

TREASURER'S REPORT



Inge Schaefer
Treasurer

The SCA (WA) is in a comfortable financial position, realising a profit of \$50,472 for the Financial Year.

The Professional Pathway Revenue generated in the previous year, which is quarantined specifically for Professional Pathway Activities, was carried forward into this Financial Year. Considering this, the SCA (WA) made a loss for the 2023-24 Financial Year of \$1,788, which is a strong

voted to continue the Professional Pathway Fee for a second year. This has been included within the 2024-25 budget and charged with the annual membership levies as at 1 July 2024.

The SCA (WA) team has been working on the research and development of detailed marketing plans and strategies and have faced some roadblocks due to resourcing and strategic considerations. The campaign is imminent and will be available to members by the end of Q1 of the 2024-25 Financial Year.

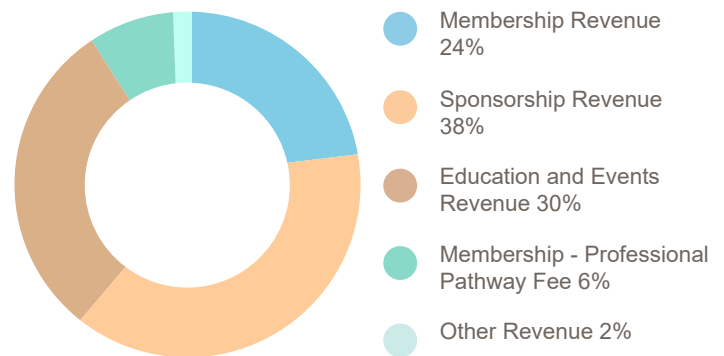
The financials have been audited by Integrated Accounting Group, with the auditor's independent declaration provided by Alan Pecotic CA.

Performance

Revenue

For the Financial Year, SCA (WA) earned a total revenue of \$965,313. This was derived from:

Revenue Sources for 2023-24



- Membership Fees
- Event and Partnership Sponsorship
- Education and Events Registrations
- Government Grants
- Interest earned from investments
- Referral income

The Professional Pathway revenue raised and not spent in the previous financial years, a total of \$53,701, was carried over to this financial year and is recognised as revenue within the Financial Statements.

The association had budgeted to earn \$1,026,014 revenue for the financial year and was \$60,701 short of this goal. However, as this included \$55,000 for Professional Pathway Fees, which was not raised within the Financial Year, nor was the corresponding expenditure used, this shortfall is more accurately recorded at \$5,701.

Education & Events

Education events continued to grow strongly, indicating a continued investment in education by the strata sector. Larger events which have previously shown growth were not as successful for this Financial Year, with reduced and lower than budgeted revenue being achieved for Senior Leader Events.

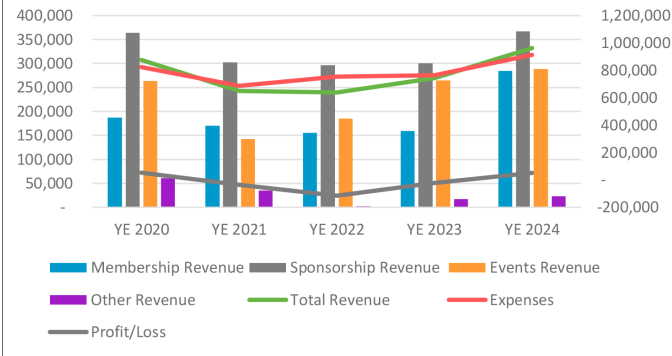
The 2023 Owner Convention was held in 2023, with the 2024 budgeted to be held in June 2024. This was rescheduled and will now be held concurrently with the Annual Function in November 2024, and as such, the sponsorship and educational revenue for this event was not realised within this financial period. The 2023 SCA (WA) Convention and Awards was held at Crown in November 2023, with 726 attendees at the Convention, Awards Gala, and Welcome Drinks.

Sponsors

Treasurer's Report Summary

Revenue	\$965,313
Expenses	\$914,841
Profit	\$50,472
Professional Pathway Revenue and Carried Forward Amounts	\$53,701
Professional Pathway Activities	\$1,441
Profit with Professional Pathway Revenue and Activities excluded	(\$1,788)
Cash and Equivalents as at 1 July 2023	\$372,827
Cash and Equivalents as at 30 June 2024	\$320,622

SCA (WA) 5 Year YOY Comparison



improvement from the previous two years.

Professional Pathway Fees

The SCA (WA) raised the Professional Pathway Fees to promote the SCA (WA) brand, professionalism of the SCA (WA) Accredited members, and SMPS Certified Businesses.

