	R256
R2 000 000 - R2 500 000	R197	R246			R256	R410
R2 500 000 - R3 000 000	R246	R295	R410	R493	No properties in the ranges valued above R2 500 000	
R3 000 000 - R3 500 000	R295	R344	No properties in the ranges valued above R3 000 000			
R3 500 000 - R4 000 000	R344	R393				
R4 000 000 - R4 500 000	R393	R442				
R4 500 000 - R5 000 000	R442	R492				
R5 000 000 - R5 500 000	R492	R541				
R5 500 000 - R6 000 000	R541	R590				
R6 000 000 - R6 500 000	R590	R639				

Estimated Income per month

R122 001	R117 931	R952	R3 118
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Information taken from Approved 2020-21 Bitou document

			Effective rate
Residential	Cent in rand	1:1	0,00118
Vacant land	Cent in rand	1:1.3	0,00153
Business & Commercial	Cent in rand	1:1.67	0,00197

Calculation of Estimated Monthly Income

Total Budget	1 464 007
Divided by 12 to give monthly	122 001
Deduct Vacant stands & Business properties	(4 070)
Residential Properties	117 931

Vacant Stands (12)

1 800 000	1	0,00153	230
1 900 000	5	0,00153	1 214
2 000 000	1	0,00153	256
2 100 000	2	0,00153	537
2 200 000	2	0,00153	562
2 500 000	1	0,00153	320
	12		3 118

Business properties (2 only) Municipal Valuation

2 800 000	1	0,00197	460
3 000 000	1	0,00197	493
	2		952

