



# Vermont South Neighbourhood House



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# 2024

ANNUAL REPORT

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Vermont South Neighbourhood House respectfully acknowledges the traditional owners of the land on which we gather, the Wurundjeri Woiwurrung people of the Kulin Nation, and recognises their continuing connection to lands, waters and communities. We pay our respect to Aboriginal and Torres Strait Islander Elders past and present.



**Vermont South**  
Neighbourhood House

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# Vermont South Neighbourhood House



## Our vision

A community  
where all  
people belong.



## Our mission

We are an  
inclusive hub that  
engages the  
community in  
opportunities to  
connect and  
improve wellbeing.



## Our values

Collaboration  
Optimism  
Inclusive  
Responsive  
Dynamic



# Chairperson's report

## 2024 - A Year of Transformation

Over the past six years or so, Neighbourhood Houses have been under immense change, both in terms of role and clientele – a confluence of internal, external and (in the case of COVID-19) global factors having very real local implications for the sector. Our House was one of the first to recognise these changes coming, and the name change in 2022 away from Learning Centre was part of this repositioning. Fewer people are accessing Neighbourhood Houses for pre-accredited learning and job ready skills – a factor evidenced by the rapid drop off in our ACFE (Adult, Community and Further Education) funding, which contributed significantly to financial losses in previous years, and indeed in 2024 also. It has been over 30 years since the dot.com boom, and there has been an entire generation of people who have grown up with computing as second-nature. Many of the traditional Neighbourhood House clientele who have wanted to learn computing skills etc. have already done so, so the skills gap - and the Neighbourhood House sector's opportunity to fill this - is diminishing year on year. There will always still be a place for learning within Neighbourhood Houses, with fee-for-service courses and the like, but our future growth relies on us being more diverse in our offerings and more responsive to new opportunities.

Where we have seen growth in 2024, and where the opportunities lie for Houses like ours, are in cultural and community celebrations, in repositioning ourselves for changing demographics, and through continuing to be a trusted and reliable community resource for people seeking connection or support. Aligning with broader community sentiment and directions like those of Council's futures plans will also bring greater certainty of purpose in a vastly changing environment. As we move into 2025, this period of transformation will continue to evolve. Pivotal to our place in this shift is our capacity to continue to provide a safe and welcoming space for public or private celebrations and the opportunity to connect with others, be they like-minded or around mutual interests.

Transformation across the organisation has also noticeably occurred at the staffing level, as we have farewelled a number of individuals this past twelve months. Our former Manager Carol l'Anson retired in April after four years in the role, and after a restructuring of office staffing, Helen Crisp opted for a voluntary redundancy. Both of these individuals played a significant role in getting the House to where it is and their absence is certainly noticed. Carol especially, assisted us through the challenging waters of the COVID-19 lockdown years and immediately afterwards. Helen's contribution over 16 years was always that of a welcoming and inviting presence and her relationship with tutors and learners alike was a significant aspect of what kept people coming back.

In 2024, we also farewelled Emma and Selma our two Community Café workers. The Board's decision to close the Café was not easy. It came after several reviews of operational requirements and analysis of existing demand, and then the realisation that to be competitive in this space would require a level of investment we are not yet capable of making. The final day of the café's operation was 1 November 2024.

# Chairperson's report

It has not been all closure and farewell - far from it. The House has actually experienced a very successful year and through Maria Patsavouras' coordination has managed significant increases to private room hiring as well as an increase in utilisation of the House's various spaces, driven by Stirling Institute (a community RTO) and a growth/return to pre-COVID levels in fee-for-service classes. After the paring back to essential operations at the tail end of 2024, we can now look to 2025 and beyond for the green shoots of opportunity and growth.

In April we welcomed new Manager Rebecca Rhodes. It was apparent to fellow Board member Tracy Douglas and I from the very first interview that we had found someone who would be a great match for our House. Resilient, determined, flexible and community-minded, Rebecca has ticked all the boxes, and as a Board we have been thrilled with her 'get on with it' attitude. We are definitely excited to see the growth and development of the House under Rebecca's leadership.

The timing of Rebecca's arrival was ideal as we commenced the new Strategic Planning process for 2025-2028. We welcomed back Cathy Fyfe (who assisted us previously) to facilitate this process, the result of which should be announced around the time of the AGM.

'A Year of Transformation' doesn't happen through accident or luck. I am so grateful to my fellow Board members for their perseverance and dedication. The waters have been choppy at times, and decisions have not always been clear-cut, but we have an excellent working relationship and are a very supportive unit, and that provides an excellent foundation for the House as a whole.

James, Frances and Jody all joined the Board throughout 2024 and have each offered their own contributions, be they in finance, broader community engagement, bench-marking or simply through their optimism – an often under-appreciated characteristic. James, as Treasurer, has been especially pivotal to delivering a significantly improved financial result and path that will see us return to a profit in 2025, after consecutive years of significant losses. I am certain my fellow Board Members will not begrudge me in providing him this additional praise for his measured and professional contribution in 2024. Tracy (Board Secretary), Penni and Aman, the relative mainstays of the Board, have also been excellent supports for myself and Rebecca throughout this period of change.

This will be Penni's final AGM as she plans to step down from the Board. It is with such admiration that I thank her for her contribution to this organisation, and this community as a whole. Penni is a truly remarkable individual for her capacity to clearly articulate a problem and options for a solution, and her ability to balance the care and warmth of her personality with impassive and impartial advice in challenging times. As with several others who have departed during this year of transformation, we will greatly miss her.

