CAMPBELLTOWN
CITY COUNCIL

Confidential Item

Confidential Item

For Council meeting to be held on

Tuesday 15 September 2015 at 7.30 pm

Refer Item 11.9

11.9 East Waste – Purchase of Property

TRIM Reference: B3050 Chief Executive Officer, Paul Di Iulio's Report

Purpose of Report

To advise the Council of a proposal from East Waste (Eastern Waste Management Authority Inc) to commence negotiations to purchase property (ie the East Waste Depot).

Strategic Plan Link

Strategy 3.2.6 Effective waste collection services and programs including hard rubbish collection, e-waste, food waste, with aim to reduce littering, illegal dumping and waste to landfill

Background

East Waste's operations are currently conducted from its Depot, located at Temple Court, Ottoway.

East Waste executed a new ten (10) year Lease in September 2014. The Lease fee currently being paid by East Waste is $180,000 per annum indexed at 4% annually.

The owners of the property have advised East Waste that they intend to sell the property and have indicated that East Waste would be offered the opportunity to purchase the property prior to it being placed on the market.

The property which is proposed to be sold includes the existing East Waste Depot and the area marked Lease Area B and Area A2 (see attached plan).

A preliminary assessment of the opportunity to purchase the property has been undertaken by the General Manager of East Waste and a report was presented to the East Waste Board on 11 June 2015.

Following consideration of the report presented to the Board by the General Manager, the Board resolved to authorise the General Manager to obtain an independent valuation of the property. Subject to the outcome of the valuation, the Board authorised the General Manager to prepare a proposal for the Constituent Councils to approve, prior to the commencement of discussions/negotiations to purchase the property.

Pursuant to Clause 63 of the East Waste Charter, the Authority may in accordance with the Charter, acquire such assets (real or personal) as its Business Plan provides or otherwise pursuant to a Unanimous Decision of the Constituent Councils.

The proposal to purchase this property is not contained in the East Waste Business Plan and therefore requires the approval of the Constituent Councils.

As such, the first step in this process is to seek approval of the Constituent Councils to proceed to negotiations to purchase the land. Once issues such as price and its consequent impacts on the finances of East Waste and implications on the Constituent Councils is determined, a business case (formal proposal) will be put to the Constituent Councils for consideration and approval.

Discussion

Given the size of this purchase and in the absence of a fixed selling price (at this stage), it has been determined by the East Waste Board that the Constituent Councils be advised of this proposal and to seek approval to commence negotiations, following which a formal proposal will be developed and submitted to the Constituent Councils for consideration and approval.

Pursuant to Clause 63 of the East Waste Charter, the Authority must obtain approval of the Constituent Councils before the property can be purchased. This approval must be a Unanimous Decision.

In assessing the viability of the proposal to purchase the property, East Waste commissioned a report from Hood Sweeney and an independent valuation from Maloney Field Services (Valuers).

The Hood Sweeney report (attached) is also referred to in the Financial Implications section of the report.

In summary, the Assessment of Market Value as determined by Maloney Field Services is $2,900,000 (exclusive of GST).

Aside from the financial aspects of this proposal, the property (the existing East Waste Depot) is strategically located and within reasonable distance from other waste management facilities such as:

- the IWS Transfer Station which services Campbelltown, Burnside and Walkerville
- the TPI Transfer Station (formerly the WasteCare SA Depot) which services the City of Norwood Payneham & St Peters
- the Jeffries Transfer Station (Organics drop-off for all Constituent Councils), and
- the SKM Transfer Station (Recyclables drop-off for all Constituent Councils).

In summary, the property meets East Waste's needs from an operational perspective.

As part of the preliminary investigations which have been conducted by the Board, Greencap (Consultants) have been engaged to undertake a Preliminary Site Investigation of the property. The purpose of this assessment is to identify potential contamination issues.

A copy of the Executive Summary of the report which has been prepared by Greencap is also attached.

Whilst Greencap have concluded that there is '……. a low to moderate risk of contamination being present on this site that would pose unacceptable health or environmental issues', the potential contamination issue will be investigated further as part of the assessment and negotiation process.

The Council can either advise East Waste that it endorses the continuation of the assessment and negotiation process to purchase the property or it can advise East Waste that it does not support the purchase of the property.

Given the benefits that would be gained both financially and tenure (ownership) wise from owning rather than leasing the property, it is recommended that East Waste be advised that the Council supports the continuation of the assessment and negotiation process.

Social Implications

There are no social implications in relation to this report.

Environmental Implications

There are no environmental implications in relation to this report.

Asset Management Implications

There are no asset management implications in relation to this report.

Governance / Risk Management

There are no governance / risk management implications in relation to this report.

Community Engagement

There are no community engagement implications in relation to this report.

Financial Implications

For the purposes of undertaking an assessment of the financial viability of purchasing the property as opposed to leasing the property, East Waste engaged Hood Sweeney.

The scope of Hood Sweeney's engagement was to provide advice detailing the financial implications of and comparing;

- the purchase of the property, or
- leasing the property.

Based upon an estimated purchase price of $3,000,000 (this is the selling price which was indicated by the vendor to East Waste), Hood Sweeney have concluded that '……. it appears that the property purchase is the better financial decision and should result in superior profitability, cash flow and financial position compared to leasing the same property'.

Despite the comment from Hood Sweeney on superior profitability, both of the Long Term Financial Plans included in their analysis project that the subsidiary will run operating deficits in later years that will need to be subsidies by the constituent Councils. However the financial contribution required by Councils would be less under the purchase option. For example, East Waste is forecasting deficits under the purchase option from 2019/2010, with a net deficit of $342,511 in Year 10 (2024/2025). This is better than the projections for the leased option, where consistent operating deficits will be recorded from 2018/2019 and a net deficit of $490,212 in Year 10.

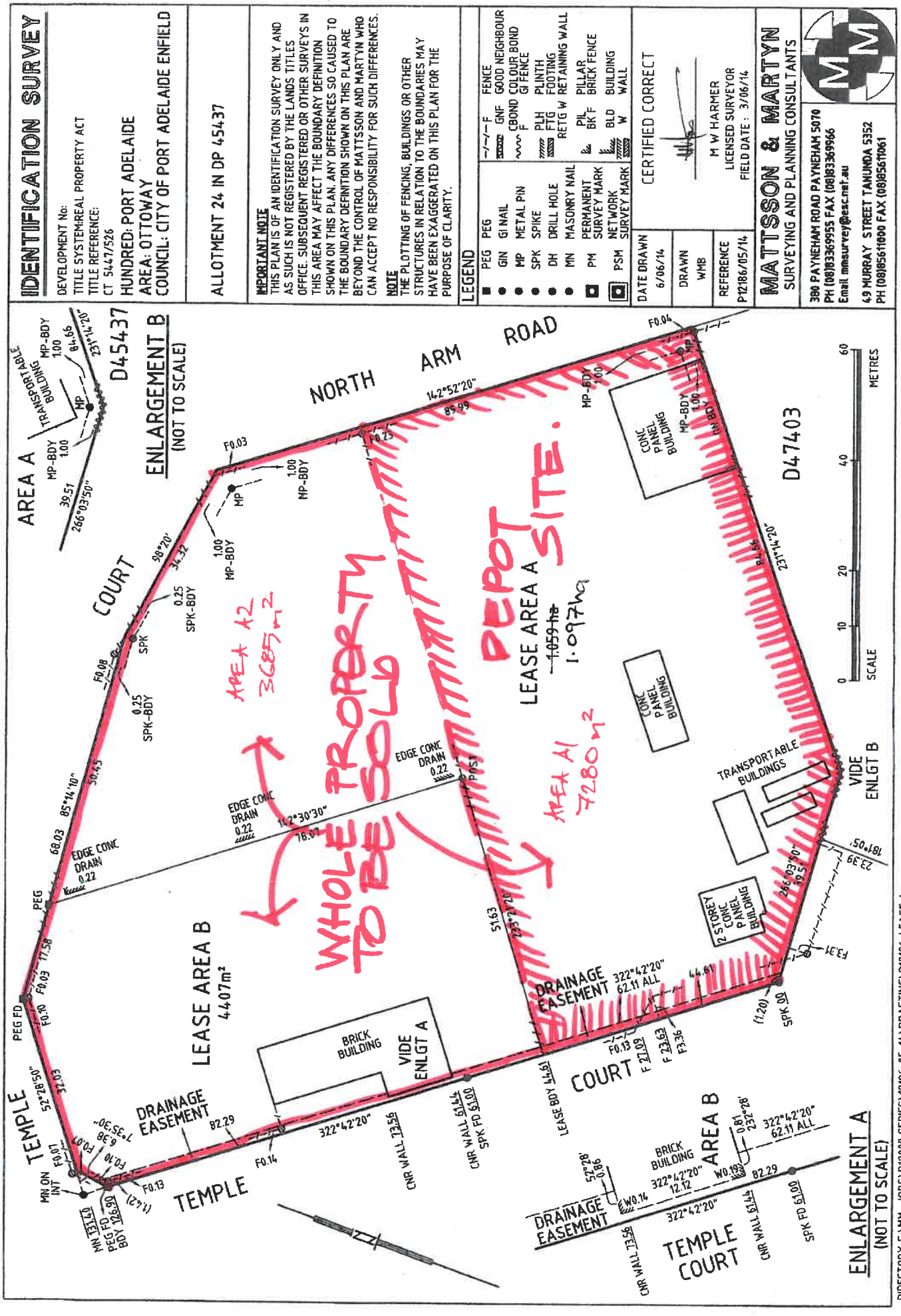
Should the property be purchased, the purchase will be funded through a loan from the Local Government Finance Authority with a fixed interest rate of 4.25% over a 15 year period.

Recommendation

That:

1. **the Board of the Eastern Waste Management Authority Inc be advised that the Council supports the continuation of the assessment and negotiation process to purchase the property at 1 (Allotment 24) Temple Court, Ottoway.**

2. **Council notes that following the completion of the assessment and negotiation process, the Eastern Waste Management Authority Inc will provide the Constituent Councils with a report (proposal) containing the outcome of the assessment and negotiation process for consideration and approval.**


