

**IC (Cairns) Pty Ltd as Approved Provider (NAPS ID 9259)  
Conducting Caravonica Waters**

**ABN 30 620 950 398**

**Financial Statements - 30 June 2024**

**IC (Cairns) Pty Ltd as Approved Provider (NAPS ID 9259) Conducting Caravonica Waters  
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30 June 2024**

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**IC (Cairns) Pty Ltd as Approved Provider (NAPS ID 9259) Conducting Caravonica Waters  
Directors' report  
30 June 2024**

The directors of IC (Cairns) Pty Ltd present their Financial Report as Approved Provider (NAPS ID 9259) conducting Caravonica Waters ('the Approved Provider') for the financial year ended 30 June 2024

## **1. General Information**

### **Directors**

The names of the directors in office at any time during the year and as at the date of this report are:

#### **Names:**

Luke Benjamin Greive

Tracey Jayne Mackie - appointed 30 November 2023

Geraldine Michelle Simmons - appointed 30 November 2023

Anthony Edward Partridge - resigned 30 November 2023

Christopher Huon Stride - resigned 30 November 2023

## **2. Principal activities**

The Approved Provider conducting the service delivers only residential aged care services and these general-purpose financial statements (GPFS) therefore relate to such operations during the year ended 30 June 2024.

No significant changes in the nature of the Approved Provider's activity occurred during the financial year.

## **3. Strategic Outlook**

The Approved Provider is part of the Infinite Care Group. Infinite Care's Vision is to be an Australian leader and innovator of residential aged care. We deliver resident centred care services with a total focus on making those we serve feel at home. Everything we do is centred around the following four strategic pillars.

1. **People First** – Our People come first – without them we cannot survive.
2. **Valued Residents** – Our residents are seen and valued as individuals. Their individuality defines their care.
3. **Operational Excellence** – Our positive culture balances performance and wellbeing to achieve great outcomes.
4. **Commercial Sustainability** – We are committed to mindset, governance and leadership that delivers our vision and business growth to remain viable in decades to come.

### **Dividend paid or recommended**

No dividends were paid or declared since the end of the financial year. No recommendation for payment of dividends has been made.

### **Review of operations**

The loss for the Approved Provider after providing for income tax amounted to \$54,712 (30 June 2023: \$3,312,353).

During the year, the Approved provider continued to operate Caravonica Waters in Queensland.

### **Regulatory environment**

The residential aged care sector in which the Approved Provider operates is highly regulated within the provisions of the Aged Care Act 1997. This Australian Government introduced the Aged Care Bill 2024 to Parliament on 12 September 2024, with the new Act to come into effect from 1 July 2025. The Government approves providers, monitors the quality of care and services delivered, and governs the fees and services which are delivered and funded. As such Government policy settings have a major impact on the financial and operational performance of providers.

The aged care Taskforce released its report in March 2024 providing for 23 recommendations to support an aged care system that is sustainable, fair and facilitates greater innovation in the sector. For providers, the recommendations support more predictable and sustainable funding and increased capacity to cover the cost of delivering services in residential care. More broadly, this would help to strengthen the financial viability of the residential care sector to encourage different forms of investment. The Australian Government responded to these recommendations in September 2024 with a mix of some immediate responses effective 1 July 2025, and a commitment to undertake further review.

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These legislative reforms are instrumental in reshaping the Residential Aged Care sector to better meet the needs of elderly Australians and provide high-quality care. They reflect a commitment to improving the overall standard of aged care services, promoting transparency, and ensuring that the sector operates efficiently and effectively. As these reforms are implemented and integrated into the sector, it is essential for all stakeholders, including providers, to adapt and comply with these new regulations to continue offering the best possible care and support to our elderly population.

**Mandated Care Minutes and Star Ratings**

As a recommendation from the Royal Commission into Aged Care Quality and Safety, the Australian Government introduced Star Ratings in December 2022, and mandatory minimum care minutes.

Care Minute requirements were introduced as follows:

- 24/7 on-site Registered Nurse requirement from 1 July 2023;
- A sector wide average of 40 Registered Nurse care minutes per resident per day, and 200 total care minutes per resident per day (inclusive of Registered Nurse component) from 1 October 2023; and
- A sector wide average of 44 Registered Nurse care minutes per resident per day, and 215 total care minutes per resident per day (inclusive of Registered Nurse component) from 1 October 2024.

Although the sector has generally been facing skilled staffing shortages in Registered Nurses, Enrolled Nurses and Personal Care Workers, the Approved Provider has made, and continues to make positive progress in pursuit to achieve these targets.

Star ratings provides information about the performance of residential aged care homes across Australia. Aged care homes get an overall star rating of 1 to 5 stars made up of ratings across 4 sub-categories being Residents Experience, Compliance, Staffing and Quality Measures. A 3-star rating is determined by the Department as an acceptable quality of care. As at the quarter ended 30 June 2024, the star rating for the Approved Provider was 4-star.

**Government Support**

In addition to core funding provided from the Government, the following funding was received by the Approved Provider in response to core aged care sector challenges.

The COVID-19 Aged Care Support Program Extension Grant reimburses aged care providers for additional costs associated with managing direct impacts of COVID-19 up to and including 31 December 2023. The total amount of \$465,822 has been awarded to the Approved Provider for the year ended 30 June 2024. From 1 January 2024, residential aged care providers are entitled to the COVID aged care outbreak management supplement of \$2.81 per resident per day. This supplement will cease on 31 December 2024.

The Aged Care Registered Nurses' payment to reward clinical skills and leadership offers payments to registered nurses who work for the same aged care employer for 6 or 12 months. The total Aged Care Registered Nurses' Grant Income received and paid to eligible employees of the Approved Provider amounted to \$103,579.08 for the year ended 30 June 2024.

**Other Sector Challenges**

Other sector challenges that have impacted the Approved Provider throughout the year and present ongoing challenges to the sector include:

- **Workforce Shortages and Talent Attraction:** There is a shortage of qualified and experienced staff in the aged care sector, including Registered Nurses, Personal Care Workers, and Allied Health Professionals.
- **Infrastructure and Aging Facilities:** Some residential aged care facilities in Australia are outdated and not designed to meet the needs of modern aged care. Upgrading infrastructure to create more comfortable and liveable environments and incorporating technology to enhance care delivery can be a challenge due to funding constraints.
- **Cultural and Linguistic Diversity:** Australia's population is diverse, with people from various cultural and linguistic backgrounds. Residential aged care facilities need to provide culturally appropriate care, including language support, culturally specific food, and activities that respect and celebrate diverse traditions and customs.
- **Integration of Services:** Coordinating and integrating aged care services with healthcare and other support services is a challenge. There is a need for better collaboration and communication between different sectors to ensure holistic and seamless care for older Australians.

## **Sector Opportunities**

The Approved Provider continues to adapt and respond to a rapidly changing regulatory environment and expects to benefit over time from the following opportunities:

- **Government Reforms:** The Australian Government's ongoing reforms in aged care provide opportunities for providers to enhance service delivery and receive increased funding for quality improvements.
- **Technological Advancements:** Innovations in aged care and healthcare technology, such as telehealth and electronic health records, offer the potential to improve care coordination and efficiency.
- **Aging Population:** The growing aging population in Australia continues to drive demand for aged care services, presenting opportunities for expansion and diversification of services.
- **Research and Innovation:** Investing in research and innovation can drive improvements in residential aged care. Opportunities exist for research studies on best practices, new care models, and interventions that enhance the physical, mental, and emotional well-being of residents. Innovation in areas such as assistive technologies, dementia care, and end-of-life care can also lead to significant advancements in aged care.

