

Annual Report 2023

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 2023

I am pleased to report to you on what is the conclusion of our 15th trading year that our financial performance and our commitment to supporting our community is ever strengthening.

The year 2022 / 2023 was marked by operational challenges, ongoing global and local economic uncertainties, increasing interest rates we have not seen for many years together with ever increasing cost of living.

Despite these challenges, we have been able to achieve results that see growing community contributions and what will be a further dividend to shareholders in the 2023 / 2024 financial year.

We continue to engage with our community through events including:

- World Street Food & Entertainment Festival
- Symphony by the Lake
- Carols by the Lake
- Varsity Lakes Community Resource Centre

These events not only connect our community, it also show cases all that Varsity Lakes has to offer and helps support our local businesses after what has been a very challenging year for most.

Chair's report (continued)

Again, 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 Alana Baulch, who has moved on to a new opportunity, and welcome to Melanie Jackson who has joined us this year, and brings with her a wealth of experience.

A handwritten signature in blue ink, appearing to read 'Duane Williams', with a stylized flourish at the end.

Duane Damman Williams
Chairman

Varsity Lakes Financial Services Limited

Directors' report

30 June 2023

The directors present their report, together with the financial statements, on the company for the year ended 30 June 2023.

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: Duane Damman Williams
Title: Non-executive director
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

Name: Wayne McArthur Clinton
Title: Non-executive director
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

Name: Benjamin John Gordon Johnson
Title: Non-executive director
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

Name: Jason Peter Kenneth Allender
Title: Non-executive director
Experience and expertise: Jason has experience in both marketing and business advice.
Special responsibilities: Marketing Committee

Name: Stephen John Simpson
Title: Non-executive director
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: Treasurer

Name: Eleanor Faye Gardner
Title: Non-executive director (appointed 9 December 2022)
Experience and expertise: Eleanor has been the CEO of Varsity Lakes Community Resource Centre Inc (non-profit) since 2017. Eleanor has past experience as a Gaming Finance Supervisor at The Star Gold Coast from 2001-2018. Eleanor holds a Master of Business (Philanthropy & Nonprofit Studies), Bachelor of Social Welfare, Diploma Business (Governance) and a Cert IV Frontline Management.
Special responsibilities: Nil

Name: Ian Richard Verrico
Title: Non-executive director (resigned 28 June 2023)
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

Varsity Lakes Financial Services Limited

Directors' report

30 June 2023

Name:	Valentina Nenadic
Title:	Non-executive director (resigned 26 June 2023)
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

Company secretary

The company secretary is Wayne McArthur Clinton. Wayne was appointed to the position of company 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 this activity during the financial year.

Review of operations

The profit for the company after providing for income tax amounted to \$66,404 (30 June 2022: loss of \$36,208).

The company has seen a significant increase in its revenue during the financial year. This is a result of the Reserve Bank of Australia (RBA) increasing the cash rate by 3.25% during the financial year moving from 0.85% to 4.10% as at 30 June 2023. The increased cash rate has had a direct impact on the revenue received by the company, increasing the net interest margin income received under the revenue share arrangement the company has with Bendigo Bank.

Significant changes in the state of affairs

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

Matters subsequent to the end of the financial year

No matter or circumstance has arisen since 30 June 2023 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

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 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	
	Eligible	Attended
Duane Damman Williams	7	7
Wayne McArthur Clinton	7	7
Benjamin John Gordon Johnson	7	-
Jason Peter Kenneth Allender	7	4
Stephen John Simpson	7	5
Eleanor Faye Gardner	2	1
Ian Richard Verrico	7	6
Valentina Nenadic	7	3

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.

Varsity Lakes Financial Services Limited
Directors' report
30 June 2023

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
Duane Damman Williams	-	-	-
Wayne McArthur Clinton	4,501	-	4,501
Benjamin John Gordon Johnson	-	-	-
Jason Peter Kenneth Allender	-	-	-
Stephen John Simpson	4,000	-	4,000
Eleanor Faye Gardner	-	-	-
Ian Richard Verrico	-	-	-
Valentina Nenadic	-	-	-

Indemnity 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.

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 27 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 provided 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.

Varsity Lakes Financial Services Limited
Directors' report
30 June 2023

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

Duane Williams

Duane Damman Williams
Chairman

9 October 2023



Andrew Frewin Stewart
61 Bull Street Bendigo VIC 3550
ABN: 65 684 604 390
afs@afsbendigo.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 2023, 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', is positioned above the printed name.

