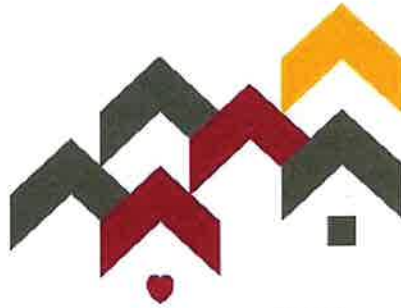




Barossa Village
people at our heart

ABN 22 960 687 815

Financial Report

For the Year Ended

30th June 2025

BAROSSA VILLAGE INCORPORATED
STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2025

	<i>Notes</i>	2025 \$	2024 \$
ASSETS			
Cash & Cash Equivalents	4	14,379,856	10,137,542
Trade & Other Receivables	5	444,091	513,215
Other Assets expected to be settled within 12 months	6	386,534	70,397
Refundable loans expected to be received within 12 months	7	2,291,000	1,841,000
Financial Assets expected to be settled after 12 months	8	5,873,452	3,135,926
Property, Plant & Equipment	9	81,828,147	80,692,180
TOTAL ASSETS		105,203,080	96,390,260
LIABILITIES			
Trade & Other payables	10	4,415,817	4,115,910
Employee benefits expected to be paid within 12 months	11	820,939	823,014
Refundable loans expected to be paid within 12 months	12	6,707,149	6,865,929
Borrowings expected to be paid within 12 months	13	197,750	202,916
Employee benefits expected to be paid after 12 months	14	1,308,504	1,195,256
Refundable loans expected to be paid after 12 months	15	46,010,675	38,352,366
Borrowings expected to be paid after 12 months	16	944,541	1,142,291
TOTAL LIABILITIES		60,405,375	52,697,683
NET ASSETS		44,797,704	43,692,578
EQUITY			
Retained earnings		7,110,963	6,267,805
Reserves	18	37,686,742	37,424,773
TOTAL EQUITY		44,797,704	43,692,578

The accompanying notes are to be read in conjunction with these financial statements.

BAROSSA VILLAGE INCORPORATED

**STATEMENT OF SURPLUS OR DEFICIT AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2025**

	<i>Notes</i>	2025 \$	2024 \$
Revenue	2	30,040,581	28,020,519
TOTAL REVENUE		<u>30,040,581</u>	<u>28,020,519</u>
Aged Care Facility		17,414,660	16,248,198
Cottages Costs		2,443,709	2,259,483
Home Care Packages		5,428,470	4,085,452
Community Home Support Program		487,008	454,517
The 'Lodge' Costs		651,003	645,286
Corporate Services		2,772,574	2,671,054
TOTAL EXPENSES	3	<u>29,197,424</u>	<u>26,363,991</u>
Surplus/(Deficit) for the year		<u>843,157</u>	<u>1,656,528</u>
Other Comprehensive Income			
Items that will not be reclassified to surplus or deficit:			
Increase/(Decrease) in fair value of financial assets		261,968	187,631
Increase/(Decrease) in fair value of land and buildings		*	276,179
Other comprehensive income for the year		<u>261,968</u>	<u>463,810</u>
Total Comprehensive Income for the year		<u>1,105,125</u>	<u>2,120,338</u>

The accompanying notes are to be read in conjunction with these financial statements.

BAROSSA VILLAGE INCORPORATED

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2025**

	Retained Earnings \$	Financial Assets Reserve \$	Asset Revaluation Reserve \$	Total \$
Balance at 1st July 2023	4,611,277	485,015	36,475,949	41,572,241
Surplus/(Deficit) for the year	1,656,528	-	-	1,656,528
<i>Other Comprehensive Income</i>				
Increase/(Decrease) in fair value of financial assets	-	187,631	-	187,631
Reclassification-net gain/(loss) on disposal of financial assets	-	-	-	-
Increase/(Decrease) in fair value of land and buildings	-	-	276,179	276,179
Total Comprehensive Income for the year	1,656,528	187,631	276,179	2,120,338
Balance at 30th June 2024	6,267,805	672,646	36,752,128	43,692,579
Surplus/(Deficit) for the year	843,157	-	-	843,157
<i>Other Comprehensive Income</i>				
Increase/(Decrease) in fair value of financial assets	-	261,968	-	261,968
Reclassification-net gain/(loss) on disposal of land and buildings	-	-	-	-
Increase/(Decrease) in fair value of land and buildings	-	-	-	-
Total Comprehensive Income for the year	843,157	261,968	-	1,105,125
Balance at 30th June 2025	7,110,963	934,614	36,752,128	44,797,704

The accompanying notes are to be read in conjunction with these financial statements.

