

Annual Report 2021

Varsity Lakes Financial
Services Ltd
ABN 57 127 396 454

Community Bank
Varsity Lakes

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Chair's report

For year ending 30 June 2021

It is my pleasure to present the Chair's report for the year ending 30 June 2021 for and on behalf of your Board.

The challenges presented by the Covid-19 pandemic during the latter part of the 2019 / 2020 financial year have continued through the 2020 / 2021 financial year, though I am pleased to say that the impact on your Community Bank has been minimal. Profitability has been maintained, and while your Board erred on the side of caution in not declaring a dividend in the 2019 / 2020 financial year, as a Board we are pleased to say that through the strong and determined effort of Branch Management and Staff, a dividend of \$0.08c has been declared in the 2020 / 2021 financial year, effectively catching up on the year past. While your Board appreciates there is much ground to cover in terms of return on investment for shareholders, it is pleasing to be able to have returned the equivalent of \$0.04c on average over the last three years, which appears to be a sustainable return to shareholders that we hope can be maintained in the years moving forward.

This year has seen your Community Bank continue to be involved in local projects including provision of numerous stationary packs to Varsity College Primary Campus to assist children at the beginning of the school year, from Grades 1 through 6.

As a Board we have been conscious of the positive impact that come from community engagement and contribution. The early years for the Community Bank were tough and the opportunities to engage in community were limited with financial constraints. There are members past and present that can attest to the struggles that were initially experienced. Where your Community Bank sits now, is in a position of financial stability and strength, which comes off the back of efforts from all who have contributed their time over the last many years. As a Board we are extremely excited about what the future holds and how your Community Bank is now placed to start making a real difference in the community.

With a healthy balance sheet, your Board will be looking to increase its community engagement, with a view to helping the local community and contributing in ways that make a significant and sustainable difference in the community we live and work in.

Chair's report (continued)

I take this opportunity to thank our shareholders for their ongoing support and the local community for banking with us and supporting us through these years of consolidation.

Thank you to our previous Branch Manager Adam Robson, who has moved on to a new opportunity, and welcome to Alana Baulch who has joined us this year, and brings with her a wealth of experience. While her report tells you more about Alana, I'd encourage you all to stop in and introduce yourself to her if you are near the Branch.

Here is to an exiting year before us!



Duane Damman Williams
Chairman

Manager's report

For year ending 30 June 2021

Dear Shareholders

In October this year, I was successful in being appointed Branch Manager for the Varsity Lakes Community Bank. I would like to thank the Board for their vote of confidence in allowing me this opportunity. Having started out with Bendigo & Adelaide Bank as a school-based trainee, I come with 14 years of banking experience, including leading teams and contributing to the success of some of our other Community bank branches across the Gold Coast. I bring to our team extensive knowledge in Consumer and Small Business Finance and passion for helping to deliver good community outcomes.

It is with pleasure that I present the Manager's report for Varsity Lakes Financial Services Limited for the 2020/21 Financial Year. This past financial year has been one of business and market change and I'd like to thank my predecessor Adam Robson, for being a great contributor to the Branch's success during this time. Adam has gone on to pursue other opportunities outside of the Bank and we wish him all the very best in his future endeavours.

As a community we have faced another year of uncertainty especially around the COVID-19 pandemic. As a business, we have seen historically low interest rates sustained and unprecedented market activity with record sales recorded in our local area. This has generated plenty of interest in lending opportunities but also created an increase in discharging of loans from the bank as borrowing customers choose to take advantage of the soaring property prices and realise on their residential investment holdings. Even through an extremely competitive and challenging market, I am pleased to advise Varsity Lakes Community Bank has produced another pleasing result with further growth to our branch footings.

	FY2021	FY2020	Movement
Loan Approvals	\$21,586,000	\$14,220,000	(+) \$7,366,000
Loan Settlements	\$18,386,000	\$14,096,000	(+) \$4,290,000
Discharges	\$13,415,000	\$4,442,000	(+) \$8,973,000
Represented by:			
Loans	\$57,400,000	\$55,400,000	(+) \$2,000,000
Deposits	\$43,100,000	\$27,000,000	(+) \$16,100,000
Other Business	\$3,200,000	\$1,400,000	(+) \$1,800,000
Closing Footings	\$103,600,000	\$83,800,000	(+) \$19,800,000

Manager's report (continued)

The branch achieved \$14.1 million in growth across all business segments. This continued growth has allowed the Varsity Lakes Community Bank to re-invest back into the local community by way of donations and sponsorships to worthy organisations and initiatives such as the supply of school starter packs to children in need, along with the collaboration of key local events aimed at helping out local businesses and community prosper.

Our goal for the coming year is to increase our customer and community engagement by expanding our footprint whilst making it easier and more convenient for customers to do business with us. To deliver on this targeted approach, a strategic decision focusing on acquisition & growth saw the appointment of Mobile Relationship Manager, Jessie Stefanatos commence in our team in March 2021.

We are all looking forward to the year ahead with optimism and to the opportunities that will present. We are confident that we will achieve solid financial results, which in turn, will benefit our communities, shareholders and staff.

Finally, I would personally like to thank the Board of Directors who volunteer their time to support and advocate our Community Bank whilst continuing to build community connections to collaborate with. To our shareholders and customers, we thank you for simply banking with us. Being your bank of choice enables us to make great things happen in our community and isn't that a wonderful feeling!



Alana Baulch
Branch Manager

Varsity Lakes Financial Services Limited

Directors' report

The directors present their report together with the financial statements of the company for the financial year ended 30 June 2021.

Directors

The directors of the company who held office during the financial year and to the date of this report are

Duane Damman Williams

Chairman

Occupation: Lawyer

Qualifications, experience and expertise: Partner at MBA Lawyers. Practising for over 16 years. Admitted to the QLD Supreme Court and High Court of Australia.

Special responsibilities: Chair

Interest in shares: nil share interest held

Wayne McArthur Clinton

Secretary

Occupation: Retired

Qualifications, experience and expertise: BSc (Monash 1975), BD hons (MCD 1980), Voc Grad Diploma Community Services Management 2012. Wayne is Former President, Gold Coast Community Care Association Inc. and has a long history in Church organisations, School Chaplaincy committees, etc. Wayne is currently employed as Manager of a not-for-profit government funded disability support service which requires oversight of quality systems, legislative compliance, financial management, HR management, etc. Founding Director of Varsity Lakes Financial Services Limited.

Special responsibilities: Company Secretary

Interest in shares: 4,501 ordinary shares

Valentina Nenadic

Non-executive director

Occupation: Director Gold Coast Property Sales

Qualifications, experience and expertise: Have been involved through all his real estate career with supporting the community - P & C member at Herrimac Primary and Varsity College, supported and volunteered at QLD flood recovery. Daniel Hortcombe Foundation, Cancer Council awareness, harcarts foundation, Movember.

Special responsibilities: Nil

Interest in shares: nil share interest held

Benjamin John Gordon Johnson

Non-executive director

Occupation: Chartered Accountant

Qualifications, experience and expertise: Ben has 15 years experience as an accountant. He holds a Bachelor of Commerce, Chartered Accountant, Fellow Tax Institute of Australia and Diploma of Financial Planning.

Special responsibilities: Nil

Interest in shares: nil share interest held

Ian Richard Verrico

Non-executive director

Occupation: Business Consultant

Qualifications, experience and expertise: Ian has experience in sales and marketing, customer service, franchising, Real estate education, is involved with local church administration and activities.

Special responsibilities: Marketing Committee

Interest in shares: nil share interest held

Varsity Lakes Financial Services Limited

Directors' Report

Directors (continued)

Jason Peter Kenneth Allender

Non-executive director

Occupation: Business Advice

Qualifications, experience and expertise: Jason has experience in both marketing and business advice.

Special responsibilities: Marketing Committee

Interest in shares: nil share interest held

Stephen John Simpson

Treasurer

Occupation: Retired

Qualifications, experience and expertise: Former Regional Manager for Gold Coast, Bendigo Bank (retired Jan 2020). Extensive career in Banking and Finance, including Corporate, Business and Retail Banking in Australia, Fiji and the UAE (ANZ and Bendigo Bank). Currently a Director and Deputy Chair of Varsity Lakes Community Limited. Former member of Regional Development Australia Gold Coast Committee. Former Director of Silver Body Corporate Financial Services Pty Ltd.

Special responsibilities: Nil

Interest in shares: 4,000 ordinary shares

Directors were in office for this entire year unless otherwise stated.

No directors have material interest in contracts or proposed contracts with the company.

Company Secretary

The company secretary is Wayne Clinton. Wayne was appointed to the position of secretary on 22 April 2009.

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 these activities during the financial year.

Operating results

The profit of the company for the financial year after provision for income tax was:

Year ended 30 June 2021	Year ended 30 June 2020
\$	\$
110,141	100,188

Directors' interests

	Fully paid ordinary shares		
	Balance at start of the year	Changes during the year	Balance at end of the year
Duane Damman Williams	-	-	-
Wayne McArthur Clinton	4,501	-	4,501
Valentina Nenadic	-	-	-
Benjamin John Gordon Johnson	-	-	-
Ian Richard Verrico	-	-	-
Jason Peter Kenneth Allender	-	-	-
Stephen John Simpson	4,000	-	4,000

Varsity Lakes Financial Services Limited

Directors' Report

Dividends

No dividends were declared or paid for the previous financial year and the directors recommend that no dividend be paid in the current financial year.

Significant changes in the state of affairs

Since January 2020, COVID-19 has developed and spread globally. In response, the Commonwealth and State Government introduced a range of social isolation measures to limit the spread of the virus. Such measures have been revised, as appropriate, based on case numbers and the level of community transmission. Whilst there has been no significant changes on the company's financial performance so far, uncertainty remains on the future impact of COVID-19 to the company's operations.

In the opinion of the directors there were no other significant changes in the state of affairs of the company that occurred during the financial year under review not otherwise disclosed in this report or the financial statements.

Events since the end of the financial year

There are no other matters or circumstances that have arisen since the end of the financial year that have significantly affected or may significantly affect the operations of the company the results of those operations or the state of affairs of the company, in future years.

Likely developments

The company will continue its policy of facilitating banking services to the community.

Environmental regulation

The company is not subject to any significant environmental regulation.

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 27 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.

Indemnification and insurance of directors and officers

The company has indemnified all directors and the manager in respect of liabilities to other persons (other than the company or related body corporate) that may arise from their position as directors or manager 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. The company has not provided any insurance for an auditor of the company or a related body corporate.

Varsity Lakes Financial Services Limited

Directors' Report

Directors' meetings

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

<i>E</i> - eligible to attend <i>A</i> - number attended	Board Meetings	
	<u>E</u>	<u>A</u>
Duane Damman Williams	9	9
Wayne McArthur Clinton	9	8
Valentina Nenadic	9	5
Benjamin John Gordon Johnson	9	7
Ian Richard Verrico	9	7
Jason Peter Kenneth Allender	9	7
Stephen John Simpson	9	8

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*.

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 26 to the accounts.

The board of directors 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; and
- none of the services 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 on page 5.

Signed in accordance with a resolution of the directors at Varsity Lakes, Queensland.

Duane Williams

Duane Damman Williams, Chair

Dated this 30th day of September 2021

Auditor's independence declaration



61 Bull Street
Bendigo VIC 3550
afs@ahfbendigo.com.au
03 5443 0344

Independent auditor's independence declaration under section 307C of the Corporations Act 2001 to the Directors of Varsity Lakes Financial Services Limited

As lead auditor for the audit of Varsity Lakes Financial Services Limited for the year ended 30 June 2021, 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.

A handwritten signature in black ink, appearing to read 'Andrew Frewin Stewart'.

Andrew Frewin Stewart
61 Bull Street, Bendigo, Vic, 3550
Dated: 30 September 2021

A handwritten signature in black ink, appearing to read 'Adrian Downing'.

Adrian Downing
Lead Auditor



Financial statements

Statement of Profit or Loss and Other Comprehensive Income for the year ended 30 June 2021

	Notes	2021 \$	2020 \$
Revenue from contracts with customers	9	1,119,147	930,610
Other revenue	10	17,842	30,731
Finance income	11	3,066	10,185
Employee benefit expenses	12c)	(602,900)	(515,103)
Charitable donations, sponsorship, advertising and promotion		(117,081)	(69,259)
Occupancy and associated costs		(24,603)	(22,825)
Systems costs		(22,418)	(20,044)
Depreciation and amortisation expense	12a)	(123,780)	(91,607)
Finance costs	12b)	(23,370)	(25,499)
General administration expenses		(130,976)	(113,041)
Profit before income tax expense		94,927	114,148
Income tax expense	13a)	(29,874)	(28,113)
Profit after income tax expense		65,053	86,035
Total comprehensive income for the year attributable to the ordinary shareholders of the company:		65,053	86,035
Earnings per share		¢	¢
- Basic and diluted earnings per share:	32a)	10.84	14.34

The accompanying notes form part of these financial statements

Financial statements

Statement of Profit or Loss and Other Comprehensive Income for the year ended 30 June 2021

