



ST BASIL'S HOMES FOR THE AGED IN SOUTH AUSTRALIA
"VASILEIAS" INCORPORATED
ABN 62 788 605 234

FINANCIAL REPORT - 30 JUNE 2025

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ST BASIL'S HOMES FOR THE AGED IN SOUTH AUSTRALIA**"VASILEIAS" INCORPORATED****ABN 62 788 605 234****STATEMENT OF FINANCIAL POSITION****AS AT 30 JUNE 2025**

	Note	2025 \$	2024 \$
ASSETS			
Cash and cash equivalents	6	25,649,581	20,311,300
Trade and other receivables	7	1,142,944	861,563
Capital work in progress	8	927,623	112,310
Property, plant and equipment	9	38,627,741	23,429,485
Intangible assets	10	27,033	124,261
Right-of-use assets	11	3,916,609	4,148,835
TOTAL ASSETS		70,291,531	48,987,754
LIABILITIES			
Trade and other payables	12	1,865,506	1,573,598
Refundable loans expected to be paid within 12 months	13	8,454,018	7,443,865
Lease liabilities expected to be paid within 12 months	14	387,212	357,651
Provisions expected to be paid within 12 months	15	2,822,033	2,599,328
Refundable loans expected to be paid after 12 months	13	36,040,814	31,734,374
Lease liabilities expected to be paid after 12 months	14	2,986,984	3,167,916
TOTAL LIABILITIES		52,556,567	46,876,732
NET ASSETS		17,734,964	2,111,022
FUNDS			
Accumulated funds		2,118,972	2,111,022
Reserves	16	15,615,992	-
TOTAL FUNDS		17,734,964	2,111,022

The accompanying notes form part of these financial statements

ST BASIL'S HOMES FOR THE AGED IN SOUTH AUSTRALIA
"VASILEIAS" INCORPORATED

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2025

	Note	2025 \$	2024 \$
Revenue	4	34,010,053	32,446,825
		<u>34,010,053</u>	<u>32,446,825</u>
Expenses			
Administrative and other expenses		(1,917,351)	(1,845,364)
Catering		(1,121,874)	(1,001,209)
Cleaning and laundry expenses		(662,484)	(689,792)
Depreciation and amortisation	5	(1,537,010)	(1,690,545)
Finance costs	5	(294,743)	(430,697)
Loss on disposal of property, plant and equipment	5	(21,770)	(40,174)
Medical supplies		(561,489)	(525,624)
Repairs and maintenance costs		(694,032)	(851,526)
Resident and client expenses		(93,211)	(80,448)
Salaries and wages		(26,692,905)	(24,303,553)
Utilities		(405,234)	(297,762)
		<u>(34,002,103)</u>	<u>(31,756,694)</u>
Surplus before income tax		7,950	690,131
Income tax expense		<u>-</u>	<u>-</u>
Surplus for the year		7,950	690,131
Other comprehensive income			
<i>Items that will not be reclassified subsequently to profit or loss</i>			
Gain on revaluation of land and buildings		15,615,992	-
Other comprehensive income for the year		<u>15,615,992</u>	<u>-</u>
Total comprehensive income for the year		<u><u>15,623,942</u></u>	<u><u>690,131</u></u>

The accompanying notes form part of these financial statements

ST BASIL'S HOMES FOR THE AGED IN SOUTH AUSTRALIA
"VASILEIAS" INCORPORATED

STATEMENT OF CHANGES IN FUNDS
FOR THE YEAR ENDED 30 JUNE 2025

	Accumulated Funds	Asset Revaluation Reserve	Total
	\$	\$	\$
Balance at 1 July 2023	1,420,891	-	1,420,891
Comprehensive income			
Surplus for the year	690,131	-	690,131
Other comprehensive income	-	-	-
Total comprehensive income for the year	<u>690,131</u>	<u>-</u>	<u>690,131</u>
Balance at 30 June 2024	<u>2,111,022</u>	<u>-</u>	<u>2,111,022</u>
Balance at 1 July 2024	2,111,022	-	2,111,022
Comprehensive income			
Surplus for the year	7,950	-	7,950
Other comprehensive income	-	15,615,992	15,615,992
Total comprehensive income for the year	<u>7,950</u>	<u>15,615,992</u>	<u>15,623,942</u>
Balance at 30 June 2025	<u>2,118,972</u>	<u>15,615,992</u>	<u>17,734,964</u>

