

ANNUAL REPORT 2025

FOR THE FINANCIAL YEAR 2024-2025



PURPOSE OF THE ASSOCIATION

The purpose of the Association is to serve the interests of its Membership, the Residents of Bellarine Springs. It will:

1. Encourage, support and promote the wellbeing of Members, welcome them to Village life and support them in times of difficulty.
2. Represent and advocate for Members in matters which the Association deems appropriate; including negotiations with Village Management and Village Owners on matters of interest to the general Membership.
3. Establish and support an organisational structure that facilitates the development of activities and events which enhance the enjoyment of Village life.
4. Review and where necessary modify the role and functions of the Association and its organisational structures to meet changing circumstances.

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STRUCTURE AND MANAGEMENT of the BSRA

The Bellarine Springs Residents Association is an unincorporated not-for-profit organisation. It is managed by a Committee whose members are elected annually by the Association membership.

Operating funds are raised mainly from members, the majority of which is derived from bar sales. All funds are used for activities that benefit members.

Each year, the Association must assess its income tax status. The self-assessment for FY 2024-25 is that the Association is not liable to pay income tax for that financial year, principally on the basis that funds are raised from members, and distributed for the benefit of members only, according to the Rules of the Association Section 7.

2024 - 2025 Current Committee

President	Sue Kuter
Vice-President	Steve Merriman
Secretary	Glynis Jones
Treasurer	Rick Goss
Committee Members	David Gilbert, Jayne Huson, Delia Jenkins, Gayle McNiece, Maree Burn (Resigned during the year for personal reasons)



REPORTS

PRESIDENT'S REPORT: Sue Kuter

As we grow older, many of us come to value the simple, meaningful things in life: good friends, a welcoming home, a shared meal and the joy of being surrounded by people who lift our spirits. To me, this beautifully captures the essence of what life at Bellarine Springs is all about - and likely the very reason many of us chose to make this village our home.



Over the past year, the BSRA committee has worked hard to bring people together and create opportunities for connection and enjoyment. With such a wonderfully diverse group of people, this hasn't always been easy, but we've aimed to find a happy medium and offer something for everyone.

Some of the BSRA run or supported events this year have included:

- Monthly Birthday and Welcome morning teas, followed by informative VIP guest speaker sessions.
- Village outings to lots of different events and places.
- Tuesday and Friday night Happy Hours, often with special catering such as Pie nights, Dim Sims, the Spud Van, Fish and Chips, Paella, Hot Dogs, and Soup & Rolls
- Christmas Luncheon and Dinner
- Australia Day and ANZAC Day commemorations
- Clothing and jewellery presentations

Please forgive me if I have missed a few out. I would like to extend a heartfelt thank you to everyone who helped make these activities possible, whether through organising, volunteering or simply showing up and taking part.

Behind the scenes, many hands have contributed to our village life. A special mention must go to Jayne Huson, whose exceptional organisation and catering skills have made such a difference. Our Bar Staff for maintaining a professional standard - thank you. And of course, to my fellow BSRA committee members: your teamwork, energy and commitment to enhancing life here is appreciated more than words can convey.

In addition to BSRA activities, the range of resident-led events continues to grow. From A-Z (well not quite), there's something for nearly every interest. Just take a look at the Monthly Newsletter and you'll see the incredible variety on offer. A big thank you to all those who

initiate and maintain these activities - your efforts bring us together, help build friendships and make our village a vibrant, connected community.

Ultimately, that's what it's all about - community - built on respect, shared interests, laughter and care for one another, all while appreciating and respecting each person's individuality and privacy.

Finally, best wishes to the incoming committee. May your year ahead be rewarding and successful.



TREASURER'S REPORT: Rick Goss

FINANCIAL REPORT FOR YEAR ENDING 30th JUNE 2025 (Part 1)

This year's AGM Financial Report shows a surplus of **\$2,421.22**. This compares with a deficit of **-\$2,308.21** last year.

The majority of the BSRA's income is derived from bar sales surpluses. This year saw a decline in bar sales to \$31,615.85 (\$33,444.63 in 2023/24), and bar purchases were correspondingly lower at \$19,045.79 (\$21,425.55 in 2023/24).