What 2025 brings we do not know. But we do know that as an organisation and as a community we are as prepared as we can be to rise to the challenge.

Jarrold Gunn  
Chairperson



# Manager's report

## My First Year - 2024

Commencing employment with Vermont South Neighbourhood House (VSNH) mid-May 2024 came with an immediate sense of being in the right place at the right time. I'd like to thank the Board, all staff and volunteers (inclusive of office and teaching staff), and the many students and community members who welcomed me to the House and to the Neighbourhood House sector. VSNH has a very active and committed Board and staffing group, and I thank them all for their hard work and dedication to the sector and to the House. I'd particularly like to thank Jarrod Gunn, Tracy Douglas and James David for their mentorship and guidance throughout a year of change. My report will highlight the people who have helped keep VSNH going through what has been a challenging year in many ways.



Despite the challenges of 2024 we have seen professionalism and a demonstrated commitment from staff who were all keen to ensure services remained in place for the community. Maria's demonstrated perseverance in ensuring growth in our venue hire program played a key role in an improved financial position and I'd like to thank her for her unwavering dedication to the House.

We sadly said goodbye to Salma and Emma, our café staff who stayed until the very end, ensuring we could continue operations until operations ceased in November 2024. I'd like to thank them both for the many coffees and toasties and for their contribution to community lunches and special events. Helen has been a much-loved employee at the House for 16 years and, due to an office restructure late in 2024, ceased her employment with VSNH. We continue to feel her absence and wish her well for the future.

My sincere thanks goes to Nicki Albert, our very patient bookkeeper, for ensuring staff were paid, keeping us on track with our financial responsibilities and supporting us with the audit requirements.

The CHAOS network - the peak body supporting Neighbourhood Houses and Learning Centres in the Outer Eastern Suburbs of Melbourne - has played a key role in my orientation to the sector and has provided immeasurable support. The City of Whitehorse Managers' Partnership also was invaluable in this space. Joint activities for 2024 across these networks included CHAOS New Managers' working lunches, Women's Health week activities and participation in the Whitehorse Spring Festival. A new relationship with the Sunflower Ladies Inc flourished in 2024, and we were invited to be a stall holder at their Autumn Festival.

# Manager's report

Our community engagement activities have been very successful in 2024. Several community events were held, with the support of paid staff, volunteers and participants. Afternoon teas and community lunches including Christmas in July, Halloween and our Christmas Lunch were a lot of fun and well patronised and we look forward to enhancing these activities in 2025. One of our hospitality and barista tutors, Jenine, has volunteered a significant amount of her time and expertise to support these events, and we could not have proceeded with her, nor without the support, time and cooking skills of Board member Tracy, who also was active in this space. New volunteer Samantha also contributed to our Christmas lunch, and we look forward to seeing her again in 2025.

Our Walking Group continues to thrive with active support from Linda who volunteered her time to organise and facilitate this group. Linda also volunteers each week with our Knit and Chat group who donate beautiful knitted items to the KOGO group (Knit One, Give One). We would be lost without the support of our wonderful volunteers, and I'd like to thank Linda for the extensive time and love she has given to the House and the community for many years.



Volunteerism has boomed in 2024 as we welcomed many new people to the House who volunteered their time and expertise. A new relationship was developed with Rhys from Snap Fitness who facilitated a free Gentle Exercise Class for Seniors as well as a weekly meditation class. Jason helped establish our community garden, and Melanie volunteered her time and expertise to facilitate Advanced Care Planning workshops which were well received. Victoria and Claire, a dynamo mother and daughter team, commenced our Tech Help service on Monday mornings, supporting community members with IT challenges, and Victoria has started our Paper Crafting Circle. Victoria and Claire have also been instrumental in enhancing our social media presence and have offered more time and expertise in early 2025. Daniel commenced late 2024 supporting the House with a much needed website revamp - watch this space! We have also had several other people offer to volunteer and by mid-2025 we will see many more wonderfully generous and kind people helping to enhance our culture and offerings to the community.

We continued to offer both fee-for-service and ACFE courses throughout 2024. We found that our pre-accredited courses were far more successful than our digital offerings and some courses, namely Art as Therapy, Everyday English, and Barista and Coffee Making, exceeded our funded hours. The Health and Wellbeing classes were very popular (Yoga, Strength Training, Pilates and new offering Tai Chi) and our offerings for children are set to increase, with planning for a new Painting class being arranged for Term 1 2025. Thank you to all our teaching and tutoring staff whose skill and commitment to the House and the community is evident in the work they do, and for the care and kindness they all show their learners.

# Manager's report

One of our most successful projects in 2024 was facilitated by the wonderful Project Officer Lily who had managed the ACFE Innovations grant in late 2023/early 2024 on behalf of the MACV Alliance (Mitcham Community House, The Avenue Neighbourhood House, Clota Cottage Neighbourhood House and VSNH). The Alliance was invited to apply for the Just in Time ACFE Project, a project for Learn Local Organisations who have new partnerships with industry providers who have a gap in recruiting new employees with the right skills or attitudes. We were successful in obtaining the grant and developed and delivered a beneficial Introduction to Hospitality course in line with the new Better by Design Framework. Our wonderful teachers, Sandy Bennett who co-designed the course and course materials, and Jenine Chapman who delivered the course, alongside our industry partners The Chen and Box Hill Institute, Lily and the MACV Alliance deserve considerable appreciation for the success of the course, and the learner experience that touched many of us at their graduation lunch. Lily returned to VSNH in early 2025 to present about the Just in Time project alongside myself and student Ayshya to other Learn Local and Adult Education providers. Thank you, Adult Learning Australia and ACEVic, for inviting us to present. Thank you, Lily, for your expertise - we miss you!

There was a significant increase in venue hire enquiries and bookings, ranging from church groups, to RTOs, tutoring services, prayer and Cultural groups, Pilates, birthday parties and family events, all of which bring new faces to the House. This has not only brought increased revenue to the House but also resulted in increased interest in the offerings at the House from community members hiring the venue. Maria - thank you again.

As we embark on 2025 it is with great enthusiasm that I share we are working closely with our neighbours and potential new partners to develop new ways to engage the community. Thank you all for 2024 and I look forward to 2025!

Rebecca Rhodes  
Manager



# Story...

## Learning to make a good coffee...

For many parents, seeing their child move from primary school into secondary school can be challenging, particularly for those parents who have been actively volunteering in the primary school space. As many of us know, secondary school does not offer the same opportunities for parents to be involved. This was the situation Samantha found herself in when she signed up for a Barista and Coffee Making course at Vermont South Neighbourhood House. She had decided it was time to reconnect with the local community and saw the Barista course as a creative way to do this, as well as an opportunity to challenge herself with a new skill.

Samantha found the one day course with tutor Sandy informative and enjoyable. The fundamentals of coffee-making were explained clearly, and the practical elements of the class were fun, providing opportunity to learn and practice key skills such as how to use the coffee machine, froth milk and create different drinks such as cappuccinos and lattes. Samantha was amazed at how much she learned, stating, "In just one day, I know how to use a coffee machine and make good coffee!"

Following the course, Samantha volunteered at our Christmas Community Lunch and also helped with our first community lunch in 2025.



# 2024 highlights



## Knit and Chat

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Every week the Knit and Chat group gathered to work on beautiful knitted items. In addition to the creativity and connection enjoyed, the group donated items to Knit One, Give One (KOGO) who provide hand knitted items of warmth and comfort to vulnerable and disadvantaged community members.



## Gentle Exercise for Seniors Class

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The House hosted a free Gentle Exercise for Seniors fitness class where a group of community members were able to connect together while engaging in fitness activities at an appropriate level for their health, age and wellbeing.



## Business Networking Lunch

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In September, the MACV Alliance joined with the Whitehorse Business Group to host a business networking lunch attended by 20 local businesses. The VSNH cafe staff provided a delicious lunch, and participants were able to network with other local business people.



## Community Lunches

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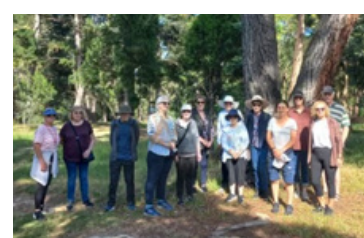
Our monthly community lunches provided social connection, delicious food and lots of fun throughout the year. Our Halloween themed lunch (pictured) and Christmas in July were particularly popular with the community members who attended.



## Whitehorse Spring Festival

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The Managers of the various Neighbourhood Houses in the City of Whitehorse enjoyed the opportunity to promote local Houses at the Whitehorse Spring Festival. Kids engaged in the art and craft activities, while parents and other attendees learned about the House network and what they offer for local communities.



## Walking Group

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Every week our walking group gather to enjoy exercise, connection and conversation. The friendships that have developed amongst the walkers have led to regular coffees and chats, social outings and events, and a 2nd self-managed walking group has also emerged.

# 2024 highlights



## Tech Help Drop-In

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With IT becoming more prevalent, and often a struggle for people, our Tech Help drop-in service was instrumental in supporting community members with IT challenges. A friendly face together with IT expertise made this a positive experience for participants.



## Christmas Lunch

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Thursday 28 November saw 20 community members join together to celebrate a traditional English Christmas lunch featuring festive decorations, a delicious roast turkey and ending with plum pudding.



## Strategic Planning Workshops

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The House conducted a strategic planning process with workshops held in September and October to dream about our future direction. The 2024-2028 Strategic Plan sets the tone for the next phase of the House's life and activities.



## Women's Health Forum

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In May, 60 women gathered for a Women's Health morning tea hosted at VSNH by MP John Mullahy. The women heard from lived experience advocates and experts from BreastScreen Victoria, and learned about various initiatives to support women with their health.



## Community Cafe

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The community cafe continued to welcome community members for a coffee and some food, and to cater for VSNH events through most of 2024. Unfortunately, the cafe was closed in November due to financial constraints.



## Mid-Autumn Festival Community Market

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VSNH was pleased to host a stand at the Sunflower Ladies' Mid-Autumn Festival Community Market. It was a wonderful opportunity to immerse ourselves in the festivities and to share the activities and classes offered by the House with some of our Chinese community members.

