

# Town Hall meeting: 7 December 2023



## A G E N D A

1. Welcome by Garry
2. Financials
  - a. YTD Financials
  - b. Budget F2025
  - c. Recovery of Utilities explained.
  - d. Sewerage availability charge
3. Village Matters
  - 3.1 Bok Town during RWC
  - 3.2 Alveo Water project
  - 3.3 Painting of Care centre
  - 3.4 Outside painting of LSC
  - 3.3 Update on maintenance projects.
4. General

## Summary Income Statement

	Year to Date				NOTES	Actual		
	Actual	Budget	Variance	%		Quarter 1	Quarter 2	Total
	(238 Units) ZAR	(238 Units) ZAR	(0 Units) ZAR	%		(238 Units) ZAR	(238 Units) ZAR	(238 Units) ZAR
<b>Revenue</b>	<b>6,322,498</b>	<b>6,126,000</b>	<b>196,498</b>	<b>3%</b>		<b>3,049,005</b>	<b>3,273,493</b>	<b>6,322,498</b>
Levies: Residents, Developer Unoccupied & Subsidy	5,881,800	5,881,800	0	0%		2,940,900	2,940,900	5,881,800
Levies: Additional Person	245,850	244,200	1,650	1%		123,200	122,650	245,850
Other Income	194,848	0	194,848	0%	1	(15,095)	209,943	194,848
<b>Expenses per LRA</b>	<b>(6,558,675)</b>	<b>(6,343,390)</b>	<b>(215,285)</b>	<b>-3%</b>		<b>(3,033,779)</b>	<b>(3,524,896)</b>	<b>(6,558,675)</b>
Head Office Expense Recovery	(449,820)	(449,820)	0	0%		(224,910)	(224,910)	(449,820)
Insurance	(209,582)	(214,555)	4,973	2%		(98,408)	(111,174)	(209,582)
Clubhouse Expense	(183,469)	(144,637)	(38,832)	-27%	2	(89,831)	(93,638)	(183,469)
Medical Response	(114,117)	(357,000)	242,883	68%	3	(55,849)	(58,268)	(114,117)
Employee Cost Salaries	(2,234,870)	(2,083,828)	(151,042)	-7%	4	(979,481)	(1,255,389)	(2,234,870)
Employee Cost Other	(48,819)	(35,402)	(13,417)	-38%	5	(16,142)	(32,677)	(48,819)
Levies Expenses	(39,678)	(57,120)	17,442	31%	6	(19,953)	(19,725)	(39,678)
Administration Expenses	(210,397)	(212,424)	2,027	1%		(111,460)	(98,937)	(210,397)
Consulting Expenses	(799)	0	(799)	0%		(799)	(0)	(799)
Information Technology Expenses	(137,197)	(135,803)	(1,394)	-1%		(79,552)	(57,645)	(137,197)
Travel Expenses	2,792	(7,339)	10,131	138%	7	250	2,542	2,792
Printing & Stationery Expenses	(33,655)	(41,198)	7,543	18%	8	(12,375)	(21,280)	(33,655)
Depreciation Expenses	(13,486)	(16,424)	2,938	18%	9	(6,747)	(6,739)	(13,486)
Common Property: Municipal Utilities	(879,798)	(674,159)	(205,639)	-31%	10	(272,246)	(607,552)	(879,798)
Property Rates	(69,697)	(98,768)	29,071	29%	11	(38,782)	(30,915)	(69,697)
Security	(1,032,196)	(1,053,891)	21,695	2%		(532,435)	(499,761)	(1,032,196)
Village Maintenance	(305,735)	(248,247)	(57,488)	-23%	12	(163,376)	(142,359)	(305,735)
Generator Costs	(228,551)	(180,000)	(48,551)	-27%	13	(154,592)	(73,959)	(228,551)
Garden Maintenance	(369,603)	(332,775)	(36,828)	-11%	14	(177,091)	(192,512)	(369,603)
<b>Village Surplus/(Deficit) for the Period</b>	<b>(236,177)</b>	<b>(217,390)</b>	<b>(18,787)</b>	<b>-9%</b>		<b>15,226</b>	<b>(251,403)</b>	<b>(236,177)</b>
<b>Expenses not included in LRA</b>	<b>(33,335)</b>	<b>(21,835)</b>	<b>(11,500)</b>	<b>&gt;-100%</b>		<b>(23,047)</b>	<b>(10,288)</b>	<b>(33,335)</b>
Catering Expense	(33,335)	(21,835)	(11,500)	-53%	15	(23,047)	(10,288)	(33,335)
<b>Surplus/(Deficit) for the Period</b>	<b>(269,512)</b>	<b>(239,225)</b>	<b>(30,287)</b>	<b>-13%</b>		<b>(7,821)</b>	<b>(261,691)</b>	<b>(269,512)</b>
Operating Losses - funded by Owner	257,131	0	257,131	0%		0	257,131	257,131
<b>Profit/(Loss) for the period</b>	<b>(12,381)</b>	<b>(239,225)</b>	<b>226,844</b>	<b>95%</b>		<b>(7,821)</b>	<b>(4,561)</b>	<b>(12,381)</b>