	Notes	2021 \$	2020 \$
	8	641,889	575,939
Revenue from contracts with customers			
Other revenue	9	30,833	35,625
Finance income	10	787	-
Employee benefit expenses	11c)	(347,452)	(303,020)
Charitable donations, sponsorship, advertising and promotion		(12,041)	(5,490)
Occupancy and associated costs		(8,706)	(6,849)
Systems costs		(18,374)	(17,523)
Depreciation and amortisation expense	11a)	(54,051)	(53,331)
Finance costs	11b)	(14,426)	(15,634)
General administration expenses		(68,571)	(66,735)
Profit before income tax expense		149,888	142,982
Income tax expense	12a)	(39,747)	(42,794)
Profit after income tax expense		110,141	100,188
Total comprehensive income for the year attributable to the ordinary shareholders of the company:		110,141	100,188
Earnings per share		¢	¢
- Basic and diluted earnings per share:	28a)	17.72	16.11

The accompanying notes form part of these financial statements

Varsity Lakes Financial Services Limited
Statement of Financial Position
as at 30 June 2021

	Notes	2021 \$	2020 \$
ASSETS			
Current assets			
Cash and cash equivalents	13	333,607	183,041
Trade and other receivables	14a)	19,555	34,807
Total current assets		353,162	217,848
Non-current assets			
Property, plant and equipment	15a)	113,677	120,241
Right-of-use assets	16a)	253,035	259,080
Intangible assets	17a)	29,619	42,803
Deferred tax asset	18a)	17,879	57,625
Total non-current assets		414,210	479,749
Total assets		767,372	697,597
LIABILITIES			
Current liabilities			
Trade and other payables	19a)	17,221	38,092
Lease liabilities	20a)	46,677	34,731
Total current liabilities		63,898	72,823
Non-current liabilities			
Trade and other payables	19b)	15,228	30,456
Lease liabilities	20b)	237,451	254,493
Provisions	21a)	17,749	16,920
Total non-current liabilities		270,428	301,869
Total liabilities		334,326	374,692
Net assets		433,046	322,905
EQUITY			
Issued capital	22a)	597,884	597,884
Accumulated losses	23	(164,838)	(274,979)
Total equity		433,046	322,905

The accompanying notes form part of these financial statements

Varsity Lakes Financial Services Limited
Statement of Changes in Equity
for the year ended 30 June 2021

	Issued capital \$	Accumulated losses \$	Total equity \$
Balance at 1 July 2019	597,884	(375,167)	222,717
Total comprehensive income for the year	-	100,188	100,188
Balance at 30 June 2020	597,884	(274,979)	322,905
Balance at 1 July 2020	597,884	(274,979)	322,905
Total comprehensive income for the year	-	110,141	110,141
Balance at 30 June 2021	597,884	(164,838)	433,046

The accompanying notes form part of these financial statements

Varsity Lakes Financial Services Limited
Statement of Cash Flows
for the year ended 30 June 2021

	Notes	2021 \$	2020 \$
Cash flows from operating activities			
Receipts from customers		755,247	650,576
Payments to suppliers and employees		(537,573)	(435,604)
Interest received		787	-
Interest paid		(347)	-
Lease payments (interest component)	11b)	(13,250)	(14,844)
Lease payments not included in the measurement of lease liabilities	11d)	(7,099)	(5,787)
Net cash provided by operating activities	24	197,765	194,341
Cash flows from investing activities			
Payments for property, plant and equipment		-	(5,444)
Payments for intangible assets		(13,844)	(13,844)
Payments for right-of-use assets		(28,259)	-
Net cash used in investing activities		(42,103)	(19,288)
Cash flows from financing activities			
Proceeds from lease liabilities		31,380	-
Lease payments (principal component)		(36,476)	(32,963)
Net cash used in financing activities		(5,096)	(32,963)
Net cash increase in cash held		150,566	142,090
Cash and cash equivalents at the beginning of the financial year		183,041	40,951
Cash and cash equivalents at the end of the financial year	13	333,607	183,041

The accompanying notes form part of these financial statements

Varsity Lakes Financial Services Limited

Notes to the Financial Statements

for the year ended 30 June 2021

Note 1 Reporting entity

This is the financial report for Varsity Lakes Financial Services Limited (the company). The company is a for profit entity limited by shares, and incorporated and domiciled in Australia. The registered office and principal place of business is:

Registered Office	Principal Place of Business
Altias Pty Ltd, 12/11 Karp Court BUNDALL QLD 4217	Shop 7/195 Varsity Parade VARSITY LAKES QLD 4227

Further information on the nature of the operations and principal activity of the company is provided in the directors' report. Information on the company's related party relationships is provided in Note 27.

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. The financial report is presented in Australian dollars and all values are rounded to the nearest dollar, unless otherwise stated.

These financial statements for the year ended 30 June 2021 were authorised for issue in accordance with a resolution of the directors on 30 September 2021.

Note 3 Changes in accounting policies, standards and interpretations

There are a number of amendments to accounting standards issued by the AASB that became mandatorily effective for accounting periods beginning on or after 1 July 2020, and are therefore relevant for the current financial year. The amendments did not have any impact on the amounts recognised in prior periods and are not expected to significantly affect the current or future periods.

Note 4 Summary of significant accounting policies

The company has consistently applied the following accounting policies to all periods presented in these financial statements.

a) 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. Under AASB 15 *Revenue from Contracts with Customers* (AASB 15), revenue recognition for the company's revenue stream is as follows:

Varsity Lakes Financial Services Limited

Notes to the Financial Statements

for the year ended 30 June 2021

Note 4 Summary of significant accounting policies (continued)

a) Revenue from contracts with customers (continued)

<u>Revenue</u>	<u>Includes</u>	<u>Performance obligation</u>	<u>Timing of recognition</u>
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 Goods and Services Tax (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 – 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. It may also be affected by other factors, such as economic and local conditions, for example, interest rates.

Margin

Margin 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 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

Commission revenue is in the form of commission generated for products and services sold. This commission is recognised at a point in time which reflects when the company has fulfilled its performance obligation.

The company receives trailing commission for products and services sold. Ongoing trailing commission payments are recognised on receipt as there is insufficient detail readily available to estimate the most likely amount of income without a high probability of significant reversal in a subsequent reporting period. The receipt of ongoing trailing commission income is outside the control of the company, and is a significant judgement area.

Fee income

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

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.

Varsity Lakes Financial Services Limited

Notes to the Financial Statements

for the year ended 30 June 2021

Note 4 Summary of significant accounting policies (*continued*)

a) Revenue from contracts with customers (*continued*)

Ability to change financial return (continued)

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.

b) Other revenue

The company's activities include the generation of income from sources other than the core products under the franchise agreement. Revenue is recognised to the extent that it is probable that the economic benefits will flow to the company and can be reliably measured.

<u>Revenue</u>	<u>Revenue recognition policy</u>
Discretionary financial contributions (also "Market Development Fund" or "MDF" income)	MDF income is recognised when the right to receive the payment is established. MDF income is discretionary and provided and receivable at month-end and paid within 14 days after month-end.
Other income	All other revenues that did not contain contracts with customers are recognised as goods and services are provided.

All revenue is stated net of the amount of Goods and Services Tax (GST).

Discretionary financial contributions

In addition to margin, commission and fee income, and separate from the franchise agreement, Bendigo Bank has also made MDF payments to the company.

The amount has been based on the volume of business attributed to a branch. The purpose of the discretionary payments is to assist with local market development activities, including community sponsorships and grants. It is for the board to decide how to use the MDF.

The payments from Bendigo Bank are discretionary and may change the amount or stop making them at any time. The company retains control over the funds, the funds are not refundable to Bendigo Bank.

c) Economic dependency - Bendigo Bank

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.

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.

Varsity Lakes Financial Services Limited

Notes to the Financial Statements

for the year ended 30 June 2021

Note 4 Summary of significant accounting policies (*continued*)

c) Economic dependency - Bendigo Bank (*continued*)

The credit risk (i.e. the risk that a customer will not make repayments) is for the relevant Bendigo Bank entity 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.

d) Employee benefits

Bendigo Bank second employees to work for the company. Bendigo Bank charges the cost of these employees through the monthly profit share arrangement. The company recognises these expenses when recording the monthly invoice. No annual leave or long service leave liabilities are recognised for the company as these are Bendigo Bank employees.

e) Taxes

Income tax expense comprises current and deferred tax. It is recognised in profit or loss except to the extent that it relates to items recognised directly in equity or other comprehensive income.

Current income 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.

Deferred tax

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes.

Deferred tax assets are recognised for all deductible temporary differences, carried-forward tax losses, and unused tax credits to the extent that it is probable that future taxable profits will be available against which they can be used.

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.

Deferred tax is measured at the rates that are expected to be applied to temporary differences when they reverse, using tax rates enacted or substantively enacted at the reporting date, and reflects uncertainty related to income taxes, if any.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax and when the balances relate to taxes levied by the same taxation authority and the entity intends to settle its tax assets and liabilities on a net basis.

Goods and Services Tax

Revenues, expenses and assets are recognised net of the amount of GST, except when the amount of GST incurred on a sale or purchase of assets or services is not payable to or recoverable from the taxation authority. In these circumstances, the GST is recognised as part of the cost of acquisition of the asset or as part of the revenue or expense item.

Varsity Lakes Financial Services Limited

Notes to the Financial Statements

for the year ended 30 June 2021

Note 4 Summary of significant accounting policies (continued)

e) Taxes (continued)

Goods and Services Tax (continued)

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the taxation authority is included as part of receivables or payables in the statement of financial position. Commitments and contingencies are disclosed net of the amount of GST recoverable from, or payable to, the taxation authority.

Cash flows are included in the statement of cash flows on a gross basis and the GST component of cash flows arising from investing and financing activities, which are recoverable from, or payable to, the taxation authority is classified as part of operating cash flows.

f) Cash and cash equivalents

For the purposes of the Statement of Financial Position and Statement of Cash Flows, cash and cash equivalents comprise cash on hand and deposits held with banks.

g) Property, plant and equipment

Items of property, plant and equipment are measured at cost or fair value as applicable, less accumulated depreciation. Any gain or loss on disposal of an item of property, plant and equipment is recognised in profit or loss.

Subsequent expenditure is capitalised only if it is probable that the future economic benefits associated with the expenditure will flow to the company.

Depreciation is calculated to write-off the cost of items of property, plant and equipment less their estimated residual values using straight-line or diminishing value method over their estimated useful lives, and is recognised in profit or loss.

The estimated useful lives of property, plant and equipment for the current and comparative periods are as follows:

<u>Asset class</u>	<u>Method</u>	<u>Useful life</u>
Leasehold improvements	Straight-line and diminishing value	5 to 40 years
Plant and equipment	Diminishing value	3 to 40 years
Motor vehicles	Diminishing value	5 years

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

h) 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.

The franchise fees paid by the company 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:

<u>Asset class</u>	<u>Method</u>	<u>Useful life</u>
Franchise establishment fee	Straight-line	Over the franchise term (5 years)
Franchise renewal process fee	Straight-line	Over the franchise term (5 years)

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

Varsity Lakes Financial Services Limited

Notes to the Financial Statements

for the year ended 30 June 2021

Note 4 Summary of significant accounting policies (*continued*)

i) Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. The company's financial instruments include trade and other debtors and creditors, cash and cash equivalents, lease liabilities and finance leases.

Trade receivables are initially recognised at the transaction price when they originated. All other financial assets and financial liabilities are initially measured at fair value plus, transaction costs (where applicable) when the company becomes a party to the contractual provisions of the instrument. These assets and liabilities are subsequently measured at amortised cost using the effective interest method.

Financial assets are derecognised where the contractual rights to receipt of cash flows expires or the rights are transferred to another party whereby the entity no longer has any significant continuing involvement in the risks and rewards associated with the asset. Financial liabilities are derecognised when its contractual obligations are discharged, cancelled, or expire. Any gain or loss on derecognition is recognised in profit or loss.

Financial assets and financial liabilities are offset and the net amount presented in the statement of financial position when, and only when, the company currently has a legally enforceable right to set off the amounts and intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

j) Impairment

Non-derivative financial assets

Expected credit losses (ECL) are the probability-weighted estimate of credit losses over the expected life of a financial instrument. A credit loss is the difference between all contractual cash flows that are due and all cash flows expected to be received. At each reporting date, the entity recognises the movement in the ECL (if any) as an impairment gain or loss in the statement of profit or loss and other comprehensive income.

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. Due to the reliance on Bendigo Bank 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 also performed a historical assessment of receivables from Bendigo Bank and found no instances of default. As a result no ECL has been made in relation to trade receivables as at 30 June 2021.

Non-financial assets

At each reporting date, the company reviews the carrying amounts of its tangible and intangible assets that have an indefinite useful life 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 the impairment loss (if any).

If the recoverable amount of an asset (or cash-generating unit) 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.

k) Issued capital

Ordinary shares are recognised at the fair value of the consideration received by the company. Any transaction costs arising on the issue of ordinary shares are recognised directly in equity as a reduction of the share proceeds received.

l) Provisions

Provisions are recognised when the economic entity has a legal, equitable or constructive obligation to make a future sacrifice of economic benefits to other entities as a result of past transactions or other past events, it is probable that a future sacrifice of economic benefits will be required and a reliable estimate can be made of the amount of the obligation.

Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessment of the time value of money and the risks specific to the liability. The unwinding of the discount is recognised as a finance cost.

Varsity Lakes Financial Services Limited

Notes to the Financial Statements

for the year ended 30 June 2021

Note 4 Summary of significant accounting policies (*continued*)

m) Leases

At inception of a contract, the company assesses whether a contract contains or is a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration and obtain substantially all the economic benefits from the use of that asset.

As a lessee

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the company's incremental borrowing rate.

The company determines its incremental borrowing rate by obtaining interest rates from funding sources and where necessary makes certain adjustments to reflect the terms of the lease and type of asset leased.

Lease payments included in the measurement of the lease liability comprise fixed or variable lease payments that depend on an index or rate and lease payments in a renewal option if the company is reasonably certain to exercise that option. For leases of property the company has elected not to separate lease and non-lease components when calculating the lease liability.

The lease liability is remeasured when there is a change in future lease payments arising from a change in an index or rate, if the company changes its assessment of whether it will exercise an extension option or if there is a revised in-substance fixed lease payment.

The company assesses at the lease commencement date whether it is reasonably certain to exercise extension options. The company reassesses whether it is reasonably certain to exercise the options if there is a significant event or significant change in circumstances within its control.

Where the company is a lessee for the premises to conduct its business, extension options are included in the lease term except when the company is reasonably certain not to 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 demised leased premises.

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

The right-of-use asset is 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.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the end of the lease term. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain remeasurements of the lease liability.

Short-term leases and leases of low-value assets

The company has elected not to recognise right-of-use assets and lease liabilities for leases of short-term leases and low-value assets, including IT equipment. The company recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

A short-term lease is a lease that, at commencement date, has a lease term of 12 months or less.

Note 5 Significant accounting judgements, estimates, and assumptions

In preparing these financial statements, management has made judgements and estimates that affect the application of the company's accounting policies and the reported amounts of assets, liabilities, income, and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to estimates are recognised prospectively.

Varsity Lakes Financial Services Limited

Notes to the Financial Statements

for the year ended 30 June 2021

Note 5 Significant accounting judgements, estimates, and assumptions *(continued)*

a) Judgements

Information about judgements made in applying accounting policies that have the most significant effects on the amounts recognised in the financial statements is included in the following notes:

<u>Note</u>	<u>Judgement</u>
- Note 20 - leases:	
a) control	a) whether a contract is or contains a lease at inception by assessing whether the company has the right to control the use of the identified asset for a period of time in exchange for consideration and obtain substantially all the economic benefits from the use of that asset;
b) lease term	b) whether the company is reasonably certain to exercise extension options, termination periods, and purchase options;
c) discount rates	c) judgement is required to determine the discount rate, where the discount rate is the company's incremental borrowing rate if the rate implicit in the lease cannot be readily determined. The incremental borrowing rate is determined with reference to factors specific to the company and underlying asset including the amount, the lease term, economic environment and other relevant factors.

b) Assumptions and estimation uncertainties

Information about assumptions and estimation uncertainties at 30 June 2021 that have a significant risk of resulting in a material adjustment to the carrying amounts of assets and liabilities in the next financial year is included in the following notes:

<u>Note</u>	<u>Assumptions</u>
- Note 18 - recognition of deferred tax assets	availability of future taxable profit against which deductible temporary differences and carried-forward tax losses can be utilised;
- Note 15 - estimation of useful lives of assets	key assumptions on historical experience and the condition of the asset;
- Note 21 - make-good provision	key assumptions on future cost estimates in restoring the leased premises in accordance with the lease agreement.

Note 6 Financial risk management

The company has exposure to credit, liquidity and market risk arising from financial instruments. The company's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the company. The company does not use derivative instruments.

Risk management is carried out directly by the board of directors.

a) Credit risk

Credit risk is the risk of financial loss to the company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the company's receivables from customers.

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 of the bank.

b) Liquidity risk

Liquidity risk is the risk that the company will encounter difficulty in meeting the obligations associated with its financial liabilities. 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.

Varsity Lakes Financial Services Limited

Notes to the Financial Statements

for the year ended 30 June 2021

Note 6 Financial risk management (continued)

b) Liquidity risk (continued)

Exposure to liquidity risk

The following are the remaining contractual maturities of financial liabilities. The contractual cash flows amounts are gross and undiscounted.

30 June 2021

<u>Non-derivative financial liability</u>	<u>Carrying amount</u>	<u>Not later than 12 months</u>	<u>Contractual cash flows</u>	
			<u>Between 12 months and five years</u>	<u>Greater than five years</u>
Lease liabilities	284,128	58,796	184,031	87,879
Trade and other payables	32,449	17,221	15,228	-
	<u>316,577</u>	<u>76,017</u>	<u>199,259</u>	<u>87,879</u>

30 June 2020

<u>Non-derivative financial liability</u>	<u>Carrying amount</u>	<u>Not later than 12 months</u>	<u>Contractual cash flows</u>	
			<u>Between 12 months and five years</u>	<u>Greater than five years</u>
Lease liabilities	289,224	47,912	171,433	128,439
Trade and other payables	68,548	38,092	30,456	-
	<u>357,772</u>	<u>86,004</u>	<u>201,889</u>	<u>128,439</u>

c) Market risk

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. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

The company has no exposure to any transactions denominated in a currency other than Australian dollars.

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.

Cash flow and fair value interest rate risk

Interest-bearing assets and liabilities are held with Bendigo Bank and subject to movements in market interest. Interest-rate risk could also arise from long-term borrowings. Borrowings issued at variable rates expose the company to cash flow interest-rate

The company held cash and cash equivalents of \$333,607 at 30 June 2021 (2020: \$183,041). The cash and cash equivalents are held with Bendigo Bank, which are rated BBB+ on Standard & Poor's credit ratings.

Varsity Lakes Financial Services Limited

Notes to the Financial Statements

for the year ended 30 June 2021

Note 7 Capital management

The board's policy is to maintain a strong capital base so as to sustain future development of the company. The board of directors 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:

- (a) 20% of the profit or funds of the company otherwise available for distribution to shareholders in that 12 month period; and
- (b) 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 year ended 30 June 2021 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 8 Revenue from contracts with customers

	2021 \$	2020 \$
- Margin income	565,688	501,446
- Fee income	29,861	29,729
- Commission income	46,340	44,764
	<u>641,889</u>	<u>575,939</u>

Note 9 Other revenue

	2021 \$	2020 \$
- Market development fund income	<u>30,833</u>	<u>35,625</u>

Note 10 Finance income

	2021 \$	2020 \$
- Term deposits	<u>787</u>	<u>-</u>

Note 11 Expenses

a) Depreciation and amortisation expense	2021 \$	2020 \$
<i>Depreciation of non-current assets:</i>		
- Leasehold improvements	5,172	4,821
- Plant and equipment	1,392	1,501
	<u>6,564</u>	<u>6,322</u>

Varsity Lakes Financial Services Limited
Notes to the Financial Statements
for the year ended 30 June 2021

Note 11 Expenses (continued)

a) Depreciation and amortisation expense (continued)	2021	2020
	\$	\$
<i>Depreciation of right-of-use assets</i>		
- Leased land and buildings	29,706	29,706
- Leased motor vehicles	4,597	4,120
	<u>34,303</u>	<u>33,826</u>
<i>Amortisation of intangible assets:</i>		
- Franchise fee	2,197	2,197
- Franchise renewal process fee	10,987	10,986
	<u>13,184</u>	<u>13,183</u>
Total depreciation and amortisation expense	<u>54,051</u>	<u>53,331</u>
b) Finance costs		
- MV lease interest expense	876	1,035
- Lease interest expense	12,499	13,809
- Unwinding of make-good provision	829	790
- Other	222	-
	<u>14,426</u>	<u>15,634</u>
Finance costs are recognised as expenses when incurred using the effective interest rate.		
c) Employee benefit expenses		
Wages and salaries	275,248	235,610
Non-cash benefits	-	17
Contributions to defined contribution plans	27,610	22,631
Expenses related to long service leave	5,484	9,230
Other expenses	39,110	35,532
	<u>347,452</u>	<u>303,020</u>
d) Recognition exemption		
The company pays for the right to use information technology equipment. The underlying assets have been assessed as low value and exempted from recognition under AASB 16 accounting. Expenses relating to low-value exempt leases are included in system costs expenses.		
	2021	2020
	\$	\$
Expenses relating to low-value leases	<u>7,099</u>	<u>5,787</u>

Varsity Lakes Financial Services Limited
Notes to the Financial Statements
for the year ended 30 June 2021

Note 12 Income tax expense

a) Amounts recognised in profit or loss	2021 \$	2020 \$
<i>Current tax expense/(credit)</i>		
- Recoupment of prior year tax losses	34,063	41,710
- Movement in deferred tax	4,969	(14,413)
- Adjustment to deferred tax on AASB 16 retrospective application	-	12,172
- Reduction in company tax rate	715	3,325
	<u>39,747</u>	<u>42,794</u>
b) <i>Prima facie</i> income tax reconciliation		
Operating profit before taxation	149,888	142,982
Prima facie tax on loss from ordinary activities at 26% (2020: 27.5%)	38,971	39,320
Tax effect of:		
- Non-deductible expenses	61	149
- Temporary differences	(4,969)	2,241
- Movement in deferred tax	4,969	(14,413)
- Leases initial recognition	-	12,172
- Adjustment to deferred tax to reflect reduction of tax rate in future periods	715	3,325
	<u>39,747</u>	<u>42,794</u>

Note 13 Cash and cash equivalents

	2021 \$	2020 \$
- Cash at bank and on hand	182,820	33,041
- Term deposits	150,787	150,000
	<u>333,607</u>	<u>183,041</u>

Note 14 Trade and other receivables

a) Current assets	2021 \$	2020 \$
Trade receivables	14,664	29,916
Prepayments	4,891	4,891
	<u>19,555</u>	<u>34,807</u>

Note 15 Property, plant and equipment

a) Carrying amounts	2021 \$	2020 \$
<i>Leasehold improvements</i>		
At cost	150,880	150,880
Less: accumulated depreciation	(62,459)	(57,287)
	<u>88,421</u>	<u>93,593</u>

Varsity Lakes Financial Services Limited
Notes to the Financial Statements
for the year ended 30 June 2021

Note 15 Property, plant and equipment (continued)

a) Carrying amounts (continued)	Note	2021 \$	2020 \$
<i>Plant and equipment</i>			
At cost		59,022	59,022
Less: accumulated depreciation		(33,766)	(32,374)
		<u>25,256</u>	<u>26,648</u>
Total written down amount		<u>113,677</u>	<u>120,241</u>
b) Reconciliation of carrying amounts			
<i>Leasehold improvements</i>			
Carrying amount at beginning		93,593	92,970
Additions		-	5,444
Depreciation		(5,172)	(4,821)
		<u>88,421</u>	<u>93,593</u>
<i>Plant and equipment</i>			
Carrying amount at beginning		26,648	28,149
Additions		-	-
Depreciation		(1,392)	(1,501)
		<u>25,256</u>	<u>26,648</u>
<i>Motor vehicles</i>			
Carrying amount at beginning		-	20,598
Lease asset transferred out - at cost	16b)	-	(24,082)
Lease asset transferred out - accumulated depreciation	16b)	-	3,484
		<u>-</u>	<u>-</u>
Total written down amount		<u>113,677</u>	<u>120,241</u>

Following the adoption of AASB 16 in the previous financial year, the company now groups its leased assets previously recognised in 'property, plant and equipment' in 'right-of-use assets'.

c) Changes in estimates

During the financial year, the company assessed estimates used for property, plant and equipment including useful lives, residual values, and depreciation methods. There were no changes in estimates for the current reporting period.

Note 16 Right-of-use assets

a) Carrying amounts	2021 \$	2020 \$
<i>Leased land and buildings</i>		
At cost	445,595	445,595
Less: accumulated depreciation	(232,699)	(202,993)
	<u>212,896</u>	<u>242,602</u>

Varsity Lakes Financial Services Limited
Notes to the Financial Statements
for the year ended 30 June 2021

Note 16 Right-of-use assets (continued)

a) Carrying amounts (continued)	Note	2021 \$	2020 \$
<i>Leased motor vehicles</i>			
At cost		52,340	24,082
Less: accumulated depreciation		(12,201)	(7,604)
		<u>40,139</u>	<u>16,478</u>
Total written down amount		<u>253,035</u>	<u>259,080</u>
b) Reconciliation of carrying amounts			
<i>Leased land and buildings</i>			
Carrying amount at beginning		242,602	-
Initial recognition on transition		-	445,595
Accumulated depreciation on adoption		-	(173,287)
Depreciation		(29,706)	(29,706)
		<u>212,896</u>	<u>242,602</u>
<i>Leased motor vehicles</i>			
Carrying amount at beginning		16,478	-
Lease asset transferred in - at cost	15b)	-	24,082
Lease asset transferred in - accumulated depreciation	15b)	-	(3,484)
Additional right-of-use assets recognised		28,258	-
Depreciation		(4,597)	(4,120)
		<u>40,139</u>	<u>16,478</u>
Total written down amount		<u>253,035</u>	<u>259,080</u>

Note 17 Intangible assets

a) Carrying amounts		2021 \$	2020 \$
<i>Franchise fee</i>			
At cost		32,440	32,440
Less: accumulated amortisation		(27,495)	(25,298)
		<u>4,945</u>	<u>7,142</u>
<i>Franchise renewal process fee</i>			
At cost		112,192	112,192
Less: accumulated amortisation		(87,518)	(76,531)
		<u>24,674</u>	<u>35,661</u>
Total written down amount		<u>29,619</u>	<u>42,803</u>

Varsity Lakes Financial Services Limited
Notes to the Financial Statements
for the year ended 30 June 2021

Note 17 Intangible assets (continued)

b) Reconciliation of carrying amounts	2021	2020
	\$	\$
<i>Franchise fee</i>		
Carrying amount at beginning	7,142	9,339
Amortisation	(2,197)	(2,197)
	<u>4,945</u>	<u>7,142</u>
<i>Franchise renewal process fee</i>		
Carrying amount at beginning	35,661	46,647
Amortisation	(10,987)	(10,986)
	<u>24,674</u>	<u>35,661</u>
Total written down amount	<u>29,619</u>	<u>42,803</u>

c) Changes in estimates

During the financial year, the company assessed estimates used for intangible assets including useful lives, residual values, and amortisation methods. There were no changes in estimates for the current reporting period.

Note 18 Tax assets and liabilities

a) Deferred tax	2021	2020
	\$	\$
<i>Deferred tax assets</i>		
- expense accruals	775	1,274
- make-good provision	4,437	4,399
- lease liability	61,407	71,159
- carried-forward tax losses	24,639	59,687
Total deferred tax assets	<u>91,258</u>	<u>136,519</u>
<i>Deferred tax liabilities</i>		
- property, plant and equipment	20,155	15,817
- right-of-use assets	53,224	63,077
Total deferred tax liabilities	<u>73,379</u>	<u>78,894</u>
Net deferred tax assets (liabilities)	<u>17,879</u>	<u>57,625</u>
Movement in deferred tax charged to Statement of Profit or Loss and Other Comprehensive Income	<u>(39,746)</u>	<u>(42,794)</u>
Movement in deferred tax charged to Statement of Changes in Equity	<u>-</u>	<u>12,172</u>

Varsity Lakes Financial Services Limited

Notes to the Financial Statements

for the year ended 30 June 2021

Note 19 Trade creditors and other payables

Where the company is liable to settle an amount within 12 months of reporting date, the liability is classified as current. All other obligations are classified as non-current.

a) Current liabilities	2021 \$	2020 \$
Other creditors and accruals	17,221	38,092
b) Non-current liabilities		
Other creditors and accruals	15,228	30,456

Note 20 Lease liabilities

Lease liabilities were measured at amounts equal to the present value of enforceable future payments of the term reasonably expected to be exercised, discounted at the appropriate incremental borrowing rate on the adoption date. The discount rate used on recognition was 4.79%.

The company has applied judgement in estimating the remaining lease term including the effects of any extension options reasonably expected to be exercised, applying hindsight where appropriate.

The company's lease portfolio includes:

- Varsity Lakes Branch The lease agreement commenced in September 2013. A 5 year renewal option was exercised in September 2018. The company has 1 x 5 year renewal option available which for AASB 16: Leases purposes they are reasonably certain to exercise. As such, the lease term end date used in the calculation of the lease liability is September 2028.
- Mazda CX-3 The lease agreement is a non-cancellable term of 4 years which commenced in October 2018. Upon the final lease payment the registered security over the motor vehicle is removed.
- Mitsubishi Eclipse The lease agreement is a non-cancellable term of 3 years which commenced in May 2021. Upon the final lease payment the registered security over the motor vehicle is removed.

a) Current lease liabilities	2021 \$	2020 \$
Property lease liabilities	40,560	40,560
Unexpired interest	(11,125)	(12,499)
	<u>29,435</u>	<u>28,061</u>
Motor vehicle lease liabilities	18,236	7,352
Unexpired interest	(994)	(682)
	<u>17,242</u>	<u>6,670</u>
	<u>46,677</u>	<u>34,731</u>

Varsity Lakes Financial Services Limited
Notes to the Financial Statements
for the year ended 30 June 2021

Note 20 Lease liabilities (continued)

b) Non-current lease liabilities	2021	2020
	\$	\$
Property lease liabilities	250,120	290,681
Unexpired interest	(33,928)	(45,053)
	<u>216,192</u>	<u>245,628</u>
Motor vehicle lease liabilities	21,790	9,191
Unexpired interest	(531)	(326)
	<u>21,259</u>	<u>8,865</u>
	<u><u>237,451</u></u>	<u><u>254,493</u></u>
c) Reconciliation of lease liabilities		
Balance at the beginning	289,224	21,747
Initial recognition on AASB 16 transition	-	300,440
Additional lease liabilities recognised	31,380	-
Lease interest expense	13,250	14,844
Lease payments - total cash outflow	(49,726)	(47,807)
	<u>284,128</u>	<u>289,224</u>
d) Maturity analysis		
- Not later than 12 months	58,796	47,912
- Between 12 months and 5 years	184,031	171,433
- Greater than 5 years	87,879	128,439
Total undiscounted lease payments	<u>330,706</u>	<u>347,784</u>
Unexpired interest	(46,578)	(58,560)
Present value of lease liabilities	<u><u>284,128</u></u>	<u><u>289,224</u></u>

Note 21 Provisions

a) Non-current liabilities	2021	2020
	\$	\$
Make-good on leased premises	<u>17,749</u>	<u>16,920</u>

In accordance with the branch lease agreement, the company must restore the leased premises to the original condition before the expiry of the lease term. The company has estimated the provision as at \$25,000 based on experience and consideration of the expected future costs to remove all fittings as well as cost to remedy any damages caused during the removal process. The lease is due to expire September 2028 at which time it is expected the face-value costs to restore the premises will fall due.

Varsity Lakes Financial Services Limited

Notes to the Financial Statements

for the year ended 30 June 2021

Note 22 Issued capital

a) Issued capital	2021		2020	
	Number	\$	Number	\$
Ordinary shares - fully paid	621,709	621,709	621,709	621,709
Less: equity raising costs	-	(23,825)	-	(23,825)
	<u>621,709</u>	<u>597,884</u>	<u>621,709</u>	<u>597,884</u>

b) 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.