While the balances in many categories were similar to last year, the main area of difference was in assets and equipment purchases. In 2023/24 we spent \$4,503.10, where this year it was just \$36. Last year saw a number of significant purchases, where this year there was no such requirement.

We increased funding to various Activity Groups to \$2,300.87, (\$1,136.77 in 2023/24). These included a contribution towards a new Raised Garden Bed for the Community Garden and equipment for the Croquet Group amongst others.

A total of \$12,000 was progressively transferred from our Bar A/C to our General A/C throughout the year. This is shown as a separate section in the attached financial report and is not included in the Income & Expenditure section.

\$2,362.00 was deposited in the BSRA A/C for a "Dry February" event initiated by Anne Nettley, the proceeds of which were passed on to Royal Children's Hospital Appeal. With these figures stripped out, Income reduces to \$38,194.13 and Expenditure to \$35,772.59.

The BSRA part or wholly funded a number of Social Events throughout the year. These included the Annual Christmas Lunch & Dinner, Pie Nights, Dim Sim Nights, Paella Nights and funding musicians to play at events. These would not have been possible without the funds provided from the bar surplus.

For the first time, I am including an Asset Register as part of Financial Reporting. This lists all the equipment and assets the BSRA has purchased since I took over as Treasurer in 2022. This shows a current asset value of \$3,384.64.

My aim at the start of this financial year was to end with approx. the same balance as at the start, however we ended up with a surplus of \$2,421.22, more than I deem ideal. The BSRA is happy to listen to worthwhile ideas to use our funds for the benefit of residents. Feel free to approach any committee members with your ideas.

STATEMENT of INCOME & EXPENDITURE (Part 2)

FOR YEAR ENDING 30th JUNE 2025

	2024/25	2023/24
INCOME		
Bar Sales	31,615.85	33,444.63
Social Events Income	4,719.40	5,528.52
Fundraising - External	2,361.68	4,503.10
Interest	75.86	90.88
Misc. Income	1,783.02	2,144.87
Total	40,555.81	45,712.00
EXPENDITURE		
Bar Stock Purchases	19,045.79	21,425.55
Social Event Expenses	10,359.27	13,534.94
Morning Teas & Catering	2,583.33	2,193.56
Fundraising - External	2,362.00	4,509.00
Activity Group Funding	2,300.87	1,136.77
Stationery & Admin.	144.25	133.25
Assets & Equipment Purchased	36.00	4,257.84
Misc. Expenses	1303.08	829.30
Petty Cash	0.00	0.00
Total	38,134.59	48,020.15
SURPLUS/(DEFICIT)	2,421.22	-2,308.21
INTERBANK TRANSFERS		
Transfers from Bar A/C No: 181594714	-12,000.00	-12,000.00
Transfers to General A/C No: 179244041	12,000.00	12,000.00
Net Transfers	0.00	0.00

BALANCE SHEET AS AT 30th JUNE 2025

	2024/25	2023/24
Cash Assets		
Bendigo Bank – Bar A/C	1,181.53	809.80
Bendigo Bank – General A/C	6,749.92	4,700.43
Bar Float	40.00	40.00
Petty Cash	41.90	41.90
Total Cash Assets	8,013.35	5,592.13
Non-Cash Assets		
Bar Stock:	1,029.00	1,256.48
Total Non-Cash Assets	1,029.00	1,256.48
Total Assets	9,042.35	6,848.61
Total BSRA Funds	9,042.35	6,848.61

BSRA BANK A/C BALANCES - 2024/25

Bar A/C

Opening Balance – 1 st July 2024	809.80
Income – 1 st July 2024 to 30 th June 2025	31,753.99
Expenditure - 1 st July 2024 to 30 th June 2025	-31,382.26
Closing Balance - 30th June 2025	1,181.53

General A/C

Opening Balance – 1 st July 2024	4,700.43
Income – 1 st July 2024 to 30 th June 2025	20,801.82
Expenditure - 1 st July 2024 to 30 th June 2025	-18,752.33
Closing Balance - 30th June 2025	6,749.92