IDENTIFICATION SURVEY
DEVELOPMENT No:
TITLE SYSTEM:REAL PROPERTY ACT
TITLE REFERENCE:
CT 5447/526
HUNDRED: PORT ADELAIDE
AREA: OTTOWAY
COUNCIL: CITY OF PORT ADELAIDE ENFIELD
ALLOTMENT 24 IN DP 45437
IMPORTANT NOTE
THIS PLAN IS OF AN IDENTIFICATION SURVEY ONLY AND AS SUCH IS NOT REGISTERED BY THE LANDS TITLES OFFICE. SUBSEQUENT REGISTERED OR OTHER SURVEYS IN THIS AREA MAY AFFECT THE BOUNDARY DEFINITION SHOWN ON THIS PLAN. ANY DIFFERENCES SO CAUSED TO THE BOUNDARY DEFINITION SHOWN ON THIS PLAN ARE BEYOND THE CONTROL OF MATTSSON AND MARTYN WHO CAN ACCEPT NO RESPONSIBILITY FOR SUCH DIFFERENCES.
NOTE
THE PLOTTING OF FENCING, BUILDINGS OR OTHER STRUCTURES IN RELATION TO THE BOUNDARIES MAY HAVE BEEN EXAGGERATED ON THIS PLAN FOR THE PURPOSE OF CLARITY.
LEGEND
PEG PEG
GIN GI NAIL
MP METAL PIN
SPK SPIKE
DH DRILL HOLE
MN MASONRY NAIL
PM PERMANENT SURVEY MARK
PSM NETWORK SURVEY MARK
F FENCE
GNF GOOD NEIGHBOUR
CBOND COLOUR BOND
GI FENCE
PLH PLINTH
FTG FOOTING
RETG W RETAINING WALL
PIL PILLAR
BK F BRICK FENCE
BLD BUILDING
W WALL
DATE DRAWN 6/06/14
DRAWN WMB
REFERENCE P12186/05/14
CERTIFIED CORRECT
M W HARMER
LICENSED SURVEYOR
FIELD DATE : 3/06/14
MATTSSON & MARTYN
SURVEYING AND PLANNING CONSULTANTS
380 PAYNEHAM ROAD PAYNEHAM 5070
PH (08)83369555 FAX (08)83369666
Email mmsurvey@esc.net.au
49 MURRAY STREET TANUNDA 5352
PH (08)85611000 FAX (08)85611061
AREA A
TRANSPORTABLE BUILDING
MP-BDY 1.00
84.66
23°14'20"
39.51
266°03'50"
D45437
ENLARGEMENT B
(NOT TO SCALE)
NORTH ARM ROAD
142°52'20"
89.99
F0.04
F0.03
MP
1.00 MP-BDY
F0.23
CONC PANEL BUILDING
D47403
METRES
SCALE
COURT
39°20'
34.32
0.25 SPK-BDY
SPK
F0.08
AREA A2 3685m2
WHOLE PROPERTY TO BE SOLD
DEPOT SITE.
LEASE AREA A
1.059ha
1.097ha
AREA A1 7280m2
EDGE CONC DRAIN 0.22
85°14'10"
30.45
68.03
142°30'30"
76.07
PEG
PEG FD
F0.10
F0.03
77.58
52°28'50"
32.03
F0.07
F0.10
6.38
7°35'30"
F0.10
F0.13
(27.1)
MN ON INT
MN 133.40
PEG FD
BDY 126.90
TEMPLE
LEASE AREA B
4407m²
DRAINAGE EASEMENT
82.29
F0.14
322°42'20"
CNR WALL 73.56
CNR WALL 61.44
SPK FD 61.00
BRICK BUILDING
VIDE ENLGT A
LEASE BDY 44.61
TRANSPORTABLE BUILDINGS
VIDE ENLGT B
2 STOREY CONC PANEL BUILDING
CONC PANEL BUILDING
233°21'20"
51.63
246°03'40"
19.51
181°50'
23.39
F3.31
(1.20)
SPK 0.00
F0.13
F 27.09
F 23.63
F3.36
44.61
62.11 ALL
322°42'20"
52°28'
0.86
W0.14
BRICK BUILDING
12.12
W0.19
0.81
232°28'
TEMPLE COURT
AREA B
ENLARGEMENT A
(NOT TO SCALE)
DIRECTORY:S:\MM_JOBS\P12000 SERIES\12186-05-14\DRAFTING\P12186-LEASE.dwg

join the journey

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One Hood Sweeney Pty Ltd ABN 43 459 223 220

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Private and Confidential
East Waste
PO Box 26
MANSFIELD PARK SA 5012

1 September 2015

Dear Adam

Proposed Property Purchase: 1 Temple Court, Ottoway

Scope

The scope of our engagement was to provide advice detailing the financial implications of and comparing the two alternatives of:

- Purchasing a property; and
- Leasing the same property.

We have been asked specifically to consider the impact of the decision on the cashflow, profitability and financial position of East Waste.

Declarations & Qualifications

This advice has been prepared in line with the scope described above.

In the preparation of this advice we have relied upon and considered information believed after due enquiry to be reliable and accurate. We do not imply and it should not be construed that we have verified any of the information provided to us, or that our enquiries could have identified any matter that a more extensive examination might disclose.

Our opinions are based on the information provided to us by East Waste. Neither Hood Sweeney Pty Ltd nor any member or employee thereof undertakes responsibility in any way whatsoever to any person in respect of errors in this advice arising from incorrect information provided by East Waste.

Assumptions

Based on the information provided and our correspondence relating to this engagement, we have used the following assumptions in preparing our advice:

- The property is located at 1 Temple Court, Ottoway SA
- The property consists of areas totalling 15,370 sqm
- The property can be purchased for $3,000,000
- The purchase is to be financed through the Local Government Finance Authority with a fixed interest rate of 4.25% with no cash deposit
- Costs relating to the property purchase will be paid in cash

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- The property would be contracted for purchase on 1 September 2015 and settle on 31 September 2015
- Lease Area A of the property can be leased for $180,000 per annum which is indexed annually at 4%

If any of the above assumptions are incorrect please contact us to discuss a revision.

Financial Analysis: Property Purchase

The key financial considerations for a commercial property purchase are:

- Is the property priced at market value?
- What are the costs of purchasing, holding and maintaining the property?
- Will the property appreciate in value over time and by how much?

Is the property priced at market value?

There have been two commercial properties in Ottoway that have been listed for sale within the past 12 months.

Property	Area Size	Price	Type
18 Duncan Crt	26,950 sqm	$3,080,000	Land + 1 Warehouse
91-103 Cleveland Tce	16,780 sqm	$1,650,000	Land + 3 Buildings

This indicates that a price between $98 and $115 per sqm is appropriate for the area. The proposed purchase price represents a price of $195 per sqm which is above this range. Both of these properties may not be comparable to the proposed purchase which could be the reason for this variance.

We cannot provide a comprehensive valuation on the property as we are not qualified valuers.

What are the costs of purchasing, holding and maintaining the property?

Based on a purchase price of $3,000,000, we anticipate there will be approximately $166,830 of purchase related costs as follows:

Stamp Duty	$158,830
Conveyancing Fees	$1,500
Finance Costs	$1,500
Valuation Fees	$5,000
Total Estimated Costs	$166,830

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Based on the current lease agreement, holdings costs such as council rates, land tax & insurance are all being born by East Waste which means that by purchasing the property, there will be no further impact on the financial performance or position of East Waste.

The costs of maintaining the property are unpredictable in nature and difficult to estimate. You will need to consider potential costs relating to the age of the buildings, additional capital improvements required and making the property suitable for use.

Will the property appreciate in value of time and by how much?

Commercial properties generally appreciate over time but at a slower rate compared to residential property. Commercial properties are also more sensitive to economic conditions and tend to decline in value if the property becomes untenanted.

It is difficult to predict what will happen to the capital value of the property in the future and you will have to rely on your own judgement in estimating the capital growth potential of the property.

Financial Analysis: Property Lease

The key financial considerations for a commercial property lease are:

- Is the lease at market value?
- What are the terms and requirements of the lease?

Is the lease at market value?

Based on a property value of $3,000,000 the lease represents a 6% yield. Commercial properties typically attract between 7% & 9% rental yields which indicates that either the lease may be under market value or the property may be over market value.

We cannot provide a comprehensive lease appraisal on the property as we are not qualified valuers.

What are the terms and requirements of the lease?

You will need to consider whether the length of the lease is appropriate for your individual needs. It is also important to consider what restrictions and conditions you are subject to as part of the lease, in particular you should consider what activities are permitted on the property.

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Financial Impacts Compared

The following tables compare our estimated financial impact of purchasing the property and leasing the property:

Year 1	Purchase	Lease
Initial Outlay (Deposit)	$166,830	Nil
Repayments	$136,263	Nil
Rent Payments	Nil	$187,688
Net Cash Outflow	$303,093	$187,688

Years 2-10	Purchase	Lease
Repayments	$2,457,297	Nil
Rent Payments	Nil	$2,088,624
Net Cash Outflow	$2,457,297	$2,088,624

The above tables show that the proposed purchase will have a cashflow impact of $484,078 over the first 10 years of the purchase.

Taking into account a conservative capital growth rate of 3% per annum, the property should increase in value by approximately $1,031,750 over this 10 year period. We recognize that the property value will fluctuate and will not increase by a fixed 3% annually, however we believe that over the 10 year period the property will appreciate.

It is also important to consider the impact beyond the first 10 years. As the loan for the property is on a 15 year term there will be repayments of $1,498,893 over years 11 to 20. Over the same 10 year period we anticipate rent payments will exceed $2,700,000 as rent for year 10 is $270,108, so conservatively assuming no indexation, the purchase should result in at least $1,200,000 of additional cashflow over years 11 to 20.

We enclose two versions of the Long Term Financial Plan that have been adjusted for both the property purchase and property lease alternatives.

As the net surplus / (deficit) for East Waste is distributed to each of the member councils, we cannot summarise the impact on financial position, however please see Appendix A & B for a detail balance sheet forecast for both options.

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Recommendations

We recommend that you engage an independent qualified valuer to provide a comprehensive valuation and lease appraisal for the property to give you an objective estimate of the property value. We work closely with Knight Frank and can recommend their valuation services, should you wish to engage them please contact Nick Bell on 8233 5242. We also recommend that you carefully consider whether or not the property meets your needs, in particular please consider the long term strategic importance of the property, the property's proximity to required services (eg dump) and the risk of non-renewal of the lease at the end of the lease term.

Based on our financial modelling, it appears that the property purchase is the better financial decision and should result in superior profitability, cashflow and financial position compared to leasing the same property.

If you have any questions, please contact us on 1300 764 200.

Yours sincerely

MARISA RICCIO
Director

enc.

- Appendix A: Three-way forecast with property purchase
- Appendix B: Three-way forecast with lease
- Appendix C: Identification Survey of CT 5447/526

Appendix A: Property Purchase (100% Lend)

