Annual Report 2026

Fleurieu Community Enterprises Ltd

Community Bank
Fleurieu

ABN 72 116 550 157

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Financial Report - 30 June 2026

Fleurieu Community Enterprises Ltd

Bendigo Bank

Chair's Report

For the year ending 30 June 2026

Overview

In my first year as Chair, I am delighted to present the 2025-26 Annual Report for Fleurieu Community Enterprises (FCE) – Community Bank Fleurieu.

While the results this year is a small deficit, the team delivered a great result with growth of our book value and lending while maintaining services across the Fleurieu.

Community investments and donations remained consistent from last year; we have achieved a milestone of $2m reinvested into the Fleurieu region over our 20-year history and reinforces the commitment with supporting communities.

FCE Operations

The investment strategy into staffing has returned great results with the growth of lending, banking and insurance products and an installation of an ATM in Aldinga to assist with improving telling services efficiency. We saw stability with customer numbers, book value growth of 9% with lending and deposits growing by 12% and 6%

Subsequent to 30 June 2026, the Company is managing through an operational risk involving a significant staff turnover across its branch operations and is working with Bendigo Bank on recruitment and staff training to regain normal branch operations for our customers. The impact on branch operations and possible trading performance will continue to be monitored and considered as part of the Company's review of operations for the 2026/27 financial year.

Strategic Planning

The board has engaged Paul Mertin of Prospective Consulting as a board mentor and consultant in 2026/27 FY to assist with strengthening our governance and strategies in rapid changing environment of community organisations and in conjunction with the upcoming model evolution review how we can continue to grow and support our region and company stakeholders.

Acknowledgements

The board extends its thanks to our Company Manager Alison, Branch Managers Richelle and Rob, and the team for their dedication and efforts with delivering a great result with growing our book value.
We welcome the appointment of new board directors Debbie Constable and Stephen Shotton, thank you to Ron Logan, Kym McHugh, Joshua Lee and Moria Jenkins for their contributions who have resigned from the board at the last AGM and current directors for their commitment, focus and passion to the future of Community Bank Fleurieu.

In Closing

Congratulations to Fleurieu Community Enterprises Ltd reaching 20 years of community banking across the Fleurieu region and over $2m in community investments.

The company has come a long way from its first year which is a credit to previous and current shareholders, volunteer directors, staff, Bendigo Bank, the company merger with AlexInvest and community partners for their input to help us on our journey of growth.

We optimistic with closing in our next goals of delivering a return on investment for our shareholders, 10,000 customers and as we continue to strengthen and grow our support in the Fleurieu Region and Kangaroo Island.



Marissa Harvey
Chair

Fleurieu Community Enterprises Ltd

Bendigo Bank

Fleurieu Community Enterprises Ltd

Company Manager Report

For the Year Ending 30 June 2026

It gives me great pleasure to present the Company Manager Report for the 2025/26 financial year on behalf of Fleurieu Community Enterprises Ltd.

Over the past twelve months, our operating sites across **Aldinga, Goolwa, Victor Harbor, and Willunga** have delivered an exceptionally resilient and solid business performance. Navigating challenging macroeconomic conditions including sustained interest rate pressures and rising cost-of-living challenges our business under the banner of **Community Bank Fleurieu** achieved outstanding growth.

Total banking business grew by **$30 million (a 9% increase)** over the financial year, taking our total business under management as of 30 June 2026 to just over **$394 million**. This growth reflects the ongoing trust and loyalty that local residents and businesses place in our team and our distinctive community banking model.

Two Decades of Impact: Celebrating Our 20th Anniversary.

This financial year marks a profoundly significant milestone in our history as we celebrate **20 years of Community Banking across the Fleurieu**.

For two decades, our community-first model has transformed everyday banking transactions into direct, tangible local benefit, strengthening grassroots organisations, funding vital community infrastructure, and retaining vital economic capital within our region.

In direct alignment with the Bendigo Community Bank philosophy, our profits exist to empower and enrich the local communities we call home. During the 2025/26 financial year, our community investment program directed **$127,157** into essential community projects, grassroots sporting clubs, cultural initiatives, and regional organisations across the Fleurieu Peninsula.

Our investment decisions remain thoughtfully stewarded by our local, volunteer Board of Directors, ensuring that every dollar granted aligns with our overarching community investment framework and addresses genuine, urgent local priorities.

With this year's allocations, our cumulative community contribution has reached a landmark **$2 million** returned directly into the Fleurieu community since inception. Over the past twenty years, every single individual and business banking with us has contributed directly to this milestone, standing as living proof of the transformative difference that community banking creates.

Feature Milestone: A Decade of Developing Local Leaders

Alongside our 20-year corporate celebration, this year also commemorates a proud decade in our community investment story: **ten continuous years of foundational support for the Fleurieu Future Leaders Program (FFLP)**.

A decade ago, our Community Bank embarked on a visionary partnership with regional leadership facilitators to nurture emerging changemakers, primary producers, small business owners, and community champions. What began as an ambitious commitment to invest in local talent has evolved into a powerhouse network of **200 alumni** who are actively driving economic development, leading social enterprises, and building long-term regional resilience across the Fleurieu Peninsula and surrounding districts.

Strategic Growth and Regional Presence

Our strategic priorities remain firmly centred on customer choice and accessibility. By offering our existing and prospective customers versatile ways to bank with us, our customer base expanded this year to **just over 9,400 customers**.

We have seen strong uptake across all interaction channels, with customers moving smoothly between our branch network, enhanced digital platforms, and mobile banking services.

Under our banner of **Community Bank Fleurieu**, we remain steadfast in our commitment to maintaining a comprehensive physical presence. We are immensely proud to remain the **sole remaining banking institution operating in Aldinga, Goolwa, and Willunga**. Our presence ensures that local businesses, retirees, families, and community groups continue to have direct, in-person access to cash services, specialist lending advice, and genuine relationship banking.

Acknowledgements

Our achievements, both in business performance and in community reinvestment would not be possible without the continued backing of our **valued customers and shareholders**. I extend my sincere gratitude to each of you for choosing to bank locally and for believing in the purpose of our company.

I would also like to express my deepest appreciation to **our dedicated branch and specialist staff**. Their professionalism, customer service excellence, and genuine passion for our communities are paramount to the success and reputation of our company.

Finally, my thanks go to our **Board of Directors**, whose diligent governance, strategic leadership, and volunteer dedication provide the solid foundation required for high performance and continuous community impact.

Looking Ahead

As we embark on our third decade of operation, we remain resolutely focused on offering an authentic, competitive, and community-driven banking alternative. Every account opened, every home loan written, and every business serviced through Community Bank Fleurieu directly enriches the growth, prosperity, and well-being of our local region.

Alison Burr
Company Manager
Fleurieu Community Enterprises Ltd

Fleurieu Community Enterprises Ltd
Directors' report
30 June 2026

The directors present their report, together with the financial statements, on the company for the year ended 30 June 2026.

Directors
The following persons were directors of the company during the whole of the financial year and up to the date of this report, unless otherwise stated:

Name:	Marissa Anne Harvey
Title:	Non-executive director
Experience and expertise:	Diploma of Accounting, Diploma of Financial Planning & Diploma of Leadership & Management and member of Public Accountants. Owner of DataBooks, a bookkeeping and business advisory business. Volunteer of a local sporting club, graduate and previous treasurer and committee member of the Fleurieu Future Leaders Program.
Special responsibilities:	Chair, Treasurer, Member of the Risk and Governance Committee and Community Investment Committee.
Name:	Alison Patricia Hancock
Title:	Non-executive director
Experience and expertise:	Employed as a senior executive in local government and owner of a business consulting entity. Bachelor of Laws and Legal Practice (LLB), Member of the Australian Institute of Company Directors, the Law Society and Women on Boards.
Special responsibilities:	Deputy Chair of Board, Chair of the Risk and Governance Committee.
Name:	Meagan Louise Harrison
Title:	Non-executive Director
Experience and expertise:	LEAP Training Coordinator at Santos. Owner and Lead Facilitator at Leading Self. Passionate about the Fleurieu and Kangaroo Island Communities. 10 years experience in retail banking, including 4 years as Customer Relationship Officer at Aldinga Beach Community Bank
Special responsibilities:	Chair of the Community Investment Committee.
Name:	Michael Hoffmann
Title:	Non-executive director
Experience and expertise:	Michael is the Director, Technology Services for the Office of the National Rail Safety Regulator where he manages IT strategy and delivery across a governing regulator's systems, development, cyber security and operations. Michael is also a Graduate of the Directors program at the Australian Institute of Company Directors. He uses his combination of strategic management, governance and leadership to provide value to the FCE board.
Special responsibilities:	Company Secretary, Member of Risk and Governance Committee
Name:	Stephen Shotton
Title:	Non-executive director (appointed 11 July 2025)
Experience and expertise:	Experienced Executive and Non-Executive Director (MAICD), Australian Certified Economic Developer (ACEcD) and leader, skilled in analytical and strategic thinking, problem-solving, communication, negotiation, managing competing priorities, and self-driven with, tact, poise, and strong EQ skills. Experienced developer of start-up and growth businesses across varied industries. Sector expert in aquaculture and economic development.
Special responsibilities:	Member of Risk and Governance Committee.
Name:	Debbie Constable
Title:	Non-executive director (appointed 1 September 2025)
Experience and expertise:	Non-executive Director - MBA, Grad Cert Marketing, Foundations of Directorship AICD. Licensed Organiser of TEDxVictor Harbor, an independent community led, TED Global event. Over 20 years working in the Leadership Development industry both tertiary and higher education and provides Mentoring and Coaching to start up businesses. Board Member Port Adelaide Football Club Member Advisory Group.
Special responsibilities:	Member of the Community Investment Committee.

