



**MAURICE ZEFFERT**  
*Trusted Jewish Aged Care*

# ANNUAL REPORT

## 2024

**TRUSTED JEWISH AGED CARE**

National Approved  
Providers System  
(NAPS) ID: 664

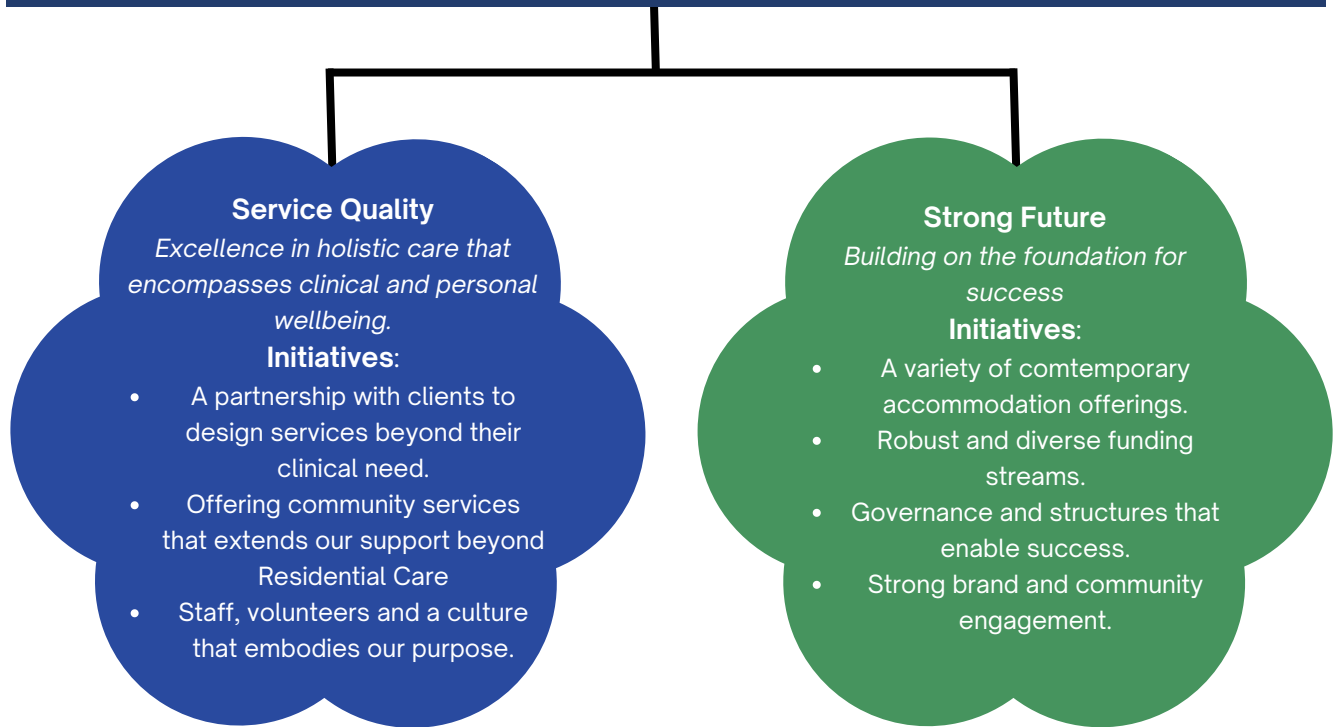
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ABN: 43 422 387 456

# Organisation Overview

## Our Purpose

To be an outstanding Jewish aged care provider, enriching the lives of the elders in our community.

## Strategic Objectives



## Our Values



### Passion

We think big with energy, motivation and joy.

### Kindness

We are a loving and compassionate team.

### Wellbeing

We promote choice, identity and health in response to the individual's wishes.

### Excellence

We believe great just isn't good enough.

### Integrity

We do the right thing even when no-one is watching.

### Belonging

We are a community for the community.

# President & CEO Report

It is with immense pleasure that we present the 2023/2024 Annual Report.

Firstly, we wish to acknowledge the atrocities of October 7 and the ongoing war in Israel. We have recently undergone the 12-month mark, and our thoughts and prayers are with the hostages, the IDF and the people of Israel. We pray for a peaceful resolution and recognise the profound impact the war has on Jewish Communities around the world.



At Maurice Zeffert, we have experienced another productive and rewarding year, delivering exceptional care and support to our home and village residents, whilst ensuring we continue to strive to achieve our vision of being an outstanding Jewish aged care provider.

Being an Aged Care provider has been a challenging time, both navigating and keeping abreast of all the Aged Care Reform and Fair Work wage increase decisions, whilst juggling limited Government funding. Despite the postponement of the new Aged Care Act until July 2025, the team has remained busy with various legislative and compliance requirements. This included preparing for our three-year unannounced visit by the Aged Care Quality and Safety Commission. By maintaining full compliance, the accreditation allows us to operate as a Government funded Aged Care Provider.

Since Oct 7, security has become a key priority, and we are pleased to report that the organisation has received approval for two different Government grants that allowed us to implement additional security measures across both the home and village.

The highlight of the year was replacing our outsourced catering company with our own team of experienced and dedicated catering staff. This has resulted in a material reduction in complaints, and a corresponding uplift in compliments.

Other significant accomplishments include implementing a new best practice Clinical Management software programme, which permits staff to complete documentation at the bedside on smart phones thus enabling them to spend more time with residents. An Electronic Prescribing System was also implemented to allow our GPs to prescribe from anywhere in the world resulting in less wait times for any urgent prescriptions. A new education online training platform was also introduced, which has helped us achieve 100% compliance in staff education.

With the generous assistance of last financial year's annual appeal, we were able to refurbish and convert two areas in the home into extra bedrooms which then allowed us to reduce two shared rooms into single occupancy rooms. This was a wonderful achievement as it provided two residents with the dignity of having their own room, and two new residents were able to call MZH their home.

