



Financial Statements

Cypress View Lodge Limited
ABN 64 164 127 539
For the year ended 30 June 2025

Prepared by Cumulus

Contents

3	Directors' Report
6	Statement of Comprehensive Income
7	Statement of Financial Position
8	Statement of Changes in Equity
9	Statement of Cash Flow
10	Notes to the Financial Statements
20	Detailed Profit and Loss Statement
22	Directors Declaration
23	Independent Auditor's Report
26	Auditor's Independance Declaration

Directors' Report

Cypress View Lodge Limited For the year ended 30 June 2025

Directors' Report

The Board presents its report on the entity for the financial year ended 30 June 2025.

Board Members

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

Board Member	Position	Date Started	Date Resigned	Experience
Monika Burgess	Board Member	16/11/2016		Finance & Business
Monica Whelan	President Board Member	17/01/2024 19/11/2020		Clinical
Iain Stewart	Board Member	23/11/2021		Finance & Business
Jane Strachan	Secretary Board Member	17/01/2024 16/11/2022		Business & Education
Trudy Chant	Board Member	17/01/2024	18/12/2024	NDIS & Business
Haidee Verlin	Board Member	22/05/2024	21/05/2025	Financial
Richard Greig	Board Member	23/10/2024		Commerce & Accounting

Objectives

Cypress View Lodge is committed to providing high-quality care for both independent and assisted living residents. Our primary goals include:

1. Delivering personalised care that meets the diverse needs of residents.
2. Enhancing the quality of life for residents through meaningful engagement and social activities.
3. Maintaining a safe, comfortable, and welcoming environment that supports both independence and care.

Strategy for Achieving the Objectives

To achieve these objectives, Cypress View Lodge will:

1. **Provide Individualised Care Plans**
Conduct comprehensive assessments to understand each resident's unique needs and tailor care plans accordingly. This will ensure a balance of autonomy and support for both independent and assisted living residents.
2. **Develop a Robust Social and Recreational Program**
Foster a sense of community through a variety of daily activities, including fitness programs, arts and crafts, social outings, and cultural events. Resident feedback will be incorporated to keep programs engaging and relevant.
3. **Ensure Facility Safety and Accessibility**
Continuously monitor and upgrade the physical environment to meet the highest standards of safety and accessibility, including implementing emergency response protocols, regular maintenance, and compliance with health and safety regulations.

Principal Activities

The principal activities of the entity during the financial year were to provide aged care services including a Residential Aged Care Facility and independent living units.

Performance Measures

To assess the effectiveness of our objectives, Cypress View Lodge will implement the following performance indicators:

1. **Resident Satisfaction**
Regular surveys will be conducted to gather feedback on the quality of care, satisfaction with services, and resident participation in activities.
2. **Care Quality**
Track and review care plan updates, incident reports, and medical outcomes to ensure high standards of care. Response times to emergency situations and medical needs will also be monitored.
3. **Operational Efficiency**
Occupancy rates, staff performance, and financial health will be measured to ensure Cypress View Lodge operates efficiently while maintaining affordable fees for residents.

Meetings of Directors Members

During the financial year, a number of directors meetings were held. Attendances by each of board members during the year were as follows:

Members Name	Number Eligible to Attend	Number Attended
Monika Burgess	12	10
Monica Whelan	12	11
Iain Stewart	12	5
Jane Strachan	12	12
Trudy Chant	1	0
Haidee Verlin	10	6
Richard Greig	9	9

Contributions on Winding Up

In the event of a winding up, any remaining assets after the satisfaction of all debts and liabilities will be distributed to another organisation with similar charitable purposes aligned with the mission of Cypress View Lodge. This ensures that the legacy of care and service continues within the community.

Significant Changes

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

Operating Result

The net profit (loss) of the entity for the financial year amounted to (\$128,610) (2024 \$233,286 Loss).



Auditor's Independence Declaration

A copy of the auditor's independence declaration as required under section 307C of the Corporations Act 2001 is set out on page 26.

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

A handwritten signature in blue ink, appearing to read "mwhelan", written over a horizontal line.

Monica Whelan - President

Date 22/ 10/ 2025

A handwritten signature in blue ink, appearing to read "joe strachan", written over a horizontal line.