# BUDGET F2025

- Village Budget has been prepared and submitted to Management for F2025 Expenses
- Rescom has been taken through the Expense portion line by line
- Expenses per LRA budgeted to increase with 6% YOY
- Levy increase budgeted at 6% but not finalized

# EVERGREEN BROADACRES UTILITIES



## VILLAGE ELECTRICITY BILL R185 000,00

Houses:  
Meterman  
R84 000,00

Apartments:  
SmartMatter  
R 20 000,00

EH: Care Centre  
Motla metered  
R27 000,00

LSC &  
Plantrooms  
R33 000,00

Security (Electric  
fences, Cameras and  
Village street lights.  
R21 000,00

Electricity used  
direct - metered  
R10 000,00

Electricity used  
direct - metered  
- R12 000,00

Electricity used to  
heat water  
R10 000,00

Electricity used to  
heat water  
R8000,00

Emergency power: generator  
metered - R7000,00



## SEWERAGE AVAILABILITY CHARGES

The allegation that Evergreen was charging more than they should for the recovery of the sewerage availability charge had been found to be without substance.

It was agreed that the actual charge for the houses is perceived as unjustifiably high and that Evergreen would support Rescom in submitting a motivation to the Council to review the high tariff. This should be done once the proposed tariffs for the new year were published for comment (normally around May 2024)



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TOWN**  
OUR BLOOD IS EVERGREEN

  
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## 3. Village Matters

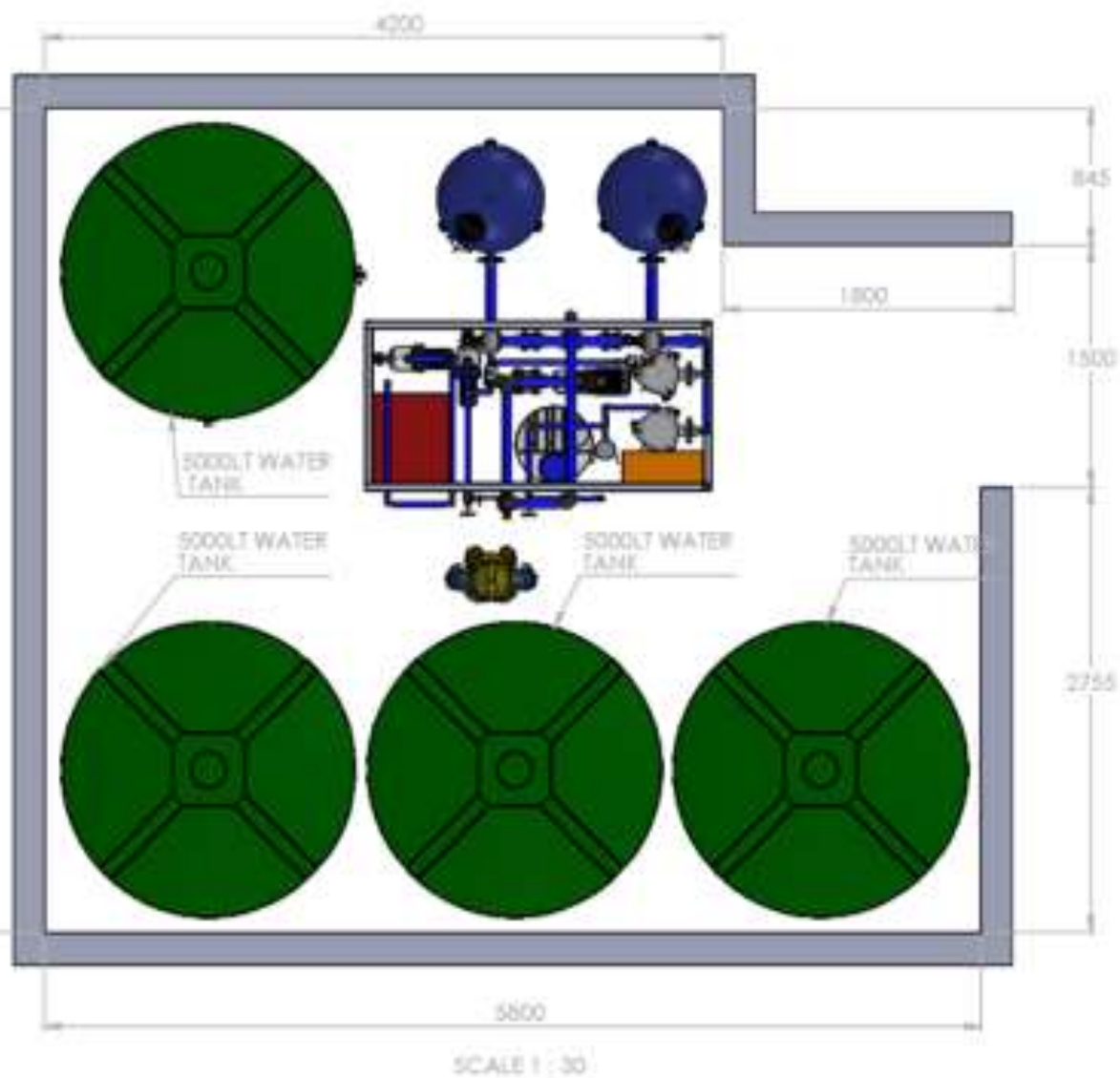
- 3.1 Boktown: Appreciation for the projector and screen that the Village now owns for events going forward.