This first occurred in the 2022-23 Financial Year, and a total of \$53,701 was raised for this purpose from February 2023. This revenue raised for this project was carried forward within the budget to the new Financial Year, to ensure that it would be available for project delivery. Whilst there has been extensive planning and work completed on the project, as at the end of the 2023-24 Financial Year, the campaign has not yet been released. The funds are now reflected as revenue for the 2023-24 Financial Year; however, the money is being held in reserve and used for relevant activities to deliver the marketing campaign.

To ensure maximum impact and awareness and gain a wider audience, it was decided to continue the marketing beyond what the initial investment would allow. As such, at the 2023 AGM, it was

Sponsorship revenue for the financial year grew in comparison to previous years due to an increase in the sponsorship fees, generating a total revenue of \$368,167 for the year. This was below the budgeted figure due to some sponsorship attrition and the newly opened Platinum sponsorship space being budgeted for and not being realised.

Subscriptions

Membership subscription fees increased for the new financial year, resulting in a revenue growth to \$232,361. However, overly optimistic budgeting left this amount slightly below projections.

Expenditure

The SCA (WA) team was conscious of spending throughout the year and managed costs to ensure any losses for the association were kept to a minimum.

Staffing

The Education Manager position at the SCA (WA) was taken over by Sharon Martin on a contract basis, allowing Theresa Boylan to move to SCA Australasia and focus on the development of the Registered Training Organisation. Sharon performed in this role until the end of January 2024, before she moved on to new opportunities. Since this time, the association has been running with fewer resources as the role and requirements have been considered. Whilst this has placed considerable pressure on the team, savings have been made in the employee expenses line.

Kerrin Simmonds has continued as the Regional Manager for the SCA (WA), having now completed a full year in the position and has been working alongside Shaan Griffen in the Membership Coordinator role and Jack Leighton-Jones in the Events Coordinator position.

SCA National Levy

During 2023-24, the agreement with SCA National provided WA with ongoing support and allowed for our continued investment in active projects. Some of the activities and projects covered include:

- IT operational relationship management and support
- Contract management
- National council meetings
- Government relations and advocacy
- Human Resources support
- National Accreditation Program serviced by National
- National Complaints Service serviced by National
- National Inside Strata Platform offering free online articles for our sponsors
- National Mentoring Program for members
- Thrive at Work Program
- Preparation and development of submission for a National Registered Training Organisation and content development for educational materials for Certificate IV in Strata Community Management
- Education programs - A100 and Committee Training
- Strata Management Practice Standard member templates
- Australian Strata Insights survey – released every two years
- Strata Insurance Advocacy
- Member Directory Platform offering promotion platform for all sponsors and members
- Sustainability Development Goals (SDG)

2024 - 2025 Budget Notes

The SCA (WA) Board met in March 2024 to develop a strategic plan for 2024-2026. As part of this plan, it was determined that an investment was to be made into the resourcing of the association, which would provide a greater opportunity to retain existing employees and additional services and enhanced operations to grow the association. Considering this, the Board has approved a deficit budget to allow for an increase in resources and encourage

promotion of the organisation.

The Professional Pathway Fee approved at the 2023 Annual General Meeting was raised with the membership renewals for Corporate Strata Management members at the beginning of the Financial Year and is included within the Budget.

Income

Education & Events

The cost to hold events has increased significantly over the past two years, with venue hire, catering, and AV costs nearly doubling what they were pre-COVID times. As the SCA (WA) had increased event prices significantly the previous year, the increases for the new Financial Year have been marginal and made to ensure that each event will meet a minimum 10% profit margin.

Due to member demand, the association has developed a Lunch 'n' Learn webinar series, based on legislative matters of relevance to the Strata Community, which, if popular, will provide a significant profit margin over face-to-face events. Additionally, wherever possible, all events will be made available online for regional members and on a case-by-case basis for members located in the metropolitan area.

Our Education and Event offering has increased to 47 events planned for the year, which meet the needs of New Strata Professionals, Strata Managers, Senior Leaders, Operational staff, and strata owners.

The 2024 Annual Conference will be run concurrently with the Owner Conference and Annual General Meeting at Optus Stadium in November. Whilst the two events will be separate, the exhibition trade hall will service both events, providing additional exposure to exhibitors and allowing for cost savings in combining the events. After proving to be successful in 2023, the Early Bird pricing model will be continued for 2024, encouraging members to register early and secure their places.

Sponsorship

Sponsorship fees were increased this year, varying by level. Platinum and Gold Sponsorship amounts will rise with CPI, while Silver and Bronze, previously priced lower, need adjustments to align with benefits and increased membership fees.

Membership

Membership fees were increased by 10% across the board to ensure the association maintains its sustainability of increasing operating costs and ensure that the association could continue to provide existing and invest in new high-value services for members and develop and implement new initiatives.

The Professional Pathway Fee rates remained the same as charged in 2023.