BAROSSA VILLAGE INCORPORATED

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2025**

	<i>Notes</i>	2025	2024
		\$	\$
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from residents, occupants & sundries		5,667,982	6,188,540
Receipts of Commonwealth Subsidies		21,331,267	18,291,300
Interest received		407,875	362,359
Payments for salaries, supplies & expenses		<u>(26,572,607)</u>	<u>(22,847,507)</u>
Net Cash Provided by Operating Activities		<u>834,517</u>	<u>1,994,692</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Payments for Property, Plant & Equipment		(467,533)	(595,824)
Payments for Updating, Building of Units		(2,955,487)	(635,693)
Payment for investments		(2,475,558)	-
Receipt from sale of asset		<u>7,090</u>	<u>1,721</u>
Net Cash Used in Investing Activities		<u>(5,891,488)</u>	<u>(1,229,796)</u>
CASH FLOWS FROM FINANCING ACTIVITIES			
Repayment of Borrowings		(202,916)	(207,836)
Interest Paid		(92,552)	(130,030)
Proceeds from RADs		8,902,671	6,724,630
Repayment of RADs		(4,578,417)	(5,602,368)
Proceeds from ILU License Fees		5,995,000	2,765,000
Repayment of ILU License Fees		<u>(724,500)</u>	<u>(1,474,500)</u>
Net Cash provided by Financing Activities		<u>9,299,286</u>	<u>2,074,896</u>
Net Increase/(Decrease) in Cash Held		4,242,315	2,839,792
Cash at The Beginning of The Financial Year		<u>10,137,542</u>	<u>7,297,750</u>
CASH & CASH EQUIVALENTS AT 30TH JUNE	4	<u>14,379,857</u>	<u>10,137,542</u>

The accompanying notes are to be read in conjunction with these financial statements.

BAROSSA VILLAGE INCORPORATED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

1 STATEMENT OF MATERIAL ACCOUNTING POLICY INFORMATION

The financial statements cover Barossa Village Incorporated (the 'Association') as an individual entity. Barossa Village is a not-for-profit association incorporated and domiciled in South Australia under the Incorporation Act (SA) 1985.

The financial statements are presented in Australian dollars, which is the Association's functional and presentation currency. The amounts presented in the financial statements have been rounded to the nearest dollar.

The financial statements were authorised for issue on 30 September 2025 by the members of the Board.

The principal accounting policies adopted in the preparation of the financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Basis of Preparation

The financial statements are general purpose financial statements that have been prepared in accordance with Australian Accounting Standards - Simplified Disclosures for For-Profit and Not-for-Profits Tier 2 Entities, other authoritative pronouncements of the Australian Accounting Standards Board and the requirements of the Associations Incorporation Act (SA) 1985 and the Australian Charities and Not-for-profits Commission Act 2012. The Association is a not-for-profit entity for financial reporting purposes under the Australian Accounting Standards.

Australian Accounting Standards set out accounting policies that the AASB has concluded would result in financial statements containing relevant and reliable information about transactions, events and conditions to which they apply. Material accounting policies adopted in the preparation of these financial statements are presented below and have been consistently applied unless stated otherwise.

The financial statements, except for the cash flow information, have been prepared on an accruals basis and are based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets and financial assets. The amounts presented in the financial statements have been rounded to the nearest dollar.

New or amended Accounting Standards and Interpretations adopted

The Association has adopted all of the new or amended Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ('AASB') that are mandatory for the current reporting period. The adoption of these new or amended standards did not result in significant changes to the Association's accounting policies and had no material impact on its financial statements, except as disclosed below.

Amendments to AASB 101 for classifying liabilities as current or non-current

The Association has significant liabilities to residents and borrowings with the Australian Government. The amendments mean that for the entity, borrowings are classified as current liabilities unless, at the end of the reporting period, the Association has a right to defer settlement of the liability for at least 12 months after the reporting period. There is no covenant associated with the Zero Interest loan with the Commonwealth, and the liabilities to resident has always been classified as current under the previous accounting standards as the Association has no right to defer payments after 12 months from the reporting date. As a result, this new amendment did not result in a change in the classification of the Association's borrowings and the entity did not make retrospective adjustments as a result of adopting the amendments.

Any new or amended Accounting Standards or Interpretations that are not mandatory have not been early adopted.

BAROSSA VILLAGE INCORPORATED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025**

1 STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Presentation of Statement of Financial position on a liquidity basis.

The Board have taken the view that in complying with the requirements of AASB's, the treatment of refundable loans (accommodation bonds and ingoing contributions) as current liabilities does not reflect the true liquidity of the entity as these liabilities are not likely to be repaid in the next 12 months.

Accordingly, the Board has chosen to present its statement of financial position under the liquidity presentation method (AASB 101 *Presentation of Financial Statements*) on the basis that it presents a more reliable and relevant view.

(a) Revenue Recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Association and the revenue can be reliably measured. The Association's accounting policies for its main revenue streams are as following.