The accompanying notes form part of these financial statements

ST BASIL'S HOMES FOR THE AGED IN SOUTH AUSTRALIA
"VASILEIAS" INCORPORATED

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2025

	Note	2025 \$	2024 \$
Cash flows from operating activities			
Receipts from customers and government		33,469,794	34,234,572
Payments to suppliers and employees		(32,313,214)	(30,963,916)
Donations and bequests received		1,349	370
Investment income received		792,261	625,692
Interest paid - other		(108,547)	(215,673)
Interest paid - leases		(186,196)	(172,665)
<i>Net cash flows from operating activities</i>		<u>1,655,447</u>	<u>3,508,380</u>
Cash flows from investing activities			
Proceeds from sale of property, plant and equipment		-	5,043
Proceeds from disposal of right-of-use assets		-	2,286,751
Purchase of property, plant and equipment		(596,787)	(438,586)
Purchase of capital works in progress		(815,313)	(132,109)
Purchase of intangible assets		-	(45,562)
<i>Net cash flows from investing activities</i>		<u>(1,412,100)</u>	<u>1,675,537</u>
Cash flows from financing activities			
Proceeds from refundable loans		15,781,105	17,879,922
Repayment of refundable loans		(10,319,997)	(9,169,692)
Repayment of lease liabilities		(366,174)	(311,585)
<i>Net cash flows from financing activities</i>		<u>5,094,934</u>	<u>8,398,645</u>
Net increase in cash and cash equivalents		5,338,281	13,582,562
Cash and cash equivalents at the beginning of the financial year		<u>20,311,300</u>	<u>6,728,738</u>
Cash and cash equivalents at the end of the financial year	6	<u><u>25,649,581</u></u>	<u><u>20,311,300</u></u>

The accompanying notes form part of these financial statements

ST BASIL'S HOMES FOR THE AGED IN SOUTH AUSTRALIA
"VASILEIAS" INCORPORATED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025

Note 1 - Corporate information

The financial report includes the financial statements and notes of St Basil's Homes for the Aged in South Australia "Vasileias" Incorporated (St Basil's Homes SA or the Association). St Basil's Homes SA is incorporated in South Australia as an association under the *Associations Incorporation Act 1985* and is registered as a charity under the *Australian Charities and Not-for-profits Commission Act 2012* and is domiciled in Australia.

The Association provides culturally appropriate high quality residential care for over 200 residents at 3 sites, as well as day respite support and independent living units in partnership with Housing SA.

The registered address and principal place of business of the Association is:

9 Winchester Street
 St Peters SA 5069

The financial statements were approved by the Board Members on 1 October 2025.

Note 2 - Basis of preparation

Statement of Compliance

These general purpose financial statements have been prepared in compliance with the requirements of the *Australian Charities and Not-for-profits Commission Act 2012* and *Australian Accounting Standards - Simplified Disclosures*. The Association is a not-for-profit entity for the purposes of preparing these financial statements.

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. The amounts presented in the financial statements have been rounded to the nearest dollar.

Presentation of Statement of Financial Position on a liquidity basis

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

Accordingly, in the current year the Board Members 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.

Comparatives

Where required by Accounting Standards comparative figures have been adjusted to conform to changes in presentation for the current financial year. Where the Association 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 Board Members 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 Association.

ST BASIL'S HOMES FOR THE AGED IN SOUTH AUSTRALIA
"VASILEIAS" INCORPORATED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025

Note 2 - Basis of preparation (continued)

Critical accounting estimates and judgements (continued)

Key estimates

Impairment

The Board Members assesses impairment at the end of each reporting period by evaluation of conditions and events specific to the Association 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.

New and revised standards that are effective for these financial statements

Several amendments and clarifications to Australian Accounting Standards and interpretations are mandatory for the 30 June 2025 reporting period. These include:

- AASB 2020-1, AASB 2022-6 and AASB 2023-3: Amendments to AASB 101 – Classification of Liabilities as Current or Non-current
- AASB 2023-1: Amendments to AASB 7 and 107 – Supplier Finance Arrangements
- AASB 2024-1: Amendments to AASB 1060 – Supplier Finance Arrangements: Tier 2 Disclosures

The application of these amendments and clarifications have not had a material impact on the carrying values of the Association's asset, liability or equity balances; nor a material impact on the disclosures in the financial report nor the recognition and measurement of the Association's revenue or expenses.