Corporate Strata Manager Rates

Number of Lots	2023-24 Rates	2024-25 Rate
Base rate 0 – 1500 lots	\$1,650	\$1,815
1501 – 6500 lots	\$1.10 /lot above base rate	\$1.21 /lot above base rate
6501+ lots	\$0.88 /lot above mid rate	\$0.97 / lot above mid rate

TREASURER'S REPORT

Professional Pathway Fees

0 – 2,500 lots	\$550
2,500+ lots	\$0.22 per lot

Corporate Strata Services

Strata Service Size	2023-24 Rates	2024-25 Rate
Small	\$935	\$1,028.50
Large	\$1375	\$1,512.50

Expenditure

Employee Expenses

The SCA (WA) Board has decided to invest in the resources of the Association through the creation of additional positions. Presently, the staff employed by the association are:

- Kerrin Simmonds – Regional Manager
- Shaan Griffen – Membership Services Coordinator
- Jack Leighton-Jones – Events Coordinator

The team is further supported by National team members on a part-time basis: Patrick Hughes in Policy & Advocacy and Anne Cai as the Finance Manager.

At the Strategic Planning meeting, it was decided to increase resources to employ a Communications Officer and a Professional Development Administrator.

Legal Fees

An increase in legal fees to facilitate engagement across matters such as the WHS, Practice Guide, and Strata Management Agreements has been budgeted for the 2024-25 Financial Year. These were budgeted in the previous year but not realised. The SCA (WA) recognises the need to be proactive with accurate legal information for members.

Insurance

The SCA (WA) has not yet received the insurance quotes for the new year; however, it is anticipated that premiums will rise with the market as well as extended insurance requirements.

Ignite Program

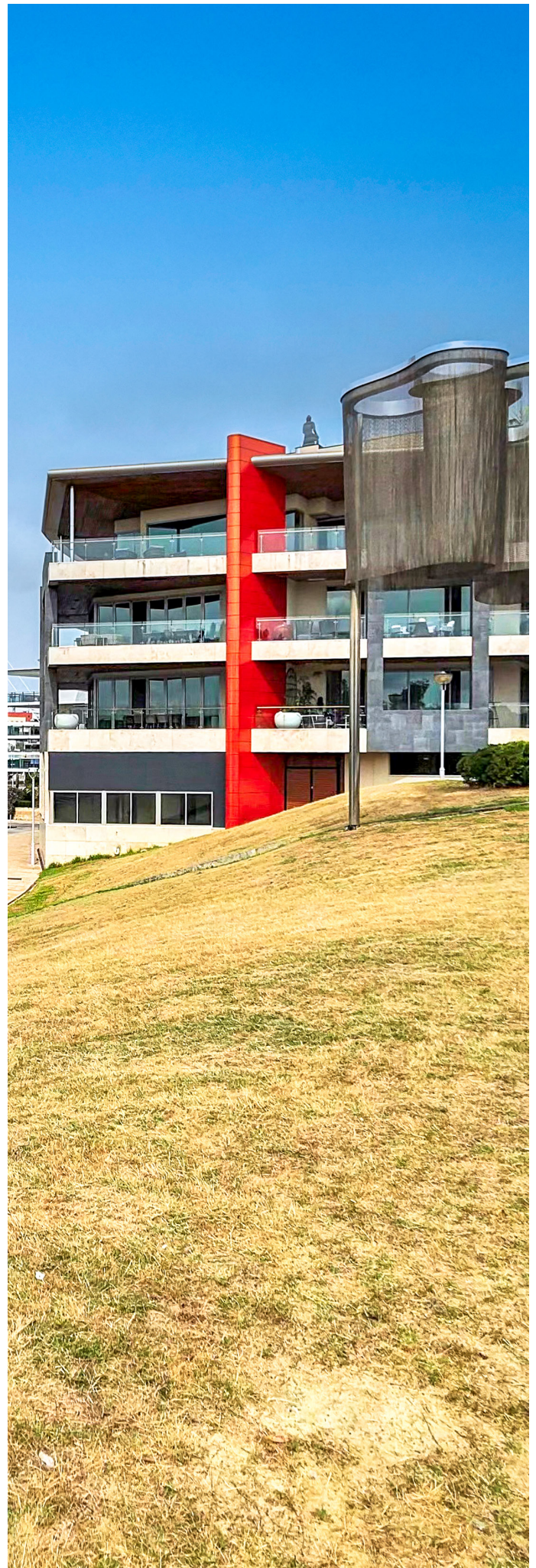
The Ignite program was developed in 2020, with five individuals enrolled to complete the Certificate IV in Training and Assessment. A second round of trainers will be recruited for the 2024-25 year to further grow the pool of qualified people to develop and deliver training for the RTO once it is operational.

