

ANNUAL REPORT | 2006

Christophorus House Retirement Village Ltd ABN 32 001 781 013



CHRISTOPHORUS HOUSE
retirement village

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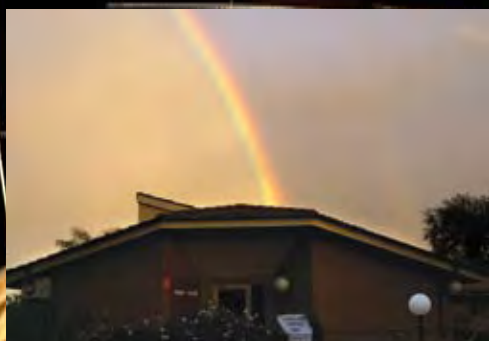
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Index...

Mission statement	4
Chairman's report	5
CEO's report	6
Treasurer's report	8
Hostel manager's report.....	9
Board of directors	10
Corporate governance statement	11
Staff members	13
Report from the resident's committee.....	14
Director's report	15



Auditor's independence declaration	18
Income statement	20
Balance sheet	21
Cash flow statement	22
Notes to the financial statement	23
Director's declaration	34
Supplementary statement income statement	35
Donation received	37
Gwen & Cyril Alderman	38
Memories	39

Christophorus House Retirement Village

Mission Statement

To provide a high quality environment to the community we serve, especially aged and disabled persons, based on the therapeutic and social ideals of Dr Rudolf Steiner; emphasising respect for the dignity of the individual. This will be achieved through maintaining a harmonious, healing and aesthetic environment, providing nursing care practices and other services of the highest standard.



Rudolf Steiner (1861-1925) was born in Austria. He found his life's work in the realms of consciousness and cognition.

His techniques for the development of awareness to nature's cycles, daily meditation and concentration practices, and clear critical thinking can lead individuals to reach spiritual levels of consciousness safely. He believed working along with the spiritual worlds enriches the life of the individual and the world.

A university student of mathematics, science and philosophy in Vienna, he later earned a doctorate from the University of Rostock. He edited the scientific writings of Goethe, whose approach, based on intensified, selfless observation of nature, became a source of inspiration for his own work. Steiner's doctoral dissertation dealing with Fichte's theory of knowledge was later expanded and published as *Truth and Science*. In 1894, he published *The Philosophy of Freedom*, which he felt to be his most important philosophical work.

Steiner brought forth out of his spiritual experiences an abundance of scientific, medicinal, agricultural, social, educational, architectural, and artistic renewal. Steiner called this science of spirit, Anthroposophy, meaning "wisdom of the human being." Anthroposophy is non-religious, and enhances many Buddhist, Christian, Muslim, and other traditional practitioners endeavors.

Author of almost thirty books, Steiner also gave approximately 6,000 lectures on a wide range of subjects. He initiated Waldorf education, biodynamic farming and gardening, an approach to the care and education of the handicapped, anthroposophical medical work, and an art of movement called eurythmy.

"My meeting with Rudolf Steiner led me to occupy myself with him from that time forth and to remain always aware of his significance. We both felt the same obligation to lead man once again to true inner culture. I have rejoiced at the achievements his great personality and his profound humanity have brought about in the world."

Albert Schweitzer

Rudolf Steiner

Chairman's Report

for the period January to June 2006

Members will be aware that it is only 5 months since our last Annual General Meeting.

As foreshadowed at that meeting, Christophorus House Retirement Village (CHRV) has changed its reporting date from the year ending 31 December to the year ending 30 June. As a transitional measure, the reports and accounts to be presented to this AGM relate to the shortened period of 1 January 2006 to 30 June 2006. CHRV will revert to a 12 month reporting period in future years.

Notwithstanding the relatively short period of time that has elapsed since the last AGM, there are a number of matters to report.

First, our former Chairman, Phillippa Cordwell, stepped down from that position in July 2006, due to personal commitments relating to the completion of her PhD thesis. I was elected Chairman in her place.

Fortunately for CHRV, Phillippa has agreed to remain on the Board of CHRV and will continue to offer wise counsel and support. On behalf of the Board, I would like to pay tribute to Phillippa and to thank her for her contribution to CHRV during a period of significant transition.

Secondly, another of our former directors, Graham Long, did not offer himself for re-election at the last AGM, due to his inability to attend Board meetings in the second half of 2006. I would also like to acknowledge Graham's contribution to CHRV and to thank him for his service on the Board. There may be a possibility that Graham will return to the Board at a future date.



Thirdly, after 12 months with us, our former Hostel Manager, Judith Allan, resigned in May 2006 to take up a research position at Hornsby Hospital. We wish Judith well in her new role.

Our new Hostel Manager is Mary Carty RN, who initially came to us on a temporary basis while we sought to find a permanent replacement for Judith. I am very glad to report that Mary must have liked what she saw at CHRV, because she applied for the position of and was appointed as the new Hostel Manager with effect from 28 July 2006. We welcome Mary to CHRV.

Mary comes to us with over 35 years of nursing experience, and has extensive experience with the accreditation process, which is so important these days in terms of the regulation of aged care services. In the relatively short period of time that Mary has been with us, she has made a number of significant improvements in the administration of the Hostel. I refer you to Mary's report for more information.

Fourthly, as foreshadowed in the

last Chairman's report, the Board has commenced the Strategic Planning process, and has identified a number of potential projects, some short term and others more long term. Most of the projects will require detailed feasibility studies to ascertain their suitability and viability. Let me assure Members and residents that as part of the process, the Board will be undertaking extensive consultation with them before any final decisions are made. The Board is very conscious of the fact that this has not always happened as effectively as it should have in the past.

Fifthly, thanks to a generous bequest made to CHRV by the late Mavis Wiles, the Board has established the Mavis Wiles Bequest Committee, with director Joanna Jaaniste as its Chairman. The primary role of the Committee is to identify and arrange for the delivery of anthroposophical healing therapies and other initiatives that may be suitable for the residents of both the Hostel and the self-care units at CHRV. This is a very important aspect of CHRV's mission statement and one which the Board is naturally keen to encourage.

Sixthly, I should like to mention that the Board granted life membership to Dr Karl Kaltenbach OAM for his many services to CHRV over the years.

Finally, I would like to acknowledge the enormous contribution made by my fellow Board members, our CEO Milan Telford, our Hostel Manager, Mary Carty, and our dedicated staff at CHRV. I thank them for their support and their loyalty. They truly make CHRV a wonderful place to live and work.

Robert Allerdice
Chairman

CEO's Report

for the period January to June 2006

In the short time that has elapsed since our last annual report and AGM, due to the change in year-end balance date from December to June, much has been worked on and some small accomplishments can be looked to.

The last AGM was a nice experience. The mood was wholesome and one where there was no agitation on any issues. The Board and I reflected how smoothly the whole meeting went and there was a sense of community on the day.

And that is what Christophorus House Retirement Village (CHRV) is about; a community where we are at peace with one another, where we look out for one another and where we respect each other's viewpoints. Within the structured environment of village life, many different interests come together and are able to have a voice and the 'whole' is a reflection of these. Many a time I receive comments from visitors and residents alike; visitors comment on the serenity of the Village and residents say how much they enjoy living here and how they feel peaceful and secure. In this respect, it is usually not difficult to attract people to come to live here at the Village; there is a certain charm about the place that people feel.



The structure of CHRV provides for a Board of Directors. The Board are elected and serve the 'will' of the members of company who are also, in the main, relatives and friends of the Village. To this end I should like to comment on the dedicated members of our Board. Board members serve the community on a voluntary basis. In this capacity they bring their expertise and worldly knowledge to bear upon the decisions which they make on behalf of and for the well being of the Village community. We have a wide range of skills present on our Board including, legal, medical, therapeutic, managerial and practical social modelling. The members of the Board are extremely capable and work most assiduously well together.

Residents of the Self Care have a Resident's Committee, which works closely with the CEO on matters concerning the Village, including

budgetary considerations. There is a Anthroposophical Bequest Fund Committee, working on the implementation in the Village of Anthroposophical Therapies, as well as a Social Group Committee which organises many of the festivals and events at Christophorus House. My sincere thanks go to the Board and the Committee Members, for their invaluable input.

