

Natures Valley SRA NPC Budget for the year 1 July 2025 to 30 June 2026.

Attached please find all the supporting schedules 1 to 5 for the Natures Valley SRA NPC budget for the year 1 July 2025 to 30 June 2026.

Summary

The 2025/26 budget expenses are R 1 547 240 which converts to a tariff rate of R0.00092. The previous year was R1 464 007. This budget is 5.7% more than the previous year. Due to surplus cash at the end of 2024 and forecast to 30 June 2025 we have been able to identify expenses which were not made in 2025 but which we shall use in 2025/26. This has meant that the budget increase has been kept to a minimum. Due to the total rateable value of Natures Valley increasing by 36% the tariff rate is lower than the R0.00118, which we hope will translate into lower levies for those with lower valued properties.

Assumptions

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

The calculation of the SRA Levy has been calculated using the Total Rateable Value as shown in the Bitou Municipality General Valuation Roll for the years 1 July 2025 to 30 June 2029.

Forecast to 30 June 2025.

For the year to 30 June 2025, we are anticipating that there will be an under spend of approximately R350 000 which is partially made up from the cash flow surplus that we had at 30 June 2024 R 256 993 and the balance from the current year. There are three expenses that we have identified that will be used in 2025/26 to utilise the surplus cash. These are Baboon Collaring Programme R 100 000 an additional security camera R 150 000 and the requirement to increase baboon monitoring shifts by 3 hours in the summer R 95 000. These items expenses have been included in Schedule 5 and shown as funded from 2025 surplus so they are not in the budget.

Conclusion.

We trust that you will find our 2025/26 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 Finance NVSRA NPC on behalf of the company on 27th February 2025.

2025/26 BUDGET for NATURES VALLEY SPECIAL RATING AREA (NVSRA).

Prepared 27 Feb 2025

NATURES VALLEY SRA 2025/2026 5 YEAR BUDGET

Financial years 1 July to 30 June.	Budget Year 1 2025/2026 R	Budget Year 2 2026/2027 8,00% R	Budget Year 3 2027/2028 8,00% R	Budget Year 4 2028/2029 8,00% R	Budget Year 5 2029/2030 8,00% R
INCOME					
Estimated Levies	1 547 240	1 861 012	2 212 881	2 166 741	2 555 029
Less Bitou Admin fee 3%	(46 402)	(50 114)	(54 124)	(58 453)	(63 130)
Less Non payment provision 2%	(30 935)	(33 410)	(36 082)	(38 969)	(42 086)
Net Income receivable	<u>1 469 903</u>	<u>1 777 488</u>	<u>2 122 676</u>	<u>2 069 318</u>	<u>2 449 813</u>
EXPENDITURE					
PROJECTS					
BABOON MONITORING	937 385	1 212 989	1 332 016	1 404 407	1 541 748
SECURITY	45 576	56 122	228 612	71 941	252 656
VERGE CLEANING	257 475	274 053	295 977	319 655	345 228
Sub-total	<u>1 240 436</u>	<u>1 543 164</u>	<u>1 856 606</u>	<u>1 796 003</u>	<u>2 139 632</u>
NVSRA ADMINISTRATION					
Office Manager	81 739	88 278	95 340	102 967	111 205
Administration	147 728	146 046	170 730	170 348	198 976
Sub-total	<u>229 467</u>	<u>234 324</u>	<u>266 070</u>	<u>273 316</u>	<u>310 181</u>
EXPENDITURE BEFORE FEES	<u>1 469 903</u>	<u>1 777 488</u>	<u>2 122 676</u>	<u>2 069 318</u>	<u>2 449 813</u>
Add Admin and nonpayment fees	77 337	83 524	90 206	97 422	105 216
NV SRA BUDGET Total	<u>1 547 240</u>	<u>1 861 012</u>	<u>2 212 881</u>	<u>2 166 741</u>	<u>2 555 029</u>