New standards and interpretations not yet adopted

Certain new accounting standards, amendments and interpretations have been published that are not mandatory for 30 June 2025 reporting periods and have not been early adopted by the Association. These include:

- AASB 18 – Presentation and Disclosure in Financial Statements (applicable for the year ending 30 June 2028)
- AASB S1 – General Requirements for Disclosure of Sustainability-related Financial Information (applicable for the year ending 30 June 2026, depending on criteria qualification outcomes)
- AASB S2 – Climate-related Disclosures (applicable for the year ending 30 June 2026, depending on criteria qualification outcomes)

It is not expected that AASB 18, AASB S1 or AASB S2 will have a material impact on the Association in future reporting periods. AASB S1 and AASB S2 will only have mandatory application to entities required to report under Chapter 2M of the *Corporations Act 2001* for annual reporting periods commencing on or after 1 July 2025. The Association is currently assessing whether there will be any material change to disclosures in financial reporting in future years as a consequence of sustainability reporting requirements. As at the date of this financial report AASB S1 and AASB S2 do not have mandatory application to the Association as the Association prepares its financial report under the *Australian Charities and Not-for-profits Commission Act 2012* financial reporting framework.

ST BASIL'S HOMES FOR THE AGED IN SOUTH AUSTRALIA
"VASILEIAS" INCORPORATED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025

Note 3 - Accounting policies

The material 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

St Basil's Homes SA is a not-for-profit Charity and Public Benevolent Institution and is exempt from income tax under Division 50 of the *Income Tax Assessment Act 1997*.

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.

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 and client fees, daily accommodation payments and recurrent government subsidies

Revenue from residents and client 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 Association 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 Association; and
- (c) the amount of the contribution can be measured reliably at the fair value of the consideration received.

Interest

Interest revenue is recognised as it accrues using the effective interest method.

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 three 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.

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 Association will not be able to collect all amounts due according to the original terms of receivables.

ST BASIL'S HOMES FOR THE AGED IN SOUTH AUSTRALIA
"VASILEIAS" INCORPORATED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025

Note 3 - Accounting policies (continued)

Property, plant and equipment

Recognition and measurement

Each class of property, plant and equipment is carried at cost or fair value 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 amounts. These are included in the statement of profit or loss and other comprehensive income. When revalued assets are sold, amounts included in the revaluation surplus relating to that asset are transferred to retained earnings.

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 Association 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.

Depreciation and amortisation

The depreciable amount of all property, plant and equipment, except freehold land, is depreciated on a diminishing value basis over the asset's useful life to the Association commencing from the time the asset is held ready for use.

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

Buildings and Improvements	2.5% - 10%
Plant and Equipment	8% - 33%

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period. An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Right-of-use assets

At inception, a right-of-use asset and lease liability is recognised. Right-of-use assets are included in the *Statement of Financial Position* within a classification relevant to the underlying asset.

Right-of-use assets are initially measured at cost, comprising of the following:

- The amount of the initial measurement of the lease liability
- Any lease payments made at or before the commencement date, less any lease incentives received
- Any initial direct costs incurred
- An estimate of costs to be incurred in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease, unless those costs are incurred either at the commencement date or as a consequence of having used the underlying asset during a particular period

Subsequently, right-of-use assets are measured using a cost model. The right-of-use asset is depreciated to the earlier of the useful life of the asset or the lease term using the straight-line method and is recognised in the statement of profit or loss and other comprehensive income in "Depreciation and amortisation".

ST BASIL'S HOMES FOR THE AGED IN SOUTH AUSTRALIA
"VASILEIAS" INCORPORATED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025

Note 3 - Accounting policies (continued)

Leases

The Association leases several assets including property and equipment. A lease is a contract, or part of a contract, that conveys the right to use an asset for a period of time in exchange for consideration. At inception of a contract, it is assessed to determine whether the contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. If the terms and conditions of a contract are changed, it is reassessed to once again determine if the contract is still, or now contains, a lease.

Lease liability

At the commencement date of the lease, the lease liability is initially recognised for the present value of non-cancellable lease payments discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Association's incremental borrowing rate.

The tenor of a lease includes any renewal period where the lessee is reasonably certain that they will exercise the option to renew. The Association has reviewed all its leases and included any extensions where the Association assessed it is reasonably certain the lease agreement will be renewed.