Jane Strachan - Secretary

Date 22/ 10/ 2025

Statement of Comprehensive Income

Cypress View Lodge Limited
For the year ended 30 June 2025

	2025	2024
Operating Comprehensive Income		
Revenue		
Government Grants	1,995,146	1,662,864
Accommodation & Rental Charges	541,164	515,999
Other	338,960	290,732
Total Revenue	2,875,269	2,469,595
Expenditure		
Employee Benefits	2,121,097	1,986,736
Administration & Insurance	217,034	199,902
Food & Housekeeping	193,398	174,169
Depreciation	120,047	112,839
Maintenance	142,756	76,492
Other	209,547	152,743
Total Expenditure	3,003,879	2,702,881
Operating Comprehensive Profit/(Loss)	(128,610)	(233,286)
Other Comprehensive Income		
Adjustment		
- Revaluation of Land & Buildings	664,326	-
Total Other Comprehensive Income	664,326	-
Total Comprehensive Income for the year	535,716	(233,286)

Statement of Financial Position

Cypress View Lodge Limited As at 30 June 2025

	NOTES	30 JUNE 2025	30 JUNE 2024
Assets			
Current Assets			
Cash and Cash Equivalents	4	3,446,085	4,114,311
Trade and Other Receivables	5	77,552	98,273
Total Current Assets		3,523,638	4,212,584
Non-Current Assets			
Land and Buildings	6	3,000,000	2,394,087
Plant, Equipment and Vehicles	6	189,322	169,214
Total Non-Current Assets		3,189,322	2,563,301
Total Assets		6,712,959	6,775,885
Liabilities			
Current Liabilities			
Refundable Accommodation Deposit	7	1,840,000	2,530,000
Trade and Other Payables	8	87,263	82,571
Provision for Employee Entitlements	9	362,376	290,743
Total Current Liabilities		2,289,639	2,903,314
Non-Current Liabilities			
Provision for Employee Entitlements	9	47,079	32,046
Total Non-Current Liabilities		47,079	32,046
Total Liabilities		2,336,718	2,935,360
Net Assets		4,376,241	3,840,525
Equity			
Retained Earnings		1,707,778	1,836,388
Reserves			
- Revaluation Surplus	6	1,652,843	988,517
- 1995 Capital Grant		1,015,620	1,015,620
Total Reserves		2,668,463	2,004,137
Total Equity		4,376,241	3,840,525

Statement of Changes in Equity

Cypress View Lodge Limited
For the year ended 30 June 2025

	Retained Earnings	Land & Buildings Revaluation Reserve	1995 Capital Grant Reserve	Total
	\$	\$	\$	\$
Opening Balance 1 July 2023	2,069,674	988,517	1,015,620	4,073,811
2024 Operating Profit (loss)	(233,286)	-	-	(233,286)
Closing Balance 30 June 2024	1,836,388	988,517	1,015,620	3,840,525
2025 Operating Profit (loss)	(128,610)	-	-	(128,610)
Other Comprehensive income	-	664,326	-	664,326
Closing Balance 30 June 2025	1,707,778	1,652,843	1,015,620	4,376,241

Statement of Cash Flow

Cypress View Lodge Limited
For the year ended 30 June 2025

Account	2025	2024
Operating Activities		
Receipts From Customers	2,802,126	2,342,312
Payments to Suppliers and Employees	(2,792,474)	(2,469,058)
Interest Received	93,863	108,858
Net Cash Flows from Operating Activities	103,515	(17,888)
Investing Activities		
Payment for Property, Plant and Equipment	(81,741)	(23,032)
Net Cash Flows from Investing Activities	(81,741)	(23,032)
Cash flows from financing activities		
Borrowings - Net Movement in RAD's	(690,000)	775,626
HCPS Provide Held Unspent Funds	0	(9,408)
Net Cash Flows from financing activities	(690,000)	766,218
Net Cash Flows	(668,226)	725,298
Cash and Cash Equivalents		
Cash and cash equivalents at beginning of period	4,114,311	3,389,013
Cash and cash equivalents at end of period	3,446,085	4,114,311
Net change in cash for period	(668,226)	725,298

Notes to the Financial Statements

Cypress View Lodge Limited For the year ended 30 June 2025

1. Statement of Material Accounting Policies

The accounting policies that are material to the company are set out below. The accounting policies adopted are consistent with those of the previous financial year, unless otherwise stated.