East Waste
Profit & Loss (Projected)
July 2015 - June 2025

HOODSWEENEY

	Jul 15 - Jun 16	Jul 16 - Jun 17	Jul 17 - Jun 18	Jul 18 - Jun 19	Jul 19 - Jun 20	Jul 20 - Jun 21	Jul 21 - Jun 22	Jul 22 - Jun 23	Jul 23 - Jun 24	Jul 24 - Jun 25
Income										
Total Income	**12,655,880**	**13,073,702**	**13,504,945**	**13,950,607**	**14,410,981**	**14,886,543**	**15,377,799**	**15,885,266**	**16,409,479**	**16,950,993**
Costs of Operations										
Dumping Fees - Contamination	50,000	51,650	53,354	55,115	56,934	58,813	60,753	62,758	64,829	66,969
Disposal Fees - Waste	750,000	774,750	800,317	826,727	854,009	882,191	911,303	941,376	972,442	1,004,533
Disposal Fees - G/O	900,000	929,700	960,380	992,072	1,024,811	1,058,629	1,093,564	1,129,652	1,166,930	1,205,439
Disposal Fees - Hard	129,600	133,876	138,294	142,858	147,572	152,442	157,473	162,670	168,038	173,583
Fuel; Gas & Oil	1,148,856	1,186,762	1,225,925	1,266,380	1,308,171	1,351,340	1,395,935	1,442,001	1,489,587	1,538,743
Fuel Tax Credits	253,766	253,766	253,766	253,766	253,766	253,766	253,766	253,766	253,766	253,766
Maintenance - Trucks	1,167,322	1,205,843	1,245,636	1,286,742	1,329,205	1,373,068	1,418,380	1,465,186	1,513,537	1,563,484
Maintenance - Bins	197,550	204,069	210,803	217,760	224,946	232,369	240,037	247,958	256,141	264,594
Registration & Insurance - Trucks	271,000	279,943	289,181	298,724	308,582	318,765	329,284	340,151	351,376	362,971
Wages & Salaries	3,563,135	3,705,660	3,835,359	3,969,596	4,171,520	4,317,523	4,468,636	4,625,039	4,786,915	5,017,445
Superannuation	265,832	299,062	309,529	320,362	336,325	348,096	379,242	412,141	446,879	488,976
Workers' Compensation	130,192	134,098	138,121	142,264	146,532	150,928	155,456	160,120	164,923	169,871
Wages: Casual Agency	700,000	721,000	742,630	764,909	787,856	811,492	835,837	860,912	886,739	913,341
Sorting Fees	50,000	51,650	53,354	55,115	56,934	58,812	60,753	62,758	64,829	66,969
Total Costs of Operations	**9,577,253**	**9,931,828**	**10,256,647**	**10,592,390**	**11,007,163**	**11,368,234**	**11,760,419**	**12,166,487**	**12,586,931**	**13,090,684**
Operating Surplus (Deficit)	**3,078,627**	**3,141,874**	**3,248,298**	**3,358,217**	**3,403,818**	**3,518,309**	**3,617,380**	**3,718,779**	**3,822,548**	**3,860,309**
Operating Surplus (Deficit) %	**24.33%**	**24.03%**	**24.05%**	**24.07%**	**23.62%**	**23.63%**	**23.52%**	**23.41%**	**23.29%**	**22.77%**
Expenses										
Account Fees	1,000	1,033	1,067	1,102	1,139	1,176	1,215	1,255	1,296	1,339
Accounting & Audit	35,000	36,155	37,348	38,580	39,854	41,169	42,527	43,931	45,380	46,878
Bank Charges	2,000	2,066	2,134	2,204	2,277	2,352	2,430	2,510	2,593	2,679
Board Fees	25,500	26,341	27,210	28,108	29,036	29,994	30,984	32,007	33,063	34,154
Burnside 2nd Bin Reimbursement	4,200	4,339	4,482	4,629	4,782	4,940	5,103	5,271	5,445	5,625
Cloud Server - Initial Outlay	0	0	0	10,455	0	0	0	0	0	0
Cloud Server - Monthly Fee	0	0	0	5,782	5,973	6,170	6,373	6,584	6,801	7,025
Consulting	75,000	77,475	80,031	82,673	85,401	88,219	91,130	94,137	97,244	100,453
Conference	6,000	6,198	6,402	6,614	6,832	7,057	7,290	7,531	7,779	8,036
Communications	102,476	105,857	109,351	112,959	116,687	120,538	124,515	128,625	132,869	137,254
Entertainment	500	516	533	551	569	588	607	627	648	669
Equipment Hire	15,000	15,495	16,006	16,534	17,080	17,643	18,226	18,827	19,449	20,090
Education & Training	15,000	15,495	16,006	16,534	17,080	17,643	18,226	18,827	19,449	20,090

Appendix A: Property Purchase (100% Lend)

East Waste
Profit & Loss (Projected)
July 2015 - June 2025

HOODSWEENEY

	Jul 15 - Jun 16	Jul 16 - Jun 17	Jul 17 - Jun 18	Jul 18 - Jun 19	Jul 19 - Jun 20	Jul 20 - Jun 21	Jul 21 - Jun 22	Jul 22 - Jun 23	Jul 23 - Jun 24	Jul 24 - Jun 25
Fire / Security Service	11,700	12,086	12,485	12,897	13,322	13,762	14,216	14,685	15,710	15,670
GPS Monthly Tracking	39,500	40,803	42,150	43,540	44,977	46,462	47,995	49,579	51,215	52,905
Insurance	25,000	25,825	26,677	27,557	28,467	29,406	30,376	31,379	32,414	33,484
Kerbside Audits	10,000	10,330	10,671	11,023	11,387	11,762	12,150	12,551	12,966	13,393
Legal Fees	19,950	20,608	21,288	21,991	22,716	23,466	24,240	25,040	25,867	26,720
Lease: Two-way Radio	4,868	5,028	5,194	5,366	5,543	5,726	5,915	6,110	6,311	6,520
Licence Fees	2,340	2,417	2,497	2,579	2,664	2,752	2,843	2,937	3,034	3,134
Maintenance - Motor Vehicles	30,000	30,990	32,012	33,069	34,160	35,287	36,452	37,655	38,897	40,181
Other Items - Mitcham Waste	9,900	10,227	10,564	10,912	11,273	11,644	12,029	12,426	12,836	13,259
Other Items - Ottoway	50,800	52,476	54,208	55,997	57,844	59,753	61,725	63,762	65,866	68,040
Power	31,970	33,025	34,115	35,240	36,403	37,605	38,846	40,127	41,452	42,820
Printing, Stationary, Postage & Courier	35,040	36,196	37,390	38,624	39,899	41,216	42,576	43,981	45,432	46,932
Promotion & Advertising	30,400	31,403	32,439	33,510	34,616	35,758	36,938	38,157	39,416	40,717
Protective Clothing	25,000	25,825	26,677	27,557	28,467	29,406	30,377	31,379	32,414	33,484
Telephone	42,750	44,160	45,618	47,123	48,678	50,285	51,944	53,658	55,429	57,258
Outgoings Ottoway Depot	45,000	46,485	48,019	49,603	51,240	52,931	54,678	56,482	58,346	60,272
Rent - Ottoway	14,375	0	0	0	0	0	0	0	0	0
Risk Assessment Expenses	10,000	10,330	10,671	11,023	11,387	11,762	12,150	12,551	12,966	13,393
Staff Amenities	44,900	46,381	47,912	49,493	51,126	52,813	54,556	56,357	58,217	60,138
Staff Medical	1,000	1,033	1,067	1,102	1,138	1,176	1,215	1,255	1,296	1,339
Subscriptions	6,300	6,508	6,722	6,944	7,173	7,410	7,655	7,907	8,168	8,438
Sundry Items	14,500	14,978	15,473	15,983	16,511	17,055	17,618	18,200	18,800	19,421
Tools, Minor Equipment	51,000	52,683	54,421	56,217	58,073	59,989	61,969	64,013	66,126	68,308
Total Expenses	**837,969**	**850,767**	**878,840**	**924,074**	**943,774**	**974,915**	**1,007,089**	**1,040,323**	**1,075,194**	**1,110,118**
Operating Surplus (Deficit) After Overheads	**2,240,658**	**2,291,107**	**2,369,458**	**2,434,143**	**2,460,044**	**2,543,394**	**2,610,291**	**2,678,456**	**2,747,354**	**2,750,191**
Other Income										
Other Income										
Fuel Tax Credits	253,766	253,766	253,766	253,766	253,766	253,766	253,766	253,766	253,766	253,766
Prepayment Equity Loan	122,018	122,018	122,018	122,018	122,018	122,018	0	0	0	0
Sundry Income	10,000	10,330	10,671	11,023	11,386	11,762	12,150	12,551	12,966	13,393
Total Other Income	**385,784**	**386,114**	**386,455**	**386,807**	**387,170**	**387,546**	**265,916**	**266,317**	**266,732**	**267,159**
Profit from Sale of Fixed Assets	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000
Total Other Income	**430,784**	**431,114**	**431,455**	**431,807**	**432,170**	**432,546**	**310,916**	**311,317**	**311,732**	**312,159**
Other Expense										

East Waste
Profit & Loss (Projected)
July 2015 - June 2025

HOODSWEENEY

	Jul 15 - Jun 16	Jul 16 - Jun 17	Jul 17 - Jun 18	Jul 18 - Jun 19	Jul 19 - Jun 20	Jul 20 - Jun 21	Jul 21 - Jun 22	Jul 22 - Jun 23	Jul 23 - Jun 24	Jul 24 - Jun 25
Provisions										
Employee Entitlements - Annual Leave	239,000	246,887	255,034	263,450	272,144	281,125	290,402	299,985	309,885	320,111
Employee Entitlements - Long Service Leave	40,000	41,320	42,683	44,092	45,547	47,050	48,603	50,206	51,863	53,575
Total Provisions	**279,000**	**288,207**	**297,717**	**307,542**	**317,691**	**328,175**	**339,005**	**350,191**	**361,748**	**373,686**
Total Other Expense	**279,000**	**288,207**	**297,717**	**307,542**	**317,691**	**328,175**	**339,005**	**350,191**	**361,748**	**373,686**
Net Surplus (Deficit) Before Interest & Depreciation	**2,392,442**	**2,434,013**	**2,503,195**	**2,558,407**	**2,574,523**	**2,647,765**	**2,582,202**	**2,639,582**	**2,697,338**	**2,688,663**
Depreciation										
Buildings & Other Structures	5,181	4,663	4,197	3,777	3,399	3,059	2,753	2,478	2,230	2,007
Plant & Equipment	1,802,801	1,857,558	1,913,891	1,971,854	2,031,501	2,092,888	2,156,072	2,221,112	2,288,068	2,356,999
Total Depreciation	**1,807,982**	**1,862,221**	**1,918,088**	**1,975,631**	**2,034,900**	**2,095,947**	**2,158,825**	**2,223,590**	**2,290,298**	**2,359,007**
Net Surplus (Deficit) Before Interest	**584,460**	**571,792**	**585,107**	**582,776**	**539,623**	**551,818**	**423,376**	**415,992**	**407,040**	**329,657**
Interest Income										
Bank Accounts										
Bank SA	11,043	14,418	16,405	14,102	10,445	13,958	20,078	29,395	39,366	41,005
LGFA Investment Account	22,535	27,223	27,842	28,475	29,122	29,784	30,461	31,154	31,862	32,586
Total Bank Accounts	**33,578**	**41,641**	**44,246**	**42,577**	**39,567**	**43,742**	**50,539**	**60,548**	**71,228**	**73,591**
Total Interest Income	**33,578**	**41,641**	**44,246**	**42,577**	**39,567**	**43,742**	**50,539**	**60,548**	**71,228**	**73,591**
Interest Expense										
Loans										
Lease & Goods Mortgage	367,936	413,096	397,267	489,650	512,283	539,486	570,528	605,504	644,288	684,236
LGFA Equity Loan	33,396	27,221	20,616	13,551	5,993	0	0	0	0	0
Loan - Purchase of Property	95,538	122,388	115,876	109,077	101,979	94,568	86,831	78,755	70,324	61,522
Total Loans	**496,869**	**562,705**	**533,760**	**612,278**	**620,255**	**634,054**	**657,359**	**684,259**	**714,612**	**745,758**
Total Interest Expense	**496,869**	**562,705**	**533,760**	**612,278**	**620,255**	**634,054**	**657,359**	**684,259**	**714,612**	**745,758**
Net Finance Costs	**463,292**	**521,064**	**489,513**	**569,701**	**580,688**	**590,312**	**606,820**	**623,711**	**643,384**	**672,168**
Net Surplus (Deficit) before Income Tax	**121,168**	**50,728**	**95,594**	**13,075**	**(41,065)**	**(38,494)**	**(183,444)**	**(207,718)**	**(236,344)**	**(342,511)**
Net Surplus (Deficit)	**121,168**	**50,728**	**95,594**	**13,075**	**(41,065)**	**(38,494)**	**(183,444)**	**(207,718)**	**(236,344)**	**(342,511)**
Non Operating Income										
Payments To/From Councils	(121,168)	(50,728)	(95,594)	(13,075)	41,065	38,494	183,444	207,718	236,344	342,511
Total Non Operating Income	**(121,168)**	**(50,728)**	**(95,594)**	**(13,075)**	**41,065**	**38,494**	**183,444**	**207,718**	**236,344**	**342,511**
Movement in Retained Earnings	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Cumulative Retained Earnings	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Appendix A: Property Purchase (100% Lend)