Clean Water | Better Life







## 3 STEP OF DISINFECTION

1. OZONE
2. UV Sterilization
3. Chlorine Disinfection



- **Water Quality standards**

*Water will be treated to provide bottled water quality standards*

- **Regular Statutory Independent Tests.**

*To maintain the utmost quality of the water supply, regular statutory independent tests will be conducted twice a month.*

- **On-site water treatment with High Quality filtration Equipment**

*Water will be treated on site using state-of-the-art filtration equipment*

- **Compliance with Regulatory Requirements**

*Rest assured that all regulatory requirements have been meticulously addressed and the water supply system is designed and implemented in strict accordance with local and national regulations (SANS214)*

- **Significant Water Storage to prevent outages**

*One of the key advantages of the new water supply system is the installation of water storage capacity. The precautionary measure is intended to prevent water outages, ensuring a more consistent and reliable water supply.*

# HOW DOES THIS AFFECT RESIDENTS AND HOW WILL BILLING BE DONE?

MOTLA UTILITIES (PTY) LIMITED  
 (Formerly JMS Meter Readers)  
 PO Box 3381 Randburg 2125  
 t: (011) 789 6913  
 f: (011) 789 6921  
 e: query@meter.co.za  
 www.meter.co.za

## CONSUMER ADVICE

FOR RECORD PURPOSES ONLY

MC

[REDACTED] /3055T001				33499/EVERGREEN BROADACRES				/E12	From 31/08/23 to 02/10/23 32 D		
Meter No,type	RX Factor	%	Previous Reading	Current Reading	Consumption	Rate	Sub Total	Service Charge	Network Charge	C/B-Basic Charge	Fee Charge
<b>WATER</b>											
7915 w1	,000	100,00	237	268	6,308	,00000 JHB70	,00	Step 1			
					4,205	24,33000 JHB70	102,31	Step 2			
					5,257	25,39000 JHB70	133,48	Step 3			
					5,257	35,60000 JHB70	187,15	Step 4			
					9,973	49,20000 JHB70	490,67	Step 5			
					31,000		913,61	33,97			

As currently billed per municipal tariffs. Increased in line with municipal increase annually.

3.3 Painting of Care Centre – Has been completed with new Memory Care Colour design.

3.4 Painting of Lifestyle Centre – Currently underway and should be completed early in new year.

3.5 Update of maintenance projects for 4<sup>th</sup> Quarter:

- 1, Painting of Apartment buildings is planned next after LSC is completed.
- 2, PV project is estimated to take place in first part of new Financial year.
- 3, EPI looking into appointing two permanent painters to go around and paint garage doors and down pipes that were not painted during house painting.
- 4, This team will also tend to fence painting and repairs