The Approved Provider is committed to navigating these challenges and leveraging opportunities to enhance care quality, achieve sustainable growth and delivery stronger community engagement.

## **4. Other items**

### **Significant changes in the state of affairs**

There were no significant changes in the state of affairs of the Approved Provider during the financial year.

### **Events after the reporting date**

No matter or circumstance has arisen since 30 June 2024 that has significantly affected, or may significantly affect the Approved Provider's operations, the results of those operations, or the Approved Provider's state of affairs in future financial years.

### **Future developments & results**

Likely developments in the operations of the Approved Provider and the expected results of those operations in future financial years have not been included in this report as the inclusion of such information is likely to result in unreasonable prejudice to the Approved Provider.

### **Environmental issues**

The Approved Provider's operations are not regulated by any significant environmental regulations under a law of the Commonwealth or a state or territory of Australia.

### **Indemnity and insurance of officers and auditors**

The Approved Provider has taken out Directors and Officeholders insurance and entered into Deeds of Access, insurance and indemnity with each of the Directors subject to the provisions of the Corporations Act 2001.

No indemnities have otherwise been given or insurance premiums paid, during or since the end of the financial year, for any person who is or has been an officer or auditor of the Approved Provider.

### **Proceedings on behalf of the company**

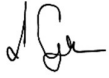
No person has applied for leave of court to bring proceedings on behalf of the Approved Provider, or to intervene in any proceedings to which the Approved Provider is a party, for the purpose of taking responsibility on behalf of the Approved Provider for all or part of those proceedings.

### **Auditor's independence declaration**

The lead auditor's independence declaration in accordance with section 307C of the *Corporations Act 2001*, for the period ended 30 June 2024, has been received and is included in this report.

**IC (Cairns) Pty Ltd as Approved Provider (NAPS ID 9259) Conducting Caravonica Waters  
Directors' report  
30 June 2024**

The directors' report is signed in accordance with a resolution of the Board of Directors:



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Luke Benjamin Greive  
Director

31 October 2024

**DECLARATION OF INDEPENDENCE BY L G MYLONAS TO THE DIRECTORS OF IC (CAIRNS) PTY LTD AS APPROVED PROVIDER (NAPS ID 9259) CONDUCTING CARAVONICA WATERS AGED CARE FACILITY**

As lead auditor of IC (Cairns) Pty Ltd as Approved Provider (NAPS ID 9259) Conducting Caravonica Waters Aged Care Facility for the year ended 30 June 2024, I declare that, to the best of my knowledge and belief, there have been:

1. No contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the audit; and
2. No contraventions of any applicable code of professional conduct in relation to the audit.



**L G Mylonas**  
Director

**BDO Audit Pty Ltd**

Brisbane, 31 October 2024

**IC (Cairns) Pty Ltd as Approved Provider (NAPS ID 9259) Conducting Caravonica Waters  
Statement of profit or loss and other comprehensive income  
For the year ended 30 June 2024**

	<b>Note</b>	<b>2024</b> \$	<b>2023</b> \$
Revenue	3	23,198,455	16,828,519
<b>Expenses</b>			
Direct Care		(1,143,734)	(1,004,359)
Direct residency costs		(811,288)	(720,034)
Employee benefits expense	4	(12,010,265)	(10,436,412)
Rental outgoings		(4,119)	(4,162)
Depreciation and amortisation expense	11,8	(2,379,412)	(2,335,166)
Loss on disposal of assets	11	(2,690)	(1,520)
Consulting & professional fees		(14,923)	-
Management Fees		(2,220,498)	(1,855,046)
Other expenses		(542,251)	(479,124)
Finance costs	4	<u>(4,314,792)</u>	<u>(3,305,049)</u>
<b>Loss before income tax benefit</b>		(245,517)	(3,312,353)
Income tax benefit	5	<u>190,805</u>	-
<b>Loss after income tax benefit for the year</b>		(54,712)	(3,312,353)
Other comprehensive income for the year, net of tax		-	-
<b>Total comprehensive loss for the year</b>		<u><u>(54,712)</u></u>	<u><u>(3,312,353)</u></u>

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



**IC (Cairns) Pty Ltd as Approved Provider (NAPS ID 9259) Conducting Caravonica Waters**  
**Statement of financial position**  
**As at 30 June 2024**

	Note	2024 \$	2023 \$
<b>Assets</b>			
<b>Current assets</b>			
Cash and cash equivalents	6	6,946,535	9,303,105
Trade and other receivables	7	9,038,485	17,885
Current tax asset	9	-	10,665
Other Assets	10	381,918	613,199
Total current assets		<u>16,366,938</u>	<u>9,944,854</u>
<b>Non-current assets</b>			
Trade and other receivables	7	5,183,975	12,134,432
Property, plant and equipment	11	514,879	571,789
Right-of-use assets	8	30,881,141	31,040,475
Intangibles	12	-	1,487,242
Deferred tax	13	2,480,102	-
Total non-current assets		<u>39,060,097</u>	<u>45,233,938</u>
<b>Total assets</b>		<u>55,427,035</u>	<u>55,178,792</u>
<b>Liabilities</b>			
<b>Current liabilities</b>			
Trade and other payables	14	15,071,124	10,610,990
Borrowings	15	-	7,787,294
Lease liabilities	16	45,019	42,252
Refundable accommodation deposits	17	24,546,208	21,735,615
Total current liabilities		<u>39,662,351</u>	<u>40,176,151</u>
<b>Non-current liabilities</b>			
Trade and other payables	14	4,735,324	4,622,276
Lease liabilities	16	39,280,679	38,576,972
Total non-current liabilities		<u>44,016,003</u>	<u>43,199,248</u>
<b>Total liabilities</b>		<u>83,678,354</u>	<u>83,375,399</u>
<b>Net liabilities</b>		<u>(28,251,319)</u>	<u>(28,196,607)</u>
<b>Equity</b>			
Issued capital		2	2
Equity Contribution	18	1,050,000	1,050,000
Accumulated losses		<u>(29,301,321)</u>	<u>(29,246,609)</u>
<b>Total deficiency in equity</b>		<u>(28,251,319)</u>	<u>(28,196,607)</u>

*The above statement of financial position should be read in conjunction with the accompanying notes*

**IC (Cairns) Pty Ltd as Approved Provider (NAPS ID 9259) Conducting Caravonica Waters**  
**Statement of changes in equity**  
**For the year ended 30 June 2024**

	<b>Issued capital \$</b>	<b>Retained profits \$</b>	<b>Total deficiency in equity \$</b>
Balance at 1 July 2022	1,050,002	(25,934,256)	(24,884,254)
Loss after income tax expense for the year	-	(3,312,353)	(3,312,353)
Other comprehensive income for the year, net of tax	-	-	-
Total comprehensive loss for the year	-	(3,312,353)	(3,312,353)
Balance at 30 June 2023	<u>1,050,002</u>	<u>(29,246,609)</u>	<u>(28,196,607)</u>
	<b>Issued capital \$</b>	<b>Retained profits \$</b>	<b>Total deficiency in equity \$</b>
Balance at 1 July 2023	1,050,002	(29,246,609)	(28,196,607)
Loss after income tax benefit for the year	-	(54,712)	(54,712)
Other comprehensive income for the year, net of tax	-	-	-
Total comprehensive loss for the year	-	(54,712)	(54,712)
Balance at 30 June 2024	<u>1,050,002</u>	<u>(29,301,321)</u>	<u>(28,251,319)</u>

*The above statement of changes in equity should be read in conjunction with the accompanying notes*

**IC (Cairns) Pty Ltd as Approved Provider (NAPS ID 9259) Conducting Caravonica Waters  
Statement of cash flows  
For the year ended 30 June 2024**

	Note	2024 \$	2023 \$
<b>Cash flows from operating activities</b>			
Receipts from residents		4,467,078	3,732,735
Receipts from the Government		16,630,944	11,650,577
Receipts from sundry income		78,034	295,007
Refundable Accommodation Deposits Received		8,009,297	7,518,315
Refundable accommodation deposits paid		(5,114,542)	(3,396,555)
Payments to suppliers and employees		(14,949,663)	(15,448,029)
Interest Received		283,040	120,021
Finance costs		(310,464)	(610,414)
		<u>9,093,724</u>	<u>3,861,657</u>
<b>Cash flows from investing activities</b>			
Purchase of property, plant and equipment		(81,359)	(47,679)
Loans repaid by related parties		2,161,641	27,945
(Loans made) by related parties		(3,303,188)	(1,070,116)
		<u>(1,222,906)</u>	<u>(1,089,850)</u>
<b>Cash flows from financing activities</b>			
Repayment of Borrowings		(7,787,294)	-
Payment of lease liabilities		(1,802,920)	(1,741,952)
Proceeds from related party borrowings		4,521,599	3,260,911
(Repayment) of related party borrowings		(5,158,773)	-
		<u>(10,227,388)</u>	<u>1,518,959</u>
Net increase/(decrease) in cash and cash equivalents		(2,356,570)	4,290,766
Cash and cash equivalents at the beginning of the financial year		<u>9,303,105</u>	<u>5,012,339</u>
Cash and cash equivalents at the end of the financial year	6	<u><u>6,946,535</u></u>	<u><u>9,303,105</u></u>

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

**IC (Cairns) Pty Ltd as Approved Provider (NAPS ID 9259) Conducting Caravonica Waters  
Accounting Policies and Explanatory Notes to the financial statements  
30 June 2024**

**Note 1. Summary of significant accounting policies**

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

The functional and presentation currency of IC (Cairns) Pty Ltd as Approved Provider (NAPS ID 9259) Conducting Caravonica Waters is Australian dollars.

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

**Basis of preparation**

The financial statements are general purpose financial statements that have been prepared in accordance with Australian Accounting Standards - Simplified Disclosures. This includes compliance with the recognition and measurement requirements of all Australian Accounting Standards, Interpretations and other authoritative pronouncements of the Australian Accounting Standards Board (AASB), the disclosure requirements of *AASB 1060 General Purpose Financial Statements – Simplified Disclosures for For-Profit Entities* and the Corporations Act 2001.

The financial report was approved by the directors on the 31<sup>st</sup> of October 2024.

**Fair value measurement**

For financial reporting purposes, "fair value" is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants (under current market conditions) at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. When estimating the fair value of an asset or liability, the group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs. Inputs to valuation techniques used to measure fair value are categorized into three levels according to the extent to which the inputs are observable:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that that group can access at the measurement date.
- Level 2 input are inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.
- Level 3 inputs are unobservable inputs for the asset or liability.

**Historical cost convention**

The financial report has been prepared under the historical cost convention, as modified by revaluations to fair value for certain classes of assets and liabilities as described in the accounting policies.

**Going Concern**

The financial statements have been prepared on a going concern basis. The Approved Provider has a net current asset deficiency. As at the reporting date, current liabilities exceed current assets by \$23,295,413 (2023: \$30,231,297) and total liabilities exceed total assets by \$28,251,319 (2023: \$28,196,607).

The working capital deficiency partially arises because of the requirement under Australian Accounting Standards to classify Refundable Accommodation Deposits (RADs) received totalling \$24,546,208 (2023: \$21,735,615) as current liabilities, whereas the assets to which they relate, Property, Plant & Equipment, long term related party receivables and right-to-use assets are required to be classified as non-current assets.

In addition, included in current liabilities is \$7,409,487 (2023: \$10,289,628) of related party payables.

Notwithstanding this, the Directors have determined the financial report should be prepared on the going concern basis for the following reasons:

- Based on current and expected occupancy levels at the residential aged care facilities, adequate cash flows will be generated in the next 12 months to meet current commitments. This is supported by the positive net cash position derived from operating activities during the reporting period of \$9,093,724 (2023: \$2,627,362).

**IC (Cairns) Pty Ltd as Approved Provider (NAPS ID 9259) Conducting Caravonica Waters  
Accounting Policies and Explanatory Notes to the financial statements  
30 June 2024**

**Note 1. Summary of significant accounting policies (continued)**

· The timing of the obligation of refundable accommodation deposits will not practically all fall due within the next twelve months. Refundable accommodation deposits become payable upon the departure of aged care residents. It is unlikely that all residents will depart in the next twelve months thereby requiring a pay out of the full amount of the liability. Historically, the turnover of the aged care residents has been approximating 14.5%-38.6% and in the current financial year resident turnover sat at 21.2%. During the 2024 financial year the total net cash inflows for accommodation bonds and refundable accommodation deposits were \$2,810,593 (2023: \$4.121.760).

· The Approved Provider continues to receive the support of subsidiaries of their ultimate parent company, Infinite Australia Aged Care Holdings Pty Ltd as and when required.

After considering all available current information, the directors have concluded that there are reasonable grounds to believe that the Approved Provider will be able to pay its debts as and when they fall due and payable and preparation of financial statements on a going concern basis is appropriate.

**Income Tax**

The tax expense recognised in the statement of profit or loss and other comprehensive income comprises of current income tax expense plus deferred tax expense.

Current income tax

Current income tax is the amount of income taxes payable (recoverable) in respect of the taxable profit (loss) for the year and is measured at the amount expected to be paid to (recovered from) the taxation authorities, using the tax rates and laws that have been enacted or substantively enacted by the end of the reporting period. Current tax liabilities (assets) are measured at the amounts expected to be paid to (recovered from) the relevant taxation authority.

Deferred tax

Deferred tax is not provided for the following:

- The initial recognition of an asset or liability in a transaction that is not a business combination and at the time of the transaction, affects neither accounting profit nor taxable profit (tax loss).
- Taxable temporary differences arising on the initial recognition of goodwill.
- Temporary differences related to investment in subsidiaries, associates and jointly controlled entities to the extent that the Approved Provider is able to control the timing of the reversal of the temporary differences and it is probably that they will not reverse in the foreseeable future.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax assets are recognised for all deductible temporary differences and unused tax losses to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and losses can be utilised.

Current and deferred tax is recognised as income or an expense and included in profit or loss for the period except where the tax arises from a transaction which is recognised in other comprehensive income or equity, in which case the tax is recognised in other comprehensive income or equity respectively.

**Goods and services tax (GST)**

Revenue, expenses, assets and liabilities are recognised net of the amount of goods and services tax (GST), except:

- i) where the amount of GST incurred is not recoverable from the taxation authority, it is recognised as part of the cost of acquisition of an asset or as part of an item of expense; or
- ii) for receivables and payables which are recognised inclusive of GST.

**IC (Cairns) Pty Ltd as Approved Provider (NAPS ID 9259) Conducting Caravonica Waters  
Accounting Policies and Explanatory Notes to the financial statements  
30 June 2024**

**Note 1. Summary of significant accounting policies (continued)**

The net amount of GST recoverable from, or payable to, the taxation authority is included as part of receivables or payables. Cash flows are included in the Statement of Cash Flows on a gross basis. The GST component of cash flows arising from investing and financing activities which is recoverable from, or payable to, the taxation authority is classified within operating cash flows.

**Revenue recognition**

AASB 15 Revenue from Contracts with Customers ("AASB 15") applies to all revenue arising from contracts with customers, unless those contracts are in the scope of other standards. The Standard establishes a five-step model to account for revenue arising from contracts with customers. Under AASB 15, revenue is recognised at an amount that reflects the consideration to which an entity expects to be entitled in exchange for transferring goods or services to a customer.

The Standard requires entities to exercise judgement, taking into consideration all of the relevant facts and circumstances when applying each step of the model to contracts with their customers.

The Approved Provider has disaggregated revenue based on the funding source and nature of the revenue stream.

Government revenue

The Federal Government assesses the Approved Provider's entitlement to revenue in accordance with the provisions of the Aged Care Act 1997. The subsidy received is based on the Aged Care Funding Instrument ("ACFI") assessment and recognised on an ongoing daily basis. The Federal Government also calculates certain accommodation supplements and other supplements on a per resident per day basis. The amount of Government revenue received is determined by Federal Government regulation rather than a contract with a customer. The funding is determined by a range of factors, including the resident's care needs; whether the facility has been significantly refurbished; levels of supported resident ratios at the facility; and the financial means of the resident.

Other resident fees

These include fees recognised by the Approved Provider for the provision of accommodation and additional services to residents, charged to residents under mutually agreed terms and conditions, depending upon the agreed room price and additional services requested.

Government grants

Government grants, including non-monetary grants, are recognised when all conditions attached to the grant have been met and the grant will be received. The grant is recognised at an amount equivalent to what will be received, and non-monetary grants are recognised at fair value and as Other income.

Other income

Other income is recognised on an accruals basis when the Approved Provider is entitled to it.

Imputed revenue on RAD and Bond balances

Under AASB 16 Leases, total revenue includes an imputed non-cash charge for accommodation in respect of residents who have chosen to pay a RAD and the corresponding finance costs representing the amount of interest expense saved on the interest-free loan. Because the RADs are interest-free only until the resident vacates the premises, the RAD balance is required to be discounted and measured at fair value. The company has determined the use of the RBA's Overnight Cash Rate as the interest rate used in the calculation of the discounting of the RAD balance. Because the repayment of the RAD is guaranteed by the Federal Government, there is no credit risk and therefore the appropriate discount rate is the RBA's Overnight Cash Rate.

**Finance Costs**

Finance cost includes all interest-related expenses, other than those arising from financial assets at fair value through profit or loss.

**Note 1. Summary of significant accounting policies (continued)**

**Borrowing costs**

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

**Leases**

*The Approved Provider as lessor*

Under AASB 16 Leases ("AASB 16"), resident accommodation agreements are considered a lease due to the resident's right to occupy a room at the Approved Provider's aged care facility.

The Approved Provider has concluded that the lease term for these arrangements is 7 days (being the notice period required from a resident upon departure), and therefore the application of AASB 16 to these agreements does not have a material impact on the recognition or measurement of revenue. The Approved Provider now discloses accommodation income separately from other resident fees.

For residents who have chosen a lump sum RAD arrangement, the Approved Provider has determined that under the definitions within AASB 16, it is a lessor under these arrangements and has as a result where material will recognise a non-cash accommodation charge representing the resident's right to occupy a room at the Approved Provider's aged care facility.

The repayment of the RAD is ultimately guaranteed by the Federal Government under the Accommodation Payment Guarantee Scheme, in the event that a provider is unable to refund the amounts such that there is no credit risk to include in the discount rate which results in the appropriate rate being the risk-free overnight cash rate. The difference between the fair value of the RAD determined based upon AASB 9 Financial Instruments and the nominal amount of the RAD would be negligible.

*The Approved Provider as lessee*

From 1 July 2021, the Approved Provider applied a single recognition and measurement approach for all leases of which it is the lessee, except for short-term and low-value assets. Leases are recognised as a right-of-use asset and a corresponding liability at the date at which the leased asset is available for use by the Approved Provider

In accordance with AASB 16, the Approved Provider assesses whether a contract is or contains a lease, at inception of the contract. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. The Approved Provider recognises a right-of-use asset and a corresponding lease liability with respect to all lease arrangements in which it is the lessee, except for short-term leases and leases of low value assets.

*Right-of-use assets*

The Approved Provider recognises a right-of-use asset at the commencement of the lease (that is, the date the underlying asset is available for use).

Right-of-use assets are initially 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;
- Any initial direct costs; and
- Restoration costs

Right-of-use assets are subsequently measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities.

**Note 1. Summary of significant accounting policies (continued)**

Unless the Approved Provider is reasonably certain to obtain ownership of the leased asset at the end of the lease term, the recognised right-of-use assets are depreciated on a straight-line basis over the shorter period of lease term and useful life of the underlying asset. The depreciation starts at the commencement date of the lease.

Right-of-use assets are presented as a separate line in the Statement of Financial Position and subject to impairment.

*Lease liabilities*

Assets and liabilities arising from a lease are initially measured on a present value basis of the lease payments that are not made at commencement date. 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 payments that are based on an index or a rate;
- The exercise price of a purchase option if the lessee is reasonably certain to exercise that option; and
- Payments of penalties for terminating the lease, if the lease term reflects the lessee exercising that option.

The lease payments are discounted using the lessee's incremental borrowing rate, being the rate that the lessee would have to pay to borrow the funds necessary to obtain an asset of similar value in a similar economic environment with similar terms and conditions.

Each lease payment is allocated between liability and finance cost. The finance cost is charged to the 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.

Variable rents that do not depend on an index or rate are not included in the measurement of the lease liability and the right-of-use asset. The related payments are recognised as an expense in the period in which the event or condition that triggers those payments occurs and are included in the line "Other expenses" in profit or loss.

As a practical expedient, AASB 16 permits a lessee not to separate non-lease components, and instead account for any lease and associated non-lease components as a single arrangement. The Approved Provider has not used this practical expedient.

The lease liability is presented as a separate line in the consolidated statement of financial position.

The lease liability is subsequently measured by increasing the carrying amount to reflect interest on the lease liability (using the incremental borrowing rate) and by reducing the carrying amount to reflect the lease payments made.

The Approved Provider re-measures the lease liability (and makes a corresponding adjustment to the related right-of-use asset) whenever:

- The lease term changed or there is a significant event or change in circumstances resulting in a change in the assessment of exercise of a purchase option, in which case the lease liability is re-measured by discounting the revised lease payments using a revised discount rate;
- The lease payments change due to changes in an index or rate or a change in expected payment under a guaranteed residual value, in which cases the lease liability is re-measured by discounting the revised lease payments using an unchanged discount rate;
- A lease contract is modified, and the lease modification is not accounted for as a separate lease, in which case the lease liability is re-measured based on the lease term of the modified lease by discounting the revised lease payments using a revised discount rate at the effective date of the modification.

*Short term leases and leases of low value assets*

The Approved Provider applies the short-term lease recognition exemption to its short-term leases (defined as leases with a lease term of 12 months or less) and leases of low-value-assets (such as tablets and personal computers, small items of office furniture and telephones). Lease payments on short-term leases and leases of low value assets are recognised as an operating expense in profit and loss by the Approved Provider on a straight-line basis over the lease term.



**Note 1. Summary of significant accounting policies (continued)**

**Financial Instruments**

*Initial recognition and measurement*

Financial assets and financial liabilities are recognised when the Approved Provider becomes a party to the contractual provisions to the instrument.

On initial recognition, all financial instruments are measured at fair value plus transaction costs (except for instruments measured at fair value through profit or loss where transaction costs are expenses as incurred).

Financial Assets

Financial assets are divided into the following categories which are described in detail below:

- loans and receivables; and
- financial assets at fair value through profit or loss.

Financial assets are assigned to the different categories on initial recognition, depending on the characteristics of the instrument and its purpose. A financial instrument's category is relevant to the way it is measured and whether any resulting income and expenses are recognised in profit or loss or in other comprehensive income.

All income and expenses relating to financial assets are recognised in the statement of profit or loss and other comprehensive income in the 'finance income' or 'finance costs' line item respectively.

(i) *Loans and receivables*

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They arise principally through the provision of goods and services to customers but also incorporate other types of contractual monetary assets.

After initial recognition these are measured at amortised cost using the effective interest method, less provision for impairment. Any change in their value is recognised in profit or loss.

The Approved Provider's trade and other receivables fall into this category of financial instruments.

Significant receivables are considered for impairment on an individual asset basis when they are past due at the reporting date or when objective evidence is received that a specific counterparty will default.

The amount of the impairment is the difference between the net carrying amount and the present value of the future expected cash flows associated with the impaired receivable.

In some circumstances, the Approved Provider renegotiates repayment terms with customers which may lead to changes in the timing of the payments, the Approved Provider does not necessarily consider the balance to be impaired, however assessment is made on a case-by-case basis.

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**Note 1. Summary of significant accounting policies (continued)**

*(ii) Financial assets at fair value through profit or loss*

Financial assets at fair value through profit or loss include financial assets:

- acquired principally for the purpose of selling in the near future;
- designated by the entity to be carried at fair value through profit or loss upon initial recognition; or
- which are derivatives not qualifying for hedge accounting.

Assets included within this category are carried in the statement of financial position at fair value with changes in fair value recognised in finance income or expenses in profit or loss.

Any gain or loss arising from derivative financial instruments is based on changes in fair value, which is determined by direct reference to active market transactions or using a valuation technique where no active market exists.

*(iii) Financial liabilities*

Financial liabilities are classified as either financial liabilities 'at fair value through profit or loss' or other financial liabilities depending on the purpose for which the liability was acquired. The Approved Provider's financial liabilities include borrowings, trade and other payables (including bond liabilities and finance lease liabilities), which are measured at amortised cost using the effective interest rate method.

*(iv) Impairment of financial assets*

At the end of each reporting period, the Approved Provider assesses whether there is objective evidence that a financial asset or group of financial assets is impaired.

The Approved Provider applies the simplified approach for measuring expected credit losses, using the lifetime expected loss allowance for all trade receivables. To measure the expected credit losses, trade receivables have been grouped based on shared credit risk characteristics and the days past due. A provision matrix is then determined based on historic credit loss rates for each group, adjusted for any material expected changes to the future credit risk of that group.

*(v) Financial assets at amortised cost*

If there is objective evidence that an impairment loss on financial assets carried at amortised cost has been incurred, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of the estimated future cash flows discounted at the financial assets original effective interest rate.

Impairment on loans and receivables is reduced through the use of an allowance accounts, all other impairment losses on financial assets at amortised cost are taken directly to the asset.

Subsequent recoveries of amounts previously written off are credited against other expenses in profit or loss.

**Note 1. Summary of significant accounting policies (continued)**

**Impairment of non-financial assets**

At the end of each reporting period the Approved Provider determined whether there is any evidence of an impairment indicator for non-financial assets.

Where this indicator exists and regardless for indefinite life intangible assets and intangible assets not yet available for use, the recoverable amount of the asset is estimated.

Where assets do not operate independently of other assets, the recoverable amount of the relevant cash-generating unit (CGU) is estimated.

The recoverable amount of an asset or CGU is the higher of the fair value less costs of disposal and the value in use.

Value in use is the present value of the future cash flows expected to be derived from an asset or CGU.

Where the recoverable amount is less than the carrying amount, an impairment loss is recognised in profit or loss.

Reversal indicators are considered in subsequent periods for all assets which have suffered an impairment loss.

**Cash and cash equivalents**

Cash and cash equivalents are carried in the statement of financial position at cost. Cash and cash equivalents comprise cash on hand, demand deposits and short-term investments which are readily convertible to known amounts of cash and which are subject to an insignificant risk of change in value.

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

**Investments and other financial assets**

Investments and 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 Approved Provider 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, its carrying value is written off.

*Financial assets at amortised cost*

A financial asset is measured at amortised cost only if both of the following conditions are met: (i) it is held within a business model whose objective is to hold assets in order to collect contractual cash flows; and (ii) the contractual terms of the financial asset represent contractual cash flows that are solely payments of principal and interest.

*Impairment of financial assets*

The Approved Provider 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 Approved Provider'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 represents 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 anticipated cash shortfalls over the life of the instrument discounted at the original effective interest rate.

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**Note 1. Summary of significant accounting policies (continued)**

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.

**Property, plant and equipment**

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

Where the cost model is used, the asset is carried at its cost less any accumulated depreciation and any impairment losses. Costs include purchase price, other directly attributable costs and the initial estimate of the costs of dismantling and restoring the asset, where applicable.

Buildings

Land and buildings are measured using the cost model.

Property Improvements

Buildings are measured using the cost model.

Plant and equipment

Plant and equipment are measured using the cost model.

Depreciation

Property, plant and equipment, is depreciated on a straight-line basis over the assets useful life to the Approved Provider, commencing when the asset is ready for use.

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

<b>Class</b>	<b>Rate</b>
Buildings	2.5%
Leasehold improvements	5%
Plant and equipment	4.5% - 37.5%

At the end of each reporting period, the depreciation method, useful life and residual value of each asset is reviewed. Any revisions are accounted for prospectively as a change in estimate.

All other repairs and maintenance are recognised as expenses in the statement of profit or loss and other comprehensive income during the financial period in which they are incurred.

**Intangible assets**

*Bed Licences*

Bed Licences are carried at cost less amortisation and accumulated impairment losses. Bed licences are initially recognised at fair value as identified as part of a business combination.

Prior to May 2021, bed licences were assessed as having an indefinite useful life as the licences were able to be traded. As a result of a change in the regulation of bed licences in the residential aged care sector resulting from the Federal Government adopting the recommendation from the Aged Care Royal Commission in May 2021 to allocate residential aged care places to consumers rather than Approved Providers, existing bed licences are deemed to have a useful life to 30 June 2024 and have been fully depreciated.

**Note 1. Summary of significant accounting policies (continued)**

**Lease liabilities**

A lease liability is recognised at the commencement date of a lease. The lease liability is initially recognised at the present value of the lease payments to be made over the term of the lease, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Approved Provider's incremental borrowing rate. Lease payments comprise of fixed payments less any lease incentives receivable, variable lease payments that depend on an index or a rate, amounts expected to be paid under residual value guarantees, exercise price of a purchase option when the exercise of the option is reasonably certain to occur, and any anticipated termination penalties. The variable lease payments that do not depend on an index or a rate are expensed in the period in which they are incurred.