We would like to thank all our dedicated staff for their commitment to providing our residents with superior quality care. We frequently hear from visitors and family members that MZH is exceptionally welcoming, with staff who are incredible, friendly and always smiling. It truly does take a whole team to provide an outstanding service.


# President & CEO Report

Despite the aged care sector being under significant financial pressure, it is satisfying that we ended the year with a profit, and are confident in the long term viability of the organisation.

MZH continues to pursue a debt due and payable to it by an Estate in the sum of \$24,180.09. This debt relates to permanent residential care and accommodation provided by MZH. Despite assurances from the former Resident's family members that the debt would be paid, this has not occurred. A provision has been made in the accounts for bad debts.

We are again grateful for the community support of our Annual Appeal. We raised \$70,981 and acknowledge the generosity of our donors. The annual appeal is extremely important to help us provide quality care for our residents. This year the appeal is assisting us to purchase new bedding for all our residents. We thank you.

We would also like to recognise and thank the volunteer Board who give up their time to ensure excellent governance of the home, and to all of our dedicated volunteers who visit our residents and enhance their time here. In addition, we would like to thank the Community for their ongoing support of our organisation.

  
**JEREMY JACOBS**  
**PRESIDENT**

  
**PHILIPPA HALL**  
**CHIEF EXECUTIVE OFFICER**

# Responsible Entity Report

The Board of Management are represented by the following responsible officers on a voluntary basis:



Jeremy Jacobs  
**PRESIDENT**

Jeremy is an experienced finance executive, specialising in the provision of commercial management, and business and corporate strategy. Jeremy is currently Chief Financial Officer, Company Secretary, and Chief Risk Officer at Foundation Housing. Prior to this role, Jeremy was Director Corporate Services at VCS Ltd, a Director in KPMG's Health, Ageing and Human Services division, Head of Finance Strategy at Ansell Strategic, Commercial Manager at Murdoch University, led Internal Investments at Bankwest, and was responsible for the State Commercial Department at Coles Group Logistics.



Graham Walters  
**TREASURER**

Graham is a Chartered Accountant and graduate of the Australian Institute of Company Directors with vast experience across diverse industries. Graham has specialist skills in identifying and delivering strategic projects and managing financial and operational functions with system review and implementation.



Mervyn Kitay  
**VICE-PRESIDENT**

Mervyn is a Chartered Accountant and registered company Liquidator with over 30 years' experience in public practice. He is the founding partner of Worrells Solvency and Forensic Partners in Western Australia.

Mervyn brings to the Board a discipline of financial management and the ability to recognise underperformance in business operations.



# Responsible Entity Report



Jad Reuben  
**VICE- PRESIDENT**

Jad Reuben was born in Perth, WA and is married with three young children. He completed a Bachelor of Commerce majoring in Finance, Marketing and Management and a Diploma of Financial Planning while working in the Financial Planning industry for a private firm for four years. Jad joined the family retail (Textile Traders) and commercial property business which he managed for 14 years before the family successfully exited the retail business in 2018. Jad was involved in all aspects of the business including Strategy, People, Financial and Property Management, Marketing, Warehousing and Distribution. Jad is a current member of the Young Presidents Organisation (YPO) and enjoys spending time with family, friends and staying fit and healthy. Jad had two Grandparents reside at Maurice Zeffert and believes the home is a very important asset in the Perth Jewish Community.



Karen Steinberg  
**SECRETARY**

Karen has spent over thirty years in business, both as a highly successful entrepreneur in the IT industry and in the corporate sector. Karen was twice runner up in the South African Businesswoman of the Year. Karen joined the Mental Health Commission nine years ago as a Senior Program Officer. She has a passion for helping people with mental illness and was a peer support volunteer for a suicide prevention outreach program called ARBOR for many years. Karen also has a passion for contributing to the Community having spent over 10 years on the Carmel School Board and co-managing the 2014 Maccabi Junior Carnival in Perth.



Linda Friedland  
**BOARD MEMBER**

Dr Linda Friedland is a physician with more than 25 years' experience in clinical medicine, and an international advisor to several Fortune and Forbes global companies. She consults to healthcare, biotech, corporate and financial institutions and as a speaker has delivered keynotes in more than 30 countries. An author of seven health books with a long career in television and media, she has developed public health and disease management programs in Asia, USA, Australia, Africa and the UK. A graduate of the Australian Institute of Company Directors, Linda is a non-executive director (and clinical advisor) on several Healthcare and Biotech boards within Australia and abroad. Among her roles, she, is the head of Business Development at Firebrick Pharma Australia, senior consultant to TargImmune Therapeutics (Basel, Switzerland) and cofounder and director of FFD Capital LLC USA. Both of Linda's parents resided in MZH, her dad in HC for 4 years and mum in LC for 2 years until their passing in 2020 and 2022.

# Responsible Entity Report

Executive Management is represented by:



Philippa Hall  
**CEO**

Philippa is a registered Nurse with an extensive Residential Aged Care management background. Her previous role was Chief Operations Officer for Rosewood Care Group and prior to that National Clinical Governance Manager for St Ives and Operations Leader for Brightwater. She holds a Master's in business and post graduate qualifications in Leadership and Nursing. She is passionate about leadership, creating an inclusive and rewarding culture and insisting on exceptional care for the residents.

# Principle Activities

Maurice Zeffert Home (Inc.) was incorporated in 1959 and is a 91-bed residential care facility offering High Care, Low Care, Dementia specific care, emergency respite and a 50 unit Retirement Village for the Jewish Community of Perth. Day Therapy Services, Shule Services, Kosher Meals on Wheels and other community services have been offered to the residents and the wider community.

There have been no significant changes to the nature of the activities during the year.

## Objectives

The Home's short-term objectives are to:

- Maximise occupancy in the Home and the Village.
- Implement and adhere to all Government reforms including mandatory care minutes and 24/7 Registered Nurses.

