

ESTONIAN HOUSE CO-OPERATIVE SOCIETY LIMITED
A.B.N. 49 698 926 010

FINANCIAL REPORT
FOR THE YEAR ENDED
30 JUNE 2026

**Liability limited by a scheme approved under
Professional Standards Legislation**

ESTONIAN HOUSE CO-OPERATIVE SOCIETY LIMITED
A.B.N. 49 698 926 010

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ESTONIAN HOUSE CO-OPERATIVE SOCIETY LIMITED
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INCOME STATEMENT
FOR THE YEAR ENDED 30 JUNE 2026

	Note	2026 \$	2025 \$
Income			
Revenue		165,437	3,405,184
Expenditure			
Accountancy expenses		(1,155)	(1,078)
Auditor's remuneration		(1,000)	-
Depreciation and amortisation expenses		(9,788)	(7,286)
Other expenses		(65,451)	(77,677)
		<u>88,043</u>	<u>3,319,143</u>
Profit for the year		88,043	3,319,143
Retained earnings at the beginning of the financial year		<u>3,662,096</u>	<u>342,953</u>
Retained earnings at the end of the financial year		<u>3,750,139</u>	<u>3,662,096</u>

The accompanying notes form part of these financial statements.

ESTONIAN HOUSE CO-OPERATIVE SOCIETY LIMITED
A.B.N. 49 698 926 010

BALANCE SHEET
AS AT 30 JUNE 2026

	Note	2026 \$	2025 \$
ASSETS			
CURRENT ASSETS			
Cash and cash equivalents	3	335,534	327,917
Trade and other receivables	4	780	880
TOTAL CURRENT ASSETS		<u>336,314</u>	<u>328,797</u>
NON-CURRENT ASSETS			
Property, plant and equipment	5	9,154,182	9,118,841
TOTAL NON-CURRENT ASSETS		<u>9,154,182</u>	<u>9,118,841</u>
TOTAL ASSETS		<u>9,490,496</u>	<u>9,447,638</u>
LIABILITIES			
CURRENT LIABILITIES			
Trade and other payables	6	251,184	296,519
Provisions		430	280
TOTAL CURRENT LIABILITIES		<u>251,614</u>	<u>296,799</u>
NON-CURRENT LIABILITIES			
Other liabilities	7	34,340	34,340
TOTAL NON-CURRENT LIABILITIES		<u>34,340</u>	<u>34,340</u>
TOTAL LIABILITIES		<u>285,954</u>	<u>331,139</u>
NET ASSETS		<u>9,204,542</u>	<u>9,116,499</u>
EQUITY			
Reserves	8	5,454,403	5,454,403
Retained earnings	9	3,750,139	3,662,096
TOTAL EQUITY		<u>9,204,542</u>	<u>9,116,499</u>

The accompanying notes form part of these financial statements.

ESTONIAN HOUSE CO-OPERATIVE SOCIETY LIMITED
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CASH FLOW STATEMENT
FOR THE YEAR ENDED 30 JUNE 2026

	2026 \$	2025 \$
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from customers	118,129	646,707
Payments to suppliers	(67,811)	(83,478)
Interest received	2,429	3,687
Net cash provided by operating activities	<u>52,747</u>	<u>566,916</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Payments for property	(45,129)	(439,268)
Net cash used in investing activities	<u>(45,129)</u>	<u>(439,268)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Share capital issued	-	(160)
Net cash provided by (used in) financing activities	<u>-</u>	<u>(160)</u>
Net increase in cash held	7,617	127,489
Cash at beginning of financial year	327,917	200,108
Cash at end of financial year	<u>335,534</u>	<u>327,597</u>

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The accompanying notes form part of these financial statements.

ESTONIAN HOUSE CO-OPERATIVE SOCIETY LIMITED
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2026

The financial statements cover the business of Estonian House Co-Operative Society Limited and have been prepared to meet the needs of stakeholders.

Comparatives are consistent with prior years, unless otherwise stated.

1 Basis of Preparation

The Company is non reporting since there are unlikely to be any users who would rely on the general purpose financial statements.

The special purpose financial statements have been prepared in accordance with the significant accounting policies described below and do not comply with any Australian Accounting Standards unless otherwise stated.

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

Significant accounting policies adopted in the preparation of these financial statements are presented below and are consistent with prior reporting periods unless otherwise stated.

2 Significant Accounting Policies

Property, Plant and Equipment

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

At the end of each annual reporting period, the depreciation method, useful life and residual value of each asset is reviewed. Any revisions are accounted for prospectively as a change in estimate.

Impairment of Non-Financial Assets

At the end of each reporting period the company determines whether there is evidence of an impairment indicator for non-financial assets.

Where this indicator exists and regardless for goodwill, indefinite life intangible assets and intangible assets not yet available for use, the recoverable amount of the assets is estimated.

Where assets do not operate independently of other assets, the recoverable amount of the relevant cash-generating unit (CGU) is estimated.

ESTONIAN HOUSE CO-OPERATIVE SOCIETY LIMITED
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2026

The recoverable amount of an asset or CGU is the higher of the fair value less costs of disposal and the value in use. Value in use is the present value of the future cash flows expected to be derived from an asset or cash-generating unit.

Where the recoverable amount is less than the carrying amount, an impairment loss is recognised in profit or loss.

Reversal indicators are considered in subsequent periods for all assets which have suffered an impairment loss, except for goodwill.

Provisions

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

Cash and Cash Equivalents

Cash and cash equivalents comprises cash on hand, demand deposits and short term investments which are readily convertible to known amounts of cash and subject to an insignificant risk of change in value.

Revenue and Other Income

Revenue is recognised when the business is entitled to it.

Rental income

Investment property revenue is recognised on a straight-line basis over the period of the lease term so as to reflect a constant periodic rate of return on the net investment.

Interest revenue

Interest revenue is recognised using the effective interest rate method.

Rendering of services

Revenue in relation to rendering of services is recognised depends on whether the outcome of the services can be measured reliably. If this is the case then the stage of completion of the services is used to determine the appropriate level of revenue to be recognised in the period. If the outcome cannot be reliably measured then revenue is recognised to the extent of expenses recognised that are recoverable.

Other income

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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2026

Other income is recognised on an accruals basis when the company is entitled to it.

ESTONIAN HOUSE CO-OPERATIVE SOCIETY LIMITED
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2026

	2026 \$	2025 \$
3 Cash and Cash Equivalents		
CBA cheque account	5,728	9,840
CBA business saver	329,806	318,077
	<u>335,534</u>	<u>327,917</u>
Reconciliation of cash		
Cash and Cash equivalents reported in the cash flow statement are reconciled to the equivalent items in the balance sheet as follows:		
Cash and cash equivalents	335,534	327,917
	<u>335,534</u>	<u>327,917</u>
4 Trade and Other Receivables		
Trade debtors	780	880
	<u>780</u>	<u>880</u>
5 Property, Plant and Equipment		
Land and Buildings		
Land & Buildings at Cost	3,156,184	3,156,184
Land & buildings at directors valuation	5,498,510	5,498,510
Land - at cost	1,490	1,490
	<u>8,656,184</u>	<u>8,656,184</u>
Structural improvements - at cost	504,947	459,818
Less provision for depreciation	(16,978)	(9,698)
	<u>487,969</u>	<u>450,120</u>
Total Land and Buildings	<u>9,144,153</u>	<u>9,106,304</u>
Plant & equipment - at cost	81,495	81,495
Less provision for depreciation	(71,466)	(68,958)
	<u>10,029</u>	<u>12,537</u>
Total Plant and Equipment	<u>10,029</u>	<u>12,537</u>
Total Property, Plant and Equipment	<u>9,154,182</u>	<u>9,118,841</u>

ESTONIAN HOUSE CO-OPERATIVE SOCIETY LIMITED
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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2026

	2026 \$	2025 \$
6 Trade and Other Payables		
Current		
Trade creditors	290	495
Donations & Bequests for Building Upgrades	250,894	296,024
	<u>251,184</u>	<u>296,519</u>
7 Borrowings		
Non-Current		
Share capital	<u>34,340</u>	<u>34,340</u>
8 Reserves		
Capital profits reserve	<u>5,454,403</u>	<u>5,454,403</u>
9 Retained Earnings		
Retained earnings at the beginning of the financial year	3,662,096	342,953
Net profit attributable to members of the company	<u>88,043</u>	<u>3,319,143</u>
Retained earnings at the end of the financial year	<u>3,750,139</u>	<u>3,662,096</u>

ESTONIAN HOUSE CO-OPERATIVE SOCIETY LIMITED
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DIRECTORS' DECLARATION

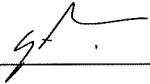
The directors have determined that the company is not a reporting entity and that this special purpose financial report has been prepared in accordance with the Corporations Act 2001.

In the opinion of the directors:

1. the financial statements and notes, as set out in this report:
 - (a) present fairly the company's financial position as at 30 June 2026 and its performance for the period ended on that date; and
 - (b) have been prepared in accordance with the accounting policies described in the financial report; and
2. there are reasonable grounds to believe that the company will be able to pay its debts as and when they become due and payable.