Name:	Michelle Nicole Feros
Title:	Non-executive director (appointed 12 July 2026)
Experience and expertise:	Michelle Feros FGIA is a senior governance professional with more than 20 years' experience advising Boards, Chairs and Executives across complex national organisations. She has held senior executive and Company Secretary roles, most recently at Autism Spectrum Australia (Aspect), where she led governance frameworks, enterprise risk management, policy and compliance systems, and Board operations. Michelle is currently Manager, Governance Services at Adelaide University. She serves on multiple governance and accreditation committees and is a member of the Governance Institute of Australia's SA & NT State Council. Michelle holds a Master of Learning Science and Technology and a Graduate Diploma of Applied Corporate Governance and Risk Management, and is a Fellow of GIA.
Special responsibilities:	Member of Risk and Governance Committee.

Name:	Barry Kym McHugh
Title:	Non-executive director (resigned 26 November 2025)
Experience and expertise:	Presiding member and / or member of many Local Government / State Government and National Bodies and committees. Former Mayor of Alexandrina Council for 19.5 years.
Special responsibilities:	Member of the Community Investment Committee.

Name:	Ronald Leslie Logan
Title:	Non-executive director (resigned 26 November 2025)
Experience and expertise:	Employed previously as a senior executive and Director with HSBC, CBA, Colonial and TSB (UK). Has worked in the UK, Australia, China, Vietnam and the Philippines. Now resident in Sellicks Hill and operates an aviation and private investment company.
Special responsibilities:	Member of the Finance Committee.

Name:	Moira Fay Jenkins
Title:	Non-executive director (resigned 26 November 2025)
Experience and expertise:	BA (Hons. Grad Dip Conflict Management). Masters Psychology (Clinical) PhD. Director of Aboto Pty Ltd, a Conflict Management Consulting firm. Specialising in Conflict Management Coaching, facilitation of workshops addressing workplace conflicts, working with high conflict people and leadership development. Mayor, City of Victor Harbor. Board member of ARAS - 'Aged Rights Advocacy Service'.
Special responsibilities:	Member of Community Investment subcommittee.

Name:	Joshua David Lee
Title:	Non-executive director (resigned 5 August 2025)
Experience and expertise:	Head of Product for software company Honeywell Sine where he facilitates the intersection of Business objectives, Market needs and Development effort. Josh has worked in software for over 10 years and previously ran his own design studio after returning to Adelaide from living overseas. He is a founding board member - Kiwanis Club of the Fleurieu, which he helped setup to run The Mad Dash - a not for profit community event - for which he is also a member of the organising committee. Josh is a graduate of the Fleurieu Future Leaders Program.
Special responsibilities:	Chair from December 2024 to July 2025.

Company secretary
The Company secretary is Michael Hoffmann. Michael was appointed to the position of company secretary on 6 September 2023.

Principal activity
The principal activity of the company during the financial year was facilitating Community Bank services under management rights of Bendigo and Adelaide Bank Limited (Bendigo Bank).

There have been no significant changes in the nature of this activity during the financial year.

Fleurieu Community Enterprises Ltd
Directors' report
30 June 2026

Review of operations
The loss for the company after providing for income tax amounted to $2,835 (30 June 2025: $8,885).

Operations have continued to perform in line with expectations.

Dividends
No dividends were declared or paid in the current financial year.

Significant changes in the state of affairs
During the period, the company renewed its franchise agreement with Bendigo Bank for a 5-year term, increasing the company's intangible assets and trade and other payables.

During the year, the company renewed or entered into new lease agreements for its Willunga, Goolwa and Aldinga locations. These changes resulted in the remeasurement of the related right-of-use assets, lease liabilities and make-good provisions, as detailed in note 17.

There were no other significant changes in the state of affairs of the company during the financial year.

Matters subsequent to the end of the financial year
Subsequent to 30 June 2026, the Company experienced significant staff turnover across its branch operations. These staffing changes relate to the 2026/27 financial year and the impact on branch operations and trading performance will continue to be monitored and considered as part of the Company’s review of operations for that financial year.

Four vacant positions have since been filled, with recruitment continuing for one remaining positions in conjunction with Bendigo Bank. The Company is also seeking a short-term staff secondment from Bendigo Bank. The onboarding of new employees and maintaining normal branch operations during this period have been assessed as presenting a medium operational risk.

The Company is managing this risk through alternating branch operations, rotating staff across its sites and communicating temporary operating arrangements to customers.

No other matter or circumstance has arisen since 30 June 2026 that has significantly affected, or may significantly affect the company's operations, the results of those operations, or the company's state of affairs in future financial years.

Likely developments and expected results of operations
No matter, circumstance or likely development in operations has arisen during or since the end of the financial year that has significantly affected or may significantly affect the operations of the company, the results of those operations or the state of affairs of the company.

Environmental regulation
The company is not subject to any significant environmental regulation under Australian Commonwealth or State law.

Meetings of directors
The number of directors meetings attended by each of the directors of the company during the financial year were:

	Board		Subcommittees	
	Eligible	Attended	Eligible	Attended
Marissa Anne Harvey	11	11	14	14
Alison Patricia Hancock	11	8	7	7
Meagan Louise Harrison	11	8	7	7
Michael Hoffmann	11	9	7	7
Stephen Shotton	10	8	7	6
Debbie Constable	9	6	6	6
Barry Kym McHugh	5	5	3	3
Ronald Leslie Logan	5	4	2	1
Moira Fay Jenkins	5	2	-	-
Joshua David Lee	1	-	-	-

Fleurieu Community Enterprises Ltd
Directors' report
30 June 2026

Directors' benefits
No director has received or become entitled to receive, during or since the financial year, a benefit because of a contract made by the company, controlled entity or related body corporate with a director, a firm which a director is a member or an entity in which a director has a substantial financial interest except as disclosed in note 26 to the financial statements. This statement excludes a benefit included in the aggregate amount of emoluments received or due and receivable by directors shown in the company's accounts, or the fixed salary of a full-time employee of the company, controlled entity or related body corporate.

Directors' interests
The interest in company shareholdings for each director are:

	Balance at the start of the year	Changes	Balance at the end of the year
Marissa Anne Harvey	1,000	2,167	3,167
Alison Patricia Hancock	-	-	-
Joshua David Lee	-	-	-
Meagan Louise Harrison	-	-	-
Michael Hoffmann	-	-	-
Stephen Shotton	-	-	-
Barry Kym McHugh	-	-	-
Debbie Constable	-	-	-
Ronald Leslie Logan	10,000	-	10,000
Moira Fay Jenkins	-	-	-

Shares under option
There were no unissued ordinary shares of the company under option outstanding at the date of this report.

Shares issued on the exercise of options
There were no ordinary shares of the company issued on the exercise of options during the year ended 30 June 2026 and up to the date of this report.

Indemnity and insurance of directors and officers
The company has indemnified all directors and management in respect of liabilities to other persons (other than the company or related body corporate) that may arise from their position as directors or management of the company except where the liability arises out of conduct involving the lack of good faith.

Disclosure of the nature of the liability and the amount of the premium is prohibited by the confidentiality clause of the contract of insurance.

Proceedings on behalf of the company
No person has applied to the Court under section 237 of the *Corporations Act 2001* for leave to bring proceedings on behalf of the company, or to 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 part of those proceedings.

No proceedings have been brought or intervened in on behalf of the company with leave of the Court under section 237 of the *Corporations Act 2001*.

Indemnity and insurance of auditor
The company has not, during or since the end of the financial year, indemnified or agreed to indemnify the auditor of the company or any related entity against a liability incurred by the auditor.