Consolidated Balance Sheet

Total BSRA Funds at 30/06/2024	6,848.61
Add/Deduct Surplus/Deficit	2,421.22
Bar Stock at Price - Increase/Decrease	-227.48
Total Balance as at: 30th June 2025	9,042.35

BSRA Asset Register

Date Purchased	Asset Description	Cost	Status	Current Value	Comment
04/07/2022	Square Terminal	\$329.00	Current	\$329.00	
17/08/2022	Bar Fridge	\$459.00	Current	\$459.00	
02/01/2023	Keyboard Stool & Stand	\$130.00	Current	\$130.00	
02/04/2023	Hot Water Urn	\$178.00	Current	\$178.00	
04/05/2023	Dim Sim Steamers x 2	\$45.00	Current	\$45.00	
22/05/2023	Portable Speaker System	\$421.32	Disposed	0.00	March 2025
19/06/2023	Square Terminal	\$269.00	Current	\$269.00	
Total 22 - 23		\$1,831.32		\$1,410.00	
12/07/2023	Pie Warmer	\$150.00	Current	\$150.00	
26/08/2023	Dim Sim Steamer x 2	\$45.00	Current	\$45.00	
11/10/2023	Workshop Saw Table	\$799.00	Current	\$799.00	
02/11/2023	Library Computers – 50/50 Contribution with Mgmt.	\$736.00	Current	\$736.00	
08/11/2023	Community Centre Vacuum Cleaner	\$339.00	Current	\$339.00	
10/11/2023	Bluetooth Speaker - Aquarobics	\$270.00	Current	\$270.00	
09/05/2024	Double Bar Fridge	\$1339.00	Current	\$1339.00	
Total 23-24		\$3,678.00		\$3,678.00	
14/11/2024	Plastic Champagne Glasses	\$36.00	Current	\$36.00	
15/01/2025	Replacement Bar Glassware	\$150.00	Current	\$150.00	
13/03/2025	Bar Stubby Holders	\$200.00	Current	\$200.00	
Total 24-25		\$386.00		\$386.00	
Total Asset Value at Cost Price		5,895.32			
Less Total Mark Down based on 20% annual		2,510.68			
Total Asset Value		3,384.64			

SECRETARY'S REPORT - Glynis Jones

The BSRA is managed by a Committee. The members of which are elected annually by the association membership to facilitate the purpose of the Association. Although the Association is not incorporated, the Committee of the Association conducts its affairs in a manner consistent with the requirements of the management board of an incorporated association, and in accordance with the Rules of the Bellarine Springs Residents Association.

As a not-for-profit organisation, the BSRA Committee facilitates the organising of activities and events that are designed to enhance the enjoyment of village life and contribute to amenities. The Membership at June 30, 2024 stood at 268, an increase of 23 members over the 12 months. Currently as at June 30 2025, there are 271 members. It is so pleasing to see many of these new members at Happy Hours, Morning teas and generally being involved in village life. It is also worth noting that all residents are members of the BSRA.

During 2024 - 2025, in line with the rules of the Association requiring a minimum of 4 monthly meetings, we held 12 ordinary Committee meetings. At each meeting we have had between 5 and 8 Committee members present, thus meeting the required quorum. It is important to note that we did have 9 members elected at last year's AGM but unfortunately Maree Burn resigned for personal reasons.

Although Management (Kent) no longer attends Committee meetings, we continue to meet monthly with Management as required by the Retirement Villages Act (1986) and the Rules of Association as monthly Advisory Management Meetings are held with a minimum of two Committee members and any number (we suggest 2) of village residents attending. After surveying residents to ascertain if anyone would like to go to these meetings we have had several people already attend. I would encourage residents to attend one of these meetings to get a sense of how the village runs.

Within the Committee there are a number of sub committees or portfolios – consisting of people with interest, skill or experience in particular areas. You will find a report from each of these portfolios in this report. I personally would like to thank all those people who run an event or an activity. The diversity is immense thanks to these many volunteer residents.

Operating funds are raised mainly from the members, with the majority of the funds raised from sales across the bar. During the past year, the Committee financed the purchase of several items for general use such as kitchen equipment, sporting equipment, assistance to the music group and some purchases in conjunction with Management. We encourage residents to apply for funding and again have approved funding to many groups and events throughout the year. It has been a highlight this year to provide many free food nights at Happy Hours which have been a great success.