Andrew Frewin Stewart
61 Bull Street, Bendigo, Vic, 3550
Dated: 9 October 2023

A handwritten signature in black ink, appearing to read 'Joshua Griffin', is positioned above the printed name.

Joshua Griffin
Lead Auditor

Varsity Lakes Financial Services Limited
Statement of profit or loss and other comprehensive income
For the year ended 30 June 2023

	Note	2023 \$	2022 \$
Revenue from contracts with customers	7	808,125	592,577
Other revenue	8	15,000	25,000
Finance revenue		-	279
Total revenue		<u>823,125</u>	<u>617,856</u>
Employee benefits expense	9	(526,917)	(474,553)
Advertising and marketing costs		(10,551)	(24,081)
Occupancy and associated costs		(9,935)	(10,255)
System costs		(14,932)	(17,841)
Depreciation and amortisation expense	9	(51,115)	(58,659)
Finance costs	9	(10,989)	(12,988)
General administration expenses		(79,822)	(61,081)
Total expenses before community contributions and income tax		<u>(704,261)</u>	<u>(659,458)</u>
Profit/(loss) before community contributions and income tax (expense)/benefit		118,864	(41,602)
Charitable donations and sponsorships expense		<u>(30,050)</u>	<u>(6,675)</u>
Profit/(loss) before income tax (expense)/benefit		88,814	(48,277)
Income tax (expense)/benefit	10	<u>(22,410)</u>	<u>12,069</u>
Profit/(loss) after income tax (expense)/benefit for the year	21	66,404	(36,208)
Other comprehensive income for the year, net of tax		<u>-</u>	<u>-</u>
Total comprehensive income for the year		<u><u>66,404</u></u>	<u><u>(36,208)</u></u>
		Cents	Cents
Basic earnings per share	29	10.68	(5.82)
Diluted earnings per share	29	10.68	(5.82)

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

Varsity Lakes Financial Services Limited
Statement of financial position
As at 30 June 2023

	Note	2023 \$	2022 \$
Assets			
Current assets			
Cash and cash equivalents	11	275,281	220,406
Trade and other receivables	12	44,796	21,669
Current tax assets	10	4,964	-
Total current assets		<u>325,041</u>	<u>242,075</u>
Non-current assets			
Property, plant and equipment	13	137,496	152,313
Right-of-use assets	14	153,482	183,189
Intangibles	15	9,844	16,435
Deferred tax assets	10	7,539	29,948
Total non-current assets		<u>308,361</u>	<u>381,885</u>
Total assets		<u>633,402</u>	<u>623,960</u>
Liabilities			
Current liabilities			
Trade and other payables	16	6,120	20,790
Borrowings	17	8,932	12,303
Lease liabilities	18	32,388	30,876
Total current liabilities		<u>47,440</u>	<u>63,969</u>
Non-current liabilities			
Borrowings	17	-	8,956
Lease liabilities	18	152,928	185,316
Lease make good provision	19	19,529	18,618
Total non-current liabilities		<u>172,457</u>	<u>212,890</u>
Total liabilities		<u>219,897</u>	<u>276,859</u>
Net assets		<u>413,505</u>	<u>347,101</u>
Equity			
Issued capital	20	597,884	597,884
Accumulated losses	21	<u>(184,379)</u>	<u>(250,783)</u>
Total equity		<u>413,505</u>	<u>347,101</u>

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

Varsity Lakes Financial Services Limited
Statement of changes in equity
For the year ended 30 June 2023

	Note	Issued capital \$	Accumulated losses \$	Total equity \$
Balance at 1 July 2021		597,884	(164,838)	433,046
Loss after income tax benefit		-	(36,208)	(36,208)
Other comprehensive income, net of tax		-	-	-
Total comprehensive income		-	(36,208)	(36,208)
<i>Transactions with owners in their capacity as owners:</i>				
Dividends provided for	23	-	(49,737)	(49,737)
Balance at 30 June 2022		<u>597,884</u>	<u>(250,783)</u>	<u>347,101</u>
 Balance at 1 July 2022		 597,884	 (250,783)	 347,101
Profit after income tax expense		-	66,404	66,404
Other comprehensive income, net of tax		-	-	-
Total comprehensive income		-	66,404	66,404
Balance at 30 June 2023		<u>597,884</u>	<u>(184,379)</u>	<u>413,505</u>