(i) Refundable Accommodation Deposits & Independent Living Unit Liabilities

Revenue from retention and deferred management fees is recognised over the expected length of tenure of a resident

(ii) Rendering of Services

Revenue from the rendering of services is recognised when the service has been performed which is over time as the resident receives the services.

(iii) Dividends and Distributions on Investments

Dividends and distributions from investments are recognised as revenue when the association's right to receive the payment is established.

(iv) Interest

Interest income is recognised as interest accrues using the effective interest method. The effective interest method uses the effective interest rate which is the rate that exactly discounts the estimated future cash receipts over the expected life of the financial asset.

(v) Government grants

The Association complies with Accounting Standard AASB 1058 which requires grants received or receivable to be recognised when the Association satisfies the performance obligations stated within the funding agreements.

If conditions are attached to the grant which must be satisfied before the Association is eligible to retain the contribution, the grant will be recognised in the statement of financial position as a liability until those conditions are satisfied.

BAROSSA VILLAGE INCORPORATED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025**

1 STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(b) Impairment of Assets

At the end of each reporting period, the Association assesses whether there is any indication that individual assets are impaired. Where impairment indicators exist, recoverable amount is determined and impairment losses are recognised in profit or loss where the asset's carrying value exceeds its recoverable amount.

Where the future economic benefits of the asset are not primarily dependent upon the asset's ability to generate net cash inflows and when the Association would, if deprived of the asset, replace its remaining future economic benefits, value in use is determined as the current replacement cost of an asset.

(c) Property, Plant & Equipment

Each class of property, plant and equipment is carried at cost or fair value less, where applicable, any accumulated depreciation and impairment losses.

Land and Buildings

Land and buildings are measured at fair value less accumulated depreciation. Any accumulated depreciation at revaluation date is eliminated against the gross carrying amount of the asset and the net amount is restated as the revalued amount of the asset. A revaluation surplus is credited to other comprehensive income (asset revaluation reserve) unless it reverses a revaluation decrease on the same class of asset previously recognised in profit or loss. A revaluation deficit is recognised in profit or loss unless it directly offsets a previous revaluation surplus on the same class of asset in the asset revaluation surplus. On disposal, any revaluation surplus relating to sold assets is transferred to retained earnings.

For buildings that are considered to be specialised where there is no directly comparable market evidence, current replacement cost has been used to determine the fair value. Independent valuations are performed regularly to ensure that the carrying amounts of land and buildings does not differ materially from that the fair value at the end of the reporting period.

Construction of buildings including improvements to independent living units are measured at cost and are recognised as capital work in progress until such time when the buildings are ready for occupation when they are re-allocated to buildings.

All repairs and maintenance are charged to profit or loss during the financial period in which they are incurred.

Plant and Equipment

All other plant and equipment is stated at historical cost. Items below \$400 in value are expensed as Sundry Purchases, Replacement for Repairs and Maintenance expenditure.

Depreciation

Land is not depreciated. Depreciation on other assets is calculated on a straight-line basis over the estimated useful lives to the Association commencing from the time the assets are held ready for use of the assets.

The depreciation rates used for each class of depreciable asset are as follows:

<u>Class of Asset</u>	<u>Depreciation Rate</u>
Buildings	2.5%
Plant & Equipment	5 - 33.3%
Motor Vehicles	10 - 33.3%

The assets' residual values and useful lives are reviewed and adjusted, if appropriate, at the end of each reporting period.

BAROSSA VILLAGE INCORPORATED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025

1 STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(d) Employee Benefits

Provision is made for the Association's liability for employee benefits arising from services rendered by employees to the end of the reporting period. Employee benefits that are expected to be settled within one year have been measured at the amounts expected to be paid when the liability is settled, plus related on-costs.

Employee benefits expected to be payable later than one year have been measured at the present value of the estimated future cash outflows to be made for those benefits. In calculating the present value of future cash flows in respect of long service leave, the probability of long service leave being taken is based on historical data.

(e) Investments and Other Financial Assets

All investments and other financial assets are initially stated at cost, being the fair value of consideration given plus acquisition costs. Purchases and sales of investments are recognised on trade date which is the date on which the Association commits to purchase or sell the asset. Accounting policies for each category of investments and other financial assets subsequent to initial recognition are set out below:

Financial Assets at fair value through Other Comprehensive Income

Financial assets including listed equity securities that are not held for trading are classified at "fair value through other comprehensive income" when they are held for the long-term and designated as such by management on initial recognition.

They are subsequently measured at fair value with any remeasurements recognised in other comprehensive income. When the financial asset is derecognised, the cumulative gain or loss pertaining to that asset previously recognised in other comprehensive income is not reclassified into profit or loss. Dividends and distributions received are recognised in profit or loss.

(f) Leases as a Lessor

Agreements which provide a resident with a right to occupy a room.

