



**Brighton
Council**

ATTACHMENTS
FINANCE COMMITTEE

5 NOVEMBER 2024

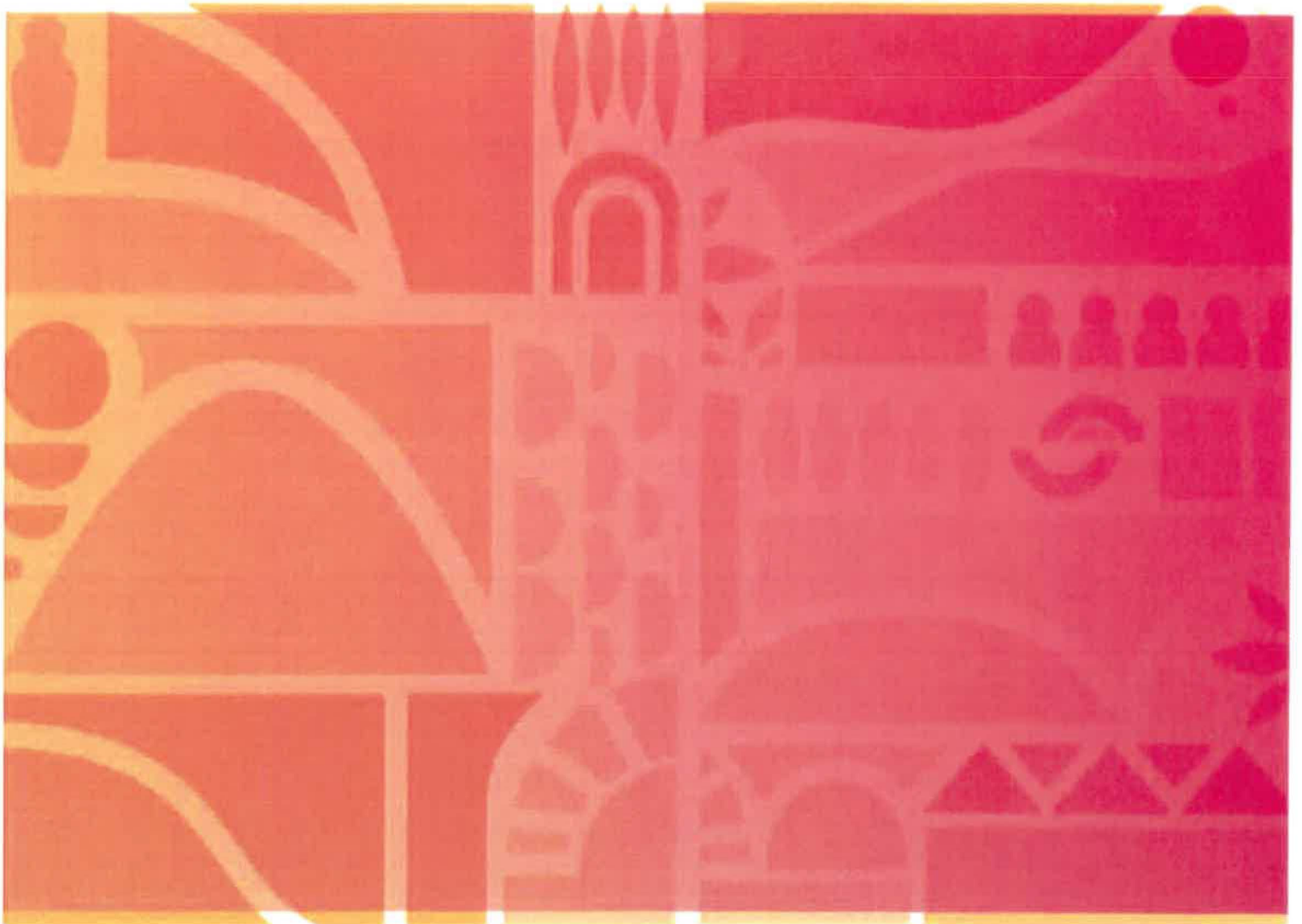




Brighton Council

Quarterly Report

September 2024



Brighton Council
Quarterly Financial Report
Statement of Comprehensive Income to 30th September 2024

	Note	Budget	YTD Budget	YTD Actual	Variance
Operating Revenue					
Rates and Grants	1	15,293,921	15,169,557	15,168,325	-1,232
Statutory Fees and Fines	2	743,000	185,742	223,832	38,090
User Fees	3	910,200	296,930	289,206	-7,724
Grants	4	2,166,583	79,945	96,370	16,425
Contributions	5	250,000	37,500	154,800	117,300
Interest	6	372,000	92,997	53,572	-39,425
Commercial Income	7	1,183,350	277,582	112,368	-165,214
Investment revenue from Water Corporation	8	739,200	739,200	154,000	0
Total Operating Revenue		21,658,254	16,879,453	16,252,474	-626,979
Operating Expenses					
Employee Benefits	9	-5,429,875	-1,436,617	-1,444,415	-7,798
Materials & Services	10	-8,150,621	-2,248,045	-2,521,417	-273,372
Contributions	11	-1,402,440	-425,309	-403,983	21,326
Commercial Activities	12	-20,000	-4,998	-2,436	2,562
Depreciation and amortisation	13	-3,966,578	-	-	0
Other Expenses	14	-438,834	-148,195	-176,407	-28,212
Total Operating Expenses		-19,408,348	-4,263,164	-4,548,659	-285,495
Net Operating Surplus/(Deficit)		2,249,906	12,616,289	11,703,815	-912,474
Capital Income					
Contributions - non-monetary assets	15	-	-	-	-
Net gain/(loss) on disposal of property	16	-	-	39,162	39,162
Capital Grants received specifically for new or upgraded assets	17	903,567	-	329,535	329,535.00
Total Capital Income		903,567	0	368,697	368,697
Total Surplus/(Deficit)		3,153,473	12,616,289	12,072,512	-543,777

Operating Revenue

During the quarter ending September 2024, the year-to-date actual operational revenue was \$16,252,474 compared to year-to-date budgeted operational revenue of \$16,879,453. This represents an unfavourable result of \$626,979 against budget but is only 3.71% below overall. Explanations have been given on the areas that have seen an increase of 10% above or below budget estimates and \$10,000.

