

**TUIA LODGE
OPERATING STATEMENT
FOR THE PERIOD ENDED 30TH SEPTEMBER 2017**

	BUDGET FOR THE YEAR	BUDGET TO-DATE 2017/18	MONTH OPENING BALANCE	ACTUAL FOR MONTH OF SEPTEMBER	YEAR TO DATE 2017/18	VARIANCE TO-DATE
MONTH NUMBER	3					
OPERATING REVENUE						
SUBSIDIES (116930) Dept of HHCS	2,214,820	553,705	371,148	355,402	726,550	172,845
BASIC DAILY FEE (117038)	725,780	181,445	90,946	49,081	140,027	-41,418
DAILY ACCOM PMT (117060)	666,231	166,558	26,416	9,538	35,954	-130,604
MEANS TESTED FEE (117070)	17,428	4,357	32,571	-1,937	30,634	26,277
REIMBURSEMENTS (117130)	0	0	49	-45	4	4
TRAINING GRANT (110730)	0	0	0	0	0	0
REIMB WORKERS COMP (129230)	0	0	0	0	0	0
TFR FROM LSL RESERVE (116730)	0	0	0	0	0	0
TFR FROM AGED RESERVE (118430)	0	0	0	0	0	0
	3,624,259	906,065	521,130	412,039	933,169	27,104
LESS OPERATING EXPENDITURE						
EMPLOYEE COSTS						
Salaries & Wages (119620)	1,723,405	430,851	252,106	154,171	406,277	24,575
Leave Loading	20,000	5,000	1,612	872	2,485	2,515
Vehicle Allowance	24,737	6,184	0	0	0	6,184
Uniform & Laundry Allowance (133120)	5,000	1,250	2,318	1,371	3,889	-2,439
Superannuation (116720) 9.5% SGC Award	173,882	43,471	28,620	15,791	44,410	-940
New Staff Medicals & Police Clearance	10,000	2,500	652	85	717	1,783
Uniform	0	0	755	0	755	-755
Staff Dinner Function	1,000	250	0	0	0	250
Staff Recreation Centre Benefits	1,500	375	55	76	131	244
Casual Agency Staff	61,400	15,350	48,712	31,337	80,049	-64,699
Workers Compensation Insurance	51,507	25,754	25,502	0	25,502	252
Staff Incentives	1,500	375	0	0	0	375
Staff Training (B047)	40,000	10,000	1,915	155	2,069	7,931
Staff Training (150920)	0	0	0	0	0	0
Payroll Services	8,000	2,000	1,299	2,375	3,674	-1,674
SMS Service Costs	2,400	600	0	0	0	600
FBT Expenditure	0	0	0	0	0	0
Other Employee Costs	0	0	655	1,075	1,730	-1,730
Transfer to LSL Reserve (132420)	0	0	0	0	0	0
	2,124,331	543,960	364,199	207,288	571,487	-27,528
GARDEN & GROUND MNTNCE	15,000	3,750	5,877	4,484	10,362	-6,612
UTILITY CHARGES						
Electricity Western Power	60,000	15,000	9,795	5,047	14,841	159
Water Supply Water Corporation	11,000	2,750	2,491	2,597	5,087	-2,337
Sewerage Water Corporation	5,500	1,375	929	686	1,615	-240
Telephone Telstra	5,000	1,250	674	341	1,016	234
Mobile Phone Costs Telstra	1,400	350	73	73	146	204
Internet Charges Westnet	1,800	450	300	0	300	150
Gas Kleenheat Gas	7,000	1,750	1,886	864	2,750	-1,000
Fire Alarm/Extinguishers Bell Fire Equipment	5,000	1,250	1,938	0	1,938	-688
Oxygen BOC	9,000	2,250	734	0	734	1,516
	105,700	26,425	18,818	9,607	28,426	-2,001
MEALS/LAUNDRY/GROCERIES						
Milk Supplies DBK Milk Supply	15,000	3,750	1,856	508	2,364	1,388
Meals & Laundry DBK Hospital	192,000	48,000	25,491	12,147	37,637	10,363
Groceries, Fruit & Vegies Fruit Barn/ IGA	65,000	16,250	7,814	4,654	12,467	3,783
	272,000	68,000	35,160	17,309	52,469	15,531
CLEANING SUPPLIES						
Cleaning Supplies PFI Supplies	25,000	6,250	6,833	2,565	9,398	-3,148
Rubbish/Recycling Charges - Shire	3,000	750	43	1,978	2,021	-1,271
Rubbish Collections Non Shire	3,000	750	1,553	395	1,948	-1,198
Refuse Disposal Contract	0	0	0	0	0	0
	31,000	7,750	8,429	4,938	13,367	-5,617
PHARMACY SUPPLIES						
Pharmaceutical Supplies DBK Pharmacy	105,000	26,250	13,320	4,897	18,216	8,034
	105,000	26,250	13,320	4,897	18,216	8,034