Naturally, as more homes are completed and we welcome more residents into the community, there has been an increase in the membership of the Residents Association.

The Committee has continued to use and develop the cloud-based communication and record keeping system being a Google Drive Workspace facility used for communications within the Committee, where all committee members have access to all BSRA documents. This has enhanced the planning and communication between committee members and members of the BSRA.

The Association's introduction of the cashless payment system, primarily for Bar sales, has continued to be a great success and has been supplemented by the purchase of a second square to use for functions and events. The bar loyalty card has also continued to be popular with residents. The new website is also a useful addition to communicate with Residents and I would encourage you to check it out on a regular basis.

Finally, on behalf of the Committee, I would like to thank Sue for all the work she put in as President of the BSRA.

SOCIAL REPORT - Gayle McNiece

What a remarkable year it has been, with the social events organised by the BSRA and the residents alike, all of which have been highly successful.

I would like to express my sincere gratitude to Jayne for her unwavering dedication and the invaluable contributions of the helpers, who have volunteered their time to make these events a success. We have catered for functions and utilised food trucks, featuring live music, including our resident-based John Barsby and his renowned Pickeld Onions, music mornings, Elvis Presley, the Melbourne Cup, and a diverse range of other entertainment options.

Our village is consistently buzzing with activity, with Jills Comfort Shoes, Cabella Mia, and Jewellery visiting twice a year.

The annual Christmas lunch or dinner is always a resounding success, attracting a large number of residents. Many thanks to the 'elves' that make the wonderful Christmas gift residents receive each year.

Congratulations to all the residents who have taken the initiative and organised various social outings and activities.

The activity station is consistently popular, with a wide range of outings listed. Please do not hesitate to register your interest if you encounter any activities that may pique your curiosity.

The BSRA welcomes suggestions and welcomes any assistance in planning future events.



IT/COMMUNICATIONS REPORT - Delia Jenkins

This portfolio is responsible for ensuring that all communications from the BSRA to the residents are monitored, timely, informative and respectful. All our residents are BSRA members once they have completed the registration form, which includes email, phone numbers and personal permissions for sharing this information amongst other residents.

As of September 2025, we have 271 current members and 12 members who have either moved or passed away in 2025. Updated membership directories are placed at the Activity Station in the Community Centre for everyone to copy and emailed out to all members as needed.

All members who indicated their wish to receive a copy of the BSRA minutes, did so within a week of each of the monthly meetings. All members with a registered email address receive regular updates of all promotional information relevant to BSRA activities. Most BSRA activities and some resident run activities are also advertised through the Residents Facebook page and on the BSRA website at <https://www.bsra101.org/>. We currently have 162 members in the Bellarine Springs Residents Facebook group. The members in the group are very active, using the medium to share photos of events, activities and holidays, requests for assistance or items for sale, or to advertise an activity.

Another role of IT/Communications is to produce flyers for all BSRA activities and to support residents for the same if required. We must thank Jean Konings and Ray Turner for their dedication to organising the very successful monthly outings, often running the same outing twice to cater for the numbers interested.

We would also like to acknowledge the dedication of our volunteer bus drivers who make themselves available to support these and many other outings. Many thanks to this team for all they have done this year.

The BSRA also supports the VIP Series which has been expertly coordinated by Rod Wellard. There has been a great range of guest speakers throughout the year and residents have filled the theatre to capacity. Thank you to Rod for all your hard work.

BSRA Survey - The committee has recently sent out a survey to gather feedback on how we have been going in catering to the needs of residents. The results of the survey will be discussed with the new incoming committee and then shared with all residents.

From the IT side of things there have been many requests for support with phones, internet,

online applications, printing, TV's etc. It is great to see that Management has introduced the use of the VM Client App to assist with some of the day to day tasks we all need to do. I am sure this app will grow in functionality in the future as we become more familiar with it.

As communication is such an important part of life, making sure we all care for and keep an eye on each other is paramount. I hope that as we age we can all find what works best for us individually and use at least one of the many different forms of communication to stay up to date and connected with everything that is going on in our wonderful community. There is of course always the printed information and noticeboards if the online world is not part of your life.