SCA Levies

The SCA Levies and Service Level Agreement have increased for all members by 10% for the Financial Year to ensure that SCA National can maintain its operations and services for the States and Chapters. Additional amounts have been budgeted to cover the cost of Ethical Practice Projects and an amount owing to National for services rendered in the 2022-23 Financial Year, which SCA (WA) is paying over a three-year period.

Inge Schaefer

Treasurer
Strata Community Association (WA)



Strata Community Association WA Incorporated
ABN 88 839 360 415

Financial Statements – 30 June 2024

5 September 2024

The Members
Strata Community Association WA Incorporated
Suite 8, 57 Labouchere Rd
SOUTH PERTH WA 6151

DIRECTORS

Alan Pecotic C.A.
Marinko Pecotic J.P.
Dip Acctg, FIPA

Dear Members

RE: AUDIT MANAGEMENT LETTER

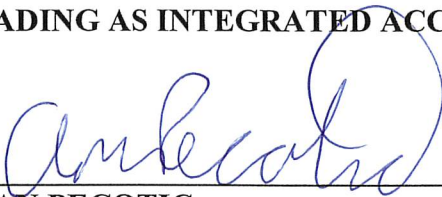
I wish to advise that the audit of **Strata Community Association WA (Inc)** for the year ended 30 Jun 2024 has recently been completed.

I advise that I have not encountered any matters during the course of the audit/review that I believe should be brought to your attention.

Should you wish to discuss the above, please do not hesitate to contact the undersigned.

Yours sincerely

**PECOTIC ADVISORY GROUP PTY LTD
TRADING AS INTEGRATED ACCOUNTING GROUP**



**ALAN PECOTIC
DIRECTOR**

CHARTERED ACCOUNTANTS & BUSINESS ADVISORS

Telephone: (08) 6363 7888 **Facsimile:** (08) 6363 7801

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Email: intacc@intacc.com.au **Website:** www.intacc.com.au

STRATA COMMUNITY ASSOCIATION WA INCORPORATED
Statement of Profit and Loss
For the year ended 30 June 2024

	2024	2023
Revenue	\$	\$
Membership Revenue	232,361	159,509
Sponsorship Revenue	368,167	295,884
Education and Events revenue	288,668	262,382
Professional Pathway Fee	53,701	-
Other Revenue	22,414	17,454
Total Revenue	965,313	734,104

	2024	2023
Revenue	\$	\$
Amortisation of lease asset	24,798	24,798
AV Hire & Facilities	54,266	27,117
Bank Charges	1,184	817
Board - Honorarium for President	2,850	3,900
Bookkeeping	600	600
Catering & Entertainment	160,789	128,137
Design, Production & Printing	9,453	16,201
Education Expenses - A100 Licence Fees	3,225	5,625
Employee Expenses	338,191	276,411
General Expenses	11,010	6,077
Interest Expenses (office lease)	556	1,173
IT - Telephones and Internet	5,179	4,641
IT - Website Expenses	-	704
Office - Depreciation	4,365	4,063
Office - Recruitment and Training	1,765	710
Office - Rent and Variable expenses	7,528	12,496
Office Costs	12,346	8,454
Operations - Accounting & Audit Fees	9,150	5,500
Operations - Advocacy & Marketing	242	9,854
Operations - External Engagement and Networking	1,545	-
Operations - Insurance	10,526	5,340
Operations - Legal Fees	3,554	5,615
Operations - Travel & Accommodation	18,292	10,965
Professional Pathway Activities	1,441	484
SCA Subscriptions	122,362	125,168
Speakers & Contractors	40,418	26,873
Sponsorship Outgoings	48,735	31,969
Venue Hire	20,472	16,387
Total Expenses	914,841	760,077
Net Profit	50,472	- 25,973

STRATA COMMUNITY ASSOCIATION WA INCORPORATED
Statement of Financial Position
As at 30 June 2024

Assets	Note	2024 \$	2023 \$
Current Assets			
Cash and cash equivalent assets	3	320,622	372,827
Trade and other receivables	4	2,962	3,782
Other Assets	6	64,621	15,878
Total Current Assets		388,206	392,486
Non-current Assets			
Property, plant and equipment	7	14,761	14,312
Full right of use asset	5	7,933	32,731
Rental Bonds Paid	6	4,167	4,167
Total Non-current Assets		26,860	51,210
Total Assets		415,066	443,696
Liabilities			
	Note	2024 \$	2023 \$
Current Liabilities			
Provisions	11	30,313	28,258
Trade and other payables	8	4,337	926
Lease liability (Current)	10	8,442	25,719
Contract Liabilities	9	23,456	84,156
Total Current Liabilities		66,548	137,208
Non-current Liabilities			
Full lease liability (Non-current Liability)	10		8,442
Total Non-current Liabilities		-	8,442
Total Liabilities		66,548	145,650
Net Assets		348,518	298,046
Equity			
Current Year Earnings		50,472	25,973
Retained Profits-Beg of Year		298,046	324,019
Total Equity		348,518	298,046

STRATA COMMUNITY ASSOCIATION WA INCORPORATED

Statement of cash flows

As at 30 June 2024

	Note	2024 \$	2023 \$
Operating Activities			
Receipts from customers		1,046,509	797,008
Payments to suppliers and employees		(942,682)	(778,351)
Cash receipts from other operating activities		(21,649)	(37,745)
Cash payments from other operating activities		<u>(25,164)</u>	<u>(25,244)</u>
Net Cash Flows from Operating Activities		<u>57,014</u>	<u>(44,332)</u>
Investing Activities			
Other cash items from investing activities		<u>(23,574)</u>	<u>18,103</u>
Net Cash Flows from Investing Activities		<u>(23,574)</u>	<u>18,103</u>
Financing Activities			
Other cash items from financing activities		<u>(85,645)</u>	<u>(51,189)</u>
Net Cash Flows from Financing Activities		<u>(85,645)</u>	<u>(51,189)</u>
Net Cash Flows		<u><u>(52,204)</u></u>	<u><u>(77,418)</u></u>
Cash and Cash Equivalents			
Cash and cash equivalents at beginning of period		372,827	450,245
Net change in cash for period		<u>(52,204)</u>	<u>(77,418)</u>
Cash and cash equivalents at end of period	3	<u><u>320,622</u></u>	<u><u>372,827</u></u>

STRATA COMMUNITY ASSOCIATION WA INCORPORATED
Notes to the financial statements
For the year ended 30 June 2024

Note 1: Basis of preparation

In the boards' opinion, the association is not a reporting entity because there are no users dependent on general purpose financial statements.

These are special purpose financial statements that have been prepared for the purposes of complying with the Associations Incorporation Act 2015 requirements to prepare and distribute financial statements to the members of Strata Community Association WA Incorporated. The board members have determined that the accounting policies adopted are appropriate to meet the needs of the members of Strata Community Association WA Incorporated.

These financial statements have been prepared in accordance with the recognition and measurement requirements specified by the Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ('AASB') and the disclosure requirements of AASB 101 'Presentation of Financial Statements', AASB 107 'Statement of Cash Flows', AASB 108 'Accounting Policies, Changes in Accounting Estimates and Errors', AASB 1048 'Interpretation of Standards' and AASB 1054 'Australian Additional Disclosures', as appropriate for not-for profit oriented entities.

Note 2. Significant accounting policies

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 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.

Historical cost convention

The financial statements have been prepared under the historical cost convention.

Revenue recognition

The association recognises revenue as follows:

Revenue from contracts with customers

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

Variable consideration within the transaction price, if any, reflects concessions provided to the customer such as discounts, rebates and refunds, any potential bonuses receivable from the customer and any other contingent events. Such estimates are determined using either the 'expected value' or 'most likely amount' method. The measurement of variable consideration is

STRATA COMMUNITY ASSOCIATION WA INCORPORATED

Notes to the financial statements

For the year ended 30 June 2024

subject to a constraining principle whereby revenue will only be recognised to the extent that it is highly probable that a significant reversal in the amount of cumulative revenue recognised will not occur. The measurement constraint continues until the uncertainty associated with the variable consideration is subsequently resolved. Amounts received that are subject to the constraining principle are recognised as a refund liability.

Sale of goods

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

Rendering of services

Revenue from a contract to provide services is recognised over time as the services are rendered based on either a fixed price or an hourly rate.

Interest

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

Other revenue

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

Current and non-current classification

Assets and liabilities are presented in the statement of financial position based on current and non-current classification.

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

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

Cash and cash equivalents

Cash and cash equivalents includes cash on hand, deposits held at call with financial institutions, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Trade and other receivables

Trade receivables are initially recognised at fair value and subsequently measured at amortised cost using the effective interest method, less any allowance for expected credit losses. Trade receivables are generally due for settlement within 30 days.

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

STRATA COMMUNITY ASSOCIATION WA INCORPORATED

Notes to the financial statements

For the year ended 30 June 2024

Property, plant and equipment

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

Depreciation is calculated on a straight-line basis to write off the net cost of each item of property, plant and equipment (excluding land) over their expected useful lives as follows:"

Office equipment 3-5 years

Furniture and fittings 3-5 years

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

Leasehold improvements are depreciated over the unexpired period of the lease or the estimated useful life of the assets, whichever is shorter.

An item of property, plant and equipment is derecognised upon disposal or when there is no future economic benefit to the association. Gains and losses between the carrying amount and the disposal proceeds are taken to profit or loss."