Impairment of assets

At the end of each reporting period, the Association reviews the carrying values of its tangible assets to determine whether there is any indication that those assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the assets fair value less the costs to sell the value-in-use, is compared to the asset's carrying value. Any excess of the asset's carrying value over its recoverable amount is 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 Association 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.

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 Association'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 national government bonds with terms to maturity that match the expected timing of cash flows.

Refundable accommodation deposits and resident accommodation bonds

Refundable accommodation deposits and resident accommodation bonds are non-interest-bearing deposits made by aged care home residents to the Association 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.

ST BASIL'S HOMES FOR THE AGED IN SOUTH AUSTRALIA
"VASILEIAS" INCORPORATED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025

	2025 \$	2024 \$
<u>Note 4 - Revenue and other income</u>		
Operating revenue		
Government subsidies	25,145,157	23,593,280
Resident fees and charges	6,664,608	5,930,759
Daily accommodation payments	1,166,584	1,216,089
Other operating revenue	28,626	21,822
	<u>33,004,975</u>	<u>30,761,950</u>
Other revenue		
Donations and bequests	1,349	370
Interest income	984,976	609,818
Other revenue	18,753	1,074,687
	<u>1,005,078</u>	<u>1,684,875</u>
<i>Total revenue</i>	<u>34,010,053</u>	<u>32,446,825</u>
<u>Note 5 - Expenses</u>		
Depreciation and amortisation		
Property, plant and equipment	992,753	1,054,074
Intangible assets	97,228	239,027
Right-of-use assets	447,029	397,444
<i>Total depreciation and amortisation</i>	<u>1,537,010</u>	<u>1,690,545</u>
Provision for impairment - doubtful debts	(54,455)	44,504
Finance costs		
Lease liabilities	186,196	172,665
Other	108,547	258,032
<i>Total finance costs</i>	<u>294,743</u>	<u>430,697</u>
Net loss on disposal of property, plant & equipment	21,770	40,174
<u>Note 6 - Cash and cash equivalents</u>		
Cash at bank and on hand	25,649,581	20,311,300
<i>Total cash and cash equivalents</i>	<u>25,649,581</u>	<u>20,311,300</u>
<u>Note 7 - Trade and other receivables</u>		
<u>Expected to be received within 12 months</u>		
Trade receivables	503,084	438,494
Provision for impairment	(15,851)	(70,306)
Other receivables	390,477	217,087
Prepayments	265,234	276,288
<i>Total current trade and other receivables</i>	<u>1,142,944</u>	<u>861,563</u>
<i>Provision for impairment</i>		
Opening net carrying amount	70,306	25,802
Increase in provision	(54,455)	44,504
Closing net carrying amount	<u>15,851</u>	<u>70,306</u>

ST BASIL'S HOMES FOR THE AGED IN SOUTH AUSTRALIA
"VASILEIAS" INCORPORATED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025

	2025 \$	2024 \$
Note 8 - Capital work in progress		
Residential		
Cost	927,623	112,310
<i>Net carrying amount</i>	<u>927,623</u>	<u>112,310</u>
Movements in carrying amounts		
Opening net carrying amount	112,310	32,475
Additions	815,313	132,109
Reclassification - property, plant and equipment	-	(24,199)
Expensed	-	(28,075)
Closing net carrying amount	<u>927,623</u>	<u>112,310</u>

Note 9 - Property, plant and equipment

	Buildings and Improvements \$	Plant and Equipment \$	Total \$
At 30 June 2024			
Cost	26,683,100	4,864,085	31,547,185
Accumulated depreciation	(4,712,222)	(3,405,478)	(8,117,700)
<i>Net carrying amount</i>	<u>21,970,878</u>	<u>1,458,607</u>	<u>23,429,485</u>
Movements in carrying amounts			
Opening net carrying amount	21,970,878	1,458,607	23,429,485
Additions - residential	174,254	407,764	582,018
Additions - non-residential	8,550	6,219	14,769
Disposals	(12,244)	(9,526)	(21,770)
Depreciation charge for the year	(556,056)	(436,697)	(992,753)
Revaluations	15,615,992	-	15,615,992
Closing net carrying amount	<u>37,201,374</u>	<u>1,426,367</u>	<u>38,627,741</u>
At 30 June 2025			
Cost	289,050	4,986,140	5,275,190
Valuation	36,967,105	-	36,967,105
Accumulated depreciation	(54,781)	(3,559,773)	(3,614,554)
<i>Net carrying amount</i>	<u>37,201,374</u>	<u>1,426,367</u>	<u>38,627,741</u>

Valuation of land and buildings

During the year, St Basil's Homes SA conducted a revaluation of its buildings and improvements. The valuation was carried out by an external party, Heath Valuation & Advisory Services, on 14 October 2024. As a result of the revaluation, the Association recognised a net revaluation increment of \$15,615,992.

