

**ROSS HOUSE ASSOCIATION - INCORPORATED**

**FINANCIAL REPORT  
FOR THE YEAR ENDED  
30TH JUNE 2019**

DirectorsLionel R. Arnold CA B.Bus  
Raelene Cheng CPA B.Com**INDEPENDENT AUDITOR'S REPORT  
TO THE MEMBERS OF  
ROSS HOUSE ASSOCIATION INCORPORATED****Opinion**

We have audited the accompanying financial report, being a special purpose financial report, of ROSS HOUSE ASSOCIATION INCORPORATED, which comprises the financial position as at 30th June 2019, and the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including summary of significant accounting policies and managements assertion statement.

In our opinion, the accompanying financial report presents fairly, in all material respects, the financial position of ROSS HOUSE ASSOCIATION INCORPORATED as at 30th June 2019, and its financial performance and its cash flows for the year then ended in accordance with Associations Incorporation Reform Act 2012.

**Basis for Opinion**

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditors Responsibilities for the Audit of the Financial Report* section of our report. We are independent of the Entity in accordance with 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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Emphasis of Matter-Basis of Accounting**

We draw attention to Note 1 to the financial report, which describes the basis of accounting. The financial report has been prepared to assist ROSS HOUSE ASSOCIATION INCORPORATED to meet the requirements of Associations Incorporation Reform Act 2012. As a result, the financial report may not be suitable for another purpose. Our opinion is not modified in respect of this matter.

**Responsibilities of Management and Those Charged with Governance for the Financial Report**

Management is responsible for the preparation and fair presentation of the financial report in accordance with the financial reporting requirements of the *applicable legislation* and for such internal control as management determines is necessary to enable the preparation and fair presentation of a financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so. Those charged with governance are responsible for overseeing the Entity'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. 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.

**J. L. Collyer & Partners**  
**Accountants****Lionel R. Arnold**Dated in Wantirna on 21<sup>st</sup> October 2019**Partner**

**ROSS HOUSE ASSOCIATION - INCORPORATED**  
**BALANCE SHEET**  
**AS AT 30TH JUNE 2019**

	<u>NOTE</u>	<u>2019</u>	<u>2018</u>
<b>ASSETS</b>			
<b><u>Current Assets</u></b>			
Cash at Bank & On Hand		814,297	786,187
Trade Debtors		25,440	13,475
Less Provision for Doubtful Debts		5,000	5,000
		<u>20,440</u>	<u>8,475</u>
Sundry Debtors		-	-
Prepayments		-	5,375
Account Receivable		-	-
		<u>834,737</u>	<u>800,037</u>
<b><u>Non-current Assets</u></b>			
Land	1 (f)	15,840,000	5,550,000
Buildings	1 (f)	2,950,000	2,950,000
Less accumulated amortisation		(442,500)	(368,750)
Furniture & Equipment		238,159	227,471
Less accumulated depreciation	1 (b)	(171,619)	(157,958)
Capital Work		282,953	262,785
Less accumulated depreciation	1 (b)	(193,150)	(154,625)
Electronic Equipment		137,751	114,595
Less accumulated depreciation	1 (b)	(68,106)	(41,189)
Ground Floor Toilet		121,725	-
Less accumulated depreciation	1 (b)	(1,450)	-
HVAC VSD		54,200	-
Less accumulated depreciation	1 (b)	(1,129)	-
HVAC		801,516	801,516
Less accumulated depreciation	1 (b)	(222,373)	(182,297)
Website		71,954	71,479
Less accumulated depreciation	1 (b)	(27,663)	(3,931)
		<u>19,370,268</u>	<u>9,069,096</u>
<b>TOTAL ASSETS</b>		<u>20,205,005</u>	<u>9,869,133</u>
<b><u>LIABILITIES</u></b>			
<b><u>Current Liabilities</u></b>			
Trade Creditors & Accruals		58,465	66,409
Income in Advance		14,001	14,457
Grant in Advance		20,000	20,000
Rent in Advance		261	430
Staff Leave Provisions	1 (c)	73,047	59,379
Superannuation Provision		8,963	7,325
		<u>174,737</u>	<u>168,000</u>
<b><u>Non-Current Liabilities</u></b>			
Right of Indemnity-Ross House Trust	1 (f)	18,347,500	8,131,250
Staff Leave Provisions - L.S.L.		21,305	17,727
		<u>18,368,805</u>	<u>8,148,977</u>
<b>TOTAL LIABILITIES</b>		<u>18,543,542</u>	<u>8,316,977</u>
<b>NET ASSETS</b>		<u>1,661,463</u>	<u>1,552,156</u>
<b><u>EQUITY</u></b>			
Emergency Reserve		400,000	400,000
Retained Earnings		1,261,463	1,152,156
		<u>1,661,463</u>	<u>1,552,156</u>

**ROSS HOUSE ASSOCIATION - INCORPORATED**  
**INCOME STATEMENT**  
**FOR THE YEAR ENDED 30TH JUNE 2019**

<b><u>INCOME</u></b>	<b><u>NOTE</u></b>	<b><u>2019</u></b>	<b><u>2018</u></b>
Lease Income		769,129	702,727
Car Park	1 (d)	52,048	48,420
Facilities Hire	1 (d)	277,868	279,933
Equipment Hire		27,396	21,835
Sales-Equipment Keys & Stationery		1,795	2,439
Interest Received		10,893	8,846
Insurance & Other Reimbursements		408	539
Membership Subscription		7,650	7,673
Other Income		785	1,623
Refund		(12,156)	(6,108)
Donations & Donations in Kind		1,000	-
Grants Received			
-Ground Floor Toilet Upgrade		30,000	-
-HVAC-VSD		25,000	-
Reimbursements		1,616	-
<b>TOTAL INCOME</b>		<b><u>1,193,432</u></b>	<b><u>1,067,927</u></b>
 <b><u>LESS EXPENDITURE</u></b>			
<b>Operating Expenses</b>			
Salaries & Wages		390,255	413,826
Superannuation		38,186	46,993
Workcover Premiums		2,320	2,118
Provision for Staff Leave		17,247	8,240
Staff Selection		226	-
Staff Training		2,380	6,063
		<b><u>450,614</u></b>	<b><u>477,240</u></b>
 <b>Property and Equipment Costs</b>			
<i>Building Expenses</i>			
Air Conditioning		25,461	25,170
Signage		1,234	902
Building Maintenance	1 (e)	60,518	62,268
Green Ross House		1,000	-
Building Insurance		36,960	34,335
Doors		4,611	7,870
Lifts		21,165	12,463
Fire Prevention Service		35,461	34,696
Pest Control		2,896	3,460
Security		5,610	6,983
Locksmiths & Keys		5,218	3,546
		<b><u>200,134</u></b>	<b><u>191,693</u></b>

**ROSS HOUSE ASSOCIATION - INCORPORATED**  
**INCOME STATEMENT**  
**FOR THE YEAR ENDED 30TH JUNE 2019**

	<u>NOTE</u>	<u>2019</u>	<u>2018</u>
<b>Property and Equipment Costs (Cont'd)</b>			
Utilities & Services		88,556	79,464
Cleaning		74,716	64,739
		<u>163,272</u>	<u>144,203</u>
<i>Other property &amp; Equipment</i>			
Furniture & Equipment Expenses		2,165	3,658
Equipment Repair		-	701
Depreciation	1 (b)	145,490	110,529
Photocopy Expenses		7,290	7,423
Tenant Insurance Reimbursement		3,783	4,292
Rates & Land Tax		5,835	3,623
Congestion levy		11,280	11,040
		<u>175,843</u>	<u>141,266</u>
<i>Total Property &amp; Equipment Costs</i>		<u>539,249</u>	<u>477,162</u>
<b>Operating Costs</b>			
Amenities		371	1,123
Advertising and Promotion		2,755	1,794
Audit fees		1,950	2,796
Bad Debts Expenses		-	4,821
Bank Charges		217	349
Bookkeeping & Accounting fees		680	490
Community Consultation Project		-	53,044
Computer & Software Support		20,584	8,479
Consultants fees		22,400	20,627
Annual report & AGM		4,390	4,945
Events		4,859	2,928
Legal fees		6,922	1,532
Telephone & Internet		12,758	10,409
Printing & Design		846	777
RHA Admin Support & COM Exp		1,319	13
Stationery & Office Supplies		5,799	4,151
Sub. Membership & Library		1,547	1,991
Sundry Expenses		4,491	4,466
30 Years at Ross House		-	11,522
Website		2,090	258
		<u>93,978</u>	<u>136,515</u>
<b>TOTAL EXPENDITURE</b>		<u>1,083,841</u>	<u>1,090,917</u>
<b>PROFIT(LOSS) FOR THE YEAR</b>		<u>109,591</u>	<u>(22,990)</u>

**ROSS HOUSE ASSOCIATION - INCORPORATED**  
**STATEMENT OF CHANGES IN EQUITY**  
**FOR THE YEAR ENDED 30TH JUNE 2019**

	<b><u>2019</u></b>	<b><u>2018</u></b>
Balance as at 1 July 2018	1,152,156	1,175,146
Depreciation Written Back from Prior Years <b>1 (g)</b>	-	-
Profit(loss) attributable to members	109,591	(22,990)
Prior Year Adjustment	(284)	-
<b><u>Balance as at 30 June 2019</u></b>	<b><u>1,261,463</u></b>	<b><u>1,152,156</u></b>

## ROSS HOUSE ASSOCIATION - INCORPORATED

### NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30TH JUNE 2019

#### **NOTE 1. STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES**

This financial report is a special purpose financial report prepared in order to satisfy the financial reporting requirements of the Associations Incorporation Reform Act 2012. The committee has determined that the association is not a reporting entity.

This financial report has been prepared in accordance with the requirements of the Associations Incorporation Reform Act 2012 and the following Australian Accounting Standards:

AASB 112	Income Taxes
AASB 1031	Materiality
AASB 110	Events after the Balance Sheet Date
AASB 108	Accounting Policies, Changes in Accounting Estimates and Errors

No other applicable Accounting Standards, Urgent Issues Group Interpretations or other authoritative pronouncements of the Australian Accounting Standards Board have been applied.

The financial report has been prepared on an accruals basis and is based on historical costs and does not take into account changing money values or, except where specifically stated, current valuations of non-current assets.

The following is a summary of the material accounting policies adopted by Ross House Association - Incorporated in the preparation of the financial report. These accounting policies have been consistently applied, unless otherwise stated.

#### **(a) Income Tax**

No income tax is payable as all income is mutually exclusive.

#### **(b) Property, Plant and Equipment**

Each Class of property, plant and equipment are carried at cost less, where applicable, any accumulated depreciation.

The depreciable amount of all fixed assets are depreciated on a straight line basis over the useful lives of the assets to the association.

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

<u>Class of Fixed Asset</u>	<u>Depreciation Rate</u>
Capital Work	14.29% P.C.
Electronic Equipment	25% P.C.
Furniture & Fittings	14.29% P.C.
HVAC	5% P.C.
Building	2.5% P.C.

## ROSS HOUSE ASSOCIATION - INCORPORATED

### NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30TH JUNE 2018

#### **(b) Property, Plant and Equipment (Continued)**

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

	<u>2019</u>	<u>2018</u>
Depreciation	145,490	110,529

#### **(c) Employee Benefits**

Provision is made for the association's liability for employee entitlements arising from services rendered by employees to balance date.

<u>Staff Leave Provision:</u>	<u>2019</u>	<u>2018</u>
Annual Leave	48,832	35,164
Paid Parental Leave	24,215	24,215
	<u>73,047</u>	<u>59,379</u>

#### **(d) Car Park and Facilities Hire**

The City of Melbourne secured a leasing agreement with Ross House Association to locate a recycling facility in the buildings' car-park ('the site'). Therefore, there is increase of utilities fees received from City of Melbourne to rent space in the car park and resulted lower in car park fees because of reduced number of parking spaces available.

#### **(e) Building Maintenance**

	<u>2019</u>	<u>2018</u>
Minor Maintenance	28,345	25,413
Eastern Façade Project	-	5,700
Heritage Façade Project	-	-
Electricity Repairs	8,323	6,650
Painting	19,732	20,871
Plumbing	4,118	3,634
	<u>60,518</u>	<u>62,268</u>

#### **(f) Ross House Trust -Land and Buildings**

Ross House Association is the Trustee of the Ross House Trust .Subject to the Ross House Trust deed dated 21st December 2010 the Building at 247-251 Flinders Lane Melbourne is owned by the Ross House Trust. Ross House Association Inc. as Trustee of the Ross House Trust Manages and maintains the Building in accordance with the terms of the Ross House Trust Deed including the management and maintenance expense as required and levies rent and other charges as required to fulfil the terms of the Deed. The income collected and expenses incurred fulfil the terms of the Trust and rules of the Association as required by law. Subject to AASB 108 and the principles therein have



been applied and the decision of the Board of Management is to show the Building as an asset and a liability of the Association in accordance as being held in Trust for the Ross House Trust and the Ross House Trust Association Inc. as the Trustee

As a further requirement and applying the principles of AASB 108 it was necessary to re-state the prior year comparatives to reflect this change.

A separate set of Financial Statements are attached for the Ross House Trust.

**(g) Depreciation Written Back from Prior Years**

Subject to AASB 108 adjustment has been made to record the write-back of prior years depreciation that is now recorded as an expense of the Ross House Trust

**ROSS HOUSE ASSOCIATION - INCORPORATED**  
**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED 30TH JUNE 2019**

	<u>2019</u>	<u>2018</u>
<b>CASH FLOW FROM OPERATING ACTIVITIES</b>		
Receipts from customers & other receipts	1,169,949	1,137,707
Payments to suppliers and employees	(922,320)	(943,007)
Interest, Donations & Memberships received	10,893	8,846
	-----	-----
Net cash provided by (used in) operating activities (Note 2)	258,522	203,546
<b>CASH FLOW FROM INVESTING ACTIVITIES</b>		
Proceeds from (payment for) property, plant and equipment	(230,412)	(168,265)
	-----	-----
Net cash provided by (used in) investing activities	(230,412)	(168,265)
Net increase (decrease) in cash held	28,110	35,281
Cash at beginning of year	786,187	750,906
	-----	-----
Cash at end of reporting period (Note 1)	814,297	786,187

**NOTES TO THE STATEMENT OF CASH FLOWS**

**NOTE 1. RECONCILIATION OF CASH**

For the purposes of the statement of the cash flows, cash included cash on hand and in at call deposits with banks or financial institutions, investments in money market instruments maturing within less than two months, net of bank overdrafts

(a) Reconciliation of Cash

Cash at the end of the reporting period as shown in the statement of cash flows is reconciled to the related items in the Balance Sheet as follows:

Cash on Hand	10	65
Cash at Bank	814,287	786,122
	-----	-----
	814,297	786,187
	=====	=====

**NOTE 2. RECONCILIATION OF NET CASH PROVIDED BY OPERATING ACTIVITIES TO OPERATING PROFIT**

Operating result	109,591	(22,990)
Depreciation of Non-current Assets	145,490	110,529
Changes in Net Assets and Liabilities:		
(Increase)/decrease in Security Deposit	-	-
(Increase)/decrease in debtors	(11,965)	5,339
(Increase)/decrease in prepaid expenses	5,375	46,947
Increase/(decrease) in creditors	(7,944)	28,357
Increase/(decrease) in provisions	18,884	9,024
Increase/(decrease) in income in advance	(625)	26,340
Prior Year Adjustment	(284)	
	-----	-----
	258,522	203,546
	=====	=====

## ROSS HOUSE ASSOCIATION - INCORPORATED

### COMMITTEE REPORT

The committee members submit the financial report of the Ross House Association - Incorporated for the financial year ended 30th June 2019.

#### **Committee Members**

The names of the committee members throughout the year and at the date of this report are:

Christine McAuslan

Valerie Elliot

Alba Chliankhtine

Keith Bettles

De Grebner

Scot Muirden

Richard Caven

Maggie Maguire OAM

Dr Heidi Nicholl

Nazzareno Marchionda

Michael Griffiths

#### **Principal Activities**

The principal activity of the association during the financial year was:  
To manage Ross House for small community organisations who are working towards a just and environmentally sustainable society.

#### **Significant Changes**

No significant change in the nature of these activities occurred during the year.

#### **Operating Result**

The net profit/(loss) for the year amounted to \$109,591 2018 \$(22,990)

Signed in accordance with a resolution of the Committee to the Members

Christine McAuslan (Chairperson)

Keith Bettles (Treasurer)

Dated this 13<sup>th</sup> day of November, 2019

**Ross House Association Inc.  
As Trustee for the Ross House Trust  
Financial Statements  
For the Year ended 30 June 2019**

**Ross House Trust**  
**Balance Sheet**  
**As at 30 June 2019**

	2019	2018
	\$	\$
<b>Trust Funds</b>		
Accumulated Profits (Losses) Brought Forward	(368,750)	(295,000)
Loss This Year	(73,750)	(73,750)
Asset Revaluation Reserve	18,790,000	8,500,000
<b>Total Trust Funds</b>	<b>18,347,500</b>	<b>8,131,250</b>
 Represented by:		
<b>Non-Current Assets</b>		
Freehold Land 247-251 Flinders Lane	15,840,000	5,550,000
	15,840,000	5,550,000
Buildings	2,950,000	2,950,000
Less Accumulated Depreciation & Impairment	442,500	368,750
	2,507,500	2,581,250
	18,347,500	8,131,250
<b>Total Assets</b>	<b>18,347,500</b>	<b>8,131,250</b>
<b>Net Assets</b>	<b>18,347,500</b>	<b>8,131,250</b>

*The accompanying notes form part of these financial statements.  
These financial statements should be read in conjunction with the attached Audit Report.*

**Ross House Trust**  
**Statement of Changes in Equity**  
**For the Year ended 30 June 2019**

	2019	2018
	\$	\$
<b>Opening Balance</b>	8,131,250	8,205,000
<b>Undistributed Income</b>		
Surplus/ (Loss) for Year	(73,750)	(73,750)
	<u>(73,750)</u>	<u>(73,750)</u>
<b>Other Comprehensive Income</b>		
Increase in Asset Revaluation Reserve	10,290,000	-
<b>Closing Balance</b>	<u>18,347,500</u>	<u>8,131,250</u>
 <b>Reconciliation of Undistributed Income</b>		
Opening Balance	(368,750)	(295,000)
Profit Attributable to Unitholders	(73,750)	(73,750)
Closing balance	<u>(442,500)</u>	<u>(368,750)</u>
 <b>Reconciliation of Reserves</b>		
<b>Asset Revaluation Reserve</b>		
Opening Balance for the year	8,500,000	8,500,000
Increase in Revaluation Reserve	10,290,000	-
Closing Balance	<u>18,790,000</u>	<u>8,500,000</u>

*The accompanying notes form part of these financial statements.  
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**Ross House Trust**  
**Profit and Loss Statement**  
**For the Year ended 30 June 2019**

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	2019	2018
	\$	\$
<b>Expenditure</b>		
Depreciation - Buildings	<u>73,750</u>	<u>73,750</u>
	73,750	73,750
<b>Surplus/ (Loss) for Year</b>	<u><u>(73,750)</u></u>	<u><u>(73,750)</u></u>

*The accompanying notes form part of these financial statements.  
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**Ross House Trust**  
**Statement of Appropriations**  
**For the Year ended 30 June 2019**

	2019	2018
	\$	\$
<b>Accumulated Profits (Losses) Brought Forward</b>	(368,750)	(295,000)
<b>Surplus/ (Loss) for Year</b>	(73,750)	(73,750)
<b>Accumulated Loss</b>	<u>(442,500)</u>	<u>(368,750)</u>
Accumulated Loss	<u>(442,500)</u>	<u>(368,750)</u>

*The accompanying notes form part of these financial statements.  
 These financial statements should be read in conjunction with the attached Audit Report.*



**Ross House Trust**  
**Notes to the Financial Statements**  
**For the Year ended 30 June 2019**

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The financial statements cover Ross House Trust and have been prepared in accordance with the Trust deed to meet the needs of stakeholders.

Comparatives are consistent with prior years, unless otherwise stated.

**1. Basis of Preparation**

The Trust is non-reporting since there are unlikely to be any users who would rely on the general purpose financial statements.

The special purpose financial statements have been prepared in accordance with the significant accounting policies described below and do not comply with any Australian Accounting Standards unless otherwise stated.

The financial statements 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.

Significant accounting policies adopted in the preparation of these financial statements are presented below and are consistent with prior reporting periods unless otherwise stated.

**2. Summary of Significant Accounting Policies**

**(a) Property, Plant and Equipment**

Each class of property, plant and equipment is carried at cost less, where applicable, any accumulated depreciation and impairment.

Depreciation

Property, plant and equipment, excluding freehold land, is depreciated on a straight line basis over the assets useful life to the Trust, commencing when the asset is ready for use.

Land & Buildings

Land and Buildings have been independently revalued during the financial year in accordance with Accounting Standards AASB 116 and AASB 13. The Market Value of the land has been assessed at \$15,840,000 and Buildings \$2,700,000.

**Ross House Trust**  
**Notes to the Financial Statements**  
**For the Year ended 30 June 2019**

	2019	2018
	\$	\$
<b>4. Expenses</b>		
Depreciation and Amortisation Expenses	73,750	73,750
	<u>73,750</u>	<u>73,750</u>
<b>5. Profit for the Year</b>		
Profit before income tax expense from continuing operations includes the following specific expenses:		
<b>Charging as Expense</b>		
Movements in Provisions		
Depreciation		
- Buildings	73,750	73,750
	<u>73,750</u>	<u>73,750</u>
Net Expenses Resulting from Movement in Provisions	<u>73,750</u>	<u>73,750</u>
<b>6. Property, Plant and Equipment</b>		
<b>Land and Buildings</b>		
Freehold Land 247-251 Flinders Lane	15,840,000	5,550,000
	<u>15,840,000</u>	<u>5,550,000</u>
<b>Buildings</b>		
Buildings	2,950,000	2,950,000
Less Accumulated Depreciation & Impairment	442,500	368,750
	<u>2,507,500</u>	<u>2,581,250</u>
Total Land and Buildings	<u>18,347,500</u>	<u>8,131,250</u>
<b>7. Trust Funds</b>		
Accumulated Profits (Losses) Brought Forward	(368,750)	(295,000)
Loss This Year	(73,750)	(73,750)
Reserves	18,790,000	8,500,000
Total Trust Funds	<u>18,347,500</u>	<u>8,131,250</u>

*The accompanying notes form part of these financial statements.  
These financial statements should be read in conjunction with the attached Audit Report.*

**Ross House Trust**  
**Notes to the Financial Statements**  
**For the Year ended 30 June 2019**

	2019	2018
	\$	\$
<b>8. Reserves</b>		
Asset Revaluation Reserve	18,790,000	8,500,000
	<u>18,790,000</u>	<u>8,500,000</u>
 Movements during the year		
<b>Asset Revaluation Reserve</b>		
Opening Balance for the year	8,500,000	8,500,000
Revaluation 27 March 2019	10,290,000	-
	<u>18,790,000</u>	<u>8,500,000</u>

**9. Statutory Information**

The principal place of business is:  
 Ross House Trust  
 247-251 Flinders Lane Melbourne Vic 3000

As at the 30 June 2019, the company  
 had 0 employees.

The principal activities of the business include:  
 TRUST HOLDING PROPERTY

*The accompanying notes form part of these financial statements.  
 These financial statements should be read in conjunction with the attached Audit Report.*

**Ross House Trust**  
**Statement by the Trustees**  
**for the Year Ended 30 June 2019**

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The Trustees have determined that as defined in Statement of Accounting Concepts 1: "Definition of the Reporting Entity", that the trust is not a reporting entity and therefore there is no requirement to apply accounting standards in the preparation of these financial statements.

The Trustees have determined that this special purpose financial report should be prepared in accordance with accounting policies outlined in Note 1 to the accounts.

In the opinion of the Trustees:

For the financial year ended 30 June 2019;

- (a) The accompanying Income Statement gives a true and fair view of the profit or loss of the Trust.
- (b) The accompanying Balance Sheet gives a true and fair view of the state of affairs of the Trust.



Trustee- **Christine McAuslan**- Chairperson



Trustee- **Keith Bettles**- Treasurer

Dated this <sup>13<sup>th</sup></sup> day of November 2019

# INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF ROSS HOUSE TRUST

## Opinion

We have audited the accompanying financial report, being a special purpose financial report, of ROSS HOUSE TRUST, which comprises the financial position as at 30th June 2019, and the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including summary of significant accounting policies and managements assertion statement.

In our opinion, the accompanying financial report presents fairly, in all material respects, the financial position of ROSS HOUSE TRUST as at 30th June 2019, and its financial performance and its cash flows for the year then ended.

## Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditors Responsibilities for the Audit of the Financial Report* section of our report. We are independent of the Entity in accordance with 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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

## Emphasis of Matter-Basis of Accounting

We draw attention to Note 1 to the financial report, which describes the basis of accounting. The financial report has been prepared to assist ROSS HOUSE TRUST to meet the requirements and as a result, the financial report may not be suitable for another purpose. Our opinion is not modified in respect of this matter.

## Responsibilities of Management and Those Charged with Governance for the Financial Report

Management is responsible for the preparation and fair presentation of the financial report in accordance with the financial reporting requirements of the *applicable legislation* and for such internal control as management determines is necessary to enable the preparation and fair presentation of a financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so. Those charged with governance are responsible for overseeing the Entity'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. 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.

**J. L. Collyer & Partners**

**Accountants**

Dated in Wantirna 24<sup>th</sup> October 2019

**Lionel R. Arnold**



**Partner**

**Ross House Trust**  
**Annual Report**  
**for the Year Ended 30 June 2019**

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