WELCOME COMMITTEE - Gayle McNiece

This year has presented significant challenges in the real estate market, with homes remaining on the market for extended periods compared to previous years.

In response to this, there have been 20 new residents, leading to 3 resales and 9 new homes being sold. These new home owners have been warmly welcomed and have settled into village life, utilising our facilities and social activities.

BAR REPORT - David Gilbert

The bar can happily report another successful year. Sales were marginally down which reflected the reduced attendances at both 'Sundowners' on Tuesdays and 'Happy Hour' on Fridays. Additionally, there has been a small increase in residents bringing their own drinks, including 'mixers', presumably to add to spirits. Please be aware that as the bar can't monitor the intake, they therefore can accept no responsibility for excess consumption and any resultant accidents.

We have made some small changes to the bar layout to improve the storage, appearance and serving. Thanks to the auspices of Steve, we have added two storage cupboards adjacent to the glass washing machine, which allows us to take advantage of specials when they are offered by suppliers. Steve has also provided grey kickboards beneath the fridges to match the existing ones. Other improvements are more visible in the form of the BSRA logo and volume lines on the glasses plus the BSRA printing on the new blue stubby holders. My sincere thanks to Pat Goss for the many hours she spent on these projects. I would also like to thank Mel for his cooperation with raffle prizes and his continued efforts to promote the need for more bar volunteers.



We experimented with once a month shopping instead of multiple trips, but this failed as the consumption of drinks varies month by month. My thanks to Pete and Rick for their help lifting and carrying multiple slabs each month. I believe we have the correct stock balance, which is reflected in us only running out once in the 12-month period. We also continually monitor consumption of each drink, which led to the discontinuance of Hahn Light.

Great Northern Beer was introduced in July 2024 at the request of several residents and as the bottle volume is smaller than the average it was launched at \$3. This move has seen it become our biggest selling beer, followed by Crown Lager and Carlton Draught. Our wine drinkers continue to enjoy Sauvignon Blanc, 'Bubbles' and Shiraz, with Pinot Grigio increasing in popularity. Lemon Lime and Bitters heads the soft drinks with Ginger Beer a close second. There was no price increase during the year.

An issue during the year was management asking if we needed to obtain a liquor licence and train staff to be certified to serve alcohol. Considerable investigation was conducted and we decided to consider the position at a later date and take no further action at present.

Volunteering has been adequate, but those helping behind the bar are a small percentage of the number of able-bodied residents that could. It's your bar, so please offer your services.

For those interested in analysis, the breakdown of purchases by type has seen beer decrease from 49% to 44%, wine increase from 39% to 46% whilst soft drinks were steady at 10%. There was a minor 5% drop in sales via the 'Card'.

Finally, I will not be standing for the bar manager's role at the AGM, owing to holidays before Christmas and a pending knee replacement in the New Year. If you would like to give this satisfying role a try please speak to a BSRA member. I will be happy to offer any assistance and advice. My sincere and grateful thanks to all the volunteers for your excellent support.

WEBSITE REPORT - Rick Goss

This last year has seen a gradual decline in the number of residents using the BSRA website. In the 6 months prior to the 2024 AGM, we averaged 127 residents accessing the site with an average of 250 site visits over the month. In the 6 months prior to the 2025 AGM this had dropped to an average of 45 residents accessing, with a monthly average of 65 site visits. The 2024 figures are probably distorted by the fact the website was new so many residents went in and had a look, however interest seemed to slowly ebb.

We need to understand why this drop off has occurred and what can be done to reverse it. An attempt was made to perform a review by inviting residents to contribute, however only one offer was received.