ST BASIL'S HOMES FOR THE AGED IN SOUTH AUSTRALIA
"VASILEIAS" INCORPORATED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025

	2025	2024
	\$	\$
<u>Note 10 - Intangible assets</u>		
Software		
Cost	687,552	739,822
Accumulated amortisation	(660,519)	(615,561)
<i>Net carrying amount</i>	<u>27,033</u>	<u>124,261</u>
<i>Movements in carrying amounts</i>		
Opening net carrying amount	124,261	317,726
Additions	-	45,562
Amortisation charge for the year	(97,228)	(239,027)
Closing net carrying amount	<u>27,033</u>	<u>124,261</u>
<u>Note 11 - Right-of-use assets</u>		
Leased premises - at cost	5,187,148	4,972,345
Accumulated depreciation	(1,270,539)	(823,510)
<i>Total right-of-use assets</i>	<u>3,916,609</u>	<u>4,148,835</u>
<i>Movements in carrying amounts</i>		
Opening net carrying amount	4,148,835	6,194,398
Additions - new leases entered into	-	510,691
Revaluation - CPI increase	214,803	127,941
Disposals	-	(2,286,751)
Depreciation charge for the year	(447,029)	(397,444)
Closing net carrying amount	<u>3,916,609</u>	<u>4,148,835</u>

The Association leases land and buildings for their three residential locations (St Peters, Croydon Park and Aegean Village) from the Greek Orthodox Archdiocese of Australia ('GOA'). There is no formal 'lease agreement' with the GOA, so an estimated length of lease has been determined to be 10 years.

	2025	2024
	\$	\$
<u>Note 12 - Trade and other payables</u>		
<u>Expected to be settled within 12 months</u>		
Trade payables	514,574	438,297
Accrued expenses	117,809	879,847
Liabilities to residents	99,147	79,272
Refundable accommodation deposits payable	12,713	13,111
Other payables	1,121,263	163,071
<i>Total trade and other payables</i>	<u>1,865,506</u>	<u>1,573,598</u>

ST BASIL'S HOMES FOR THE AGED IN SOUTH AUSTRALIA
"VASILEIAS" INCORPORATED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025

	2025 \$	2024 \$
Note 13 - Refundable loans		
<u>Expected to be settled within 12 months</u>		
Refundable accommodation deposits	8,454,018	7,443,865
	<u>8,454,018</u>	<u>7,443,865</u>
<u>Expected to be settled after 12 months</u>		
Refundable accommodation deposits	36,040,814	31,734,374
	<u>36,040,814</u>	<u>31,734,374</u>
<i>Total refundable loans</i>	<u><u>44,494,832</u></u>	<u><u>39,178,239</u></u>
Movement in refundable accommodation deposits		
Opening net carrying amount	39,178,239	30,589,127
RADs received	15,781,105	17,879,922
Allowable deductions	(144,515)	(121,118)
RADs refunded	<u>(10,319,997)</u>	<u>(9,169,692)</u>
Closing net carrying amount	<u><u>44,494,832</u></u>	<u><u>39,178,239</u></u>

Terms and conditions

Refundable accommodation deposits and accommodation bonds (loans) 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
- (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 letters of administration.

Refundable entry contributions are non-interest bearing and have an maximum repayment term of 6 months on

	2025 \$	2024 \$
Note 14 - Lease liabilities		
<u>Expected to be settled within 12 months</u>		
Lease liabilities	387,212	357,651
	<u>387,212</u>	<u>357,651</u>
<u>Expected to be settled after 12 months</u>		
Lease liabilities	2,986,984	3,167,916
	<u>2,986,984</u>	<u>3,167,916</u>
<i>Total lease liabilities</i>	<u><u>3,374,196</u></u>	<u><u>3,525,567</u></u>
Movements in carrying amounts		
Opening net carrying amount	3,525,567	3,198,520
Additions	-	510,691
Revaluations - CPI adjustment	214,803	127,941
Repayments	(552,370)	(484,250)
Interest	186,196	172,665
Closing net carrying amount	<u><u>3,374,196</u></u>	<u><u>3,525,567</u></u>