East Waste
Balance Sheet (Projected)
July 2015 - June 2025

HOODSWEENEY

	Jun 15	Jun 16	Jun 17	Jun 18	Jun 19	Jun 20	Jun 21	Jun 22	Jun 23	Jun 24	Jun 25
Current Assets											
Bank Accounts											
Bank SA	822,798	769,306	805,240	916,000	675,628	532,124	898,318	1,205,603	1,644,464	2,090,676	895,901
LGFA Investment Account	1,341,777	1,197,482	1,224,705	1,252,547	1,281,022	1,310,144	1,339,928	1,370,389	1,401,543	1,433,405	1,465,991
Total Bank Accounts	**2,164,575**	**1,966,789**	**2,029,945**	**2,168,547**	**1,956,650**	**1,842,268**	**2,238,246**	**2,575,992**	**3,046,007**	**3,524,082**	**2,361,893**
Receivables											
General Trade Receivables	323,961	268,356	228,905	188,134	146,015	102,507	57,563	11,137	(36,823)	(86,362)	1,464,422
Fuel Tax Credits	69,786	69,786	69,786	69,786	69,786	69,786	69,786	69,786	69,786	69,786	69,786
Payments To/From Councils	0	0	0	0	0	41,064	38,494	183,444	207,718	236,344	342,511
Total Receivables	**393,747**	**338,142**	**298,690**	**257,919**	**215,800**	**213,356**	**165,843**	**264,367**	**240,681**	**219,767**	**1,876,718**
Other Current Assets											
Prepayments	785	785	785	785	785	785	785	785	785	785	785
Stores & Materials	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Total Other Current Assets	**1,985**	**1,985**	**1,985**	**1,985**	**1,985**	**1,985**	**1,985**	**1,985**	**1,985**	**1,985**	**1,985**
Total Current Assets	**2,560,307**	**2,306,915**	**2,330,621**	**2,428,452**	**2,174,435**	**2,057,609**	**2,406,074**	**2,842,344**	**3,288,673**	**3,745,834**	**4,240,596**
Non Current Assets											
Tangible Assets											
Buildings & Other Structures	75,115	75,115	75,115	75,115	75,115	75,115	75,115	75,115	75,115	75,115	75,115
Plant & Equipment	21,088,350	22,839,350	24,642,880	26,500,515	28,413,880	30,384,645	32,414,535	34,505,320	36,658,830	38,876,945	41,161,603
New Property	0	3,166,830	3,166,830	3,166,830	3,166,830	3,166,830	3,166,830	3,166,830	3,166,830	3,166,830	3,166,830
Accumulated Depreciation											
Buildings & Other Structures	(23,306)	(28,487)	(33,149)	(37,346)	(41,123)	(44,522)	(47,581)	(50,335)	(52,813)	(55,043)	(57,050)
Plant & Equipment	(14,580,324)	(16,383,125)	(18,240,683)	(20,154,575)	(22,126,428)	(24,157,929)	(26,250,817)	(28,406,889)	(30,628,001)	(32,916,068)	(35,273,067)
Total Accumulated Depreciation	**(14,603,630)**	**(16,411,612)**	**(18,273,833)**	**(20,191,921)**	**(22,167,551)**	**(24,202,451)**	**(26,298,398)**	**(28,457,223)**	**(30,680,813)**	**(32,971,111)**	**(35,330,118)**
Total Tangible Assets	**6,559,835**	**9,669,683**	**9,610,992**	**9,550,539**	**9,488,274**	**9,424,139**	**9,358,082**	**9,290,042**	**9,219,962**	**9,147,779**	**9,073,430**
Total Non Current Assets	**6,559,835**	**9,669,683**	**9,610,992**	**9,550,539**	**9,488,274**	**9,424,139**	**9,358,082**	**9,290,042**	**9,219,962**	**9,147,779**	**9,073,430**
TOTAL ASSETS	**9,120,142**	**11,976,599**	**11,941,613**	**11,978,991**	**11,662,708**	**11,481,748**	**11,764,156**	**12,132,385**	**12,508,635**	**12,893,613**	**13,314,026**
Current Liabilities											
Payables											
General Trade Payables	826,104	563,612	582,028	601,033	620,656	640,931	661,866	683,483	705,802	728,912	752,673
Fuel Tax Credits	21,147	21,147	21,147	21,147	21,147	21,147	21,147	21,147	21,147	21,147	21,147
Superannuation	23,163	22,153	24,923	25,795	26,697	28,028	29,008	31,604	34,345	37,241	40,749

East Waste
Balance Sheet (Projected)
July 2015 - June 2025

HOODSWEENEY

	Jun 15	Jun 16	Jun 17	Jun 18	Jun 19	Jun 20	Jun 21	Jun 22	Jun 23	Jun 24	Jun 25
PAYG Payable											
General PAYG Payable	61,964	61,821	64,294	66,544	68,873	72,376	74,909	77,531	80,245	83,054	87,053
Total PAYG Payable	**61,964**	**61,821**	**64,294**	**66,544**	**68,873**	**72,376**	**74,909**	**77,531**	**80,245**	**83,054**	**87,053**
Total Payables	**932,378**	**668,733**	**692,391**	**714,519**	**737,374**	**762,482**	**786,931**	**813,765**	**841,539**	**870,354**	**901,622**
GST											
GST Payable	133,709	165,463	170,770	176,246	181,764	187,610	193,651	199,893	206,343	212,994	219,894
Total GST	**133,709**	**165,463**	**170,770**	**176,246**	**181,764**	**187,610**	**193,651**	**199,893**	**206,343**	**212,994**	**219,894**
Receivables											
Payments To/From Councils	422,991	121,168	50,728	95,594	13,075	0	0	0	0	0	0
Total Receivables	**422,991**	**121,168**	**50,728**	**95,594**	**13,075**	**0**	**0**	**0**	**0**	**0**	**0**
Loans Payable											
Lease & Goods Mortgage	1,283,569	1,527,622	1,592,549	1,578,059	1,810,485	1,535,023	1,506,112	1,556,096	1,607,579	1,462,245	1,453,283
LGFA Equity Loan	88,622	94,797	101,402	108,467	116,025	0	0	0	0	0	0
Loan - Purchase of Property	0	150,695	157,488	164,605	172,067	179,904	188,147	196,843	206,053	215,868	226,439
Total Loans Payable	**1,372,192**	**1,773,114**	**1,851,439**	**1,851,131**	**2,098,577**	**1,714,927**	**1,694,260**	**1,752,939**	**1,813,632**	**1,678,114**	**1,679,722**
Provisions											
Staff Provision											
Employee Entitlements - Annual Leave	144,494	261,169	330,257	373,831	403,824	426,691	445,927	463,429	480,227	496,888	513,725
Total Staff Provision	**144,494**	**261,169**	**330,257**	**373,831**	**403,824**	**426,691**	**445,927**	**463,429**	**480,227**	**496,888**	**513,725**
Total Provisions	**144,494**	**261,169**	**330,257**	**373,831**	**403,824**	**426,691**	**445,927**	**463,429**	**480,227**	**496,888**	**513,725**
Total Current Liabilities	**3,005,764**	**2,989,647**	**3,095,586**	**3,211,321**	**3,434,614**	**3,091,710**	**3,120,769**	**3,230,026**	**3,341,741**	**3,258,350**	**3,314,963**
Non-Current Liabilities											
Loans Payable											
Lease & Goods Mortgage	5,333,080	5,451,870	5,528,037	5,778,952	5,569,952	5,906,379	6,341,201	6,789,069	7,250,372	7,923,875	8,501,732
LGFA Equity Loan	420,690	325,893	224,491	116,024	0	0	0	0	0	0	0
Loan - Purchase of Property		2,808,580	2,651,570	2,487,619	2,316,416	2,137,634	1,950,927	1,755,924	1,552,222	1,339,375	1,116,860
Total Loans Payable	**5,753,770**	**8,586,343**	**8,404,098**	**8,382,595**	**7,886,367**	**8,044,013**	**8,292,128**	**8,544,993**	**8,802,594**	**9,263,250**	**9,618,592**
Provisions											
Staff Provision											
Employee Entitlements - Long Service Leave	360,610	400,610	441,930	385,077	341,727	346,026	351,259	357,367	364,300	372,013	380,471
Total Staff Provision	**360,610**	**400,610**	**441,930**	**385,077**	**341,727**	**346,026**	**351,259**	**357,367**	**364,300**	**372,013**	**380,471**
Total Provisions	**360,610**	**400,610**	**441,930**	**385,077**	**341,727**	**346,026**	**351,259**	**357,367**	**364,300**	**372,013**	**380,471**
Total Non-Current Liabilities	**6,114,379**	**8,986,952**	**8,846,027**	**8,767,672**	**8,228,095**	**8,390,038**	**8,643,387**	**8,902,360**	**9,166,894**	**9,635,263**	**9,999,063**

Appendix A: Property Purchase (100% Lend)

East Waste
Balance Sheet (Projected)
July 2015 - June 2025

HOODSWEENEY

	Jun 15	Jun 16	Jun 17	Jun 18	Jun 19	Jun 20	Jun 21	Jun 22	Jun 23	Jun 24	Jun 25
TOTAL LIABILITIES	**9,120,143**	**11,976,599**	**11,941,613**	**11,978,992**	**11,662,709**	**11,481,749**	**11,764,156**	**12,132,386**	**12,508,635**	**12,893,613**	**13,314,027**
NET ASSETS	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Capital and Reserves											
Retained Earnings											
Retained Earnings	0	0	0	0	0	0	0	0	0	0	0
Total Retained Earnings	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Capital and Reserves	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
TOTAL EQUITY	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

