



Westmont 
Aged Care Services Ltd

financial statements

as at 30 June 2014

ABN 87 112 051 457

ACN 112 051 457

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Director's Report

The Directors present their report with the financial report of Westmont Aged Care Services Limited for the period ended 30 June 2014 and the auditor's report thereon.

Directors

The names of the Directors of Westmont Aged Care Services Limited at any time during or since the end of the financial year are:

Name and Qualifications	Age	Experience and Special Responsibilities
Trevor McLean Bachelor of Commerce, Dip. Financial Planning, FCPA, FAICD	71	Director since 2009, Deputy Chairman 2012 - 2013, Chairman since 2013 Managing Director, MAPS Group Ltd 11 years; Director Finance & Treasury, City of Melbourne 9 years Money Broker, ANZ McCaughans 2 years Assistant Treasurer Australia Post 3 years Australian Defence Forces 9 years Adviser in Vietnam 1 year
Andrew McArthur Williams Bachelor of Laws	62	Director since 2004, Deputy Chairman since 2008. Past Director Kell Moore Solicitors Pty Ltd 30 years ongoing private legal practice
Raymond Henry Snell	64	Director & Inaugural Chairman of Westmont Aged Care Services Ltd from 2004 to 2013, Deputy Chairman since 2013. Director & Chairman Huon Properties Pty Ltd 26 years - current Director & Chairman Snell Management Services Pty Ltd 27 years - current Director & Chairman Snell Superannuation Pty Ltd 16 years - current.
Kevin Francis Bascomb B. Ec Grad. Dip. Bus.Admin. Dip. Bus. (Int. Trade)	63	Resigned from Westmont Board June 2014. Director since 2007 Director Quercus Marketing, specialising in regional economic development issues including tourism destination management and marketing
John Dunstan Bachelor of Engineering, Master of Business Administration	69	Director since 2006 40 years experience in managing civil construction.
Eleanor Leoni Fitz Master Degree Business (HM) Grad. Dip.Ed.Admin, Dip. App. Sc Food Services Teaching Certificate Work Place Trainer Certificate UK Trade Certificates Catering Management	70	Director since 2004 & Company Secretary since 2012. 38 years Educational and Business Management experience Food Services – Aged Care Consultant Business Partner Transport Services

Director's Report

Name and Qualifications	Age	Experience and Special Responsibilities
Margaret Irene Schubert	61	Resigned from Westmont Board March 2014, awarded Life Governor March 2014. Director since 2004. Member of the Vermont Court Elderly People's Hostel Board of Management for varying periods 1985 – 2004 Australian Public Service-Department of Defence 4 years Small business owner 4 years Electorate Officer to State and Federal Members of Parliament for 24 years
Neville Gordon Seymour	75	Director since 2004. Deputy Chairman 2004 – 2008 21 years experience in local government as Councillor and Shire President 20 years Gundowring CFA Captain 30 years President Dederang Reserve Committee Many years on local and regional community and welfare committees
Robert Fraser Smith Certificate of Business Studies	72	Director since December 2010. Former State Executive Member – Private Hospitals and Nursing Homes Association of Victoria Former Executive Director – American Medical International, Australia – Pacific – Near East Former Executive Director – Pinelodge Clinic, Psychiatric Hospital and other Acute Medical/Surgical facilities Former General Manager – Enhance Aged Care Services Victoria Former Chairman – The Australian Boys Choir Inaugural Chief Executive Officer – Westmont Aged Care Services Ltd, resigned in March 2010
Andrew Geoffrey Brown Registered Nurse Diploma of Management Tertiary studies in Health Sciences and Commerce MAICD	46	Director since August 2013. 25 years experience in the health industry - clinical, management, project management and at executive level in regional roles in health services in both public and private sectors. 3½ years Director of Quality and Clinical Governance at Albury Wodonga Health. Board Director Tallangatta Health Services and Chair since 2012 - current General Manager Client Services, Gateway Health - current
Angela Collins	54	Director since April 2014. 6 years Morses Newsagency 18 years Myer 7 years Elders Real Estate 4 years Councillor City of Wodonga (2 years as Deputy Mayor) 4 years Ian Ritchie Real Estate - current

Directors have been in office since the start of the financial period to the date of this report unless otherwise stated.

The Company Secretary at the end of the financial year was Mrs Eleanor Fitz.

Director's Report

Principal Activities

The principal activity of the Company during the course of the year was the operation of aged care facilities.

Operating Result

The operating loss of the Company after income tax for the year ended 30 June 2014 was \$1,335,825 (2012/13 \$1,048,239 loss). Prior to the provision for depreciation the Company has a profit of \$437,352, (2012/13 \$478,426). The Company is exempt from income tax.