Note 1 - Rates Revenue

In line with budget.

Note 2 – Statutory Fees and Fines

Extra revenue has been received for Dog registrations in the quarter to what was anticipated. There is also Building Levy income in these figures that were not paid until October, therefore overstating this amount by approximately \$15,000.

Note 3 – User Fees

In line with budget

Note 4 – Grants

Each year the Australian Government decides if the Financial Assistance Payment will be paid in advance or in the financial year it is intended for. In the 2024/2025 year the payment was made in advance and therefore the year-to-date budget for this item will not reflect the year to date actual.

Note 5 – Contributions

Favourable to budget by \$117,300. These amounts are public open space contributions from developers in lieu of providing land.

Note 6 – Interest

With the settlement of the Medical Centre not occurring until 30th September, this has meant that the cash investments have had to be drawn upon and therefore effected the interest income. Council will now be in a financial position to reinvest funds going forward.

Note 7 – Commercial Income

The year-to-date commercial income is unfavourable to budget by \$165,214. This is partly related to timing issues of the year-to-date amount to budget but also since the budget was adopted the Flocon has reached its end of life and had to be sold. This will affect the revenue for this item by approximately \$30,000 in the financial year.

Note 8 – Investment revenue from Water Corporation

In line with budget.

Operating Expenditure

Year-to-date operational expenditure is \$4,548,659 compared to budgeted year-to-date expenditure of \$4,263,164. This is \$285,495 or 6.70% greater than budgeted estimates and materially in line with Budget. Explanations have been provided below on areas that are 10% above or below budgeted estimates and \$10,000.

Note 9 – Employment Benefits

In line with budget

Note 10 – Materials & Services

The materials and services actual to budget has a variance of \$273,372 or 19.04% over. The timing of the year-to-date budget does not take seasonal factors into account so this should even out by year end and be more in line with actual. Significant items to consider for the quarter for this line item is a substantial amount spent on reserves landscaping, grading of roads and potholing.

Note 11 – Contributions

In line with budget

Note 12 – Commercial Activities

This amount is in relation to activities relevant to the flocon hire. As the flocon has been sold this amount may be irrelevant in future reports.

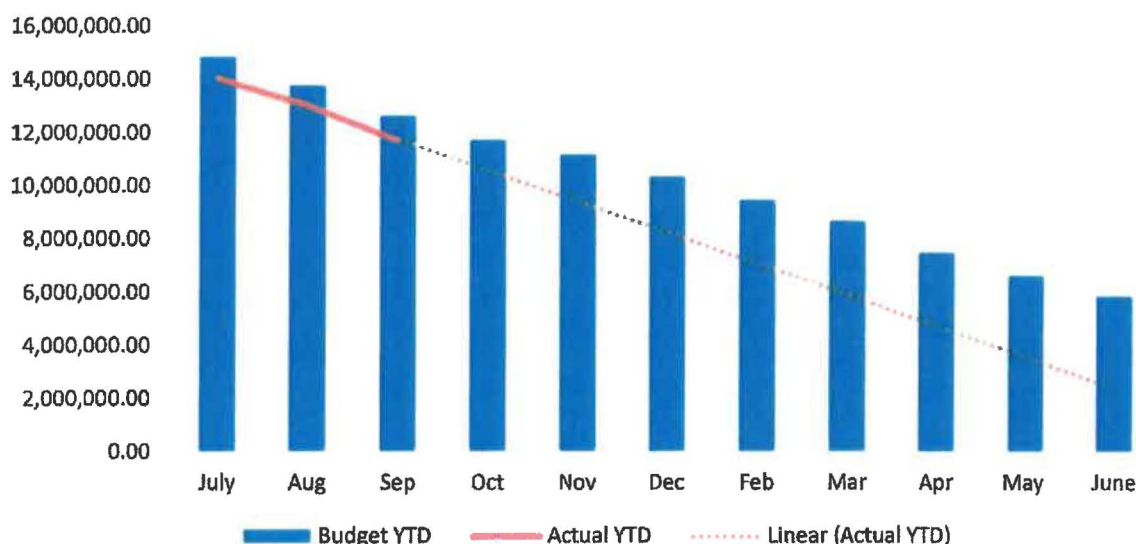
Note 13 – Depreciation and Amortisation

Depreciation and amortisation will be journalled at the end of year.

Note 14 – Other Expenses

This is out slightly to budget estimates due to the timing of the community grants payments and budget entry.

Summary of Quarterly Net Result



Non-Operating Revenue

Note 15 – Contributions – non-monetary assets

This item is calculated at year end and is made up of transfer of road assets from subdivisions.

Note 16 – Net gain/(loss) on disposal of property

As at the end of September a profit of \$39,162 had occurred due to the turnover of vehicles.

Note 17 – Capital Grants received specifically for new or upgraded assets

As at the end of September there was only one capital grant received. This was the remainder of the grant for the East Derwent Highway Pathways.