If lack of functionality is holding back more frequent usage, then that lack needs to be identified. If any resident wishes to offer comments or to provide input into a formal review, feel free to email me on bsracommittee2@gmail.com or from the link on the website

VIP Series - Rod Wellard

The **Very Interesting Presentations (VIP) 2025 Series** has consisted of 9 sessions so far with one still to be held. Eight sessions have been held at 11.30am on the second Tuesday of each month. One session was held on a Wednesday morning to accommodate the presenters. The series covers 2 broad themes:

- **Seniors and Aged Care matters.**

- Prestige Home Care: *Home Care and other Support service*
- TLC Homestead Estate Staff and Muirfield Financial Advisors:
Assessment for Aged Care and Financial Aspects
- RRVV: *Living in Retirement Villages and Legal Aspects*

(A proposed session from Barwon Community Health Service (Diana Chaffers) on Advanced Care Planning, Medical Power of Attorney etc was deferred until 2026 at the request of the BCHS staff presenter)

- **Residents' Stories and Interesting and Amusing Topics.**

- Rod and Steph: *The First Laugh: Overview and Highlights;*
- Michael Morgan: *Waxing Fondly about the Bees Knees;*
- David Hipperson: *A Life Lived Differently*
- John McMillan: *Coast Guarding Around the Bellarine*
- Geoff Turner: *The Bellarine – Shape and Geological History*

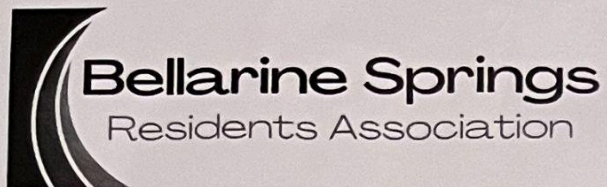
(Still to Come)

- John Clarke: *Coventry during World War 2 and a Touch of British Humour*
- Rod Wellard: *The Last Laugh.*

As of 14th October, nine sessions will have been held and 203 people were listed as attended. The average attendance was 31, the numbers ranging between 15 through to 42 for the session presented by the RRVA speakers. The informal feedback to this date has been generally positive although a session held in the large meeting area was not rated as highly because of the poor acoustics and an inexperienced speaker. As occurred in 2024 the last session will include an opportunity for participants to provide feedback on what worked and how it could be improved.

If the BRSA Committee believes that a VIP series should continue in 2026 there have been some suggestions for speakers and expressions of interest from residents. There will be a need to recruit other residents and external speakers to provide a full year's program of 10 monthly sessions.

I also recommend that the monthly VIP sessions be scheduled for Wednesday mornings (eg. the first Wednesday in each month starting at 11am) to avoid the messy overlap that has occurred with the morning tea event held on the second Tuesday of each month.



Bellarine Springs Residents Association
101 Central Road

DRYSDALE, VIC. 3222

bsracommittee@gmail.com

Appointment of auditor:

The Bellarine Springs Residents Association appoints Karen Peach as the official auditor for the financial year 2024-2025.

A handwritten signature in black ink, appearing to read "K Peach", written over a horizontal line.

Signed: Karen Peach

A handwritten date "5-9-25" in black ink, written over a horizontal line.

Date:

A handwritten signature in black ink, appearing to read "Glynis Jones", written over a horizontal line.

Signed: Glynis Jones (Secretary)

A handwritten date "5/9/25" in black ink, written over a horizontal line.

Date:

7th August 2025

Bellarine Springs Residents Association

To the General Committee

On the basis of information provided, I have audited the financial Statements of your organisation for the period 1st July 2024 to 30th June 2025

I have conducted an independent audit of the financial reports in order to express an opinion on it to the members of the organisation. My audit has been conducted in accordance with professional reporting requirements (APS9) to provide reasonable assurance whether the financial reports are free of material misstatement. My procedures included examination, on the test basis, of evidence supporting the amounts and other disclosures in the financial reports.

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

Audit Opinion

In my opinion, the financial statements of the Bellarine Springs Resident Association, do give a true and fair view of the organisation's financial performance for the period 1st July 2024 to 30th June 2025

Yours faithfully



Karen Peach – Dip Bus Acc



Bellarine Springs Residents Association
101 Central Road

DRYSDALE, VIC. 3222

bsracommittee@gmail.com

Appointment of Returning Officer:

The Bellarine Springs Residents Association appoints Terry Baker as the official Returning Officer for the 2025 AGM.

Terry Baker
Signed: [Signature]

6/10/2025
Date:

Glynis Jones
Signed: Glynis Jones (Secretary)

6/10/2025
Date: