Greystanes
DISABILITY SERVICES

actively supporting people

ABN 48 002 905 802

Annual Report

30 June 2021

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Directors' Report

The Directors present their report on the consolidated entity consisting of Greystanes Disability Services and the entities it controlled at the end of, or during the year ended 30 June 2021. Throughout the report, the consolidated entity is referred to as the group.

Directors

The following persons were Directors at Greystanes Disability Services during the whole of the financial year and up to the date of this report:

Mr Peter Poulos
Mr Robert Tinsey
Mrs Jane Adams
Mr John Rankins
Mr John Curry
Dr Nicholas Tziavaras

Mr John Scutt was appointed Director on 2 May 2021 and continues in office at the date of this report.

Ms Maxine Kerrison was a Director from the beginning of the financial year until her resignation on 10 February 2021. Sadly, Maxine died on 6 March 2021.

Mrs Alexis Viles was a Director from the beginning of the financial year until her resignation on 10 October 2020.

Mrs Tania Pearce was a Director from the beginning of the financial year until her resignation on 10 October 2020.

Principal activities

During the year the principal continuing activities of the group were the provision of the following for people with a disability that we support:

- supported independent living accommodation,
- recreation, leisure at community activities and,
- community living support.

Objectives

The group's short term and long-term objectives are to:

- provide quality services to the people we support,
- ensure financial viability and sound business management,
- actively seek future development opportunities and
- continue a positive presence in the local community and in the broader Australian disability sector as a model of excellence.

Directors' Report

Strategies

To achieve these objectives, Greystanes Disability Services has adopted the following strategies:

- identifying, implementing and refining programs and services we offer the people we support,
- increase our disability accommodation portfolio and expand our day options reach into the community, and
- developing a business plan to help guide the group.

Performance measures

The following measures are used within Greystanes Disability Services to monitor performance:

- collated questionnaires completed by the families of the people we support,
- assessment of the progress made by the people we support against their personalised plans,
- assessment of key financial indicators.

COVID-19 – response and impacts

The Coronavirus (COVID-19), which was declared a pandemic by the World Health Organisation on 11 March 2020, has had a significant impact on the global and Australian economy. Greystanes Disability Services took the decision to implement a more cautious approach than the government recommendations to the general public.

The group sought to be proactive and precautionary in its response to COVID-19 and used an agile approach, adapting the way we worked to limit the impact and risk to the people we support and staff. This enabled Greystanes Disability Services to continue to deliver high-quality support while remaining flexible enough to ensure adequate and appropriate safety practices.

Due to the significant uncertainty and continuous developments associated with COVID-19, management and the board are unable to quantify or estimate the full financial effects of COVID-19 on the group at the date of this report.

The board set aside a reserve, last financial year, of $800,000 to assist with unpredictable COVID-19 expenditure.

Significant changes in the state of affairs

Greystanes Disability Services incorporated two wholly owned entities - Wollemi Greystanes Services Pty Ltd and Wollemi Greystanes HSS Pty Ltd on 15 June 2021 to diversify operations and separate risk areas of the business. These entities have not traded in this financial year.

Events since the end of the financial year

No matter or circumstance has arisen since 30 June 2021 that has significantly affected the group's operations, results or state of affairs, or may do so in future years. COVID-19 continues to be the biggest, unpredictable risk to society and the group including the people we support and our staff.

Directors' Report

Information on Directors

	Mr Peter Poulos appointed 22 February 1995 – Director and President
Experience and expertise	Peter is the owner and manager of Theo Poulos Real Estate in Katoomba and has many years of experience in the field. Peter has overseen many advances at Greystanes and brings his experience and commitment to people with disabilities to his role.
Qualifications	Licensed Real Estate and Business Agent

	Mr Robert Tinsey appointed 02 May 2012 – Director and CEO
Experience and expertise	Robert has been a solicitor for over 41 years, practicing as a sole practitioner in the Blue Mountains since 2002 and has considerable experience in corporate and commercial matters.
Qualifications	Bachelor of Economics (major in Accounting) and Bachelor of Laws

	Mrs Jane Adams appointed 18 April 2018 – Director and Treasurer
Experience and expertise	Jane is an experienced people leader, with over 26 years in the Australian adult education environment and Higher Education sectors, and a broad background in hospitality. Her most recent role was with an international private education institution, where she led the campus leadership team delivering quality student experience and well-being initiatives at campuses across Australia, New Zealand and China. She has had extensive experience managing large budgets as well as large capital expenditure projects.
Qualifications	MBA and B. Teach (adult ed) and Dipl. Hotel and Catering Admin

	Mr John Rankins appointed 26 October 2018 – Director
Experience and expertise	A former TAFE NSW Hospitality Head Teacher, John has had a long history as an educator and trainer of young people and is a passionate advocate for those less fortunate. Although now retired, John is a current serving board member of numerous charitable organisations, including Blue Mountains Retirement Villages, Blue Mountains Food Services and Rotary, He is very active with training programs to assist young disabled people gain work skills. John was awarded an Order of Australia medal in 2016 for his volunteer work with the community. He is also a Paul Harris Fellow of Rotary International and was awarded a Commonwealth of Australia Polar Medal for his work as an Australian National Antarctica Research Expeditioner.