During the financial year, the company has not paid a premium in respect of a contract to insure the auditor of the company or any related entity.

Non-audit services
The company may decide to employ the auditor on assignments additional to their statutory duties where the auditor's expertise and experience with the company are important. Details of the amounts paid or payable to the auditor (Andrew Frewin Stewart) for audit and non-audit services provided during the year are set out in note 23 to the accounts.

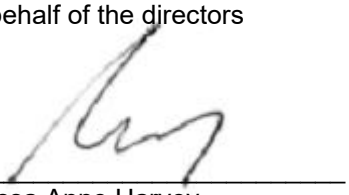
The board has considered the non-audit services provided during the year by the auditor and is satisfied that the provision of the non-audit services is compatible with, and did not compromise, the auditor independence requirements of the *Corporations Act 2001* for the following reasons:

- all non-audit services have been reviewed by the board to ensure they do not impact on the impartiality, integrity and objectivity of the auditor
- the non-audit services do not undermine the general principles relating to auditor independence as set out in *APES 110 Code of Ethics for Professional Accountants*, as they did not involve reviewing or auditing the auditor's own work, acting in a management or decision making capacity for the company, acting as an advocate for the company or jointly sharing risks and rewards.

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 immediately after this directors' report.

This report is made in accordance with a resolution of directors, pursuant to section 298(2)(a) of the *Corporations Act 2001.*

On behalf of the directors



Marissa Anne Harvey
Chair

8 October 2026

Andrew Frewin Stewart
61 Bull Street Bendigo VIC 3550
ABN: 65 684 604 390
afs@afsbendigo.com.au
03 5443 0344

Auditor's independence declaration under section 307C of the *Corporations Act 2001* to the Directors of Fleurieu Community Enterprises Ltd.

As lead auditor for the audit of Fleurieu Community Enterprises Ltd. for the year ended 30 June 2026, I declare that, to the best of my knowledge and belief, there have been:

i) no contraventions of the auditor independence requirements of 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.

Andrew Frewin Stewart
61 Bull Street, Bendigo, Vic, 3550
Dated: 8 October 2026

Adrian Downing
Lead Auditor

Liability limited by a scheme approved under Professional Standards Legislation.

Fleurieu Community Enterprises Ltd
Statement of profit or loss and other comprehensive income
For the year ended 30 June 2026

	Note	2026 $	2025 $
Revenue from contracts with customers	6	2,492,726	2,281,570
Other revenue		9,762	13,747
Finance revenue		2,891	5,369
Gain on remeasurement of right-of-use assets		4,382	-
Total revenue		2,509,761	2,300,686
Employee benefits expense	7	(1,590,865)	(1,568,397)
Advertising and marketing costs		(96,592)	(67,958)
Occupancy and associated costs		(62,882)	(68,270)
System costs		(66,578)	(71,691)
Depreciation and amortisation expense	7	(276,954)	(229,384)
Finance costs	7	(59,596)	(17,181)
General administration expenses		(202,588)	(172,084)
Total expenses before community contributions and income tax expense		(2,356,055)	(2,194,965)
Profit before community contributions and income tax expense		153,706	105,721
Charitable donations, sponsorships and grants expense	7	(127,157)	(107,440)
Profit/(loss) before income tax expense		26,549	(1,719)
Income tax expense	8	(29,384)	(7,166)
Loss after income tax expense for the year		(2,835)	(8,885)
Other comprehensive income for the year, net of tax		-	-
Total comprehensive income for the year		(2,835)	(8,885)
		Cents	**Cents**
Basic earnings per share	25	(0.29)	(0.90)
Diluted earnings per share	25	(0.29)	(0.90)

The above statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying notes

Fleurieu Community Enterprises Ltd
Statement of financial position
As at 30 June 2026

	Note	2026 $	2025 $
Assets			
Current assets			
Cash and cash equivalents	9	294,920	131,770
Trade and other receivables	10	221,965	193,379
Investments	11	71,988	119,018
Current tax assets	8	-	8,862
Total current assets		588,873	453,029
Non-current assets			
Property, plant and equipment	12	157,367	151,226
Right-of-use assets	13	817,184	261,168
Intangible assets	14	343,172	207,803
Deferred tax assets	8	307,860	309,527
Total non-current assets		1,625,583	929,724
Total assets		2,214,456	1,382,753
Liabilities			
Current liabilities			
Trade and other payables	15	258,273	143,140
Borrowings	16	50,184	53,465
Lease liabilities	17	183,695	125,981
Current tax liabilities	8	27,717	-
Employee benefits		110,431	93,473
Total current liabilities		630,300	416,059
Non-current liabilities			
Trade and other payables	15	144,939	-
Borrowings	16	166,460	216,449
Lease liabilities	17	701,253	166,720
Employee benefits		10,614	3,959
Provisions		72,657	88,498
Total non-current liabilities		1,095,923	475,626
Total liabilities		1,726,223	891,685
Net assets		488,233	491,068
Equity			
Issued capital	18	842,339	842,339
Accumulated losses		(354,106)	(351,271)
Total equity		488,233	491,068

The above statement of financial position should be read in conjunction with the accompanying notes

Fleurieu Community Enterprises Ltd
Statement of changes in equity
For the year ended 30 June 2026

	Note	Issued capital $	Accumulated losses $	Total equity $
Balance at 1 July 2024		842,339	(342,386)	499,953
Loss after income tax expense		-	(8,885)	(8,885)
Other comprehensive income, net of tax		-	-	-
Total comprehensive income		-	(8,885)	(8,885)
Balance at 30 June 2025		842,339	(351,271)	491,068
Balance at 1 July 2025		842,339	(351,271)	491,068
Loss after income tax expense		-	(2,835)	(2,835)
Other comprehensive income, net of tax		-	-	-
Total comprehensive income		-	(2,835)	(2,835)
Balance at 30 June 2026		842,339	(354,106)	488,233

The above statement of changes in equity should be read in conjunction with the accompanying notes

Fleurieu Community Enterprises Ltd
Statement of cash flows
For the year ended 30 June 2026

	Note	2026 $	2025 $
Cash flows from operating activities			
Receipts from customers (inclusive of GST)		2,745,519	2,534,716
Payments to suppliers and employees (inclusive of GST)		(2,284,250)	(2,212,911)
Interest received		3,108	824
Income taxes paid		(13,718)	(32,898)
Net cash provided by operating activities	24	450,659	289,731
Cash flows from investing activities			
Redemption of term deposits and managed funds		47,030	-
Payments for property, plant and equipment	12	(50,503)	(2,224)
Payments for intangible assets		(43,921)	(16,752)
Net cash used in investing activities		(47,394)	(18,976)
Cash flows from financing activities			
Interest and other finance costs paid		(54,767)	(12,560)
Repayment of lease liabilities		(132,078)	(161,579)
Repayment of borrowings		(53,270)	(60,012)
Net cash used in financing activities		(240,115)	(234,151)
Net increase in cash and cash equivalents		163,150	36,604
Cash and cash equivalents at the beginning of the financial year		131,770	95,166
Cash and cash equivalents at the end of the financial year	9	294,920	131,770

The above statement of cash flows should be read in conjunction with the accompanying notes

Fleurieu Community Enterprises Ltd
Notes to the financial statements
30 June 2026

Note 1. Reporting entity

The financial statements cover Fleurieu Community Enterprises Ltd (the company) as an individual entity, which is a for-profit entity for financial reporting purposes under Australian Accounting Standards.

The company is an unlisted public company limited by shares, incorporated and domiciled in Australia. Its registered office and principal place of business is:

Registered office	Principal place of business
Shop 32, Aldinga Central Shopping Centre - 1 Pridham Boulevard, Aldinga Beach SA 5173	Shop 32, Aldinga Central Shopping Centre - 1 Pridham Boulevard, Aldinga Beach SA 5173 138 Hindmarsh Road, Victor Harbor SA 5211 33 Hutchinson Street, Goolwa SA 5214 9 High Street, Willunga SA 5172

A description of the nature of the company's operations and its principal activity is included in the directors' report, which is not part of the financial statements.

Note 2. Basis of preparation and statement of compliance

The financial statements are general purpose financial statements which have been prepared in accordance with Australian Accounting Standards and Interpretations adopted by the Australian Accounting Standards Board (AASB) and the *Corporations Act 2001*. The financial statements comply with International Financial Reporting Standards (IFRS) adopted by the International Accounting Standards Board (IASB). The financial statements have been prepared on an accrual and historical cost basis, and are presented in Australian dollars, which is the company's functional and presentation currency.

The directors have a reasonable expectation that the company has adequate resources to pay its debts as and when they fall due for the foreseeable future. For these reasons, the directors continue to adopt the going concern basis of accounting in preparing the annual financial statements.

The financial statements were authorised for issue, in accordance with a resolution of directors, on 8 October 2026. The directors have the power to amend and reissue the financial statements.

Note 3. Material accounting policy information

The accounting policies that are material to the company are set out either in the respective notes or below. The accounting policies adopted are consistent with those of the previous financial year, unless otherwise stated.

Adoption of new and revised accounting standards
The company 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 company has assessed and concluded there are no material impacts.

Accounting standards issued but not yet effective
Australian Accounting Standards and Interpretations that have recently been issued or amended but are not yet mandatory, have not been early adopted by the company for the annual reporting period ended 30 June 2026. The company's assessment of the impact of these new or amended Accounting Standards and Interpretations, most relevant to the company, are set out below.

AASB 18 Presentation and Disclosure in Financial Statements
AASB 18 (effective for annual reporting periods beginning on or after 1 January 2027) will replace AASB 101 *Presentation of Financial Statements*. Early adoption is permitted.

The new standard does not change how amounts are recognised or measured. However, it will change how information is presented and disclosed in the financial statements. This includes a revised structure for the statement of profit or loss and other comprehensive income, new subtotals, and additional disclosures for certain performance measures.

Note 3. Material accounting policy information (continued)

The company intends to adopt the standard from 1 July 2027. The impact is expected to be limited to changes in presentation and disclosure.

Current and non-current classification
Assets and liabilities are presented in the statement of financial position based on current and non-current classification.

Investments
Investments includes non-derivative financial assets with fixed or determinable payments and fixed maturities where the company has the positive intention and ability to hold the financial asset to maturity. This category excludes financial assets that are held for an undefined period. Investments are carried at amortised cost using the effective interest rate method adjusted for any principal repayments. Gains and losses are recognised in profit or loss when the asset is derecognised or impaired.

Financial assets not measured at amortised cost or at fair value through other comprehensive income are classified as financial assets at fair value through profit or loss. Typically, such financial assets will be either: (i) held for trading, where they are acquired for the purpose of selling in the short-term with an intention of making a profit, or a derivative; or (ii) designated as such upon initial recognition where permitted. Fair value movements are recognised in profit or loss.

Impairment of financial assets
The company recognises a loss allowance for expected credit losses on financial assets which are either measured at amortised cost or fair value through other comprehensive income. The measurement of the loss allowance depends upon the company's assessment at the end of each reporting period as to whether the financial instrument's credit risk has increased significantly since initial recognition, based on reasonable and supportable information that is available, without undue cost or effort to obtain.

Where there has not been a significant increase in exposure to credit risk since initial recognition, a 12-month expected credit loss allowance is estimated. This represents a portion of the asset's lifetime expected credit losses that is attributable to a default event that is possible within the next 12 months. Where a financial asset has become credit impaired or where it is determined that credit risk has increased significantly, the loss allowance is based on the asset's lifetime expected credit losses. The amount of expected credit loss recognised is measured on the basis of the probability weighted present value of anticipated cash shortfalls over the life of the instrument discounted at the original effective interest rate.

Impairment of non-financial assets
At each reporting date, the company reviews the carrying amounts of its tangible assets and intangible assets to determine whether there is any indication those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of any impairment loss.

If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised in profit or loss immediately.

Recoverable amount is the higher of an asset’s fair value less costs of disposal and value-in-use. The value-in-use is the present value of the estimated future cash flows relating to the asset using a pre-tax discount rate specific to the asset or cash-generating unit to which the asset belongs. Assets that do not have independent cash flows are grouped together to form a cash-generating unit.

Note 4. Critical accounting judgements, estimates and assumptions

The preparation of the financial statements requires the directors to make judgements, estimates and assumptions that affect the reported amounts in the financial statements. The directors continually evaluate their judgements and estimates in relation to assets, liabilities, contingent liabilities, revenue and expenses.

The directors base their judgements, estimates and assumptions on historical experience and on other various factors, including expectations of future events that it believes to be reasonable under the circumstances. Differences between the accounting judgements and estimates and actual results and outcomes are accounted for in future reporting periods. The judgements, estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities (refer to the respective notes) within the next financial year are discussed below.

Note 4. Critical accounting judgements, estimates and assumptions (continued)

Judgements

Timing of revenue recognition associated with trail commission
The company receives trailing commission from Bendigo Bank for products and services sold. Ongoing trailing commission payments are recognised on a monthly basis when earned as there is insufficient detail readily available to estimate the most likely amount of revenue without a high probability of significant reversal in a subsequent reporting period. The receipt of ongoing trailing commission revenue is outside the control of the company.

Allowance for expected credit losses on trade and other receivables
The allowance for expected credit losses assessment requires a degree of estimation and judgement. It is based on the lifetime expected credit loss, grouped based on days overdue, and makes assumptions to allocate an overall expected credit loss rate for each group. These assumptions include recent sales experience and historical collection rates.

The company has not recognised an allowance for expected credit losses in relation to trade and other receivables for the following reasons:

- The company's trade receivables are limited to the monthly profit share distribution from Bendigo Bank, which is received 10 business days post month end.
- The credit risk (i.e. the risk that a customer will not make repayments) is for Bendigo Bank to bear as long as the company has complied with the appropriate procedures and relevant obligations and has not exercised a discretion in granting or extending credit. The directors are not aware of any such non-compliance at balance date.
- The company has reviewed credit ratings provided by Standard & Poors, Moody's and Fitch Ratings to determine the level of credit exposure to the company.
- The company has not experienced any instances of default in relation to receivables owed to the company from Bendigo Bank.

Impairment of non-financial assets
The company assesses impairment of non-financial assets other than goodwill and other indefinite life intangible assets at each reporting date by evaluating conditions specific to the company and to the particular asset that may lead to impairment. If an impairment trigger exists, the recoverable amount of the asset is determined. This involves fair value less costs of disposal or value-in-use calculations, which incorporate a number of key estimates and assumptions. The directors did not identify any impairment indications during the financial year.

Recovery of deferred tax assets
Deferred tax assets are recognised for deductible temporary differences only if the company considers it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

Lease term
The lease term is a significant component in the measurement of both the right-of-use asset and lease liability. Judgement is exercised in determining whether there is reasonable certainty that an option to extend the lease will be exercised, or an option to terminate the lease will not be exercised, when ascertaining the periods to be included in the lease term.

In determining the lease term, all facts and circumstances that create an economical incentive to exercise an extension option, or not to exercise a termination option, are considered at the lease commencement date. Factors considered may include the importance of the asset to the company's operations, comparison of terms and conditions to prevailing market rates, incurrence of significant penalties, existence of significant leasehold improvements and the costs and disruption to replace the asset. The company reassesses whether it is reasonably certain to exercise an extension option, or not exercise a termination option, if there is a significant event or significant change in circumstances.

The company includes extension options applicable to the lease of branch premises in its calculations of both the right-of-use asset and lease liability except where the company is reasonably certain it will not exercise the extension option. This is due to the significant disruption of relocating premises and the loss on disposal of leasehold improvements fitted out in the leased premises.

Note 4. Critical accounting judgements, estimates and assumptions (continued)

Estimates and assumptions

Estimation of useful lives of assets
The company determines the estimated useful lives and related depreciation and amortisation charges for its property, plant and equipment and finite life intangible assets. The useful lives could change significantly as a result of technical innovations or some other event. The depreciation and amortisation charge will increase where the useful lives are less than previously estimated lives or assets that have been abandoned or sold will be written off or written down.

Incremental borrowing rate
Where the interest rate implicit in a lease cannot be readily determined, which is generally the case for the company's lease agreements, an incremental borrowing rate is estimated to discount future lease payments to measure the present value of the lease liability at the lease commencement date. This rate is based on what the company estimates it would have to pay a third party to borrow the funds necessary to obtain an asset of a similar value to the right-of-use asset, with similar terms, security and economic environment.

Note 5. Economic dependency

The company has entered into a franchise agreement with Bendigo Bank that governs the management of the Community Bank. The company is economically dependent on the ongoing receipt of income under the franchise agreement with Bendigo Bank. The directors have no reason to believe a new franchise arrangement under mutually acceptable terms will not be forthcoming following expiry in October 2030.

The company operates as a franchise of Bendigo Bank, using the name "Bendigo Bank" and the logo and system of operations of Bendigo Bank. The company manages the Community Bank on behalf of Bendigo Bank, however all transactions with customers conducted through the Community Bank are effectively conducted between the customers and Bendigo Bank.

All deposits are made with Bendigo Bank, and all personal and investment products are products of Bendigo Bank, with the company facilitating the provision of those products. All loans, leases or hire purchase transactions, issues of new credit or debit cards, temporary or bridging finance and any other transaction that involves creating a new debt, or increasing or changing the terms of an existing debt owed to Bendigo Bank, must be approved by Bendigo Bank. All credit transactions are made with Bendigo Bank, and all credit products are products of Bendigo Bank.

The company promotes and sells the products and services, but is not a party to the transaction.

The credit risk (i.e. the risk that a customer will not make repayments) is for Bendigo Bank to bear as long as the company has complied with the appropriate procedures and relevant obligations and has not exercised a discretion in granting or extending credit.

Bendigo Bank provides significant assistance in establishing and maintaining the Community Bank franchise operations. It also continues to provide ongoing management and operational support and other assistance and guidance in relation to all aspects of the franchise operation, including advice and assistance in relation to:
- the design, layout and fit out of the Community Bank premises
- training for the branch manager and other employees in banking, management systems and interface protocol
- methods and procedures for the sale of products and provision of services
- security and cash logistic controls
- calculation of company revenue and payment of many operating and administrative expenses
- the formulation and implementation of advertising and promotional programs
- sales techniques and proper customer relations
- providing payroll services.

Note 6. Revenue from contracts with customers

	2026 $	2025 $
Margin income	2,143,958	1,948,671
Fee income	88,937	92,868
Commission income	259,831	240,031
	2,492,726	2,281,570

Accounting policy for revenue from contracts with customers
The company has entered into a franchise agreement with Bendigo Bank. The company delivers banking and financial services of Bendigo Bank to its community. The franchise agreement provides for a share of interest, fee, and commission revenue earned by the company. Interest margin share is based on a funds transfer pricing methodology which recognises that income is derived from deposits held, and that loans granted incur a funding cost. Fees are based on the company's current fee schedule and commissions are based on the agreements in place. All margin revenue is recorded as non-interest income when the company's right to receive the payment is established.

The company acts as an agent under the franchise agreement and revenue arises from the rendering of services through its franchise agreement.

Revenue is recognised on an accruals basis, at the fair value of consideration specified in the franchise agreement, as follows:

Revenue stream	Includes	Performance obligation	Timing of recognition
Franchise agreement profit share	Margin, commission, and fee income	When the company satisfies its obligation to arrange for the services to be provided to the customer by the supplier (Bendigo Bank as franchisor).	On completion of the provision of the relevant service. Revenue is accrued monthly and paid within 10 business days after the end of each month.

All revenue is stated net of the amount of GST. There was no revenue from contracts with customers recognised over time during the financial year.

Revenue calculation
The franchise agreement provides that three forms of revenue may be earned by the company which are margin, commission and fee income. Bendigo Bank decides the form of revenue the company earns on different types of products and services. The revenue earned by the company is dependent on the business that it generates, interest rates and funds transfer pricing and other factors, such as economic and local conditions.

Margin income
Margin income on core banking products is arrived at through the following calculation:

	Interest paid by customers on loans less interest paid to customers on deposits
plus:	any deposit returns i.e. interest return applied by Bendigo Bank for a deposit
minus:	any costs of funds i.e. interest applied by Bendigo Bank to fund a loan.

The company is entitled to a share of the margin earned by Bendigo Bank. If this reflects a loss, the company incurs a share of that loss.

Commission income
Commission income is generated from the sale of products and services. This commission is recognised at a point in time which reflects when the company has fulfilled its performance obligation. Refer to note 4 for further information regarding key judgements applied by the directors in relation to the timing of revenue recognition from trail commission.

Fee income
Fee income is a share of what is commonly referred to as 'bank fees and charges' charged to customers by Bendigo Bank including fees for loan applications and account transactions.

Note 6. Revenue from contracts with customers (continued)

Core banking products
Bendigo Bank has identified some products and services as 'core banking products'. It may change the products and services which are identified as core banking products by giving the company at least 30 days notice. Core banking products currently include Bendigo Bank branded home loans, term deposits and at call deposits.

Ability to change financial return
Under the franchise agreement, Bendigo Bank may change the form and amount of financial return the company receives. The reasons it may make a change include changes in industry or economic conditions or changes in the way Bendigo Bank earns revenue.

The change may be to the method of calculation of margin, the amount of margin, commission and fee income or a change of a margin to a commission or vice versa. This may affect the amount of revenue the company receives on a particular product or service.

Bendigo Bank must not reduce the margin and commission the company receives on core banking products and services to less than 50% (on an aggregate basis) of Bendigo Bank’s margin at that time. For other products and services, there is no restriction on the change Bendigo Bank may make.

Note 7. Expenses

Employee benefits expense

	2026 $	2025 $
Wages and salaries	1,363,417	1,392,409
Non-cash benefits	19,148	-
Superannuation contributions	158,418	151,790
Expenses related to long service leave	9,463	(12,783)
Other expenses	40,419	36,981
	1,590,865	1,568,397

Depreciation and amortisation expense

	2026 $	2025 $
Depreciation of non-current assets		
Buildings	11,724	11,725
Leasehold improvements	7,122	7,258
Plant and equipment	1,730	2,724
Furniture and fittings	8,657	4,245
Motor vehicles	15,129	15,129
	44,362	41,081
Depreciation of right-of-use assets		
Leased land and buildings	152,022	144,262
Amortisation of intangible assets		
Franchise fee	6,400	4,005
Franchise establishment fee	1,759	7,036
Franchise renewal fee	30,742	15,000
Rights to revenue share	41,669	18,000
	80,570	44,041
	276,954	229,384

Note 7. Expenses (continued)

Finance costs

	2026 $	2025 $
Lease interest expense	54,767	12,560
Unwinding of make-good provision	4,829	4,621
	59,596	17,181

Charitable donations, sponsorships and grants expense

	2026 $	2025 $
Direct donation, sponsorship and grant payments	127,157	107,440

The overarching philosophy of the Community Bank model is to support the local community in which the company operates. This is achieved by circulating the flow of financial capital into the local economy through community contributions (such as donations, sponsorships and grants).

Note 8. Income tax

	2026 $	2025 $
Income tax expense		
Current tax	27,717	5,708
Movement in deferred tax	(5,733)	(621)
Recoupment of prior year tax losses	7,400	2,079
Aggregate income tax expense	29,384	7,166
Prima facie income tax reconciliation		
Profit/(loss) before income tax expense	26,549	(1,719)
Tax at the statutory tax rate of 25%	6,637	(430)
Tax effect of:		
Non-deductible expenses	15,347	7,596
Recoupment of prior year tax losses	7,400	-
Income tax expense	29,384	7,166

	2026 $	2025 $
Deferred tax assets/(liabilities)		
Property, plant and equipment	22,960	29,962
Employee benefits	30,261	24,358
Make-good provision	18,164	22,124
Accrued expenses	1,681	-
Carried-forward tax losses	217,979	225,379
Income accruals	(126)	(179)
Lease liabilities	221,237	73,175
Right-of-use assets	(204,296)	(65,292)
Deferred tax asset	307,860	309,527

Note 8. Income tax (continued)

	2026 $	2025 $
Income tax refund due	-	8,862

	2026 $	2025 $
Provision for income tax	27,717	-

Accounting policy for income tax
The income tax expense or benefit for the period is the tax payable on that period's taxable income based on the applicable income tax rate, adjusted by the changes in deferred tax assets and liabilities attributable to temporary differences, unused tax losses and the adjustment recognised for prior periods, where applicable.

Accounting policy for current tax
Current tax assets and liabilities are measured at amounts expected to be recovered from or paid to the taxation authorities. It is calculated using tax rates and tax laws that have been enacted or substantively enacted by the reporting date.

Accounting policy for deferred tax
The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised.

Note 9. Cash and cash equivalents

	2026 $	2025 $
Cash at bank and on hand	294,920	131,770

Note 10. Trade and other receivables

	2026 $	2025 $
Trade receivables	208,154	179,250
Accrued income	502	719
Prepayments	13,309	13,410
	13,811	14,129
	221,965	193,379

	2026 $	2025 $
Financial assets at amortised cost classified as trade and other receivables		
Total trade and other receivables	221,965	193,379
Less prepayments, included in trade and other receivables	(13,309)	(13,410)
	208,656	179,969

Accounting policy for trade and other receivables
Trade receivables are initially recognised at fair value and subsequently measured at amortised cost using the effective interest method, less any allowance for expected credit losses. The company's trade receivables are limited to the monthly profit share distribution from Bendigo Bank, which is received 10 business days post month end.

Note 11. Investments

	2026 $	2025 $
Current assets		
Term deposits	50,525	119,018
Managed funds	21,463	-
	71,988	119,018

Note 12. Property, plant and equipment

	2026 $	2025 $
Buildings - at cost	93,795	93,795
Less: Accumulated depreciation	(60,580)	(48,856)
	33,215	44,939
Leasehold improvements - at cost	279,602	261,359
Less: Accumulated depreciation	(233,351)	(226,229)
	46,251	35,130
Plant and equipment - at cost	57,350	57,350
Less: Accumulated depreciation	(53,208)	(51,478)
	4,142	5,872
Furniture and fittings - at cost	50,924	18,664
Less: Accumulated depreciation	(19,700)	(11,043)
	31,224	7,621
Motor vehicles - at cost	75,645	75,645
Less: Accumulated depreciation	(33,110)	(17,981)
	42,535	57,664
	157,367	151,226

Reconciliations of the carrying values at the beginning and end of the current and previous financial year are set out below:

	Buildings $	Leasehold improvements $	Plant and equipment $	Furniture and fittings $	Motor vehicles $	Total $
Balance at 1 July 2024	56,664	42,388	10,155	10,136	72,793	192,136
Additions	-	-	-	2,224	-	2,224
Disposals	-	-	(1,559)	(494)	-	(2,053)
Depreciation	(11,725)	(7,258)	(2,724)	(4,245)	(15,129)	(41,081)
Balance at 30 June 2025	44,939	35,130	5,872	7,621	57,664	151,226
Additions	-	18,243	-	32,260	-	50,503
Depreciation	(11,724)	(7,122)	(1,730)	(8,657)	(15,129)	(44,362)
Balance at 30 June 2026	33,215	46,251	4,142	31,224	42,535	157,367

Note 12. Property, plant and equipment (continued)

Accounting policy for property, plant and equipment
Property, plant and equipment are measured at cost or fair value as applicable, less accumulated depreciation and accumulated impairment losses. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Depreciation is calculated on a straight-line basis to write off the net cost of each item of property, plant and equipment over their expected useful lives as follows:

Building	8 years
Leasehold improvements	4 to 10 years
Plant and equipment	5 years
Furniture and fittings	5 years
Motor vehicles	4 years

The residual values, useful lives and depreciation methods are reviewed, and adjusted if appropriate, at each reporting date.

Leasehold improvements are depreciated over the unexpired period of the lease or the estimated useful life of the assets.

An item of property, plant and equipment is derecognised upon disposal or when there is no future economic benefit to the company. Gains and losses between the carrying amount and the disposal proceeds are taken to profit or loss.

Note 13. Right-of-use assets

	2026 $	2025 $
Land and buildings - right-of-use	1,695,655	987,617
Less: Accumulated depreciation	(878,471)	(726,449)
	817,184	261,168

Reconciliations of the carrying values at the beginning and end of the current and previous financial year are set out below:

	Land and buildings $
Balance at 1 July 2024	327,691
Remeasurement adjustments	77,739
Depreciation expense	(144,262)
Balance at 30 June 2025	261,168
Remeasurement adjustments	708,038
Depreciation expense	(152,022)
Balance at 30 June 2026	817,184

Accounting policy for right-of-use assets
Right-of-use assets are initially measured at cost, which comprises the initial amount of the lease liability adjusted for costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

Right-of-use assets are depreciated on a straight-line basis over the unexpired period of the lease. Right-of-use assets are subject to impairment and are adjusted for any remeasurement of lease liabilities.

Refer to note 17 for more information on lease arrangements.

Note 14. Intangible assets

	2026 $	2025 $
Franchise fee	106,897	70,907
Less: Accumulated amortisation	(76,306)	(69,906)
	30,591	1,001
Franchise renewal fee	511,872	331,923
Less: Accumulated amortisation	(358,915)	(328,173)
	152,957	3,750
Establishment fee - Victor Harbor	31,663	31,663
Less: Accumulated amortisation	(31,663)	(29,904)
	-	1,759
Rights to revenue share - Goolwa	187,793	187,793
Less: Accumulated amortisation	(28,169)	-
	159,624	187,793
Rights to revenue share - Victor Harbor	90,000	90,000
Less: Accumulated amortisation	(90,000)	(76,500)
	-	13,500
	343,172	207,803

Reconciliations of the carrying values at the beginning and end of the current and previous financial year are set out below:

	Franchise fee $	Franchise renewal fee $	Establishment fee $	Rights to revenue share - Goolwa $	Rights to revenue share - Victor Harbor $	Goodwill - Acquisition of AlexInvest $	Total $
Balance at 1 July 2024	5,006	18,750	8,795	-	31,500	187,793	251,844
Transfers in/(out)	-	-	-	187,793	-	(187,793)	-
Amortisation expense	(4,005)	(15,000)	(7,036)	-	(18,000)	-	(44,041)
Balance at 30 June 2025	1,001	3,750	1,759	187,793	13,500	-	207,803
Additions	35,990	179,949	-	-	-	-	215,939
Amortisation expense	(6,400)	(30,742)	(1,759)	(28,169)	(13,500)	-	(80,570)
Balance at 30 June 2026	30,591	152,957	-	159,624	-	-	343,172

Additions
During the year, the company incurred additional franchise and franchise renewal fees for the Aldinga Beach, Victor Harbor and Goolwa Community Bank operations. These amounts are amortised over the applicable franchise terms to October 2030.

Accounting policy for intangible assets
Intangible assets of the company relate to the franchise fees paid to Bendigo Bank which conveys the right to operate the Community Bank franchise.

Intangible assets are measured on initial recognition at cost. Subsequent expenditure is capitalised only when it increases the future economic benefits embodied in the specific asset to which it relates.

Note 14. Intangible assets (continued)

The franchise fees paid by the company and rights to revenue share are amortised over their useful life and assessed for impairment whenever impairment indicators are present.

The estimated useful life and amortisation method for the current and comparative periods are as follows:

Asset class	Method	Useful life	Expiry/renewal date
Franchise establishment fee	Straight-line	5 years	October 2025
Franchise fee	Straight-line	5 years	October 2030
Franchise renewal fee	Straight-line	5 years	October 2030
Rights to revenue share - Victor Harbor	Straight-line	5 years	April 2026
Rights to revenue share - Goolwa	Straight-line	5 years	October 2030

Amortisation methods, useful life, and residual values are reviewed and adjusted, if appropriate, at each reporting date.

Note 15. Trade and other payables

	2026 $	2025 $
Current liabilities		
Trade payables	64,806	18,569
Other payables and accruals	193,467	124,571
	258,273	143,140
Non-current liabilities		
Other payables and accruals	144,939	-
	403,212	143,140

	2026 $	2025 $
Financial liabilities at amortised cost classified as trade and other payables		
Total trade and other payables	403,212	143,140
Less statutory payables, included in trade and other payables	(69,828)	(65,666)
	333,384	77,474

Note 16. Borrowings

	2026 $	2025 $
Current liabilities		
Bank loans	50,184	53,465
Non-current liabilities		
Bank loans	166,460	216,449
	216,644	269,914

Bank loans
Bank loans are repayable monthly with repayments being interest-free. The loans are secured by a fixed and floating charge over the company's assets.

Note 16. Borrowings (continued)

Accounting policy for borrowings
Loans and borrowings are initially recognised at the fair value of the consideration received, net of transaction costs. They are subsequently measured at amortised cost using the effective interest method.

Note 17. Lease liabilities

	2026 $	2025 $
Current liabilities		
Land and buildings lease liabilities	183,695	125,981
Non-current liabilities		
Land and buildings lease liabilities	701,253	166,720
	884,948	292,701

Reconciliation of lease liabilities

	2026 $	2025 $
Opening balance	292,701	374,070
Remeasurement adjustments	724,325	80,210
Lease interest expense	54,767	12,560
Lease payments - total cash outflow	(186,845)	(174,139)
	884,948	292,701

Lease	Discount rate	Non-cancellable term	Renewal options available	Reasonably certain to exercise options	Lease term end date used in calculations
Willunga Customer Service Centre	7.07%	3 years	N/A	N/A	April 2027
Goolwa Branch	7.07%	4 years 5 months	1 x 5 years	Yes	October 2035
Aldinga Branch	7.07%	5 years	N/A	N/A	September 2030
Victor Harbor Branch	7.07%	5 years	N/A	N/A	October 2030

Accounting policy for lease liabilities
A lease liability is recognised at the commencement date of a lease. The lease liability is initially measured at the present value of the lease payments to be made over the term of the lease, including renewal options if the company is reasonably certain to exercise such options, discounted using the company's incremental borrowing rate.