Arrangements that provide a resident with the right to occupy a room will generally be defined as a lease under AASB 16. Where residents have opted to pay a Daily Accommodation Payment, AASB 16 does not have significant impact on the accounting treatment. However, for residents that have chosen to pay a Refundable Accommodation Deposit (RAD) or Bond, the RAD or Bond is considered to be a non-cash charge for accommodation. The accounting treatment for the non-cash consideration component of this arrangement is expected to result in the recognition of an increase in revenue for accommodation and an increase in interest expense on the outstanding RAD liability, with no net impact on the result for the period.

BAROSSA VILLAGE INCORPORATED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025**

(g) Borrowings

Borrowings are initially recognised at fair value, net of transaction costs incurred. Borrowings are subsequently measured at amortised cost.

Borrowings are derecognised from the statement of financial position when the obligation specified in the contract has been discharged, cancelled or expires. The difference between the carrying amount of the borrowing derecognised and the consideration paid is recognised in surplus or deficit as other income or finance costs.

Borrowing costs incurred for the construction of any qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Other borrowing costs are expensed.

(h) Resident Loans

Resident loans fall into two major types, namely Independent Living Unit Liabilities, which are subject to the Retirement Village Act 2016 legislation and Accommodation Bonds & Refundable Accommodation Deposits Liabilities, which are subject to the Aged Care Act 1997 legislation.

Independent Living Unit Liabilities - Retirement Villages Act 2016

Interest free loans initially recorded at fair value and subsequently measured at amortised cost in the statement of financial position.

Contracts for Independent Living Units (Cottages) allow for retentions of up to 30% over a maximum period of three years, with no adjustment to market value.

Accommodation Bonds Liability & Refundable Accommodation Deposits (RAD's)- Aged Care Act 1997

Interest free loans initially recorded at fair value and subsequently measured at amortised cost in the statement of financial position. From December 2005 repayment to the resident is guaranteed by the Australian Government. Prior to the current legislation, which came into operation from 1/10/1997, accommodation bonds were only applicable to Hostel (Low Care) residents. Between 1/10/1997 and 30/06/2014, the Aged Care Act 1997 has provided for monthly retentions for a maximum of five years and has allowed, with resident's agreement, a rollover of the bond if the resident needed to transfer to a Nursing Home (High Care) facility. Since 1/07/2014 Refundable Accommodation Deposits attract no retentions and are fully refundable at the cessation of care.

Retentions are brought to account as revenue in surplus or deficit. Resident loans are recognised upon entry of the resident. Interest is charged from date of entry until the loans are paid, at rates allowed by the Aged Care Act 1997.

BAROSSA VILLAGE INCORPORATED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025

1 STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(i) Cash and Cash Equivalents

For the purposes of the statement of cash flows, cash and cash equivalents includes cash on hand and at bank, deposits held at call with banks, other short term highly liquid financial institutions, other short term, highly liquid investments with maturities of three months or less, that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts.

(j) Income Tax

The Association is exempt under the Income Tax Assessment Act 1936 as amended and Income Tax Assessment Act 1997.

(k) Critical Accounting Estimates and Judgments

The Board evaluate estimates and judgments incorporated into the financial statements based on historical knowledge and best available current information. Estimates assume a reasonable expectation of future events and are based on current trends and economic data, obtained both externally and within the Association.

Key Judgments — Revaluation of land and buildings

Land and Buildings held by the Association were independently valued at 30 June 2023 by Health Valuation and Advisory Services Pty Ltd. The directors have assessed that the carrying amount of land and buildings does not differ materially from the assets' fair value as at 30 June 2025.

(l) New Accounting Standards and Interpretations not yet mandatory or early adopted

Australian Accounting Standards and Interpretations that have recently been issued or amended but are not yet mandatory, have not been early adopted by the Association for the annual reporting period ended 30 June 2025. The entity's assessment of the impact of these new or amended Accounting Standards and Interpretations, most relevant to the Association, are set out below.

This standard is applicable to annual reporting periods beginning on or after 1 January 2027 and early adoption is permitted. The standard replaces IAS 1 'Presentation of Financial Statements', with many of the original disclosure requirements retained and there will be no impact on the recognition and measurement of items in the financial statements. But the standard will affect presentation and disclosure in the financial statements, including introducing five categories in the statement of profit or loss and other comprehensive income: operating, investing, financing, income taxes and discontinued operations. The standard introduces two mandatory sub-totals in the statement: 'Operating profit' and 'Profit before financing and income taxes'. There are also new disclosure requirements for 'management-defined performance measures', such as earnings before interest, taxes, depreciation and amortisation ('EBITDA') or 'adjusted profit'. The standard provides enhanced guidance on grouping of information (aggregation and disaggregation), including whether to present this information in the primary financial statements or in the notes. The consolidated entity will adopt this standard from 1 July 2027 and it is expected that there will be a significant change to the layout of the statement of profit or loss and other comprehensive income.

BAROSSA VILLAGE INCORPORATED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

	Notes	2025 \$	2024 \$
2 REVENUE			
(a) Operating Activities			
Resident Contributions		4,774,618	4,204,908
Rents Received		651,844	651,046
Maintenance Fees		1,068,728	1,108,281
Government Subsidies		21,331,267	18,291,300
Other Agencies/Service Contracts		-	-
Meals Money Received		94,515	78,788
Units Bond Retention		1,039,284	1,184,150
Accommodation charge		17,718	50,389
Government Grant Income		123,852	1,643,139
Sundry Income		180,165	148,465
Interest Received		407,875	362,359
Distributions on Investments		280,297	202,525
(b) Non-Operating Activities:			
Profit/(loss) on Disposal of Other Fixed Assets		-	1,591
Donations & Bequests		70,418	93,578
Total Revenue		30,040,581	28,020,519

Resident Contributions for the year ended 30 June 2025 includes \$548,423 rental income recognised on RAD balances in accordance with AASB 16 *Leases*.

3 EXPENSES

a Expenses:			
Employee Benefits Expense		16,858,885	15,483,519
Direct Care Costs		4,987,135	5,011,477
Indirect Care Cost		1,187,932	225,824
Corporate Development Expenses		818,361	662,153
Finance Costs		92,552	130,030
Administration Costs		1,823,475	1,736,680
Maintenance		820,054	577,951
Energy Costs		329,066	318,678
Depreciation - plant		486,019	461,786
Depreciation - buildings		1,793,945	1,755,893
		29,197,424	26,363,991

Corporate Development Expenses for the year ended 30 June 2025 includes \$548,423 interest expense recognised on the outstanding RAD liability in accordance with AASB 16 *Leases*.

BAROSSA VILLAGE INCORPORATED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025**

<i>Notes</i>	2025	2024
	\$	\$
4 CASH & CASH EQUIVALENTS		
Cash on Hand	1,200	1,450
Cash at bank and deposits at call	<u>14,378,656</u>	<u>10,136,092</u>
	<u>14,379,856</u>	<u>10,137,542</u>
Reconciliation of Cash		
The above figures are reconciled to the cash at the end of the financial year as shown in the statement of cash flows as follows:		
Balances as above	<u>14,379,856</u>	<u>10,137,542</u>
Balances per statement of cash flows	<u>14,379,856</u>	<u>10,137,542</u>
5 TRADE & OTHER RECEIVABLES		
Trade Debtors	302,591	417,167
GST Claimable	115,066	90,511
Other Debtors	<u>26,434</u>	<u>5,537</u>
	<u>444,091</u>	<u>513,215</u>
6 OTHER ASSETS TO BE SETTLED WITHIN 12 MONTHS		
Prepaid Expenses	<u>386,534</u>	<u>70,397</u>
	<u>386,534</u>	<u>70,397</u>
7 FINANCIAL ASSETS EXPECTED TO BE SETTLED WITHIN 12 MONTHS		
Refundable Accommodation Deposits Outstanding	707,500	687,500
ILU License Fee Premiums Outstanding	<u>1,583,500</u>	<u>1,153,500</u>
	<u>2,291,000</u>	<u>1,841,000</u>
8 FINANCIAL ASSETS EXPECTED TO BE SETTLED AFTER 12 MONTHS		
Financial Assets		
- Managed Investment Portfolio @ fair value through other comprehensive income	3,571,172	3,133,646
- Shares in Unlisted Entity @ cost	2,280	2,280
- Interest rate security at fair value through other comprehensive income	<u>2,300,000</u>	<u>-</u>
	<u>5,873,452</u>	<u>3,135,926</u>

BAROSSA VILLAGE INCORPORATED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025**

	<i>Notes</i>	2025	2024
		\$	\$
9 PROPERTY, PLANT & EQUIPMENT			
(a) Land & Buildings:			
Land - at valuation		13,721,132	13,439,994
Buildings - at valuation		74,944,262	71,690,527
Less Accumulated Depreciation		<u>(9,737,931)</u>	<u>(7,943,987)</u>
Total Land & Buildings		<u>78,927,463</u>	<u>77,186,534</u>
Plant & Equipment - at Cost		5,982,090	5,792,934
Less Accumulated Depreciation		<u>(3,665,532)</u>	<u>(3,211,834)</u>
		<u>2,316,558</u>	<u>2,581,100</u>
Motor Vehicles - at Cost		532,823	496,116
Less Accumulated Depreciation		<u>(423,512)</u>	<u>(398,283)</u>
		<u>109,311</u>	<u>97,833</u>
Total Plant & Equipment		<u>2,425,869</u>	<u>2,678,933</u>
Capital work in progress and vacant land - at Cost		474,815	826,713
Total Property, Plant & Equipment		<u>81,828,147</u>	<u>80,692,180</u>

(b) Valuation

Land and buildings were revalued based on the Board's assessment of fair value for the properties using an independent valuation performed by Health Valuation and Advisory Services Pty Ltd as at 30 June 2023.

(c) Movements In Carrying Amounts:

Movements in the carrying amounts for each class of property, plant and equipment between the beginning and the end of the current financial year were as follows:

2025

	Land & Buildings @ valuation	Plant & Equipment @ cost	Motor Vehicles @ Cost	Capital Work In Progress @ Cost	Total
	\$	\$	\$	\$	\$
Balance at beginning of year	77,186,533	2,581,100	97,833	826,713	80,692,179
Additions	332,416	91,319	43,798	2,947,881	3,415,414
Disposals	-	-	(7,090)	-	(7,090)
Transfers	3,202,460	97,837	-	(3,299,780)	517
Depreciation Expense	<u>(1,793,945)</u>	<u>(453,698)</u>	<u>(25,230)</u>	-	<u>(2,272,873)</u>
Carrying amount at end of year	<u>78,927,463</u>	<u>2,316,558</u>	<u>109,311</u>	<u>474,815</u>	<u>81,828,147</u>

BAROSSA VILLAGE INCORPORATED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025**

	<i>Notes</i>	2025	2024
		\$	\$
10 TRADE AND OTHER PAYABLES			
Unsecured liabilities:			
Trade Creditors		864,331	620,811
ILU License Fee Deposits		720	720
ILU Deferred Revenue		2,915,707	2,757,741
Other Creditors & Accruals		<u>635,059</u>	<u>736,638</u>
		<u>4,415,817</u>	<u>4,115,910</u>
Deferred revenue includes bond retention fees and deferred management fees that are expected to be recognised as revenues over a period of 1 to 8 years. Decreases in these balances generally represent the recognition of revenues. Increases in the balance for deferred management fees generally represent deferred management fees contractually accruing. The increase in deferred revenue for financial year 2025 reflects the adjustment to bond retention fees payable as required by AASB 15 and new liabilities arising from residents moving in during the year.			
11 EMPLOYEE BENEFITS EXPECTED TO BE PAID WITHIN 12 MONTHS			
Annual leave		765,500	773,679
Long Service Leave		<u>55,439</u>	<u>49,335</u>
		<u>820,939</u>	<u>823,014</u>
12 REFUNDABLE LOANS EXPECTED TO BE PAID WITHIN 12 MONTHS			
Resident Loans		5,607,649	5,679,658
ILU Premium refunds		<u>1,099,500</u>	<u>1,186,271</u>
		<u>6,707,149</u>	<u>6,865,929</u>
Accommodation Bond & RAD Liabilities expected to be paid within one year is calculated by the average refund value over the last 4 years multiplied by the average number of bond refunds over the last 4 years. Independent Living Unit Liabilities expected to be paid within one year is based on the average of the last two years ILU Premium Refunds.			
13 BORROWINGS EXPECTED TO BE PAID WITHIN 12 MONTHS			
Secured Liabilities			
Hire Purchase Liability - Motor Vehicles		-	5,166
Government Zero Real Interest Loan		<u>197,750</u>	<u>197,750</u>
		<u>197,750</u>	<u>202,916</u>
14 EMPLOYEE BENEFITS EXPECTED TO BE PAID AFTER 12 MONTHS			
Annual leave		255,167	257,893
Long Service Leave		<u>1,053,337</u>	<u>937,363</u>
		<u>1,308,504</u>	<u>1,195,256</u>

BAROSSA VILLAGE INCORPORATED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025**

	<i>Notes</i>	2025	2024
		\$	\$
15 REFUNDABLE LOANS EXPECTED TO BE PAID AFTER 12 MONTHS			
Resident Loans		18,766,918	14,359,128
ILU Premium refunds		27,243,758	23,993,238
		<u>46,010,676</u>	<u>38,352,366</u>
16 BORROWINGS EXPECTED TO BE PAID AFTER 12 MONTHS			
Hire Purchase Liability - Motor Vehicles		944,541	1,142,291
Government Zero Real Interest Loan		944,541	1,142,291
		<u>944,541</u>	<u>1,142,291</u>
(a) Security			
Secured Liabilities			
Total secured liabilities are:			
Hire Purchase Liability - Motor Vehicles		5,166	5,166
Government Zero Real Interest Loan		1,142,291	1,340,041
		<u>1,142,291</u>	<u>1,345,207</u>
(b) The government zero real interest loan is secured by first registered mortgages over Barossa Village Incorporated's land and buildings located at Lot 1014 Moppa Road Nuriootpa SA 5355 and Lot 101 and 102 Scholz Avenue Nuriootpa SA 5355, and a business mortgage over the Aged Care Facility. Hire Purchase Liabilities are secured over the financed motor vehicles.			
The Association has not entered into a new loan debt banking facility during the year.			
(c) Financing Arrangements			
Total Facilities			
- Business Card - Charge Card		18,000	18,000
- Motor Vehicle Hire Purchase Agreement		5,166	5,166
- Bank Overdraft		300,000	300,000
- Govt. Zero Real Interest Loan		1,142,291	1,340,041
		<u>1,460,291</u>	<u>1,663,207</u>
Used at the End of the Reporting Period			
- Motor Vehicle Hire Purchase Agreement		5,166	5,166
- Govt. Zero Real Interest Loan		1,142,291	1,340,041
		<u>1,142,291</u>	<u>1,345,207</u>

BAROSSA VILLAGE INCORPORATED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025**

	<i>Notes</i>	2025	2024
		\$	\$
17 BORROWINGS EXPECTED TO BE PAID AFTER 12 MONTHS (CONTINUED)			
(d) Residents loans (Residential Care and Independent Retirement Living) are controlled by individual contracts and government legislation, both of which require repayment of the loan balance within a short time of the resident leaving the residential facility and 3 months of leaving the Independent Living Unit. The Australian Government guarantees the repayment of the Residential Care Loan. To recognise this repayment requirement all resident loans are regarded as current liabilities. However it is not expected that all resident loans will be required to be repaid within the next year. During the year ended 30 June 2025, the repayments of resident loans was \$5,302,917 (2024: \$6,876,868).			
RAD's & Accommodation Bond Liabilities			
Expected to be paid within one year		5,607,649	5,679,658
		<u>18,766,919</u>	<u>14,359,129</u>
Expected to be paid after one year		<u>24,374,568</u>	<u>20,038,787</u>
Independent Living Unit Liabilities			
Expected to be paid within one year		1,099,500	1,186,271
		<u>27,243,758</u>	<u>23,993,238</u>
Expected to be paid after one year		<u>28,343,258</u>	<u>25,179,509</u>
18 RESERVES			
(a) ASSET REVALUATION RESERVE			
The asset revaluation reserve records revaluations of land and buildings.			
Land & Buildings			
Balance at beginning of year	1(c)	36,752,127	36,475,948
Revaluation increment/(decrement)	1(c)	<u>*</u>	<u>276,179</u>
Balance at end of year		<u>36,752,127</u>	<u>36,752,127</u>
Total Asset Revaluation Reserve at end of year		<u>36,752,127</u>	<u>36,752,127</u>
(b) FINANCIAL ASSETS RESERVE			
The financial asset reserve records revaluations of financial assets at fair value through other comprehensive income.			
Managed Investment Portfolio			
Balance at beginning of year		672,646	485,015
Revaluation increment/(decrement)		<u>261,968</u>	<u>187,631</u>
Balance at end of year		<u>934,614</u>	<u>672,646</u>
Total Financial Assets Reserve at end of year		<u>934,614</u>	<u>672,646</u>

BAROSSA VILLAGE INCORPORATED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2025

2025 **2024**
\$ \$

19 RELATED PARTY DISCLOSURES

The following were key management of Barossa Village Incorporated at any time during the reporting period, unless otherwise indicated held office for the entire period:

<i>Non-executive Board Members</i>	<i>Executive Staff</i>	
Ms Helen O'Brien (Chair)	Mr. B Hall	Chief Executive Officer
Mr. J. Angas	Mr. M Kowald	General Manager - Residential Care Services
Ms T Vaughan	Mrs S Mason	General Manager - Corporate Services
Ms Barbara Storey		
Ms Sally Collings		
Mr Matt McCullough		
Mr P Armstrong (appointed 29 October 2024)		

Transactions with key management personnel

The key management personnel compensation included in employee benefits includes salaries, salary packaging, superannuation and leave entitlements and is as follows:

Remuneration to key management personnel	667,354	669,318
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The non-executive Board Members have not received any remuneration during the year. All of the Board Members serve on a voluntary basis. The members of the Board may use Association's services under terms and conditions no more favourable than the terms and conditions available to other residents and clients.

20 COMMITMENTS

(a) Hire Purchase commitments

Non-cancellable hire purchases		
Payable with in one year.	-	5,211
Total future minimum lease payments.	-	5,211
Less future finance charges	-	(380)
	-	4,831

Hire Purchase liabilities are represented in the financial statements as follows;

Borrowings expected to be paid within 12 months (Note 13)	-	5,166
	-	5,166

The entity leases various vehicles under non-cancellable hire purchase arrangements expiring within 3 years. All these liabilities have been extinguished by 30 June 2025.

(b) Capital commitment

As at the reporting date the Association has a capital budget approved of \$3,033,850 for 2026 financial year, though not all these had been contractually committed by 30 June 2025.

BAROSSA VILLAGE INCORPORATED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025**

	2025	2024
	\$	\$
21 REMUNERATION OF AUDITORS		
During the year, the following fees were paid or payable for services provided by BDO Audit Pty Ltd as the auditor of the Association		
Audit of the financial statements	<u>27,000</u>	<u>27,000</u>

22 SUBSEQUENT EVENTS

There have been no events after the end of the reporting period that would have a significant effect on the financial statements.

23 ASSOCIATION DETAILS

(a) Registered Office and Principal Place of Business

14 Scholz Ave
NURIOOTPA SA 5355

(b) Principal Activities

The association operates a charity for the provision of appropriate accommodation and residential or community care for persons eligible by reason of their age, ill-health or disability and requiring living support in the Barossa Region.

BAROSSA VILLAGE INCORPORATED

BOARD MEMBERS' DECLARATION

The board members of Barossa Village Incorporated declare that in the board members' opinion:

1. The financial statements, comprising the statement of surplus or deficit and other comprehensive income, statement of financial position, statement of changes in equity, statement of cash flows, and accompanying notes, are in accordance with the *Australian Charities and Not-for-profits Commission Act 2012* and:
 - a. comply with Australian Accounting Standards –Simplified Disclosures and the *Australian Charities and Not-for-profits Commission Regulation 2012 (ACNC Regulation 2022)*; and
 - b. give a true and fair view of the entity's financial position as at 30 June 2025 and of its performance for the year ended on that date.
2. There are reasonable grounds to believe that the entity will be able to pay all of its debts, as and when they become due and payable.

Signed in accordance with subsection 60.15(2) of the *ACNC Regulation 2022* on behalf of the board members by:

Signed by:



Position held on Board:

Chairperson

Signed by:



Position held on Board:

Deputy Chairperson

BOARD MEMBER, CHAIR OF FINANCE & RISK COMMITTEE

Dated this *30th* day of September 2025

BAROSSA VILLAGE INCORPORATED

BOARD REPORT

In accordance with section 35(5) of the Associations Incorporation Act 1985, the Board of Barossa Village Incorporated hereby state that during the financial year ended 30 June 2025:

- (a) (i) No officer of the Association;
(ii) No firm of which an officer is a member; and
(iii) No body corporate in which an officer has a substantial financial interest,

has received or become entitled to receive a benefit as a result of a contract between the officer, firm or body corporate and the Association.

- (b) No officer of the Association has received directly or indirectly from the Association any payment or other benefit of a pecuniary value except for those as disclosed in Note 19.

- (c) All Board Members of Barossa Village act in a voluntary capacity. No Board member of Barossa Village Inc. receive Directors' or other fees for services to the Board.

This report is made in accordance with a resolution of the Board and is signed by two members of the Board.

Dated this 30th day of September 2025

Signed by: 
Chairperson

Signed by: 
Deputy Chairperson
BOARD MEMBER, CHAIR OF FINANCE & RISK COMMITTEE

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF BAROSSA VILLAGE INCORPORATED

Report on the Audit of the Financial Report

Opinion

We have audited the financial report of Barossa Village Incorporated (the registered entity), which comprises the statement of financial position as at 30 June 2025, the statement of surplus or deficit and other comprehensive income, the statement of changes in equity and the statement of cash flows for the year then ended, and notes to the financial report, including material accounting policy information, and the responsible entities' declaration.

In our opinion the accompanying financial report of Barossa Village Incorporated, is in accordance with Division 60 of the *Australian Charities and Not-for-profits Commission Act 2012*, including:

- (i) Giving a true and fair view of the registered entity's financial position as at 30 June 2025 and of its financial performance for the year then ended; and
- (ii) Complying with Australian Accounting Standards – Simplified Disclosures and Division 60 of the *Australian Charities and Not-for-profits Commission Regulations 2022*.

Basis for opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the Financial Report* section of our report. We are independent of the registered entity in accordance with the auditor independence requirements of the *Australian Charities and Not-for-profits Commission Act 2012* (ACNC Act) and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of responsible entities for the Financial Report

The responsible entities of the registered entity are responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards – Simplified Disclosures and the ACNC Act, and for such internal control as the responsible entities determine is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, responsible entities are responsible for assessing the registered entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the responsible entities either intends to liquidate the registered entity or to cease operations, or has no realistic alternative but to do so.



The responsible entities of the registered entity are responsible for overseeing the registered entity's financial reporting process.

Auditor's responsibilities for the audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website (<http://www.auasb.gov.au/Home.aspx>) at: http://www.auasb.gov.au/auditors_responsibilities/ar4.pdf

This description forms part of our auditor's report.

A stylized blue ink signature of the BDO firm, consisting of the letters 'BDO' in a cursive, handwritten style.

BDO Audit Pty Ltd

A blue ink signature of Linh Dao, written in a cursive, handwritten style.

Linh Dao
Director

Adelaide, 2 October 2025