Right-of-use assets

A right-of-use asset is recognised at the commencement date of a lease. The right-of-use asset is measured at cost, which comprises the initial amount of the lease liability, adjusted for, as applicable, any lease payments made at or before the commencement date net of any lease incentives received, any initial direct costs incurred, and, except where included in the cost of inventories, an estimate of costs expected to be incurred for dismantling and removing the underlying asset, and restoring the site or asset.

Right-of-use assets are depreciated on a straight-line basis over the unexpired period of the lease or the estimated useful life of the asset, whichever is the shorter. Where the association expects to obtain ownership of the leased asset at the end of the lease term, the depreciation is over its estimated useful life. Right-of use assets are subject to impairment or adjusted for any remeasurement of lease liabilities.

The association has elected not to recognise a right-of-use asset and corresponding lease liability for short-term leases with terms of 12 months or less and leases of low-value assets. Lease payments on these assets are expensed to profit or loss as incurred.

Note 3. Cash and cash equivalents

	2024	2023
	\$	\$
<i>Current Assets</i>		
Cash at bank	44,140	50,861
Term deposits	276,482	321,965
	<u>320,622</u>	<u>372,827</u>

STRATA COMMUNITY ASSOCIATION WA INCORPORATED
Notes to the financial statements
For the year ended 30 June 2024

Note 4. Trade and other receivables

	2024	2023
	\$	\$
<i>Current Assets</i>		
Trade receivables	2,962	3,782
	<u>2,962</u>	<u>3,782</u>

Note 5. Right-of-use assets

	2024	2023
	\$	\$
<i>Non-current Assets</i>		
Leased building - right of use	74,394	74,394
Less: Accumulated depreciation	(66,461)	(41,663)
	<u>7,933</u>	<u>32,731</u>

Right-of-use assets is in relation to lease of office building for a period of 3 years.

Note 6. Other assets

	2024	2023
	\$	\$
<i>Current Assets</i>		
Prepayments	64,621	15,360
Rental Bonds Paid	4,167	4,167
Unknown deposit	-	518
	<u>73,497</u>	<u>20,045</u>

Note 7. Property, plant and equipment

	2024	2023
	\$	\$
<i>Non-current Assets</i>		
Plant & Equipment	11,499	7,085
Less: Accumulated depreciation	(5,793)	(3,339)
General Small Business Pool	19,250	19,250
Less: Accumulated depreciation	(19,250)	(19,250)
Low Value Pool	13,694	13,694
Less: Accumulated depreciation	(13,694)	(13,694)
Office Furniture and Fittings	13,391	12,992
Less: Accumulated depreciation	(4,337)	(2,425)
	<u>14,761</u>	<u>14,312</u>

STRATA COMMUNITY ASSOCIATION WA INCORPORATED
Notes to the financial statements
For the year ended 30 June 2024

Note 8. Trade and other payables

	2024	2023
	\$	\$
<i>Current Liabilities</i>		
Trade and other payables	4,337	(926)
	<u>4,337</u>	<u>(926)</u>

Note 9. Contract liabilities

	2024	2023
	\$	\$
<i>Current Liabilities</i>		
Prepaid Events Income	7,114	8,780
Prepaid Membership and Sponsorship Income	13,842	23,300
Prepaid Professional Pathway income	2,500	52,076
	<u>23,456</u>	<u>84,156</u>

Note 10. Lease liabilities

	2024	2023
	\$	\$
<i>Current Liabilities</i>		
Lease liabilities	8,442	<u>25,719</u>
<i>Non-current Liabilities</i>		
Lease liabilities	-	<u>8,442</u>

Note 11. Provisions

	2024	2023
	\$	\$
<i>Current Liabilities</i>		
Annual Leave	17,206	7,172
PAYG WH Payable	5,852	11,432
Superannuation Payable	7,255	9,654

Note 12. Contingent liabilities

The association did not have any contingent liabilities at 30 June 2024 (2023:Nil).

Note 13. Commitments

There were no commitments for capital expenditure as at 30 June 2024 (2023:Nil).

STRATA COMMUNITY ASSOCIATION WA INCORPORATED
Notes to the financial statements
For the year ended 30 June 2024

Note 14. Related party transactions

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

Receivable from and payable to related parties

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

Loans to/from related parties

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

Note 15. Events after the reporting period

No matter or circumstance has arisen since 30 June 2023 that has significantly affected, or may significantly affect the association's operations, the results of those operations, or the association's state of affairs in future financial years.

21 August 2024

Mr Alan Pecotic
Pecotic Advisory Group Pty Ltd
7/643 Newcastle St
LEEDERVILLE WA 6007

Dear Mr Pecotic

**REPRESENTATION LETTER IN RESPECT OF THE AUDIT OF STRATA COMMUNITY ASSOCIATION
WA INCORPORATED FOR THE PERIOD 1 JULY 2023 TO 30 JUNE 2024**

We submit the following representation for the period 1 July 2023 to 30 June 2024 after making appropriate enquiries and according to the best of our knowledge and belief. This representation covers all material items in each of the categories listed below.

