

**Occupancy parameters**

units available for residents	19
initial annual admissions	8
average unit/s vacant (after admissions complete)	0.5

**Occupancy profile**

	year 1	year 2	year 3	year 4	year 5	year 6	year 7	year 8	year 9	year 10
	8	16	18.5	18.5	18.5	18.5	18.5	18.5	18.5	18.5

**Staffing requirements**

staff type	years	number
live-in manager	ALL	1
MH-qualified, FTE	1 to 3	2.5
	4 on	1
non-MH-qualified, FTE	1 to 3	1
	4 on	1.5
volunteer, trained	1 to 3	2 or more
	4 on	3 or more

**Staffing profile**

	year 1	year 2	year 3	year 4	year 5	year 6	year 7	year 8	year 9	year 10
	1	1	1	1	1	1	1	1	1	1
	2.5	2.5	2.5	1	1	1	1	1	1	1
	1	1	1	1.5	1.5	1.5	1.5	1.5	1.5	1.5
	2	2	2	3	3	3	3	3	3	3

**Staffing cost assumptions**

staff type	salary/yr	on-cost/yr
live-in manager (free unit 30%)	67,000	20,000
MH-qualified, FTE	65,000	15,000
non-MH-qualified, FTE	50,000	12,500
volunteer training - annual		2,500
<b>TOTAL</b>		

**Staffing cost profile**

	year 1	year 2	year 3	year 4	year 5	year 6	year 7	year 8	year 9	year 10
	87,000	87,000	87,000	87,000	87,000	87,000	87,000	87,000	87,000	87,000
	200,000	200,000	200,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000
	62,500	62,500	62,500	93,750	93,750	93,750	93,750	93,750	93,750	93,750
	5,000	5,000	5,000	7,500	7,500	7,500	7,500	7,500	7,500	7,500
<b>TOTAL</b>	<b>354,500</b>	<b>354,500</b>	<b>354,500</b>	<b>268,250</b>	<b>268,250</b>	<b>268,250</b>	<b>268,250</b>	<b>268,250</b>	<b>268,250</b>	<b>268,250</b>

**Non-staff operating costs (annual \$)**

	MyHome	S Provdr
Upkeep/refurbishment fund	profile below	
Minor maintenance, non-structural	20,000	
Water	15,000	
Electricity (other than residents)	15,000	
Internet (other than residents)	1,800	
Office costs (other than internet)	6,000	18,000
Cleaning (common areas)	12,000	
Garden upkeep	6,000	
Insurance	12,000	12,000
Audit fee	5,000	
Security (through contractor)	20,000	
Motor vehicle (probably minibus)		18,000
<b>MyHome (net of refurbishment)</b>	<b>112,800</b>	
<b>Service Provider</b>		<b>48,000</b>
<b>TOTAL</b>		

**Profile of non-staff operating costs**

	year 1	year 2	year 3	year 4	year 5	year 6	year 7	year 8	year 9	year 10
	212,800	211,800	210,810	209,830	208,860	207,899	206,948	206,007	205,074	204,152
	48,000	48,000	48,000	48,000	48,000	48,000	48,000	48,000	48,000	48,000
<b>TOTAL</b>	<b>260,800</b>	<b>259,800</b>	<b>258,810</b>	<b>257,830</b>	<b>256,860</b>	<b>255,899</b>	<b>254,948</b>	<b>254,007</b>	<b>253,074</b>	<b>252,152</b>

### Residents' rents (annual \$)

	amount	% paid	Rent income profile									
			year 1	year 2	year 3	year 4	year 5	year 6	year 7	year 8	year 9	year 10
disability support pension	24,185	33.3	64,429	128,859	148,993	148,993	148,993	148,993	148,993	148,993	148,993	148,993
<i>memo - rent per fortnight</i>	310											
Cwth rent assistance	3,630	100	29,037	58,074	67,148	67,148	67,148	67,148	67,148	67,148	67,148	67,148
<b>TOTAL</b>			<b>93,466</b>	<b>186,932</b>	<b>216,141</b>	<b>216,141</b>	<b>216,141</b>	<b>216,141</b>	<b>216,141</b>	<b>216,141</b>	<b>216,141</b>	<b>216,141</b>

### Other income of MyHome

Employed residents' extra rent  
 From residents' families  
 Local fund-raising  
 Catering - net profit/shortfall

No profile as yet

### SIL benefits allocated to SP

	per week	per year	SIL benefit profile									
			year 1	year 2	year 3	year 4	year 5	year 6	year 7	year 8	year 9	year 10
Likely amount SIL/eligible resident	350	18,200	72,800	145,600	168,350	168,350	168,350	168,350	168,350	168,350	168,350	168,350
Proportion of residents eligible (%)	50											

### Back-up fund

Required surplus margin (%)	20
Average real earnings (%)	2
Management fee, annual (\$)	10,000

### Upkeep/refurbishment fund

		Profile of payments and use									
		year 1	year 2	year 3	year 4	year 5	year 6	year 7	year 8	year 9	year 10
Insured value (IV) of built assets (\$)	10,000,000										
Annual change in IV (%)	-1										
Annual payment (% of IV)	1	100,000	99,000	98,010	97,030	96,060	95,099	94,148	93,207	92,274	91,352
Use for upkeep - % IV reached in yr 10	0.25	2,500	4,950	7,351	9,703	12,007	14,265	16,476	18,641	20,762	22,838
<i>Memo: end-year insured value</i>		<i>9,900,000</i>	<i>9,801,000</i>	<i>9,702,990</i>	<i>9,605,960</i>	<i>9,509,900</i>	<i>9,414,801</i>	<i>9,320,653</i>	<i>9,227,447</i>	<i>9,135,172</i>	<i>9,043,821</i>