In the informal structures, there are many residents that support the work of both the management and staff, with their assistance and input. This comes in many forms, such as when residents look out for the needs of others, or when a need is communicated to me directly; also many a time, the good comments from our residents to prospective residents, has assisted in filling vacancies in the Village, which goes to the financial health of the Village, which is in everyone's interest.

There are many outsider's who come into our Village to provide services and assistance, such as medical professionals, pastoral care from priests, the Wesley singers, Audrey Dart & singers, Pymble Ladies College choir/orchestra, the many therapists, podiatrists, art therapist, eurythmists, pet show people, musicians, Judy Read and Susan Harris study groups. I express my great appreciation and thanks for their valuable work and generous spirit.

So from the residents, to the Board, to staff, to the many who come in from outside, all of you make up this really special community.

We remember those who have departed our community in the last six months, our friends **Gwen Sauerbier, Joan Ainsworth** and **Barbara Lovas**.

Operational / Financial

During the period Judith Allan our Hostel Manager, resigned effective in May to take up research work at the Hornsby hospital. I should like to thank Judith for her endeavours during the time that she was with us. Mary Carty, a registered nurse with many decades of experience and an excellent knowledge in the accreditation processes was employed on a consultancy basis. After many months of advertising and interviewing, Mary became the successful applicant for the position, due to her background and skills.

We welcome to the Village, Bill & Elizabeth, Joan, and Jim who have taken up residency in the Self Care units.

Whilst a small issue, nonetheless having been raised at our last AGM, the 25 year old problem of the water board exhaust pipe, which was responsible

for many a damage to vehicles over those years, was finally moved. As one board member commented, after seeing the pictures (a picture tells a thousand words) of the pulling down, 'the removal of the stink pipe in anyone's language is a symbolic act.

The Board and CEO have met over the course of the past months, to further progress our methodologies and tools in building an ongoing process for our strategic planning. The foundation of the strategic plan has been laid, and as the Chairman comments, some detailed feasibility studies will be undertaken to ascertain the viability or otherwise of the current planning. Residents and staff were asked early in 2006 as to their visions and ideas for the Village. These visions and ideas have become the basis of the strategic planning and further consultation will occur at the two stages of the planning process; approximately annually, to update ideas, and at the detailed planning stages of individual projects.

At the end of June there was one, one bedroom self care unit vacant and two Hostel rooms which were being utilised for respite. Prices of self care units have not changed in over 3 years. Demand for respite in the Hostel is constant, with the source of potential respite residents being the local hospitals. Vacancies in the Hostel tend to take between 1 to 3 months to fill.

As the Treasurer's report eludes to, the financial base of CHRV has strengthened in the past six months and this will continue into the forthcoming year. From this base, CHRV will be able to move to an expansion of the Village, in line with the strategic thinking as to be outlined in the strategic plan, and finance this expansion from its own sources. This was the last financial period in which the 2004 development costs will be amortised, now having been fully written out of the books of account. We now look forward to a strong generation of surpluses, which will provide the necessary resources for the future of the Village and the security of the Community

Finally, again I should like to show my appreciation to the wonderful staff we have here at CHRV. It would take a number of pages to be able to write on each one of them and the qualities they bring to the Community. The staff are, loyal, hard working, and take initiative. I am very pleased to have such a dedicated group of people working here; thank you to you all.

Milan Telford
CEO

Treasurer's Report

for the period January to June 2006

Overview

The results reported are for a six month period January to June 2006 being \$50,149 (2005 [full 12 months]; \$121,422), after the final 1/3rd write-off of 2004 development expenses of \$54,505, (2005; \$54,505). The result, if extrapolated for a full 12 month period, would have been appreciably better than the previous 12 months.

It is pleasing to note that policies put in place in the preceding year, have continued to serve us well from a financial viewpoint and it is anticipated that the financial base of Christophorus House will strengthen into the future. Surpluses generated are used in providing further liquidity, capital expenditure (such as full scale renovations) and for financing of large scale projects.

Revenue

The revenue for the six months to June 2006, was \$650,602 (2005 [full 12 months]; \$1,200,986). The improvement includes inflationary adjustments from the hostel income sources; government grants and resident fees. Retention income was marginally better, as was interest earned on investments. Government grants expended for capital purposes and brought to account as revenue in the period totalled \$13,865 (2005 [full 12 months]; \$12,237).

The pricing policies adopted in the second half of 2005 continued into 2006; there was no change in the incoming contribution for self care units, which has remained the same now for over 3 years. Hostel incoming contributions continue to be



based on an asset test and range from \$300,000 down to \$122,500.

Expenditure

Whilst some expenditures increased in line with inflation, some discretionary expenditures such as gardening, reflected increase in resource allocation to that area. During the financial period, advertising in terms of recruitment, (Hostel Manager's position); resulted in a significant cost impost, as compared with the previous financial year. Salary and wages increases were in line with award movements in September of 2005, and are reflected in the full six months of the financial period, as compared with only three months in the previous 12 month period.

Overall total expenditure for the six months to June 2006, was \$545,948 (83.9% of total income) compared with \$1,025,059 (85.35%) in 2005 [full 12 months]. This is a pleasing result as growth in revenues has maintained pace with increased cost pressures and in fact there was a slight improvement to the ratio of expenditure to income, overall.

Cash Flow and Capital Expenditure

Cash balances increased from \$2.956million to \$3.387million, an increase of \$431,000. This was after capital payments for the period of \$52,000. Cash outflows were recorded in the first half of the financial period, and it was only in the second half of the financial period that cash inflows from incoming contributions provided a positive net cash flow, thereby affecting partially the returns on investment, which would have been higher had the balance of cash on hand at June, been available throughout the six month period.

Interest revenues totalled \$76,182 for the six month period, as compared to \$151,015 for the previous 12 months.

Balance Sheet

Working capital ratio at the end of June (i.e. how many dollars have we got for each \$1 of short term liability due) was 37 to 1 (2005: 3.9 to 1), and is well in line with the company's liquidity policy. The net assets / or equity (what we own) of CHRV is now at \$5.220million. Total assets under management are valued at \$12.100million, including cash, investments and land & buildings.

With cash balances at \$3.387million CHRV has adequate available funds to self finance construction of possible large infrastructure projects. CHRV has a healthy and strong balance sheet.

Robert Allerdice

Hostel Manager's Report

for the period January to June 2006



Management:
There has been a change of management during the year. Judith Allan has left us and Mary Carty is now the Hostel Manager. During

the period, that we were finding a replacement for the Hostel Manager, Catherine Montague was acting Manager and in this capacity she did an excellent job of managing and maintaining the day to day operations.

There have been changes made for the betterment of staff and residents. We recently had a visit from the Aged Care Agency and they were pleased with the changes made.



Mary with Leisel Jones

Education:
Education and training remains a high priority for CHRV. With a full calendar each year of a wide variety of training, from first aid, to fire safety, to understanding the therapeutic value of Anthroposophical therapies, we believe that the progressive increase in the skills of the staff continue to improve the quality of the care that we are able to provide.

Staff have also undertaken long term academic qualification training as follows:

5 Personal carers are almost finished their Cert III in Aged Care.

2 Personal Carers are almost finished their Cert IV in Aged Care.

5 Carers will be enrolled to do Cert III and Cert IV in Aged Care, in the beginning of next year.

Residents:

Frank enjoys doing his woodwork. The residents of the Hostel have been madly knitting for the Gosford Renal Unit through the CWA. Six rugs have been delivered and there are more to come. The patients and nurses have been overwhelmed at the work put into them.

The barbecues and soup nights prove to continue to be successful and it is good to see all the self care residents joining in, making this a pleasant social occasion for all.

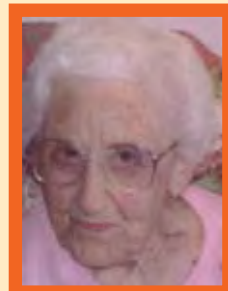
The gardens and the flowers are forever a talking point with residents, staff and visitors.