# Classes



**Advance Care Planning  
with Melanie**

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**Art as Therapy  
with Heather**

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**Drawing and Painting  
with Owen**

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**English for Everyday Living  
with Virginia**

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**French Conversation  
with Vanessa**

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**Introduction to Hospitality  
with Sandy and Jenine**

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**Introduction to Barista  
and Coffee Making Skills  
with Sandy and Jenine**

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**Introduction to  
Community Services  
with Karen**

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**Meditation  
with Rhys**

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# Classes



**Mosaics**

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**Patchwork and Applique  
with Jill**

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**Point of Sale for Retail  
and Hospitality  
with Kathy**

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**Project Management for  
Events  
with Heather**

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**Sketching for  
Children and Tweens  
with Jason**

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**Social Painters**

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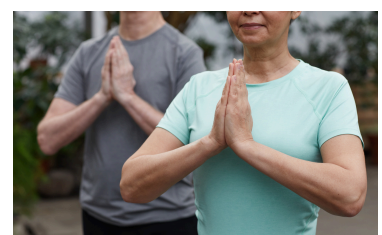
**Strength Training  
with Muriel**

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**Tai Chi  
with Genevieve**

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**Yoga and Relaxation  
with Karyn and Cheryl**

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# Partnerships

Vermont South Neighbourhood House is grateful for the following partnerships.

Whitehorse  
City Council

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Department of  
Families, Fairness  
and Housing

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Department of  
Jobs, Skills Industry  
and Regions

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Whitehorse  
Community  
Houses Network

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MACV  
Alliance

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CHAOS  
Network

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Neighbourhood  
Houses Victoria

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Whitehorse  
Business Group

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The Chen  
Box Hill

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Jobs  
Australia

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SwinLocal

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Box Hill  
Institute

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# Board of Governance

Jarrold Gunn  
Chairperson



Penni Michael  
Vice-Chairperson



Tracy Douglas  
Secretary



James David  
Treasurer



Aman Chawla  
Board Member



Frances Su  
Board Member



Jody Yuan  
Board Member





# Vermont South Neighbourhood House

## Strategic Plan 2024-2028



### Our vision

A community where all people belong.



### Our mission

We are an inclusive hub that engages the community in opportunities to connect and improve wellbeing.



### Our values

- Collaboration
- Optimism
- Inclusive
- Responsive
- Dynamic

**Collaboration.** We actively work in partnerships and build relationships to increase opportunities for our community.

**Optimism.** We foster a sense of hope and confidence about the future.

**Inclusive.** We consider the needs of all people and ensure that our programs and services are inclusive for all.

**Responsive.** We identify the needs of our community and ensure our programs and services respond to those needs.

**Dynamic.** We have a positive attitude, encouraging our team to be creative and innovative with ideas, programming and problem solving.

We support Whitehorse City Council's objectives for the community:



Accessing skills  
and education



Diverse, creative  
and inclusive



Empowered and  
collaborative



Safe and healthy



## **PARTNERSHIPS AND NETWORKING**

**Build and strengthen mutually beneficial relationships which enhance programs, services and activities, and add value to our community.**

### **Strategies:**

- Identify resources through networking and partnerships to increase participation of our diverse communities.
- Strengthen relationships and collaboration with local community organisations, businesses and services and look for opportunities for mutual growth and development.
- Explore opportunities to partner with local businesses/employers and employment agencies to support Learn Local (ACFE) program delivery.
- Actively network both formally and informally.



## **COMMUNITY AWARENESS AND PARTICIPATION**

**Build a strong and positive profile in the local community through implementation of a broad range of strategies.**

### **Strategies:**

- Provide opportunities for people to volunteer.
- Launch a strategic marketing plan.
- Develop an event schedule to raise community awareness and attract new people to the House.
- Reposition the House as a community gathering place.



## **PROGRAMS, SERVICES AND ACCESSIBILITY**

**Offer accessible programs, activities, services and facilities in response to identified community need.**

### **Strategies:**

- Explore and implement new ideas and innovations to respond to community need.
- Explore the business case and community need for alternative opening hours and delivery methods.
- Review current pre-accredited training.
- Identify grant opportunities that align with future direction.
- Determine the future of the café (viability and model).
- Translate key program and event material.
- Provide language specific programs.
- Advocate to Council to address accessibility issues.



## **GOVERNANCE AND ADMINISTRATION**

**Ensure efficient, effective and sustainable governance and administration of the House.**

- Align resources to future direction.
- Develop Board succession plan.
- Review Constitution.

# Treasurer's report

## A Year of Growth and Financial Strength

2024 has been a year of tough decision-making, stronger community engagement, and financial improvement for Vermont South Neighbourhood House (VSNH). Thanks to the dedication of our team, volunteers and supporters, we've taken important steps toward a more sustainable future while continuing to provide valuable programs and services.

### Key highlights from 2024



**Stronger Financial Position** – Our total income grew to \$363,824, a 7.8% increase from last year. This growth was fuelled by higher grants, room hire, and program participation, showing that VSNH remains a valued part of the community.



**More Community Engagement** – Program revenue rose to \$66,028 (12% growth), reflecting greater participation in our classes and activities. Room hire demand surged, bringing in \$67,564 - a 26% increase - helping us make the most of our facilities.



**Expanding Grants and Funding** – We secured \$195,709 in grants, an 8.8% increase from 2023. This included exciting new funding sources, such as the DJSIR Just in Time Partnership Initiative, which contributed \$36,830 toward community programs.



**Smarter Cost Management** – Our expenses dropped by 6.8% thanks to careful financial management and operational adjustments. Salaries and wages were reduced by 20.7%, ensuring financial sustainability while continuing to deliver quality services.



**Clearing Past Liabilities** – We successfully eliminated \$29,500 in deferred debt from previous years, strengthening our financial foundation and setting us up for long-term stability.