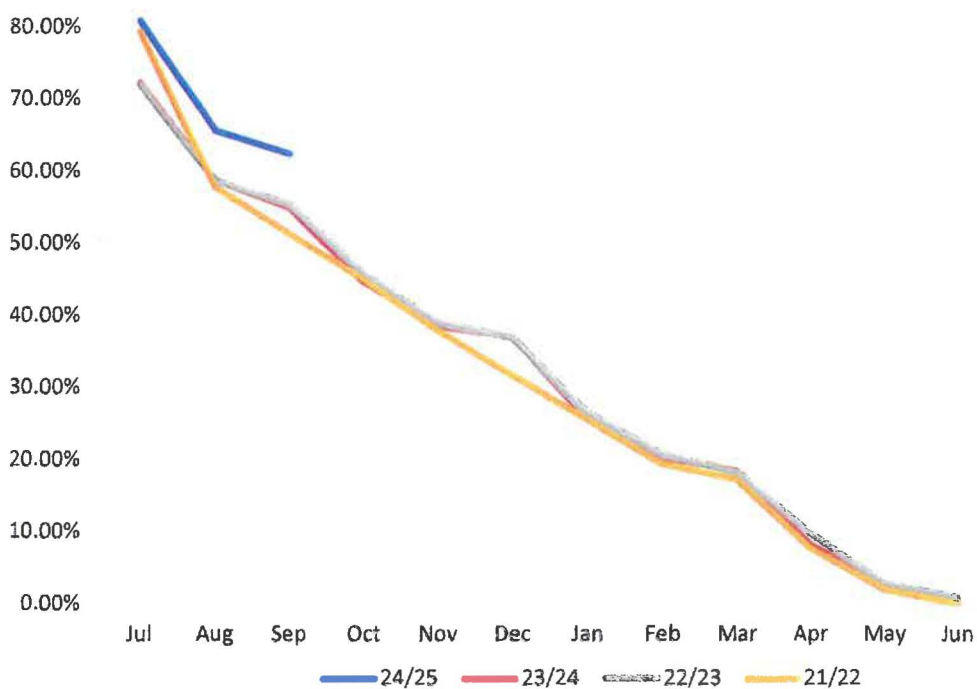
Capital Works

Year-to-date Capital Works expenditure is \$3,056,413 represented by \$233,165 for Physical Services expenditure and \$2,823,247 for other capital expenditure including work in progress that was carried forward from the 23/24 financial year of \$1,984,080. Various capital works were commenced which are included in the Asset Managers monthly report. The monthly year to date capital budget figures are based on a straight line expenditure of one-twelfth of the annual budget. Council is estimating \$903,567 in capital grant revenue in the 2024/25 year.

Rates & Grants
Quarterly Financial Report
Statement of Comprehensive Income to 30th September 2024

	Budget	YTD Budget	Actual	Variance
Operating Revenue				
Rates and Grants	15,293,921	15,169,557	15,168,325	-1,232
Grants	2,166,583	79,945	96,370	16,425
Interest	22,000	5,499	10,000	4,501
Investment revenue from Water Corporation	739,200	739,200	154,000	-
Total Operating Revenue	18,221,704	15,994,201	15,428,695	-565,506
Other Expenses			-15,000	
Total Operating Revenue	0	0	-15,000	-15,000
Net Operating Surplus/(Deficit)	18,221,704	15,994,201	15,413,695	-580,506
Capital Income				
Contributions - non-monetary assets	-	-	-	-
Net gain/(loss) on disposal of property	-	-	-	-
Capital Grants received specifically for new or upgraded assets	903,567	329,535	329,535	-
Total Capital Income	903,567	329,535	329,535	-
Total Surplus/(Deficit)	19,125,271	16,323,736	15,743,230	-565,506