East Waste
Cash Flow (Projected)
July 2015 - June 2025

HOODSWEENEY

	Jul 15 - Jun 16	Jul 16 - Jun 17	Jul 17 - Jun 18	Jul 18 - Jun 19	Jul 19 - Jun 20	Jul 20 - Jun 21	Jul 21 - Jun 22	Jul 22 - Jun 23	Jul 23 - Jun 24	Jul 24 - Jun 25
Cash Inflow										
Total Income	**13,938,895**	**14,683,629**	**15,229,198**	**15,675,334**	**16,265,057**	**16,843,136**	**17,259,777**	**17,963,819**	**18,565,631**	**17,588,898**
Interest Received	33,578	41,641	44,247	42,577	39,567	43,742	50,539	60,548	71,228	73,591
Non-Current Asset Sales	49,500	49,500	49,500	49,500	49,500	49,500	49,500	49,500	49,500	49,500
Loans Received	4,751,000	1,803,530	1,857,636	1,913,365	1,970,766	2,029,889	2,090,786	2,153,509	2,218,114	2,284,658
Total Cash Inflows	**18,772,973**	**16,578,300**	**17,180,581**	**17,680,775**	**18,324,890**	**18,966,266**	**19,450,602**	**20,227,377**	**20,904,473**	**19,996,647**
Cash Outflow										
Costs										
Dumping Fees - Contamination	86,034	56,663	58,533	60,466	62,460	64,522	66,651	68,850	71,122	73,470
Disposal Fees - Waste	949,945	849,956	878,005	906,980	936,909	967,827	999,765	1,032,757	1,066,838	1,102,044
Disposal Fees - G/O	990,376	1,019,948	1,053,605	1,088,374	1,124,291	1,161,391	1,199,718	1,239,310	1,280,205	1,322,453
Disposal Fees - Hard	124,633	133,519	137,926	142,478	147,179	152,036	157,054	162,237	167,590	173,121
Fuel; Gas & Oil	1,280,703	1,301,963	1,344,927	1,389,310	1,435,157	1,482,517	1,531,441	1,581,978	1,634,183	1,688,112
Fuel Tax Credits	253,766	253,766	253,766	253,766	253,766	253,766	253,766	253,766	253,766	253,766
Maintenance - Trucks	1,313,753	1,322,896	1,366,552	1,411,648	1,458,233	1,506,354	1,556,064	1,607,415	1,660,458	1,715,254
Maintenance - Bins	211,196	223,879	231,266	238,898	246,782	254,925	263,338	272,028	281,005	290,279
Registration & Insurance - Trucks	298,107	307,118	317,252	327,722	338,536	349,709	361,248	373,171	385,484	398,206
Superannuation	266,842	296,292	308,657	319,460	334,994	347,116	376,646	409,400	443,983	485,468
Workers' Compensation	130,192	134,098	138,121	142,264	146,532	150,928	155,456	160,120	164,923	169,871
Wages: Casual Agency	775,130	791,175	814,911	839,357	864,538	890,474	917,189	944,705	973,045	1,002,236
Sorting Fees	116,862	56,663	58,533	60,466	62,460	64,522	66,650	68,850	71,122	73,470
Account Fees	1,102	1,133	1,172	1,209	1,250	1,290	1,332	1,377	1,422	1,469
Accounting & Audit	38,500	39,665	40,973	42,326	43,722	45,166	46,655	48,195	49,785	51,428
Bank Charges	2,168	2,266	2,342	2,418	2,498	2,581	2,665	2,753	2,845	2,939
Bill Fees	33	0	0	0	0	0	0	0	0	0
Board Fees	25,161	26,270	27,138	28,033	28,959	29,914	30,902	31,921	32,975	34,063
Burnside 2nd Bin Reimbursement	3,850	4,327	4,470	4,617	4,769	4,927	5,089	5,257	5,431	5,610
Cloud Server - Initial Outlay	0	0	0	11,500	0	0	0	0	0	0
Cloud Server - Monthly Fee	0	0	0	6,360	6,570	6,787	7,011	7,242	7,481	7,728
Consulting	82,959	84,995	87,800	90,698	93,691	96,782	99,976	103,276	106,684	110,204
Conference	6,164	6,799	7,024	7,256	7,495	7,742	7,998	8,262	8,534	8,817
Communications	107,078	116,133	119,966	123,924	128,015	132,239	136,601	141,111	145,767	150,578
Entertainment	504	567	584	605	624	646	666	688	712	734

Appendix A: Property Purchase (100% Lend)

East Waste
Cash Flow (Projected)
July 2015 - June 2025

HOODSWEENEY

	Jul 15 - Jun 16	Jul 16 - Jun 17	Jul 17 - Jun 18	Jul 18 - Jun 19	Jul 19 - Jun 20	Jul 20 - Jun 21	Jul 21 - Jun 22	Jul 22 - Jun 23	Jul 23 - Jun 24	Jul 24 - Jun 25
Equipment Hire	16,959	16,998	17,560	18,139	18,737	19,356	19,996	20,655	21,337	22,040
Education & Training	16,625	16,998	17,560	18,139	18,737	19,356	19,996	20,655	21,337	22,040
Fire / Security Service	12,946	13,258	13,697	14,149	14,615	15,099	15,596	16,111	17,186	17,241
GPS Monthly Tracking	41,204	44,763	46,242	47,766	49,343	50,973	52,654	54,392	56,187	58,040
Insurance	27,500	28,408	29,345	30,313	31,314	32,347	33,414	34,517	35,655	36,832
Kerbside Audits	10,083	11,333	11,706	12,093	12,493	12,903	13,330	13,770	14,224	14,693
Legal Fees	21,999	22,608	23,355	24,125	24,922	25,743	26,594	27,470	28,378	29,314
Lease: Two-way Radio	4,908	5,517	5,698	5,886	6,082	6,281	6,490	6,702	6,925	7,152
Licence Fees	2,807	2,651	2,739	2,830	2,923	3,018	3,120	3,222	3,329	3,438
Maintenance - Motor Vehicles	33,000	33,998	35,120	36,279	37,476	38,712	39,991	41,311	42,672	44,081
Other Items - Mitcham Waste	9,983	11,219	11,590	11,971	12,367	12,774	13,197	13,632	14,082	14,546
Other Items - Ottoway	54,941	57,571	59,469	61,433	63,459	65,553	67,717	69,951	72,260	74,645
Power	34,542	36,231	37,428	38,661	39,937	41,256	42,616	44,023	45,475	46,977
Printing, Stationary, Postage & Courier	39,312	39,709	41,020	42,373	43,772	45,217	46,709	48,249	49,843	51,488
Promotion & Advertising	32,608	34,452	35,587	36,763	37,976	39,229	40,523	41,862	43,242	44,669
Protective Clothing	27,492	28,332	29,267	30,232	31,230	32,261	33,326	34,426	35,560	36,735
Telephone	46,801	48,447	50,046	51,698	53,403	55,166	56,987	58,867	60,809	62,817
Outgoings Ottoway Depot	45,375	50,997	52,680	54,418	56,214	58,069	59,985	61,965	64,009	66,123
Rent - Ottoway	29,563	0	0	0	0	0	0	0	0	0
Risk Assessment Expenses	10,999	11,333	11,706	12,093	12,493	12,903	13,330	13,770	14,224	14,693
Staff Amenities	49,259	50,883	52,564	54,297	56,089	57,939	59,852	61,828	63,868	65,976
Staff Medical	1,016	1,030	1,065	1,099	1,135	1,173	1,211	1,252	1,293	1,335
Subscriptions	7,106	7,139	7,374	7,619	7,869	8,129	8,399	8,675	8,961	9,257
Sundry Items	23,092	16,432	16,975	17,535	18,114	18,710	19,328	19,967	20,625	21,306
Tools, Minor Equipment	54,612	57,796	59,704	61,675	63,710	65,812	67,984	70,227	72,545	74,939
Total Costs	**7,719,788**	**7,678,192**	**7,923,018**	**8,191,720**	**8,443,838**	**8,712,138**	**9,006,223**	**9,312,165**	**9,629,384**	**9,961,692**
Wages										
Generally Reporting Wages	3,563,279	3,703,188	3,833,108	3,967,267	4,168,016	4,314,990	4,466,015	4,622,325	4,784,106	5,013,446
Total Wages	**3,563,279**	**3,703,188**	**3,833,108**	**3,967,267**	**4,168,016**	**4,314,990**	**4,466,015**	**4,622,325**	**4,784,106**	**5,013,446**
Provisions										
Employee Entitlements - Annual Leave	122,325	177,799	211,460	233,457	249,277	261,888	272,901	283,187	293,224	303,274
Employee Entitlements - Long Service Leave	0	0	99,536	87,441	41,249	41,817	42,494	43,274	44,149	45,117
Total Provisions	**122,325**	**177,799**	**310,996**	**320,899**	**290,526**	**303,706**	**315,395**	**326,460**	**337,373**	**348,391**
GST Paid	458,063	501,927	518,251	533,662	552,024	570,081	588,759	608,077	628,020	648,717

Appendix A: Property Purchase (100% Lend)

East Waste
Cash Flow (Projected)
July 2015 - June 2025

HOODSWEENEY

	Jul 15 - Jun 16	Jul 16 - Jun 17	Jul 17 - Jun 18	Jul 18 - Jun 19	Jul 19 - Jun 20	Jul 20 - Jun 21	Jul 21 - Jun 22	Jul 22 - Jun 23	Jul 23 - Jun 24	Jul 24 - Jun 25
Non-Current Asset Purchases										
Plant & Equipment	1,926,100	1,983,883	2,043,399	2,104,702	2,167,842	2,232,879	2,299,864	2,368,861	2,439,927	2,513,124
New Property	3,166,830	0	0	0	0	0	0	0	0	0
Total Non-Current Asset Purchases	**5,092,930**	**1,983,883**	**2,043,399**	**2,104,702**	**2,167,842**	**2,232,879**	**2,299,864**	**2,368,861**	**2,439,927**	**2,513,124**
Loan Repayments Made										
Lease & Goods Mortgage	1,756,093	2,075,532	2,018,478	2,379,589	2,422,084	2,163,463	2,163,463	2,246,227	2,334,233	2,400,000
LGFA Equity Loan	122,018	122,018	122,018	122,018	122,018	0	0	0	0	0
Loan - Purchase of Property	136,263	272,605	272,711	272,817	272,924	273,031	273,139	273,247	273,356	273,466
Total Loan Repayments Made	**2,014,374**	**2,470,155**	**2,413,207**	**2,774,424**	**2,817,026**	**2,436,494**	**2,436,602**	**2,519,474**	**2,607,589**	**2,673,466**
Total Cash Outflows	**18,970,759**	**16,515,144**	**17,041,979**	**17,892,673**	**18,439,272**	**18,570,288**	**19,112,856**	**19,757,362**	**20,426,399**	**21,158,836**
Net Cash Inflow/(Outflow)	**(197,786)**	**63,157**	**138,602**	**(211,898)**	**(114,382)**	**395,978**	**337,746**	**470,015**	**478,074**	**(1,162,189)**
Opening Bank	**2,164,575**	**1,966,789**	**2,029,945**	**2,168,547**	**1,956,650**	**1,842,268**	**2,238,246**	**2,575,992**	**3,046,007**	**3,524,082**
Net Cash Movement	**(197,786)**	**63,157**	**138,602**	**(211,898)**	**(114,382)**	**395,978**	**337,746**	**470,015**	**478,074**	**(1,162,189)**
Closing Bank	**1,966,789**	**2,029,945**	**2,168,547**	**1,956,650**	**1,842,268**	**2,238,246**	**2,575,992**	**3,046,007**	**3,524,082**	**2,361,893**

East Waste

Profit & Loss (Projected)