New or amended Accounting Standards and Interpretations adopted

The company has adopted all of the new or amended Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ('AASB') that are mandatory for the current reporting period.

Any new or amended Accounting Standards or Interpretations that are not yet mandatory have not been early adopted.

Basis of preparation

These general purpose financial statements have been prepared in accordance with the Australian Accounting Standards - Simplified Disclosures issued by the Australian Accounting Standards Board ('AASB'), the Australian Charities and Not-for-profits Commission Act 2012 and associated regulations and the Corporations Act 2001, as appropriate for not-for-profit oriented entities.

Critical accounting estimates

The preparation of the financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the company's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements, are disclosed in note 2

Property, Plant and Equipment

Each class of property, plant and equipment is carried at cost or fair value as indicated, less where applicable any accumulated depreciation and any impairment losses.

Land and Buildings

Land and buildings are shown at their fair value based on periodic valuations by external independent valuers as determined by directors, less subsequent depreciation for buildings.

In periods when the freehold land and buildings are not subject to an independent valuation, the directors conduct directors' valuations to ensure the carrying amount for the land and buildings is not materially different to the fair value.

Plant and equipment

Plant and equipment are measured on the cost basis (when expenditure exceeds \$1,000) and are therefore carried at cost less accumulated depreciation and any accumulated impairment losses. In the event the carrying amount of plant and equipment is greater than the estimated recoverable amount, the carrying amount is written down immediately to the estimated recoverable amount. A formal assessment of recoverable amount is made when impairment indicators are present (refer to Note 1(b) for details of impairment). Plant and equipment that have been contributed for no cost or for nominal cost are recognised at the fair value of the asset at the date it is acquired.

Depreciation

The depreciable amount of all fixed assets, including buildings but excluding freehold land, is depreciated on a straight-line or diminishing value basis over the assets useful life to the entity commencing from the time the asset is held ready for use.

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

Freehold buildings 2.5% - 20%

Plant and machinery 5% - 100%

The assets residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period. Any 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.

Gains and losses on disposal are determined by comparing proceeds with carrying amount. These gains and losses are included in the statement of comprehensive income. When revalued assets are sold, amounts including in the revaluation reserve relating to that asset are transferred to retained earnings.

Impairment of Assets

At the end of each reporting period, the Board reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have been impaired. If such an indication exists an impairment test is carried out on the asset by comparing the recoverable amount of the asset, being the higher of the asset's fair value less cost to sell and value in use, is compared to the asset's carrying amount. Any excess of the asset's carrying amount over its recoverable amount is recognised in the income and expenditure statement.

Where the future economic benefits of the asset are not primarily dependent upon the asset's ability to generate net cash inflows and where the entity would, if deprived of the asset, replace its remaining future economic benefits, value in use is determined as the depreciated replacement cost of the asset.

Where it is not possible to estimate the recoverable amount of an asset class, the entity estimates the recoverable amount of the cash-generating unit to which the class of assets belong.

Where an impairment loss on the revalued asset is identified, this is recognised against the revaluation reserve in respect of the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation reserve for the same class of assets.

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.

Segment Reporting

The approved provider delivers residential aged care and other services including a Residential Aged Care Facility and independent living units.

Comparative Figures

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

Where any entity applies an accounting policy retrospectively, makes a retrospective restatement or reclassifies items in its financial statements, a statement of financial position as at the beginning of the earliest comparative period must be disclosed.

Accounts Payable and Other Payables

Accounts payable 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 amount normally paid within 30 days of recognition of that liability.

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.

Resident Refundable Accommodation Deposit Bonds

On admission to the Residential Care Facility some residents pay a Refundable Accommodation Deposit.

The amount of \$1,840,000 (2024 - \$2,530,000) classed as a current liability in the Balance Sheet for Refundable Accommodation Deposits is the estimated amount refundable to residents. In the normal course of events Accommodation Deposit Liabilities repaid on a Resident's departure are subsequently replaced by another Accommodation Deposit from a new resident.

2. Critical accounting judgements, estimates and assumptions

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts in the financial statements. Management continually evaluates its judgements and estimates in relation to assets, liabilities, contingent liabilities, revenue and expenses. Management bases its judgements, estimates and assumptions on historical experience and on other various factors, including expectations of future events, management believes to be reasonable under the circumstances. The resulting accounting judgements and estimates will seldom equal the related actual results. The judgements, estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities (refer to the respective notes) within the next financial year are discussed below.

Estimation of useful lives of assets

The company determines the estimated useful lives and related depreciation and amortisation charges for its property, plant and equipment and finite life intangible assets. The useful lives could change significantly as a result of technical innovations or some other event. The depreciation and amortisation charge will increase where the useful lives are less than previously estimated lives, or technically obsolete or non-strategic assets that have been abandoned or sold will be written off or written down.

Impairment of non-financial assets other than goodwill and other indefinite life intangible assets

The company assesses impairment of non-financial assets other than goodwill and other indefinite life intangible assets at each reporting date by evaluating conditions specific to the company and to the particular asset that may lead to impairment. If an impairment trigger exists, the recoverable amount of the asset is determined. This involves fair value less costs of disposal or value-in-use calculations, which incorporate a number of key estimates and assumptions.

Employee benefits provision

As discussed in note 1, the liability for employee benefits expected to be settled more than 12 months from the reporting date are 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 attrition rates and pay increases through promotion and inflation have been taken into account.

Valuation of freehold land and buildings

The freehold land and buildings were independently valued at 30 June 2025 by MIA Valuers Pty Ltd. The valuation was based on the fair value. The critical assumptions adopted in determining the valuation included the location of the land and buildings, the highest and best use of the property and recent sales data for similar properties.

3. Revenue

In accordance with the requirements of Australian Accounting Standards, the organisation recognises revenue in line with AASB 15 *Revenue from Contracts with Customers* and AASB 1058 *Income of Not-for-Profit Entities*. Revenue is disaggregated by major sources, which include grants, and revenue from services provided. The revenue is recognised at an amount that reflects the consideration to which the organisation expects to be entitled in exchange for the services and goods provided.

For a detailed breakdown of revenue by category and timing of recognition, please refer to the attached Detailed Profit and Loss Statement for the financial year.

The disaggregation in the Detailed Profit and Loss (page 16) includes:

- Revenue from operations
- Grants
- Investment income
- Other income

	2025	2024
4. Cash on Hand		
Bendigo Bank CVL Quality Care	6,705	14,958
Bendigo Bank Bonds Liquidity RAD	1,840,000	2,254,712
Bendigo Bank Operating Account	78,269	37,395
Bendigo Bank CVL Grants, Donations & Fundraising	118,362	153,706
Bendigo Bank Term Deposit #538 Long Service Leave	195,689	186,832
Bendigo Bank Term Deposit #988	53,014	366,061
Bendigo Bank Term Deposit 198146763	123,274	117,678
Rabobank Term Deposit LD2508300144	533,391	509,077
Rabobank Term Deposit LD2514600022	280,555	267,060
Rabobank Term Deposit LD2505900012	216,826	206,832
Total Cash on Hand	3,446,085	4,114,311
	2025	2024

5. Trade and Other Receivables

Trade Receivables		
GST Account	13,871	14,650
Trade Debtors	22,571	41,147
Accrued Bank Interest	41,110	42,476
Total Trade Receivables	77,552	98,273
Total Trade and Other Receivables	77,552	98,273

6. Property Plant & Furniture-

(a)

	2025	2024
Freehold land and buildings	\$	\$
Freehold Land		
- at cost	-	39,480
- at valuation Note 4e	265,000	80,000
	265,000	119,480
Buildings		
- at cost	-	-
- at valuation Note 4e	3,072,732	2,553,926
Accumulated depreciation	(337,732)	(279,319)
Written Down Value	2,735,000	2,274,607
Freehold land & Buildings Total	3,000,000	2,394,087

(b)

Plant, equipment, furniture		
- at cost	780,308	768,883
Accumulated depreciation	(590,986)	(599,669)
Written Down Value	189,322	169,214

(c)

Total		
Cost	-	-
Cost or Valuation	4,118,040	3,442,289
Accumulated Depreciation	(928,718)	(878,988)
Written Down Value	3,189,322	2,563,301



