

financial statements

as at 30 June 2016

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 2016 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	73	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	64	Director since 2004. Deputy Chairman since 2008. Partner Warren Graham & Murphy Solicitors 12 years Director Kell Moore Lawyers 22 years, Nationally Accredited Mediator 5 years, Andrew Williams Lawyer Consultant and Mediator 3 years
Raymond Henry Snell	66	Director & Inaugural Chairman of Westmont Aged Care Services Ltd from 2004 to 2013. Deputy Chairman since 2013. Director & Chairman Huon Properties Pty Ltd since 1985 - current Director & Chairman Snell Management Services Pty Ltd since 1985 - current Director & Chairman Snell Superannuation Pty Ltd since 1999 - current Director EW Tipping Foundation 10 years. Chairman 4 years. Managing Director, Inscorp Pty Ltd 9 years.
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	72	Director since 2004. Company Secretary since 2012. 40 years Educational and Business Management experience Food Services – Aged Care Consultant International Vocational Education & Training Consultancy Business Partner Transport Services Tourism Services - Special Interest Cruises
Neville Gordon Seymour	77	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 2014 Member of Country Racing Working Party (3 year appointment) 2016 Director, Wodonga Cemetery Trust

Director's Report

Name and Qualifications	Age	Experience and Special Responsibilities
Andrew Geoffrey Brown Registered Nurse Diploma of Management Tertiary studies in Health Sciences and Commerce GAICD	48	Director since 2013. 29 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. 31/2 years Director of Quality and Clinical Governance at Albury Wodonga Health. Board Director Tallangatta Health Services and Chairman since 2012 - 2014 General Manager Client Services, Gateway Health - current
Angela Collins	56	Director since 2013. 6 years Morses Newsagency 18 years Myer 7 years Elders Real Estate 4 years Councillor City of Wodonga (2 years as Deputy Mayor) Fully licenced Real Estate Agent in NSW & Victoria Ian Ritchie Real Estate 2010 – 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.

Principal Activities

The principal activity of the Company during the course of the year was the operation of aged and community care services.

Operating Result

The operating loss of the Company after income tax for the year ended 30 June 2016 was \$1,477,211 (2014/15 \$1,479,945 loss). Prior to the provision for depreciation the Company has a profit of \$287,413 (2014/15 \$439,648). 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.

Director's 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 2015/16 financial year. The operation is divided into 4 distinct segments, Residential Aged Care, Assisted Living Apartments, Retirement Village and Community Care Operation. All segments, prior to depreciation, returned surpluses on their operations.

This financial year, the 40 Apartments continued to attain 100% occupancy, albeit for a short period, as a number of residents have taken the opportunity to move to the Homestead.

61 Village units (Villas) were constructed at 30 June 2016 with a further 12 under construction. It is envisaged that up to 123 two and three bedroom independent living villas will be occupied when the village is complete. Potentially 80 assisted living apartments (40 constructed to date) and 115 residential aged care beds may 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.

The Community Care component of the Westmont business has continued to grow steadily during the financial year. This unit is well placed to attract new business when changes to Community Care legislation commence in February 2017.

Funding levels from the Commonwealth Government are continually being monitored, and the maximising of this component of funding is the key to the ongoing success in the Residential Aged Care component of Westmont's operation. For Westmont's sound financial situation to continue, it is critical to maintain, and where possible, improve this funding.

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

Director's Report

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:

[illegible]

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.

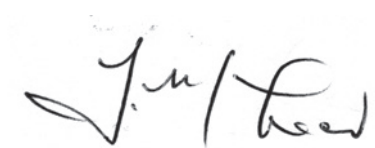
No person has applied for leave of Court to bring proceedings on behalf of the Company or intervene in any proceedings to which the Company is a party for the purpose of taking responsibility on behalf of the Company for all or any part of those proceedings.

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 prepared in accordance with the Corporations Act 2001 and the Australian Charities and Not-for-profits Commission Act 2012 has been provided to the Directors.

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



Trevor McLean, Director

Dated this 19th day of September 2016.

Statement Of Financial Position

as at 30 June 2016

	NOTE	2016 \$	2015 \$
CURRENT ASSETS			
Cash and cash equivalents	2	2,759,643	977,852
Trade & Other Receivables	3	1,782,012	3,585,303
TOTAL CURRENT ASSETS	19	4,541,655	4,563,155
NON-CURRENT ASSETS			
Property, plant and equipment	4	52,123,463	45,091,966
TOTAL NON-CURRENT ASSETS		52,123,463	45,091,966
TOTAL ASSETS		56,665,118	49,655,121
CURRENT LIABILITIES			
Trade & Other Payables	5	4,193,157	3,017,673
Short Term Provisions	6	855,027	757,230
TOTAL CURRENT LIABILITIES	19	5,048,184	3,774,903
NON-CURRENT LIABILITIES			
Other	7	35,913,004	31,093,935
Long Term Provisions	6	462,090	198,470
TOTAL NON-CURRENT LIABILITIES		36,375,094	31,292,405
TOTAL LIABILITIES		41,423,278	35,067,308
NET ASSETS		15,241,840	14,587,813
EQUITY & RESERVES			
Retained earnings		1,501,708	2,374,454
Asset Revaluation Reserve		13,740,132	12,213,359
TOTAL EQUITY		15,241,840	14,587,813

Statement Of Changes in Equity

for the year ended 30 June 2016

	NOTE	Retained Earnings	Asset Revaluation Reserve	Total \$
Balance at 30 June 2014		2,298,554	11,145,311	13,443,865
Profit (loss) attributable to entity for year		(1,075,354)		(1,075,354)
Surplus arising on revaluation	4(b)		2,219,302	2,219,302
Transfer to Retained Earnings	4(c)	1,151,254	(1,151,254)	-
Balance at 30 June 2015		2,374,454	12,213,359	14,587,813
Profit (loss) attributable to entity for year		(1,387,883)		(1,387,883)
Surplus arising on revaluation	4(b)		2,041,910	2,041,910
Transfer to Retained Earnings	4(c)	515,137	(515,137)	-
Balance at 30 June 2016		1,501,708	13,740,132	15,241,840

Statement of Profit or Loss and Other Comprehensive Income

For the year ended 30 June 2016

	NOTE	2016 \$	2015 \$
Revenue	9(a) & 9(b)	12,893,503	11,861,883
Employee benefits expense		(9,134,494)	(8,181,719)
Catering Services		(578,679)	(548,962)
Maintenance		(284,510)	(260,812)
Utilities		(234,899)	(293,854)
Finance Costs		(97,564)	(57,974)
Transfers to Provisions for uplift repayments	5	(140,490)	(123,931)
Other expenses from ordinary activities		(2,135,454)	(1,954,983)
Total Expenses	11	(12,606,090)	(11,422,235)
Operating Profit or (Loss) before Depreciation and Provision for Impairment and Capital Revenue		287,413	439,648
Government Capital Funding & Rebates	9(c)	89,328	404,591
Profit or (Loss) before Depreciation		376,741	844,239
Depreciation		(1,764,624)	(1,919,593)
Net profit or (loss) for the year before income tax	13	(1,387,883)	(1,075,354)
Income tax expense		-	-
Net profit or (Loss) for the year		(1,387,883)	(1,075,354)
Other comprehensive income			
Net gain on revaluation of non-current assets	4(b)	2,041,910	2,219,302
Total comprehensive income (loss) attributable to members equity		654,027	1,143,948

Statement of Cash Flows

for the year ended 30 June 2016

	2016 \$	2015 \$
Cash Flows from Operating Activities		
Receipts		
Client & Residential Fees	3,740,712	3,341,688
Commonwealth Government service fees	5,758,508	5,380,342
State Government service fees	2,081,837	2,019,030
Interest	123,486	58,340
Coffee Shop	89,895	78,663
Transitional Care Program	155,309	144,847
Other income	135,475	119,850
Payments		
Employee benefits paid	(8,725,857)	(7,978,998)
Suppliers	(3,176,990)	(3,010,219)
Net Cash From / (Used In) Operating Activities	182,375	153,543
Cash Flows from Investing Activities		
Proceeds from disposal of assets	-	123,752
Funding for Capital Acquisitions	89,328	212,591
Construction works in progress – Buildings	(6,579,367)	(4,594,750)
Purchases of plant & equipment	(174,844)	(545,028)
	(6,664,883)	(4,803,435)
Cash Flows from Financing Activities		
Apartment lease premiums received	2,532,300	1,637,700
Apartment lease premiums repaid	(2,333,325)	(1,481,271)
Accommodation bonds & RAD's * rec'd	4,786,688	2,993,298
Accommodation bonds repaid	(4,111,384)	(2,147,263)
Villa lease premiums received	8,579,958	4,106,560
Villa lease premiums repaid	(1,189,938)	(273,317)
	8,264,299	4,835,707
Net Increase / (Decrease) in Cash Funds	1,781,791	185,815
Cash Funds at Beginning of Period	977,852	792,037
Cash Funds at End of Year	2,759,643	977,852

* RAD = Refundable Accommodation Deposit

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:-

	2016	2015
	\$	\$
Cash on hand	2,650	2,050
Cash at bank and on term deposits	2,756,993	975,802
Cash at end of year	2,759,643	977,852

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

Net profit /(loss) for the year before capital funding	(1,387,883)	(1,075,354)
Government Capital Funding & Rebates	(89,328)	(404,591)
Net Profit /Loss for year	(1,477,211)	(1,479,945)
Items not involving cash flow in operating result		
Depreciation	1,764,624	1,919,593
Provision for uplift repayments	140,490	123,931
Profit on sale of assets	-	(35,859)
Employee entitlements provided	361,417	161,285
Retentions - accommodation bonds	(60,554)	(110,954)
Absorbed Fees against accommodation bonds	(32,194)	(31,343)
Retentions – lease premiums (Apartments)	(245,041)	(269,358)
Retentions – lease premiums (Villas)	(437,903)	(274,462)
Change in assets and liabilities		
Increase in payables	235,593	198,124
(Increase) in resident fees receivable	(60,143)	(13,204)
Decrease / (Increase) in other receivables	(50,122)	(69,249)
Increase in unexpended future development contributions	43,419	34,984
Net cash provided by / (Used in) Operating Activities	182,375	153,543

Notes To And Forming Part Of The Financial Statements

for the year ended 30 June 2016

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), the requirements of the Corporations Act 2001 and the Australian Charities and Not-for-profits Commission Act 2012.

Westmont Aged Care Services Limited is a not-for-profit entity for financial reporting purposes under the Australian Accounting Standards and the Australian Charities and Not-for-profits Commission Act 2012. The company is limited by guarantee, incorporated and domiciled in Australia.

The following is a summary of the material accounting policies adopted by the company 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 2016

Depreciation

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

The following average rates of depreciation have been applied:

	2016	2015
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.

(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.

Notes To And Forming Part Of The Financial Statements for the year ended 30 June 2016

(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).

	2016 \$	2015 \$
2. Cash and Cash Equivalents		
Cash on hand	2,650	2,050
Cash at bank and on term deposits	2,756,993	975,802
	2,759,643	977,852
3. Trade and other receivables		
Refundable Accommodation Deposits/ Bonds receivable	-	1,335,500
Apartment Lease premiums receivable	-	2,300
Village Lease premiums receivable	1,377,752	1,953,510
Homestead Resident fees & other receivables	18,534	23,019
Community Care (incl HACC) receivables	150,877	86,249
Prepayments	63,863	63,696
GST Refund	98,026	49,339
Other receivables	72,959	71,691
	1,782,012	3,585,303

Accounts Receivable Analysis

	Gross Amount	Within Trading Terms	Overdue but not impaired		
			30-60 days	61-90 days	> 90 days
Homestead Resident Fees	18,534	8,740	90	560	9,144
Community Care Client Fees	150,877	27,113	8,144	19,400	96,220
Lease Premiums - Apartments	-	-	-	-	-
- Villas	1,377,752	334,000	-	367,207	676,545
Other receivables	72,959	60,236	1,223	1,500	10,000

Notes To And Forming Part Of The Financial Statements for the year ended 30 June 2015

	2016 \$	2015 \$
4. Property, Plant & Equipment		
(a) Baranduda Aged Care facility at independent valuation 30 June 2016 (2015 - independent valuation 30 June 2015) Refer Note 4(b)	51,656,236	44,657,398
Motor vehicles, at cost	453,385	453,385
Less accumulated depreciation	(209,246)	(156,782)
Leasehold improvements	55,310	55,310
Less accumulated depreciation	(3,867)	-
Construction works in progress, at cost	171,645	82,655
	52,123,463	45,091,966

(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	Leasehold Improvements	Total
Carrying value at 30.06.2015	4,565,000	34,086,358	4,056,088	1,949,952	44,657,398	82,655	296,603	55,310	45,091,966
Additions		5,720,965	769,412	174,844	6,665,221	88,990	-		6,754,211
Transfers									-
Retirements									-
Revaluation increments	534,000	1,507,910			2,041,910				2,041,910
Depreciation		(940,344)	(429,674)	(338,275)	(1,708,293)		(52,464)	(3,867)	(1,764,624)
Carrying value at 30.06.2016	5,099,000	40,374,889	4,395,826	1,786,521	51,656,236	171,645	244,139	51,443	52,123,463

- (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 2016 at \$51,656,236 (30 June 2015 at \$44,657,398). 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 \$51,656,236 over the specific asset classifications for accounting purposes.

- (c) In accordance with paragraph 41, AASB 116, Property Plant & Equipment, the difference between depreciation based on the revalued carrying amount of the asset and depreciation based on the asset's original cost, has been transferred to Retained Earnings from the Asset Revaluation Reserve.

Notes To And Forming Part Of The Financial Statements for the year ended 30 June 2016

	2016	2015
	\$	\$
5. Trade and other payables		
Trade creditors	205,748	221,709
Capital Creditors	398,088	254,236
Other creditors and accruals	334,519	226,816
Accommodation Deposits & Lease Premiums payable		
- Residential Aged Care - Bonds & Deposits (Homestead)	2,623,912	1,394,656
- Lease Premiums (Apartments)	225,400	409,787
- Lease Premiums (Village)	-	288,888
Refurbishments uplift repayments on vacation by leasee provision		
- Village	264,421	123,931
Unexpended future replacement contributions		
- Apartments	94,770	74,272
- Village	46,299	23,378
	4,193,157	3,017,673
6. Provisions		
Annual leave accrued - employees	486,917	455,560
Provision for long service leave - employees	830,200	500,140
	1,317,117	955,700
Current portion	855,027	757,230
Non current portion	462,090	198,470
	1,317,117	955,700

Employee Provisions

Employee provisions represent amounts accrued for annual leave and long service leave.

The current portion for this provision includes the total amount accrued for annual leave entitlements and the amounts accrued for long service leave entitlements that have vested due to employees having completed the required period of service.

Based on past experience, the company does not expect the full amount of annual leave or long service leave balances classified as current liabilities to be settled within the next 12 months. However these amounts must be classified as current liabilities since the company does not have an unconditional right to defer the settlement of these amounts in the event employees wish to use their leave entitlement.

The non-current portion for this provision includes amounts accrued for long service leave entitlements that have not yet vested in relation to those employees who have not yet completed the required period of service.

Notes To And Forming Part Of The Financial Statements for the year ended 30 June 2016

	2016 \$	2015 \$
7. Other		
Residential Aged Care - Bonds & Deposits	9,457,171	11,439,370
Lease premiums		
Apartments	8,208,583	8,072,562
Village	18,247,250	11,582,003
	35,913,004	31,093,935
8. Financial liabilities - Borrowings		
Secured		
Borrowings bankers - current portion	-	-
Borrowings bankers - non current portion	-	-
	-	-
9. Revenue		
(a) Operating Revenue		
Client & Residential fees		
- Residential Aged Care (Homestead)	2,063,319	1,857,993
- Apartments	647,330	643,862
- Village	246,734	156,155
- Brokerage Services	473,148	361,453
- Home & Community Care (HACC)	370,324	335,429
Government service fees		
- Residential Aged Care (Homestead)	5,628,332	5,280,013
- Brokerage Services	130,176	100,329
- Home & Community Care (HACC)	2,081,837	2,019,030
Bond Retentions & Deferred Lease Premiums		
- Residential Aged Care (Homestead)	61,477	120,427
- Apartments	245,767	269,358
- Village	440,894	273,317
Transitional Care Program	155,309	144,847
	12,544,647	11,562,213
(b) Other Revenue		
Interest received	123,486	58,340
Coffee Shop	89,895	78,663
Donations	1,925	3,317
Other (incl Net Proceeds from sale of Assets)	133,550	159,350
	348,856	299,670
Total Operating Revenue	12,893,503	11,861,883

Notes To And Forming Part Of The Financial Statements for the year ended 30 June 2016

	2016 \$	2015 \$
(c) Government Capital Funding & Rebates		
Grant - Power Generator	-	107,620
Solar Transmission Certificates	20,000	39,664
Home & Community Care Capital funding	69,328	257,307
Total Government Capital & Rebates	89,328	404,591

10. Related Party Disclosures

(a) Directors

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

Andrew Brown	Neville Seymour
Angela Collins	Ray Snell
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 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 2016

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

	Residential Aged Care		Apartments		Village		Community		Total	
	2016 \$	2015 \$	2016 \$	2015 \$	2016 \$	2015 \$	2016 \$	2015 \$	2016 \$	2015 \$
Assets										
Cash & cash equivalents	1,562,125	778,493	94,770	74,271	800,369	23,378	302,379	101,710	2,759,643	977,852
Trade & other receivables	253,382	1,543,244	-	2,300	1,377,752	1,953,510	150,878	86,249	1,782,012	3,585,303
Property, plant & equipment	20,593,822	21,610,682	9,600,000	8,287,398	21,695,378	15,002,656	234,263	191,230	52,123,463	45,091,966
Total Assets	22,409,329	23,932,419	9,694,770	8,363,969	23,873,499	16,979,544	687,520	379,189	56,665,118	49,655,121
Liabilities										
Trade & other payables	2,958,939	1,843,180	368,885	484,059	799,615	690,434	65,718		4,193,157	3,017,673
Provisions	1,317,117	955,700							1,317,117	955,700
Accommodation bonds / RAD's	9,457,171	11,439,370							9,457,171	11,439,370
Lease premiums			8,208,583	8,072,562	18,247,250	11,582,003			26,455,833	19,654,565
Total Liabilities	13,733,227	14,238,250	8,577,468	8,556,621	19,046,865	12,272,437	65,718		41,423,278	35,067,308
Net Assets	8,676,102	9,694,169	1,117,302	(192,652)	4,826,634	4,707,107	621,802	379,189	15,241,840	14,587,813

Notes To And Forming Part Of The Financial Statements for the year ended 30 June 2016

11. (b) Segment Revenues & Expenses:

	Residential Aged Care		Apartments		Village		Community		Total	
	2016 \$	2015 \$	2016 \$	2015 \$	2016 \$	2015 \$	2016 \$	2015 \$	2016 \$	2015 \$
Revenue										
Government services fees	5,628,332	5,280,013					2,212,013	2,119,359	7,840,345	7,399,372
Client & Resident fees	2,063,319	1,857,993	647,330	643,862	246,734	156,155	843,472	696,882	3,800,855	3,354,892
Transitional Care	155,309	144,847							155,309	144,847
Bond & lease premium retentions	61,477	120,427	245,767	269,358	440,894	273,317			748,138	663,102
Interest received	98,608	43,348	11,805	6,065	13,073	8,927			123,486	58,340
Other revenue	151,034	165,502	12,722	4,117	3,865	1,506	57,749	70,205	225,370	241,330
Total Revenue	8,158,079	7,612,130	917,624	923,402	704,566	439,905	3,113,234	2,886,446	12,893,503	11,861,883
Operating expenses										
Resident & Client Care	4,143,993*	3,724,042	28,735	25,262	400	1,031	2,590,463	2,432,095	6,763,591	6,182,430
Catering Services	1,486,208*	1,326,630	310,545	324,669					1,796,753	1,651,299
Domestic Services	819,203*	690,564	190,647	210,745	39,488	39,289			1,049,338	940,598
Maintenance & Grounds	427,397	484,944	164,862	156,482	162,126	45,821	122,878	121,267	877,263	808,514
Utilities	142,068	176,688	51,940	74,092	66,521	28,640			260,529	279,420
Administration	793,114	720,362	106,867	110,876	106,782	129,081	212,670	174,589	1,219,433	1,134,908
Finance costs	13,565	13,500	4,500	4,412	6,300	6,300			24,365	24,212
Corporate	281,824	125,220	30,658	30,446	29,195	35,320	82,790	48,178	424,467	239,164
Resident contributions & repayment provision	2,442	2,775	20,498	20,847	167,411	138,068			190,351	161,690
Depreciation	948,783	1,016,195	274,587	498,709	472,557	346,065	68,697	58,624	1,764,624	1,919,593
Total expenses	9,058,597	8,280,920	1,183,839	1,456,540	1,050,780	769,615	3,077,498	2,834,753	14,370,714	13,341,828
Profit or (loss) before capital funding	(900,518)	(668,790)	(266,215)	(533,138)	(346,214)	(329,710)	35,736	51,693	(1,477,211)	(1,479,945)
Capital Funding & Rebates	20,000	107,620	-	-	-	34,360	69,328	262,611	89,328	404,591
Profit or (loss) after capital funding	(880,518)	(561,170)	(266,215)	(533,138)	(346,214)	(295,350)	105,064	314,304	(1,387,883)	(1,075,354)

* Includes a once off adjustment to Long service leave provision of \$268,980 and distributed as follows:
Resident & Client Care \$172,830, Catering Services \$61,984 and Domestic Services \$34,166

Notes To And Forming Part Of The Financial Statements for the year ended 30 June 2016

12. Financial Risk Management

Interest rate exposure and market values.

	Floating Interest Rate		Non Interest Bearing	Total	Market Value
	> 1 year	1–2 years			
Financial Assets					
Cash at bank & on hand	2,756,993	-	2,650	2,759,643	2,759,643
Trade & other receivables	-	-	1,782,012	1,782,012	1,782,012
Total Financial Assets	2,756,993	-	1,784,662	4,541,655	4,541,655
Financial Liabilities					
Accommodation Bonds / RAD's	-	-	9,457,171	9,457,171	9,457,171
Lease Premiums					
Apartments	-	-	8,208,583	8,208,583	8,208,583
Village	-	-	18,247,250	18,247,250	18,247,250
Trade and Other Payables	-	-	4,193,157	4,193,157	4,193,157
Bank Borrowings - Secured	-	-	-	-	-
Total Financial Liabilities	-	-	40,106,161	40,106,161	40,106,161
Net Financial Assets / Liabilities	2,756,993	-	(38,321,499)	(35,564,506)	(35,564,506)

Weighted average interest rate financial assets = 6.20% (2015 6.20%)

Weighted average interest rate financial liabilities = 3.75% (2015 4.21%)

13. Profit before Income Tax

	2016 \$	2015 \$
Auditors remuneration for		
- Auditing the financial report	7,290	7,015
- Other auditing services	610	650
Depreciation expense	1,764,624	1,919,593
Amount provided/(over-provided)for employee entitlements	361,417	161,285
Amount provided for uplift repayment	144,490	123,931
Profit on disposal of assets	-	35,859
Interest paid - expensed	97,564	24,212
Interest received – other persons	123,486	58,340
Interest and bank charges paid - capitalized to Construction Projects	-	5,233
Operating lease payments	44,350	45,177

Notes To And Forming Part Of The Financial Statements for the year ended 30 June 2016

14. Capital Expenditure

Capital Commitments

The Company at 30 June 2016 had capital commitments on the following capital projects:

	2016 \$	2015 \$
Independent Living Villa's	569,000	825,000

15. Leasing Commitments

	2016 \$	2015 \$
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	30,723	35,703
Later than 12 months but not greater than five years	-	26,459
	30,723	62,162

16. Contingent Liabilities

There were no contingent liabilities as at 30 June 2016.

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 \$160,000 (2015 \$175,500) 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 2016

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 30.06.16
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 program 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 2015 and 30 June 2016 are as follows:

	2016 \$	2015 \$
Total borrowings	-	-
Less cash and cash equivalents	(2,759,643)	(977,852)
Net debt	(2,759,643)	(977,852)
Total equity (reserves & retained earnings)	15,241,840	14,587,813
Total capital	15,241,840	14,587,813
Gearing ratio	not applicable	not applicable
Gearing ratio including accommodation bonds and lease premiums (refer Note 7)	0.46%	0.47%

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 and the Australian Charities and Not-for-profits Commission Act 2012:
 - (a) comply with Accounting Standards, the Corporations Regulations 2001 and the Australian Charities and Not-for-profits Commission Regulation 2013; and
 - (b) give a true and fair view of the financial position as at 30 June 2016 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 2016

Independent Audit Report



575 Englehardt Street
Albury NSW 2640
PO Box 596, 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 Report

We have audited the accompanying financial report of Westmont Aged Care Services Limited, which comprises the statement of financial position as at 30 June 2016, the statement of profit and loss and other 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 Report

The directors of the company are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards, the Corporations Act 2001 and the Australian Charities and Not-for-profits Commission Act 2012 and for such internal control as the directors determine is necessary to enable the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on the financial report 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 report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of the financial report that gives a true and fair view in order 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 report.

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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***Page 2*

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 Charities and Not-for-profits Commission Act 2012 and any applicable code of conduct in relation to the audit.

Auditor's Opinion

In our opinion, the financial report of Westmont Aged Care Services Limited is in accordance with Div 60 of the Charities and Not-for-profits Commission Act 2012 and the Corporations Act 2001 including:

- (i) giving a true and fair view of the company's financial position as at 30 June 2016 and of its financial performance and cash flows for the year ended on that date; and
- (ii) complying with Australian Accounting Standards and the Corporations Regulations 2001 and the Australian Charities and Not-for-profits Commission regulation 2013.

BOB TRAVERS & ASSOCIATES
Chartered Accountant



RJ Travers
Principal

ALBURY
19 September 2016

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