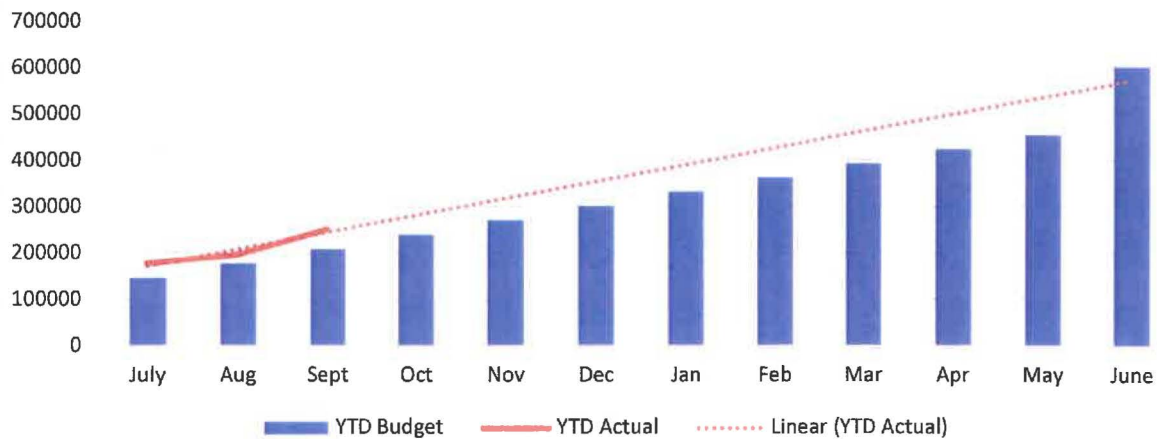
Percentage of Rates Owing



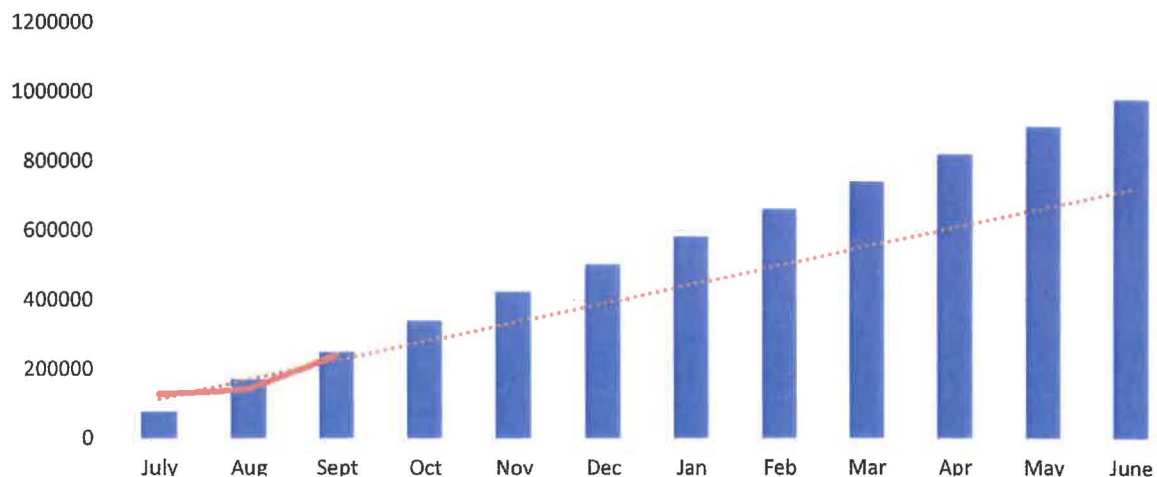
Governance & Regulatory Services
Quarterly Financial Report
Statement of Comprehensive Income to 30th September 2024

		Budget	YTD Budget	YTD Actual	Variance
Operating Revenue					
Statutory Fees and Fines		365,000	91,245	93,562	2,317
User Fees		237,700	117,368	157,998	40,630
Total Operating Revenue		602,700	208,613	251,560	42,947
Operating Expenses					
Employee Benefits		-836,487	-219,485	-216,566	2,919
Materials & Services		-51,500	-11,496	-8,168	3,328
Contributions		-92,000	-20,499	-16,190	4,309
Total Operating Expenses		-979,987	-251,480	-240,925	10,555
Net Operating Surplus/(Deficit)		-377,287	-42,867	10,636	53,503
Total Surplus/(Deficit)		-377,287	-42,867	10,636	53,503

Governance & Regulatory Services Income



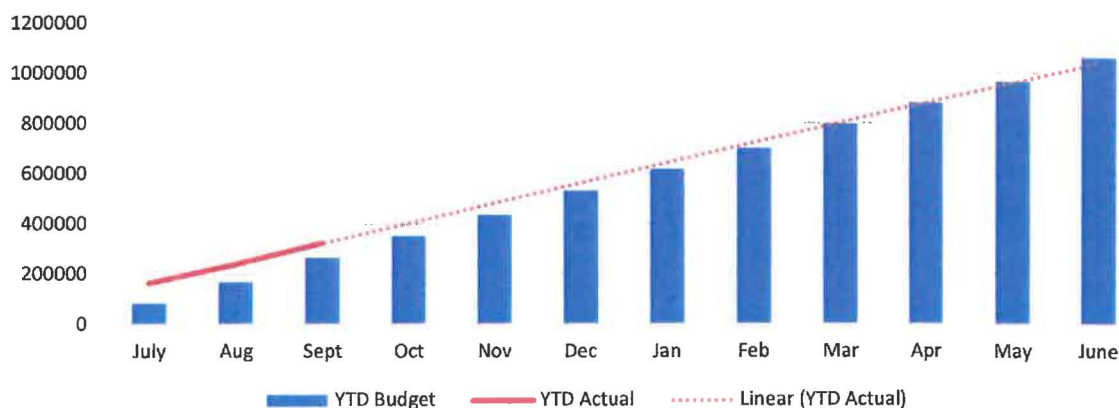
Governance & Regulatory Services Expense



Corporate Services
Quarterly Financial Report
Statement of Comprehensive Income to 30th September 2024

	Budget	YTD Budget	YTD Actual	Variance
Operating Revenue				
Statutory Fees and Fines	115,000	28,749	28,748	-1
User Fees	57,800	14,448	24,212	9,764
Contributions	150,000	37,500	154,800	117,300
Interest	350,000	87,498	43,572	-43,926
Commercial Income	390,000	97,497	74,140	-23,357
Total Operating Revenue	1,062,800	265,692	325,473	59,781
Operating Expenses				
Employee Benefits	-1,106,772	-290,477	-272,415	18,062
Materials & Services	-954,949	-449,855	-551,988	-102,133
Contributions	-40,000	-9,999	-23,350	-13,351
Depreciation and amortisation	-349,058	-	-	-
Other Expenses	-58,000	-11,250	-39,605	-28,355
Total Operating Expenses	-2,508,779	-761,581	-887,357	-125,776
Net Operating Surplus/(Deficit)	-1,445,979	-495,889	-561,884	-65,995
Total Surplus/(Deficit)	-1,445,979	-495,889	-561,884	-65,995