July 2015 - June 2025

HOODSWEENEY

	Jul 15 - Jun 16	Jul 16 - Jun 17	Jul 17 - Jun 18	Jul 18 - Jun 19	Jul 19 - Jun 20	Jul 20 - Jun 21	Jul 21 - Jun 22	Jul 22 - Jun 23	Jul 23 - Jun 24	Jul 24 - Jun 25
Income										
Total Income	**12,655,880**	**13,073,702**	**13,504,945**	**13,950,607**	**14,410,981**	**14,886,543**	**15,377,799**	**15,885,266**	**16,409,479**	**16,950,993**
Costs of Operations										
Dumping Fees - Contamination	50,000	51,650	53,354	55,115	56,934	58,813	60,753	62,758	64,829	66,969
Disposal Fees - Waste	750,000	774,750	800,317	826,727	854,009	882,191	911,303	941,376	972,442	1,004,533
Disposal Fees - G/O	900,000	929,700	960,380	992,072	1,024,811	1,058,629	1,093,564	1,129,652	1,166,930	1,205,439
Disposal Fees - Hard	129,600	133,876	138,294	142,858	147,572	152,442	157,473	162,670	168,038	173,583
Fuel; Gas & Oil	1,148,856	1,186,762	1,225,925	1,266,380	1,308,171	1,351,340	1,395,935	1,442,001	1,489,587	1,538,743
Fuel Tax Credits	253,766	253,766	253,766	253,766	253,766	253,766	253,766	253,766	253,766	253,766
Maintenance - Trucks	1,167,322	1,205,843	1,245,636	1,286,742	1,329,205	1,373,068	1,418,380	1,465,186	1,513,537	1,563,484
Maintenance - Bins	197,550	204,069	210,803	217,760	224,946	232,369	240,037	247,958	256,141	264,594
Registration & Insurance - Trucks	271,000	279,943	289,181	298,724	308,582	318,765	329,284	340,151	351,376	362,971
Wages & Salaries	3,563,135	3,705,660	3,835,359	3,969,596	4,171,520	4,317,523	4,468,636	4,625,039	4,786,915	5,017,445
Superannuation	265,832	299,062	309,529	320,362	336,325	348,096	379,242	412,141	446,879	488,976
Workers' Compensation	130,192	134,098	138,121	142,264	146,532	150,928	155,456	160,120	164,923	169,871
Wages: Casual Agency	700,000	721,000	742,630	764,909	787,856	811,492	835,837	860,912	886,739	913,341
Sorting Fees	50,000	51,650	53,354	55,115	56,934	58,812	60,753	62,758	64,829	66,969
Total Costs of Operations	**9,577,253**	**9,931,828**	**10,256,647**	**10,592,390**	**11,007,163**	**11,368,234**	**11,760,419**	**12,166,487**	**12,586,931**	**13,090,684**
Operating Surplus (Deficit)	**3,078,627**	**3,141,874**	**3,248,298**	**3,358,217**	**3,403,818**	**3,518,309**	**3,617,380**	**3,718,779**	**3,822,548**	**3,860,309**
Operating Surplus (Deficit) %	**24.33%**	**24.03%**	**24.05%**	**24.07%**	**23.62%**	**23.63%**	**23.52%**	**23.41%**	**23.29%**	**22.77%**
Expenses										
Account Fees	1,000	1,033	1,067	1,102	1,139	1,176	1,215	1,255	1,296	1,339
Accounting & Audit	35,000	36,155	37,348	38,580	39,854	41,169	42,527	43,931	45,380	46,878
Bank Charges	2,000	2,066	2,134	2,204	2,277	2,352	2,430	2,510	2,593	2,679
Board Fees	25,500	26,341	27,210	28,108	29,036	29,994	30,984	32,007	33,063	34,154
Burnside 2nd Bin Reimbursement	4,200	4,339	4,482	4,629	4,782	4,940	5,103	5,271	5,445	5,625
Cloud Server - Initial Outlay	0	0	0	10,455	0	0	0	0	0	0
Cloud Server - Monthly Fee	0	0	0	5,782	5,973	6,170	6,373	6,584	6,801	7,025
Consulting	75,000	77,475	80,031	82,673	85,401	88,219	91,130	94,137	97,244	100,453
Conference	6,000	6,198	6,402	6,614	6,832	7,057	7,290	7,531	7,779	8,036
Communications	102,476	105,857	109,351	112,959	116,687	120,538	124,515	128,625	132,869	137,254
Entertainment	500	516	533	551	569	588	607	627	648	669
Equipment Hire	15,000	15,495	16,006	16,534	17,080	17,643	18,226	18,827	19,449	20,090
Education & Training	15,000	15,495	16,006	16,534	17,080	17,643	18,226	18,827	19,449	20,090

East Waste

Profit & Loss (Projected)

July 2015 - June 2025

HOODSWEENEY

	Jul 15 - Jun 16	Jul 16 - Jun 17	Jul 17 - Jun 18	Jul 18 - Jun 19	Jul 19 - Jun 20	Jul 20 - Jun 21	Jul 21 - Jun 22	Jul 22 - Jun 23	Jul 23 - Jun 24	Jul 24 - Jun 25
Fire / Security Service	11,700	12,086	12,485	12,897	13,322	13,762	14,216	14,685	15,710	15,670
GPS Monthly Tracking	39,500	40,803	42,150	43,540	44,977	46,462	47,995	49,579	51,215	52,905
Insurance	25,000	25,825	26,677	27,557	28,467	29,406	30,376	31,379	32,414	33,484
Kerbside Audits	10,000	10,330	10,671	11,023	11,387	11,762	12,150	12,551	12,966	13,393
Legal Fees	19,950	20,608	21,288	21,991	22,716	23,466	24,240	25,040	25,867	26,720
Lease: Two-way Radio	4,868	5,028	5,194	5,366	5,543	5,726	5,915	6,110	6,311	6,520
Licence Fees	2,340	2,417	2,497	2,579	2,664	2,752	2,843	2,937	3,034	3,134
Maintenance - Motor Vehicles	30,000	30,990	32,012	33,069	34,160	35,287	36,452	37,655	38,897	40,181
Other Items - Mitcham Waste	9,900	10,227	10,564	10,912	11,273	11,644	12,029	12,426	12,836	13,259
Other Items - Ottoway	50,800	52,476	54,208	55,997	57,844	59,753	61,725	63,762	65,866	68,040
Power	31,970	33,025	34,115	35,240	36,403	37,605	38,846	40,127	41,452	42,820
Printing, Stationary, Postage & Courier	35,040	36,196	37,390	38,624	39,899	41,216	42,576	43,981	45,432	46,932
Promotion & Advertising	30,400	31,403	32,439	33,510	34,616	35,758	36,938	38,157	39,416	40,717
Protective Clothing	25,000	25,825	26,677	27,557	28,467	29,406	30,377	31,379	32,414	33,484
Telephone	42,750	44,160	45,618	47,123	48,678	50,285	51,944	53,658	55,429	57,258
Outgoings Ottoway Depot	45,000	46,485	48,019	49,603	51,240	52,931	54,678	56,482	58,346	60,272
Rent - Ottoway	172,500	180,000	187,200	194,688	202,476	210,575	218,998	227,757	236,868	246,342
Risk Assessment Expenses	10,000	10,330	10,671	11,023	11,387	11,762	12,150	12,551	12,966	13,393
Staff Amenities	44,900	46,381	47,912	49,493	51,126	52,813	54,556	56,357	58,217	60,138
Staff Medical	1,000	1,033	1,067	1,102	1,138	1,176	1,215	1,255	1,296	1,339
Subscriptions	6,300	6,508	6,722	6,944	7,173	7,410	7,655	7,907	8,168	8,438
Sundry Items	14,500	14,978	15,473	15,983	16,511	17,055	17,618	18,200	18,800	19,421
Tools, Minor Equipment	51,000	52,683	54,421	56,217	58,073	59,989	61,969	64,013	66,126	68,308
Total Expenses	**996,094**	**1,030,767**	**1,066,040**	**1,118,762**	**1,146,249**	**1,185,489**	**1,226,087**	**1,268,080**	**1,312,062**	**1,356,461**
Operating Surplus (Deficit) After Overheads	**2,082,533**	**2,111,107**	**2,182,258**	**2,239,455**	**2,257,569**	**2,332,820**	**2,391,294**	**2,450,699**	**2,510,487**	**2,503,849**
Other Income										
Other Income										
Fuel Tax Credits	253,766	253,766	253,766	253,766	253,766	253,766	253,766	253,766	253,766	253,766
Prepayment Equity Loan	122,018	122,018	122,018	122,018	122,018	122,018	0	0	0	0
Sundry Income	10,000	10,330	10,671	11,023	11,386	11,762	12,150	12,551	12,966	13,393
Total Other Income	**385,784**	**386,114**	**386,455**	**386,807**	**387,170**	**387,546**	**265,916**	**266,317**	**266,732**	**267,159**
Profit from Sale of Fixed Assets	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000
Total Other Income	**430,784**	**431,114**	**431,455**	**431,807**	**432,170**	**432,546**	**310,916**	**311,317**	**311,732**	**312,159**
Other Expense										

Appendix B: Lease

East Waste
Profit & Loss (Projected)
July 2015 - June 2025

HOODSWEENEY

	Jul 15 - Jun 16	Jul 16 - Jun 17	Jul 17 - Jun 18	Jul 18 - Jun 19	Jul 19 - Jun 20	Jul 20 - Jun 21	Jul 21 - Jun 22	Jul 22 - Jun 23	Jul 23 - Jun 24	Jul 24 - Jun 25
Provisions										
Employee Entitlements - Annual Leave	239,000	246,887	255,034	263,450	272,144	281,125	290,402	299,985	309,885	320,111
Employee Entitlements - Long Service Leave	40,000	41,320	42,683	44,092	45,547	47,050	48,603	50,206	51,863	53,575
Total Provisions	**279,000**	**288,207**	**297,717**	**307,542**	**317,691**	**328,175**	**339,005**	**350,191**	**361,748**	**373,686**
Total Other Expense	**279,000**	**288,207**	**297,717**	**307,542**	**317,691**	**328,175**	**339,005**	**350,191**	**361,748**	**373,686**
Net Surplus (Deficit) Before Interest & Depreciation	**2,234,317**	**2,254,013**	**2,315,995**	**2,363,719**	**2,372,047**	**2,437,190**	**2,363,204**	**2,411,825**	**2,460,470**	**2,442,321**
Depreciation										
Buildings & Other Structures	5,181	4,663	4,197	3,777	3,399	3,059	2,753	2,478	2,230	2,007
Plant & Equipment	1,802,801	1,857,558	1,913,891	1,971,854	2,031,501	2,092,888	2,156,072	2,221,112	2,288,068	2,356,999
Total Depreciation	**1,807,982**	**1,862,221**	**1,918,088**	**1,975,631**	**2,034,900**	**2,095,947**	**2,158,825**	**2,223,590**	**2,290,298**	**2,359,007**
Net Surplus (Deficit) Before Interest	**426,335**	**391,792**	**397,907**	**388,088**	**337,148**	**341,243**	**204,379**	**188,235**	**170,172**	**83,314**
Interest Income										
Bank Accounts										
Bank SA	10,541	16,644	21,894	22,947	22,795	29,970	39,915	53,228	67,374	73,367
LGFA Investment Account	30,503	31,197	31,906	32,631	33,373	34,132	34,908	35,701	36,513	37,343
Total Bank Accounts	**41,045**	**47,841**	**53,800**	**55,578**	**56,168**	**64,101**	**74,823**	**88,929**	**103,886**	**110,710**
Total Interest Income	**41,045**	**47,841**	**53,800**	**55,578**	**56,168**	**64,101**	**74,823**	**88,929**	**103,886**	**110,710**
Interest Expense										
Loans										
Lease & Goods Mortgage	367,936	413,096	397,267	489,650	512,283	539,486	570,528	605,504	644,288	684,236
LGFA Equity Loan	33,396	27,221	20,616	13,551	5,993	0	0	0	0	0
Total Loans	**401,331**	**440,317**	**417,884**	**503,201**	**518,276**	**539,486**	**570,528**	**605,504**	**644,288**	**684,236**
Total Interest Expense	**401,331**	**440,317**	**417,884**	**503,201**	**518,276**	**539,486**	**570,528**	**605,504**	**644,288**	**684,236**
Net Finance Costs	**360,287**	**392,476**	**364,084**	**447,623**	**462,108**	**475,384**	**495,705**	**516,575**	**540,402**	**573,526**
Net Surplus (Deficit) before Income Tax	**66,048**	**(684)**	**33,824**	**(59,535)**	**(124,960)**	**(134,141)**	**(291,327)**	**(328,340)**	**(370,230)**	**(490,212)**
Net Surplus (Deficit)	**66,048**	**(684)**	**33,824**	**(59,535)**	**(124,960)**	**(134,141)**	**(291,327)**	**(328,340)**	**(370,230)**	**(490,212)**
Non Operating Income										
Payments To/From Councils	(66,048)	684	(33,824)	59,535	124,960	134,141	291,327	328,340	370,230	490,212
Total Non Operating Income	**(66,048)**	**684**	**(33,824)**	**59,535**	**124,960**	**134,141**	**291,327**	**328,340**	**370,230**	**490,212**
Movement in Retained Earnings	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Cumulative Retained Earnings	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