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

Varsity Lakes Financial Services Limited
Statement of cash flows
For the year ended 30 June 2023

	Note	2023 \$	2022 \$
Cash flows from operating activities			
Receipts from customers (inclusive of GST)		882,310	685,447
Payments to suppliers and employees (inclusive of GST)		(755,346)	(662,285)
Interest received		-	279
Interest and other finance costs paid		(393)	-
Income taxes paid		(4,965)	-
		<u> </u>	<u> </u>
Net cash provided by operating activities	28	121,606	23,441
Cash flows from investing activities			
Payments for property, plant and equipment		-	(14,265)
Payments for intangible assets		(13,844)	(13,844)
		<u> </u>	<u> </u>
Net cash used in investing activities		(13,844)	(28,109)
Cash flows from financing activities			
Repayment of borrowings		(12,327)	(18,236)
Dividends paid	23	-	(49,737)
Repayment of lease liabilities	18	(40,560)	(40,560)
		<u> </u>	<u> </u>
Net cash used in financing activities		(52,887)	(108,533)
Net increase/(decrease) in cash and cash equivalents		54,875	(113,201)
Cash and cash equivalents at the beginning of the financial year		220,406	333,607
		<u> </u>	<u> </u>
Cash and cash equivalents at the end of the financial year	11	<u>275,281</u>	<u>220,406</u>

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

Varsity Lakes Financial Services Limited

Notes to the financial statements

30 June 2023

Note 1. Reporting entity

The financial statements cover Varsity Lakes Financial Services Limited (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

Altias Pty Ltd, 12/11 Karp Court, Bundall QLD 4217

Principal place of business

Shop 7/195 Varsity Parade, Varsity Lakes QLD 4227

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 financial statements were authorised for issue, in accordance with a resolution of directors, on 9 October 2023. The directors have the power to amend and reissue the financial statements.

Going concern

The financial statements for the financial year end 30 June 2023 have been prepared on the basis that the company is a going concern and it would continue its operations for a foreseeable future.

Note 3. Significant accounting policies

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

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 2022, 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.

Current and non-current classification

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

An asset is classified as current when, it is expected to be realised or intended to be sold or consumed in the company's normal operating cycle, it is held primarily for the purpose of trading, it is expected to be realised within 12 months after the reporting period or the asset is cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least 12 months after the reporting period. All other assets are classified as non-current.

A liability is classified as current when, it is either expected to be settled in the company's normal operating cycle, it is held primarily for the purpose of trading, it is due to be settled within 12 months after the reporting period or there is no unconditional right to defer the settlement of the liability for at least 12 months after the reporting period. All other liabilities are classified as non-current.

Deferred tax assets and liabilities are always classified as non-current.

Varsity Lakes Financial Services Limited
Notes to the financial statements
30 June 2023

Note 3. Significant accounting policies (continued)

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 2023.

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.

Goods and Services Tax (GST)

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.

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.

Note 4. Critical accounting judgements, estimates and assumptions

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts in the financial statements. Management continually evaluates its judgements and estimates in relation to assets, liabilities, contingent liabilities, revenue and expenses. Management bases its 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.

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.

Impairment of non-financial assets

The company assesses impairment of non-financial 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 as the higher of its fair value less costs of disposal or value-in-use, each of which incorporate a number of key estimates and assumptions.

Varsity Lakes Financial Services Limited
Notes to the financial statements
30 June 2023

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

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.

Incremental borrowing rate

Where the interest rate implicit in a lease cannot be readily determined, 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. Such a 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.

Lease make good provision

A provision has been made for the present value of anticipated costs for future restoration of leased premises. The provision includes future cost estimates associated with closure of the premises. The calculation of this provision requires assumptions such as application of closure dates and cost estimates. The provision recognised for each site is periodically reviewed and updated based on the facts and circumstances available at the time. Changes to the estimated future costs for sites are recognised in the statement of financial position by adjusting the asset and the provision. Reductions in the provision that exceed the carrying amount of the asset will be recognised in profit or loss.

Note 5. Correction of error

The prior year financial report incorrectly classified chattel mortgages relating to motor vehicles under 'lease liabilities' and the corresponding asset under 'right-of-use assets'. Upon further analysis of AASB 16 Leases, the correct classification should have been under 'borrowings' and 'property, plant and equipment'. We considered the discrepancy immaterial to users of the financial report, however we believe it is important to rectify the classification error. Therefore, the necessary corrections to the 2023 and 2022 disclosures have been made accordingly.

Note 6. 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.

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
30 June 2023

Note 6. Economic dependency (continued)

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 7. Revenue from contracts with customers

	2023 \$	2022 \$
Margin income	742,697	515,625
Fee income	30,440	31,035
Commission income	34,988	45,917
	<u>808,125</u>	<u>592,577</u>

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:

<u>Revenue stream</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 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

Varsity Lakes Financial Services Limited
Notes to the financial statements
30 June 2023

Note 7. Revenue from contracts with customers (continued)

Margin income

Margin 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 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 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.

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 8. Other revenue

	2023	2022
	\$	\$
Market development fund	<u>15,000</u>	<u>25,000</u>

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.

Revenue stream

Discretionary financial contributions (also "Market development fund" or "MDF" income)

Revenue recognition policy

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.

All revenue is stated net of the amount of GST.

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Note 8. Other revenue (continued)

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.

Note 9. Expenses

Employee benefits expense

	2023	2022
	\$	\$
Wages and salaries	383,137	367,470
Non-cash benefits	-	43
Superannuation contributions	46,528	40,324
Expenses related to long service leave	(46)	4,212
Other expenses	97,298	62,504
	<u>526,917</u>	<u>474,553</u>

Accounting policy for employee benefits

Bendigo Bank seconds 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.

Depreciation and amortisation expense

	2023	2022
	\$	\$
<i>Depreciation of non-current assets</i>		
Leasehold improvements	7,188	6,446
Plant and equipment	1,207	1,295
Motor vehicles	6,422	8,027
	<u>14,817</u>	<u>15,768</u>
<i>Depreciation of right-of-use assets</i>		
Leased land and buildings	<u>29,707</u>	<u>29,707</u>
<i>Amortisation of intangible assets</i>		
Franchise fee	1,099	2,198
Franchise renewal fee	5,492	10,986
	<u>6,591</u>	<u>13,184</u>
	<u>51,115</u>	<u>58,659</u>

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Notes to the financial statements
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Note 9. Expenses (continued)

Finance costs

	2023	2022
	\$	\$
Lease interest expense	9,684	11,125
Unwinding of make-good provision	912	869
Chattel mortgage interest expenses	393	994
	<u>10,989</u>	<u>12,988</u>

Finance costs are recognised as expenses when incurred using the effective interest rate.

Leases recognition exemption

	2023	2022
	\$	\$
Expenses relating to low-value leases	<u>5,352</u>	<u>7,007</u>

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 Leases*. Expenses relating to low-value exempt leases are included in system costs expenses.

Note 10. Income tax

	2023	2022
	\$	\$
<i>Income tax expense/(benefit)</i>		
Movement in deferred tax	(2,968)	786
Recoupment of prior year tax losses	25,378	-
Future income tax benefit attributable to losses	-	(12,855)
Aggregate income tax expense/(benefit)	<u>22,410</u>	<u>(12,069)</u>
<i>Prima facie income tax reconciliation</i>		
Profit/(loss) before income tax (expense)/benefit	88,814	(48,277)
Tax at the statutory tax rate of 25%	22,204	(12,069)
Tax effect of:		
Non-deductible expenses	206	-
Income tax expense/(benefit)	<u>22,410</u>	<u>(12,069)</u>
	2023	2022
	\$	\$
<i>Deferred tax assets/(liabilities)</i>		
Tax losses	12,117	37,493
Property, plant and equipment	(17,418)	(20,450)
Lease liabilities	46,329	54,047
Provision for lease make good	4,882	4,655
Right-of-use assets	(38,371)	(45,797)
Deferred tax asset	<u>7,539</u>	<u>29,948</u>

Varsity Lakes Financial Services Limited
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Note 10. Income tax (continued)

	2023	2022
	\$	\$
Income tax refund due	4,964	-

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 for each jurisdiction, 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

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.

Note 11. Cash and cash equivalents

	2023	2022
	\$	\$
Cash at bank and on hand	124,215	69,340
Term deposits	151,066	151,066
	<u>275,281</u>	<u>220,406</u>

Accounting policy for 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.