Corporate Services Income



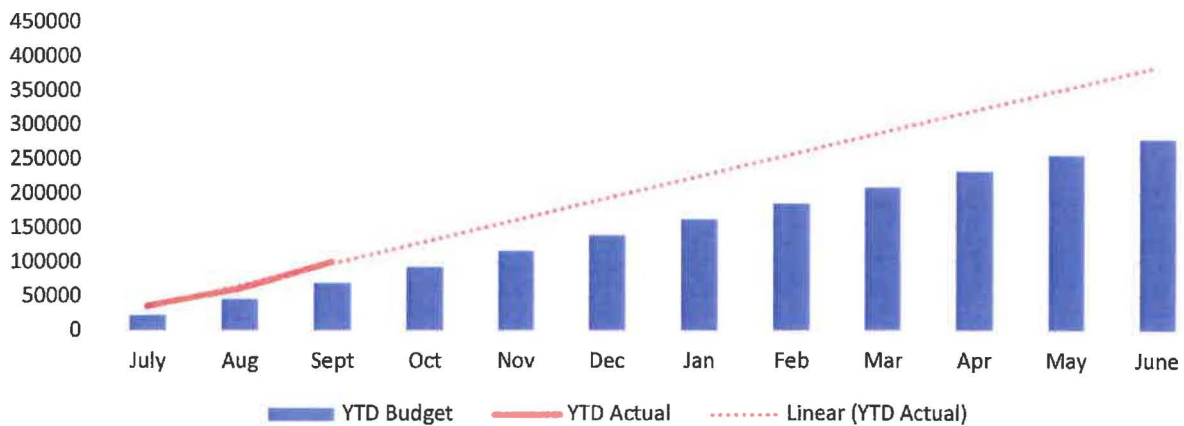
Corporate Services Expense



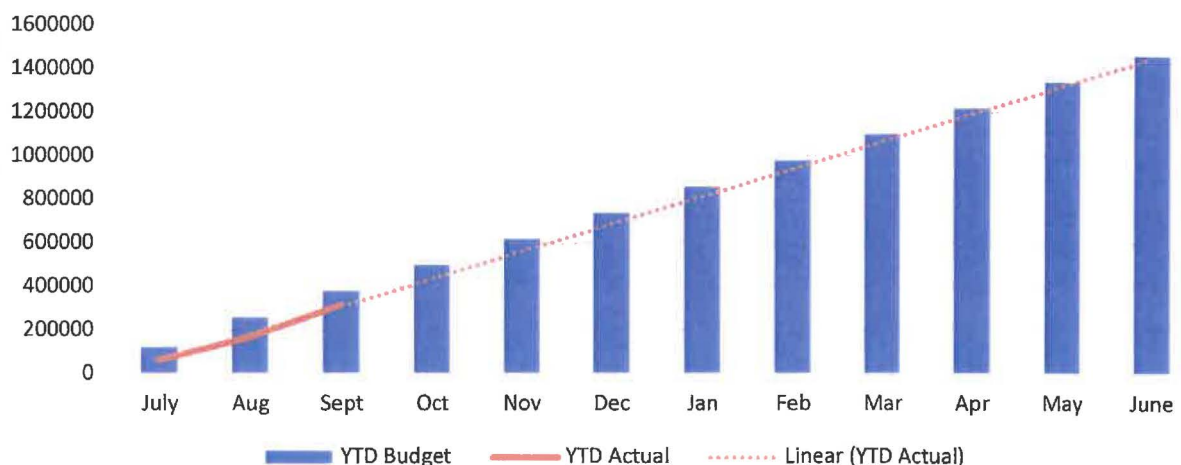
Development Services
Quarterly Financial Report
Statement of Comprehensive Income to 30th September 2024

		Budget	YTD Budget	YTD Actual	Variance
Operating Revenue					
Statutory Fees and Fines		263,000	65,748	101,522	35,774
User Fees		16,500	3,999	-1,040	-5,039
Total Operating Revenue		279,500	69,747	100,483	30,736
Operating Expenses					
Employee Benefits		-1,058,379	-277,887	-257,809	20,078
Materials & Services		-400,500	-100,110	-57,478	42,632
Total Operating Expenses		-1,458,879	-377,997	-315,287	62,710
Net Operating Surplus/(Deficit)		-1,179,379	-308,250	-214,804	93,446
Total Surplus/(Deficit)		-1,179,379	-308,250	-214,804	93,446