### Our financial position

While we have made significant progress in improving our financial health, VSNH is still working toward full financial sustainability. We have successfully reduced our operating loss from \$113,355 in 2023 to \$56,073 in 2024, a 50.5% improvement. However, to ensure long-term security, we need to continue growing our income and securing additional funding to cover outstanding liabilities from previous years. By 2025, our goal is to not only break-even but to generate a small surplus, ensuring we can reinvest in new programs, facilities, and opportunities for our community.

# Treasurer's report

## Looking ahead to 2025

With these achievements, we enter 2025 in a stronger position, ready to grow and adapt to our community's needs. Our key priorities include:

- ✔ Expanding funding opportunities to support more programs and initiatives.
- ✔ Encouraging more participation by introducing new activities and outreach efforts.
- ✔ Strengthening financial stability by diversifying income streams and managing costs effectively.

A huge thank you to our incredible Board, staff, volunteers and community members - your support and dedication make Vermont South Neighbourhood House a welcoming and vibrant space for everyone. With this strong foundation, we're excited for what's to come in 2025!

James David  
Treasurer





**VERMONT SOUTH COMMUNITY HOUSE INC**

**A.B.N: 60 776 754 115**

**SPECIAL PURPOSE FINANCIAL REPORT  
FOR THE YEAR ENDED 31 DECEMBER 2024**

**VERMONT SOUTH COMMUNITY HOUSE INC**  
**A.B.N: 60 776 754 115**

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**VERMONT SOUTH COMMUNITY HOUSE INC**  
**A.B.N: 60 776 754 115**  
**BOARD OF MANAGEMENT'S REPORT**

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Your Board members present the special purpose financial report on the entity for the financial year ended 31 December 2024.

**Board of Management Members**

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

Chairperson	Jarrold Gunn	<i>From March 2022</i>
Vice Chairperson	Penni Michael	<i>From March 2022</i>
Secretary	Tracy Douglas	<i>From March 2023</i>
Treasurer	James David	<i>From March 2024</i>
Treasurer	Aman Chawla	<i>From July 2023 to March 2024</i>
Executive Member	Nildhara Gadani	<i>From March 2022 until March 2024</i>
Executive Member	James David	<i>From November 2023 until March 2024</i>
Executive Member	Aman Chawla	<i>From March 2024</i>
Executive Member	Frances Su	<i>Appointed March 2024</i>
Executive Member	Jody Yuan	<i>Appointed July 2024</i>
House Manager	Rebecca Rhodes	<i>From May 2024</i>
House Manager	Carol l'Anson	<i>Until April 2024</i>

**Principal Activities**

The principal activity of the Association during the financial year was to provide a variety of courses and activities—educational, recreational, environmental, and social – that will suit people of all ages and abilities, and from many walks of life and cultural backgrounds. The classes and groups encourage community-based learning and provide support in a friendly and welcoming environment. By participating in them, people can build social connections and networks and further develop their sense of community spirit.

**Significant Changes**

In November 2024, the Board made the difficult decision to close the Vermont South Neighbourhood House community café indefinitely. This decision followed significant efforts to improve the viability of the café including reducing hours in an attempt to curb costs. However, the financial position of the café remained untenable. The Board was conscious of the significant ramifications of this decision, particularly related to the café staff, and they expressed their appreciation to the staff who maintained the café service during this difficult period until its closure.

No other significant changes in the nature of the entity's activity occurred during the financial year.

**Operating Results**

The deficit for the year attributable to the entity amounted to \$56,073 (2023: \$113,355 - Deficit).

**After Balance Date Events**

A matter has continue to evolve since 31 December 2024 that has significantly affected, or may significantly affect:

- (a) the entity's operations in future financial years, or
- (b) the results of those operations in future financial years, or
- (c) the entity's state of affairs in future financial years.

Signed in accordance with a resolution of the Board of Management.

**Chairperson**

  
\_\_\_\_\_  
Jarrod Gunn

**Treasurer**

  
\_\_\_\_\_  
James David

**Dated this**

**3rd day of March 2025**

**VERMONT SOUTH COMMUNITY HOUSE INC**  
A.B.N: 60 776 754 115

**INCOME AND EXPENDITURE STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2024**

	2024 \$	2023 \$
<b>INCOME</b>		
<b><u>Grant Funding Income</u></b>		
ACFE	16,507	41,064
City of Whitehorse	42,961	38,646
Department of Fairness, Family and Housing	98,612	94,380
DJSIR: Just in Time Partnership Initiative	36,830	-
Miscellaneous	799	5,785
	<b>195,709</b>	<b>179,875</b>
<b><u>Fees from Programmes and Other Income</u></b>		
Adult Classes	66,028	58,939
Children's activities	3,791	4,081
Fundraising, room hire and VSCN	67,564	53,692
Miscellaneous	4,227	5,453
Project management income	13,488	-
	<b>155,098</b>	<b>122,165</b>
<b><u>Net Income from Café before Salaries and Wages</u></b>		
Café - daily takings	21,220	54,526
Café - catering income	1,397	5,165
Café - stock purchases	(8,126)	(20,627)
Café - equipment and supplies	(784)	(2,518)
Café - repairs and maintenance	(690)	(1,222)
	<b>13,017</b>	<b>35,324</b>
	<b>363,824</b>	<b>337,364</b>
<b>TOTAL INCOME</b>		
<b>EXPENDITURE</b>		
<b><u>Staff Salaries, Wages and On-costs</u></b>		
Salaries and wages	250,178	315,283
Superannuation contributions	25,511	35,348
Contractors - tutors	10,899	11,566
Annual leave	2,759	14,159
Long service leave	(7,707)	3,799
Workers compensation	3,424	5,380
	<b>285,064</b>	<b>385,535</b>
<b><u>Operating Expenses</u></b>		
Fundraising and rental	-	-
Accommodation and utilities	30,365	29,165
Administration expenses	31,001	31,251
DJSIR ACFE funding recoupment	31,021	-
Materials, projects and equipment	37,555	(12,318)
Depreciation	4,891	17,086
	<b>134,833</b>	<b>65,184</b>
	<b>419,897</b>	<b>450,719</b>
<b>TOTAL EXPENDITURE</b>		
<b>NET SURPLUS/(DEFICIT) FOR THE PERIOD</b>	<b>(56,073)</b>	<b>(113,355)</b>

The Income and Expenditure Statement is to be read in conjunction with the audit report and the notes to the financial statements.