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Note 12. Trade and other receivables

	2023 \$	2022 \$
Trade receivables	33,105	4,752
Other receivables	6,800	12,026
Prepayments	4,891	4,891
	<u>11,691</u>	<u>16,917</u>
	<u>44,796</u>	<u>21,669</u>

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. Trade receivables are generally due for settlement within 30 days.

Other receivables are recognised at amortised cost, less any allowance for expected credit losses.

Note 13. Property, plant and equipment

	2023 \$	2022 \$
Leasehold improvements - at cost	165,145	165,145
Less: Accumulated depreciation	<u>(76,093)</u>	<u>(68,905)</u>
	89,052	96,240
Plant and equipment - at cost	59,022	59,022
Less: Accumulated depreciation	<u>(36,268)</u>	<u>(35,061)</u>
	22,754	23,961
Motor vehicles - at cost	52,340	52,340
Less: Accumulated depreciation	<u>(26,650)</u>	<u>(20,228)</u>
	25,690	32,112
	<u>137,496</u>	<u>152,313</u>

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

	Leasehold improvements \$	Plant and equipment \$	Motor vehicles \$	Total \$
Balance at 1 July 2021	88,421	25,256	40,139	153,816
Additions	14,265	-	-	14,265
Depreciation	<u>(6,446)</u>	<u>(1,295)</u>	<u>(8,027)</u>	<u>(15,768)</u>
Balance at 30 June 2022	96,240	23,961	32,112	152,313
Depreciation	<u>(7,188)</u>	<u>(1,207)</u>	<u>(6,422)</u>	<u>(14,817)</u>
Balance at 30 June 2023	<u>89,052</u>	<u>22,754</u>	<u>25,690</u>	<u>137,496</u>

Accounting policy for 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.

Varsity Lakes Financial Services Limited
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Note 13. Property, plant and equipment (continued)

Plant and equipment is stated at historical cost less accumulated depreciation and impairment. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

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

Leasehold improvements	5 to 40 years
Plant and equipment	3 to 40 years
Motor vehicles	5 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.

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 14. Right-of-use assets

	2023	2022
	\$	\$
Land and buildings - right-of-use	445,595	445,595
Less: Accumulated depreciation	(292,113)	(262,406)
	<u>153,482</u>	<u>183,189</u>

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 2021	212,896
Depreciation expense	(29,707)
Balance at 30 June 2022	183,189
Depreciation expense	(29,707)
Balance at 30 June 2023	<u>153,482</u>

Accounting policy for right-of-use assets

A right-of-use asset is recognised at the commencement date of a lease. 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.

Right-of-use assets are depreciated on a straight-line basis over the unexpired period of the lease or the estimated useful life of the asset, whichever is the shorter. Right-of-use assets are subject to impairment or adjusted for any remeasurement of lease liabilities.

Refer to note 18 for more information on lease arrangements.

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Note 15. Intangibles

	2023	2022
	\$	\$
Franchise fee	32,440	32,440
Less: Accumulated amortisation	(30,792)	(29,693)
	<u>1,648</u>	<u>2,747</u>
Franchise renewal fee	112,192	112,192
Less: Accumulated amortisation	(103,996)	(98,504)
	<u>8,196</u>	<u>13,688</u>
	<u><u>9,844</u></u>	<u><u>16,435</u></u>

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	Total
	\$	\$	\$
Balance at 1 July 2021	4,945	24,674	29,619
Amortisation expense	(2,198)	(10,986)	(13,184)
Balance at 30 June 2022	2,747	13,688	16,435
Amortisation expense	(1,099)	(5,492)	(6,591)
Balance at 30 June 2023	<u><u>1,648</u></u>	<u><u>8,196</u></u>	<u><u>9,844</u></u>

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.

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>	<u>Expiry/renewal date</u>
Franchise fee	Straight-line	Over the franchise term (5 years)	September 2023
Franchise renewal fee	Straight-line	Over the franchise term (5 years)	September 2023

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

Change 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 16. Trade and other payables

	2023	2022
	\$	\$
<i>Current liabilities</i>		
Other payables and accruals	<u><u>6,120</u></u>	<u><u>20,790</u></u>

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Note 16. Trade and other payables (continued)

Accounting policy for trade and other payables

These amounts represent liabilities for goods and services provided to the company prior to the end of the financial year and which are unpaid. Due to their short-term nature they are measured at amortised cost and are not discounted. The amounts are unsecured and are usually paid within 30 days of recognition.

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

Note 17. Borrowings

	2023 \$	2022 \$
<i>Current liabilities</i>		
Chattel mortgage	<u>8,932</u>	<u>12,303</u>
<i>Non-current liabilities</i>		
Chattel mortgage	<u>-</u>	<u>8,956</u>

Chattel mortgage

The chattel mortgage is repayable monthly with the final instalment due on April 2024. The loans are secured by a fixed and floating charge over the company's assets.

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 18. Lease liabilities

	2023 \$	2022 \$
<i>Current liabilities</i>		
Land and buildings lease liabilities	40,560	40,560
Unexpired interest	<u>(8,172)</u>	<u>(9,684)</u>
	<u>32,388</u>	<u>30,876</u>
<i>Non-current liabilities</i>		
Land and buildings lease liabilities	169,000	209,560
Unexpired interest	<u>(16,072)</u>	<u>(24,244)</u>
	<u>152,928</u>	<u>185,316</u>
<i>Reconciliation of lease liabilities</i>		
	2023 \$	2022 \$
Opening balance	216,192	245,627
Lease interest expense	9,684	11,125
Lease payments - total cash outflow	<u>(40,560)</u>	<u>(40,560)</u>
	<u>185,316</u>	<u>216,192</u>

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Note 18. Lease liabilities (continued)

Maturity analysis

	2023 \$	2022 \$
Not later than 12 months	40,560	40,560
Between 12 months and 5 years	162,240	162,240
Greater than 5 years	6,760	47,320
	<u>209,560</u>	<u>250,120</u>

Accounting policy for 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.

Lease payments included in the measurement of the lease liability comprise 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 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 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 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 nil.

The company's lease portfolio includes:

Lease	Discount rate	Non-cancellable term	Renewal options	Reasonably certain to exercise options	Lease term end date used in calculations
Varsity Lakes Branch	4.79%	5 years	1 x 5 years	Yes	September 2028

Note 19. Lease make good provision

	2023 \$	2022 \$
Lease make good	<u>19,529</u>	<u>18,618</u>

Lease make good

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 to be \$25,000 for the Varsity Lakes Branch lease, based on experience and consideration of the expected future costs to remove all fittings as well as the 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.

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Note 19. Lease make good provision (continued)

Accounting policy for provisions

Provisions are recognised when the company has a present (legal or constructive) obligation as a result of a past event, it is probable the company will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation. The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the reporting date, taking into account the risks and uncertainties surrounding the obligation. The provisions are discounted using a current pre-tax rate specific to the liability. The increase in the provision resulting from the passage of time is recognised as a finance cost.

Note 20. Issued capital

	2023 Shares	2022 Shares	2023 \$	2022 \$
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>621,709</u>	<u>597,884</u>	<u>597,884</u>

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.

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Note 20. 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 93. As at the date of this report, the company had 102 shareholders (2022: 102 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 21. Accumulated losses

	2023	2022
	\$	\$
Accumulated losses at the beginning of the financial year	(250,783)	(164,838)
Profit/(loss) after income tax (expense)/benefit for the year	66,404	(36,208)
Dividends paid (note 23)	-	(49,737)
	<u>(184,379)</u>	<u>(250,783)</u>
Accumulated losses at the end of the financial year	<u>(184,379)</u>	<u>(250,783)</u>

Note 22. 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%.

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Note 22. Capital management (continued)

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 23. Dividends

The following dividends were provided for and paid to shareholders during the financial year as presented in the Statement of changes in equity and Statement of cash flows.

	2023 \$	2022 \$
Unfranked dividend of nil cents per share (2022: 8 cents)	-	49,737

Accounting policy for dividends

Dividends are recognised in the financial year they are declared.

Note 24. Financial instruments

	2023 \$	2022 \$
Financial assets		
Trade and other receivables	33,105	4,752
Cash and cash equivalents	275,281	220,406
	<u>308,386</u>	<u>225,158</u>
Financial liabilities		
Trade and other payables	6,120	20,790
Lease liabilities	185,316	216,192
	<u>191,436</u>	<u>236,982</u>

Accounting policy for 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 debtors and creditors, cash and cash equivalents and lease liabilities.

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.

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Note 24. Financial instruments (continued)

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.

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.

Interest-bearing assets and liabilities are held with Bendigo Bank and earnings on those are subject to movements in market-interest rates. The company held cash and cash equivalents of \$275,281 at 30 June 2023 (2022: \$220,406).

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.

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, Bendigo Bank is rated BBB+ on Standard & Poor's credit ratings.

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.

Exposure to liquidity risk

The following are the 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.

	1 year or less \$	Between 1 and 5 years \$	Over 5 years \$	Remaining contractual maturities \$
2023				
Non-derivatives				
Trade and other payables	6,120	-	-	6,120
Lease liabilities	40,560	162,240	6,760	209,560
Total non-derivatives	46,680	162,240	6,760	215,680
	1 year or less \$	Between 1 and 5 years \$	Over 5 years \$	Remaining contractual maturities \$
2022				
Trade and other payables	20,790	-	-	20,790
Lease liabilities	40,560	162,240	47,320	250,120
Total non-derivatives	61,350	162,240	47,320	270,910

Varsity Lakes Financial Services Limited
Notes to the financial statements
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Note 25. Key management personnel disclosures

The following persons were directors of Varsity Lakes Financial Services Limited during the financial year and/or up to the date of signing of these Financial Statements.

Duane Damman Williams
Wayne McArthur Clinton
Benjamin John Gordon Johnson
Jason Peter Kenneth Allender

Stephen John Simpson
Eleanor Faye Gardner
Ian Richard Verrico
Valentina Nenadic

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 26. Related party transactions

The following transactions occurred with related parties:

	2023	2022
	\$	\$
Benjamin Johnson provided Varsity Lakes with Business Activity Statement Preparation, Xero subscription and ASIC services. The total benefit received was:	3,075	2,021

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

Note 27. 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:

	2023	2022
	\$	\$
<i>Audit services</i>		
Audit or review of the financial statements	5,400	5,200
<i>Other services</i>		
Taxation advice and tax compliance services	660	600
General advisory services	4,490	2,960
Share registry services	2,738	2,711
	7,888	6,271
	<u>13,288</u>	<u>11,471</u>

Varsity Lakes Financial Services Limited
Notes to the financial statements
30 June 2023

Note 28. Reconciliation of profit/(loss) after income tax to net cash provided by operating activities

	2023	2022
	\$	\$
Profit/(loss) after income tax (expense)/benefit for the year	66,404	(36,208)
Adjustments for:		
Depreciation and amortisation	51,115	58,659
Lease liabilities interest	9,684	12,119
Change in operating assets and liabilities:		
Decrease/(increase) in trade and other receivables	(23,127)	6,119
Increase in income tax refund due	(4,964)	-
Decrease/(increase) in deferred tax assets	22,409	(12,069)
Decrease in trade and other payables	(826)	(6,048)
Increase in other provisions	911	869
Net cash provided by operating activities	<u>121,606</u>	<u>23,441</u>

Note 29. Earnings per share

	2023	2022
	\$	\$
Profit/(loss) after income tax	<u>66,404</u>	<u>(36,208)</u>
	Number	Number
Weighted average number of ordinary shares used in calculating basic earnings per share	<u>621,709</u>	<u>621,709</u>
Weighted average number of ordinary shares used in calculating diluted earnings per share	<u>621,709</u>	<u>621,709</u>
	Cents	Cents
Basic earnings per share	10.68	(5.82)
Diluted earnings per share	10.68	(5.82)

Accounting policy for earnings per share

Basic and diluted earnings per share is calculated by dividing the profit attributable to the owners of Varsity Lakes Financial Services Limited, by the weighted average number of ordinary shares outstanding during the financial year.

Note 30. Commitments

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

Note 31. Contingencies

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

Note 32. Events after the reporting period

No matter or circumstance has arisen since 30 June 2023 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.

Varsity Lakes Financial Services Limited
Directors' declaration
30 June 2023

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 2023 and of its performance for the financial year ended on that date; and
- there are reasonable grounds to believe that the company will be able to pay its debts as and when they become due and payable.

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

Duane Williams

Duane Damman Williams
Chairman

9 October 2023

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 (the company), which comprises:

- Statement of financial position as at 30 June 2023
- 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 2023 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.



Andrew Frewin Stewart
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Other Information

The other information comprises the information included in the company's annual report for the year ended 30 June 2023, but does not include the financial report and our auditor's report thereon. The annual report may also include "other information" on the company'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. We have nothing to report in this regard.

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.

The directors are responsible for overseeing the company's financial reporting process.

Auditor's responsibilities for the Audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists.



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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: 9 October 2023

Joshua Griffin
Lead Auditor

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