Development Services Income



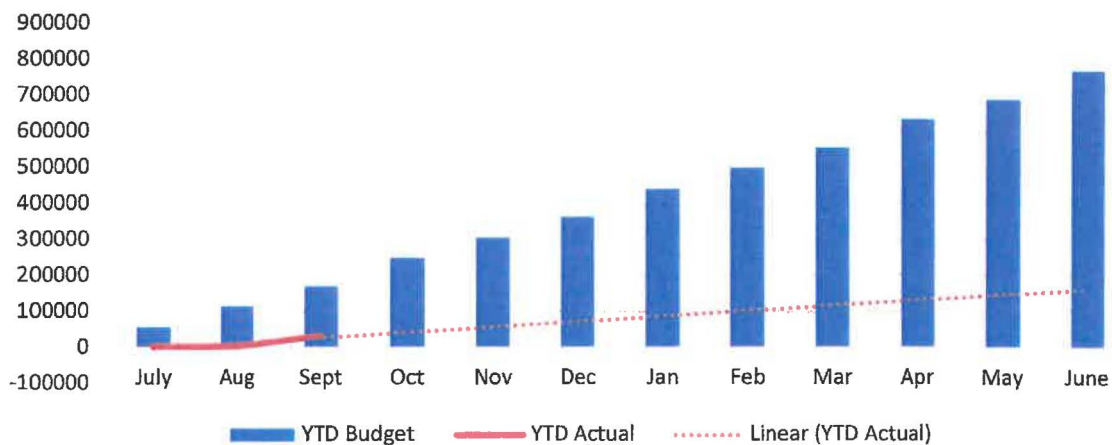
Development Services Expense



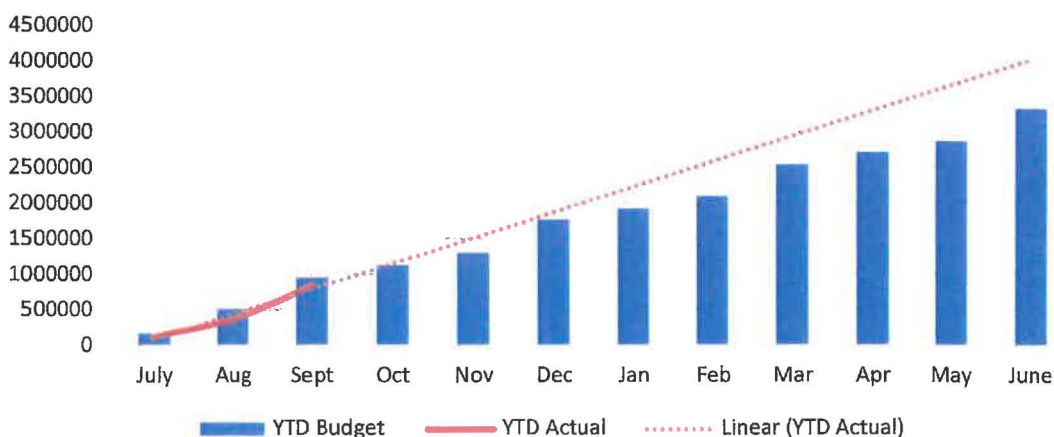
General Management
Quarterly Financial Report
Statement of Comprehensive Income to 30th September 2024

	Budget	YTD Budget	YTD Actual	Variance
Operating Revenue				
User Fees	15,200	2,500	1,996	-504
Commercial Income	753,850	167,211	30,000	-137,211
Total Operating Revenue	769,050	169,711	31,996	-137,715
Operating Expenses				
Employee Benefits	-677,697	-177,057	-315,854	-138,797
Materials & Services	-1,006,850	-252,189	-40,156	212,033
Contributions	-1,270,440	-394,811	-364,443	30,368
Other Expenses	-380,834	-136,945	-121,803	15,142
Total Operating Expenses	-3,335,821	-961,002	-842,255	118,747
Net Operating Surplus/(Deficit)	-2,566,771	-791,291	-810,258	-18,967
Total Surplus/(Deficit)	-2,566,771	-791,291	-810,258	-18,967

General Management Income



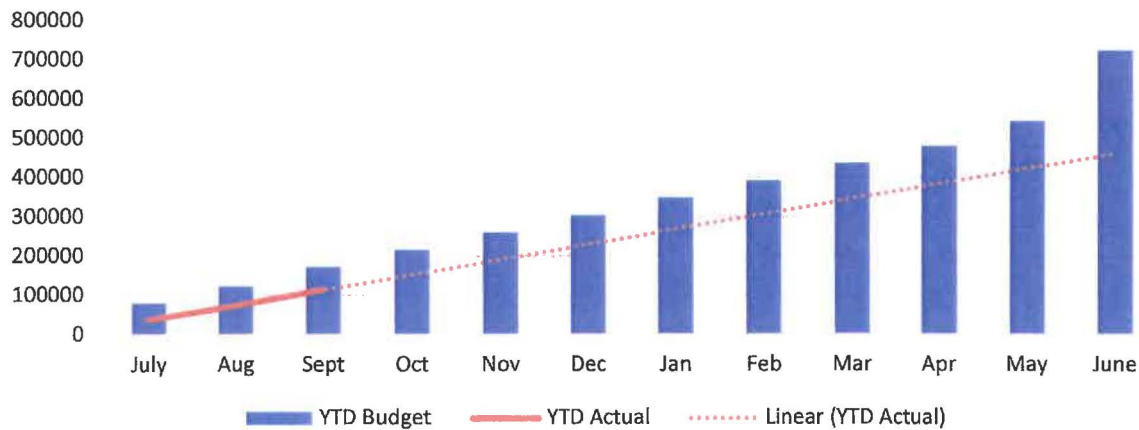
General Management Expense



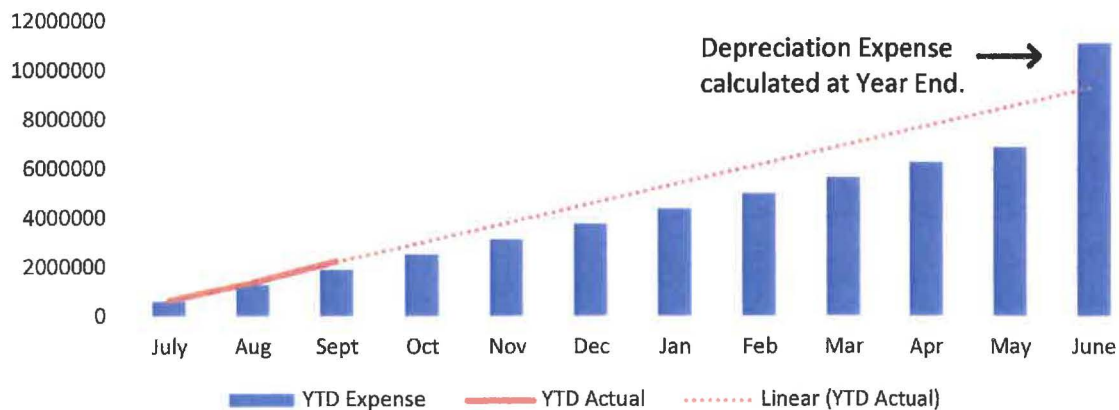
Asset Services
Quarterly Financial Report
Statement of Comprehensive Income to 30th September 2024

	Budget	YTD Budget	Actual	Variance
Operating Revenue				
User Fees	583,000	158,615	106,039	-52,576
Contributions - Subdivision non-cash	100,000	-	-	-
Commercial Income	39,500	12,874	8,228	-4,646
Total Operating Revenue	722,500	171,489	114,267	-57,222
Operating Expenses				
Employee Benefits	-1,750,540	-471,711	-381,771	89,940
Materials & Services	-5,736,822	-1,434,395	-1,863,629	-429,234
Commercial Activities	-20,000	-4,998	-2,436	2,562
Depreciation and amortisation	-3,617,520	-	-	-
Total Operating Expenses	-11,124,882	-1,911,104	-2,247,836	-336,732
Net Operating Surplus/(Deficit)	-10,402,382	-1,739,615	-2,133,569	-393,954
Total Surplus/(Deficit)	-10,402,382	-1,739,615	-2,133,569	-393,954

Asset Services Income



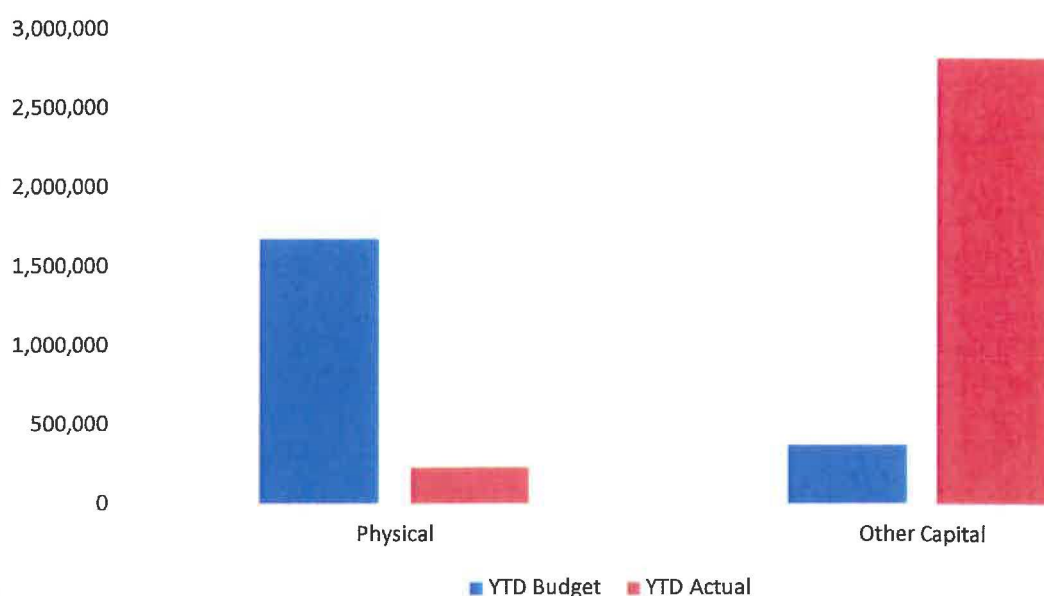
Asset Services Expense



Capital Works Program
Quarterly Financial Report
Statement of Comprehensive Income at 30th September 2024

		Budget	YTD Budget	Actual	Variance
Physical Services Capital					
Roads		5,034,741	1,258,685	181,370	-1,077,315
Bridges		32,000	32,000	33,516	1,516
Reserves		1,127,369	281,842	9,629	-272,213
Buildings		406,800	101,700	8,650	-93,050
Total Physical Services Capital		6,600,910	1,674,228	233,165	-1,441,062
Other Capital					
Work in Progress Brought Forward		1,984,080		1,984,080	
Work in Progress - Work undertaken 24/25		3,689,285		728,992	-2,960,293
Work in Progress Grants Carried Forward		-2,300,000	-	-	
Property		-	-	-	-
Plant & Vehicles		375,000	335,000	110,175	-224,825
Furniture & Equipment		150,000	37,500	-	-37,500
Total Other Capital		3,898,365	372,500	2,823,247	-3,222,618
Total Capital Expenditure		10,499,275	2,046,728	3,056,413	-4,663,680

Capital Expenditure
Budget YTD to Actual



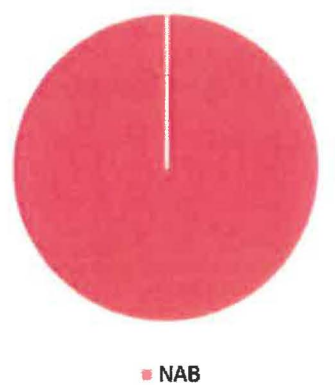
Investment

The following pie charts represent the Agencies and Investment by credit rating of Councils investments. All Council funds have been invested in accordance with the Investment policy. Further investment will be undertaken with funds in the coming month.

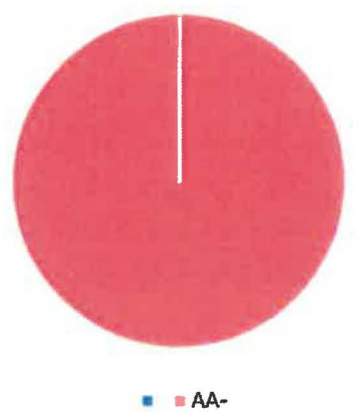
Council currently has the following investments