(d) Summary of Movements in Fixed Assets Written Down Values

	Freehold Land	Buildings	Plant, Equipment, Furniture	Total
Balance 30 June 2023	119,539	2,333,020	200,548	2,653,107
Additions	(59)	-	23,050	22,991
Depreciation 2024	-	(58,413)	(54,384)	(112,797)
Balance 1 July 2024				
At written down value	119,480	2,274,607	169,214	2,563,301
Additions			81,742	81,742
Depreciation 2025		(58,413)	(61,634)	(120,047)
Subtotal WDV	119,480	2,216,194	189,322	2,524,996
Revaluation Increment	145,520	518,806	-	664,326
Balance 30 June 2025	265,000	2,735,000	189,322	3,189,322

(e) On 15th January 2025 the freehold land and buildings held by the company were valued by independent valuers, MIA Valuers Pty Ltd, at current market value on a going concern basis of \$3,000,000. The fair value of freehold land and buildings increased by \$664,326 and was credited to other comprehensive income, and separately disclosed in Statement of Changes in Equity.

7. RAD - Refundable Accommodation Deposit Liability 30 June 2025

	2025	2024
	\$	\$
11 RAD held @ 1 July	2,530,000	1,754,374
1 RAD received	230,000	1,150,000
4 RAD repaid	(920,000)	(374,374)
8 RAD held 30 June	1,840,000	2,530,000



	2025	2024
8. Trade and Other Payables		
Trade Payables		
Trade Creditors	16,743	22,083
Total Trade Payables	16,743	22,083
Other Payables		
Accrued Payroll - TIL	3,357	1,098
Wages Payable	35,228	26,964
Bendigo Business Credit Card	478	752
PAYGW	18,093	19,219
Superannuation Payable	13,364	12,455
Total Other Payables	70,520	60,488
Total Trade and Other Payables	87,263	82,571

9. Staff Leave Provisions

(a)

	2025	2024
	\$	\$
Current Liabilities-		
Annual Leave	222,976	185,344
Long Service Leave	139,400	105,399
Sick Leave	-	-
	362,376	290,743
Non-current Liability-		
Long Service Leave	47,079	32,046
Total Leave Provisions-		
Annual Leave	222,976	185,344
Long Service Leave	186,479	137,445
Sick Leave	-	-
	409,455	322,789

(b) Sick Leave

Sick leave entitlements are non-vesting and not payable on termination of employment and therefore not provided.

10. Contingent Liability

The Company received a \$1,015,620 Commonwealth Government Capital grant to construct aged care facilities in 1995, and this grant may be repayable to the provider if the aged care facilities cease to be compliant or cease to be used as an aged care facility. No loss or liability is anticipated.

	2025	2024
11. Financial Risk Management		
Financials Assets measured at amortised cost		
Cash and cash equivalents	3,446,085	4,114,311
Trade and other receivables	77,552	98,273
Total Financials Assets measured at amortised cost	3,523,638	4,212,584
Financial liabilities measured at amortised cost		
Trade and other payables	87,263	82,571
Refundable Accommodation deposits	1,840,000	2,530,000
Total Financial liabilities measured at amortised cost	1,927,263	2,612,571

12. Members' Guarantee

The Company is registered with the Australian Charities and Not-for-profits Commission Act 2012 and is a Company limited by guarantee. If the Company is wound up, the constitution states that each member is required to contribute a maximum of \$20 each towards meeting any outstanding obligations of the Company. At 30 June 2025 the number of members was 10 (2024: 15).

13. Key Management Personnel Disclosures

Compensation

The aggregate compensation made to directors and other members of key management personnel of the company is set out below:

	2025	2024
	\$	\$
Aggregate compensation	326,338	326,213

14. Remuneration of Auditors

During the financial year the following fees were paid or payable for services provided by Crowe Audit Australia, the auditor of the company:

	2025	2024
	\$	\$
Audit services - Crowe Audit Australia		
Audit of the financial statements and prudential compliance	9,900	9,000



15. Related party transactions

Key management personnel

Disclosures relating to key management personnel are set out in note 13.

Transactions with related parties

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

The following transactions occurred with related parties:

Tim's Meat which is a related party of J. Strachan - total expenses for the year were \$21,692 with \$919 balance outstanding at the year end.

Loans to/from related parties

There were no loans to or from related parties at the current and previous reporting date.

16. Operating Results by Segment - Year Ended 30 June 2025

	Residential Aged Care Facility	ILU	Total
	\$	\$	\$
Revenue	2,807,157	68,112	2,875,269
Expenditure			
Depreciation	114,926	5,121	120,047
Repairs & Maintenance	139,702	3,055	142,757
Other	2,737,077	3,998	2,741,075
	2,991,705	12,174	3,003,879
Profit/(Loss) for the Year	(184,548)	55,938	(128,610)

17. Pre Program Funding Term Deposit

Cypress View Lodge Limited holds as trustee funds which were raised by the community prior to government funding agreements being signed. These funds are held to assist with the financing of the construction of new buildings not covered by funding agreements. These funds total \$178,870 (2024 \$170,481) and are held in an interest bearing term deposit with the Bendigo Bank, and are not included in the balance sheet.



18. Events Occuring After the Reporting Date

No matters or circumstances have arisen since the end of the financial year which significantly affected or may significantly affect the operations of the company, the results of those operations, or the state of affairs of the company in future financial years.

19. Statutory Information

The registered office and principal place of business of the company is:

Cypress View Lodged Limited

16-24 Kookaburra Avenue,

Coleambally NSW 2707

Detailed Profit and Loss Statement

Cypress View Lodge Limited
For the year ended 30 June 2025

	2025	2024
Income		
Government Grants		
Personal Care	1,822,858	1,391,640
HCPS	145,461	155,405
Other	55	48,867
HCPS Packages	26,771	66,952
Total Government Grants	1,995,145	1,662,864
Resident Fee		
Lodge Accommodation	423,097	395,428
DAC DAP	49,955	54,397
Total Resident Fee	473,052	449,825
Rent		
ILU Apartments	68,112	66,174
Total Rent	68,112	66,174
Interest	93,863	108,858
Other	245,097	181,874
Total Income	2,875,269	2,469,595
Total Income	2,875,269	2,469,595
Expenses		
Employee Benefits		
Gross Wages	1,646,868	1,448,807
Superannuation	178,855	153,864
Other	295,374	384,065
Total Employee Benefits	2,121,097	1,986,736
Administration & Insurance		
Electricity	38,068	38,831
Insurance	48,956	47,704
Other	130,011	113,366
Total Administration & Insurance	217,035	199,902
Food & Housekeeping		
Food	105,700	98,253
Medical Supplies	10,122	10,030
Other	77,576	65,887
Total Food & Housekeeping	193,398	174,169
Depreciation	120,047	112,839
Repairs & Maintenance		
Repairs & Maintenance - RACF	139,702	70,931



	2025	2024
Repairs & Maintenance - ILU	3,054	5,561
Total Repairs & Maintenance	142,756	76,492
Other		
HCPS Delivery Expenses	70,754	143,468
Board Expenses	2,392	2,480
Other	136,401	6,794
Total Other	209,547	152,743
Total Expenses	3,003,879	2,702,881
Profit/(Loss) for the year	(128,610)	(233,286)
Adjustments		
Adjustments	664,326	-
Total Adjustments	664,326	-
Total Profit/(Loss) for the year	535,716	(233,286)

Directors Declaration

Cypress View Lodge Limited For the year ended 30 June 2025

In accordance with a resolution of the directors of Cypress View Lodge Limited, the directors declare that:

1. The financial statements and notes, as set out on pages 3 to 19, are in accordance with the following:

- comply with Australia Charities and Not-for-Profit Commission Act 2012 ; and
- 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 company.

2. In the director's opinion there are reasonable grounds to believe that the company will be able to pay its debts as and when they fall due.

3. The company has complied, in all material respects, with the requirements of Division 3 of Part 4 of the User Rights Principles 1997 in the 2024-2025 financial year.

This statement is made in accordance with a resolution of the board of Directors.

President: Monica Whelan



Date: 22.10.25

Secretary: Jane Strachan



Date: 22/10/25

Cypress View Lodge Limited

Independent Auditor's Report to the Members of Cypress View Lodge Limited

Opinion

We have audited the financial report of Cypress View Lodge Limited (the Company), 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 equity and the statement of cash flows for the year then ended, and notes to the financial statements, including material accounting policy information, and the directors' declaration.

In our opinion, the accompanying financial report of the Company has been prepared in accordance with Division 60 of the *Australian Charities and Not-for-profits Commission Act*, including:

- (a) giving a true and fair view of the Company's financial position as at 30 June 2025 and of its financial performance and cash flows for the year then ended; and
- (b) complying with Australian Accounting Standards – Simplified Disclosures and Division 60 of 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 Responsibilities for the Audit of the Financial Report* section of our report. We are independent of the Company in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including independence standards)* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

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

Other Information

The directors are responsible for the other information. The other information comprises the Directors' Report included in the Company's annual report for the year ended 30 June 2025, but does not include the financial report and our auditor's report thereon.

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

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Directors for the Financial Report

The directors of the Company are responsible for the preparation of the financial report that 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* (ACNC Act) and for such internal control as the directors determine is necessary to enable the preparation of the 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 ability of the Company 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.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Report

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

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

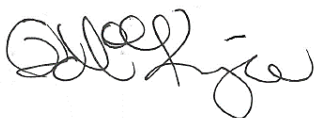
- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

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



CROWE AUDIT AUSTRALIA



DANNIELLE MACKENZIE
Partner

Registered Company Auditor Number 468737

491 Smollett Street, Albury NSW 2640

Dated at Albury this 22nd day of October 2025.

Some of the Crowe personnel involved in preparing this report may be members of a professional scheme approved under Professional Standards Legislation such that their occupational liability is limited under that Legislation. To the extent that applies, the following disclaimer applies to them. If you have any questions about the applicability of Professional Standards Legislation to Crowe's personnel involved in preparing this document, please speak to your Crowe adviser.

Liability limited by a scheme approved under Professional Standards Legislation.

The title 'Partner' conveys that the person is a senior member within their respective division, and is among the group of persons who hold an equity interest (shareholder) in its parent entity, Findex Group Limited. The only professional service offering which is conducted by a partnership is external audit, conducted via the Crowe Australasia external audit division and Union SMSF Audit. All other professional services offered by Findex Group Limited are conducted by a privately owned organisation and/or its subsidiaries.

Findex (Aust) Pty Ltd, trading as Crowe Australasia is a member of Crowe Global, a Swiss verein. Each member firm of Crowe Global is a separate and independent legal entity. Findex (Aust) Pty Ltd and its affiliates are not responsible or liable for any acts or omissions of Crowe Global or any other member of Crowe Global. Crowe Global does not render any professional services and does not have an ownership or partnership interest in Findex (Aust) Pty Ltd. Services are provided by Crowe Audit Australia, an affiliate of Findex (Aust) Pty Ltd.

© 2025 Findex (Aust) Pty Ltd

Lead auditor's independence declaration under 60-40 of the *Australian Charities and Not-for-profit Commission Act 2012*

To: The Directors of Cypress View Lodge Limited

I declare that, to the best of my knowledge and belief, in relation to the audit for the financial year ended 30 June 2025 there has been:

- no contraventions of the auditor independence requirements as set out in the *Australian Charities and Not-for-Profits Commission Act 2012* in relation to the audit; and
- no contraventions of any applicable code of professional conduct in relation to the audit.

**CROWE AUDIT AUSTRALIA****DANNIELLE MACKENZIE**
Partner

Registered Company Auditor Number 468737
491 Smollett Street, Albury NSW 2640

Dated at Albury this 22nd day of October 2025.

Some of the Crowe personnel involved in preparing this report may be members of a professional scheme approved under Professional Standards Legislation such that their occupational liability is limited under that Legislation. To the extent that applies, the following disclaimer applies to them. If you have any questions about the applicability of Professional Standards Legislation to Crowe's personnel involved in preparing this document, please speak to your Crowe adviser.

Liability limited by a scheme approved under Professional Standards Legislation.

The title 'Partner' conveys that the person is a senior member within their respective division, and is among the group of persons who hold an equity interest (shareholder) in its parent entity, Findex Group Limited. The only professional service offering which is conducted by a partnership is external audit, conducted via the Crowe Australasia external audit division and Union SMSF Audit. All other professional services offered by Findex Group Limited are conducted by a privately owned organisation and/or its subsidiaries.

Findex (Aust) Pty Ltd, trading as Crowe Australasia is a member of Crowe Global, a Swiss verein. Each member firm of Crowe Global is a separate and independent legal entity. Findex (Aust) Pty Ltd and its affiliates are not responsible or liable for any acts or omissions of Crowe Global or any other member of Crowe Global. Crowe Global does not render any professional services and does not have an ownership or partnership interest in Findex (Aust) Pty Ltd. Services are provided by Crowe Audit Australia, an affiliate of Findex (Aust) Pty Ltd.

© 2025 Findex (Aust) Pty Ltd