Lease liabilities are measured at amortised cost using the effective interest method. The carrying amounts are remeasured if there is a change in the following: future lease payments arising from a change in an index, or a rate used; residual guarantee; lease term; certainty of a purchase option and termination penalties. When a lease liability is remeasured, an adjustment is made to the corresponding right-of-use asset, or to profit or loss if the carrying amount of the right-of-use asset is fully written down.

**Employee benefits**

*Retirement benefit obligations*

The Approved Provider makes superannuation contributions to the employee's defined contribution superannuation plan of choice in respect of employee services rendered during the year. These superannuation contributions are recognized as an expense in the same period when the related employee services are received. The Approved Provider's obligation with respect to employees defined contributions entitlements is limited to its obligation for any unpaid superannuation guarantee contributions at the end of the reporting period.

**Comparative figures**

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

When the Approved Provider 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 will be presented.

**Issued capital**

Ordinary shares are classified as equity.

Incremental costs directly attributable to the issue of new shares or options are shown in equity as a deduction, net of tax, from the proceeds.

**New, revised or amending Accounting Standards and Interpretations adopted**

The Approved Provider has adopted all of the new, revised or amending Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ("AASB") that are mandatory for the current reporting period. The adoption of new accounting standards did not have a material impact on the approved providers financial statements.

**Note 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.

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**Note 2. Critical accounting judgements, estimates and assumptions (continued)**

*Estimation of useful lives of assets*

The Approved Provider 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 Approved Provider 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 Approved Provider 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.

**Note 3. Revenue**

	<b>2024</b>	<b>2023</b>
	<b>\$</b>	<b>\$</b>
<i>Care Income</i>		
DHA Funding Care	13,973,078	10,095,935
Resident basic daily fees	3,117,958	2,737,771
DHA Funding - Accommodation	1,782,827	1,626,060
Resident Fee - Accommodation	779,053	645,917
Other resident fees	631,289	473,022
	<u>20,284,205</u>	<u>15,578,705</u>
<i>Other Income</i>		
Other Income	599,488	366,063
Interest received	1,208,963	883,751
COVID-19 Support Supplement	59,727	-
Imputed revenue on RADs	1,046,072	-
	<u>2,914,250</u>	<u>1,249,814</u>
Revenue	<u><u>23,198,455</u></u>	<u><u>16,828,519</u></u>

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**Note 4. Results for the Year (continued)**

**Note 4. Results for the Year**

	<b>2024</b>	<b>2023</b>
	<b>\$</b>	<b>\$</b>
Loss before income tax includes the following specific expenses:		
<i>Employee benefits expense</i>		
Salaries and wages	9,134,237	7,371,532
Superannuation contributions	1,014,064	733,306
Other employee benefits	1,861,964	2,331,572
	<u>12,010,265</u>	<u>10,436,410</u>
<i>Finance costs</i>		
Line Fees	10,607	11,276
Interest paid	257,621	568,899
RAD Refund Interest	42,236	30,238
Bond Loan Interest	479,396	258,025
Interest expense on lease liabilities	2,481,718	2,436,611
RAD interest expense	1,043,214	-
Finance costs expensed	<u>4,314,792</u>	<u>3,305,049</u>

**Note 5. Income tax benefit**

	<b>2024</b>	<b>2023</b>
	<b>\$</b>	<b>\$</b>
<i>Numerical reconciliation of income tax benefit and tax at the statutory rate</i>		
Loss before income tax benefit	<u>(245,517)</u>	<u>(3,312,353)</u>
Tax at the statutory tax rate of 30%	(73,655)	(993,706)
Tax effect amounts which are not deductible/(taxable) in calculating taxable income:		
prior year adjustment	-	166,749
non-deductible expenses	443,596	431,493
deferred tax asset not recognised	-	99,647
derecognise current tax	10,665	295,300
permanent difference	69	517
opening PPE variance	(571,480)	-
Income tax benefit	<u>(190,805)</u>	<u>-</u>

**Note 6. Cash and cash equivalents**

	<b>2024</b>	<b>2023</b>
	<b>\$</b>	<b>\$</b>
<i>Current assets</i>		
Cash on hand	500	500
Cash at bank	6,946,035	9,302,605
	<u>6,946,535</u>	<u>9,303,105</u>

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**Note 6. Cash and cash equivalents (continued)**

The cash at bank held by the Approved Provider at 30 June 2024 includes \$5,848,856 (2023: \$8,267,558) of Refundable Accommodation Deposits (“RADs”) which are only available for permitted use and cannot be used for working capital purposes.

**Note 7. Trade and other receivables**

	<b>2024</b>	<b>2023</b>
	<b>\$</b>	<b>\$</b>
<i>Current assets</i>		
Trade receivables	20,558	17,885
Loan - The Trustee for IC Caravonica Trust (5)	9,017,927	-
	<u>9,038,485</u>	<u>17,885</u>
<i>Non-current assets</i>		
Loan - IC (SEQ) Pty Ltd (1)	-	1,074,256
Loan - Hahndorf Holdings Pty Ltd in its capacity as approved provider for Christies Beach Residential Aged Care Facility (2)	-	329,070
Loan - Hahndorf Holdings Pty Ltd in its capacity as approved provider for Rose Court Aged Care (3)	-	601,749
	<u>-</u>	<u>2,005,075</u>
Loan - The Trustee for IC (Edge Hill) Pty Ltd (4)	5,183,975	954,864
Loan - The Trustee for IC Caravonica Trust (5)	-	9,069,919
Loan - The Trustee for IC Cairns Trust (6)	-	104,574
	<u>5,183,975</u>	<u>10,129,357</u>
	<u>5,183,975</u>	<u>12,134,432</u>
	<u><u>14,222,460</u></u>	<u><u>12,152,317</u></u>

The carrying value of trade receivables is considered a reasonable approximation of fair value due to the short-term nature of the balances. The maximum exposure to credit risk at the reporting date is the fair value of each class of receivable in the financial statements.

(1) Amounts owed by IC (SEQ) Pty Ltd are interest bearing with a maturity date of 9 July 2025 and are secured under a Security Trust Deed where the Security Trustee has security over the borrower and its approved aged care places in respect of the facility, a mortgage over the borrower’s leasehold interest in the facility and a Guarantee and Indemnity of Infinite Care Holdings No.5 Pty Ltd. Interest is payable at the MPIR of 8.34% per annum calculated daily. This loan has been repaid during the year.

(2) Amounts owed by Hahndorf Holdings Pty Ltd in its capacity as approved provider for Christies Beach Residential Aged Care Facility are interest bearing with a maturity date of 21 June 2027 and are secured by the assets of the borrower and a Guarantee and Indemnity of Infinite Aged Care Pty Ltd. Interest is payable at the MPIR of 8.34% per annum calculated daily. This loan has been repaid during the year.

(3) Amounts owed by Hahndorf Holdings Pty Ltd in its capacity as approved provider for Rose Court Aged Care Facility are interest bearing with a maturity date of 16 May 2027 and are secured under a Security Trust Deed where the Security Trustee holds registered against the assets of the Approved Provider. Interest is payable at the MPIR of 8.34% per annum calculated daily. This loan has been repaid during the year.

(4) Amounts owed by IC (Edge Hill) Pty Ltd are interest bearing with a maturity date of 9 July 2025 and are secured under a Security Trust Deed where the Security Trustee has security over the borrower and its approved aged care places in respect of the facility, a mortgage over the borrower’s leasehold interest in the facility and a Guarantee and Indemnity of IC Cairns Group Pty Ltd. Interest is payable at the MPIR of 8.34% per annum calculated daily.



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**Note 7. Trade and other receivables (continued)**

(5) Amounts owed by IC Caravonica Trust are interest bearing with a maturity date of 18 December 2024 and are secured by General Security Agreement over the Borrower and a guarantee and indemnity of IC Cairns Group Pty Ltd. Interest is payable at 7.5% per annum calculated daily. This loan has been repaid during the year.

(6) Amounts owing by related parties are interest free, unsecured and at call. Outstanding amounts as at 30 June 2024 are not expected to be collected within 12 months. This loan has been repaid during the year.

**Note 8. Right-of-use assets**

The carrying amounts of the Approved Provider's right of use assets and lease liabilities and the movement during the period are represented below.

	2024 \$	2023 \$
<i>Non-current assets</i>		
Plant and equipment - right-of-use	8,379,303	8,379,303
Less: Accumulated amortisation	(672,678)	(482,240)
	<u>7,706,625</u>	<u>7,897,063</u>
Property Lease - right-of-use	26,096,166	25,498,909
Less: Accumulated amortisation	(2,921,650)	(2,355,497)
	<u>23,174,516</u>	<u>23,143,412</u>
	<u>30,881,141</u>	<u>31,040,475</u>

**Note 9. Current tax asset**

	2024 \$	2023 \$
<i>Current assets</i>		
Income tax refund due	-	10,665
	<u>-</u>	<u>10,665</u>

**Note 10. Other Assets**

	2024 \$	2023 \$
<i>Current assets</i>		
Accrued revenue	(16,069)	263,490
Prepayments	362,987	314,709
Rental bond	35,000	35,000
	<u>381,918</u>	<u>613,199</u>

**Note 11. Property, plant and equipment**

Movement in the carrying amounts for each class between the beginning and the end of the current financial year are shown below.

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**Note 11. Property, plant and equipment (continued)**

	<b>2024</b>	<b>2023</b>
	<b>\$</b>	<b>\$</b>
<b>Low Value Pool</b>		
Balance at the beginning of the year	22,147	19,956
Additions	28,723	19,011
Disposal	-	(1,520)
Less: Depreciation	(20,286)	(15,300)
	<u>30,584</u>	<u>22,147</u>
<b>Leasehold improvements</b>		
Balance at the beginning of the year	10,089	3,306
Additions	26,889	7,025
Less: Depreciation	(1,347)	(242)
	<u>35,631</u>	<u>10,089</u>
<b>Plant &amp; Equipment</b>		
Balance at the beginning of the year	533,098	643,124
Additions	25,747	10,610
Disposals	(2,690)	-
Less: Depreciation	(111,195)	(120,636)
	<u>444,960</u>	<u>533,098</u>
Motor vehicles - at cost	11,036	11,036
Less: Accumulated depreciation	(7,332)	(4,581)
	<u>3,704</u>	<u>6,455</u>
	<u><u>514,879</u></u>	<u><u>571,789</u></u>

**Note 12. Intangibles**

	<b>2024</b>	<b>2023</b>
	<b>\$</b>	<b>\$</b>
<i>Non-current assets</i>		
Intangible assets - at cost	4,667,418	4,667,418
Less: Accumulated amortisation	(4,667,418)	(3,180,176)
	<u>-</u>	<u>1,487,242</u>

*Movements in carrying amounts of intangible assets*

	Bed Licences	Other Intangible Assets	Total
	\$	\$	\$
Balance at 1 July 2023	1,481,511	5,731	1,487,242
Amortisation expense	(1,481,511)	(5,731)	(1,487,242)
Balance at 30 June 2024	<u>-</u>	<u>-</u>	<u>-</u>

\*Due to the discontinuing of the Aged Care Approvals Round and allocating residential care places to consumers as opposed to Approved Providers commencing July 2024 as part of the recommendations accepted by the federal Government from the Royal Commission into Aged Care, bed licences are deemed to have a useful life of 38 months from 11 May 2021 and have commenced being amortised in FY21. These have now been fully amortised during the year.

**IC (Cairns) Pty Ltd as Approved Provider (NAPS ID 9259) Conducting Caravonica Waters  
Accounting Policies and Explanatory Notes to the financial statements  
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**Note 13. Deferred tax**

	2024 \$	2023 \$
<i>Non-current assets</i>		
Deferred tax asset	2,480,102	-

**Note 14. Trade and other payables**

	2024 \$	2023 \$
<i>Current liabilities</i>		
Sundry payables and accrued expenses	2,773,691	321,362
Loan - Infinite Aged Care (Operations) Pty Ltd (1)	7,409,487	10,289,628
IC (Edmonton) Pty Ltd (2)	4,887,946	-
	<u>15,071,124</u>	<u>10,610,990</u>
<i>Non-current liabilities</i>		
IC (Edmonton) Pty Ltd (2)	-	4,622,276
Infinite Care Holdings No.12 Pty Ltd (3)	4,735,324	-
	<u>4,735,324</u>	<u>4,622,276</u>
	<u>19,806,448</u>	<u>15,233,266</u>

All amounts classified as current are short term and the carrying values are considered to be a reasonable approximation of fair value.

All current amounts owing to related parties are interest free, unsecured and at call. The counterparties have confirmed that the loans will not be called upon unless the entity has sufficient cash reserves to repay without adversely impacting its ability to continue as a going concern.

(1) Amounts owing by Infinite Aged Care (Operations) Pty Ltd are interest free, unsecured and at call. The amounts are not expected to be called within 12 months.

(2) Amounts owed to IC Edmonton Pty Ltd are interest bearing with a maturity date of 18 December 2024 and are secured by General Security Agreement over the assets of the Borrower and secured over approved aged care places held by IC (Cairns) Pty Ltd as the Approved Provider and a Guarantee and Indemnity of IC Cairns Group Pty Ltd. Interest is accrued at 8.34% per annum calculated daily. This loan has been repaid during the year.

(3) Amounts owed to IC (Cairns) Pty Ltd are interest bearing with a maturity date of 5 December 2028 and are secured under a Security Trust Deed where the Security Trustee holds securities against the assets of the borrower. Interest is payable at the MPIR of 8.34 % per annum calculated daily.

**Note 15. Borrowings**

	2024 \$	2023 \$
<i>Current liabilities</i>		
Loan – Senior Financier (1)	-	7,787,294

(1) The Senior Financier facility was utilised to refinance the previous CBA facilities held within the group for the purchase of the Caravonica Waters and associated bed licences. Quarterly repayments made are dependent on positive aggregated RAD cashflows and are calculated at a rate of 40% of net RAD cashflows as permitted under the Aged Care Act 1997. The security for the loans is a pool of assets located at the Caravonica Aged Care Facility. This facility was fully repaid during the year.

**IC (Cairns) Pty Ltd as Approved Provider (NAPS ID 9259) Conducting Caravonica Waters  
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**Note 16. Lease liabilities**

The below shows the split between current and non-current lease liabilities as at 30 June 2024

	<b>2024</b>	<b>2023</b>
	<b>\$</b>	<b>\$</b>
<i>Current liabilities</i>		
Lease liability	45,019	42,252
<i>Non-current liabilities</i>		
Lease liability	39,280,679	38,576,972
Lease liabilities included in the statement of financial position	<u>39,325,698</u>	<u>38,619,224</u>
The below sets out the maturity analysis of lease liabilities:		
Less than one year	1,846,008	1,783,583
Between 1 year and 5 years	7,665,120	7,405,914
Later than 5 years	82,619,456	82,944,374
	<u>92,130,584</u>	<u>92,133,871</u>

**Note 17. Refundable Accommodation Deposits**

	<b>2024</b>	<b>2023</b>
	<b>\$</b>	<b>\$</b>
<i>Current liabilities</i>		
Refundable Accommodation Deposits received	24,546,208	21,735,615

**Note 18. Reserves**

	<b>2024</b>	<b>2023</b>
	<b>\$</b>	<b>\$</b>
Other reserves	1,050,000	1,050,000

**Note 19. Key management personnel disclosures**

The totals of remuneration paid to the key management personnel of IC (Cairns) Pty Ltd as Approved Provider (NAPS ID 9259) Conducting Caravonica Waters during the year are as follows:

	<b>2024</b>	<b>2023</b>
	<b>\$</b>	<b>\$</b>
Short term benefits	161,761	112,275

**Other key management personnel transactions**

For details of other transactions with key management personnel, refer to Note 20: Related Party Transactions.

**IC (Cairns) Pty Ltd as Approved Provider (NAPS ID 9259) Conducting Caravonica Waters  
Accounting Policies and Explanatory Notes to the financial statements  
30 June 2024**

**Note 20. Related Parties**

**a) The Approved Provider's main related parties are as follows:**

*i) Entities exercising control over the Approved Provider:*

The ultimate parent entity which exercises control over the Approved Provider, is Infinite Australia Aged Care Holdings Pty Ltd which is incorporated in Australia and owns 100% of IC (Cairns) Pty Ltd as Approved Provider (NAPS ID 9259) Conducting Caravonica Waters Residential Care Services.

*ii) Key management personnel:*

Any person(s) having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly, including any director (whether executive or otherwise) of that entity are considered key management personnel.

For details of remuneration disclosures relating to key management personnel, refer to Note 17: Key Management Personnel Disclosures.

Other transactions with KMP and their related entities are shown below.

*iii) Other related parties include close family members of key management personnel and entities that are controlled.*

Other related parties include close family members of key management personnel and entities that are controlled or significantly influenced by those key management personnel or their close family members.

**a) 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.*

*Key management personnel*

Disclosures relating to key management personnel are set out in note 19.

**b) 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:

	Purchases \$	Balance outstanding Owed to the company \$	Owed by the company \$
<b>2024</b>			
<b>Associates</b>			
Management Fees–Infinite Aged Care (Administration) P/L	2,220,498	-	-
Loan - The Trustee for IC Caravonica Trust	-	9,017,927	-
Loan - The Trustee for IC (Edge Hill) Pty Ltd	-	5,183,975	-
Loan - Infinite Aged Care (Operations) Pty Ltd	-	-	7,409,487
Loan - IC Edmonton Pty Ltd	-	-	4,887,946
Loan - Infinite Care Holdings No.12 Pty Ltd	-	-	4,735,324
	<u>2,220,498</u>	<u>14,201,902</u>	<u>17,032,757</u>

**IC (Cairns) Pty Ltd as Approved Provider (NAPS ID 9259) Conducting Caravonica Waters  
Accounting Policies and Explanatory Notes to the financial statements  
30 June 2024**

**Note 20. Related Parties (continued)**

	Purchases \$	Balance outstanding Owed to the company \$	Owed by the company \$
<b>2023</b>			
<b>Associates</b>			
Management Fees–Infinite Aged Care (Administration) P/L	1,855,046	-	-
Loan - The Trustee for IC Caravonica Trust	-	9,069,919	-
Loan - The Trustee for IC Cairns Trust	-	104,574	-
Loan - The Trustee for IC (Edge Hill) Pty Ltd	-	954,864	-
Loan - IC (SEQ) Pty Ltd	-	1,074,256	-
Loan - Hahndorf Holdings Pty Ltd in its capacity as approved provider for Christies Beach Aged Care approved provider for Christies Beach Aged Care Facility	-	329,070	-
Loan - Infinite Aged Care (Operations) Pty Ltd	-	-	10,289,628
Loan – IC (Edmonton) Pty Ltd	-	-	4,622,276
Loan - Hahndorf Holdings Pty Ltd in its capacity as approved provider for Rose Court Aged Care	-	601,749	-
	<u>1,855,046</u>	<u>12,134,432</u>	<u>14,911,904</u>

**Note 21. Events occurring after the reporting date**

No matter or circumstance has arisen since 30 June 2024 that has significantly affected, or may significantly affect the Approved Provider's operations, the results of those operations, or the Approved Provider's state of affairs in future financial years.

**Note 22. Company Details**

The principal place of business for each service conducted by the Approved provider, IC (Cairns) Pty Ltd are as follows:

Caravonica Waters  
15-17 Lake Placid Road  
Caravonica QLD 4878

Registered Office:  
Level 3, 128 Bundall Road  
Bundall QLD 4217

**IC (Cairns) Pty Ltd as Approved Provider (NAPS ID 9259) Conducting Caravonica Waters  
Directors' declaration  
30 June 2024**

The directors of the Approved Provider declare that:

1. In the opinion of the directors of IC (Cairns) Pty Ltd as Approved Provider (NAPS ID 9259) Conducting Caravonica Waters ('the Company'):

- (a) the Company is not publicly accountable;
- (b) the financial statements and notes that are set out on pages 7 to 29 are in accordance with the Aged Care Act 1997, including:
  - presenting fairly the Company's financial position as at 30 June 2024 and of its performance, for the financial year ended on that date; and
  - complying with Australian Accounting Standards – *AASB 1060 General Purpose Financial Statements – Simplified Disclosures for For-Profit and Not-for-Profit Entities* and the Corporations Regulations 2001; and
  - there are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of directors made pursuant to section 295(5)(a) of the Corporations Act 2001.

On behalf of the directors



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Luke Benjamin Greive  
Director

31 October 2024

## INDEPENDENT AUDITOR'S REPORT

To the members of IC (Cairns) Pty Ltd as Approved Provide (NAPS ID 9259) Conducting Caravonica Waters Aged Care Facility

### Report on the Audit of the Financial Report

#### Opinion

We have audited the financial report of IC (Cairns) Pty Ltd as Approved Provide (NAPS ID 9259) Conducting Caravonica Waters Aged Care Facility (the Company), which comprises the statement of financial position as at 30 June 2024, 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 report, including material accounting policy information, and the directors' declaration.

In our opinion the accompanying financial report of IC (Cairns) Pty Ltd as Approved Provide (NAPS ID 9259) Conducting Caravonica Waters Aged Care Facility, is in accordance with the *Corporations Act 2001*, including:

- (i) Giving a true and fair view of the Company's financial position as at 30 June 2024 and of its financial performance for the year ended on that date; and
- (ii) Complying with Australian Accounting Standards - Simplified Disclosures and the *Corporations Regulations 2001*.

#### 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 *Corporations Act 2001* 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.

We confirm that the independence declaration required by the *Corporations Act 2001*, which has been given to the directors of the Company, would be in the same terms if given to the directors as at the time of this auditor's report.

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

#### Other information

The directors are responsible for the other information. The other information obtained at the date of this auditor's report is information included in the Director's report, 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 on the other information obtained prior to the date of this auditor's report, 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 *Corporations Act 2001* 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 Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

#### **Auditor's responsibilities for the audit of the Financial Report**

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

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

[http://www.auasb.gov.au/auditors\\_responsibilities/ar4.pdf](http://www.auasb.gov.au/auditors_responsibilities/ar4.pdf)

This description forms part of our auditor's report.

#### **BDO Audit Pty Ltd**

BDO  


**Loucas Mylonas**

Director

Brisbane, 31 October 2024