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 93. As at the date of this report, the company had 102 shareholders (2020: 102 shareholders).

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

Varsity Lakes Financial Services Limited

Notes to the Financial Statements

for the year ended 30 June 2021

Note 22 Issued capital (continued)

b) Rights attached to issued capital (continued)

Prohibited shareholding interest (continued)

Where a person has a prohibited shareholding interest, the voting and dividend rights attaching to the shares in which the person (and his or her associates) have a prohibited shareholding interest, 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 23 Accumulated losses

	2021	2020
	\$	\$
Balance at beginning of reporting period	(274,979)	(343,077)
Adjustment for transition to AASB 16	-	(32,090)
Net profit after tax from ordinary activities	110,141	100,188
Balance at end of reporting period	<u>(164,838)</u>	<u>(274,979)</u>

Note 24 Reconciliation of cash flows from operating activities

	2021	2020
	\$	\$
Net profit after tax from ordinary activities	110,141	100,188
Adjustments for:		
- Depreciation	40,867	40,148
- Amortisation	13,184	13,183
Changes in assets and liabilities:		
- (Increase)/decrease in trade and other receivables	15,252	(20,530)
- (Increase)/decrease in other assets	39,747	42,793
- Increase/(decrease) in trade and other payables	(22,255)	17,769
- Increase/(decrease) in provisions	829	790
Net cash flows provided by operating activities	<u>197,765</u>	<u>194,341</u>

Varsity Lakes Financial Services Limited

Notes to the Financial Statements

for the year ended 30 June 2021

Note 25 Financial instruments

The following shows the carrying amounts for all financial instruments at amortised costs. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

	Note	2021 \$	2020 \$
Financial assets			
Cash and cash equivalents	13	182,820	33,041
Trade and other receivables	14	14,664	29,916
		<u>197,484</u>	<u>62,957</u>
Financial liabilities			
Trade and other payables	19	32,449	68,548
Lease liabilities	20	284,128	289,224
		<u>316,577</u>	<u>357,772</u>

Note 26 Auditor's remuneration

Amount received or due and receivable by the auditor of the company for the financial year.

	2021 \$	2020 \$
<i>Audit and review services</i>		
- Audit and review of financial statements	5,000	4,800
<i>Non audit services</i>		
- Taxation advice and tax compliance services	600	600
- General advisory services	3,290	3,520
- Share registry services	2,350	2,086
Total auditor's remuneration	<u>11,240</u>	<u>11,006</u>

Note 27 Related parties

a) Details of key management personnel

The directors of the company during the financial year were:

Duane Damman Williams
Wayne McArthur Clinton
Valentina Nenadic
Benjamin John Gordon Johnson
Ian Richard Verrico
Jason Peter Kenneth Allender

b) Key management personnel compensation

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.

Varsity Lakes Financial Services Limited

Notes to the Financial Statements

for the year ended 30 June 2021

Note 27 Related parties *(continued)*

c) Related party transactions

Transactions between related parties are on normal commercial terms and conditions no more favourable than those available to other parties unless otherwise stated.

<i>Transactions with related parties</i>	2021 \$	2020 \$
- Benjamin Johnson provided Varsity Lakes with Business Activity Statement Preparation, Xero subscription and ASIC services.	<u>2,835</u>	<u>2,865</u>

Note 28 Earnings per share

a) Basic and diluted earnings per share

The calculation of basic and diluted earnings per share has been based on the following profit attributable to ordinary shareholders and weighted-average number of ordinary shares outstanding.

	2021 \$	2020 \$
Profit attributable to ordinary shareholders	<u>110,141</u>	<u>100,188</u>
	Number	Number
Weighted-average number of ordinary shares	<u>621,709</u>	<u>621,709</u>
	Cents	Cents
Basic and diluted earnings per share	<u>17.72</u>	<u>16.11</u>

Note 29 Commitments

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

Note 30 Contingencies

There were no contingent liabilities or contingent assets at the date of this report to affect the financial statements.

Note 31 Subsequent events

There have been no significant events occurring after the reporting period which may affect either the company's operations or the results of those operations or the company's state of affairs.

Varsity Lakes Financial Services Limited

Directors' declaration

- (a) the financial statements and notes of the company are in accordance with the *Corporations Act 2001*, including:
 - (i) giving a true and fair view of the company's financial position as at 30 June 2021 and of its performance for the financial year ended on that date; and
 - (ii) complying with Accounting Standards, the *Corporations Regulations 2001* and other mandatory professional reporting requirements; and
- (b) 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.

Duane Williams

Duane Damman Williams, Chair

Dated this 30th day of September 2021

Independent audit report



61 Bull Street
Bendigo VIC 3550

afs@afsbendigo.com.au
03 5443 0344

Independent auditor's report to the Directors of Varsity Lakes Financial Services Limited

Report on the Audit of the Financial Report

Opinion

We have audited the financial report of Varsity Lakes Financial Services Limited's (the company), which comprises:

- Statement of financial position as at 30 June 2021
- Statement of profit or loss and other comprehensive income
- Statement of changes in equity
- Statement of cash flows
- Notes to the financial statements, including a summary of significant accounting policies
- The directors' declaration of the company.

In our opinion, the accompanying financial report of Varsity Lakes Financial Services Limited, 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 2021 and of its financial performance for the year ended on that date; and
- ii. complying with Australian Accounting Standards and the Corporations Regulations 2001.

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 company usually prepares an annual report that will include the financial statements, directors' report and declaration and our independence declaration and audit report (the financial report). The annual report may also include "other information" on the entity's operations and financial results and financial position as set out in the financial report, typically in a Chairman's report and Manager's report, and reports covering governance and shareholder matters.

The directors are responsible for the other information. The annual report is expected to be made available to us after the date of this auditor's report.

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

Our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If we identify that a material inconsistency appears to exist when we read the annual report (or become aware that the other information appears to be materially misstated), we will discuss the matter with the directors and where we believe that a material misstatement of the other information exists, we will request management to correct the other information.

Responsibilities of the Directors for the Financial Report

The directors of the company are responsible for the preparation of the financial report that it 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. Misstatement 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.

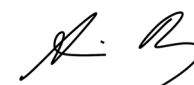
As part of an audit in accordance with the Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit 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 Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



Andrew Frewin Stewart
61 Bull Street, Bendigo, Vic, 3550
Dated: 30 September 2021



Adrian Downing
Lead Auditor

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 **Bendigo Bank**