Agency	Rate	Investment	Maturity Date
NAB	5.00%	\$700,000	4/3/24

Investment by Agency

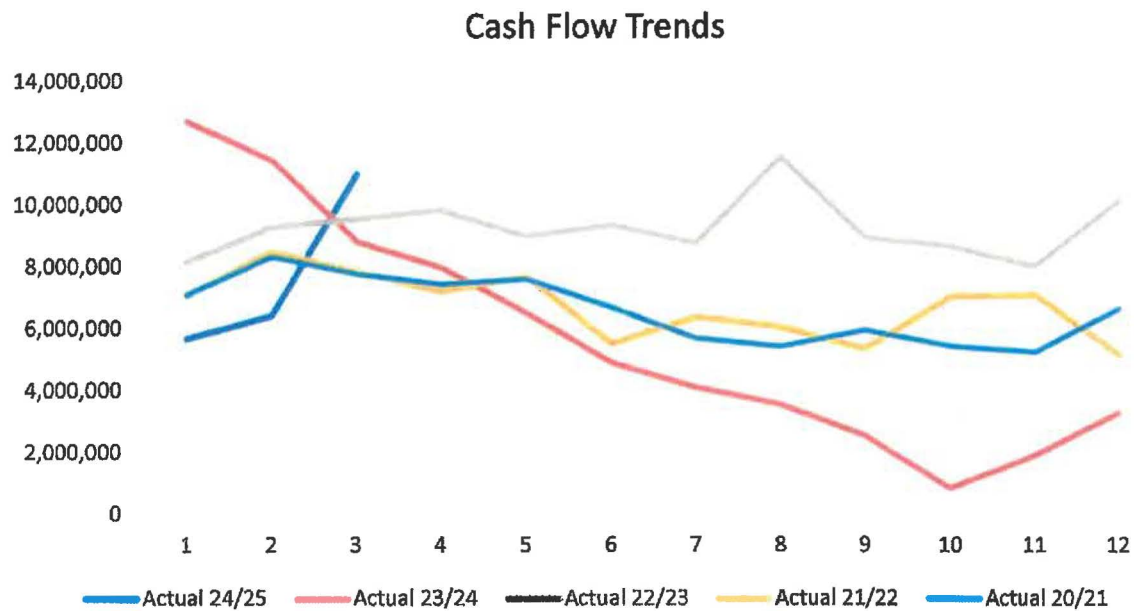


Investment by Credit Rating



Cash Flow Trends

The following chart monitors the cashflow trend over the previous five years. It is noted that cash has increased steadily over this period. The main increase in cash is in July when rates notices are sent out for payment. Cash had also been increasing due to outstanding capital work projects at year end. In the 2023/2024 year there was a substantial drop in cash due to the completion of many of these outstanding capital projects but also the construction and then the hold-up in the sale of the medical centre. The Medical centre settled at the end of September and the graph shows a large increase in the cash at this time.



19/9/24

SUBMISSION TO BRIGHTON COUNCIL**FROM :TEA TREE COMMUNITY ASSOCIATION INC****RE : LAND ACQUISITION FROM 594 TEA TREE ROAD****TO : GENERAL MANAGER – James Dryburgh**

The Tea Tree Hall was built in 1912 and has operated outside its titled boundaries thanks to the generosity of the owners of the neighbouring property. The carpark and even the septic tanks are outside the halls titled boundary.

This situation is to be rectified by the generous help of the owner Mr Trent Nus gifting the land currently being occupied to the TTCA . With some extra for future expansion such as overflow carparking and the possibility of relocation of the Tea Tree fire station in the future.

With the current situation the Committee are concerned about the insurance coverage of using land not under the Associations ownership. Also, the area proposed for the sports court we have funding for will encroach on to the neighbouring area.

Whilst it was initially thought to be a simple boundary adjustment the addition of the gifted land to our title is considered a subdivision creating a vastly different cost structure to achieve the result. A subdivision as you are aware requires a planning/zoning change and associated fire assessments with additional fire preparation costs. (Estimate as attached \$20000)

The Tea Tree Hall is owned by the Tea Tree Community and operated by a volunteer committee. The hall is an integral part of the community constantly being used providing a venue for -

- The District Nurses elderly activity days each week
- Yoga classes weekly
- Weekend children and adult birthday parties and baby showers.
- Business meetings and conferences weekly
- Weddings and engagement functions
- Community Happy Hours each month
- Community dances and social events
- Community Playground
- Sport such as pickleball and the proposed multi-sport court.
- Voting venue
- Commercial kitchen available for hire

The Committee like all organisations endeavours to provide these facilities at an affordable rate for the community but it is against rising operational costs (Eg The insurance premium this year was \$9125.88)

We are providing a constantly developing venue and community service in an area of the Municipality where the Council doesn't have the infrastructure to provide for meetings and sporting activities.

The Committee initially budgeted for the land acquisition an amount of \$5000 considering a simple boundary adjustment.

The Tea Tree Community Association respectfully requests the Council consider assisting the Association in funding the balance of the estimated costs to the value of \$15000.

Thank you of behalf of the TTCA.

Greg Gard

Treasurer

TEA TREE COMMUNITY ASSOCIATION INC
 LAND ACQUISITION TO TEA TREE HALL
 ESTIMATE OF COSTS AND QUOTES RECEIVED

PDA – Planning and plan Preparation			\$2750
- Surveying			4500
GES – Fire Assessment and report			2250
- Likely outcome – 10000 L Fire water tank (Tanktec) at 596			2901
- 10000 L Fire water tank (Tanktec) at 594			2901
- Gravel Pads for tanks			300
- (Possibly roadway passing bays at 594)			
COUNCIL FEES – Assessing subdivision		\$604	
- 2 x Lot Fees		218	
- Sealing Plan		305	
- 2 x Lot Fees		110	1237
TIERNEY LAW – Conveyancing			1500
VALUER – If required			750
STAMP DUTY estimate			850
	TOTAL	Estimate	\$19939 Incl GST

PLEASE NOTE – Fencing not included – likely volunteer labour.





APPROX- AREA GIFTED
3382 SQM