East Waste
Balance Sheet (Projected)
July 2015 - June 2025

HOODSWEENEY

	Jun 15	Jun 16	Jun 17	Jun 18	Jun 19	Jun 20	Jun 21	Jun 22	Jun 23	Jun 24	Jun 25
Current Assets											
Bank Accounts											
Bank SA	822,798	758,443	944,828	1,198,480	1,107,351	1,119,776	1,648,874	2,126,346	2,742,997	3,374,934	2,374,163
LGFA Investment Account	1,341,777	1,372,281	1,403,477	1,435,383	1,468,014	1,501,388	1,535,519	1,570,427	1,606,128	1,642,641	1,679,984
Total Bank Accounts	**2,164,575**	**2,130,724**	**2,348,305**	**2,633,864**	**2,575,366**	**2,621,163**	**3,184,393**	**3,696,773**	**4,349,125**	**5,017,576**	**4,054,147**
Receivables											
General Trade Receivables	323,961	268,356	228,905	188,134	146,015	102,507	57,563	11,137	(36,823)	(86,362)	1,464,422
Fuel Tax Credits	69,786	69,786	69,786	69,786	69,786	69,786	69,786	69,786	69,786	69,786	69,786
Payments To/From Councils	0	0	684	0	59,535	124,960	134,141	291,327	328,340	370,230	490,212
Total Receivables	**393,747**	**338,142**	**299,374**	**257,919**	**275,335**	**297,252**	**261,490**	**372,250**	**361,303**	**353,653**	**2,024,419**
Other Current Assets											
Prepayments	785	785	785	785	785	785	785	785	785	785	785
Stores & Materials	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Total Other Current Assets	**1,985**	**1,985**	**1,985**	**1,985**	**1,985**	**1,985**	**1,985**	**1,985**	**1,985**	**1,985**	**1,985**
Total Current Assets	**2,560,307**	**2,470,850**	**2,649,664**	**2,893,769**	**2,852,686**	**2,920,401**	**3,447,868**	**4,071,007**	**4,712,413**	**5,373,213**	**6,080,551**
Non Current Assets											
Tangible Assets											
Buildings & Other Structures	75,115	75,115	75,115	75,115	75,115	75,115	75,115	75,115	75,115	75,115	75,115
Plant & Equipment	21,088,350	22,839,350	24,642,880	26,500,515	28,413,880	30,384,645	32,414,535	34,505,320	36,658,830	38,876,945	41,161,603
Accumulated Depreciation											
Buildings & Other Structures	(23,306)	(28,487)	(33,149)	(37,346)	(41,123)	(44,522)	(47,581)	(50,335)	(52,813)	(55,043)	(57,050)
Plant & Equipment	(14,580,324)	(16,383,125)	(18,240,683)	(20,154,575)	(22,126,428)	(24,157,929)	(26,250,817)	(28,406,889)	(30,628,001)	(32,916,068)	(35,273,067)
Total Accumulated Depreciation	**(14,603,630)**	**(16,411,612)**	**(18,273,833)**	**(20,191,921)**	**(22,167,551)**	**(24,202,451)**	**(26,298,398)**	**(28,457,223)**	**(30,680,813)**	**(32,971,111)**	**(35,330,118)**
Total Tangible Assets	**6,559,835**	**6,502,853**	**6,444,162**	**6,383,709**	**6,321,444**	**6,257,309**	**6,191,252**	**6,123,212**	**6,053,132**	**5,980,949**	**5,906,600**
Total Non Current Assets	**6,559,835**	**6,502,853**	**6,444,162**	**6,383,709**	**6,321,444**	**6,257,309**	**6,191,252**	**6,123,212**	**6,053,132**	**5,980,949**	**5,906,600**
TOTAL ASSETS	**9,120,142**	**8,973,704**	**9,093,827**	**9,277,478**	**9,174,130**	**9,177,710**	**9,639,120**	**10,194,219**	**10,765,545**	**11,354,162**	**11,987,151**
Current Liabilities											
Payables											
General Trade Payables	826,104	579,425	598,528	618,193	638,503	659,492	681,169	703,558	726,681	750,626	775,256
Fuel Tax Credits	21,147	21,147	21,147	21,147	21,147	21,147	21,147	21,147	21,147	21,147	21,147
Superannuation	23,163	22,153	24,923	25,795	26,697	28,028	29,008	31,604	34,345	37,241	40,749
PAYG Payable											
General PAYG Payable	61,964	61,821	64,294	66,544	68,873	72,376	74,909	77,531	80,245	83,054	87,053
Total PAYG Payable	**61,964**	**61,821**	**64,294**	**66,544**	**68,873**	**72,376**	**74,909**	**77,531**	**80,245**	**83,054**	**87,053**
Total Payables	**932,378**	**684,545**	**708,891**	**731,679**	**755,220**	**781,043**	**806,234**	**833,840**	**862,418**	**892,067**	**924,205**
GST											
GST Payable	133,709	161,150	166,270	171,566	176,897	182,548	188,387	194,418	200,649	207,073	213,735

East Waste

Balance Sheet (Projected)

July 2015 - June 2025

HOODSWEENEY

	Jun 15	Jun 16	Jun 17	Jun 18	Jun 19	Jun 20	Jun 21	Jun 22	Jun 23	Jun 24	Jun 25
Total GST	**133,709**	**161,150**	**166,270**	**171,566**	**176,897**	**182,548**	**188,387**	**194,418**	**200,649**	**207,073**	**213,735**
Receivables											
Payments To/From Councils	422,991	66,048	0	33,824	0	0	0	0	0	0	0
Total Receivables	**422,991**	**66,048**	**0**	**33,824**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Loans Payable											
Lease & Goods Mortgage	1,283,569	1,527,622	1,592,549	1,578,059	1,810,485	1,535,023	1,506,112	1,556,096	1,607,579	1,462,245	1,453,283
LGFA Equity Loan	88,622	94,797	101,402	108,467	116,025	0	0	0	0	0	0
Total Loans Payable	**1,372,192**	**1,622,419**	**1,693,951**	**1,686,526**	**1,926,510**	**1,535,023**	**1,506,112**	**1,556,096**	**1,607,579**	**1,462,245**	**1,453,283**
Provisions											
Staff Provision											
Employee Entitlements - Annual Leave	144,494	261,169	330,257	373,831	403,824	426,691	445,927	463,429	480,227	496,888	513,725
Total Staff Provision	**144,494**	**261,169**	**330,257**	**373,831**	**403,824**	**426,691**	**445,927**	**463,429**	**480,227**	**496,888**	**513,725**
Total Provisions	**144,494**	**261,169**	**330,257**	**373,831**	**403,824**	**426,691**	**445,927**	**463,429**	**480,227**	**496,888**	**513,725**
Total Current Liabilities	**3,005,764**	**2,795,331**	**2,899,370**	**2,997,426**	**3,262,451**	**2,925,306**	**2,946,661**	**3,047,783**	**3,150,873**	**3,058,274**	**3,104,948**
Non-Current Liabilities											
Loans Payable											
Lease & Goods Mortgage	5,333,080	5,451,870	5,528,037	5,778,952	5,569,952	5,906,379	6,341,201	6,789,069	7,250,372	7,923,875	8,501,732
LGFA Equity Loan	420,690	325,893	224,491	116,024	0	0	0	0	0	0	0
Total Loans Payable	**5,753,770**	**5,777,763**	**5,752,528**	**5,894,976**	**5,569,951**	**5,906,378**	**6,341,201**	**6,789,068**	**7,250,372**	**7,923,875**	**8,501,732**
Provisions											
Staff Provision											
Employee Entitlements - Long Service Leave	360,610	400,610	441,930	385,077	341,727	346,026	351,259	357,367	364,300	372,013	380,471
Total Staff Provision	**360,610**	**400,610**	**441,930**	**385,077**	**341,727**	**346,026**	**351,259**	**357,367**	**364,300**	**372,013**	**380,471**
Total Provisions	**360,610**	**400,610**	**441,930**	**385,077**	**341,727**	**346,026**	**351,259**	**357,367**	**364,300**	**372,013**	**380,471**
Total Non-Current Liabilities	**6,114,379**	**6,178,373**	**6,194,457**	**6,280,053**	**5,911,679**	**6,252,404**	**6,692,460**	**7,146,436**	**7,614,672**	**8,295,888**	**8,882,203**
TOTAL LIABILITIES	**9,120,143**	**8,973,704**	**9,093,827**	**9,277,479**	**9,174,130**	**9,177,710**	**9,639,120**	**10,194,219**	**10,765,544**	**11,354,162**	**11,987,151**
NET ASSETS	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Capital and Reserves											
Retained Earnings	0	0	0	0	0	0	0	0	0	0	0
Total Retained Earnings	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Capital and Reserves	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
TOTAL EQUITY	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

East Waste

Cash Flow (Projected)

July 2015 - June 2025

HOODSWEENEY

	Jul 15 - Jun 16	Jul 16 - Jun 17	Jul 17 - Jun 18	Jul 18 - Jun 19	Jul 19 - Jun 20	Jul 20 - Jun 21	Jul 21 - Jun 22	Jul 22 - Jun 23	Jul 23 - Jun 24	Jul 24 - Jun 25
Cash Inflow										
Total Income	**13,938,895**	**14,738,749**	**15,280,610**	**15,737,104**	**16,337,667**	**16,927,032**	**17,355,424**	**18,071,702**	**18,686,253**	**17,722,784**
Interest Received	41,045	47,841	53,800	55,578	56,168	64,101	74,823	88,929	103,886	110,710
Non-Current Asset Sales	49,500	49,500	49,500	49,500	49,500	49,500	49,500	49,500	49,500	49,500
Loans Received	1,751,000	1,803,530	1,857,636	1,913,365	1,970,766	2,029,889	2,090,786	2,153,509	2,218,114	2,284,658
Total Cash Inflows	**15,780,440**	**16,639,620**	**17,241,546**	**17,755,547**	**18,414,101**	**19,070,522**	**19,570,532**	**20,363,641**	**21,057,754**	**20,167,652**
Cash Outflow										
Costs										
Dumping Fees - Contamination	86,034	56,663	58,533	60,466	62,460	64,522	66,651	68,850	71,122	73,470
Disposal Fees - Waste	949,945	849,956	878,005	906,980	936,909	967,827	999,765	1,032,757	1,066,838	1,102,044
Disposal Fees - G/O	990,376	1,019,948	1,053,605	1,088,374	1,124,291	1,161,391	1,199,718	1,239,310	1,280,205	1,322,453
Disposal Fees - Hard	124,633	133,519	137,926	142,478	147,179	152,036	157,054	162,237	167,590	173,121
Fuel; Gas & Oil	1,280,703	1,301,963	1,344,927	1,389,310	1,435,157	1,482,517	1,531,441	1,581,978	1,634,183	1,688,112
Fuel Tax Credits	253,766	253,766	253,766	253,766	253,766	253,766	253,766	253,766	253,766	253,766
Maintenance - Trucks	1,313,753	1,322,896	1,366,552	1,411,648	1,458,233	1,506,354	1,556,064	1,607,415	1,660,458	1,715,254
Maintenance - Bins	211,196	223,879	231,266	238,898	246,782	254,925	263,338	272,028	281,005	290,279
Registration & Insurance - Trucks	298,107	307,118	317,252	327,722	338,536	349,709	361,248	373,171	385,484	398,206
Superannuation	266,842	296,292	308,657	319,460	334,994	347,116	376,646	409,400	443,983	485,468
Workers' Compensation	130,192	134,098	138,121	142,264	146,532	150,928	155,456	160,120	164,923	169,871
Wages: Casual Agency	775,130	791,175	814,911	839,357	864,538	890,474	917,189	944,705	973,045	1,002,236
Sorting Fees	116,862	56,663	58,533	60,466	62,460	64,522	66,650	68,850	71,122	73,470
Account Fees	1,102	1,133	1,172	1,209	1,250	1,290	1,332	1,377	1,422	1,469
Accounting & Audit	38,500	39,665	40,973	42,326	43,722	45,166	46,655	48,195	49,785	51,428
Bank Charges	2,168	2,266	2,342	2,418	2,498	2,581	2,665	2,753	2,845	2,939
Bill Fees	33	0	0	0	0	0	0	0	0	0
Board Fees	25,161	26,270	27,138	28,033	28,959	29,914	30,902	31,921	32,975	34,063
Burnside 2nd Bin Reimbursement	3,850	4,327	4,470	4,617	4,769	4,927	5,089	5,257	5,431	5,610
Cloud Server - Initial Outlay	0	0	0	11,500	0	0	0	0	0	0
Cloud Server - Monthly Fee	0	0	0	6,360	6,570	6,787	7,011	7,242	7,481	7,728
Consulting	82,959	84,995	87,800	90,698	93,691	96,782	99,976	103,276	106,684	110,204
Conference	6,164	6,799	7,024	7,256	7,495	7,742	7,998	8,262	8,534	8,817
Communications	107,078	116,133	119,966	123,924	128,015	132,239	136,601	141,111	145,767	150,578