New Admissions:

We welcomed:

Margaret Taupin, 25/2/2006. Margaret loves to show the new residents around and enjoys the music sessions.

We remember:



Gwendoline Sauerbier

admitted 16/12/04
sadly passed away on 7/2/2006.
Gwen was a keen knitter and reader of papers and The Times until her death.



Barbara Lovas
admitted 25/9/2003 sadly passed away on 9/4/2006. Barbara was an identical twin who survives her. Barbara was a very keen sculptor and an avid

reader. Barbara came to Australia just before WW2 started and shortly thereafter became a member of the Anthroposophical Society in Australia.



Joan Ainsworth
who came to the Hostel from having lived in the self care for 9 years, was very active in the social life. She will be remembered for her beautiful craft

work and for being a good cook. Her presence over the years has become part of the tapestry of life at CHRV. Joan came into the Hostel on the condition that her cat Mandy came as well. Mandy now resides with Betty Lenehan and rules the house.

Mary Carty
Hostel Manager/Registered Nurse

Board of Directors

for the period January to June 2006



Robert Allerdice

BA, LL.M (Tax Consultant)

Robert Allerdice holds Bachelor of Arts and Master of Laws degrees from the University of Sydney. He practised as a

solicitor for 15 years, specialising in taxation law. He is currently employed by the Taxation Institute of Australia (a non profit, professional organisation) as a tax consultant. He has had a long association with both Inala and Christophorus House Retirement Village, and served on the Inala Board for a number of years. Robert seeks to ensure that Christophorus House achieves its aims of providing quality aged care in a financially sound environment. To this end, he has accepted the position of Treasurer of Christophorus House.



Phillippa Cordwell:

BA(Hons) in Communications, majoring in Sociology, and currently developing a PhD thesis on the non-Indigenous perspective of the Reconciliation movement in Australia.

Previous experience in personal care of geriatric patients,

and three years experience in the care of adults and children with profound disabilities within private institutions (Warrah and Inala). Member of the Anthroposophical Society, and a member of the Christian Community in

Australia. Certificates in Rudolf Steiner based Speech and Drama, in non-scripted theatre training, and in Project Management. Committed to building on the original impulse of CHRV, and to developing artistic and therapeutic facilities for an inclusive community of aging people.



Joanna Jaaniste

B.A.(Hons.), Dip.Ed., Dip Dramatherapy (Herts.UK)

Practised in the area of intellectual disability (1994-7). She now works as a dramatherapist in mental health (swsahs and

wsahs) - twelve years, - and with at-risk adolescents, often in drug and alcohol rehabilitation. She teaches at the University of Western Sydney, runs her own introductory courses and is on the faculty of Raphael College. She is a longstanding committee member of NECTA (Network for Exploring Creativity in Therapy through the Arts). Her professional registration is with the British Association for Dramatherapists, and she also has membership of the Anthroposophical Society, Australian Anthroposophical Medicine Association, American National Association for Dramatherapy, Australian Art Therapy Association (Assoc.), and the Institute of Group Leaders. She worked in aged care part-time for three years in the mid-seventies before becoming a schoolteacher. Joanna is a passionate advocate for rights to creative equality of children, the elderly, the disadvantaged and the disabled.

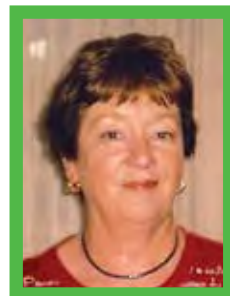


Antonio Marques

BA (Hons).

A high school teacher at Lorien Novalis School. He was CEO of Miroma, a Steiner based disability service from 1998 to 2002, having

started with Miroma in 1995. Member of the Anthroposophical Society.



Mary Arndell

BA(Hist) RN

Mary Arndell born in Queensland, came to Sydney and graduated as a registered nurse in the sixties. By a twist of fate found

herself at Inala working as holiday relief but went to work for Inala and Anthroposophy for 25 years, both as a nursing sister and Senior Residential Services manager. During this period gained a Bachelor of Arts (History). History, the classics, is her love. On leaving Inala and after a month archaeological tour of Greece, was asked to become the Hostel Manager of Christophorus House in August 1996. Resigned 2003 and became a director in 2005.

Corporate Governance Statement

for the period January to June 2006

Christophorus House (CHRV) has adopted systems of control and accountability as the basis of the administration of corporate governance. This statement gives an outline of the main corporate governance practices that were in place during the year

CHRV has, where appropriate, adopted corporate governance practices that comply with each of the ten Corporate Governance Principles and the corresponding Best Practice Recommendations as published by the ASXCGC, unless otherwise stated.

Principle 1: Lay Solid Foundations for Management and Oversight

Board of Directors

CHRV is comprised entirely of non-executive directors and certain members have specific functional responsibilities. The Board members provide visionary leadership to the organisation and are transparent and available to the members in their Board role. While the Board has overall control and management of CHRV, it may, subject to the Corporations Act and the CHRV Constitution, delegate a range of powers, duties and responsibilities to committees and management.

The Board meets eleven times a year for scheduled meetings and usually meets without the CEO for a set period. Board members are elected by the membership for a term of one year at a time. All Board members are requested to disclose related party transactions prior to their appointment and these are updated each Board meeting.

Board members must attend at least one governance workshop to enhance their understanding of the law and Board responsibility.

Day to day management of the organisation's affairs and implementation of corporate strategy and policy initiatives are the responsibility of the Chief Executive and management.

Chief Executive

The Chief Executive (CEO) is accountable to the Board for the management of CHRV within the policy and authority levels reviewed and approved by the Board. The Board determines capital expenditure on the recommendation of the CEO; the CEO has authority to approve business transactions within the predetermined limits set by the Board in the budgetary process.

The CEO's responsibilities include advising the Board on strategic direction, ensuring the organisation conducts its affairs within the law and keeping the Board informed of all major business proposals and developments through regular reports.

Composition of the Board

The Board is made up of directors with appropriate skills, experience and attributes for the organisation and its business.

All Directors have the right, at the Company's expense, to seek independent advice on any issues before the Board, or on the conduct of the Board or management. The Board's prior consent to obtaining such advice is required, but will not be unreasonably withheld.

Board Member Representatives

There are three permanent functional roles held by members of the Board, with Board members seconded from time to time, to undertake various tasks on an ad hoc basis.

The permanent roles are Treasurer, responsible for the Board liaison with the CEO on all financial and audit matters; Hostel liaison, responsible for the Board liaison with the Hostel manager on clinical and resident care matters; and there is a Board liaison with the 'Mavis Wiles Bequest Fund Committee'.


Principle 2: Structure the Board to add value

The Director's backgrounds and expertise is described on page ?? All directors are independent as defined by the ASXCGC guidelines.

Directors are appointed by the annual general meeting of the company and once elected remain in office for a term of one year.

Principle 3: Promote ethical and responsible decision making

Members of the Board and staff are required to meet high standards of honesty and integrity. The Board and management are respectful of



the various stakeholders associated with CHRV, including residents, families and members of the company and in decisions which affect the medium to long term strategic future of CHRV consult widely in order to effect, responsible decision making. The residents also have a Residents Committee which is set up under the Retirement Villages Act 1999 (and associated Regulations 2000) whereby residents have input into day to day aspects of Village life as well as budgetary considerations.

The staff Performance Review and Development process includes behavioural expectations.

Principle 4: Safeguarding integrity in financial reporting

CHRV has in the CEO, a fellow of the Society of Certified Practising Accountants, who brings to the CEO portfolio the professional skill, knowledge and integrity as required of a CPA. Together with the Treasurer, the CEO assists the Board of Directors to discharge its responsibility for financial reports, internal control systems, and the operation of organisation risk management processes.

External Auditors

The annual audit is undertaken by Stirling SCI. Each year the external auditors provide an annual declaration to the Board of their independence. The Board undertakes a full review of the audit engagement before deciding to reappoint the existing audit firm or seek tenders on the open market.

