



# Villaggio Sant' Antonio

**VILLAGGIO ITALIANO LIMITED**

**ABN 94 008 553 393**

**FINANCIAL REPORT - 30 JUNE 2018**

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**VILLAGGIO ITALIANO LIMITED****ABN 94 008 553 393****FINANCIAL REPORT - 30 JUNE 2018****DIRECTORS' REPORT**

Villaggio Italiano Limited is registered as a company limited by guarantee and not having a share capital under the provisions of the *Australian Charities and Not-for-profits Commission Act 2012*. The Directors present the report on Villaggio Italiano Limited for the financial year ended 30 June 2018 and report as follows:

**DIRECTORS**

The names of and other information on the Directors in office during or since the end of the year are as follows. The Directors were in office for this entire period unless otherwise stated.

DIRECTOR'S NAME	CURRENT POSITION	DATE APPOINTED TO BOARD	LAST RE-ELECTED
Mr Dominic DeMarco	Chairman	June 2004	2015
Mr Donald Giorgi	Treasurer	November 2010	2015
Mr Emilio Cataldo	Director	November 2013	2016
Mr Sebastian Giorgi	Director	November 2013	2016
Mr Antonio Matruglio	Director	November 2011	2017
Mr Grant Doran*	Secretary	November 2017	-
Ms Cristina Giusti**	Director	November 2017	-
Ms Michela Gobbin*	Director	November 2014	-
Mr Gino DeAngelis	Director	November 2015	-

\*Resigned in FY 2018

\*\* Appointed during the year

**PRINCIPAL ACTIVITIES**

The principal activity of the company during the financial year was that of a charitable company engaged in the operations of an aged care facility and retirement village.

There were no significant changes in the nature of the activities during the year.

**OBJECTIVES OF THE COMPANY**

The short term objectives of the company are to:

- Develop our care services for the people who use them
- Develop our organisational capacity
- Enhance the cultural diversity of residents and staff

The long term objectives of the company are to:

- Operate non-profit, culturally diverse aged care facilities providing services for ageing persons with a variety of needs. Villaggio will cater for residents from diverse cultural backgrounds and will respect each resident's spiritual or religious beliefs
- Provide, purchase, build, and/or establish suitable accommodation at various places for the maintenance and welfare of eligible aged persons, and persons of similar needs
- Provide in-home and other community-based care to eligible ageing persons, and persons of similar needs
- Advocate and care for each resident's well-being, having regard to their physical, mental, emotional and spiritual needs
- Maintain adequate and appropriately qualified staff and volunteers to enable to achievement of the primary objectives and vision of Villaggio, through sound people management practices and appropriate facilities

**VILLAGGIO ITALIANO LIMITED****ABN 94 008 553 393****FINANCIAL REPORT - 30 JUNE 2018****DIRECTORS' REPORT****OBJECTIVES OF THE COMPANY (continued)**

- Noting that Villaggio was established by members of the Italian community for the benefit of aged citizens of Italian descent, we will maintain links with the Italian community by retaining an Italian flavour and traditions, while still operating within a culturally diverse environment
- Adopt the principles of social justice, namely: human dignity, the common good and solidarity, and maintain our traditional links with the Catholic Church

The company has adopted the following strategies to achieve its objectives:

- The encouragement of a culture of continuous improvement that is monitored by the Directors and executive management.
- A refinement of key performance indicators to ensure the maintenance of high quality care and financial accountabilities.
- Regular monitoring of actual performance to budget expectations.

**EVENTS OCCURRING AFTER BALANCE DATE**

The Directors advise that there were no matters or circumstances that have arisen since the end of the financial period 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 the future years.

**MEETINGS OF DIRECTORS**

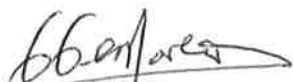
The number of meetings each Director was eligible to attend and actually attended during the financial year is summarised as follows:

	<b>Eligible</b>	<b>Attended</b>
Dominic DeMarco	9	8
Donald Giorgio	9	7
Emilio Cataldo	9	8
Sebastian Giorgi	9	7
Gino DeAngelis	9	7
Michela Gobbin*	4	3
Antonio Matruglio	9	6
Grant Doran *	5	4
Cristina Giusti **	5	4

\* Resigned during the year

\*\* Appointed during the year

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



Dominic DeMarco  
Chairman



Donald Giorgio  
Treasurer

Canberra, 2 October 2018

**VILLAGGIO ITALIANO LIMITED**  
**ABN 94 008 553 393**

**STATEMENT OF FINANCIAL POSITION**  
**AS AT 30 JUNE 2018**

	Note	2018 \$	2017 \$
<b>ASSETS</b>			
Cash and cash equivalents	6	20,523,938	18,255,994
Trade and other receivables	7	2,127,605	1,492,036
Capital work in progress	8	182,805	-
Property, plant and equipment	9	10,483,903	11,035,896
Intangible assets	10	27,843	46,280
<b>TOTAL ASSETS</b>		<b><u>33,346,094</u></b>	<b><u>30,830,206</u></b>
<b>LIABILITIES</b>			
Trade and other payables to be paid within 12 months	11	960,926	956,844
Refundable loans expected to be paid within 12 months	12	4,040,043	3,405,129
Provisions expected to be paid within 12 months	13	77,860	111,683
Trade and other payables to be paid after 12 months	11	240,602	286,452
Refundable loans expected to be paid after 12 months	12	24,273,067	21,843,720
Provisions expected to be paid after 12 months	13	1,245,912	1,948,591
<b>TOTAL LIABILITIES</b>		<b><u>30,838,410</u></b>	<b><u>28,552,419</u></b>
<b>NET ASSETS</b>		<b><u><u>2,507,684</u></u></b>	<b><u><u>2,277,787</u></u></b>
<b>FUNDS</b>			
Accumulated funds		<u>2,507,684</u>	<u>2,277,787</u>
<b>TOTAL FUNDS</b>		<b><u><u>2,507,684</u></u></b>	<b><u><u>2,277,787</u></u></b>

VILLAGGIO ITALIANO LIMITEDSTATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME  
FOR THE YEAR ENDED 30 JUNE 2018

	Note	2018 \$	2017 \$
<b>Revenue</b>	4	8,700,665	8,991,142
<b>Other income</b>	4	-	700
		<u>8,700,665</u>	<u>8,991,842</u>
<b>Expenses</b>			
Administration expenses		(468,808)	(342,645)
Catering and food supplies		(706,274)	(690,545)
Depreciation and amortisation	5	(746,185)	(712,817)
Maintenance costs		(330,942)	(338,394)
Land rent and insurance		(75,165)	(73,638)
Resident and client expenses		(596,048)	(404,603)
Salaries and employee benefits		(5,222,210)	(5,292,148)
Utilities		(325,136)	(318,225)
		<u>(8,470,768)</u>	<u>(8,173,015)</u>
<b>Surplus before income tax</b>		229,897	818,827
Income tax expense		-	-
<b>Surplus for the year</b>		229,897	818,827
<b>Other comprehensive income</b>		-	-
<b>Total comprehensive income for the year</b>		<u><u>229,897</u></u>	<u><u>818,827</u></u>

The accompanying notes form part of these financial statements

VILLAGGIO ITALIANO LIMITEDSTATEMENT OF CHANGES IN FUNDS  
FOR THE YEAR ENDED 30 JUNE 2018

	Accumulated Funds \$	Total \$
<b>Balance at 1 July 2016</b>	1,458,960	1,458,960
<b>Comprehensive income</b>		
Surplus for the year	818,827	818,827
Other comprehensive income	-	-
<b>Total comprehensive income for the year</b>	<u>818,827</u>	<u>818,827</u>
<b>Balance at 30 June 2017</b>	<u><b>2,277,787</b></u>	<u><b>2,277,787</b></u>
<b>Balance at 1 July 2017</b>	2,277,787	2,277,787
<b>Comprehensive income</b>		
Surplus for the year	229,897	229,897
Other comprehensive income	-	-
<b>Total comprehensive income for the year</b>	<u>229,897</u>	<u>229,897</u>
<b>Balance at 30 June 2018</b>	<u><b>2,507,684</b></u>	<u><b>2,507,684</b></u>