Directors' Report

Information on Directors

	Mr John Curry appointed 20 November 2018 – Director
Experience and expertise	John was a Director with the Greystanes Foundation from its inception in April 2012. John has worked in both the public service and family business, including a short time a Federal Ministerial Advisor. John has lived in Katoomba since 1979, commuting daily to Sydney for work. In 2006 John qualified as a conveyancer with Macquarie University and in partnership with his wife owned a conveyancing business in Katoomba.
Qualifications	Conveyancer

	Dr Nicholas Tziavaras appointed 27 March 2019 – Director
Experience and expertise	Nick has been a Director with the Greystanes Foundation since its inception in April 2012, before joining the Greystanes Disability Services board. He has had over 12 years' experience in general practice and has an interest in all aspects of health care, health promotion and children's health with particular interest in cardiovascular disease and disease prevention.
Qualifications	FRACGP MBBS

	Mr John Scutt appointed 2 May 2021 – Director
Experience and expertise	John is managing director of Lindfield Partners and has successfully provided a range of business advisory services for SME clients since 2006. John is committed to working with organisations, focused on the development of new services/products particularly those creating intellectual property through innovation. Over his career John has always sought opportunities that enabled him to assist companies to create greater value for all stakeholders.
Qualifications	B Com (Honours) FCPA FIML FAICD

Directors' Report

Directors' meetings

The number of meetings of the Company's Board of Directors held during the financial year ended 30 June 2021 and the number of board meetings attended by each Director were:

	Attended	Held
Mr Peter Poulos	7	7
Mr Robert Tinsey	7	7
Mrs Jane Adams	7	7
Mr John Rankin	4	7
Mr John Curry	7	7
Dr Nicholas Tziavaras	6	7
Mr John Scutt	1	1
Ms Maxine Kerrison	2	5
Mrs Alexis Viles	0	2
Mrs Tania Pearce	2	2

Members guarantee

Greystanes Disability Services is a company limited by guarantee in the event of, and for the purpose of winding up of the company, the amount capable of being called up from each member and any person or associate who ceased to be a member in the year prior to the winding up, is limited to $25 per member, subject to the provisions of *Greystanes Disability Services Constitution*.

As at 30 June 2021 the collective liability of members was $500 (2020: $675).

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 8.

This report is made in accordance with a resolution of Directors on 16 September 2021.

Mr Peter Poulos

Director

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Mr Robert Tinsey

Director

AUDITOR'S INDEPENDENCE DECLARATION UNDER SECTION 60-40 OF THE AUSTRALIAN CHARITIES AND NOT FOR PROFITS COMMISSION ACT 2012 TO THE DIRECTORS OF GREYSTANES DISABILITY SERVICES

I declare that, to the best of my knowledge and belief during the year ended 30 June 2021 there have 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.

William Buck

William Buck
Accountants & Advisors
ABN 16 021 300 521

Domenic Molluso
Partner

Sydney, 16 September 2021

ACCOUNTANTS & ADVISORS

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Annual Financial Report

30 June 2021

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Consolidated Statement of Profit or Loss and Other Comprehensive Income

for the year ended 30 June 2021

	Notes	2021 $	2020 $
Revenue			
Revenue from contracts with customers	**B.1**	**12,233,912**	12,772,598
Other revenue	**B.2**	**87,690**	226,014
Fair value increment on investment properties		**78,868**	28,869
Total revenue		**12,400,470**	13,027,481
Expenses			
Administration expenses		**(563,358)**	(541,901)
Employee benefits		**(9,430,201)**	(9,132,711)
Financial expenses		**(486,318)**	(445,124)
Operational expenses		**(748,646)**	(743,066)
Occupancy expenses		**(245,623)**	(144,881)
Operating surplus		**926,324**	2,019,798
Other comprehensive income			
Items that will not be reclassified subsequently to profit or loss:			
Revaluation of land and buildings		**854,294**	(172,320)
Items that may be reclassified to profit or loss:			
Changes in the fair value of financial assets at fair value through other comprehensive income		**(253)**	(887)
Other comprehensive income/(loss) for the year		**854,041**	(173,207)
Total comprehensive income for the year		**1,780,365**	1,846,591

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

Consolidated Balance Sheet

as at 30 June 2021

	Notes	2021 $	2020 $
ASSETS			
Current assets			
Cash and cash equivalents	**C.1**	**5,149,425**	6,111,326
Trade and other receivables	**C.2**	**373,687**	108,822
Financial assets	**C.3**	**1,801**	2,054
Other assets	**C.4**	**42,121**	13,082
Total current assets		**5,567,034**	6,235,284
Non-current assets			
Property, plant and equipment	**D.1**	**7,602,182**	5,491,854
Right-of-use assets	**D.2**	**401,756**	415,075
Investment properties	**D.3**	**575,000**	500,000
Total non-current assets		**8,578,938**	6,406,929
Total assets		**14,145,972**	12,642,213
LIABILITIES			
Current liabilities			
Trade and other payables	**C.5**	**282,835**	188,918
Borrowings and lease liabilities	**C.6**	**358,164**	1,244,005
Employee benefit obligations	**E.1**	**883,236**	900,488
Other liabilities		**-**	4,595
Total current liabilities		**1,524,235**	2,338,006
Non-current liabilities			
Borrowings and lease liabilities	**C.6**	**1,638,532**	1,113,031
Employee benefit obligations	**E.1**	**178,568**	166,904
Total non-current liabilities		**1,817,100**	1,279,935
Total liabilities		**3,341,335**	3,617,941
Net assets		**10,804,637**	9,024,272
EQUITY			
Reserves	**F.1**	**6,773,991**	5,919,950
Retained surplus		**4,030,646**	3,104,322
Total equity		**10,804,637**	9,024,272

The consolidated balance sheet should be read in conjunction with the accompanying notes.