1. GENERAL

- (a) The financial statements are drawn up in accordance with Australian Accounting Standards.
- (b) There were no material or contentious methods used in the presentation of the financial statements.
- (c) There have been no changes in accounting policies or application of those policies that would have a material effect on the financial statements, except as disclosed in the financial statements.
- (d) Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.
- (e) We have established and maintained an adequate internal control structure to facilitate the preparation of reliable financial statements and adequate financial records and performance measurement data have been maintained.
- (f) All financial records and related data have been made available to your auditor(s) for inspection. All material transactions have been properly recorded in the accounting records underlying the financial statements.
- (g) All internal audit reports and reports resulting from other management reviews, including legal issues and legal opinions which have the capacity to be relevant to the control environment and the fair presentation of the financial statements and key performance indicators, including, where relevant, minutes of meetings, have been brought to your auditors' attention and made available to them.

- (h) We have advised your auditors of all known instances of non-compliance or suspected non-compliance with laws and regulations whose effects should be considered when preparing the financial statements.
- (i) We have provided to your auditors the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- (j) No frauds or suspected frauds affecting the Strata Community Association WA Incorporated involving:
 - (i) Management;
 - (ii) Employees who have significant roles in internal control; or
 - (iii) Others where the fraud could have a material effect on the financial statementshave occurred to the knowledge of management of Strata Community Association WA Incorporated.
- (k) To our knowledge no allegations of fraud or suspected fraud affecting the financial statements have been communicated to us by employees, former employees, analysts, regulators or others.

2. CONTINGENT LIABILITIES

There are no material contingent liabilities at year end that have not been completely and adequately disclosed in the Notes to the financial statements.

3. COMMITMENTS FOR CAPITAL EXPENDITURE

Other than those commitments reported in the Notes to the financial statements, there were no significant commitments for capital expenditure contracts carrying over at year end.

4. RELATED ENTITIES

We acknowledge our responsibility under section 17(1) of the Auditor General Act 2006 to give written notice to you if any of Strata Community Association WA Incorporated functions are being performed in partnership or jointly with another person or body, through the instrumentality of another person or body, and/or by means of a trust. We confirm that we have provided you with details of all related entities in existence at 30 June 2024.

6. REMUNERATION OF THE ACCOUNTABLE AUTHORITY AND SENIOR OFFICERS

We confirm that staff have not received any other money, consideration or benefit (except amounts being reimbursements for out of pocket expenses) which has not been included in the remuneration disclosed in the financial statements.

7. EVENTS OCCURRING AFTER THE REPORTING PERIOD

No matters or occurrences have come to our attention up to the present time which would materially affect the financial statements or disclosures therein or which are likely to materially affect the future results or operations of Strata Community Association WA Incorporated.

8. INTERNAL CONTROLS

- (a) We acknowledge our responsibility for the design and implementation of internal control to prevent and detect fraud.
- (b) We have maintained proper accounts and records of all the transactions and affairs and have adequate procedures to ensure all moneys received are properly brought to account, all payments are correctly made and properly authorised, and that adequate control is maintained over public property and other property of or in the custody of Roleystone Country Club Inc and over the incurring of liabilities by same.

9. INSURANCE

We confirm that best practice risk management techniques are used and the assistance of appointed consultants is arranged in assessing insurable risk and in managing our insurance portfolio. In our judgment, all reasonable commercial considerations are included in arriving at insurable risk. To the best of our knowledge and belief our assets are securely covered by appropriate insurances.

10. RISK MANAGEMENT

We acknowledge our responsibility to identify the risks that we may be exposed to and to measure, assess and develop a prioritised action plan. We confirm that we have established, maintained, operated and demonstrated an appropriate framework of business controls, to cover all our operational, technical, commercial, financial and administrative activities.

11. ACCOUNTING MISSTATEMENTS

Misstatements within the financial statements identified by your auditor during the audit have been resolved (if any).

12. ELECTRONIC PRESENTATION OF THE AUDITED FINANCIAL STATEMENTS, AND AUDIT OPINION

- (a) We acknowledge that we are responsible for the electronic presentation of the financial statements (if decided to present on any relevant website).
- (b) If so, we will ensure that the electronic version of the audited financial statements, and the audit opinion presented on the website are the same as the final signed versions of the audited financial statements, and the audit opinion.
- (c) We will ensure that where the audit opinion on the financial statements is provided on the website, the financial statements are also provided in full.

Andrew Chambers

President

Date: 24-Aug-2024

AUDITOR'S REPORT
TO THE MEMBERS OF STRATA COMMUNITY ASSOCIATION ABN 79 161 624 200
WA (INC)
FOR THE YEAR ENDED 30 JUNE 2024

Scope**DIRECTORS**

Alan Pecotic C.A.

Marinko Pecotic J.P.
Dip Acctg, FIPA

We have audited the financial report of the Strata Community Association WA Inc for the year ended 30 June 2024. The elected committee of the Strata Community Association WA Inc is responsible for the preparation and presentation of the financial report and the information contained therein and has determined that the accounting policies used are consistent with the reporting requirements of the Strata Community Association WA Inc constitution and are appropriate to meet the needs of the members. We have conducted an independent audit of the financial report in order to express an opinion to the members of the Strata Community Association WA Inc on its preparation and presentation. No opinion is expressed as to whether the basis of accounting used is appropriate to the needs of the members.

The financial report has been prepared for the distribution to members for the purpose of fulfilling the Committee of Management's financial reporting requirements under the entity's constitution. We disclaim any assumption of responsibility for any reliance on this report or on the financial report to which it related to any person other than the members, or for any purpose other than that for which it was prepared.

Our responsibility is to express an opinion on the financial report based on our audit. We have conducted our audit in accordance with Australian Auditing Standards. Those standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessment, the auditor considers internal control relevant to the association's preparation of the financial report that gives a true and fair view, 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 association's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the committee, as well as evaluating the overall presentation of the financial report.

CHARTERED ACCOUNTANTS & BUSINESS ADVISORS

Telephone: (08) 6363 7888 **Facsimile:** (08) 6363 7801

All Correspondence: PO Box 318, LEEDERVILLE WA 6903 **Office:** Suite 7 / 643 Newcastle Street, LEEDERVILLE WA 6007

Email: intacc@intacc.com.au **Website:** www.intacc.com.au

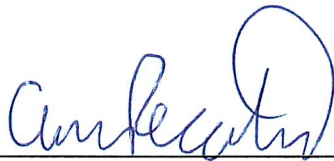
We believe the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

UNQUALIFIED AUDIT OPINION

In our opinion, the financial report presents fairly, in all material respects the financial position of the Strata Community Association WA Inc for the year ended 30 June 2024.

Yours sincerely

**PECOTIC ADVISORY GROUP PTY LTD
TRADING AS INTEGRATED ACCOUNTING GROUP**



ALAN PECOTIC (CA)

Dated this 5th day of September 2024

STRATA COMMUNITY ASSOCIATION (WA) INCORPORATED

Proposed Budget

1 July 2023 - 30 June 2024

	BUDGET 2023/24
Income	
Education and Event Income	\$ 408,215
Membership Income	\$ 241,724
Professional Pathways Fee	\$ 55,000
Sponsorship Income	\$ 309,075
Other Income (Interest, Government Grants etc)	\$ 12,000
Total Income	\$ 1,026,014
Expenses	
Cost of Sales Expenses	
AV Hire & Facilities	\$ 35,711
Catering & Entertainment	\$ 175,918
Design, Production & Printing	\$ 7,204
Education Expenses - A100 Licence Fees	\$ 5,400
Ignite Program	\$ 13,500
Speakers & Contractors	\$ 40,297
Venue Hire	\$ 34,717
Sponsorship Outgoings	\$ 26,931
Total Cost of Sales	\$ 339,678
Gross Profit	\$ 686,336
Operating Expenses	
Accounting & Audit Fees	\$ 8,500
Advocacy & Marketing	\$ 4,746
Bank Charges	\$ 120
Bank Charges - Merchant Fees	\$ 1,000
Bookkeeping	\$ 600
Council Expenses	\$ 13,880
Employee Expense - Superannuation	\$ 34,870
Employee Expense - Wages & Salaries	\$ 321,400
External Engagement and Networking	\$ 1,844
General Expenses & Staff Amenities	\$ 3,540
Honorarium for President	\$ 5,200
Insurance	\$ 12,979
Legal Fees	\$ 15,000
Office Costs - Equipment under \$1000	\$ 500
Office Costs - Furniture	\$ 1,066
Office Costs - IT Support	\$ 4,500
Office Costs - Printing, Postage & Stationery	\$ 5,550
Office Costs - Software Subscriptions	\$ 8,220
Office Costs - Website Expenses	\$ 600
Professional Pathway Activities	\$ 55,000
Recruitment & Staff Training	\$ 4,000
Rent & Variable Expenses	\$ 34,308
Subscriptions - SCA Levy	\$ 111,671
Additional service fee allocation	\$ 15,000
Telephone & Internet	\$ 5,280
Travel & Accommodation Expenses	\$ 15,130
Total Operating Expenses	\$ 684,504
Total Expenses	\$ 1,024,182
Net Profit	\$ 1,832

STRATA COMMUNITY ASSOCIATION (WA) INCORPORATED

Proposed Budget

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