The company has applied the following accounting policy choices in relation to lease liabilities:

- The company has elected not to separate lease and non-lease components when calculating the lease liability for property leases.
- The company has elected not to recognise right-of-use assets and lease liabilities for short-term leases and low-value assets, which include the company's lease of information technology equipment. The company recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

Remeasurement adjustments
During the financial year, the company executed a lease renewal for the Willunga Customer Service Centre with a term ending in April 2027 and no further extension options available. The revised lease agreement reduced the expected lease term from April 2029 to April 2027. As a result, the lease term was reassessed, resulting in a remeasurement of the right-of-use asset, lease liability and make-good provision.

Note 17. Lease liabilities (continued)

During the financial year, the company entered into a new lease for the Goolwa branch with an initial term of 4 years and 5 months, together with a 5-year extension option that the company has determined it is reasonably certain to exercise. Accordingly, the lease term was reassessed to October 2035, resulting in a remeasurement of the right-of-use asset, lease liability and make-good provision.

During the financial year, the company entered into a new lease for the Aldinga branch with an initial term of 5 years, Accordingly, the lease term was reassessed to September 2030, resulting in a remeasurement of the right-of-use asset, lease liability and make-good provision.

Note 18. Issued capital

	2026 Shares	2025 Shares	2026 $	2025 $
Ordinary shares - fully paid	988,321	988,321	842,339	842,339

Accounting policy for issued capital
Ordinary shares are recognised at the fair value of the consideration received by the company being $1 per share. Any transaction costs arising on the issue of ordinary shares are recognised directly in equity as a reduction of the share proceeds received.

Rights attached to issued capital

Ordinary shares
Voting rights
Subject to some limited exceptions, each member has the right to vote at a general meeting.

On a show of hands or a poll, each member attending the meeting (whether they are attending the meeting in person or by attorney, corporate representative or proxy) has one vote, regardless of the number of shares held. However, where a person attends a meeting in person and is entitled to vote in more than one capacity (for example, the person is a member and has also been appointed as proxy for another member) that person may only exercise one vote on a show of hands. On a poll, that person may exercise one vote as a member and one vote for each other member that person represents as duly appointed attorney, corporate representative or proxy.

The purpose of giving each member only one vote, regardless of the number of shares held, is to reflect the nature of the company as a community based company, by providing that all members of the community who have contributed to the establishment and ongoing operation of the Community Bank branch have the same ability to influence the operation of the company.

Dividends
Generally, dividends are payable to members in proportion to the amount of the share capital paid up on the shares held by them, subject to any special rights and restrictions for the time being attaching to shares. The franchise agreement with Bendigo Bank contains a limit on the level of profits or funds that may be distributed to shareholders. There is also a restriction on the payment of dividends to certain shareholders if they have a prohibited shareholding interest (see below).

Transfer
Generally, ordinary shares are freely transferable. However, the directors have a discretion to refuse to register a transfer of shares.

Subject to the foregoing, shareholders may transfer shares by a proper transfer effected in accordance with the company's constitution and the *Corporations Act 2001*.

Prohibited shareholding interest
A person must not have a prohibited shareholding interest in the company.

Note 18. Issued capital (continued)

In summary, a person has a prohibited shareholding interest if any of the following applies:

- They control or own 10% or more of the shares in the company (the "10% limit").
- In the opinion of the board they do not have a close connection to the community or communities in which the company predominantly carries on business (the "close connection test").
- Where the person is a shareholder, after the transfer of shares in the company to that person the number of shareholders in the company is (or would be) lower than the base number (the "base number test"). The base number is 219**.** As at the date of this report, the company had 435 shareholders (2025: 436 shareholders).

As with voting rights, the purpose of this prohibited shareholding provision is to reflect the community-based nature of the company.

Where a person has a prohibited shareholding interest, the voting and dividend rights attaching to the shares in which the person (and their associates) has a prohibited shareholding interest in are suspended.

The board has the power to request information from a person who has (or is suspected by the board of having) a legal or beneficial interest in any shares in the company or any voting power in the company, for the purpose of determining whether a person has a prohibited shareholding interest. If the board becomes aware that a member has a prohibited shareholding interest, it must serve a notice requiring the member (or the member's associate) to dispose of the number of shares the board considers necessary to remedy the breach. If a person fails to comply with such a notice within a specified period (that must be between three and six months), the board is authorised to sell the specified shares on behalf of that person. The holder will be entitled to the consideration from the sale of the shares, less any expenses incurred by the board in selling or otherwise dealing with those shares.

In the constitution, members acknowledge and recognise that the exercise of the powers given to the board may cause considerable disadvantage to individual members, but that such a result may be necessary to enforce the prohibition.

Note 19. Capital management

The board's policy is to maintain a strong capital base so as to sustain future development of the company. The board monitor the return on capital and the level of distributions to shareholders. Capital is represented by total equity as recorded in the statement of financial position.

In accordance with the franchise agreement, in any 12 month period the funds distributed to shareholders shall not exceed the distribution limit.

The distribution limit is the greater of:
- 20% of the profit or funds of the company otherwise available for distribution to shareholders in that 12 month period; and
- subject to the availability of distributable profits, the relevant rate of return multiplied by the average level of share capital of the company over that 12 month period where the relevant rate of return is equal to the weighted average interest rate on 90 day bank bills over that 12 month period plus 5%.

The board is managing the growth of the business in line with this requirement. There are no other externally imposed capital requirements, although the nature of the company is such that amounts will be paid in the form of charitable donations and sponsorship. Charitable donations and sponsorship paid for the financial year can be seen in the statement of profit or loss and other comprehensive Income.

There were no changes in the company's approach to capital management during the year.

Note 20. Financial risk management

The company's financial instruments include trade receivables and payables, cash and cash equivalents, investments lease liabilities and borrowings. The company does not have any derivatives.

Note 20. Financial risk management (continued)

The directors are responsible for monitoring and managing the financial risk exposure of the company, to which end it monitors the financial risk management policies and exposures and approves financial transactions within the scope of its authority.

The directors have identified that the only significant financial risk exposures of the company are liquidity and market (price) risk. Other financial risks are not significant to the company due to the following factors:

- The company has no foreign exchange risk as all of its account balances and transactions are in Australian Dollars.
- The company's franchise agreement limits the company's credit exposure to one financial institution, being Bendigo Bank. The company monitors credit worthiness through review of credit ratings, Bendigo Bank is rated A- on Standard & Poor's credit ratings.
- The company has no direct exposure to movements in commodity prices.
- The company's interest-bearing instruments are held at amortised cost which have fair values that approximate their carrying value since all cash and payables have maturity dates within 12 months.

Further details regarding the categories of financial instruments held by the company that hold such exposure are detailed below.

	2026 $	2025 $
Financial assets at amortised cost		
Cash and cash equivalents (note 9)	294,920	131,770
Trade and other receivables excluding prepayments(note 10)	208,656	179,969
Investments (note 11)	71,988	119,018
	575,564	430,757
Financial liabilities		
Trade and other payables (note 15)	333,384	77,474
Lease liabilities (note 17)	884,948	292,701
Bank loans (note 16)		
	216,644	269,914
	1,434,976	640,089

At balance date, the fair value of financial instruments approximated their carrying values.

Accounting policy for financial instruments

Financial assets

Classification
The company classifies its financial assets at amortised cost.

Financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial asset.

The company's financial assets measured at amortised cost comprise trade and other receivables, cash and cash equivalents and investments.

Derecognition
A financial asset is derecognised when the company's contractual right to its cash flows expires, or the asset is transferred in such a way that all the risks and rewards of ownership are substantially transferred.

Impairment of trade and other receivables
Impairment of trade receivables is determined using the simplified approach which uses an estimation of lifetime expected credit losses. The company has not recognised an allowance for expected credit losses in relation to trade and other receivables. Refer to note 4 for further information.

Note 20. Financial risk management (continued)

Financial liabilities

Classification
The company classifies its financial liabilities at amortised cost.

Derecognition
A financial liability is derecognised when it is extinguished, cancelled or expires.

Market risk
Market risk is the risk that changes in market prices - e.g. foreign exchange rates, interest rates, and equity prices - will affect the company's income or the value of its holdings in financial instruments.

Interest-bearing assets and liabilities are held with Bendigo Bank and earnings on those are subject to movements in market interest rates. Interest-rate risk could also arise from long-term borrowings. Borrowings issued at variable rates expose the company to cash flow interest-rate risk, however currently all bank loans are interest free. The company held cash and cash equivalents of $294,920 and investments of $71,988 at 30 June 2026 (2025: $131,770 and $119,018).

Price risk
The company is not exposed to equity securities price risk as it does not hold investments for sale or at fair value. The company is not exposed to commodity price risk.

Liquidity risk
Liquidity risk is the risk that the company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The company's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the company's reputation.

The following are the company's remaining contractual maturities of financial liabilities. The contractual cash flow amounts are gross and undiscounted and therefore may differ from their carrying amount in the statement of financial position.

2026	1 year or less $	Between 1 and 5 years $	Over 5 years $	Remaining contractual maturities $
Bank loans	50,184	166,460	-	216,644
Trade and other payables	188,445	144,939	-	333,384
Lease liabilities	189,694	646,150	266,859	1,102,703
Total non-derivatives	428,323	957,549	266,859	1,652,731

2025	1 year or less $	Between 1 and 5 years $	Over 5 years $	Remaining contractual maturities $
Bank loans	53,465	216,449	-	269,914
Trade and other payables	77,474	-	-	77,474
Lease liabilities	128,096	178,637	6,248	312,981
Total non-derivatives	259,035	395,086	6,248	660,369

Note 21. Key management personnel disclosures

The following persons were directors of Fleurieu Community Enterprises Ltd during the financial year and/or up to the date of signing of these Financial Statements.

Marissa Anne Harvey
Alison Patricia Hancock
Meagan Louise Harrison
Michael Hoffmann
Stephen Shotton
Debbie Constable
Michelle Nicole Feros
Barry Kym McHugh
Ronald Leslie Logan
Moira Fay Jenkins
Joshua David Lee

No director of the company receives remuneration for services as a company director or committee member.

There are no executives within the company whose remuneration is required to be disclosed.

Note 22. Related party transactions

Key management personnel
Disclosures relating to key management personnel are set out in note 21.

Receivable from and payable to related parties
There were no trade receivables from or trade payables to related parties at the current and previous reporting date.

Terms and conditions of transactions with related parties
Related party transactions were approved in accordance with the company's governance and community investment processes. The terms were no more favourable than those available to other eligible recipients, unless otherwise disclosed.

Transactions with related parties
The following transactions occurred with related parties:

	2026 $	2025 $
Ron Logan receives rental income for the Victor Harbor branch lease. The total received was:	54,451	51,678
Marissa Harvey is a member of Strathalbyn Racing Club who is a Sponsorship Grant recipient. Total benefit received:	8,000	-
Debbie Constable is the CEO & Licensee of TEDX Victor Harbor who is a Sponsorship Grant recipient. Total benefit received:	1,818	-

Note 23. Remuneration of auditors

During the financial year the following fees were paid or payable for services provided by Andrew Frewin Stewart, the auditor of the company:

	2026 $	2025 $
Audit services		
Audit or review of the financial statements	11,336	11,230
Other services		
Taxation advice and tax compliance services	1,349	265
General advisory services	7,970	6,159
Share registry services	6,634	5,790
	15,953	12,214
	27,289	23,444

Note 24. Reconciliation of loss after income tax to net cash provided by operating activities

	2026 $	2025 $
Loss after income tax expense for the year	(2,835)	(8,885)
Adjustments for:		
Depreciation and amortisation	276,954	229,384
Net loss on disposal of non-current assets	-	2,053
Interest reinvested	-	(4,613)
Gain on remeasurement of right-of-use assets	(4,382)	-
Lease liabilities interest	54,767	12,560
Change in operating assets and liabilities:		
Decrease/(increase) in trade and other receivables	(28,586)	6,006
Decrease/(increase) in income tax refund due	8,862	(8,862)
Decrease in deferred tax assets	1,667	1,458
Increase in trade and other payables	88,054	66,580
Increase/(decrease) in provision for income tax	27,717	(18,328)
Increase in employee benefits	23,613	7,757
Increase in other provisions	4,828	4,621
Net cash provided by operating activities	450,659	289,731

Note 25. Earnings per share

	2026 $	2025 $
Loss after income tax	(2,835)	(8,885)
	Number	**Number**
Weighted average number of ordinary shares used in calculating basic earnings per share	988,321	988,321
Weighted average number of ordinary shares used in calculating diluted earnings per share	988,321	988,321
	Cents	**Cents**
Basic earnings per share	(0.29)	(0.90)
Diluted earnings per share	(0.29)	(0.90)

Note 26. Commitments

The company has no commitments contracted for which would be provided for in future reporting periods.

Note 27. Contingencies

There were no contingent liabilities or contingent assets at the date of this report.

Note 28. Events after the reporting period

Subsequent to 30 June 2026, the Company experienced significant staff turnover across its branch operations. These staffing changes relate to the 2026/27 financial year and the impact on branch operations and trading performance will continue to be monitored and considered as part of the Company's review of operations for that financial year.

Note 28. Events after the reporting period (continued)

Four vacant positions have since been filled, with recruitment continuing for one remaining positions in conjunction with Bendigo Bank. The Company is also seeking a short-term staff secondment from Bendigo Bank. The onboarding of new employees and maintaining normal branch operations during this period have been assessed as presenting a medium operational risk.

The Company is managing this risk through alternating branch operations, rotating staff across its sites and communicating temporary operating arrangements to customers.

No other matter or circumstance has arisen since 30 June 2026 that has significantly affected, or may significantly affect the company's operations, the results of those operations, or the company's state of affairs in future financial years.

Fleurieu Community Enterprises Ltd
Directors' declaration
30 June 2026

In the directors' opinion:

- the attached financial statements and notes comply with the *Corporations Act 2001*, the Accounting Standards, the *Corporations Regulations 2001* and other mandatory professional reporting requirements;

- the attached financial statements and notes comply with International Financial Reporting Standards as issued by the International Accounting Standards Board as described in the notes to the financial statements;

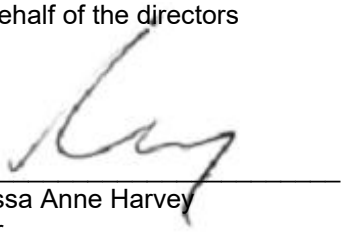
- the attached financial statements and notes give a true and fair view of the company's financial position as at 30 June 2026 and of its performance for the financial year ended on that date;

- there are reasonable grounds to believe that the company will be able to pay its debts as and when they become due and payable; and

- the company does not have any controlled entities and is not required by the Accounting Standards to prepare consolidated financial statements. Therefore, a consolidated entity disclosure statement has not been included as section 295(3A)(a) of the *Corporations Act 2001* does not apply to the entity.

Signed in accordance with a resolution of directors made pursuant to section 295(5)(a) of the *Corporations Act 2001*.

On behalf of the directors



Marissa Anne Harvey
Chair

8 October 2026

Andrew Frewin Stewart
61 Bull Street Bendigo VIC 3550
ABN: 65 684 604 390
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03 5443 0344

Independent Auditor's Report to the members of Fleurieu Community Enterprises Ltd

Report on the audit of the financial report

Our opinion

In our opinion, the accompanying financial report of Fleurieu Community Enterprises Ltd. (the Company), is 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 2026 and of its financial performance for the year ended on that date
ii. complying with Australian Accounting Standards and the Corporations Regulations 2001.

What we have audited

We have audited the financial report of Fleurieu Community Enterprises Ltd, which comprises:

- the Statement of financial position as at 30 June 2026
- the Statement of profit or loss and other comprehensive income for the year ended 30 June 2026
- the Statement of changes in equity for the year ended 30 June 2026
- the Statement of cash flows for the year ended 30 June 2026
- the notes to the financial statements, including material accounting policy information, and
- the Directors' declaration.

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 Company in accordance with the auditor independence requirements of the Corporations Act 2001 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 audit opinion.

Other information

The directors are responsible for the other information. The other information comprises the Directors' Report, which we obtained prior to the date of this auditor's report, and the remaining information included in the Company's Annual Report for the year ended 30 June 2026, which is expected to be made

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available to us after the date of this auditor's report. The other information does not include the financial report and our auditor's report thereon.

Our opinion on the financial report does not cover the other information and accordingly we will not express any form of assurance conclusion thereon.

At the date of this auditor's report, we have not received the other information. When we receive the other information, our responsibility is to read it and consider whether it is materially inconsistent with the financial report or our knowledge obtained during the audit, or otherwise appears to be materially misstated.

If, based on the work we perform on the other information received after the date of this auditor's report, we conclude that there is a material misstatement of that other information, we are required to report that fact.

Responsibilities of the directors 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 and the *Corporations Act 2001* and for such internal control as the directors 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, the directors are responsible for assessing the Company'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 directors either intend to liquidate the Company or cease operations, or have no realistic alternative but to do so.

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 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 at: Auditor's Responsibilities. This description forms part of our auditor's report.

Andrew Frewin Stewart
61 Bull Street, Bendigo, Vic, 3550
Dated: 8 October 2026

Adrian Downing
Lead Auditor

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