The Home's long-term objectives are outlined in the Strategic Plan 2023-2028. The Strategy going forward will focus on excellence in holistic care, extending services to the community, ensuring robust and diverse income streams and undertaking Master Planning for the future.

## Meetings

The number of meetings held from 01 July 2023 to 30 June 2024, and the number of meetings attended by each member of the Board of Management are:

Board Member	Number of Meetings available to attend	Number of meetings attended
Jeremy Jacobs	11	10
Jad Reuben	11	8
Mervyn Kitay	11	11
Graham Walters	11	10
Karen Steinberg	11	8
Linda Friedland	11	8

## Winding Up

If the Incorporated Association is wound up, the Constitution provides that any surplus funds or property shall be distributed to another Incorporated Association in support of other Jewish charitable purposes and shall not be used for the purpose of profit or gain to individual members.



# Auditors Independence Declaration

A copy of the Auditors independence declaration as required under section 60-40 of the *Australian Charities and Not for Profit Commission Act 2012* is included in page 9 of this financial report and forms part of this report.



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Graham Walters  
Treasurer

24 October 2024



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Jeremy Jacobs  
President

24 October 2024

## Auditor's Independence Declaration

### To the Directors of Maurice Zeffert Home (Inc)

In accordance with the requirements of section 60-40 of the Australian Charities and Not-for-profits Commission Act 2012, as lead auditor for the audit of Maurice Zeffert Home (Inc) for the year ended 30 June 2024, I declare that, to the best of my knowledge and belief, there have been no contraventions of any applicable code of professional conduct in relation to the audit.



GRANT THORNTON AUDIT PTY LTD  
Chartered Accountants



C A Becker  
Partner - Audit & Assurance

Perth, 24 October 2024

# Table of Contents

Description	Page No.
Statement of Profit or Loss and other comprehensive income	11
Statement of Financial Position	12
Statement of Changes in Equity	13
Statement of Cash Flows	14
Notes to the Financial Statements	15
Board of Management's Declaration	29
Independent Auditor's Report to the members of Maurice Zeffert Home (Inc)	30

## General Information

The financial statements cover Maurice Zeffert Home (Inc) as an individual entity. The financial statements are presented in Australian dollars, which is Maurice Zeffert Home (Inc)'s functional and presentation currency.

Maurice Zeffert Home (Inc) is a not-for-profit incorporated association.

The Financial Statements were authorised for issue on 11 October 2024.

## Statement of Profit or Loss and Other Comprehensive Income For the Year Ended 30 June 2024

	Note	2024 \$	2023 \$
<b>Revenue</b>	2	14,727,686	12,597,549
Employee benefits expense		(9,686,701)	(8,095,709)
Depreciation and amortization	3,9a	(167,738)	(339,180)
Repairs and maintenance		(932,942)	(818,617)
Other expenses		(51,372)	(28,857)
Operating costs		(2,041,718)	(1,692,707)
Insurance		(186,283)	(192,378)
Lease expenditure (AASB 16 Adjustment)		(1,620,961)	(1,296,912)
<b>Total Operating Expense</b>		<u>(14,687,715)</u>	<u>(12,464,360)</u>
<b>Net changes in fair value of investment property</b>	2,8	-	2,035,000
<b>Total Expenses</b>		<u>(14,687,715)</u>	<u>(10,429,360)</u>
Surplus before income tax expense		39,971	2,168,189
Income tax expense	1(a)	-	-
Surplus for the year		<u>39,971</u>	<u>2,168,189</u>
<b>Other comprehensive income:</b>			
Items that will not be reclassified subsequently to profit or loss			-
Net changes in fair value of land and buildings	9	-	544,461
Other comprehensive loss for the year		-	-
<b>Total comprehensive income for the year</b>		<u>39,971</u>	<u>2,712,650</u>

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

## Statement of Financial Position For the Year Ended 30 June 2024

	Note	2024 \$	2023 \$
<b>Current assets</b>			
Cash and cash equivalents	4	5,372,421	7,721,895
Receivables, net	5	42,513	129,714
Unearned Revenue		19,000	-
Financial assets	6	11,693,865	11,402,321
Other current assets	7	666,632	426,577
<b>Total current assets</b>		<b>17,794,431</b>	<b>19,680,507</b>
<b>Non-current assets</b>			
Investment Property	8	14,835,000	14,835,000
Property, plant and equipment	9	10,618,597	10,433,113
<b>Total Non-current assets</b>		<b>25,453,597</b>	<b>25,268,113</b>
<b>Total assets</b>		<b>43,248,028</b>	<b>44,948,620</b>
<b>Current liabilities</b>			
Accounts Payable	10	861,651	840,631
Deferred Revenue		-	117,040
Provisions	11	853,468	761,395
Other liabilities - Current	12	23,212,378	24,969,438
<b>Total current liabilities</b>		<b>24,927,497</b>	<b>26,688,504</b>
<b>Non-current liabilities</b>			
Provisions – Non current	11	102,264	81,820
<b>Total non-current liabilities</b>		<b>102,264</b>	<b>81,820</b>
<b>Total liabilities</b>		<b>25,029,761</b>	<b>26,770,324</b>
<b>Net assets</b>		<b>18,218,267</b>	<b>18,178,296</b>
<b>Equity</b>			
Member funds	13	5,286,685	5,246,714
Asset Revaluation Reserve		12,931,582	12,931,582
<b>Total Stockholders' Equity</b>		<b>18,218,267</b>	<b>18,178,296</b>

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

## Statement of Changes in Equity For the Year Ended 30 June 2024

	Members Funds \$	Asset Revaluation Reserve \$	Total Equity \$
<b>Balance at 1 July 2022</b>	3,078,525	12,387,121	15,465,646
Surplus for the year	2,168,189	-	2,168,189
Other comprehensive income for the year	-	544,461	544,461
Total comprehensive income for the year	2,168,189	544,461	2,712,650
<b>Balance at 30 June 2023</b>	<b>5,246,714</b>	<b>12,931,582</b>	<b>18,178,296</b>