**VERMONT SOUTH COMMUNITY HOUSE INC**  
**A.B.N: 60 776 754 115**

**STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2024**

	<b>2024</b>	<b>2023</b>
	<b>\$</b>	<b>\$</b>
<b>CURRENT ASSETS</b>		
Cash on hand	65,114	43,460
Investments	-	63,832
Accounts receivable	-	342
Other receivables	4,999	3,506
<b>TOTAL CURRENT ASSETS</b>	<b><u>70,113</u></b>	<b><u>111,140</u></b>
<b>NON-CURRENT ASSETS</b>		
Buildings	306	515
Computers (office)	-	495
Furniture and equipment	4,091	7,669
Playground equipment	982	1,590
<b>TOTAL NON-CURRENT ASSETS</b>	<b><u>5,379</u></b>	<b><u>10,269</u></b>
<b>TOTAL ASSETS</b>	<b><u>75,492</u></b>	<b><u>121,409</u></b>
<b>CURRENT LIABILITIES</b>		
Trade and sundry creditors	23,742	8,420
Grants Received in Advance	6,170	799
GST payable	(588)	(269)
Recoupment of ACFE Funding	23,825	-
Provision for annual leave	15,548	25,916
Provision for long service leave	4,004	27,831
Provision for purchased leave	152	-
<b>TOTAL CURRENT LIABILITIES</b>	<b><u>72,853</u></b>	<b><u>62,697</u></b>
<b>TOTAL LIABILITIES</b>	<b><u>72,853</u></b>	<b><u>62,697</u></b>
<b>NET ASSETS</b>	<b><u>2,639</u></b>	<b><u>58,712</u></b>
<b>EQUITY</b>		
Accumulated members funds	2,639	58,712
	<b><u>2,639</u></b>	<b><u>58,712</u></b>

The Statement of Financial Position is to be read in conjunction with the audit report  
and the notes to the financial statements.

VERMONT SOUTH COMMUNITY HOUSE INC  
A.B.N: 60 776 754 115  
STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 DECEMBER 2024

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	Accumulated Members Funds \$	Total \$
Opening Balance as at 1 January 2023	172,067	172,067
Surplus/ (Deficit) attributable to the Association	(113,355)	(113,355)
<b>Balance as at 31 December 2023</b>	<u><b>58,712</b></u>	<u><b>58,712</b></u>
Surplus/ (Deficit) attributable to the Association	(56,073)	(56,073)
<b>Balance as at 31 December 2024</b>	<u><u><b>2,639</b></u></u>	<u><u><b>2,639</b></u></u>

The Statement of Changes in Equity is to be read in conjunction with the audit report  
and the notes to the financial statements.

**VERMONT SOUTH COMMUNITY HOUSE INC**  
**A.B.N: 60 776 754 115**  
**STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 DECEMBER 2024**

	Note	2024 \$	2023 \$
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Receipts from grant funding		201,080	175,220
Other receipts		164,360	156,595
Payments to suppliers and employees		(410,222)	(442,494)
Interest received		2,604	2,027
<b>Net cash generated from/(used in) operating activities</b>	<b>(i)</b>	<b><u>(42,178)</u></b>	<b><u>(108,652)</u></b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Payments for property, plant and equipment		-	-
(Increase)/decrease in investments		63,832	(1,330)
<b>Net cash (used in)/provided by investing activities</b>		<b><u>63,832</u></b>	<b><u>(1,330)</u></b>
Net increase/(decrease) in cash held		21,654	(109,982)
Cash and cash equivalents at beginning of financial year		43,460	153,442
<b>Cash and cash equivalents at end of financial year</b>	<b>(ii)</b>	<b><u>65,114</u></b>	<b><u>43,460</u></b>

**VERMONT SOUTH COMMUNITY HOUSE INC**  
**A.B.N: 60 776 754 115**  
**NOTES TO THE STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 DECEMBER 2024**

	2024 \$	2023 \$
<b>Note (i) Net cash generated from/(used in) operating activities</b>		
Net surplus for the year	(56,073)	(113,355)
Non-cash flow items:		
Depreciation	4,891	17,086
(Increase)/decrease in current receivables	342	1,776
(Increase)/decrease in other receivables	(1,493)	(643)
Increase/(decrease) in trade and other payables	38,827	(7,238)
Increase/ (Decrease) in grants received in advance	5,371	(4,655)
Increase/(decrease) in provisions	(34,043)	(1,623)
	<b><u>(42,178)</u></b>	<b><u>(108,652)</u></b>
<b>Note (ii) Cash and cash equivalents at end of financial year</b>		
Cash on hand	65,114	43,460
	<b><u>65,114</u></b>	<b><u>43,460</u></b>

**Note 1. Statement of Significant Accounting Policies**

This financial report includes the financial statements and notes of Vermont South Community House Inc., a incorporated association, which is incorporated in Victoria under the *Associations Incorporation Reform Act 2012*.