Consolidated Statement of Changes in Equity

for the year ended 30 June 2021

	Revaluation surplus $	Capital profits $	Financial asset $	Asset replace-ment $	COVID-19 $	Accomodation capital $	Retained surplus $	Total equity $
2021								
Balance at 1 July 2020	**1,998,116**	**1,447,018**	**816**	**874.000**	**800,000**	**800,000**	**3,104,322**	**9,024,272**
Surplus for the year	-	-	-	-	-	-	**926,324**	**926,324**
Other comprehensive income/(loss)								
Revaluation of land and buildings	**854,294**	-	-	-	-	-	-	**854,294**
Changes in fair value of financial asset	-	-	**(253)**	-	-	-	-	**(253)**
Total comprehensive income/(loss) for year	**854,294**	-	**(253)**	-	-	-	**926,324**	**1,780,365**
Balance at 30 June 2021	**2,852,410**	**1,447,018**	**563**	**874,000**	**800,000**	**800,000**	**4,030,646**	**10,804,637**
2020								
Balance at 1 July 2019	2,170,436	1,447,018	1,703	874.000	-	-	2,591,000	7,084,157
Adjustment on initial adoption of AASB 1068	-	-	-	-	-	-	93,524	93,524
Adjusted balance at 1 July 2019	2,170,436	1,447,018	1,703	874.000	-	-	2,684,524	7,177,681
Surplus for the year	-	-	-	-	-	-	2,019,798	2,019,798
Other comprehensive (loss)								
Revaluation of land and buildings	(172,320)	-	-	-	-	-	-	(172,320)
Changes in fair value of financial asset	-	-	(887)	-	-	-	-	(887)
Total comprehensive income/(loss) for the year	(172,320)	-	(887)	-	-	-	2,019,798	1,846,591
Transfer to reserves	-	-	-	-	800,000	800,000	(1,600,000)	-
Balance at 30 June 2020	1,998,116	1,447,018	816	874.000	800,000	800,000	3,104,322	9,024,272

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

Consolidated Statement of Cash Flows
for the year ended 30 June 2021

	2021 $	2020 $
Cash flows from operating activities		
Receipts from customers	**12,001,711**	13,051,285
Government stimulus	**50,000**	50,000
Payments to suppliers and employees	**(10,966,850)**	(11,553,552)
Interest received	**19,532**	30,208
Interest and other finance costs paid	**(18,287)**	(18,670)
Net cash from operating activities	**1,086,106**	1,559,271
Cash flows from investing activities		
Payments for property, plant and equipment	**(1,546,709)**	(1,013,589)
Proceeds from disposal of property, plant and equipment	**7,010**	12,118
Net cash (used in) investing activities	**(1,539,699)**	(1,001,471)
Cash flows from financing activities		
Proceeds from borrowings	**784,000**	738,614
Repayment of borrowings	**(56,167)**	(20,651)
Payment lease liability principal	**(299,197)**	(257,283)
Repayment of NDIS advance	**(936,944)**	-
Proceeds from NDIS advance	**-**	936,944
Net cash (used in) / from financing activities	**(508,308)**	1,397,624
Net (decease)/increase in cash and cash equivalents	**(961,901)**	1,955,424
Cash and cash equivalents at the beginning of the financial year	**6,111,326**	4,155,902
Cash and cash equivalents at end of year	**5,149,425**	6,111,326

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

Notes of the Consolidated Financial Statements
for the year ended 30 June 2021

A. About this Report

Introduction

This is the financial report of Greystanes Disability Services (the company) and its controlled entities (the group).

The company is domiciled in Australia and is a not-for-profit unlisted public company limited by guarantee.

What's new this year?

This year we have reviewed the content and structure of the financial report looking for opportunities to make it less complex and more relevant to our users. This includes:

- Eliminating immaterial disclosures that may reduce the usefulness of the financial report by obscuring important information;
- Reorganising the notes to the financial statements into sections to assist users in understanding the group's performance;
- Moving the significant accounting policies to where the related accounting balance of financial statement matter is discussed; and
- Improving the presentation of certain notes.

The purpose of these changes is to provide users with a clearer understanding of what drives the financial performance and position of the group, whilst still complying with the provisions of the *Corporations Act 2001.*

Materiality

Information is only included in the financial report to the extent that has been considered material and relevant to the understanding of the financial statements. Factors that influence if a disclosure is material and relevant, include whether:

- The dollar amount is significant in size (quantitative factor)
- The dollar amount is significant by nature (quantitative factor)
- The group's results cannot be understood without specific disclosure (qualitative factor)
- It is critical to allow a user to understand the impact of significant changes in the group's business during the period; and
- It relates to an aspect of the group's operations that is important to its future performance.