**TUIA LODGE
OPERATING STATEMENT
FOR THE PERIOD ENDED 30TH SEPTEMBER 2017**

	BUDGET FOR THE YEAR	BUDGET TO-DATE 2017/18	MONTH OPENING BALANCE	ACTUAL FOR MONTH OF SEPTEMBER	YEAR TO DATE 2017/18	VARIANCE TO-DATE
CONTRACTORS						
Building Contractors	10,000	2,500	3,870	864	4,735	-2,235
Painting Contractors	4,000	1,000	0	0	0	1,000
Plumbing Contractors	6,000	1,500	2,472	1,065	3,537	-2,037
Electrical Contractors	14,000	3,500	1,557	0	1,557	1,943
Cleaning Contractors	5,000	1,250	150	0	150	1,100
	39,000	9,750	8,050	1,929	9,979	-229
GENERAL EXPENSES						
Equipment (COA 6062 - Under Threshold)	6,000	1,500	0	0	0	1,500
Advertising & Promotion	20,000	5,000	-10	0	-10	5,010
Vehicle Expenses DB-1211, DB378 & 7	9,000	2,250	2,339	234	2,573	-323
Sundry Expenses	5,000	1,250	502	73	576	674
Sundry Equipment	0	0	764	769	1,532	-1,532
Equipment Maintenance	15,000	3,750	3,464	0	3,464	286
Freight & Postage	2,000	500	168	0	168	332
Residents Meetings/Gifts		0	0	88	88	-88
Subscriptions Aged Care / Rethink	20,000	5,000	1,234	0	1,234	3,766
Icare Health Software	10,000	2,500	0	0	0	2,500
Systems & Software	20,000	5,000	1,573	0	1,573	3,428
Stationery & Printing Expenses	17,000	4,250	711	234	944	3,306
Bond Refund Interest Payment	10,000	2,500	0	0	0	2,500
Storage Unit Rental	0	0	600	150	750	-750
	134,000	33,500	11,344	1,547	12,892	20,608
INSURANCES						
Building Insurance	14,613	7,307	7,307	0	7,307	-0
Medical Malpractice Insu MIBS	5,250	5,250	5,250	0	5,250	0
Public liability Insurance	10,683	5,342	5,332	0	5,332	10
	30,546	17,898	17,888	0	17,888	10
ALLIED HEALTH						
Occupational Therapist/Podiatry	5,000	1,250	378	1,464	1,842	-592
Podiatrist	9,000	2,250	1,320	1,440	2,760	-510
Physio Expenses	40,000	10,000	6,930	3,060	9,990	10
Dietician	0	0	0	0	0	0
	54,000	13,500	8,628	5,964	14,592	-1,092
CONSULTANCY						
Consultancy - Accreditation	10,000	2,500	0	0	0	2,500
Consultancy - Residency Assessment	5,000	1,250	0	0	0	1,250
Consultancy - Audit	20,000	5,000	0	0	0	5,000
Consultancy - Legal	20,000	5,000	0	0	0	5,000
Consultancy - Benchmarking	5,000	1,250	336	336	673	577
Contingency (unspecified)	20,000	5,000	0	0	0	5,000
	80,000	20,000	336	336	673	19,327
SHIRE SUPPORT COSTS						
Admin Salaries Reallocated (105640)	196,123	49,031	14,866	4,556	19,421	29,610
Admin Super Reallocated (105560)	23,185	5,796	3,640	1,467	5,107	689
Admin Employee Costs Reallocated (105660)	7,762	1,941	2,318	32	2,347	-407
Computer Costs Reallocated (105760)	39,163	9,791	12,150	2,057	14,207	-4,416
Admin Building Costs Reallocated (105860)	3,124	781	442	334	776	5
General Admin Costs Reallocated (105960)	6,150	1,538	723	287	1,010	528
Repayment of Prior Year Debt to Shire	110,000	0	0	0	0	0
Less: Council Subsidisation Admin Costs	-175,804	0	0	0	0	0
	209,703	68,877	34,135	8,732	42,868	26,009
DEPRECIATION ON PLANT (156320)						
	19,123	4,781	3,248	1,572	4,820	-39
DEPRECIATION ON BUILDING (116420)						
	188,899	47,225	32,086	15,526	47,612	-387
	208,022	52,006	35,334	17,097	52,432	-426
TOTAL GENERAL EXPENDITURE	3,408,302	891,665	561,520	284,129	845,650	57,118
T/F TO AGED HOUSING RESERVE (147700)	0	0	0	0	0	0
T/F TO AGED HOUSING RESERVE (116920)	0	0	0	0	0	0
TOTAL OPERATING EXPENDITURE - Employee plus General	3,408,302	857,665	561,520	284,129	845,650	12,015
NETT OPERATING SURPLUS / (DEFICIT)	215,957	48,400	-40,390	127,910	87,519	39,119