Principle 5: Make timely and balanced disclosure

This principle is not relevant to CHRV given the nature of the organisation. CHRV does, however, disclose significant information to members as and when required.

Principle 6: Respect the rights of members

CHRV is a public company limited by guarantee and is bound by corporations law. Members have all the rights of shareholders under the Corporations Act. CHRV provides members with timely access to information about the activities of the Village, management and governance.

The annual general meeting enables members to attend the meeting and question the Honorary Chairman, the Honorary Treasurer and the Chief Executive.

Principle 7: Risk Management and manage risk

CHRV works within a framework and policy which gives the organisation clear guidelines on how to assess risks and opportunities and identify the appropriate action plans. The risk management approach is used primarily to:

- ensure adherence to legislative and accreditation requirements
- protect the financial standing of the organisation
- provide quality services and manage safety risks to residents,

and comprises:

- audits (room / medications / OH&S / external financial)
- adherence to its policies
- new resident risk assessment
- ongoing reassessments of residents needs

Principle 8: Encourage enhanced performance

CHRV directors undertake training relevant to their roles on the Board.

Directors develop, in consultation with stakeholders, long term strategic objectives and plans for the organisation and monitor their performance in line with meeting these objectives.

CHRV Board also undertake annual performance reviews of senior management.

Principle 9: Remunerate fairly and responsibly

The Board considers the remuneration of the Chief Executive and senior management. The two highest paid executives are paid within the salary band of \$50K - \$100K.

No bonus incentive scheme is in place for staff.

Principle 10: Recognise the legitimate interests of stakeholders

As mentioned in Principle 3, the Board members undertake to consult on all matters which impact the lives of CHRV residents, with residents, their family, and members of CHRV.

Prudential responsibilities require the Board to safeguard incoming contributions of residents, manage the organisation in a financially viable manner and ensure that suppliers to CHRV are paid in a timely manner.

Staff Members

for the period January to June 2006



Milan Telford

BFA, ACIS, JP, FCPA
CEO

Milan has over 25 years of experience in finance and management accounting in commerce and

the public sector. Worked in senior accounting roles for companies such as Mobil Oil (NZ); ANI Komatsu, Goodman Fielders Wattie (Quality Bakers), and Warrah. Was the Treasurer for the Anthroposophical Society in Australia from 1986 to 1996. Holds a number of directorships on company Boards whose impulses derive from Anthroposophy.



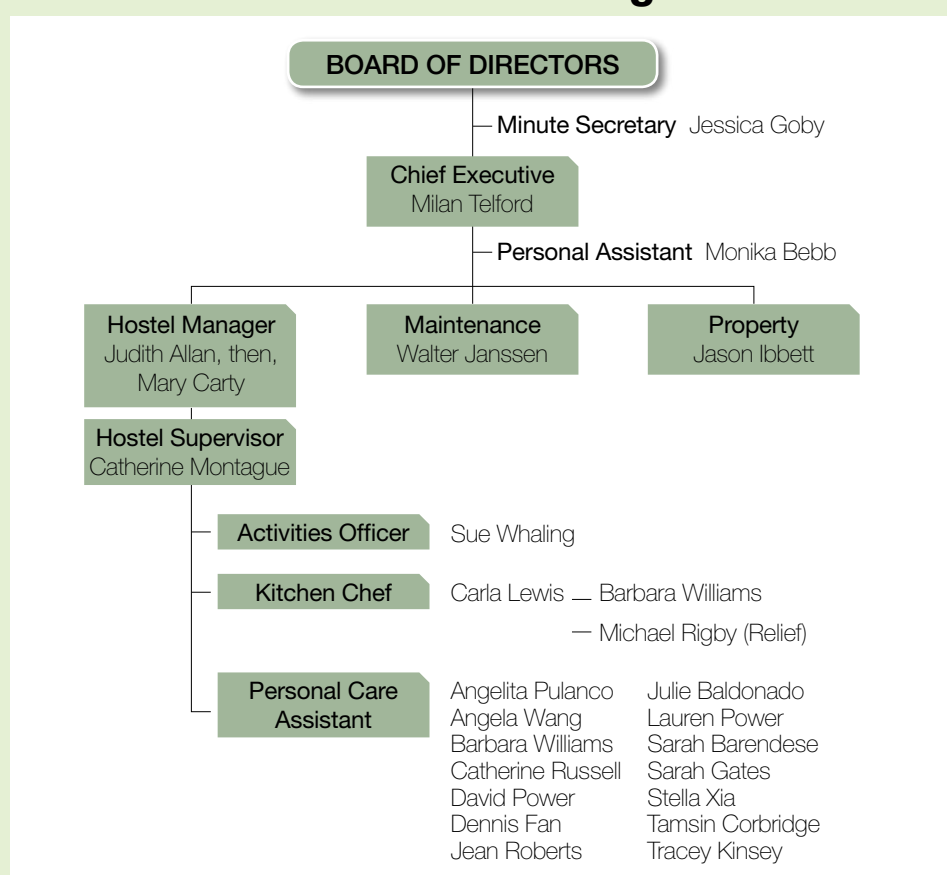
Mary Carty

RN
Hostel Manager

My name is Mary Carty. I am one of three children. I attended St Christophers Primary school and went on to

Mount Saint Josephs at Milperra for my secondary schooling. I left in year 10 and worked for a year till I was old enough to commence my nursing training.

I did my Mothercraft training first at St Anthony's at Croydon and then went to work in Maternity Hospitals in the nursery. I then went on to do my General Training at Lewisham Hospital. Whilst there I received and award in 3rd year for outstanding achievement in Operating Theatres.



After I finished my General Training I went to work at The Royal Alexandra Hospital for Children at Camperdown in the Neonatal – intensive Care Unit. I did this for 14 years. I was involved in the setting up of The Neonatal Transport System within the Hospital and this is now known as The N.E.T.S. and involves the Childflight helicopter.

Around 20 years ago I switched from the babies to Aged Care. I have worked in several Aged Care facilities over the years and was there with the introduction of the Accreditation System. I have been involved in all aspects of Aged Care from

Management to the R.N on the floor. I have worked in places with 40 beds to places with 140 beds.

I have furthered my education in the areas of management, wound care, enteral feeding, infection control to name but a few.

Apart from my nursing I am very involved in the swimming world. I am a Technical Official with Swimming New South Wales and Swimming Australia attending all the top meets. I am the ALEC Convenor for my District of Western Suburbs and sit on two Committees with Swimming New South Wales - Open Water and Competitions.

Report from the Residents' Committee

for the period January to June 2006

Christophorus House has an official Residents' Committee, formed in 2003, to provide a channel of communication between the needs and Rights of Residents and the management and Board of Directors. This Committee holds an AGM annually, when new nominations are encouraged.

The Residents' Committee has been studying the protocols and financial processes required by the Retirement Villages Regulations, 2000, especially in connection with the Recurrent Fee Budget. All Residents will, from now on, be presented annually with this draft Budget for approval at least 60 days before the start of each new financial year, ie by 30th April for the Financial Year 1st July to 30th June.

The Residents' Committee see the very constructive work done by our present Board with Robert Allerdice newly in the Chair and Mary Arndell bringing her Nursing expertise and experience of six years as Christophorus House Hostel Manager and now in an advisory capacity.

We thank Phillippa Cordwell for her sterling work in the Chair over the last year.

All our Board members are dedicated and highly professional in their input. We are very happy with our new CEO, Milan Telford.

Units are almost fully occupied and we have some prospective residents

anxiously waiting in the wings for Self Care placement.

We were recently introduced to Mary Carty, our new Registered Nurse/ Hostel Manager. She, from the start, is playing a very active hands-on nursing role as well as being expert with the Accreditation expectations. We are grateful to have this very professional back-up, when needed, in Self Care.

We especially value the work of Jason Ibbett, our gardener, who continues to maintain and create our gardens as an art work; also that of Walter Janssens, our handyman/driver and maintenance expert, with is lovely sense of humour. Sue Whaling, or Recreation Officer, is multi-talented and Carla Lewis (and our other cooks) keeps us well satisfied with delicious meals. To all the

staff, a special vote of confidence and appreciation.