**Basis of preparation**

This financial report is a special purpose financial report prepared in order to satisfy the financial reporting requirements of the *Associations Incorporation Reform Act 2012* (Victoria) and the *Australian Charities and Not-for-profits Commission Act 2012*. The Board has determined that the association is not a reporting entity.

The financial report has been prepared on an accruals basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and financial liabilities.

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

**Accounting Policies**

**a. 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 losses.

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

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the company and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the income statement during the financial period in which they are incurred.

**Depreciation**

The depreciable amount of all fixed assets are depreciated over the useful lives of the assets to the Board commencing from the time the asset is held ready for use.

The asset's residual values and useful lives are reviewed and adjusted, if appropriate, at each balance date.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

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

**b. Cash and Cash Equivalents**

Cash and cash equivalents include cash on hand, deposits held at-call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities on the balance sheet.

**c. Revenue**

Grants are recognised at fair value where there is reasonable assurance that the grant will be received and all grant conditions will be met. Grants relating to expense items are recognised as income over the periods necessary to match the grant to the costs they are

Grants received for specific programs are recognised as income only to the extent of work completed on those projects when the terms of the grants stipulate that any unexpended funds are to be returned to the sponsor if the program is not completed. In those circumstances the funds attributable to work still to be completed are carried forward as grants income deferred.

Revenue is measured at the fair value of the consideration received or receivable.

VERMONT SOUTH COMMUNITY HOUSE INC  
A.B.N: 60 776 754 115  
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

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**Note 1. Statement of Significant Accounting Policies (continued)**

**c. Revenue (continued)**

Revenue from the sale of goods is recognised at the point of delivery as this corresponds to the transfer of significant risks and rewards of ownership of the goods and the cessation of all involvement in those goods.

Interest revenue is recognised on a proportional basis taking into account the interest rates applicable to the financial assets.

Revenue from the rendering of a service is recognised upon the delivery of the service to the customers.

All revenue is stated net of the amount of goods and services tax (GST).

**d. Income Tax**

By virtue of its aims as set out in the constitution, the Association qualifies as an organisation specifically exempt from income tax under the *Income Tax Assessment Act 1997*.

**e. Goods and Services Tax (GST)**

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office. In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of expense. Receivables and payables in the Balance Sheet are shown inclusive of GST.

**f. Employment Entitlements**

Provision is made for the Association's liability for employee benefits arising from services rendered by employees to balance date. Employee benefits that are expected to be settled within one year have been measured at the amount expected to be paid when the liability is settled.

Contributions are made by the association to employee superannuation fund and are charged as expenses when incurred.

**g. Provisions**

Provisions are recognised when the Association 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.

**h. Related Party Transactions**

The Committee Members act in an honorary capacity and are not paid for their services as Committee Members.

Any transactions with related parties during the 2024 year were done on commercial terms, similar to other third parties.

**VERMONT SOUTH COMMUNITY HOUSE INC**  
**A.B.N: 60 776 754 115**  
**STATEMENT BY MEMBERS OF THE BOARD OF MANAGEMENT**


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The Board of Management has determined that the association is not a reporting entity and that this special purpose financial report should be prepared in accordance with the accounting policies outlined in Note 1 to the financial statements.

In the opinion of the Board of Management the financial report as set out on pages 2 to 7:

- 1 Presents a true and fair view of the financial position of Vermont South Community House Inc as at 31 December 2024 and its performance for the year ended on that date.
- 2 At the date of this statement, there are reasonable grounds to believe that Vermont South Community House Inc. will be able to pay its debts as and when they fall due.

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

Chairperson   

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Jarrod Gunn

Treasurer   

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James David

Dated this 3rd day of March 2025



# Collins & Co Audit Pty Ltd

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Footscray VIC 3011  
Australia

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**VERMONT SOUTH COMMUNITY HOUSE INC**  
**A.B.N. 60 776 754 115**  
**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS**

## **Opinion**

I have audited the accompanying financial report of Vermont South Community House Inc (the Association), which comprises the balance sheet as at 31 December 2024, and the income statement, statement of changes in equity and cash flow statement for the year ended on that date, a summary of significant accounting policies and other explanatory notes and the statement by the members of the Board.

In my opinion, the financial report of the Association has been prepared in accordance with the *Associations Incorporation Reform Act 2012* and Division 60 of the *Australian Charities and Not-for-profits Commission Act 2012*, including:

- i. giving a true and fair view of the Association's financial position as at 31 December 2024 and of its performance for the year ended; and
- ii. complying with Australian Accounting Standards as per Note 1, the Associations Incorporation Reform Act (Victoria 2012) and with Division 60 of the *Australian Charities and Not-for-profits Commission Regulation 2013*.

## **Basis for Opinion**

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Report section of our report. I am independent of the Association in accordance with Division 60 of the *Australian Charities and Not-for-profits Commission Act 2012* the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to my audit of the financial report in Australia. I have also fulfilled our other ethical responsibilities in accordance with the Code.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

## **Emphasis of Matter - Basis of Accounting and Restriction on Distribution**

I draw attention to Note 1 to the financial report, which describes the basis of accounting. The financial report has been prepared to assist Vermont South Community House Inc to meet the requirements of the Associations Incorporation Reform Act (Victoria 2012). As a result, the financial report may not be suitable for another purpose. My opinion is not modified in respect of this matter.

## **Responsibilities of Management and Those Charged with Governance for the Financial Report**

Management is responsible for the preparation and fair presentation of the financial report in accordance with the financial reporting requirements of the applicable legislation and for such internal control as management determines is necessary to enable the preparation and fair presentation of a financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, management is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

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



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## Auditor's Responsibilities for the Audit of the Financial Report

My 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 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 the financial report.

As part of an audit in accordance with Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I 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 my 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 responsible entities.
- Conclude on the appropriateness of the responsible entities 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 I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my 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.

I 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 controls that I identify during my audit.

**Name of Auditor:** Frederik R. L. Eksteen

**Address:** Collins & Co Audit Pty Ltd  
127 Paisley Street  
Footscray VIC 3011

**Date:** 4 March 2025

Liability limited by a scheme approved under Professional Standards Legislation

ABN 33 614 161 796

**VERMONT SOUTH COMMUNITY HOUSE INC**  
**A.B.N: 60 776 754 115**  
**CERTIFICATE BY MEMBERS OF THE BOARD OF MANAGEMENT**

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I, **Jarrood Gunn** and I, **James David** certify that:

- (a) We are members of the board of management of the Vermont South Community House Inc.
- (b) We attended the annual general meeting of the association held on 5 March 2025.
- (c) We are authorised by the attached resolution of the Board to sign this certificate.
- (d) This annual statement was submitted to the members of the association at its annual general meeting.



**Chairperson**

\_\_\_\_\_  
**Jarrood Gunn**

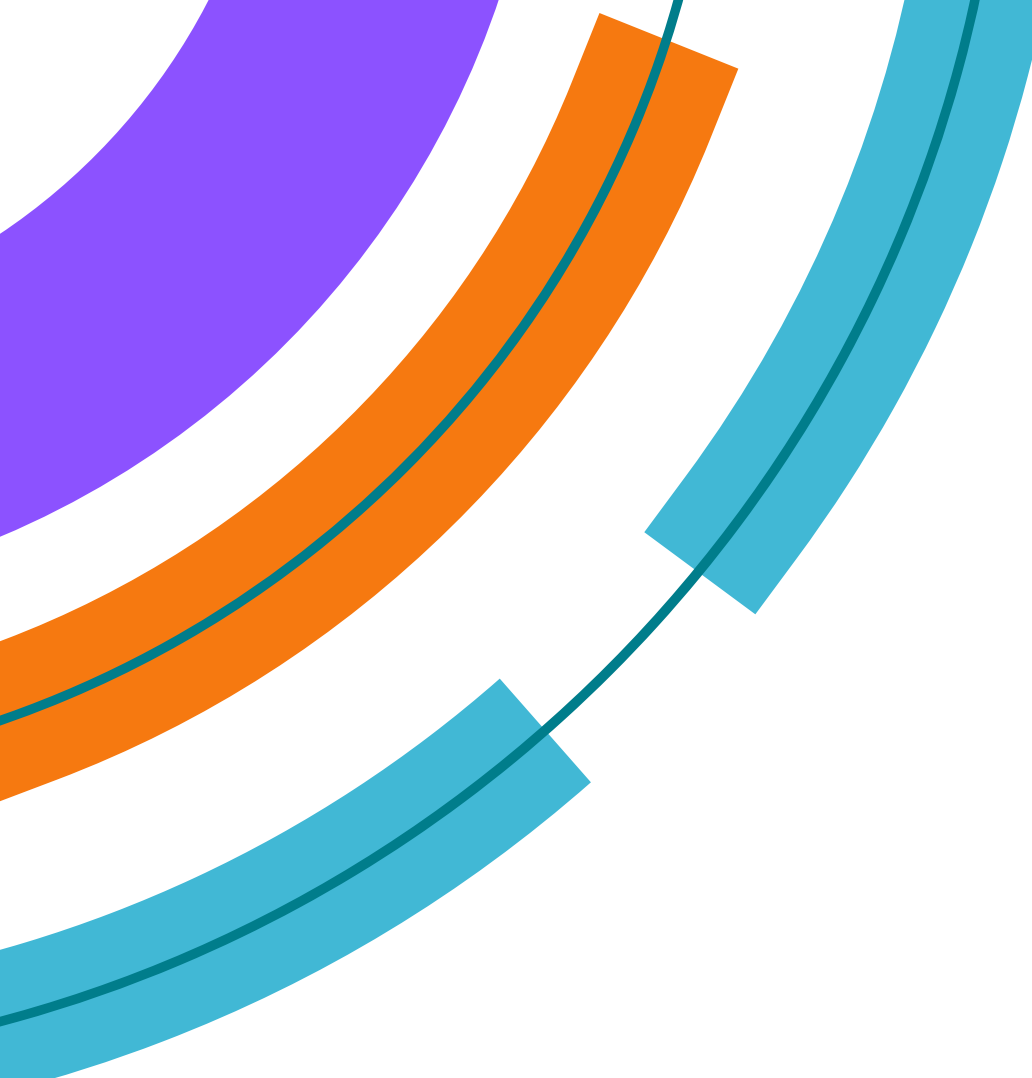


**Treasurer**

\_\_\_\_\_  
**James David**

**Dated this**

**5th day of March 2025**



**Vermont South Neighbourhood House**  
(Vermont South Community House)

A community where all people belong



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