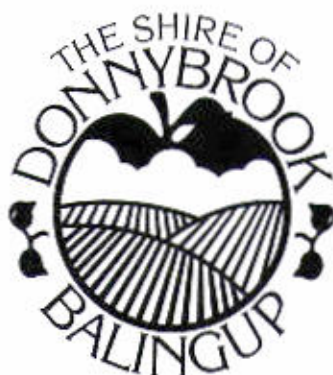
**TUIA LODGE
CAPITAL STATEMENT
FOR THE PERIOD ENDED 30TH SEPTEMBER 2017**

	BUDGET FOR THE YEAR	BUDGET TO-DATE 2017/18	MONTH OPENING BALANCE	ACTUAL FOR MONTH OF SEPTEMBER	YEAR TO DATE 2017/18	VARIANCE TO-DATE
CAPITAL EXPENSES						
Tuia Lodge Capital Equipment (116840)						
- Sundry Capital Items	60,000	15,000	0	0	0	15,000
Total	60,000	15,000	0	0	0	15,000
CAPITAL INCOME						
Sale of Plant & Equipment (118250)	0	0	0	0	0	0
Government Grants (173250)	0	0	0	0	0	0
Tfr from Aged Hsg Res	0	0	0	0	0	0
	0	0	0	0	0	0
CAPITAL SURPLUS / (DEFICIT)						
	-60,000	-15,000	0	0	0	15,000

SUMMARY

Net Operations Surplus	215,957	48,400	-40,390	127,910	87,519	39,119
Net Capital Deficit	-60,000	-15,000	0	0	0	15,000
Net Surplus / (Deficit)	155,957	33,400	-40,390	127,910	87,519	54,119

Operating Income (incl. Bond Retained & Interest)	933,169
Operating Expenditure	-845,650
	87,519
Operating Profit/Loss	87,519
Plus: Capital Income	0
Less: Capital Expenditure	0
Less: Loan Principal Repayment	0
Net Loss after Capital Income & Expenditure	87,519
Reserve Transfers:	
Tfr from Reserve - Loan Principal & Interest	0
Tfr from Reserve - Capital Expenses	0
Subtotal	87,519
Fixed Asset Depreciation (Non Cash)	52,432
Add back Council subsidy of Admin Allocations	
Tfr to Aged Housing Reserve - Interest and Bonds Retained	0
Deemed Profit / Loss Transferred to Aged Housing Reserve	0
	139,951



Minutes

Special Meeting of Electors

Held on

Wednesday, 16 September 2015

Commencing at 7.02pm

at

In the Seniors Room, Donnybrook Library
Emerald Street, Donnybrook WA 6239


J R ATTWOOD
Chief Executive Officer

16 September 2015

DISCLAIMER

The advice and information contained herein is given by and to the Council without liability or responsibility for its accuracy. Before placing any reliance on this advice or information, a written inquiry should be made to the Council giving entire reasons for seeking the advice or information and how it is proposed to be used.



SPECIAL MEETING OF ELECTORS

16 September 2015

TABLE OF CONTENTS

1	APOLOGIES.....	4
2	OPENING.....	4
3	PETITIONS/DEPUTATIONS/PRESENTATIONS	4
4	CLOSURE OF MEETING.....	8

SHIRE OF DONNYBROOK/BALINGUP

SPECIAL MEETING OF ELECTORS MINUTES

**Held in the Seniors Room at the Donnybrook Community Library,
Wednesday, 16 September 2015 at 7.02pm**

The President declared the meeting open at 7.02pm and welcomed those in attendance.