East Waste

Cash Flow (Projected)

July 2015 - June 2025

HOODSWEENEY

	Jul 15 - Jun 16	Jul 16 - Jun 17	Jul 17 - Jun 18	Jul 18 - Jun 19	Jul 19 - Jun 20	Jul 20 - Jun 21	Jul 21 - Jun 22	Jul 22 - Jun 23	Jul 23 - Jun 24	Jul 24 - Jun 25
Entertainment	504	567	584	605	624	646	666	688	712	734
Equipment Hire	16,959	16,998	17,560	18,139	18,737	19,356	19,996	20,655	21,337	22,040
Education & Training	16,625	16,998	17,560	18,139	18,737	19,356	19,996	20,655	21,337	22,040
Fire / Security Service	12,946	13,258	13,697	14,149	14,615	15,099	15,596	16,111	17,186	17,241
GPS Monthly Tracking	41,204	44,763	46,242	47,766	49,343	50,973	52,654	54,392	56,187	58,040
Insurance	27,500	28,408	29,345	30,313	31,314	32,347	33,414	34,517	35,655	36,832
Kerbside Audits	10,083	11,333	11,706	12,093	12,493	12,903	13,330	13,770	14,224	14,693
Legal Fees	21,999	22,608	23,355	24,125	24,922	25,743	26,594	27,470	28,378	29,314
Lease: Two-way Radio	4,908	5,517	5,698	5,886	6,082	6,281	6,490	6,702	6,925	7,152
Licence Fees	2,807	2,651	2,739	2,830	2,923	3,018	3,120	3,222	3,329	3,438
Maintenance - Motor Vehicles	33,000	33,998	35,120	36,279	37,476	38,712	39,991	41,311	42,672	44,081
Other Items - Mitcham Waste	9,983	11,219	11,590	11,971	12,367	12,774	13,197	13,632	14,082	14,546
Other Items - Ottoway	54,941	57,571	59,469	61,433	63,459	65,553	67,717	69,951	72,260	74,645
Power	34,542	36,231	37,428	38,661	39,937	41,256	42,616	44,023	45,475	46,977
Printing, Stationary, Postage & Courier	39,312	39,709	41,020	42,373	43,772	45,217	46,709	48,249	49,843	51,488
Promotion & Advertising	32,608	34,452	35,587	36,763	37,976	39,229	40,523	41,862	43,242	44,669
Protective Clothing	27,492	28,332	29,267	30,232	31,230	32,261	33,326	34,426	35,560	36,735
Telephone	46,801	48,447	50,046	51,698	53,403	55,166	56,987	58,867	60,809	62,817
Outgoings Ottoway Depot	45,375	50,997	52,680	54,418	56,214	58,069	59,985	61,965	64,009	66,123
Rent - Ottoway	187,688	197,313	205,260	213,470	222,009	230,889	240,125	249,730	259,719	270,108
Risk Assessment Expenses	10,999	11,333	11,706	12,093	12,493	12,903	13,330	13,770	14,224	14,693
Staff Amenities	49,259	50,883	52,564	54,297	56,089	57,939	59,852	61,828	63,868	65,976
Staff Medical	1,016	1,030	1,065	1,099	1,135	1,173	1,211	1,252	1,293	1,335
Subscriptions	7,106	7,139	7,374	7,619	7,869	8,129	8,399	8,675	8,961	9,257
Sundry Items	23,092	16,432	16,975	17,535	18,114	18,710	19,328	19,967	20,625	21,306
Tools, Minor Equipment	54,612	57,796	59,704	61,675	63,710	65,812	67,984	70,227	72,545	74,939
Total Costs	**7,877,913**	**7,875,504**	**8,128,278**	**8,405,191**	**8,665,847**	**8,943,028**	**9,246,348**	**9,561,895**	**9,889,103**	**10,231,800**
Wages										
Generally Reporting Wages	3,563,279	3,703,188	3,833,108	3,967,267	4,168,016	4,314,990	4,466,015	4,622,325	4,784,106	5,013,446
Total Wages	**3,563,279**	**3,703,188**	**3,833,108**	**3,967,267**	**4,168,016**	**4,314,990**	**4,466,015**	**4,622,325**	**4,784,106**	**5,013,446**
Provisions										
Employee Entitlements - Annual Leave	122,325	177,799	211,460	233,457	249,277	261,888	272,901	283,187	293,224	303,274
Employee Entitlements - Long Service Leave	0	0	99,536	87,441	41,249	41,817	42,494	43,274	44,149	45,117

East Waste
Cash Flow (Projected)
July 2015 - June 2025

HOODSWEENEY

	Jul 15 - Jun 16	Jul 16 - Jun 17	Jul 17 - Jun 18	Jul 18 - Jun 19	Jul 19 - Jun 20	Jul 20 - Jun 21	Jul 21 - Jun 22	Jul 22 - Jun 23	Jul 23 - Jun 24	Jul 24 - Jun 25
Total Provisions	**122,325**	**177,799**	**310,996**	**320,899**	**290,526**	**303,706**	**315,395**	**326,460**	**337,373**	**348,391**
GST Paid	446,563	484,115	499,711	514,380	531,972	549,226	567,069	585,521	604,561	624,320
Non-Current Asset Purchases										
Plant & Equipment	1,926,100	1,983,883	2,043,399	2,104,702	2,167,842	2,232,879	2,299,864	2,368,861	2,439,927	2,513,124
Total Non-Current Asset Purchases	**1,926,100**	**1,983,883**	**2,043,399**	**2,104,702**	**2,167,842**	**2,232,879**	**2,299,864**	**2,368,861**	**2,439,927**	**2,513,124**
Loan Repayments Made										
Lease & Goods Mortgage	1,756,093	2,075,532	2,018,478	2,379,589	2,422,084	2,163,463	2,163,463	2,246,227	2,334,233	2,400,000
LGFA Equity Loan	122,018	122,018	122,018	122,018	122,018	0	0	0	0	0
Total Loan Repayments Made	**1,878,111**	**2,197,550**	**2,140,496**	**2,501,607**	**2,544,102**	**2,163,463**	**2,163,463**	**2,246,227**	**2,334,233**	**2,400,000**
Total Cash Outflows	**15,814,291**	**16,422,038**	**16,955,988**	**17,814,044**	**18,368,304**	**18,507,292**	**19,058,153**	**19,711,288**	**20,389,303**	**21,131,080**
Net Cash Inflow/(Outflow)	**(33,852)**	**217,581**	**285,559**	**(58,498)**	**45,798**	**563,230**	**512,379**	**652,352**	**668,450**	**(963,428)**
Opening Bank	**2,164,575**	**2,130,724**	**2,348,305**	**2,633,864**	**2,575,366**	**2,621,163**	**3,184,393**	**3,696,773**	**4,349,125**	**5,017,576**
Net Cash Movement	**(33,852)**	**217,581**	**285,559**	**(58,498)**	**45,798**	**563,230**	**512,379**	**652,352**	**668,450**	**(963,428)**
Closing Bank	**2,130,724**	**2,348,305**	**2,633,864**	**2,575,366**	**2,621,163**	**3,184,393**	**3,696,773**	**4,349,125**	**5,017,576**	**4,054,147**

GREENCAP

August 2015

Preliminary Site Investigation

East Waste

1 Temple Court, Ottoway, South Australia

EXECUTIVE SUMMARY

Greencap was commissioned by East Waste to prepare a Preliminary Site Investigation report for the site located at 1 Temple Court, Ottoway, South Australia. The purpose of this assessment was to identify potential contamination issues associated with past and present land use for due diligence purposes prior to the potential purchase of the property by East Waste who currently lease a portion of the site.

The historical information reviewed suggests that until the mid-1950s, the site was owned by various parties (of which the only owner of interest was a car body and coach manufacturer). Historical aerial photography indicates the site was part of a wider area of primarily vacant land during this time. In the mid-1950s, the site was purchased by the Minister of Works and occupied by SA Water (formerly Engineering & Water Supply Department). The site appears to have remained vacant until the 1970s, after which is was used for car parking and general storage purposes as part of the larger Ottoway Engineering & Water Supply Department site. The site was purchased in 1997 by Ionex Nominees Pty Ltd (current owner) and the entire site was used for the storage of machinery, trailers and other equipment until 2004. In 2004, the southern portion of the site was redeveloped and has been occupied by East Waste since this time and used as a depot. The northern portion of the site continued to be used for storage purposes until recently when it was cleared and it is now unoccupied.

The identified potential on-site sources of contamination associated with past and present site uses include: uncontrolled fill brought onto the site from various sources for site levelling purposes (previous reports suggest fly ash and other material may have been used) or as a base course; use of the site by the former Ottoway Engineering and Water Supply Department; the storage, use and disposal of various fuels, coolants and minor quantities of other chemicals as part of East Waste's operations; vehicle maintenance activities and an existing wash bay; termite chemical applications beneath former and existing buildings; use of pesticides and herbicides for general weed control; and a former generator (and associated fuel storage).

It is noted that EPA records suggest that the site is connected to the leaking of 800 litres of diesel fuel from a generator in January 2003, which caused groundwater contamination. Investigations conducted by Greencap identified discrepancies between the EPA records and other anecdotal information which indicate the spill may have occurred on a different site. As such, the location of the spill was not able to be confirmed at the time of reporting.

Potential off-site sources of contamination include various industrial properties in the surrounding area. Groundwater contamination has been identified on a property to the north east, however, the information reviewed suggests the impacts do not extend under the 1 Temple Court site.

In terms of ongoing industrial use, there is considered to be a low to moderate risk of contamination being present on this site that would pose unacceptable health or environmental risks. It is noted that there are some unknowns, particularly in relation to the diesel spill that reportedly occurred on the site. The actual nature and extent of any impacts could only be assessed via intrusive soil and / or groundwater investigations.