ST BASIL'S HOMES FOR THE AGED IN SOUTH AUSTRALIA
"VASILEIAS" INCORPORATED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025

	2025 \$	2024 \$
<u>Note 15 - Provisions</u>		
<u>Expected to be settled within 12 months</u>		
Annual leave	1,754,326	1,694,617
Long service leave	1,067,707	904,711
<i>Total provisions</i>	<u><u>2,822,033</u></u>	<u><u>2,599,328</u></u>
<u>Note 16 - Reserves</u>		
Asset revaluation reserve	15,615,992	-
<i>Total reserves</i>	<u><u>15,615,992</u></u>	<u><u>-</u></u>
<u>Note 17 - Key management personnel</u>		
<i>Remuneration of key management personnel</i>		
The aggregate amount of compensation paid to key personnel during the year was:	<u><u>1,754,723</u></u>	<u><u>1,445,100</u></u>
<u>Note 18 - Auditor's remuneration</u>		
Fees paid to StewartBrown, Chartered Accountants:		
Audit of the financial report	23,800	22,900
Preparation of the financial report	3,200	3,100
Other advisory services	3,589	18,360
<i>Total auditor's remuneration</i>	<u><u>30,589</u></u>	<u><u>44,360</u></u>

Note 19 - Contingent liabilities

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

Note 20 - Economic dependency

The Board Members consider that it is economically dependent on revenue received from the Commonwealth Department of Health, Disability and Ageing with respect to its residential aged care facilities. The Board Members believe that this revenue will continue to be made available to the company for the foreseeable future. The total amount of recurrent government funding received during the financial year was \$25,145,157 (2024: \$23,593,280) and this represented 73.9% of total revenue (2024: 72.7%).

ST BASIL'S HOMES FOR THE AGED IN SOUTH AUSTRALIA
"VASILEIAS" INCORPORATED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025

Note 21 - Related party transactions

Transactions with related parties

As at 30 June 2025, there were no related party transactions during the year (2024: \$Nil).

Transactions with associated parties

Over the last 12 months \$583,817 (2024: \$629,545) has been recorded as costs payable to the Greek Orthodox Archdiocese of Australia Consolidated Trust and its related entities. The accumulated total of \$19,234,527 (2024: \$18,740,710) in the table below brings to account all contributions paid or payable from 1 July 1999 to 30 June 2025. These totals are comprised as follows:

	2025	2024	Accumulated Total
	\$	\$	\$
- Rent paid or payable in respect of land from which St Basil's (SA) conducts its operations	552,370	484,250	12,704,137
- Theological College Contribution	-	-	1,958,258
- Priest wages (also serves for Priest of St Basil's Homes (SA))	-	-	1,344,889
- 107 Regency Road, Croydon Park	-	-	897,862
- 16-26 Parade Road, Salisbury	-	(2,404,920)	-
- 14 Mersey Street, Croydon Park	-	(3,752,194)	-
- Interest paid on borrowings	-	145,295	1,330,611
- Other	31,447	-	1,088,770
	<u>583,817</u>	<u>(5,527,569)</u>	<u>19,324,527</u>

	2025	2024	2023
	\$	\$	\$
- Rent paid or payable in respect of land from which St Basil's (SA) conducts its operations	12,704,137	12,151,767	11,667,517
- Theological College Contribution	1,958,258	1,958,258	1,958,258
- Priest wages (also serves for Priest of St Basil's Homes (SA))	1,344,889	1,344,889	1,344,889
- 107 Regency Road, Croydon Park	897,862	897,862	897,862
- 16-26 Parade Road, Salisbury	-	-	2,404,920
- 14 Mersey Street, Croydon Park	-	-	3,752,194
- Interest paid on borrowings	1,330,611	1,330,611	1,185,316
- Other	1,088,770	1,057,323	1,057,323
	<u>19,324,527</u>	<u>18,740,710</u>	<u>24,268,279</u>

Note 22 - Events occurring after balance date

There were no significant events occurring after balance date.