MEMBERS PRESENT

COUNCILLORS

Cr Dilley (President)
Cr Bailey
Cr Crowley
Cr Duncan
Cr King
Cr Logiudice
Cr McCabe

STAFF

John Attwood – CEO
Greg Harris – Manager Finance &
Administration
Bob Wallin – Principal Planner
Damien Morgan – Manager Works &
Services

ELECTORS

Don Cooper
Mary Hockley
Leanne Wringe
John Austin
Colin Fairclough
George Parke
Suzie Fairclough
Brian de Garis
Roz Benson
Helen Christensen
Fred Mills
Noelene King
Stephen Chinnery
Louie Scibilla
Peter Kirk
Debbie Townley
Janine Milton
Jan Helsham
Linda Brown
Basil Carter

John Hockley
June Scott
Sandra Hough
Lyn Robins
Leon Jones
Ryan Vanderheide
Marsha Wachala
Wendy Mills
Anne Margetts
Per Christensen
Simon Kapel
C J Stewart
Cam Russell
Doreen Shorter
Gabriela Ptakova
Bev Dixon
E Stevens
Geoff McMullen
James Brown
Susan Ecker

Karyn Connor
 Gwendoline Nidd
 Marilyn Hickman
 Judy Hawter
 Peter Gubler
 Nina Smith
 Steve Russell
 Neville Fry
 Robin Roney
 Colin Sharp

Douglas Gordon
 Gil Langley
 Peta Knapton
 A McWilliam
 Mark Giles
 Anthony Haygarth
 Dyanne Fry
 Bruce Hearman
 Dawn Tan

1 APOLOGIES

Cr Dawson
 Cr Mitchell

2 OPENING

The President advised that the meeting was a Special Council Meeting held under Standing Orders and therefore the discussion would only be about the Administration Centre proposal. The President implored those present to conduct themselves in a respectful manner.

The President introduced Councillors and staff.

The President advised that a petition containing 180 signatures (plus a another later 10 signatures) had been received by Council calling for a Special Electors Meeting and providing a number of questions in relation to the proposed Administration Centre development.

3 PETITIONS/DEPUTATIONS/PRESENTATIONS

Presentation – Cr Dilley in relation to the Proposed Administration Building

Following the conclusion of the presentation by the President, members of the public were invited to raise questions in regard to the proposal.

The following points were made during the question period and were responded to by the President and Councillors.

- Tungsten Report recommended replacement of the existing building.

- Estimate of \$4.6M for a new building included an allowance of \$600K, same as if the building was being built in a remote location.
- Need to have alternate costed proposals so that comparisons can be made. Can't have one fully costed plan and only an estimate for the other.
- Cost to prepare schematic concept plan is approximately \$20K, a fully detailed plan with costings would be much more.
- Based on previous cost estimates Council made the decision not to proceed with a new building, it was determined at that time that a new building could not be afforded.
- Suggested that constructing a new building adjacent to the existing building would result in less disruption for staff as they could simply move into the new one once completed.
- Queried whether the cost estimates of between \$4M to \$6M for a new building included land – response provided that the land was owned by Council.
- Suggestion that a tilt up slab building would be the most cost effective, examples given of costs. Easy to add on to a building constructed in this way.
- Request that consideration be given to constructing a building with some character.
- History of the Hall building in Bentley Street was outlined.
- Current Administration building is an outdated rabbit warren and the current proposal adds to this.
- The proposal turns its back on Bentley Street, squeezes the main entrance in between the old Church and the existing toilet block
- Creates the potential for traffic conflict with the adjacent fruit packing shed and trucks entering etc.
- The old Church is too narrow to provide adequate seating and accommodation for use as a Council Chambers.
- If the main entrance to the Administration Centre is retained as Bentley Street it offers the opportunity to combine the entry with a forecourt for the Hall and Shire Office. This would tie in both buildings together and create a precinct. Would become an institutional civic centre.
- Urge Council and CEO not to proceed with current design and investigate alternatives for a stand alone proposal.
- May need to look at temporary relocation of some office space.
- Suggestion that a new building should be constructed of Donnybrook Stone being solar passive and energy efficient.
- Comment that the reasons provided for not relocating Works and Services staff to the Depot were not supported due to current communications technology that was available.
- Comments made by some in attendance that they would be prepared to accept the extra cost to construct a new building.