NATURES VALLEY SRA 5 Year Detailed Budget

Prepared 27 Feb 2025

Schedule 2

Budget for the Years 1 July to 30 June	Year 1 2025/2026 R	Year 2 2026/2027 R	Year 3 2027/2028 R	Year 4 2028/2029 R	Year 5 2029/2030 R
EXPENDITURE					
BABOON MONITORS					
Monitors Wages	437 376	597 379	645 169	696 783	752 526
Transport	85 523	92 365	99 754	107 734	116 353
Repairs to bicycles	12 000	12 960	13 997	15 117	16 326
Paint ball guns ammunition	13 000	14 040	15 163	16 376	17 686
Paint ball gun gas	15 500	16 740	18 079	19 526	21 088
Airtime	2 160	2 333	2 519	2 721	2 939
Uniforms	25 200	27 216	29 393	31 745	34 284
Radio Rental	10 626	11 476	12 394	13 386	14 457
Baboon Supervisor	306 000	330 480	356 918	385 472	416 310
Baboon Collaring Programme	-	108 000	111 629	115 548	119 781
BABOON MONITORS TOTAL	<u>937 385</u>	<u>1 212 989</u>	<u>1 332 016</u>	<u>1 404 407</u>	<u>1 541 748</u>
SECURITY					
Cameras	-	-	162 000	-	174 960
Monthly monitoring	45 576	56 122	66 612	71 941	77 696
Security Total	<u>45 576</u>	<u>56 122</u>	<u>228 612</u>	<u>71 941</u>	<u>252 656</u>
VERGE CLEARING					
Wages	197 475	205 173	221 587	239 314	258 459
Uniforms	9 000	9 720	10 498	11 337	12 244
Fuel & spares for equipment	27 000	29 160	31 493	34 012	36 733
Equipment	24 000	30 000	32 400	34 992	37 791
Verge Clearing Total	<u>257 475</u>	<u>274 053</u>	<u>295 977</u>	<u>319 655</u>	<u>345 228</u>
Administration					
Admin Manager	81 739	88 278	95 340	102 967	111 205
Bank charges	1 800	1 944	2 100	2 267	2 449
Office rental	22 500	24 300	26 244	28 344	30 611
OM Telephone and airtime	7 908	8 541	9 224	9 962	10 759
Website	2 420	2 074	2 239	2 419	2 612
Printing & Stationery	4 800	5 184	5 599	6 047	6 530
Office equipment laptop printer	12 000	-	13 000	-	15 000
Payroll Preparation	22 272	24 054	25 978	28 056	30 301
Monthly accounts preparation	26 448	28 564	30 849	33 317	35 982
Annual Audit	29 580	31 946	34 502	37 262	40 243
Insurance Camera and equipment	18 000	19 440	20 995	22 675	24 489
Sub-total	<u>147 728</u>	<u>146 046</u>	<u>170 730</u>	<u>170 348</u>	<u>198 976</u>
ADMINISTRATION TOTAL	<u>229 467</u>	<u>234 324</u>	<u>266 070</u>	<u>273 316</u>	<u>310 181</u>
Admin Fee Bitou 3% of budget	46 402	50 114	54 124	58 453	63 130
Non payment provision 2%	30 935	33 410	36 082	38 969	42 086
Admin and non payment fees Total	<u>77 337</u>	<u>83 524</u>	<u>90 206</u>	<u>97 422</u>	<u>105 216</u>
TOTAL NV SRA	<u>1 547 240</u>	<u>1 861 012</u>	<u>2 212 881</u>	<u>2 166 741</u>	<u>2 555 029</u>

NATURES VALLEY SRA BUDGET

Prepared 26 February 2025

Schedule 3

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

Prepared from the Bitou Municipality General Valuation Roll for the period 1 July 2025 to 30 June 2029.

Total number of erven in Natures Valley per Valuation Roll		Erven		
			428	
Total Current Rateable Value				R
				1 726 784 000
Deduct non residential, Municipal, Public Open spaces, contractual & island properties				
Description	Erf no	Nos	Sq area	Value R
Phyl Martin Park	429	1	0,5677	2 271 000
Part of Contractual area on Lagoon	434	1	0,2743	686 000
Part of Contractual area Dunes	444	1	20,1196	403 000
Vac Mun	460	1	0,8521	4 687 000
Municipal house	226	1	0,1581	3 953 000
Pbo Church Hall	379	1	0,2862	4 866 000
State WTS	335 to 337	3	0,3393	6 549 000
Vac Pop St Georges	380 to 382	3	7,0137	8 350 000
Vac state Island	353 to 373	21	1,8917	6 220 000
Sub-total		33		37 985 000
Total Erven & Rateable Value		395		1 688 799 000
Average Municipal Value of 395 erven			R	4 275 441
Calculation of increase due to SRA				
Current Tariff on Residential properties			0,00638	
Current Monthly rates payable on average value of property				2 273
Average additional rate (see below)			0,00092	326
NV SRA Budget		R		
		1 547 240		
Split		Additional Tariff Rate	Per year	Per month
		R	R	R
		0,00092	3 917	326
Baboons	937 385	61%	0,00056	2 373
Security	45 576	3%	0,00003	115
Verge Clearing	257 475	17%	0,00015	652
Administration	306 804	20%	0,00018	777

CALCULATION OF ESTIMATED MONTHLY SPECIAL RATE**Financial impact**

As per the Bitou Municipality General Valuation Roll at 7 February 2025 there are 395 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 0.00092 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 1 547 240 for NVSRA in 2025/2026.

Municipal Valuation	Estimated Monthly Special Rate					
	Residential		Business		Vacant	
	From	To	From	To	From	To
R2 000 000 - R2 500 000	R153	R191			R199	R248
R2 500 000 - R3 000 000	R191	R229			R248	R298
R3 000 000 - R3 500 000	R229	R267	R383	R446	No properties in the ranges valued above R3 000 000	
R3 500 000 - R4 000 000	R267	R305				
R4 000 000 - R4 500 000	R305	R344	R510	R574		
R4 500 000 - R5 000 000	R344	R382				
R5 000 000 - R5 500 000	R382	R420				
R5 500 000 - R6 000 000	R420	R458	R701	R765		
R6 000 000 - R6 500 000	R458	R496				
R6 500 000 - R7 000 000	R496	R534				
R7 000 000 - R7 500 000	R534	R573				
R7 500 000 - R8 000 000	R573	R611				

Estimated Income per month

R128 937	R124 474	R1 734	R2 729
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Information taken from Approved 2020-21 Bitou document

			Effective rate
Residential	Cent in rand	1:1	0,00092
Vacant land	Cent in rand	1:1.3	0,00119
Business & Commercial	Cent in rand	1:1.67	0,00153

Calculation of Estimated Monthly Income

Total Budget	<u>1 547 240</u>
Divided by 12 to give monthly	<u>128 937</u>
Deduct Vacant stands & Business properties	<u>(4 463)</u>
Residential Properties	<u>124 474</u>

	Jul 2025	Aug	Sep	Oct	Nov	Dec	Jan 2026	Feb	Mar	Apr	May	Jun	Total
EXPENDITURE													
BABOON MONITORS													
Monitors Wages	33 948	33 948	33 948	33 948	33 948	33 948	63 948	33 948	33 948	33 948	33 948	33 948	437 376
Monitors additional shift				15 836	15 836	15 836	15 836	15 836	15 836				95 013
Funded out of 2025 surplus				(15 836)	(15 836)	(15 836)	(15 836)	(15 836)	(15 836)				(95 013)
Transport	7 127	7 127	7 127	7 127	7 127	7 127	7 127	7 127	7 127	7 127	7 127	7 127	85 523
Equipment bicycles	2 500	2 500	2 500	2 500	2 500	2 500	2 500	2 500	2 500	2 500	2 500	2 500	30 000
Repairs to bicycles	1 000	1 000	1 000	1 000	1 000	1 000	1 000	1 000	1 000	1 000	1 000	1 000	12 000
Paint ball guns ammunition	1 083	1 083	1 083	1 083	1 083	1 083	1 083	1 083	1 083	1 083	1 083	1 083	13 000
Paint ball guns gas	1 292	1 292	1 292	1 292	1 292	1 292	1 292	1 292	1 292	1 292	1 292	1 292	15 500
Airtime	180	180	180	180	180	180	180	180	180	180	180	180	2 160
Uniforms	2 100	2 100	2 100	2 100	2 100	2 100	2 100	2 100	2 100	2 100	2 100	2 100	25 200
Radio Rental	886	886	886	886	886	886	886	886	886	886	886	886	10 626
Baboon Supervisor	25 500	25 500	25 500	25 500	25 500	25 500	25 500	25 500	25 500	25 500	25 500	25 500	306 000
Baboon Collaring Programme	8 333	8 333	8 333	8 333	8 333	8 333	8 333	8 333	8 333	8 333	8 333	8 333	100 000
Funded out of 2025 surplus	(8 333)	(8 333)	(8 333)	(8 333)	(8 333)	(8 333)	(8 333)	(8 333)	(8 333)	(8 333)	(8 333)	(8 333)	(100 000)
BABOON MONITORS TOTAL	75 615	75 615	75 615	75 615	75 615	75 615	105 615	75 615	75 615	75 615	75 615	75 615	937 385
SECURITY													
Cameras and mast	12 500	12 500	12 500	12 500	12 500	12 500	12 500	12 500	12 500	12 500	12 500	12 500	150 000
Funded out of 2025 surplus	(12 500)	(12 500)	(12 500)	(12 500)	(12 500)	(12 500)	(12 500)	(12 500)	(12 500)	(12 500)	(12 500)	(12 500)	(150 000)
Monthly monitoring	3 798	3 798	3 798	3 798	3 798	3 798	3 798	3 798	3 798	3 798	3 798	3 798	45 576
Security Total	3 798	3 798	3 798	3 798	3 798	3 798	3 798	3 798	3 798	3 798	3 798	3 798	45 576
VERGE CLEARING													
Wages 3 casuals	15 831	15 831	15 831	15 831	15 831	15 831	23 331	15 831	15 831	15 831	15 831	15 831	197 475
Uniforms	750	750	750	750	750	750	750	750	750	750	750	750	9 000
Fuel & spares for equipment	2 250	2 250	2 250	2 250	2 250	2 250	2 250	2 250	2 250	2 250	2 250	2 250	27 000
Equipment	2 000	2 000	2 000	2 000	2 000	2 000	2 000	2 000	2 000	2 000	2 000	2 000	24 000
Verge Clearing Total	20 831	20 831	20 831	20 831	20 831	20 831	28 331	20 831	20 831	20 831	20 831	20 831	257 475
ADMINISTRATION													
Office manager	6 812	6 812	6 812	6 812	6 812	6 812	6 812	6 812	6 812	6 812	6 812	6 812	81 739
Bank charges	150	150	150	150	150	150	150	150	150	150	150	150	1 800
Office rental	1 875	1 875	1 875	1 875	1 875	1 875	1 875	1 875	1 875	1 875	1 875	1 875	22 500
OM Telephone and airtime	659	659	659	659	659	659	659	659	659	659	659	659	7 908
Website	160	160	160	160	660	160	160	160	160	160	160	160	2 420
Printing & Stationery	400	400	400	400	400	400	400	400	400	400	400	400	4 800
Office equipment	1 000	1 000	1 000	1 000	1 000	1 000	1 000	1 000	1 000	1 000	1 000	1 000	12 000
Payroll Preparation	1 856	1 856	1 856	1 856	1 856	1 856	1 856	1 856	1 856	1 856	1 856	1 856	22 272
Monthly accounts preparation	2 204	2 204	2 204	2 204	2 204	2 204	2 204	2 204	2 204	2 204	2 204	2 204	26 448
Preparation Annual A/cs & Audit	1 500	1 500	1 500	1 500	1 500	1 500	1 500	1 500	1 500	1 500	1 500	1 500	18 000
Insurance													
Admin & non Payment fees	16 616	16 616	16 616	16 616	17 116	16 616	16 616	16 616	16 616	16 616	16 616	16 196	229 467
Bitou Admin fee 3% R 1 547 240	3 867	3 867	3 867	3 867	3 867	3 867	3 867	3 867	3 867	3 867	3 867	3 867	46 402
Non payment prov 2% R 1 547 240	2 578	2 578	2 578	2 578	2 578	2 578	2 578	2 578	2 578	2 578	2 578	2 578	30 935
	6 445	6 445	6 445	6 445	6 445	6 445	6 445	6 445	6 445	6 445	6 445	6 445	77 337
TOTAL NV SRA	123 305	123 305	123 305	123 305	123 805	123 305	160 805	123 305	123 305	123 305	123 305	152 885	1 547 240