ST BASIL'S HOMES FOR THE AGED IN SOUTH AUSTRALIA
"VASILEIAS" INCORPORATED
ABN 62 788 605 234

FINANCIAL REPORT - 30 JUNE 2025

BOARD MEMBERS' DECLARATION

The Board Members of St Basil's Homes for the Aged in South Australia "Vasileias" Incorporated declare that:

1. The financial statements, which comprises the statement of financial position as at 30 June 2025, 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, and notes to the financial statements, including material accounting policy information, are in accordance with the *Australian Charities and Not-for-profits Commission Act 2012* and:
 - (a) comply with *Australian Accounting Standards - Simplified Disclosures* (including Australian Accounting Interpretations) and the *Australian Charities and Not-for-profits Commission Regulations 2022*; and
 - (b) give a true and fair view of the financial position as at 30 June 2025 and of the performance for the year ended on that date of the Association.
2. In the opinion of the Board, there are reasonable grounds to believe that the Association will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the Board.



Harry Patsouris
Chairperson

Adelaide, 1 October 2025



George Chakiris
Treasurer

ST BASIL'S HOMES FOR THE AGED IN SOUTH AUSTRALIA
"VASILEIAS" INCORPORATED
ABN 62 788 605 234

FINANCIAL REPORT - 30 JUNE 2025

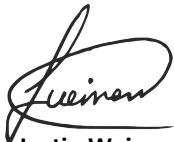
AUDITOR'S INDEPENDENCE DECLARATION TO THE BOARD MEMBERS OF
ST BASIL'S HOMES FOR THE AGED IN SOUTH AUSTRALIA

In accordance with the requirements of the *Associations Incorporation Act 1985* and the *Australian Charities and Not-for-profits Commission Act 2012*, as lead auditor for the audit of St Basil's Homes for the Aged in South Australia "Vasileias" Incorporated, I declare that, to the best of my knowledge and belief, during the year ended 30 June 2025 there have been:

- (a) no contraventions of the auditor independence requirements as set out in the *Associations Incorporation Act 1985* and the *Australian Charities and Not-for-profits Commission Act 2012* in relation to the audit; and
- (b) no contraventions of any applicable code of professional conduct in relation to the audit.



StewartBrown
Chartered Accountants



Justin Weiner
Partner

1 October 2025

ST BASIL'S HOMES FOR THE AGED IN SOUTH AUSTRALIA
"VASILEIAS" INCORPORATED
ABN 62 788 605 234

FINANCIAL REPORT - 30 JUNE 2025

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF
ST BASIL'S HOMES FOR THE AGED IN SOUTH AUSTRALIA

Opinion

We have audited the financial report of St Basil's Homes for the Aged in South Australia "Vasileias" Incorporated which comprises the statement of financial position as at 30 June 2025, 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, and notes to the financial statements, including material accounting policy information, and the Board Members' Declaration.

In our opinion, the accompanying financial report of St Basil's Homes for the Aged in South Australia "Vasileias" Incorporated is in accordance with the *Associations Incorporation Act 1985* and the *Australian Charities and Not-for-profits Commission Act 2012*, including:

- a) giving a true and fair view of the Association's financial position as at 30 June 2025 and of its financial performance for the year then ended, and
- b) complying with *Australian Accounting Standards - Simplified Disclosures* and the *Australian Charities and Not-for-profits Commission Regulations 2022*.

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 Association 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 Board Members of the Association, would be in the same terms if given to the Board Members 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.

Board Members' Responsibility for the Financial Report

Board Members of the Association are responsible for the preparation of the financial report that gives a true and fair view in accordance with *Australian Accounting Standards - Simplified Disclosures* and the *Australian Charities and Not-for-profits Commission Act 2012* and for such internal control as the Board 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 Board are responsible for assessing the Association'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 Board either intend to liquidate the Association or to cease operations, or have no realistic alternative but to do so.

The Board are responsible for overseeing the Association's financial reporting process.

ST BASIL'S HOMES FOR THE AGED IN SOUTH AUSTRALIA
"VASILEIAS" INCORPORATED
ABN 62 788 605 234

FINANCIAL REPORT - 30 JUNE 2025

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF
ST BASIL'S HOMES FOR THE AGED IN SOUTH AUSTRALIA

Auditor's Responsibilities for the Audit of the Financial Report

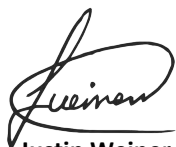
Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that 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 Board 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



Justin Weiner
Partner

1 October 2025