Dividends

As the Company is a limited company by guarantee and does not have share capital, no dividend is payable.

Significant Changes in the State of Affairs

In the opinion of the Directors there were no significant changes in the state of affairs that occurred during the financial period under review not otherwise disclosed in this report or the financial report.

Review of Operations

Westmont Aged Care Services has continued to develop and operate a range of aged care, residential and community services for the people of Wodonga and the surrounding region in the 2013/14 financial year.

This financial year, the 40 apartments attained 100% occupancy, albeit for a short period, as a number of residents have taken the opportunity to move to the Homestead. There are now 23 independent living villas occupied, with 2 display villas available, and one vacant ready to be occupied. It is envisaged that up to 120 two and three bedroom independent living villas, approximately 80 assisted living apartments (40 constructed to date) and 125 residential aged care beds will be operated on this site by this management team.

The Homestead (100 beds) residential aged care facility has maintained almost 100% occupancy throughout the year.

There has been considerable growth with the Community Care component of the Westmont business during the financial year, and it is anticipated that this will continue to grow steadily. In November 2013, Westmont bid, and was successful with winning the tender for the Home and Community Care operation which had been operated by the City of Wodonga. This operation will enhance the Community Care component of Westmont's operation, and fits comfortably with the Board's commitment to foster the development of a community care operation that will act as an introduction to our "Ageing in Place" facilities at 265 Baranduda Boulevard.

Director's Report

Our staffing profile has been established along with our preferred method of operation in each component of our organisation. Our current Enterprise Bargaining Agreement expired at 30 June 2013. A new agreement with agreed wage increases has been implemented, with the new rates paid during the Financial Year. A level of certainty with wage costs is now known for a further 4 years. Other staff cost increases will only occur as a result of our new developments coming on line or our existing level of care being upgraded as required by residents assessed care needs.

Continued review of each element of our budgeted income and expenditure, and the maximising of government service fees in accordance with the Aged Care Funding Instrument has consolidated the financial situation from 2012/2013, with future surpluses before depreciation and other provisions being predicted.

The Board is confident of continued positive financial results with prudent fiscal management.

Directors Meetings

The number of meetings of Directors (including meetings of Committees of Directors) held during the year and the number of meetings attended by each Director are as follows:

Directors	Board Meetings held & attended				Project Group meetings held & attended		Marketing meetings held & attended		Finance & Audit meetings held & attended		Policy meetings held & attended	
	Held	Attended	Approved Leave	Apology	Held	Attended	Held	Attended	Held	Attended	Held	Attended
R Snell	10	9	1		4	4			4	4		
K Bascomb*	10	9	1				1	1				
E Fitz	10	7	2	1			1	1				
J Dunstan	10	9	1		4	4						
M Schubert**	10	2	3	1								
N Seymour	10	10					1	1			1	1
A Williams	10	7	1	2	4	3						
T McLean	10	10			4	2			4	4		
R Smith	10	9	1		4	2						
A Brown	10	9	1								1	1
A Collins	10	3									1	1

* resigned June 2014

** resigned March 2014

Director's Report

Indemnification and insurance of Directors and Officers

During the year, a premium was paid in respect of a contract insuring directors and officers of the Company against liability.

The officers of the Company covered by insurance contract include the directors, executive officers, secretary, and employees.

In accordance with the normal commercial practice, disclosure of the total amount of premium payable under, and the nature of the liabilities covered by, the insurance is prohibited by a confidentiality clause in the contract.

The Company has not indemnified its auditors.

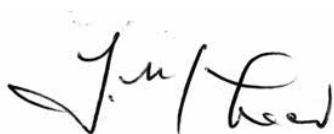
No person has applied for leave of Court to bring proceedings on behalf of the Company or intervene in any proceedings to which the Company is a party for the purpose of taking responsibility on behalf of the Company for all or any part of those proceedings.

The Company was not a party to any such proceedings during the year.

Auditor's Independence Declaration

A copy of the auditor's independence declaration as required under section 307C of the Corporations Act 2001 is set out on Schedule 6 of the financial report.

Signed in accordance with a resolution of the Board of Directors:



Trevor McLean, Director

Dated this 19th day of September 2014.

Statement Of Financial Position

as at 30 June 2014

	NOTE	2014 \$	2013 \$
CURRENT ASSETS			
Cash and cash equivalents	2	792,037	30,769
Trade & Other Receivables	3	2,497,581	1,613,724
TOTAL CURRENT ASSETS	19	3,289,618	1,644,493
NON-CURRENT ASSETS			
Property, plant and equipment	4	39,740,372	37,011,105
TOTAL NON-CURRENT ASSETS		39,740,372	37,011,105
TOTAL ASSETS		43,029,990	38,655,598
CURRENT LIABILITIES			
Trade & Other Payables	5	2,071,191	2,012,496
Short Term Provisions	6	634,272	558,798
Financial liabilities	8	-	1,154,460
TOTAL CURRENT LIABILITIES	19	2,705,463	3,725,754
NON-CURRENT LIABILITIES			
Other	7	26,720,519	21,675,193
Long Term Provisions	6	160,143	92,425
TOTAL NON-CURRENT LIABILITIES		26,880,662	21,767,618
TOTAL LIABILITIES		29,586,125	25,493,372
NET ASSETS		13,443,865	13,162,226
EQUITY & RESERVES			
Retained earnings		2,298,554	3,634,379
Asset Revaluation Reserve		11,145,311	9,527,847
TOTAL EQUITY		13,443,865	13,162,226

Statement Of Changes in Equity

for the year ended 30 June 2014

	NOTE	Retained Earnings	Asset Revaluation Reserve	Total \$
Balance at 30 June 2012		4,682,618	6,960,699	11,643,317
Profit (loss) attributable to entity for year		(1,048,239)		(1,048,239)
Surplus arising on revaluation	4(b)		2,567,148	2,567,148
Balance at 30 June 2013		3,634,379	9,527,847	13,162,226
Profit (loss) attributable to entity for year		(1,335,825)		(1,335,825)
Surplus arising on revaluation	4(b)		1,617,464	1,617,464
Balance at 30 June 2014		2,298,554	11,145,311	13,443,865

Statement Of Comprehensive Income

For the year ended 30 June 2014

	NOTE	2014 \$	2013 \$
Revenue	9	10,236,006	8,434,529
Employee benefits expense		(6,989,117)	(6,061,986)
Catering Services		(504,092)	(528,208)
Maintenance		(188,999)	(161,020)
Utilities		(307,470)	(295,743)
Finance Costs		(87,773)	(73,435)
Other expenses from ordinary activities		(1,721,203)	(835,711)
Total Expenses	11	(9,798,654)	(7,956,103)
Profit (loss) before Depreciation and Provision for Impairment		437,352	478,426
Depreciation		(1,773,177)	(1,526,665)
Net profit (loss) for the year before income tax	13	(1,335,825)	(1,048,239)
Income tax expense		-	-
Net profit (loss) for the year		(1,335,825)	(1,048,239)
Other comprehensive income			
Net gain on revaluation of non-current assets	4(b)	1,617,464	2,567,148
Total comprehensive income attributable to members of the entity		281,639	1,518,909

Statement of Cash Flows

for the year ended 30 June 2014

	2014 \$	2013 \$
Cash Flows from Operating Activities		
Receipts		
Rental residents	2,826,022	2,366,159
Commonwealth Government service fees	5,228,030	4,927,718
State Government service fees	1,157,680	-
Interest	65,593	83,364
Coffee Shop	70,557	64,852
Transitional Care Program	122,004	162,216
Other income	177,231	113,178
Payments		
Employee benefits paid	(6,816,722)	(5,756,188)
Suppliers	(2,534,709)	(1,915,713)
Net Cash From / (Used In) Operating Activities	295,686	45,586
Cash Flows from Investing Activities		
Construction works in progress – Buildings	(2,656,092)	(2,430,546)
Purchase of Land		
Purchases of plant & equipment	(228,887)	(283,790)
	(2,884,979)	(2,714,336)
Cash Flows from Financing Activities		
Apartment lease premiums received	3,077,300	3,792,700
Apartment lease premiums repaid	(2,159,186)	(1,732,595)
Loan received from bankers	-	4,564,227
Loan repaid to bankers	(1,154,460)	(5,389,937)
Accommodation bonds received	2,767,734	2,622,282
Accommodation bonds repaid	(2,331,881)	(2,646,963)
Villa lease premiums received	3,429,390	1,491,750
Villa lease premiums repaid	(278,336)	
	3,350,561	2,701,464
Net Increase / (Decrease) in Cash Funds	761,268	32,714
Cash Funds at Beginning of Period	30,769	(1,945)
Cash Funds at End of Year	792,037	30,769

Notes to the Statement of Cash Flows

(a) Reconciliation of cash

For the purposes of the Statement of cash Flows, the Directors consider cash to include Cash on Hand, Cash at Bank and Term Deposits net of Bank Overdraft. Cash at the end of the reporting period as shown in the Statement of Cash Flows is reconciled to the related items in the Balance Sheet as follows:-

	2014 \$	2013 \$
Cash on hand	2,050	1,900
Cash at bank and on term deposits	789,987	28,869
Cash at end of year	792,037	30,769

(b) Reconciliation of Net Cash Provided By Operating Activities to Operating Result

Net profit /(loss) for the year	(1,335,825)	(1,048,239)
Items not involving cash flow in operating result		
Depreciation	1,773,177	1,526,665
Employee entitlements provided	143,192	102,517
Retentions - accommodation bonds	(147,695)	(170,213)
Absorbed Fees against accommodation bonds		(27,728)
Retentions – lease premiums (Apartments)	(262,739)	(220,678)
Retentions – lease premiums (Villas)	(135,900)	(76,701)
Change in assets and liabilities		
Increase / (Decrease) in payables	216,592	(811)
Decrease / (Increase) in resident fees receivable	(777)	(7,886)
Decrease / (Increase) in other receivables	45,661	(31,340)
Net cash provided by / (Used in) Operating Activities	295,686	45,586

Notes To And Forming Part Of The Financial Statements

for the year ended 30 June 2014

1. Statement of Significant Accounting policies

The financial statements are general purpose financial statements that have been prepared in accordance with Australian Accounting Standards (including Australian Accounting Interpretations of the Australian Accounting Standard Board) and the requirements of the Corporations Act 2001.

Westmont Aged Care Services Limited is a company limited by guarantee, incorporated and domiciled in Australia.

The following is a summary of the material accounting policies adopted by the association in the preparation of the financial statements.

The accounting policies have been consistently applied, unless otherwise stated.

Reporting Basis and Conventions

The financial statements have been prepared on an accrual basis and are based on historical costs modified, where applicable, by the revaluation of selected non-current assets and financial liabilities for which the fair value basis of accounting has been applied.

(a) Property Plant and Equipment

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

Plant and Equipment

Plant and equipment is measured on the cost basis less depreciation and impairment losses.

The carrying amount of plant and equipment is reviewed annually by the Board to ensure it is not in excess of the recoverable amount from these assets. The recoverable amount is assessed on the basis of the expected net cash flows that will be received from the asset's employment and subsequent disposal. The expected net cash flows have been discounted to their present values in determining recoverable amounts.

Notes To And Forming Part Of The Financial Statements for the year ended 30 June 2014

Depreciation

Depreciation has been provided on depreciable assets so as to allocate the cost (or valuation) over their estimated useful lives using the straight line or diminishing methods of depreciation as deemed appropriate.

The following average rates of depreciation have been applied:

	2014	2013
Buildings and improvements	2.5%	2.5%
Plant, Equipment, Improvements & Furnishings	10.0%	10.0%
Motor Vehicles	15.0%	15.0%

The assets residual values and useful lives are reviewed and adjusted, if appropriate, at each balance date.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains are included in the income statement. When valued assets are sold, amounts included in the revaluation relating to that asset are transferred to retained earnings.

(b) Impairment of Assets

At each reporting date, the Board reviews the carrying values of its tangible and intangible assets to determine whether there is any indication that those assets have been impaired.

The Board has subsequently requested that a valuation of the facility be undertaken to ensure the true value of the facilities tangible and intangible assets are reflected at their true carrying value.

If such an indication exists, the recoverable amount of the assets, being the higher value of the assets fair value less costs to sell and value-in-use, is compared to the assets carrying value. Any excess of the asset's carrying value over its recoverable amount is expensed to the income statement.

Where it is not possible to estimate the recoverable amount of the individual asset, the Board estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Notes To And Forming Part Of The Financial Statements for the year ended 30 June 2014

(c) Employee Benefits

Provision is made for the company liability for the employee benefits arising from the services rendered by employees to balance date. 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 on-costs.

Employee benefits payable later than one year have been measured at the present value of the estimated future cash flows to be made for those benefits.

(d) Income Tax

The company is an approved Public Benevolent Institution and, as such, is exempt from Income Tax.

(e) Revenue

Grant revenue is recognised in the income statement when it is controlled. When there are conditions attached to grant revenue relating to the use of those grants for specific purposes it is recognised in the balance sheet as a liability until such conditions are met or services provided.

Interest revenue is recognised on a proportionate basis taking into account the interest rates applicable to the financial assets.

Revenue from the rendering of services is recognised upon delivery of the service to the customer.

All revenue is stated net of the amount of goods and services tax (GST).

	2014 \$	2013 \$
2. Cash and Cash Equivalents		
Cash on hand	2,050	1,900
Cash at bank and on term deposits	789,987	28,869
	792,037	30,769
3. Trade and other receivables		
Accommodation bonds receivable	840,000	707,000
Apartment Lease premiums receivable	30,000	347,300
Village Lease premiums receivable	1,416,041	303,000
Resident fees & other receivables	20,120	19,343
Community Care receivables	75,944	33,985
Prepayments	37,264	49,063
GST Refund	45,582	75,807
Other receivables	32,630	78,226
	2,497,581	1,613,724

Notes To And Forming Part Of The Financial Statements for the year ended 30 June 2014

	2014	2013
	\$	\$
4. Property, Plant & Equipment		
(a) Baranduda Aged Care facility at independent valuation 30 June 2014 (2013 - independent valuation 30 June 2013) Refer Note 4(b)	38,426,500	35,865,000
Undeveloped land, at cost	970,020	970,020
Motor vehicles, at cost (less depreciation)	100,984	104,777
Construction works in progress, at cost	242,868	71,309
	39,740,372	37,011,106

(b) Reconciliation of Movements

	Land	Buildings & Land Improvements	Building Plant & Equipment	Plant, Equipment & Fittings	Total Revalued Assets (2) (3)	Construction works in progress, at cost	Motor Vehicles, at cost	Undeveloped land, at cost (4)	Total
Carrying value at 30.06.2013	3,400,000	25,800,850	4,314,700	2,349,450	35,865,000	71,309	104,777	970,020	37,011,106
Additions		2,180,756	270,241	228,887	2,679,884	171,559	33,536		2,884,979
Transfers					0	0			-
Retirements									-
Revaluation increments	175,000	1,442,464			1,617,464				1,617,464
Depreciation		(692,259)	(667,428)	(376,161)	(1,735,848)		(37,329)		(1,773,177)
Carrying value at 30.06.2014	3,575,000	28,731,811	3,917,513	2,202,176	38,426,500	242,868	100,984	970,020	39,740,372

- (1) The revaluation of Buildings & Land Improvements incorporates bed approvals pertaining to the facility.
- (2) Westmont's Aged Care Facility at Baranduda was independently valued at 30 June 2014 at \$38,426,500 (30 June 2013 at \$35,865,000).
This increase in valuation due mainly to the inclusion of all stages of the Village development
The valuations were carried out by Nelson Partners Australia Pty Ltd, Certified Practising Valuers. The valuations were performed as a going concern basis, and included the land, buildings and improvements, plant and equipment and bed approvals pertaining to the facility.
- (3) The directors have allocated the total revalued amount of the Facility of \$38,426,500 over the specific asset classifications for accounting purposes.
- (4) The Directors consider that the undeveloped land, at cost is equivalent to Market Value

Notes To And Forming Part Of The Financial Statements for the year ended 30 June 2014

	2014	2013
	\$	\$
5. Trade and other payables		
Trade creditors	183,922	147,215
Capital Creditors	162,689	81,784
Other creditors and accruals	158,024	203,590
Unfunded Superannuation	-	74,093
Liability for Future Service Delivery - HACC	192,000	-
Accommodation Bonds & Lease Premiums payable		
- Bonds Residential Aged Care (Homestead)	1,311,890	1,017,675
- Lease Premiums (Apartments)	-	452,114
Future Development		
- Apartments	53,425	33,178
- Village	9,241	2,847
	2,071,191	2,012,496
6. Provisions		
Annual leave accrued	394,152	326,183
Provision for long service leave	400,263	325,040
	794,415	651,223
Current portion	634,272	558,798
Non current portion	160,143	92,425
	794,415	651,223
7. Other		
Accommodation bonds residents	10,322,900	10,195,958
Lease premiums		
Apartments	8,622,978	7,832,789
Village	7,774,641	3,646,446
	26,720,519	21,675,193
8. Financial liabilities - Borrowings		
Secured		
Borrowings bankers - current portion	-	1,154,460
Borrowings bankers - non current portion	-	-
	-	1,154,460

Notes To And Forming Part Of The Financial Statements for the year ended 30 June 2014

	2014 \$	2013 \$
9. Revenue		
(a) Operating Revenue		
Client & Residential fees		
- Residential Aged Care (Homestead)	1,753,222	1,609,726
- Apartments	599,551	507,300
- Village	73,247	39,661
- Community Care	237,882	169,966
- Home & Community Care (HACC)	204,856	-
Government service fees		
- Residential Aged Care (Homestead)	5,157,811	5,145,076
- Community Care	70,039	67,980
- Home & Community Care (HACC)	1,157,680	-
Bond Retentions & Deferred Lease Premiums		
- Residential Aged Care (Homestead)	147,695	170,213
- Apartments	262,739	220,678
- Village	135,900	76,701
Transitional Care Program	122,003	162,216
	9,922,625	8,169,517
(b) Other Revenue		
Home & Community Care Establishment funding	125,536	-
Interest received	65,593	83,364
Coffee Shop	70,557	64,852
Food Services Trainee Subsidy	9,368	73,002
Donations	2,533	3,618
Other (incl Proceeds from sale of Assets)	39,794	40,176
	313,381	265,012
Total revenue	10,236,006	8,434,529

Notes To And Forming Part Of The Financial Statements for the year ended 30 June 2014

10. Related Party Disclosures

(a) Directors

The following persons acted as Directors of the Company during the period.

Kevin Bascomb	Margaret Schubert
Andrew Brown	Neville Seymour
Angela Collins	Ray Snell
John Dunstan	Robert Smith
Eleanor Fitz	Andrew Williams
Trevor McLean (Chairman)	

Related Party Transactions

Transactions with Directors or their interests:

The Directors did not receive any remuneration during the year.

There were no transactions with Directors or their related interests during the reporting period.

11. Segment Reporting / Entity Details

Westmont Aged Care Services Ltd operates a community owned not for profit business located at Baranduda, in the City of Wodonga, servicing surrounding areas and incorporates residential aged care, respite care, assisted living units, independant living villas and community care.

The registered office is 91 Hume Street, Wodonga, Victoria, 3690. The principal place of business is 265 Baranduda Boulevard, Baranduda, Victoria, 3691.

Notes To And Forming Part Of The Financial Statements
for the year ended 30 June 2014

11. (a) Assets and liabilities and income and expenses by segment are set out below:

	Residential		Aged Care		Apartments		Village		Community		Total	
	2014 \$	2013 \$	2014 \$	2013 \$	2014 \$	2013 \$	2014 \$	2013 \$	2014 \$	2013 \$	2014 \$	2013 \$
Assets												
Cash & cash equivalents	423,795	30,469	53,575	300	231,526		83,141		792,037		30,769	
Trade & other receivables	975,596	923,889	30,000	347,300	1,416,041		75,944		2,497,581		1,613,724	
Property, plant & equipment	20,300,000	19,904,776	8,653,896	9,200,000	10,688,676		97,800		39,740,372		37,011,105	
Total Assets	21,699,391	20,859,134	8,737,471	9,547,600	12,336,243		256,885		43,029,990		38,655,598	
Liabilities												
Trade & other payables	1,653,837	1,442,573	53,425	485,292	171,930		192,000		2,071,192		2,012,496	
Provisions	794,415	651,223							794,415		651,223	
Borrowings	-	174,756	-	214,706	-		-		-		1,154,460	
Accommodation bonds	10,322,900	10,195,958							10,322,900		10,195,958	
Lease premiums			8,622,977	7,832,789	7,774,641				16,397,618		11,479,235	
Total Liabilities	12,771,152	12,464,510	8,676,402	8,532,787	7,946,571		192,000		29,586,125		25,493,372	
Net Assets	8,928,239	8,394,624	61,069	1,014,813	4,389,672		64,885		13,443,865		13,162,226	

Notes To And Forming Part Of The Financial Statements for the year ended 30 June 2014

11. (b) Segment Revenues & Expenses:

	Residential Aged Care		Apartments		Village		Community		Total	
	2014 \$	2013 \$	2014 \$	2013 \$	2014 \$	2013 \$	2014 \$	2013 \$	2014 \$	2013 \$
Revenue										
Government services fees	5,157,811	5,145,076					1,227,719	67,980	6,385,530	5,213,056
Client & Resident fees	1,753,222	1,609,726	599,551	507,300	73,247	39,661	442,738	169,966	2,868,758	2,326,653
Transitional Care	122,003	117,216		45,000					122,003	162,216
Bond & lease premium retentions	147,695	170,213	262,739	220,678	135,900	76,701			546,334	467,592
Interest received	56,673	58,853	8,920	24,124		387			65,593	83,364
Other revenue	95,128	172,083	24,868	4,483	2,256	1,541	125,536	3,541	247,788	181,648
Total Revenue	7,332,532	7,273,167	896,078	801,585	211,403	118,290	1,795,993	241,487	10,236,006	8,434,529
Operating expenses										
Resident & Client Care	3,559,012	3,353,560	26,247	28,562			1,505,002	271,241	5,090,261	3,653,363
Catering Services	1,285,097	1,171,875	320,629	328,239					1,605,726	1,500,114
Domestic Services	659,523	589,957	175,497	200,543	15,483	7,186			850,503	797,686
Maintenance & Grounds	310,092	330,715	151,512	131,527	40,045	35,719	117,672		619,521	497,961
Utilities	173,755	179,359	76,466	75,492	46,876	40,892			297,097	295,743
Administration	681,489	659,594	168,998	215,272	173,953	67,623	103,447	104,433	1,127,887	1,046,922
Finance costs	72,717	60,795	7,732	12,640	7,324				87,773	73,435
Corporate	87,486	82,733	10,800	5,643	7,200	491	14,400	2,012	119,886	90,879
Depreciation	1,153,838	1,013,884	380,673	399,667	208,744	113,114	29,922		1,773,177	1,526,665
Total Expenditure	7,983,009	7,442,472	1,318,554	1,397,585	499,625	265,025	1,770,643	377,686	11,571,831	9,482,768
Total surplus/ (loss)	(650,477)	(169,305)	(422,476)	(596,000)	(288,222)	(146,735)	25,350	(136,199)	(1,335,825)	(1,048,239)