	Members Funds \$	Asset Revaluation Reserve \$	Total Equity \$
<b>Balance at 1 July 2023</b>	<b>5,246,714</b>	<b>12,931,582</b>	<b>18,178,296</b>
Surplus for the year	39,971	-	39,971
Total comprehensive Income for the year	39,971	-	39,971
<b>Balance at 30 June 2024</b>	<b>5,286,685</b>	<b>12,931,582</b>	<b>18,218,267</b>

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



## Statement of Cash Flows For the Year Ended 30 June 2024

	Note	2024 \$	2023 \$
<b>Operating Activities</b>			
Receipts from residents and Government Departments		11,859,274	10,258,690
Payments to suppliers, employees and others		(12,813,890)	(10,758,292)
Charitable, fundraising and other activities		172,570	225,526
Net cash flows (used in)/provided by operating activities		<u>(782,046)</u>	<u>(274,076)</u>
<b>Investing Activities</b>			
Interest received		582,611	418,010
Proceeds from financial asset investments		-	-
Payments for investment property improvements		(140,004)	(70,000)
Payments for property, plant and equipment		(356,500)	(42,804)
Net cash flows used in investing activities		<u>86,107</u>	<u>305,206</u>
<b>Financing Activities</b>			
Proceeds from interest free loans		387,000	423,000
Repayment of interest free loan		(674,234)	(1,143,471)
Interest paid on accommodation payments		(3,296)	(1,168)
Proceeds from accommodation payments		6,300,000	4,014,000
Repayment of accommodation payments		(7,663,005)	(2,162,000)
Net cash flows provided by financing activities		<u>(1,653,535)</u>	<u>1,130,361</u>
Net (Decrease)/Increase in cash and cash equivalents		(2,349,475)	1,161,491
Cash and cash equivalents at the beginning of the financial year		7,721,895	6,560,404
Cash and cash equivalents at the end of the financial year	4	<u>5,372,421</u>	<u>7,721,895</u>

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

## Note 1. Significant accounting policies

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

### **New or amended Accounting Standards and Interpretations adopted**

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

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

The adoption of these Accounting Standards and Interpretations did not have any significant impact on the financial performance or position of the incorporated association.

The following Accounting Standards and Interpretations are most relevant to the incorporated association:

#### *Conceptual Framework for Financial Reporting (Conceptual Framework)*

The incorporated association has adopted the revised Conceptual Framework from 1 July 2021. The Conceptual Framework contains new definition and recognition criteria as well as new guidance on measurement that affects several Accounting Standards, but it has not had a material impact on the incorporated association's financial statements.

### **Basis of preparation**

The financial report is a general-purpose financial report that has been prepared in accordance with the requirements of the *Australian Charities and Not-For-Profits Commission Act 2012*, Australian Accounting Standards, Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board and the requirement of the Associations Act 2015.

The financial report covers Maurice Zeffert Home (Inc) ("Organisation") as an individual entity. The Organisation operates the Hoffman Nursing Home and Carl and Sadie Cohen Hostel Aged Care Facilities. The Organisation is a non-profit organisation established and domiciled in Australia.

The financial report complies with Australian Accounting Standards – Simplified Disclosures as issued by the Australian Accounting Standards Board (AASB). The organisation is a not-for-profit entity for the purpose of preparing financial statements.

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

The following is a summary of the material accounting policies adopted by the Organisation in the preparation of the financial report. The accounting policies have been consistently applied, unless otherwise stated.

The financial statements were authorised for issue on 24 October 2024 by the Board of Management.

## Note 1. Significant accounting policies (continued)

### Critical accounting estimates

The preparation of the financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the incorporated association's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements, are disclosed in note 1(u).

#### a. Income Tax

Maurice Zeffert Home (Inc) is a charitable institution in terms of subsection 50-5 of the Income Tax Assessment Act 1997, as amended, and is therefore, exempt from paying income tax.

#### b. Property, Plant and Equipment

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

##### Property

Land is measured at fair value. Fair Value is determined based on appraisals prepared by external professional valuers once every three years or more frequently if market factors indicate a material change in fair value.

Any revaluation surplus arising upon appraisal of land is recognised in other comprehensive income and credited to the revaluation reserve in equity. To the extent that any revaluation decrease or impairment loss has previously been recognised in profit or loss, a revaluation increase is credited to profit or loss with the remaining part of the increase recognised in other comprehensive income. Downward revaluations of land are recognised upon appraisal or impairment testing, with the decrease being charged to other comprehensive income to the extent of any revaluation surplus in equity relating to this asset and any remaining decrease recognised in profit or loss. Any revaluation surplus remaining in equity on disposal of the asset is transferred to retained earnings.

As no finite useful life for land can be determined, related carrying amounts are not depreciated.

Buildings are measured at fair value less accumulated depreciation and less any impairment losses recognised after the date of the revaluation.

##### Plant and Equipment

Plant and equipment are measured on the cost basis less depreciation and impairment losses.

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

##### Depreciation

The depreciable amount of all fixed assets are depreciated on a straight line basis over the useful lives of the assets to the Organisation commencing from the time the asset is held ready for use.

Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful lives of the improvements.

## Note 1. Significant accounting policies (continued)

### Depreciation (continued)

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

Class of Fixed Asset	Depreciation Rate
Buildings	4%
Motor Vehicles	15%
Furniture and Fittings	13%
Plant and Equipment	10% - 25%

The carrying amount of fixed assets is reviewed annually by the management of the Organisation to ensure it is not in excess of the recoverable amount of those assets.

The recoverable amount is assessed on the basis of expected net cash flows which will be received from the assets' employment and subsequent disposal. The expected net cash flows have not been discounted to their present values in determining the recoverable amounts.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains or losses are included in the income statement.

#### c. Impairment of non-financial assets

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

#### d. Investment Property

Investment properties are properties held to earn rentals and/or for capital appreciation and are accounted for using the fair value model. Investment Property includes the retirement village at 130 Cresswell Road, Dianella.

Investment properties are measured initially at cost, including transaction costs, and subsequently stated at fair value. The carrying amount includes the cost of replacing part of an investment property when that cost is incurred if it is probable that future economic benefits embodied within the item will flow to the Association, and that cost can be measured reliably. All other costs are recognised in the statement of profit or loss as an expense.

Subsequent to initial recognition, investment properties are measured at fair value, being the estimated price that would be received on sale in an orderly transaction between market participants at the reporting date. Gains or losses arising from changes in the fair values of investment properties are recognised in the statement of profit or loss in the year in which they arise.

## Note 1. Significant accounting policies (continued)

### d. Investment Property (continued)

Investment properties are derecognised either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in the profit or loss in the period of derecognition.

### e. Accommodation Deposits

Accommodation bonds received from residents are initially recognised as a liability when they are received or receivable. Retentions deducted from bonds are accounted for as income in the year earned. Where a refund is required, the retentions are calculated to the date the amount is required to be repaid, and not until the date it is repaid. Accommodation bonds are treated as a current liability at their face value (less earned retentions) as the Association does not have an unconditional right to defer settlement beyond 12 months from balance date.

### f. Interest-Free Loans

Interest Free Loans received from residents of the Retirement Village who enter on a Lease for Life basis are recognised as a liability when they are received or receivable. Retentions and any Deferred Management Fee associated with occupancy of independent living units are deducted from interest free loans and the accrued income is deferred and amortised on a straight line basis over the life of the lease. Where a refund is required, the retentions are calculated to the monthly date the unit is vacated. There is no interest payable on refunded balances. Interest free loans are treated as a current liability at their face value (less earned retentions and deferred management fees) as the Association does not have an unconditional right to defer settlement beyond 12 months from balance date.

### g. Employee Benefits

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

Employee benefits 'expected to be settled wholly' within 12 months after the end of the reporting period are short term benefits, and therefore are not discounted when calculating leave liabilities. Unless all annual leave is expected to be used wholly within 12 months of the end of the reporting period this will in future be an 'other long-term benefit' which will be discounted when calculating the leave liability. This has no impact on the presentation of annual leave as a current liability.

Contributions are made by the Organisation to various superannuation funds chosen by employees and are charged as expenses when incurred.

### h. Provisions

Provisions are recognised when the group has a legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

### i. Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, deposits held at call with banks. Credit card liabilities are shown as payables and bank overdrafts are shown as interest bearing liabilities on the balance sheet.

## Note 1. Significant accounting policies (continued)

### j. Revenue

Where revenue applies outside AASB15, the Organisation considered the requirements of other standards being AASB1058, AASB16 and AASB120. The Organisation applies the 5 step process in assessing the timing of recognition which includes: (1) Identification of Consumer Contracts; (2)

Identification of Performance Obligations within the Contracts; (3) Determination of the transaction price; (4) Allocation of transaction price to the performance obligations; and (5) Recognising revenue when the performance obligation is satisfied.

Revenue recognition for the different revenue streams is outlined below.

#### (i) Government Revenue

Government revenue reflects the Organisation's entitlement to revenue from the Australian Government based upon the specific care and accommodation needs of the individual residents. Government revenue comprises of basic subsidy amounts calculated in accordance with the Australian National Aged Care Classification (AN-ACC) accommodation supplements, funding for short term 'respite' residents and other Government incomes. Revenue is recognised over time as services are provided. Funding claims are submitted / updated daily and Government revenue is usually payable within approximately one month of services having been performed.

#### (ii) Resident basic daily fee revenue

Residents are charged a basic daily fee as a contribution to the provision of care and accommodation. The quantum of resident basic daily fees is regulated by the Government and typically increases in March and September each year. Resident basic daily fee revenue is recognised over time as services are provided. Residents are invoiced on a monthly basis and are usually payable within 30 days.

#### (iii) Other resident revenue

Other resident revenue represents other fees charged to residents in respect of care and accommodation services provided by the Association and includes means tested care fees, Daily Accommodation Payment (DAP) /Daily Accommodation Contribution (DAC) revenue, additional services revenue and other income. Other resident revenue is recognised over time as services are provided. Residents are invoiced on a monthly basis and are usually payable within 30 days.

#### (iv) Deferred management fee (DMF) revenue

DMF revenue represents a fee that is contractually deducted from the ingoing contribution that is paid back to a resident upon exit from a retirement village. DMF revenue is recognised on a systematic basis over the expected length of stay of a resident.

#### (v) Imputed Revenue on RAD and Bond Balances under AASB 16

For residents who have chosen a RAD or Bond arrangement to receive residential aged care services, the Organisation has determined to follow the adoption of AASB 16; these are lease arrangements for accounting purposes with the Organisation acting as the lessor. The Organisation has recognised as revenue an imputed non-cash charge for accommodation representing the resident's right to occupy a room under the arrangement. The accounting treatment required a non-cash increase in revenue for accommodation and a non-cash increase in finance cost on the outstanding RAD and Bond balance, with no net impact on the result for the period.



## Note 1. Significant accounting policies (continued)

### j. Revenue (continued)

#### (vi) Other operating revenue

Other operating revenue comprises other sundry revenue. Revenue is recognised over time as services are provided. Residents are typically invoiced on a monthly basis and are usually payable within 30 days.

### k. Financial Assets

Financial Assets are managed investment portfolio held with JB Were and Term Deposits. Financial Assets are invested in accordance with the Investment Strategy determined by the Board of Management's Investment subcommittee and the governance documents set by the Board. Financial Assets are held on a collect and sell basis and are categorised at fair value through the profit and loss statement. These assets are measured initially at fair value and subsequent measurement of all financial assets and liabilities accounts for all income and expenditure relating to the financial asset being recognised through the profit and loss statement. Financial assets are derecognised when the contractual rights to the cashflows from the financial asset expire or when the financial asset and all the substantial risk and rewards are transferred.

### l. Trade and other receivables

Trade receivables, which comprise amounts due for sales of meals on wheels, from services provided to residents, and accommodation bonds are recognised and carried at original invoice or agreement amount less an allowance for any uncollectible amounts. The carrying amount of the receivable is deemed to reflect fair value. AASB 9 Financial Instruments, impairment of receivables by applying the expected credit loss model, the organisation assessed there was no material impact for the period. An allowance for doubtful debts is made when there is objective evidence that the organisation will not be able to collect the debts. Bad debts are written off when identified.

### m. Trade and other payables

Trade payables and other payables represent liabilities for goods and services provided to the organisation prior to the end of the financial year that are unpaid. The carrying amount of the creditors and payables is deemed to reflect fair value.

### n. Rounding

Figures recorded in the financial report have been rounded to the nearest dollar.

### o. Comparative Figures

Where necessary, comparative figures have been adjusted to conform with changes in presentation in these financial statements.

## Note 1. Significant accounting policies (continued)

### p. Economic Dependence

The organisation is dependent upon the ongoing receipt of Federal and State government grants and community and corporate donations to ensure the ongoing continuance of its programs. At the date of this report management has no reason to believe that this financial support will not continue.

### q. Operating Leases

Payments on operating lease agreements are recognised as an expense on a straight-line basis over the lease term. Associated costs, such as maintenance and insurance, are expensed as incurred.

### r. Reserves

Asset Revaluation Reserve comprises gains and losses from the revaluation of land and buildings.

### s. Significant management judgements in applying accounting policies

When preparing the financial statements, management undertakes a number of judgements, estimates and assumptions about the recognition and measurement of assets, liabilities, income and expenses.

#### (i) Estimation uncertainty

Information about estimates and assumptions that have the most significant effect on recognition and measurement of assets, liabilities, income and expenses is provided below. Actual results may be substantially different.

#### (ii) Impairment

Assets are reviewed annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired or the carrying amount may not be recoverable. For the purposes of assessing impairment, assets are grouped and external factors influencing recoverability are considered by management.

#### (iii) Impairment of Receivables

AASB 9's impairment requirements use more forward-looking information to recognise expected credit losses. The Organisation considers a broader range of information when assessing credit risk and measuring expected credit losses, including past events, current conditions, reasonable and supportable forecasts that affect the expected collectability of the future cash flows of the instrument. The Organisation assesses impairment of trade receivables on a collective basis as they possess credit risk characteristics based on the days past due.

#### (iv) Useful lives of depreciable assets

Management reviews its estimate of the useful lives of depreciable assets at each reporting date, based on the expected utility of the assets.

#### (v) Long Service Leave

The liability for long service leave is recognised and measured at the present value of the estimated 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 considered. The Organisation has used the 10-year Australian Government Bond Yield as published by the Reserve Bank of Australia in discounting the estimated entitlement back to present value.

## Note 1. Significant accounting policies (continued)

### t. New and Revised Accounting Standards and Interpretations

The following standards and interpretations have been issued by the AASB for the period ending 30 June 2024.

Reference	Nature of Change	Effective Date	Likely Impact on Initial Application
AASB 2020-1 Amendments to Australian Accounting Standards – Classification of Liabilities as current or Non-current	<p>In March 2020, the AASB issued AASB 2020-1 which makes amendments to AASB 101 Presentation of Financial Statements to clarify requirements for the presentation of liabilities in the statement of financial position as current or non-current.</p> <p>A liability is classified as current if the entity has no right at the end of the reporting period to defer settlement for the liability for at least 12 months after the reporting period. The AASB recently issued amendments at AASB 101 to clarify the requirements for classifying liabilities as current. Specifically:</p> <ul style="list-style-type: none"> <li>clarifying that the classification of a liability as either current or non-current is based on the entity's rights at the end of the reporting period;</li> <li>stating that management's expectations around whether they will defer settlement or not does not impact the classification of the liability;</li> <li>adding guidance about lending conditions and how these can impact classification; and including requirements for liabilities that can be settled using an entity's own instruments.</li> </ul>	01 January 2024	As of June 2024 there is no material impact on the financial statements.
AASB 2021-2 Amendments to Australian Accounting Standards – Disclosure of Accounting Policies and Definition of Accounting Estimates	<p>AASB 2021-2 amends the following Australian Accounting Standards:</p> <p>AASB 7 Financial Instruments: Disclosures (August 2015);</p> <ul style="list-style-type: none"> <li>AASB 101 Presentation of Financial Statements (July 2015);</li> <li>AASB 108 Accounting Policies, Changes in Accounting Estimates and Errors (August 2015); and</li> <li>AASB 134 Interim Financial Reporting (August 2015). The Standard also makes amendments to AASB Practice Statement 2 Making Materiality Judgements (December 2017).</li> </ul> <p>These amendments arise from the issuance by the International Accounting Standards Board (IASB) in February 2021 of the following International Financial Reporting Standards:</p> <ul style="list-style-type: none"> <li>Disclosure of Accounting Policies (Amendments to IAS 1 and IFRS Practice Statement 2); and</li> <li>Definition of Accounting Estimates (Amendments to IAS 8).</li> </ul>	01 January 2023	As of June 2024 there is no material impact on the financial statements.
AASB 2021-6: Amendments to Australian Accounting Standards – Disclosure of Accounting Policies: Tier 2 and Other Accounting Standards	<p>AASB 2021-6 amends the following Australian Accounting Standards:</p> <ul style="list-style-type: none"> <li>AASB 1049 Whole of Government and General Sector Financial Reporting,</li> <li>AASB 1054 Australian Additional Disclosures,</li> <li>AASB 1060 General Purpose Financial Statements – Simplified Disclosures for For-Profit and Not-for Profit Tier 2 Entities.</li> </ul> <p>These amendments require entities to disclose their material accounting policy information rather than their significant accounting policies and to clarify that information about measurement bases for financial instruments is expected to be material to an entity's financial statements.</p> <p>The amendments reflect the issuance of AASB 2021 2 Amendments to Australian Accounting Standards –Disclosure of Accounting Policies and Definition of Accounting Estimates (March 2021).</p>	1 January 2023	As of June 2024 there is no material impact on the financial statements.

## Note 1. Significant accounting policies (continued)

Reference	Nature of Change	Effective Date	Likely Impact on Initial Application
AASB 2022-7 Editorial Corrections to Australian Accounting Standards and Repeal of Superseded and Redundant Standards	AASB 2022-7 makes editorial corrections to six Standards and to Practice Statement 2 Making Materiality Judgements. It also formally repeals superseded and redundant Australian Account Standards as set out in Schedules 1 and 2 to the Standard.	01 January 2023	As of June 2024 there is no material impact on the financial statements.
AASB 2022-10 Amendments to Australian Accounting Standards – Fair Value Non-Financia Measurement of Assets of Not-for-Profit on-Financials Assets of Not-for-Profit Public Sector Entities	AASB 2022-10 amends AASB 13 Fair Value Measurement for fair value measurements of non-financial assets of not-for-profit public sector entities not held primarily for their ability to generate net cash inflows.	01 January 2024	As of June 2024 there is no material impact on the financial statements.

## Note 2. Revenue

	2024	2023
	\$	\$
<i>Operating Activities</i>		
Residents' fees	2,637,588	2,544,395
Accommodation Payment Revenue	293,613	233,895
Government Funding	8,331,397	6,919,065
Kosher Food Services	8,170	8,535
Other services provided to residents	752,166	749,908
	<b>12,022,934</b>	<b>10,455,798</b>
<i>Non-operating Activities</i>		
Interest received	791,061	578,481
Donations and bequests	172,770	225,526
Investment income	69,885	30,850
Fair value gain (loss) on financial assets	50,075	9,982
Fair value gain (loss) on Investment Property	-	2,035,000
Lease income (AASB 16 Adjustment)	1,620,961	1,296,912
	<b>2,704,752</b>	<b>4,176,751</b>
Total Revenue	<b>14,727,686</b>	<b>14,632,549</b>

## Note 3. Surplus/(loss) for the year

	2024	2023
	\$	\$
Surplus/ (loss) from ordinary activities have been determined after:		
Expenses		
Depreciation of buildings	66,589	204,279
Depreciation of furniture, fittings, plant, equipment & motor vehicles	101,149	134,901
- Remuneration of auditor – audit of financial statements	40,094	28,857
	<b>207,832</b>	<b>368,037</b>

## Note 4. Cash and cash equivalents

	2024	2023
	\$	\$
Cash on hand	1,831	1,138
Cash at bank	5,255,817	7,632,075
Cash at bank – resident trust fund	114,773	88,682
	<b>5,372,421</b>	<b>7,721,895</b>

(1) Short term deposits are on call with maturity of three months or less with the purpose to meet short-term cash commitments.

## Note 5. Trade and other receivables

	2024	2023
	\$	\$
Debtors – resident fees	42,513	129,714
	<b>42,513</b>	<b>129,714</b>

## Note 6. Financial assets

	2024	2023
	\$	\$
Managed investment portfolio	4,693,865	4,402,321
Term deposits	7,000,000	7,000,000
	<b>11,693,865</b>	<b>11,402,321</b>

Financial assets are revalued at fair value through the profit and loss and are a managed investment portfolio by JBWere under governance from the Finance, Risk and Governance Committee. The JBWere portfolio consists of cash and bond assets. Financial assets also include two Term deposits with NAB, \$5,000,000 that matured on 20 August 2024 and \$2,000,000 maturing on 18 November 2024.

## Note 7. Other current assets

	2024	2023
	\$	\$
Prepayments	410,444	350,656
Accrued Income	232,888	40,201
Amounts due from Australian Tax Office	23,300	35,720
	<b>666,632</b>	<b>426,577</b>

## Note 8. Investment property

	2024	2023
	\$	\$
130 Cresswell Road, Dianella	14,835,000	14,835,000
Opening balance	14,835,000	12,800,000
Revaluation	-	2,035,000
Closing balance	<b>14,835,000</b>	<b>14,835,000</b>

The investment property held at fair value at 130 Cresswell Road is a 51 unit retirement village comprising Lease for Life and rental units.

The fair values of investment properties were derived using observable data on recent transactions and rental yields for similar properties.



## Note 9. Property, plant and equipment

	2024	2023
	\$	\$
Land – at carrying value	8,430,000	6,140,000
Land – revaluation	-	2,290,000
	<b>8,430,000</b>	<b>8,430,000</b>
Buildings – at carrying value	3,432,139	5,177,678
Revaluation	-	(1,745,539)
Less: Accumulated Depreciation	(1,758,727)	(1,692,139)
	<b>1,673,411</b>	<b>1,740,000</b>
<b>Total land and buildings</b>	<b>10,103,411</b>	<b>10,170,000</b>
Furniture, fittings, plant and equipment – at cost	3,077,402	2,712,903
Less: accumulated depreciation	(2,581,787)	(2,480,639)
	<b>495,615</b>	<b>232,264</b>
Motor vehicles – at cost	127,159	158,831
Less: accumulated depreciation	(107,588)	(127,983)
	<b>19,571</b>	<b>30,848</b>

## Note 9a. Property, plant and equipment

	Land and Buildings \$	Furniture, Fittings, Plant and Equipment \$	Motor Vehicles \$	Total \$
<b>Balance at 1 July 2023</b>	<b>10,170,000</b>	<b>232,264</b>	<b>30,848</b>	<b>10,433,113</b>
Additions	-	364,500	-	364,500
Disposals	-	-	(11,277)	(11,277)
Depreciation expense	(66,589)	(101,149)	-	(167,738)
<b>Balance at 30 June 2024</b>	<b>10,103,411</b>	<b>495,615</b>	<b>19,571</b>	<b>10,618,597</b>

## Note 10. Trade and other payables

	2024	2023
	\$	\$
Resident funds in trusts	106,851	88,682
Trade creditors	454,102	529,422
Wages and superannuation	262,073	204,277
Audit fees	38,625	18,250
	<b>861,651</b>	<b>840,631</b>

## Note 11. Provisions

	2024	2023
	\$	\$
<i>Current</i>		
Annual leave	607,894	475,318
Long service leave	245,574	286,077
	<b>853,468</b>	<b>761,935</b>
<i>Non current</i>		
Long service leave	102,264	81,820
	<b>102,264</b>	<b>81,820</b>
	<b>955,733</b>	<b>843,215</b>

## Note 12. Other liabilities

	2024	2023
	\$	\$
Resident's accommodation bonds	(19,953,381)	(21,380,863)
Resident interest free loans (units)	(3,258,997)	(3,588,575)
	<b>(23,212,378)</b>	<b>(24,969,438)</b>

## Note 13. Members funds

	2024	2023
	\$	\$
Balance at the beginning of the financial year	5,246,714	3,078,525
Net surplus/(loss) attributable to the Organisation	39,972	2,168,189
Balance at the end of the financial year	<b>5,286,685</b>	<b>5,246,714</b>

## Note 14. Segment report

The Organisation operates in one business and geographic segment, being in the Aged Care and Retirement Living sector providing services to the community throughout Perth, Western Australia.

## Note 15. Related party transactions

The Organisation's related parties consist of its key management personnel, shown in Note 16 below.

One member of the present board has a parent and one present board member has two parents in permanent residence at the Home. All Residential Agreements are made at arm's length and on commercial terms.

## Note 16. Key management personnel compensation

	2024	2023
	\$	\$
Collaborative leadership model short-term benefits	-	23,333
Collaborative leadership model long-term benefits	-	-
	<b>-</b>	<b>23,333</b>

Effective 29 August 2022 EMT no longer existed and was duly dissolved by the Board of Management following the resignations of both the Director of Corporate Services in May 2022 and the Director of Care Services in September 2022 respectively.

The Members of the Board are not remunerated.

## Note 17. Lease commitments

The Organisations future minimum operating lease payments are as follows:

	Within 1 year \$	1 - 5 years \$	After 5 years \$	Total \$
30 June 2023	16,404	41,010	-	57,414
30 June 2024	16,404	24,606	-	41,010

Lease expenses during the period represent the minimum lease payments. The lease commitments are non-cancellable and based on a lease term of 4 years that commenced 29 November 2022 which relates to lease over office printers.

## Note 18. Contingent liabilities

There were no other contingent liabilities at the reporting date.

## Note 19. Capital Commitments

There are no capital commitments as at reporting date.

## Note 20. Post Reporting Date Events

There has not arisen in the interval between the end of the financial year and the date of this report any item, transaction or event of a material and unusual nature likely, in the opinion of the Board, to affect significantly the operations of the Organisation.

# Board of Management Declaration

The Board of Management declare that:

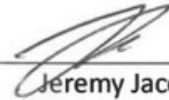
1. The attached financial statements and notes give a true and fair view of the financial position as at 30 June 2024 and the performance for the year ended on that date of the Organisation in accordance with the Australian Charities and Not-for-profits Commission Act 2012 and Australian Accounting Standards - Simplified Disclosure (including the Australian Accounting Interpretations);
2. In the Board's opinion, there are reasonable grounds to believe that the Organisation will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the Board of Management and is signed for and on behalf of the Board of Management by:



Graham Walters  
Treasurer

24 October 2024



Jeremy Jacobs  
President

24 October 2024

## Independent Auditor's Report

### To the Members of Maurice Zeffert Home (Inc)

#### Report on the audit of the financial report

##### Opinion

We have audited the financial report of Maurice Zeffert Home (Inc) (the "Registered Entity, which comprises the statement of financial position as at 30 June 2024, and the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and the Directors' declaration.

In our opinion, the financial report of Maurice Zeffert Home (Inc) 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 Registered Entity's financial position as at 30 June 2024 and of its financial performance for the year then ended; and
- b complying with Australian Accounting Standards *AASB 1060 General Purpose Financial Statements - Simplified Disclosures for For-Profit and Not-for-Profit Tier 2 Entities* and Division 60 of the *Australian Charities and Not-for-profits Commission Regulation 2022*.

##### Basis for opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of our report. We are independent of the Registered Entity in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's *APES 110 Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

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

## **Other information Other than the Financial Report and Auditor's Report Thereon**

The Directors are responsible for the other information. The other information comprises the information included in the Registered Entity's annual report for the year ended 30 June 2024, 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 Registered Entity are responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards – *AASB 1060 General Purpose Financial Statements - Simplified Disclosures for For-Profit and Not-for-Profit Tier 2 Entities* and the ACNC Act, and for such internal control as the Directors determine is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the Directors are responsible for assessing the Registered Entity'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 Registered Entity or to cease operations, or have no realistic alternative but to do so.

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

## **Auditor's responsibilities for the audit of the financial report**

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

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

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Registered Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Directors.
- Conclude on the appropriateness of the Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Registered Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Registered Entity to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

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

*Grant Thornton*

GRANT THORNTON AUDIT PTY LTD  
Chartered Accountants

*C A Becker*

C A Becker  
Partner – Audit & Assurance

Perth, 24 October 2024





**MAURICE  
ZEFFERT**  
*Trusted Jewish Aged Care*

## CONTACT US :



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