**VILLAGGIO ITALIANO LIMITED**  
**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED 30 JUNE 2018**

	Note	2018 \$	2017 \$
<b>Cash flows from operating activities</b>			
Receipts from customers and government		7,798,951	8,173,144
Payments to suppliers and employees		(8,790,757)	(7,406,809)
Donations and bequests received		23,519	15,749
Interest received		482,558	427,450
<i>Net cash flows from operating activities</i>		<u>(485,729)</u>	<u>1,209,534</u>
<b>Cash flows from investing activities</b>			
Proceeds from sale of property, plant and equipment		-	700
Purchase of property, plant and equipment - residential		(123,019)	(512,442)
Purchase of property, plant and equipment - other		(54,981)	(29,011)
Purchase of capital working in progress		(176,805)	-
Purchase of intangible assets		(4,495)	(4,542)
<i>Net cash flows from investing activities</i>		<u>(359,300)</u>	<u>(545,295)</u>
<b>Cash flows from financing activities</b>			
Proceeds from refundable loans		5,045,500	4,464,500
Repayment of refundable loans		(2,352,720)	(2,349,953)
Proceeds from resident entry contributions		3,107,000	1,555,000
Repayment of resident entry contributions		(2,686,807)	(606,138)
<i>Net cash flows from financing activities</i>		<u>3,112,973</u>	<u>3,063,409</u>
Net increase in cash and cash equivalents		2,267,944	3,727,648
Cash and cash equivalents at the beginning of the financial year		<u>18,255,994</u>	<u>14,528,346</u>
Cash and cash equivalents at the end of the financial year	6	<u><b>20,523,938</b></u>	<u><b>18,255,994</b></u>

**VILLAGGIO ITALIANO LIMITED****NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2018****Note 1 - Reporting entity**

The financial report includes the financial statements and notes of Villaggio Italiano Limited. Villaggio Italiano Limited is registered with the *Australian Charities and Not-for-profits Commission Act 2012* and is domiciled in Australia.

The financial statements were approved by the Board of Directors on 2 October 2018.

**Note 2 - Basis of preparation*****Statement of compliance***

Villaggio Italiano Limited adopted Australian Accounting Standards - Reduced Disclosure Requirements as set out in AASB 1053: *Application of Tiers of Australian Accounting Standards* and AASB 2010-2: *Amendments to Australian Accounting Standards arising from Reduced Disclosure Requirements*.

These financial statements are general purpose financial statements that have been prepared in accordance with Australian Accounting Standards - Reduced Disclosure Requirements and the *Australian Charities and Not-for-profits Commission Act 2012*. The company is a not-for-profit entity for financial reporting purposes under Australian Accounting Standards.

Australian Accounting Standards set out accounting policies that the AASB has concluded would result in financial statements containing relevant and reliable information about transactions, events and conditions.

***Basis of measurement***

The financial statements, except for the cash flow information, have been prepared on an accruals basis and are based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and financial liabilities.

***Comparatives***

Where required by Accounting Standards comparative figures have been adjusted to conform to changes in presentation for the current financial year. Where the company has retrospectively applied an accounting policy, made a retrospective restatement or reclassified items in its financial statements, an additional statement of financial position as at the beginning of the earliest comparative period will be disclosed.

***Critical accounting estimates and judgements***

The Directors evaluate estimates and judgements incorporated into the financial statements based on historical knowledge and best available current information. Estimates assume a reasonable expectation of future events and are based on current trends and economic data, obtained both externally and within the company.



**VILLAGGIO ITALIANO LIMITED****NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2018****Note 2 - Basis of preparation (continued)*****Critical accounting estimates and judgements (continued)******Key estimates******Impairment***

The Directors assess impairment at the end of each reporting period by evaluation of conditions and events specific to the company that may be indicative of impairment triggers. Recoverable amounts of relevant assets are reassessed using value-in-use calculations which incorporate various key assumptions.

***Estimation of useful lives of assets***

The estimation of the useful lives of assets has been based on historical experience as well as manufacturers' warranties (for plant and equipment) and turnover policies (for motor vehicles). In addition, the condition of the assets is assessed at least once per year and considered against the remaining useful life. Adjustments to useful lives are made when considered necessary.

***Long service leave provision***

The liability for long service leave is recognised and measured at the present value of the estimated future cash flows to be made in respect of all employees at the reporting date. In determining the present value of the liability, estimates of rates and pay increases through promotion and inflation have been taken into account.

***Resident entry contributions***

The amounts repayable to residents upon their exit from the company's retirement villas changes with time and movements in the value of the underlying property. The amounts that will be deducted from the original amount deposited by the resident are a function of time. The amount that may be added to the original amount deposited by the resident is a function of the movement in the underlying property value.

***New and revised standards that are effective for these financial statements***

A number of new and revised standards are effective for annual periods beginning on or after 1 July 2017, however none have significantly impacted the company's financial statements.

***New standards and interpretations not yet adopted***

Certain new accounting standards and interpretations have been published that are not mandatory for the 30 June 2018 reporting period and have not been early adopted by the company. These include:

- AASB 9 *Financial Instruments* (effective for the year ending 30 June 2019)
- AASB 15 *Revenue from Contracts with Customers* (effective for the year ending 30 June 2020)
- AASB 16 *Leases* (effective for the year ending 30 June 2020)
- AASB 1058 *Income of Not-for-profit Entities* (effective for the year ending 30 June 2020)

The Directors' assessment of the impact of these new standards (to the extent applicable to the company) is that none are expected to significantly impact the company's financial statements in future reporting periods.

**VILLAGGIO ITALIANO LIMITED****NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2018****Note 2 - Basis of preparation (continued)*****Presentation of Statement of Financial Position on a liquidity basis***

The Directors have taken the view that in complying with the requirements of AASBs, the treatment of refundable loans (accommodation bonds, refundable accommodation deposits and entry contributions) as current liabilities does not reflect the true liquidity of the company as these liabilities are not likely to be repaid in the next 12 months.

Accordingly, in the current year the Directors have chosen to present its statement of financial position under the liquidity presentation method (*AASB 101 Presentation of Financial Statements*) on the basis that it presents a more reliable and relevant view.

**Note 3 - Significant accounting policies**

The principal accounting policies adopted in the preparation of the financial report are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

***Income tax***

Villaggio Italiano Limited is a not-for-profit Charity & Public Benevolent Institution and is exempt from income tax under Division 50 of the *Income Tax Assessment Act 1997*.

***Revenue recognition***

Amounts disclosed as revenue are net of returns, trade allowances and duties and taxes including goods and services tax (GST). Revenue is recognised for the major business activities as follows:

***Resident fees, daily accommodation payments and recurrent government subsidies***

Revenue from residents' fees, daily accommodation payments and related government subsidies are recognised on a proportional basis to take account of the delivery of service to or occupancy by residents.

***Grants, donations and bequests***

Income arising from the contribution of an asset (including cash) is recognised when the following conditions have been satisfied:

- (a) the company obtains control of the contribution or the right to receive the contribution;
- (b) it is probable that the economic benefits comprising the contribution will flow to the company; and
- (c) the amount of the contribution can be measured reliably at the fair value of the consideration received.

***Interest***

Revenue from interest is recognised on an accruals basis.

***Retentions from entry contributions and accommodation bonds***

The retention income earned from resident entry contributions is recognised as revenue as the company becomes entitled to receive the retention under the terms of the resident agreement. The accommodation bond retention is recognised as revenue over the first five years of the resident's occupation of the facility.

**VILLAGGIO ITALIANO LIMITED****NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2018****Note 3 - Significant accounting policies (continued)*****Goods and services tax (GST)***

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). 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 ATO is included with other receivables or payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows included in receipts from customers or payments to suppliers.

***Cash and cash equivalents***

Cash and cash equivalents includes cash on hand, deposits held at call with financial institutions, other short-term, highly liquid investments with original maturities of twelve months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities on the statement of financial position.

***Trade receivables***

For all sources of recurrent income, trade receivables are recognised initially at fair value and subsequently measured at amortised cost, less provision for doubtful debts.

Collectability of trade receivables is reviewed on an ongoing basis. Debts which are known to be uncollectible are written off. A provision for impairment in relation to doubtful receivables is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of receivables. The amount of the provision is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the effective interest rate. The amount of the provision is recognised in the statement of profit or loss and other comprehensive income.

***Property, plant and equipment*****Recognition and measurement**

Each class of property, plant and equipment is carried at cost less, where applicable, any accumulated depreciation and impairment losses. Cost includes expenditure that is directly attributable to the acquisition of the asset. Purchased software that is integral to the functionality of the related equipment is capitalised as part of that equipment.

Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in the statement of profit or loss and other comprehensive income.

**Subsequent costs**

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the company and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the statement of profit or loss and other comprehensive income during the financial period in which they are incurred.

**VILLAGGIO ITALIANO LIMITED****NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2018****Note 3 - Significant accounting policies (continued)*****Property, plant and equipment (continued)*****Carrying amount**

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

**Depreciation and amortisation**

The depreciable amount of all property, plant and equipment including buildings, is depreciated on a straight line basis over the asset's useful life to the company commencing from the time the asset is held ready for use.

The depreciation rates used for each class of depreciable assets are:

Buildings	2.5%
Equipment & fittings	15% - 20%
Motor vehicles	20%

***Intangible assets******Software***

Software has a finite useful life and is carried at cost less accumulated amortisation and impairment losses. Amortisation is calculated using the straight-line method to allocate the cost of the software over its estimated useful life of three years.

***Impairment of assets***

Assets that have an indefinite useful life are not subject to amortisation and are tested annually for impairment. Assets that are subject to amortisation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. For the purposes of assessing impairment, assets are compared at the lowest levels for which there are separately identifiable cash flows (cash generating units).

Impairment losses are reversed when there is an indication that the impairment loss may no longer exist and there has been a change in the estimate used to determine the recoverable amount.

***Leases***

Leases in which a significant portion of the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases (net of any incentives received from the lessor) are charged to the statement of profit or loss and other comprehensive income on a straight-line basis over the period of the lease.

Lease incentives under operating leases are recognised as a liability and amortised on a straight-line basis over the life of the lease term.

**VILLAGGIO ITALIANO LIMITED****NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2018****Note 3 - Significant accounting policies (continued)*****Financial instruments*****Initial recognition and measurement**

Financial assets and financial liabilities are recognised when the company becomes a party to the contractual provisions to the instrument. For financial assets this is equivalent to the date that the company commits itself to either purchase or sell the asset. Financial instruments are initially measured at fair value plus transactions costs except where the instrument is classified “at fair value through profit or loss” in which case transaction costs are expensed to profit or loss immediately.

**Classification and subsequent measurement**

Financial instruments are subsequently measured at either fair value, amortised cost using the effective interest rate method or cost. *Fair value* represents the amount for which an asset could be exchanged or a liability settled between knowledgeable, willing parties.

***Held-to-maturity investments***

Held-to-maturity investments are non-derivative financial assets with fixed or determinable payments and fixed maturities that the company’s management has the positive intention and ability to hold to maturity. This includes the capital index bonds and deposits held with financial institutions with original maturity dates of greater than twelve months held by the company.

***Financial liabilities***

Non-derivative financial liabilities (excluding financial guarantees) are subsequently measured at amortised cost.

**Fair value estimation**

The fair value of financial assets and financial liabilities must be estimated for recognition and measurement or for disclosure purposes. The company only holds financial instruments that are traded in an active market. The fair value of financial instruments traded in active markets (such as publicly traded securities, and trading and available-for-sale securities) is based on quoted market prices at the end of the reporting period.

**Impairment**

At the end of each reporting period, the Directors assess whether there is objective evidence that a financial instrument has been impaired. In the case of available-for-sale financial instruments, a prolonged decline in the value of the instrument is considered to determine whether an impairment has arisen. Impairment losses are recognised in the statement of profit or loss and other comprehensive income.

***Trade and other payables***

Trade and other payables represent the liability outstanding at the end of the reporting period for goods and services received by the company during the reporting period, which remain unpaid. The balance is recognised as a current liability with the amounts normally paid within 30 days of recognition of the liability. The carrying amount of trade and other payables is deemed to reflect fair value.

**VILLAGGIO ITALIANO LIMITED****NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2018****Note 3 - Significant accounting policies (continued)*****Income received in advance***

Income, other than government contract income, that is received before the service to which the payment relates has been provided is recorded as a liability until such time as the service has been provided, at which time it is recognised in the statement of profit or loss and other comprehensive income.

***Employee benefits***

Provision is made for the company's liability for employee benefits arising from services rendered by employees to the end of the reporting period. Employee benefits that are expected to be settled within one year have been measured at the amounts expected to be paid when the liability is settled. Employee benefits payable later than one year have been measured at the present value of the estimated future cash outflows to be made for those benefits. In determining the liability, consideration is given to employee wage increases and the probability that the employee may not satisfy vesting requirements. Those cash outflows are discounted using market yields on high quality corporate bonds with terms to maturity that match the expected timing of cash flows.

***Provisions***

Provisions are recognised when the company has a legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured. Provisions recognised represent the best estimate of the amounts required to settle the obligation at the end of the reporting period.

***Resident entry contributions***

Resident entry contributions are received from residents of self care villas and they are non-interest bearing and the net amount is repayable upon departure or transfer. Resident entry contributions are measured at the principle amount net of any retentions or any other amounts deducted from the loan at the election of the resident, plus the resident's share of the capital gains (if any) based on the market value of the underlying property at balance date.

***Refundable accommodation deposits and resident accommodation bonds***

Refundable accommodation deposits and resident accommodation bonds are non-interest bearing deposits made by aged care facility residents to the company upon their admission. Refundable accommodation deposits are measured at their principal amount less any other amounts deducted from the deposit at the election of the resident. Accommodation bonds are measured at the principal amount net of any retentions or any other amounts deducted from the bond at the election of the resident.

VILLAGGIO ITALIANO LIMITEDNOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2018

	2018	2017
	\$	\$
<b><u>Note 4 - Revenue and other income</u></b>		
<b>Operating revenue</b>		
Government subsidies and recurrent grants	4,779,246	5,067,946
Resident fees and charges	2,633,633	2,595,448
Retentions from accommodation bonds	14,404	19,668
Retentions from resident entry contributions	640,808	655,770
	<u>8,068,091</u>	<u>8,338,832</u>
<b>Other revenue</b>		
Donations and bequests	23,519	15,749
Interest income	498,715	427,659
Other revenue	110,340	208,902
	<u>632,574</u>	<u>652,310</u>
<i>Total revenue</i>	<u>8,700,665</u>	<u>8,991,142</u>
<b>Other income</b>		
Net gain on the disposal of property, plant and equipment	-	700
<i>Total other income</i>	<u>-</u>	<u>700</u>
<i>Total revenue and other income</i>	<u>8,700,665</u>	<u>8,991,842</u>
<b><u>Note 5 - Expenses</u></b>		
Depreciation and amortisation		
Buildings	401,662	398,138
Equipment and fittings	315,576	287,328
Motor vehicles	6,015	6,014
Software	22,932	21,337
<i>Total depreciation and amortisation</i>	<u>746,185</u>	<u>712,817</u>
Net loss on the disposal of property, plant and equipment	740	520
<b><u>Note 6 - Cash and cash equivalents</u></b>		
Cash at bank and on hand	523,938	680,994
Deposits at call	20,000,000	17,575,000
<i>Total cash and cash equivalents</i>	<u>20,523,938</u>	<u>18,255,994</u>
<b><u>Note 7 - Trade and other receivables</u></b>		
<u>Expected to be received within 12 months</u>		
Trade receivables	240	2,559
Refundable loans receivable	1,872,500	1,266,000
Other receivables	158,555	128,622
Prepayments	96,310	94,855
<i>Total trade and other receivables</i>	<u>2,127,605</u>	<u>1,492,036</u>

VILLAGGIO ITALIANO LIMITEDNOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2018

	2018	2017
	\$	\$
<b><u>Note 8 - Capital work in progress</u></b>		
<b>Residential</b>		
Cost	182,805	-
<i>Total capital work in progress</i>	<u>182,805</u>	<u>-</u>
<b>Movements in carrying amounts</b>		
Opening net carrying amount	-	-
Additions	176,805	-
Reclassification	6,000	-
Closing net carrying amount	<u>182,805</u>	<u>-</u>

**Note 9 - Property, plant and equipment**

	Buildings	Equipment and Fittings	Motor Vehicles	Total
	\$	\$	\$	\$
<b>At 30 June 2017</b>				
Cost	16,416,448	4,559,903	95,237	21,071,588
Accumulated depreciation	(6,941,218)	(3,014,268)	(80,206)	(10,035,692)
<i>Net carrying amount</i>	<u>9,475,230</u>	<u>1,545,635</u>	<u>15,031</u>	<u>11,035,896</u>
<b>Movements in carrying amounts</b>				
Opening net carrying amount	9,475,230	1,545,635	15,031	11,035,896
Additions - residential		123,019	-	123,019
Additions - non residential	-	54,981	-	54,981
Disposals	-	(740)	-	(740)
Reclassification	(6,000)	-	-	(6,000)
Depreciation charge for the year	(401,662)	(315,576)	(6,015)	(723,253)
Closing net carrying amount	<u>9,067,568</u>	<u>1,407,319</u>	<u>9,016</u>	<u>10,483,903</u>
<b>At 30 June 2018</b>				
Cost	16,410,448	4,720,180	95,237	21,225,865
Accumulated depreciation	(7,342,880)	(3,312,861)	(86,221)	(10,741,962)
<i>Net carrying amount</i>	<u>9,067,568</u>	<u>1,407,319</u>	<u>9,016</u>	<u>10,483,903</u>



VILLAGGIO ITALIANO LIMITEDNOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2018

	2018	2017
	\$	\$
<b><u>Note 10 - Intangible assets</u></b>		
<b>Software</b>		
Cost	93,649	89,154
Accumulated amortisation	(65,806)	(42,874)
<i>Total intangible assets</i>	<u>27,843</u>	<u>46,280</u>
<b>Movements in carrying amounts</b>		
Opening net carrying amount	46,280	63,075
Additions	4,495	4,542
Amortisation charge for the year	(22,932)	(21,337)
Closing net carrying amount	<u>27,843</u>	<u>46,280</u>
<b><u>Note 11 - Trade and other payables</u></b>		
<u>Expected to be settled within 12 months</u>		
Trade payables	160,693	156,167
Income in advance	61,325	62,284
Liabilities to employees	435,318	311,447
Other payables	303,590	426,946
	<u>960,926</u>	<u>956,844</u>
<u>Expected to be settled after 12 months</u>		
Other payables	240,602	286,452
	<u>240,602</u>	<u>286,452</u>
<i>Total trade and other payables</i>	<u>1,201,528</u>	<u>1,243,296</u>
<b><u>Note 12 - Refundable loans</u></b>		
<u>Expected to be settled within 12 months</u>		
Refundable accommodation deposits and accommodation bonds	2,417,464	1,760,489
Resident entry contributions	1,622,579	1,644,640
	<u>4,040,043</u>	<u>3,405,129</u>
<u>Expected to be settled after 12 months</u>		
Refundable accommodation deposits and accommodation bonds	9,669,857	7,041,956
Resident entry contributions	14,603,210	14,801,764
	<u>24,273,067</u>	<u>21,843,720</u>
<i>Total refundable loans</i>	<u>28,313,110</u>	<u>25,248,849</u>
<b>(a) Movements in refundable accommodation deposits</b>		
Opening net carrying amount	8,802,445	6,787,066
New RADs received	5,652,000	4,385,000
Retention/interest from accommodation bonds	(14,404)	(19,668)
RADs refunded	(2,352,720)	(2,349,953)
Closing net carrying amount	<u>12,087,321</u>	<u>8,802,445</u>

**VILLAGGIO ITALIANO LIMITED****NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2018**

	<b>2018</b>	<b>2017</b>
	<b>\$</b>	<b>\$</b>
<b>Note 12 - Refundable loans (continued)</b>		
<b>(b) Movement in resident entry contributions</b>		
Opening net carrying amount	16,446,404	16,153,312
New contributions received	3,107,000	1,555,000
Retention/interest from contributions	(640,808)	(655,770)
Contributions refunded	(2,686,807)	(606,138)
Closing net carrying amount	<u>16,225,789</u>	<u>16,446,404</u>

**(c) Terms and conditions**

Refundable accommodation deposits are repayable on the following basis:-

- (i) If the resident gives notice more than 14 days prior to departure then the loan is payable on the date of departure;
- (ii) If the resident gives notice less than 14 days prior to departure the loan is payable within 14 days after notice is given;
- (iii) If the resident gives no notice the loan is repayable 14 days after departure; and
- (iv) If the resident dies, the loan is repayable within 14 days from the date that notice is received of the granting of probate or of letters of administration being issued.

Resident entry contributions are non-interest bearing and have a maximum repayment term of 6 months.

	<b>2018</b>	<b>2017</b>
	<b>\$</b>	<b>\$</b>
<b>Note 13 - Provisions</b>		
<u>Expected to be settled within 12 months</u>		
Employee entitlements - long service leave	<u>77,860</u>	<u>111,683</u>
	<u>77,860</u>	<u>111,683</u>
<u>Expected to be settled after 12 months</u>		
Capital gains payable	1,210,000	1,882,000
Employee entitlements - long service leave	35,912	66,591
	<u>1,245,912</u>	<u>1,948,591</u>
<i>Total provisions</i>	<u>1,323,772</u>	<u>2,060,274</u>

**VILLAGGIO ITALIANO LIMITED****NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2018**

	2018 \$	2017 \$
<b><u>Note 14 - Commitments</u></b>		
<b><i>Operating lease commitments</i></b>		
Within one year	32,000	32,000
Later than one year but not later than five years	128,000	128,000
Later than five years	2,324,000	2,356,000
	<u>2,484,000</u>	<u>2,516,000</u>

The land lease is non-cancellable lease with a ninety nine year term from March 2002 with rent payable quarterly in advance. Contingent rental provisions within the lease agreement require the minimum lease payments shall be increased in accordance with the assessable rental value of land as determined by the Australian Capital Territory Government.

***Other expenditure commitments***

Contractual obligations for software licence maintenance expenditure is payable as follows:

Within one year	54,323	54,323
Later than one year but not later than five years	54,323	108,646
	<u>108,646</u>	<u>162,969</u>

**Note 15 - Key management personnel*****Remuneration of key management personnel***

The aggregate amount of compensation paid to Directors and other key management personnel during the year was:

<u>413,032</u>	<u>483,695</u>
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**Note 16 - Contingent liabilities**

At balance date the company is not aware of the existence of any contingent liability.

**Note 17 - Limitation of members' liability**

The company is incorporated as a company limited by guarantee. If the company is wound up, the Constitution states each member has no obligation in respect of the debts and liabilities of the company and the costs, charges and expenses of winding up the company.

**Note 18 - Economic dependency**

The Directors consider that the company is economically dependent on revenue received from the Commonwealth Government Department of Health with respect to its residential aged care facilities and community care programs. The Directors believe that this revenue will continue to be made available to the company for the foreseeable future.

VILLAGGIO ITALIANO LIMITED  
ABN 94 008 553 393

FINANCIAL REPORT - 30 JUNE 2018

DIRECTORS' REPORT

The Directors of the Villaggio Italiano Limited declare that:

1. The financial statements, which comprises the statement of financial position as at 30 June 2018, and the statement of profit or loss and other comprehensive income, statement of changes in funds and statement of cash flows for the year ended on that date, a summary of significant accounting policies and other explanatory notes are in accordance with the *Australian Charities and Not-for-profits Commission Act 2012* and:
  - (a) comply with Australian Accounting Standards - Reduced Disclosure Requirements (including Australian Accounting Interpretations) and the *Australian Charities and Not-for-profits Commission Regulation 2013*; and
  - (b) give a true and fair view of the financial position as at 30 June 2018 and of the performance for the year ended on that date of the company.
2. In the opinion of the Directors 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 the Board of Directors:

  
Dominic DeMarco  
Chairman

  
Donald Giorgio  
Treasurer

Canberra, 2 October 2018

**VILLAGGIO ITALIANO LIMITED**

**ABN 94 008 553 393**

**FINANCIAL REPORT - 30 JUNE 2018**

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF  
VILLAGGIO ITALIANO LIMITED**

***Opinion***

We have audited the financial report of Villaggio Italiano Limited which comprises the statement of financial position as at 30 June 2018, the statement of profit or loss and other comprehensive income, the statement of changes in funds and statement of cash flows for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information, and the Directors' Declaration.

In our opinion, the accompanying financial report of Villaggio Italiano Limited is in accordance with the *Australian Charities and Not-for-profits Commission Act 2012*, including:

- a) giving a true and fair view of the company's financial position as at 30 June 2018 and of its financial performance for the year then ended, and
- b) complying with Australian Accounting Standards - Reduced Disclosure Requirements and the *Australian Charities and Not-for-profits Commission Regulation 2013*.

***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 Responsibility 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 *Australian Charities and Not-for-profits Commission Act 2012* and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (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 confirm that the independence declaration required by the *Australian Charities and Not-for-profits Commission Act 2012*, which has been given to the Directors of the company, would be in the same terms if given to the Directors as at the time of this auditor's report.

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

***Directors' Responsibility for the Financial Report***

The Directors of the company are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards - Reduced Disclosure Requirements and the *Australian Charities and Not-for-profits Commission Act 2012* and for such internal control as the Directors determine is necessary to enable the preparation of a financial report that gives a true and fair view and 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 to cease operations, or have no realistic alternative but to do so.

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

**VILLAGGIO ITALIANO LIMITED**

**ABN 94 008 553 393**

**FINANCIAL REPORT - 30 JUNE 2018**

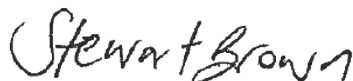
**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF**  
**VILLAGGIO ITALIANO LIMITED**

***Auditor's Responsibilities for the Audit of the Financial Report***

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

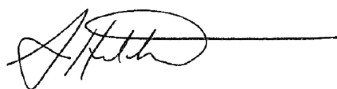
A further description of our responsibilities for the audit of the financial report is located at *The Auditing and Assurance Standards Board* and the website address is <http://www.auasb.gov.au/Home.aspx>

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.



**Stewart Brown**

Chartered Accountants



**S.J. Hutcheon**

Partner

2 October 2018