The Residents are very happy that extra land has been purchased and that the plan for Self Care is to continue with the ground floor villa-style which is so suitable for the elderly.

We trust we can now look forward to a period of stability and harmony, and have confidence that the Board of Directors will receive the support they need from the residents in order to promote the wellbeing of the residents and staff, and plan for the future ongoing viability of our Village.

Signed:

Barbara Harding



Left to right: Rosemary, Alison, Richard, Barbara, Lesley, June, Veronica

Director's Report

for the period January to June 2006

Your Directors herewith submit the financial accounts of the Company for the financial year 6 months ended 30th June 2006

Details of Directors in office at the date of this report are;

Director	Occupation	Year Appointed as Director	Special Responsibilities
Joanna Jaaniste	DramaTherapist	2004	Liaison to Anthroposophical Bequest Fund
Phillippa Cordwell	PhD Student	2004	Member
Graham Robert Long (Resigned May 2006)	Chartered Engineer	2004	Member
Antonio Joaquim Ramos Marques	Secondary Teacher	2004	Member
Robert Charles Allerdice	Tax Consultant	2005	Chairman/ Treasurer
Mary Arndell	Registered Nurse	2005	Liaison to Hostel

Director's Meetings

Directors have been in office since the start of the financial year (1st January 2006) to the date of this report, unless otherwise stated.

Director	Number eligible to attend	Number attended
Joanna Jaaniste	5	5
Phillippa Cordwell	5	5
Graham Robert Long (Resigned 20/5/06)	3	3
Antonio Joaquim Ramos Marques	5	5
Robert Charles Allerdice	5	5
Mary Arndell	5	5

Principal Activities

The principal activities of the company in the course of the financial year were:

- To provide accommodation, care and assistance, in a harmonious environment to aged and disabled persons, irrespective of sex, creed, race or nationality; and those in needy circumstances.
- To encourage goodwill in human relationships and foster social, spiritual and artistic impulses in accordance with the indications given by Rudolf Steiner.
- To provide housing for the purposes aforesaid
- To nurture social activities and provide other amenities for aged and / or disabled persons.

Significant Changes

There has been no significant change in the nature of these activities during the financial year.

Operating Result

The operating result for the 6 months ended 30th June 2006 amounted to a surplus of \$50,149 (2005: 12 months \$121,422). The Company is exempt from income taxes and there was no income tax liability

Review of Operations

For the six months ended June 30th 2006, the Board has worked well together in reviewing our future directions. We are pleased that the senior management of Christophorus has stabilised and that operationally, problems and issues are handled by the CEO in a professional and efficient manner. The Board commenced its strategic planning review and has also undergone some Corporate Governance training and ratified several policy statements. This will continue into the future.

The result for the 6 months is as expected and finalises the amortisation of expenses related to the 2004 development project, the final write-off being \$54,505.

There were a number of visitations during the six months, from professionals engaged in Anthroposophical therapies who gave some talks, did some staff training and worked with some residents. The Anthroposophical approach to health and well being will continue to be pursued as a central part of the services we provide.

Dividends

The company is prohibited by its Memorandum and Articles of Association from paying dividends.

Significant Changes in the State of Affairs

There were no significant changes in the state of affairs of the Company in the last six months.

After Balance Date Events

Since the end of the financial year and for the period to the date of this report, no matters or circumstances have arisen that have or may significantly affect:

- (i) the operations of the Company
- (ii) the result of those operations
- (iii) the state of affairs of the company in the financial year and subsequent to that ended 30 June 2006

Likely Developments and Results

The Strategic Plan will be finalised in the first half of the coming financial year and this will be the basis upon which several large scale developments will be prioritised for consultation with the residents. Several projects are in the planning, including building of a lift, the extension of the Hostel to a further 15 to 20 beds; extension of self care units, including different service models; a Community Centre and Therapy centre for residents. There are other ideas which are currently being explored.

Share Options

The Company's Memorandum and Articles of Association prohibit the issuing of shares or options.

Proceedings on behalf of the Company

No person has applied for leave of Court to bring proceedings on behalf of the Company, or intervene in any proceedings to which the Company is a party for the purpose of taking responsibility on behalf the Company for all or any part of those proceedings. The Company was not a party to any such proceedings during the year.

Directors Interests

The Company purchases food products from supplier E M Arndell. E M Arndell is related to Director Mary Arndell. Supply of products to Christophorus House commenced prior to the appointment of Mary Arndell to the Christophorus House Board. Purchases are made at arms length by officers of the Company.

Mr Arndell who is related to Director Mary Arndell, won a contract to supply and install railings around the Village.

Director Robert Allerdice has for the past 20 years had a relative resident in Christophorus House.

Apart from the above, no director has received or become entitled to receive, during or since the financial year, a benefit because of a contract made by the Company, controlled entity, or related body corporate with the director, a firm of which the director is a member or an entity in which the director has a substantial financial interest.

Auditor's Independence Declaration

A copy of the auditor's independence declaration as required under section 307C of the Corporations Act 2001 is obtained.

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

Director 

Director 

At Sydney, 18 September 2006.



STIRLING SCI

CHARTERED ACCOUNTANTS

INDEPENDENT AUDIT REPORT TO THE MEMBERS OF CHRISTOPHORUS HOUSE RETIREMENT VILLAGE LTD FOR THE 6 MONTHS ENDED 30 JUNE 2006

Scope

We have audited the attached financial report, being a special purpose financial report of Christophorus House Retirement Village Ltd for the financial period ended 30 June 2006, as attached.

The company's directors are responsible for the financial report and have determined that the accounting policies used and described in Note 1 to the financial statements which form part of the financial report are appropriate to meet the requirements of the Corporations Act 2001 and are appropriate to meet the needs of the members and residents. We have conducted an independent audit of the financial report in order to express an opinion on it to the members and residents of Christophorus House Retirement Village Ltd.

No opinion is expressed as to whether the accounting policies used, and described in Note 1, are appropriate to the needs of the members.

The financial report has been prepared for distribution to members for the purpose of fulfilling the directors' financial reporting requirements under the Corporations Act 2001. We disclaim any assumption of responsibility for any reliance on this report or on the financial report to which it relates to any person other than the members and the residents, or for any purpose other than that for which it was prepared.

Our audit has been conducted in accordance with Australian Auditing Standards. Our procedures included examination, on a test basis, of evidence supporting the amounts and other disclosures in the financial report and the evaluation of significant accounting estimates. These procedures have been undertaken to form an opinion whether, in all material respects, the financial report is presented fairly in accordance with the accounting policies described in Note 1, so as to present a view which is consistent with our understanding of the company's financial position and performance as represented by the results of its operations and its cash flows. These policies do not require the application of all Accounting Standards and other mandatory professional reporting requirements in Australia.

The audit opinion expressed in this report has been formed on the above basis.

Independence

In conducting our audit, we followed applicable independence requirements of Australian professional ethical pronouncements and the Corporations Act 2001.

In accordance with ASIC class order 05/83, we declare to the best of our knowledge and belief that the auditor's independence declaration has not changed as at the date of providing our audit opinion.

Audit Opinion

In our opinion, the financial report of Christophorus House Retirement Village Limited is in accordance with:

- (a) the Corporations Act 2001, including:
 - (i) giving a true and fair view of the company's financial position as at 30 June 2006 and of its performance for the year ended on that date in accordance with the accounting policies described in Note 1, and
 - (ii) complying with Accounting Standards in Australia to the extent described in Note 1 and the Corporations Regulations 2001; and
- (b) other mandatory professional reporting requirements to the extent described in Note 1.

STIRLING SCI.

Chartered Accountants


Peter E Turner

Sydney 12th September, 2006.