Statement of Compliance

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards – Reduced Disclosure Requirements and Interpretations as issued by the Australian Accounting Standards Board, and the financial requirements of the *Australian Charities and not-for-profits Commission Act 2012* and the *Charitable Fundraising Act 1991*, as appropriate for not- for-profit oriented entities.

The consolidated financial statements were authorised for issue by the Board of Directors on 16 September 2021.

Notes of the Consolidated Financial Statements
for the year ended 30 June 2021

A. About this Report

Basis of Preparation

The financial statements have been prepared on the historical cost basis except for certain financial assets, land and buildings and investment property which are measured at fair value. These consolidated financial statements are presented in Australian dollars, which is the groups functional currency

Accounting Estimates and Judgements

The preparation of financial statements in conformity with AASBs requires management to make judgements, estimates and assumptions about future events.

Management continually evaluates its judgements and estimates in relation to assets, liabilities, contingent liabilities, revenues 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 judgements, estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities are contained in the notes to the consolidated financial statements to which they relate.

Significant Accounting Policies

The accounting policies have been applied consistently to all periods presented in these consolidated financial statements. Other significant accounting policies are contained in the notes to the consolidated financial statements to which they relate.

Basis of consolidation

The consolidated financial statements incorporate the assets and liabilities of all subsidiaries of Greystanes Disability Services as at 30 June 2021 and the results of all subsidiaries for the year then ended. Greystanes Disability Services and its subsidiaries together are referred to in the financial statements as the consolidated entity or the group.

A subsidiary is any entity controlled by the parent entity. The group controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and, has the ability to affect those returns through its power over the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the group, and de-consolidated from the date that control ceases.

Intercompany transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of the impairment of the asset transferred. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the group.

Income tax

As the company is a charitable institution in terms of subsection 50-5 of the *Income Tax Assessment Act 1997*, as amended, it is exempt from paying income tax.

Finance costs

Finance costs attributable to qualifying assets are capitalised as part of the asset. All other finance costs are expensed in the period in which they are incurred.

Comparative amounts

Comparatives have been adjusted to conform with changes in presentation for the current year.

B. Revenue

B.1 Revenue from contracts with customers

	2021 $	2020 $
NDIS fees received	**11,619,026**	12,086,276
Client revenue	**614,886**	686,322
	12,233,912	12,772,598

B.2 Other revenue

	2021 $	2020 $
Profit on sale property, plant and equipment	**6,455**	-
Rent	**26,450**	47,120
Gross proceeds from fundraising	**21,957**	38,362
Government grants	**-**	7,500
Interest	**19,532**	27,107
Membership revenue	**175**	325
Miscellaneous revenue	**13,121**	5,600
Government stimulus	**-**	100,000
	87,690	226,014

Recognition and measurement

Revenue

Revenue is recognised at an amount that reflects the consideration to which the group is expected to be entitled, in exchange for transferring goods or services to a customer. For each contract with a customer, the group identifies the contract with a customer, identifies the performance obligations in the contract, determines the transaction price which takes into account estimates of variable consideration and the time value of money; allocates the transaction price to the separate performance obligations on the basis of the relative stand-alone selling price of each distinct good and service to be delivered; and recognises revenue when or as each performance obligation is satisfied in a manner that depicts the transfer to the customer of the goods or services promised.

Variable consideration within the transaction price, if any, reflects concessions provided to the customer such as discounts, rebates and refunds, any potential bonuses receivable from the customer and any other contingent events. Such estimates are determined using either the expected value' or 'most likely amount' method. The measurement of variable consideration is subject to a constraining principle whereby revenue will only be recognised to the extent that it is highly probable that a significant reversal in the amount of cumulative revenue recognised will not occur. The measurement constraint continues until the uncertainty associated with the variable consideration is subsequently resolved. Amounts received that are subject to the constraining principle are recognised as a refund liability.

Notes of the Consolidated Financial Statements
for the year ended 30 June 2021

B. Revenue

Recognition and measurement

Sale of goods

Revenue from the sale of goods is recognised at the point in time when the customer obtains control of the goods, which is generally at the time of delivery.

Rendering of services

Rendering of services revenue is recognised upon delivery of the service to clients.

Government grants

Grant revenue is recognised in the statement of profit or loss and other comprehensive income when the group obtains control of the grant, when it is probable the economic benefit will flow to the group and the amount can be reliably measured.

If conditions are attached to the grant which must be satisfied before the group is eligible to receive the contributions, the recognition of the grant as revenue will be deferred until those conditions are satisfied and control of the funds is obtained.

Interest

Interest revenue is recognised as interest accrues using the effective interest method. This is a method of calculating the amortised cost of a financial asset and allocating the interest income over the relevant period using the effective interest rate, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the net carrying amount of the financial asset.

Rent

Rent revenue from investment properties is recognised on a straight-line basis over the lease term. Contingent rentals are recognised as income in the period when earned.

Other revenue

Other revenue is recognised when it is received or when the right to receive payment is established.

C. Financial Assets and Financial Liabilities

Current and non-current classification

Assets and liabilities are presented in the consolidated balance sheet based on current and non- current classification.