Notes To And Forming Part Of The Financial Statements for the year ended 30 June 2014

12. Financial Instruments

	Floating Interest Rate		Non Interest Bearing	Total	Market Value
	> 1 year	1-2 years			
Financial Assets					
Cash at bank & on hand	789,987	-	2,050	792,037	792,037
Trade & other receivables	2,497,581	-	-	2,497,581	2,497,581
Total Financial Assets	3,287,568	-	2,050	3,289,618	3,289,618
Financial Liabilities					
Accommodation Bonds	-	-	10,322,901	10,322,901	10,322,901
Lease Premiums					
Apartments	-	-	8,622,978	8,622,978	8,622,978
Village	-	-	7,774,641	7,774,641	7,774,641
Trade and Other Payables	-	-	2,071,191	2,071,191	2,071,191
Bank Borrowings - Secured	-	-	-	-	-
Total Financial Liabilities	-	-	28,791,710	28,791,710	28,791,710
Net Financial Assets / Liabilities	3,287,568	-	(28,789,660)	(25,502,092)	(25,502,093)

Weighted average interest rate financial assets = 6.70% (2013 6.80%)

Weighted average interest rate financial liabilities = 4.78% (2013 5.21%)

13. Profit before Income Tax

	2014 \$	2013 \$
Auditors remuneration for		
- Auditing the financial report	6,923	6,775
- Other auditing services	807	790
Depreciation expense	1,773,177	1,526,665
Amount provided/(over-provided)for employee entitlements	143,192	102,517
Interest paid - expensed	87,773	73,435
Interest received – other persons	65,593	83,364
Interest & bank charges paid - capitalized to Construction Projects	24,688	63,815
Operating lease payments	49,509	54,269

Notes To And Forming Part Of The Financial Statements for the year ended 30 June 2014

14. Capital Expenditure

Capital Commitments

The Company at 30 June 2014 had capital commitments on the following capital projects:

	2014 \$	2013 \$
Independent Living Villa's	440,275	108,609
Independent Living Villa's Stage 2A Civils	-	242,657

15. Leasing Commitments

	2014 \$	2013 \$
Operating lease commitments		
Non cancellable operating lease contracted for but not provided for in the financial statements		
Minimum Lease payments payable		
Not later than 12 months	45,177	45,001
Later than 12 months but not greater than five years	62,162	35,545
	107,339	80,546

16. Contingent Liabilities

There were no contingent liabilities as at 30 June 2014.

17. Winding Up

In the event of the winding up of the company each member and each member who ceased to be a member in the previous year undertakes to contribute an amount not exceeding \$100 to meet outstanding liabilities or costs associated with winding up.

18. Bonds paid by Instalment

Westmont has a number of residents who are paying their entry contribution (bond) by instalments. The value of \$213,500 (2013 \$213,500) of the future instalments has not been brought to account in the financial statements.

Notes To And Forming Part Of The Financial Statements for the year ended 30 June 2014

19. Credit and Standby Arrangements with Bankers

The Company has established the following credit standby arrangements with bankers:-

Type of Facility	Amount of Facility	Amount of Facility drawn down at 30.06.14
Civil Works & Village project (finance facility)	230,000	Nil
Bond liquidity (overdraft facility)	1,500,000	Nil
Apartment Lease Premium liquidity (overdraft facility)	500,000	Nil
Village Lease Premium liquidity (overdraft facility)	700,000	Nil
Trading liquidity (overdraft facility)	500,000	Nil

The Directors believe that with these arrangements, combined with projected future cash flows, all debts as they become due and payable will be met.