11th Floor, St James Centre, 111 Elizabeth Street, Sydney NSW 2000
GPO Box 7019, Sydney NSW 2001 A.B.N. 65 085 182 822
email sci@stirlingsci.com.au

Telephone (02) 8236 7500 Facsimile (02) 8236 7555

Liability limited by a scheme approved under Professional Standards Legislation

Auditor's independence declaration

Under section 307c of the Corporations Act 2001

To the directors of Christophorus House Retirement Village Ltd

I declare that, to the best of my knowledge and belief, during the financial period ended 30 June 2006 there have been:

- No contraventions of the auditor independence requirements as set out in the Corporations Act 2001 in relation to the audit; and
- No contraventions of any applicable code of professional conduct in relation to the audit.

STIRLING SCI

Chartered Accountants



PE Turner

Partner

Signed at Sydney 12th September 2006

Income Statement

for the 6 month period ended 30 June 2006

	Note	6 months 2006 \$	12 months 2005 \$
Revenue	2	650,602	1,200,986
Salary and related expenses		(324,200)	(597,087)
Administration and other Expenses	3	(104,956)	(221,760)
Property expenses		(93,292)	(153,314)
Depreciation		(15,775)	(33,225)
Cleaning and laundry expenses		(7,725)	(19,673)
		104,654	175,927
Write-off of development costs		(54,505)	(54,505)
Profit for the year		50,149	121,422
Increase / (decrease) in reserves:			
Government grant for capital expenditure		(13,865)	(12,237)
Other Reserves		79	-
Asset Revaluation Reserve		-	4,186,595
Total Changes in Equity		36,363	4,295,780

The accompanying notes form part of these financial statements.

Balance Sheet

as at 30 June 2006

	Note	6 Months 2006 \$	12 Months 2005 \$
CURRENT ASSETS			
Cash Assets	4	1,513,609	1,133,137
Investments	4	1,873,151	1,822,596
Receivables and Prepayments	6	34,853	37,534
Total Current Assets		3,421,613	2,993,267
NON CURRENT ASSETS			
Investments	5	99,500	99,500
Property, plant and equipment	7	8,579,648	8,598,198
Total Non-Current Assets		8,679,148	8,697,698
Total Assets		12,100,761	11,690,965
CURRENT LIABILITIES			
Payables	8	67,062	714,312
Provisions	9	25,357	37,803
Total Current Liabilities		92,419	752,115
NON-CURRENT LIABILITIES			
Payables	8	6,729,079	5,703,450
Provisions	9	58,569	51,069
Total Non-Current Liabilities		6,787,648	5,754,519
Total Liabilities		6,880,067	6,506,634
NET ASSETS		5,220,694	5,184,330
EQUITY			
Funds and Reserves	10	4,304,339	4,318,125
Retained profits	11	916,355	866,206
TOTAL EQUITY		5,220,694	5,184,331

The accompanying notes form part of these financial statements.

Cash Flow Statement

for the 6 month period ended 30 June 2006

	Note	6 months 2006 \$	12 months 2005 \$
CASH FLOWS FROM OPERATING ACTIVITIES			
Subsidies received		228,945	391,643
Receipts from residents		209,418	394,815
Interest received		76,182	151,015
Other income		13,331	16,998
Payments to suppliers and employees		(577,232)	(1,025,866)
Net cash used in operating activities	13(b)	(49,356)	(71,395)
CASH FLOWS FROM INVESTING ACTIVITIES			
Purchase of investments		-	
Purchase of property, plant and equipment		(669,567)	(234,683)
Net cash used in investing activities		(669,567)	(234,683)
CASH FLOWS FROM FINANCING ACTIVITIES			
Capital grant received from the government		-	21,466
Proceeds from entry contributions		1,503,800	2,523,776
Repayment of entry contributions		(353,850)	(1,605,463)
Net cash provided by financing activities		1,149,950	939,779
Net increase in cash held		431,027	633,701
Cash at the beginning of the financial year		2,955,733	2,322,032
Cash at the end of the financial year	13(a)	3,386,760	2,955,733

Note: Annual Income by way of retentions from entry contributions disclosed in note 2, is not recognised as cash from operating activities as it has already been received from proceeds of entry contributions. If these retentions were included in cash from operating activities, there would be positive cash flow from operations.

The accompanying notes form part of these financial statements.

Notes to the Financial Statements

for the 6 month period ended 30 June 2006

Note 1: Statement of Significant Accounting Policies

This financial report is a special purpose financial report that has been prepared in order to satisfy the financial report preparation requirements of the Corporations Act 2001. The directors have determined that the Company is not a reporting entity.

The financial report covers Christophorus House Retirement Village Ltd as an individual entity. The Company is a Public Company Limited by Guarantee, incorporated in New South Wales under the Corporations Act 2001.

Basis of Preparation

The report has been prepared in accordance with the requirements of the Corporations Act 2001 and the following applicable Australian Accounting Standards and Urgent Issues Group interpretations.

AASB 101 Presentation of Financial Statements

AASB 107 Cash Flows

AASB 108 Accounting Policies, Changes in Accounting Estimates and Errors.

AASB 110 Events after the 'Balance Sheet' Date

AASB 117 Leases

AASB 1031 Materiality

AASB 1048 Interpretation and Appreciation of Standards

No other Accounting Standards, Urgent Issues Group Interpretations or other authoritative pronouncements of the Australian Accounting Standards Board have been applied.

The financial report has been prepared on an accruals basis and is based on historical costs and does not take into account changing money values or, except where stated, current valuations of non-current assets. Cost is based on the fair values of the consideration given in exchange for assets.

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

(a) Income Tax

The Company is exempt from paying income tax.

(b) Property, Plant and Equipment

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

Property

Freehold land and buildings are shown at their fair value (being the amount for which an asset could be exchanged between knowledgeable willing parties in an arms length transaction), based on periodic, but at least triennial, valuations by external independent valuers, less subsequent depreciation for buildings.

Any accumulated depreciation at the date of revaluation is eliminated against the gross carrying amount of the asset and the net amount is restated to the revalued amount of the asset.

Increases in the carrying amount arising on the variation of land and buildings are credited to a revaluation reserve in member's equity. The decreases that offset previous increases of the same asset are charged against fair value reserves directly in equity; all other decreases are charged to the Statement of Financial Performance.

Plant and equipment

Plant and equipment are measured on the cost basis.

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

Notes to the Financial Statements

for the 6 month period ended 30 June 2006

Depreciation

Depreciation on furniture, equipment and fittings is calculated on a straight line basis so as to write off the cost of each fixed asset during its expected useful life. No depreciation has been provided for land and buildings as the directors consider that they are fully maintained in good repair and no depreciation in value or condition will occur.

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

Class of Fixed Asset	Depreciation Rate
Plant & Equipment	7.5% - 30.0%
Furniture and Fittings	7.5% - 30.0%
Office Equipment	7.5% - 30.0%
Motor Vehicles	20.0%

(c) Residents' Loans

Residents of the Self Care Units and the Hostel are required to make a long-term interest free loan.

Loans that are received are used to finance future unit and hostel accommodation capital expenditure.

(d) Leases

Leases of fixed assets, where substantially all the risks and benefits incidental to the ownership of the asset, but not the legal ownership, are transferred to the Company, are classified as finance leases.

Finance leases are capitalised, recording an asset and a liability equal to the present value of the minimum lease payments, including any guaranteed residual values. Leased assets are depreciated on a straight line

basis over their estimated useful lives where it is likely that the Company will obtain ownership of the asset, or over the term of the lease.

Lease payments under operating leases, where substantially all the risks and benefits remain with the lessor, are charged as operating lease expenses in the periods in which they are incurred.

(e) Financial Instruments

Recognition

Financial instruments are initially measured at cost on trade date, which includes transaction costs, when the related contractual rights or obligations exist. Subsequent to initial recognition these instruments are measured as set out below.

(i) Held-to-maturity investments

These investments have fixed maturities, and it is the group's intention to hold these investments maturity. Any held-to-maturity investments held by the group are stated at amortised cost using the effective interest rate method.

(ii) Financial assets at fair value through profit and loss

A financial asset is classified in this category if acquired principally for the purpose of selling in the short term or if so designated by management and within the requirements of AASB139: Recognition and Measurement of Financial Instruments. Derivatives are also categorized as held for trading unless they are designated as hedges. Realised and unrealised gains and losses arising from changes in the fair value of these assets are included in the income statement in the period in which they arise.

(iii) Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market and are stated at amortised cost using the effective interest rate method.

Notes to the Financial Statements

for the 6 month period ended 30 June 2006

Note 1: Statement of Significant Accounting Policies (con't.)

(iv) Fair value

Fair value is determined based on current bid prices for all quoted investments. Valuation techniques are applied to determine the fair value for all unlisted securities.

(f) Employee Benefits

Provision is made in respect of the Company's liability for long service leave and annual leave at balance date. Long Service leave is accrued in respect of employees at commencement of employment.

(g) Cash and Cash Equivalents

Cash and cash equivalent includes 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 short-term borrowings in current liabilities on the balance sheet.

(h) Revenue

Revenue from sale of services and goods is recognised upon the delivery of those services and goods to residents.

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

(i) Government Grants

Government 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 compensating. Grants relating to assets are credited to deferred income at fair value and are credited to income over the expected useful life of the asset on a straight-line basis.

Restricted Funds are funds received or reserves held that must be spent on the purpose for which they were received or are held.

They comprise:

- Government funding that must be spent in accordance with the terms of a funding agreement.

- Donations and bequests where the donor indicates a preference for the use to which the funds are to be used.

- Provisions for statutory entitlements due to employees

All other funds are unrestricted in that Directors have discretion to spend them on purposes for which the charity is established.

Notes to the Financial Statements

for the 6 month period ended 30 June 2006

(j) 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 the expense. Receivables and payables in the Balance Sheet are shown inclusive of GST.

(k) Fundraising Activities

Charitable Fundraising Act 1991:

This Act and supporting Charitable Fundraising Regulation prescribe the manner in which fundraising appeals are conducted, controlled and reported in NSW. The amounts shown in Note 15 are in accordance with Authority Condition 7, which is issued to the 'Company under Section 19 of the Act.

Donations and Bequests:

Are returned as income as and only when received at the Company's administration offices or deposited to the Company's bank account. As specified in the Act, unsolicited donations, members' donations and bequests are not treated as fundraising income when determining information required by the Act. They are treated as gifts under the tax legislation.

Cost of fundraising:

Costs used in Note 15 include all direct fundraising costs in accordance with the Act.

(l) Impairment of Assets

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

When it is not possible to estimate the recoverable amount of an individual asset, the group estimates the recoverable amount of the cash-generating unit to which the asset belongs.

The Company has reassessed its impairment testing policy and tested all assets for impairment at 31 December 2004. The impact of the change is estimated to be \$Nil.

Notes to the Financial Statements

for the 6 month period ended 30 June 2006

	6 months 2006 \$	12 months 2005 \$
Note 2: Revenue		
Operating activities		
Govenment grants	228,945	391,643
Fees	209,418	394,815
Retentions	124,321	246,515
Interest received	76,182	151,015
Donations & bequests	708	965
Other	10,488	15,213
Other miscellaneous income	540	820
Total Revenue	650,602	1,200,986
Note 3: Profit from Ordinary Activities		
(a) Expenses		
Depreciation of property, plant and equipment	15,775	33,225
Remuneration of auditor	6,996	6,996
Operating lease expense	885	4,003
Provision for annual leave	(12,446)	(17,231)
Provision for long service leave	3,000	(10,443)
Provision for deferred maintenance	4,500	15,000
(b) Significant Expenses		
Accreditation & Certification Costs	2,515	52,607
Note 4: Cash and Cash Equivalents		
Cash on Hand	1,300	1,050
Cash at Bank - Cheque accoutns	272,153	11,691
Cash at bank - Cash management accounts	1,240,156	1,120,396
Short-term bank deposits	1,873,151	1,822,596
	3,386,760	2,955,733
Note 5: Other Financial Assets		
Long-term bank deposits (maturity in October 2007 at 4.65% interest rate)	99,500	99,500
Note 6: Trade and Other Receivables		
Trade Receivables	8,116	9,711
Prepayments	26,737	27,823
	34,853	37,534

Notes to the Financial Statements

for the 6 month period ended 30 June 2006

	6 months 2006 \$	12 months 2005 \$
Note 7: Property, plant and equipment		
Land and Buildings		
Freehold land at:		
- at cost	-	-
- at independent valuation 2005	4,205,000	4,205,000
Total Land	4,205,000	4,205,000
Buildings and Improvements at:		
- at cost	8,091	
- at independent valuation 2005	4,225,000	4,225,000
	4,233,091	4,225,000
Development costs - at cost	54,508	163,520
Less: Part write-off of development costs	54,508	109,012
		54,508
Total Land and Buildings	8,438,091	8,484,508
Furniture and fittings - at cost	55,495	30,266
Less: accumulated depreciation	22,252	21,068
	33,243	9,198
Plant and Equipment - at cost	348,656	330,244
Less: accumulated depreciation	240,342	225,752
	108,314	104,492
Motor Vehicle	38,563	38,563
Less: accumulated depreciation	38,563	38,563
	-	-
Total Property and equipment	8,579,648	8,598,198

Land and buildings were revalued on 1 December 2005 by independent valuers. Valuations were made on the basis of open market value. The revaluation surplus was credited to an asset revaluation reserve in the "members' equity".

Notes to the Financial Statements

for the 6 month period ended 30 June 2006

Note 7 cont.

(a) Movements in Carrying Amounts

Movement in the carrying amounts for each class of property, plant and equipment between the beginning and the end of the current financial year

	12 months 2005				\$
	Freehold Land	Buildings	Plant and Equipment & Vehicles	Furniture & Fittings & Development	Total
	\$	\$	\$	\$	\$
Balance at the beginning of the year	4,205,000	4,225,000	104,488	63,710	8,598,198
Additions		8,091	18,411	25,229	51,731
Disposals				(54,508)	(54,508)
Revaluation Increments /- (Decrements)					
Depreciation			(14,590)	(1,183)	(15,773)
Carrying amount at end of year	4,205,000	4,233,091	108,309	33,248	8,579,648

(b) Had land and buildings been stated at historical cost amounts they would be as follows:

Cost - (Land & Buildings)	4,305,999	4,305,999
Accumulated Depreciation		
Net book value	4,305,999	4,305,999

Notes to the Financial Statements

for the 6 month period ended 30 June 2006

	6 months 2006 \$	12 months 2005 \$
Note 8: Trade and other payables		
<i>Current</i>		
Sundry Creditors and accruals	59,982	88,396
Land 370b Pacific Highway settled 6/1/2006	-	617,836
Loans and deposits	7,080	8,080
	67,062	714,312
<i>Non Current</i>		
Entry contributions - Self care units	4,331,310	3,904,266
Entry contributions - Hostel	2,397,769	1,799,184
	6,729,079	5,703,450
Note 9: Provisions		
<i>Current</i>		
Annual leave provision	25,357	37,803
	25,357	37,803
<i>Non Current</i>		
Long Service Leave provision	39,069	36,069
Deferred Maintenance - Hostel	19,500	15,000
	58,569	51,069

Notes to the Financial Statements

for the 6 month period ended 30 June 2006

	6 months 2006 \$	12 months 2005 \$
Note 10: Funds and Reserves		
<i>Funds Total</i>		
Opening Balance	4,318,125	142,056
Transfers In	529	4,189,298
Transfers Out	(14,315)	(13,229)
Closing Balance	4,304,339	4,318,125
<i>General Reserve Fund</i>		
Opening Balance	45,994	45,994
Closing Balance	45,994	45,994
<i>Special Reserve Fund - Fire Protection</i>		
Opening Balance	70,830	83,067
Transfers In	-	-
Transfers Out	(13,865)	(12,237)
Closing Balance	56,965	70,830
<i>Social Club Fund</i>		
Opening Balance	2,559	2,703
Transfers In	99	263
Transfers Out		(407)
Closing Balance	2,658	2,559
<i>Anthroposophical Bequests Fund</i>		
Opening Balance	12,147	10,292
Transfers In	430	2,440
Transfers Out	(450)	(585)
Closing Balance	12,127	12,147
<i>Asset Revaluation Reserve</i>		
Opening Balance	4,186,595	-
Increase in valuation of property	-	4,186,595
Closing Balance	4,186,595	4,186,595
Note 11: Retained Surplus		
<i>Retained Surplus at the beginning of the financial year</i>	866,206	744,784
Net Profit for the half year ended 30th June 2006	50,149	121,422
	916,353	866,206

Notes to the Financial Statements

for the 6 month period ended 30 June 2006

Note 12: Segment Reporting

The Company operates throughout Australia.

	6 months 2006 \$	12 months 2005 \$
Note 13: Cash Flow Information		
(a) Reconciliation of Cash		
Cash on Hand	1,300	1,050
Cash at Bank	1,512,309	1,132,087
Short-term bank deposits	1,873,151	1,822,596
	3,386,760	2,955,733
(b) Reconciliation of Cash Flow from operations with profit from Ordinary Activities		
Profit from ordinary activities	50,149	121,422
Non-cash flows in profit from ordinary activities:		
- amortisation of entry contributions	(124,321)	(246,515)
- charges to provisions	(4,946)	58,859
- depreciation	15,775	33,225
- development costs written off	54,505	
Cash flow in operating activities but not in profit from ordinary activities:-		
- payments out of provision and reserves	(14,785)	(70,487)
Changes in Assets & Liabilities		
- (Increase) / Decrease in trade and term receivables	2,681	(10,621)
- Increase /(Decrease) in trade and term payables	(28,414)	42,722
Net Cash used in Operating Activities	(49,356)	(71,395)
(c) Financing Arrangements		
Standby arrangements to provide funds and support		
Credit facilities	-	-
Amount Utilised	-	-
Unused Credit Facility	-	-

Note 14: Company Details

The principal place of business of the Company is:
 Christophorus House Retirement Village
 396 Pacific Highway
 Hornsby NSW 2077

Notes to the Financial Statements

for the 6 month period ended 30 June 2006

Note 15: Fundraising and Donations Income and Expenses

	6 months 2006	12 months 2005
	\$	\$
(i) Details of Aggregate Gross Income		
Gross Proceeds from Fundraising and Donations	708	965
Less: Cost of Fundraising and Donations		
Net Surplus of Fundraising and Donations	708	965

(ii) Application of Funds for Charitable Purposes

During the year the Company achieved a net surplus of \$nil from fundraising and donations activities defined under the Charitable Fundraising Act.

(iii) Fundraising Conducted Jointly with Traders

No appeals were conducted jointly with traders in the 6 month period ended 30 June 2006.

Note 16: Members' Guarantee

The Company is limited by guarantee. If the Company is wound up, the Constitution states that each member is required to contribute a maximum of \$10 each towards the meeting of any outstanding obligation of the company. At 30 June 2006 the number of members was 79 (2005: 77).

Director's Declaration

The Directors have determined that the company is not a reporting entity and that this special purpose financial report should be prepared in accordance with the accounting policies as described in Note 1 to the financial statements

1. The financial statements and notes are in accordance with the Corporations Act 2001; and

a) comply with the Accounting Standards as described in note 1 to the financial statements and the Corporations Regulations 2001; and

b) give a true and fair view of the Company's financial position as at 30th June 2006 and of its performance for the year ended on that date of the Company.

2. In the Directors' opinion there are reasonable grounds to believe that the Company will be able to pay its debts as and when they become fall due and payable.

This declaration is made in accordance with a resolution of the Board of Directors.

Director 

Director 

Signed at Sydney 18th day of September 2006

Supplementary Statement Income Statement(detailed)

for the 6 month period ended 30 June 2006

	6 months 2006 \$'000's	12 months 2005 \$'000's
Income		
Revenues from Government	228.9	391.6
Fees	209.4	394.8
Retentions	124.3	246.5
Interest Earned	76.2	151.0
Donations & Bequests	0.7	1.0
Other	11.1	16.1
Total Income	650.6	1,201.0

Supplementary Statement

Income Statement(detailed)

period 1st January 2006 to 30th June 2006

	6 months 2006 \$'000's	12 months 2005 \$'000's
Expenditure		
Salaries, Wages and Oncosts	324.2	597.1
Repairs & Maintenance	32.3	63.7
Providoring (Net)	31.8	64.5
Utilities	18.3	35.1
Insurances	17.3	24.3
Depreciation	15.8	33.2
Gardening	13.5	21.3
Staff Training	13.2	6.1
Marketing & Advertising	11.0	7.3
Printing & Stationery	7.6	9.4
Therapies	6.6	13.3
Equipment	5.4	0.9
Laundry	5.0	12.3
Audit Fees	4.5	7.0
Fire Protection	4.0	5.6
Telephone & Fax	3.5	7.5
Pharmaceuticals / Medicines	3.1	7.4
Professional Exp's	2.7	14.6
Cleaning	2.7	7.3
Accreditation	2.5	52.6
Subscriptions	1.9	3.6
Water	1.6	2.6
Motor Vehicle Expenses	1.3	1.6
Donations	1.3	1.2
Bank Fee	0.7	0.8
Directors Costs	0.4	0.4
Other	13.7	24.9
	545.9	1,025.6
Sub-total Operational Profit	104.7	175.4
Write-off of development costs	54.5	54.5
	50.2	120.9



Donations Received

period 1st January 2006 to 30th June 2006

Robert Allerdice

K & H Kaltenbach

Erwin & Anne Berney

Betty Lenehan

Elainse Blount

Ruth Milton

Jennifer Bristow

C.J. Paterson

Lucia Campbell

Dora Palmer

Gloria Campbell

Pymble Ladies College

Ruth Coggins

Judith Read

Joan Gardener

Pamela Thomas

Graeme Harvey

Louise Tromp

Barbara Hicks

Dulcie Turner

David Jacobsen

Gwen & Cyril Alderman

A Time of Reflection

Cyril and I met when I was 15 and he was 16. I worked in a cake shop and Cyril was at a butcher's shop a few doors away. He used to come for cakes and I went to the butchers for the cat. After two and a half years we were married on 2 May 1934 in the south of England in Poole, County of Dorset. At the time, Cyril worked as a chauffeur to a well-to-do lady and we lived at her home for a while. We had our eldest daughter, Patricia, on 21 May 1937 and on 25 November we had our second daughter, Jeanette (now deceased) which was two months after the outbreak of World War II. Cyril was working for British Post Office Telephones then ... in Carp of Signals and after a while was sent to Gibraltar where he was stationed 2½ years before

returning home in 1945. On 9 May 1946 we had our third daughter, Ann.

In 1950, Australia was calling for staff in the Post Office for cable jointers, which we accepted and the follow year we came out on a free passage with our children, Pat being 15 years old, Jean 12 and Ann 5. We lived at Bradfield Park, Sydney, for about 13 months. We lived in rental accommodation for a while before buying our first home in Hornsby at 344 Pacific Highway in 1953 and where we lived until 1990 and from there to Christophorus House where we have been ever since (15 years now). We have both played golf for a number of years and later took up lawn bowls, but are now no longer able to do either!

My own interests were in music and for many years had a connection with the St Andrews Singers. I sang with them as well as played a piano accordion for them. I also performed at local Senior Citizens clubs. In the 1980's when Mr Wran was in office, I won the Premier's Award. I can still play the piano but unfortunately had to give up the accordion as it interferes with my pacemaker.

Over the years, we had three trips to England. Of particular fond memory was the last trip in 1971 when we travelled by ship for our 61st Wedding Anniversary and on that occasion we went to the church where we were married and the Minister dedicated a special service for us for this occasion. We also travelled on to Ireland and Europe as well as Gibraltar so I was able to see where Cyril was stationed during the war.

Our life in Australia was full of family events. We now have 11 grandchildren and 15 great grandchildren. In May this year, we celebrated our 72nd Wedding Anniversary with our large and extended family.

Gwen and Cyril Alderman
15 September 2006







CHRISTOPHORUS HOUSE

retirement village