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

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

C.1 Cash and cash equivalents

	2021 $	2020 $
Current assets		
Cash at bank and in hand	**3,459,111**	4,433,069
Deposits at call	**1,690,314**	1,678,257
	5,149,425	6,111,326

Cash and cash equivalents include 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.

C.2 Trade and other receivables

	2021 $	2020 $
Current assets		
Trade receivables	**329,600**	58,289
Other receivables	**-**	13,353
GST receivables	**44,087**	37,180
	373,687	108,822

Recognition and Measurement

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

The group has applied the simplified approach to measuring expected credit losses, which uses a lifetime expected loss allowance. To measure the expected credit losses, trade receivables have been grouped based on days overdue.

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

Notes of the Consolidated Financial Statements
for the year ended 30 June 2021

C. Financial Assets and Financial Liabilities

C.3 Other financial assets

	2021 $	2020 $
Financial assets at fair value through other comprehensive income	**1,801**	2,054

Financial assets at fair value through other comprehensive income include equity investments which the company intends to hold for the foreseeable future and has irrevocably elected to classify them as such upon initial recognition.

Recognition and Measurement

Fair value measurement

Other financial assets are initially measured at fair value. Transaction costs are included as part of the initial measurement, except for financial assets at fair value through profit or loss. Such assets are subsequently measured at either amortised cost or fair value depending on their classification. Classification is determined based on both the business model within which such assets are held and the contractual cash flow characteristics of the financial asset unless an accounting mismatch is being avoided.

Financial assets are derecognised when the rights to receive cash flows have expired or have been transferred and the group has transferred substantially all the risks and rewards of ownership. When there is no reasonable expectation of recovering part or all of a financial asset, it's carrying value is written off.

Impairment of financial assets

The group recognises a loss allowance for expected credit losses on financial assets which are either measured at amortised cost or fair value through other comprehensive income. The measurement of the loss allowance depends upon the company's assessment at the end of each reporting period as to whether the financial instrument's credit risk has increased significantly since initial recognition, based on reasonable and supportable information that is available, without undue cost or effort to obtain.

Where there has not been a significant increase in exposure to credit risk since initial recognition, a 12-month expected credit loss allowance is estimated. This represent a portion of the asset's lifetime expected credit losses that is attributable to a default event that is possible within the next 12 months. Where a financial asset has become credit impaired or where it is determined that credit risk has increased significantly, the loss allowance is based on the asset's lifetime expected credit losses. The amount of expected credit loss recognised is measured on the basis of the probability weighted present value of anticipate cash shortfalls over the life of the instrument discounted at the original effective interest rate.

For financial assets mandatorily measured at fair value through other comprehensive income, the loss allowance is recognised in other comprehensive income with a corresponding expense through profit or loss. In all other cases, the loss allowance reduces the asset's carrying value with a corresponding expense through profit or loss.

C. Financial Assets and Financial Liabilities

C.4 Other assets

	2021 $	2020 $
Current assets		
Accrued revenue	-	3,082
Prepayments	**42,121**	10,000
	42,121	13,082

C.5 Trade and other payables

	2021 $	2020 $
Current liabilities		
Trade payables	**109,199**	82,847
Other payables	**173,636**	106,071
	282,835	188,918

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

C.6 Borrowings and lease liabilities

	2021			2020		
	Current $	Non-current $	Total $	Current $	Non-current $	Total $
Secured bank loans	**69,886**	**1,189,296**	**1,259,182**	31,298	500,051	531,349
NDIS advance	-	-	-	936,944	-	936,944
Finance loans	**148,178**	**169,226**	**317,404**	141,105	317,405	458,510
Lease liabilities	**140,100**	**280,010**	**420,110**	134,658	295,575	430,233
	358,164	**1,638,532**	**1,996,696**	1,244,005	1,113,031	2,357,036

C. Financial Assets and Financial Liabilities

C.6 Borrowings and lease liabilities

Recognition and measurement

Secured bank loans

Secured bank loans are initially recognised at the fair value of the consideration received, all transaction costs relating to the establishment of the loan and recognised direct to profit and loss in the year in which the loan commences. The secured bank loans are subsequently measured at amortised cost using the effective interest method. The purpose of these loans were to acquire additional properties for the group's property portfolio.

NDIS advance

In April 2020 the NDIS made an advance payment to the company to cover possible emergency COVID- 19 relief. This money was thankfully not required by the company, so the amount was repaid in full, no interest, to the NDIS in six equal monthly instalments from October 2020 to March 2021.

Finance loans

Finance loans are initially recognised at the present value of the loan repayments to be made over the term of the loan. The finance loans are subsequently measured at amortised cost using the effective interest method. These loans are for the purchase of motor vehicles.

Lease liabilities

Assets and liabilities arising from a lease are initially measured on a present value basis. Lease liabilities include the net present value of the following lease payments:

- fixed payments (including in-substance fixed payments), less any lease incentives receivable
- variable lease payment that are based on an index or a rate, initially measured using the index or rate as at the commencement date
- amounts expected to be payable by the group under residual value guarantees
- the exercise price of a purchase option if the group is reasonably certain to exercise that option,
- payments of penalties for terminating the lease, if the lease term reflects the group exercising that option.

Lease payments to be made under reasonably certain extension options are also included in the measurement of the liability. The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be readily determined, which is generally the case for leases in the group, the lessee's incremental borrowing rate is used, being the rate that the individual lessee would have to pay to borrow the funds necessary to obtain an asset of similar value to the right-of-use asset in a similar economic environment with similar terms, security and conditions.

The group is exposed to potential future increases in variable lease payments based on an index or rate, which are not included in the lease liability until they take effect. When adjustments to lease payments based on an index or rate take effect, the lease liability is reassessed and adjusted against the right-of-use asset. Lease payments are allocated between principal and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

Notes of the Consolidated Financial Statements
for the year ended 30 June 2021

D. Non-Financial Assets and Liabilities

D.1 Property, plant and equipment

	Land and buildings $	Plant and equipment $	Assets on leased properties $	Capital work in progress $	Total $
2021					
Opening net book amount	**4,550,000**	**834,770**	**96,984**	**10,100**	**5,491,854**
Additions	**1,008,808**	**330,273**	**-**	**207,628**	**1,546,709**
Disposals	**-**	**(555)**	**-**	**-**	**(555)**
Revaluation increment	**854,294**	**-**	**-**	**-**	**854,294**
Depreciation charge	**(53,102)**	**(232,934)**	**(4,084)**	**-**	**(290,120)**
Closing net book amount	**6,360,000**	**931,554**	**92,900**	**217,728**	**7,602,182**
Cost	**-**	**2,336,654**	**166,854**	**217,728**	**2,721,236**
Fair value	**6,360,000**	**-**	**-**	**-**	**6,360,000**
Accumulated depreciation	**-**	**(1,405,100)**	**(73,954)**	**-**	**(1,479,054)**
2020					
Opening net book amount	3,100,000	742,313	108,712	-	3,951,025
Additions	725,088	278,401	-	10,100	1,013,589
Disposals	-	(8,126)	(7,608)	-	(15,734)
Revaluation increment	(172,320)	-	-	-	(172,320)
Transfer from investment properties	950,000	-	-	-	950,000
Depreciation charge	(52,768)	(177,818)	(4,120)	-	(234,706)
Closing net book amount	4,550,000	834,770	96,984	10,100	5,491,854
Cost	-	2,062,945	166,854	10,100	2,239,899
Fair value	4,550,000	-	-	-	4,550,000
Accumulated depreciation	-	(1,228,175)	(69,870)	-	(1,298,045)

Notes of the Consolidated Financial Statements
for the year ended 30 June 2021

D. Non-Financial Assets and Liabilities

D.2 Right-of-use assets

	2021 $	2020 $
Balance at beginning of financial year	**415,075**	-
Initial adoption of AASB 16 Leases	**-**	556,747
Reassessment of lease options	**128,353**	-
Depreciation charge	**(141,672)**	(141,672)
Balance at end of financial year	**401,756**	415,075

D.3 Investment properties

	2021 $	2020 $
Opening fair value	**500,000**	1,425,000
Revaluation increments	**78,868**	28,869
Transfer to plant, property and equipment	**-**	(950,000)
Depreciation charge	**(3,868)**	(3,869)
Closing fair value	**575,000**	500,000

Recognition and measurement

Valuations of property, plant and equipment

The basis of the valuation of land and buildings is fair value. As required by AASB 116, Property, plant and equipment accounting standard, the group's land and buildings were revalued on 30 June 2021 by independent valuers and subsequently accepted by the directors. Valuations are based on current prices for similar properties in the same location and condition.

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

Notes of the Consolidated Financial Statements
for the year ended 30 June 2021

D. Non-Financial Assets and Liabilities

Recognition and measurement

Depreciation

Depreciation is calculated either on a straight-line or diminishing value basis to write off the net cost of each item of property, plant and equipment (excluding land) over their expected useful lives. Depreciation rates applied to each category of property, plant and equipment are as follows:

Class of asset	Depreciation Rate
Buildings	2.5%
Plant and equipment	2.5% - 25.0%
Right-of-use assets	5.0% - 10.0%

The residual values, useful lives and depreciation methods are reviewed, and adjusted if appropriate, at each reporting date.

An item of property, plant and equipment is derecognised upon disposal or when there is no future economic benefit to the group. Gains and losses between the carrying amount and the disposal proceeds are taken to profit or loss. Any asset revaluation surplus reservice relating to the item disposed of is transferred directly to retained surpluses.

Right of use of asset

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

- the amount of the initial measurement of lease liability
- any lease payments made at or before the commencement date less any lease incentives received

Right-of-use assets are generally depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis. If the group is reasonably certain to exercise a purchase option, the right of-use asset is depreciated over the underlying asset's useful life. While the group values its land and buildings that are presented within property, plant and equipment, it has chosen not to do so for the right-of-use buildings held by the group.

D. Non-Financial Assets and Liabilities

Recognition and measurement

Valuations of investment properties

The basis of the valuation of investment properties is fair value. The investment properties are revalued annually based on independent assessments by a member of the Australian Valuers Institute having recent experience in the location and category of investment property being valued. Valuations are based on current prices in an active market for similar properties of the same location and condition, subject to similar leases and takes into consideration occupancy rates and returns on investment.

Investment properties principally comprise of freehold land and buildings held for long-term rental and capital appreciation that are not occupied by the group. Investment properties are initially recognised at cost, including transaction costs, and are subsequently remeasured annually at fair value. Movements in fair value are recognised directly to profit or loss.

Investment properties are derecognised when disposed of or when there is no future economic benefit expected.

Transfer to and from investment properties to property, plant and equipment are determined by a change in use of owner-occupation. The fair value on the date of change of use from investment properties to property, plant and equipment are used as deemed cost for the subsequent accounting. The existing carrying amount of property, plant and equipment is used for the subsequent accounting cost of investment properties on the date of change of use.

Accounting estimates and judgements

Estimation of useful lives of assets

The group 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 estimate lives, or technically obsolete or non-strategic assets that have been abandoned or sold will be written off or written down.

Estimation of the fair value of land and buildings, and investment properties

The group determines the fair value of land and buildings and investment properties based on an estimate of its valuation provided by a certified professional real estate valuer. The reasonableness of the valuation is assessed by taking into account existing and comparable market sales data at the date of valuation.

Land and buildings are shown at fair value. Any accumulated depreciation at the date of revaluation is eliminated against the gross carrying amount of the asset and the net amount is restated to the revalued amount of the asset. Increases in the carrying amounts arising on revaluation of land and buildings are credited in other comprehensive income through to the asset revaluation surplus reserve in equity. Any revaluation decrements are initially taken in other comprehensive income through to the asset revaluation surplus reserve to the extent of any previous revaluation surplus of the same asset. Thereafter the decrements are taken to profit or loss.

Notes of the Consolidated Financial Statements
for the year ended 30 June 2021

E. Employee Benefits

E.1 Employee benefit obligations

	2021 Current $	2021 Non-current $	2021 Total $	2020 Current $	2020 Non-current $	2020 Total $
Annual leave	**597,962**	**-**	**597,962**	586,623	-	586,623
Long service leave	**285,274**	**178,568**	**463,842**	313,865	166,904	480,769
Total	**883,236**	**178,568**	**1,061,804**	900,488	166,904	1,067,392

Recognition and measurement

Short -term employee benefits

Liabilities for wages and salaries, including non-monetary benefits, annual leave and long service leave expected to be settled wholly within 12 months of the reporting date are measure at the amounts expected to be paid when the liabilities are settled.

Other long -term employee benefits

The liabilities for long service leave are not expected to be settled wholly within 12 months after the end of the period in which the employee rendered the related services are measured at the present value of expected future payments to be made in respect of services provided by employees up to the reporting date using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the end of the reporting period on corporate bonds with terms and currencies that match, as closely as possible, the estimate future cash outflows.

Defined contribution superannuation expense

Contributions to defined contribution superannuation plans are expensed in the period in which they are incurred. The expense recognised in the current period in relation to these contributions was $821,524 (2020 $754,837).

E.2 Key management personnel disclosures

Compensation
The aggregate compensation made to key management personnel of the group is set out below:

	2021 $	2020 $
Aggregate compensation	974,011	799,213

E. Employee Benefits

E.3 Related party transactions

Transactions with related parties

The following transactions occurred with related parties:

	2021 $	2020 $
Property management fees and sales commission for the sale of rental property paid to Theo Poulos	-	1,101
Employment contract payments (including $26,022.75 for a legal retainer), to Robert Tinsey Pty Ltd, a company partly controlled by Robert Tinsey, CEO and Director	**111,902**	47,435
Cash donations paid by Robert Tinsey to the company	**(19,000)**	-
Robert Tinsey office space rental paid by the company	-	4,091
	92,902	52,627

Receivable from and payable to related parties

The following balances are outstanding at the report date in relation to transactions with related parties:

	2021 $	2020 $
Current payables:		
Legal fee retainer payable to Robert Tinsey Pty Ltd, a company partly controlled by Robert Tinsey, CEO and Director	**12,945**	4,580

Loans to / from related parties

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

Terms and conditions

All transactions were made on normal commercial terms and conditions and at market rates.

F. Equity

F.1 Reserves

	2021 $	2020 $
Asset revaluation surplus	**2,852,410**	1,998,116
Capital profits	**1,447,018**	1,447,018
Financial asset	**563**	816
Asset replacement	**874,000**	874,000
COVID-19	**800,000**	800,000
Accommodation capital	**800,000**	800,000
	6,773,991	5,919,950

Nature and purpose of reserves

Asset revaluation surplus reserve

The reserve is used to recognise increments and decrements in the fair value of land and buildings, excluding investment properties.

Capital profits reserve

The reserve records profits, made on disposal of assets or investments.

Financial asset reserve

The reserve is used to recognise increments and decrements in the fair value of shares in listed entities.

Asset replacement reserve

The reserve is used to recognise retained surpluses set aside for the acquisition of capital assets in future periods.

COVID-19 reserve

The reserve is used to recognise retained surpluses set aside for additional expenditure as a result of the COVID-19 pandemic.

Accommodation capital reserve

The reserve is used to recognise retained surpluses set aside for the purchase of further properties to be used as accommodation for existing and future clients.

G. Other Disclosures

G.1 Information required under the *Charitable Fundraising Act 1991*

	2021 $	2020 $
Gross proceeds from fundraising	**21,957**	38,362
Direct costs of fundraising	**-**	(105,077)
Net fundraising revenue/(expense)	**21,957**	(66,715)

Due to the impact of COVID-19 the group did not actively participate in any fundraising activities during this financial year. Gross proceeds of fundraising represent independent individual donations.

G.2 Interests in other entities

Greystanes Disability Services incorporated two wholly owned entities on 15 June 2021 - Wollemi Greystanes Services Pty Ltd and Wollemi Greystanes HSS Pty Ltd to diversify operations and separate risk areas of the business. These entities have not traded in this financial year.

G.3 Subsequent events

There have been no matters or circumstances that have arisen since 30 June 2021 up to the date of this report that would significantly affect:

- the operations of the group;
- the results of those operations; and
- the state of affairs of the group in future financial years.

COVID-19 continues to be the biggest, unpredictable risk to society and the group, including the people we support and our staff.

G.4 Contingent liabilities

In the opinion of the Directors' the group did not have any contingent liabilities as at 30 June 2021 (2020 Nil).

G.5 New accounting standards not yet adopted

A number of new accounting standards and interpretations have been published that are not mandatory for 30 June 2021 reporting period and have not been early adopted by the group. These standards are not expected to have a material impact on the entity in the current or future reporting periods.

Directors' declaration
For the year ended 30 June 2021

In the Directors' opinion:

- the attached consolidated financial statements and notes comply with the Australian Accounting Standards – Reduced Disclosure Requirement, the *Australian Charities and not-for-profits Commission Act 2012* and the *Charitable Fundraising Act 1991* and other mandatory professional reporting requirements;

- the consolidated financial statements and notes set out on pages 10 to 29 give a true and fair view of the group's financial position as at 30 June 2021 and of its performance for the financial year ended on that date; and

- there are reasonable grounds to believe that the group will be able to pay its debts as and when they become due and payable.

In compliance with Section 24 of the *Charitable Fundraising Act 1991* and the Authority conditions, the Directors also declare that:

- the consolidated statement of profit or loss and other comprehensive income gives a true and fair view of all income and expenditure with respect to fundraising appeals;
- the consolidated balance sheet gives a true and fair view of the state of affairs with respect of fundraising appeals;
- the provisions of the *Charitable Fundraising Act 1991* and the regulations under that Act and the conditions attached to the authority of fundraising have been complied with; and
- the internal controls exercised by the group are appropriate and effective in accounting for all income received and applied by the company from any of its fundraising appeals.

Signed in accordance with a resolution of Directors made pursuant to section 60.15 of the *Australian Charities and not-for-profits Commission Regulation 2013.*

On behalf of the Directors

Mr. Peter Poulos	Mr. Robert Tinsey
President	Director
16 September 2021	

Greystanes Disability Services

Independent auditor's report to members

Report on the Audit of the Financial Statements

Opinion

We have audited the financial report of the Greystanes Disability Services (the Company) and its subsidiaries (the Group), which comprises the consolidated statement of financial position as at 30 June 2021, the consolidated statement of profit and loss and other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies, and the directors' declaration. In addition, we have audited the Group's compliance with the specific requirements of the *Charitable Fundraising Act 1991* for the year ended 30 June 2021.

In our opinion the financial report of Greystanes Disability Services has been prepared in accordance with Division 60 of the *Australian Charities and Not-for-profits Commission Act 2012*, including:

a) Giving a true and fair view of the Groups's financial position as at 30 June 2021 and of its financial performance for the year then ended; and

b) Complying with Australian Accounting Standards – Reduced Disclosure Regime, and Division 60 of the *Australian Charities and Not-for-profits Commission Regulation 2013.*

In compliance with Section 24 of the *Charitable Fundraising Act 1991* and the Authority Condition, in our opinion:

a) The financial report of the Group gives a true and fair view of the financial results of fundraising appeals during the year ended 30 June 2021;

b) The accounting and associated records have been properly kept during the year in accordance with the Charitable Fundraising Act 1991 and the Regulations;

c) Money received as a result of fundraising appeals conducted during the year have been properly accounted for and applied in accordance with the Charitable Fundraising Act 1991 and the Regulations; and

d) At the date of this report, there are reasonable grounds to believe that the Group will be able to pay its debts as and when they fall due.

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 Group in accordance with the auditor independence requirements of the *Australian Charities and Not-for-profits Commission Act 2012* (ACNC Act) and the ethical requirements of the Accounting Professional and Ethical Standards Board's *APES 110 Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

ACCOUNTANTS & ADVISORS

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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 obtained as at the date of this report comprises the information included in the directors' report for the year ended 30 June 2021, 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 Group are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards – Reduced Disclosure Regime, the ACNC Act and for compliance with the *Charitable Fundraising Act* 1991. The directors responsibility also includes 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 Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Financial Statements

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 these financial statements is located at the Auditing and Assurance Standards Board website at:

https://www.auasb.gov.au/auditors_responsibilities/ar3.pdf

This description forms part of our independent auditor's report.

William Buck

William Buck
Accountants & Advisors
ABN 16 021 300 521

Domenic Molluso
Partner

Sydney, 16 September 2021