20. Capital Management

Management controls the capital of the entity to ensure that adequate cash flows are generated to fund its mentoring programs and that returns from investments are maximised within tolerable risk parameters. The Finance and Audit Committee ensures that the overall risk management strategy is in line with this objective.

The Finance and Audit Committee operates under policies approved by the Board of Directors. Risk management policies are approved and reviewed on a regular basis. These include credit risk policies and future cash flow requirements.

The entity's capital consists of financial liabilities, supported by financial assets.

Management effectively manages the entity's capital by assessing the entity's financial risks and responding to changes in these risks and in the market. These responses may include the consideration of debt levels.

There have been no changes to the strategy adopted by management to control the capital of the entity since the previous year.

The gearing ratios for the year ending 30 June 2013 and 30 June 2014 are as follows:

	2014 \$	2013 \$
Total borrowings	-	1,154,460
Less cash and cash equivalents	(792,037)	(30,769)
Net debt	(792,037)	1,123,691
Total equity (reserves & retained earnings)	13,443,865	13,162,226
Total capital	12,651,828	14,285,917
Gearing ratio	not applicable	7.9%
Gearing ratio including accommodation bonds and lease premiums (refer Note 7)	0.47%	0.63%

Director's Declaration

The Directors of the Company declare that:

1. The financial statements and notes, as set out on schedules 1 to 4, are in accordance with the Corporations Act 2001:
 - (a) comply with Accounting Standards and the Corporations Regulations 2001; and
 - (b) give a true and fair view of the financial position as at 30 June 2014 and of the performance for the year ended on that date.
2. In the director's opinion there are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the Board of Directors.



Trevor McLean, Director



Ray Snell, Director

Dated this 19th day of September 2014

Auditor's Independence Declaration

Bob Travers & Associates
CHARTERED ACCOUNTANTS

575 Englehardt Street
Albury NSW 2640
PO Box 596, Albury
Phone: (02) 6041 5299
(02) 6041 2322
Fax: (02) 6041 5829

Schedule 6

**AUDITOR'S INDEPENDENCE DECLARATION
UNDER SECTION 307C OF THE CORPORATIONS ACT 2001
TO THE DIRECTORS OF
WESTMONT AGED CARE SERVICES LIMITED
A.C.N. 112 051 457**

I declare that, to the best of my knowledge and belief, during the year ended 30 June 2014 there have been:

- (i) no contraventions of the auditor independence requirements as set out in the Corporations Act 2001 in relation to the audit; and
- (ii) no contraventions of any applicable code of professional conduct in relation to the audit.

BOB TRAVERS & ASSOCIATES
Chartered Accountant


RJ Travers
Principal

ALBURY
19 September 2014

Independent Audit Report

Bob Travers & Associates

CHARTERED ACCOUNTANT

575 Englehardt Street
Albury NSW 2640
PO Box 598, Albury
Phone (02) 6041 5299
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INDEPENDENT AUDIT REPORT TO THE MEMBERS OF WESTMONT AGED CARE SERVICES LIMITED A.C.N. 112 051 457

Report on the Financial Statements

We have audited the accompanying financial statements of Westmont Aged Care Services Limited, which comprises the statement of financial position as at 30 June 2014, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year ended on that date, notes comprising a summary of significant accounting policies and other explanatory information and the directors' declaration.

Directors' Responsibility for the Financial Statements

The directors of the company are responsible for the preparation and fair presentation of the financial statements in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations) and the Corporations Act 2001 and for such internal control as the directors determine is necessary to enable the presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on the financial statements based on our audit. We conducted our audit in accordance with Australian Auditing Standards. Those Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and the fair presentation of the financial statements to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial statements.

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Independent Audit Report

**INDEPENDENT AUDIT REPORT TO THE MEMBERS OF
WESTMONT AGED CARE SERVICES LIMITED
A.C.N. 112 051 457**

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

Independence

In conducting our audit, we have complied with the independence requirements of the Corporations Act 2001. We confirm that the independence declaration required by the Corporations Act 2001, provided to the directors of Westmont Aged Care Services Limited was dated 19 September 2014.

Auditor's Opinion

In our opinion, the financial statements of Westmont Aged Care Services Limited are in accordance with the Corporations Act 2001, including:

- (i) giving a true and fair view of the company's financial position as at 30 June 2014 and of its financial performance for the year ended on that date; and
- (ii) complying with Australian Accounting Standards and the Corporations Regulations 2001.

BOB TRAVERS & ASSOCIATES
Chartered Accountant



RJ Travers
Principal

ALBURY
19 September 2014

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