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

Director: 
Mr Grahame Reinthal

Director: 
Mr Giles Parker

Dated this 15th day of September 2026



INDEPENDENT REVIEWER'S REPORT

TO THE MEMBERS OF ESTONIAN HOUSE CO-OPERATIVE SOCIETY LIMITED

A.B.N. 49 698 926 010

Report on the Financial Report

I have reviewed the accompanying financial report of Estonian House Co-Operative Society Limited which comprises the balance sheet as at 30 June 2026, and the income statement and cash flow statement for the year ended on that date, notes comprising a summary of significant accounting policies and other explanatory notes and the directors' declaration.

Directors' Responsibility for the Financial Report

The directors of the company are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standard and the *Australian Charities and Not-for-profits Commission Act 2012* (ACNC Act) and for such internal control as the directors determine is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

Reviewer's Responsibility

My responsibility is to express an opinion on the financial report based on my review. I conducted my review in accordance with Auditing Standard on Review Engagements ASRE 2415 *Review of a Financial Report: Company Limited by Guarantee or an Entity Reporting under the ACNC Act or Other Applicable Legislation or Regulation*, in order to state whether, on the basis of the procedures described, I have become aware of any matter that makes me believe that the financial report does not satisfy the requirements of Division 60 of the ACNC Act including:

- (i) giving a true and fair view of the company's financial position as at 30 June 2026 and its performance for the year ended on that date; and
- (ii) complying with the Australian Accounting Standards and the *Australian Charities and Not-for-profits Commission Regulation 2013* (ACNC Regulation).

ASRE 2415 requires that we comply with the ethical requirements relevant to the review of the financial report.

A review of a financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable me to obtain assurance that I would become aware of all significant matters that might be identified in an audit. Accordingly, I do not express an audit opinion.



**INDEPENDENT REVIEWER'S REPORT
TO THE MEMBERS OF ESTONIAN HOUSE CO-OPERATIVE SOCIETY LIMITED
A.B.N. 49 698 926 010**

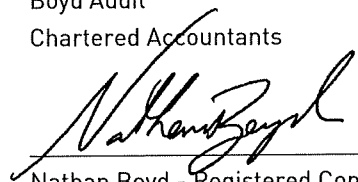
Conclusion

Based on my review, which is not an audit, I have not become aware of any matter that makes me believe that the financial report of Estonian House Co-Operative Society Limited is not in accordance with Division 60 of the *Australian Charities and Not-for-profits Commission Act 2012* including:

- (a) Giving a true and fair view of the company's financial position as at 30 June 2026 and of its performance for the year ended on that date; and
- (b) Complying with Australian Accounting standards and Division 60 of the *Australian Charities and Not-for-profits Commission Regulation 2013*.

Name of Firm: Boyd Audit
Chartered Accountants

Name of Auditor:


Nathan Boyd - Registered Company Auditor 471054

Address: 1.06, 10 Century Circuit Norwest NSW 2153

Dated this 16th day of September 2026

ESTONIAN HOUSE CO-OPERATIVE SOCIETY LIMITED
A.B.N. 49 698 926 010

PROFIT AND LOSS STATEMENT
FOR THE YEAR ENDED 30 JUNE 2026

	2026 \$	2025 \$
INCOME		
Rents Received	112,326	108,580
OTHER INCOME		
Interest Received	2,429	3,687
Members Donations	-	3,000,000
Members Shares Forfeited	-	528
Members Subscriptions	3,740	7,280
Other Income	1,813	1,820
Events Income	-	905
Grants & Bequests	45,129	282,384
	53,111	3,296,604
	165,437	3,405,184
EXPENSES		
Accountancy	1,155	1,078
Auditors Remuneration Fees	1,000	-
Bank charges	18	-
Consulting	1,100	-
Depreciation	9,788	7,286
Events & Entertainment	-	2,070
Filing Fees	994	177
Fire Safety Inspection	1,507	2,189
General expenses	97	-
Insurance	6,518	8,718
Legal Costs	1,320	-
Monthly Building Services	2,033	1,768
Office Expenses	236	244
Property Expenses - Waratah Street	6,943	103

The accompanying notes form part of these financial statements.

ESTONIAN HOUSE CO-OPERATIVE SOCIETY LIMITED
A.B.N. 49 698 926 010

PROFIT AND LOSS STATEMENT
FOR THE YEAR ENDED 30 JUNE 2026

	2026 \$	2025 \$
Printing & stationery	34	-
Rates	1,143	1,088
Remuneration	10,000	9,144
Rental Expenses	4,948	4,302
Repairs & Maintenance	23,006	45,189
Rubbish Removal	2,752	495
Subscriptions	1,187	978
Water Rates	1,615	1,212
	<u>77,394</u>	<u>86,041</u>
Profit before income tax	<u>88,043</u>	<u>3,319,143</u>

The accompanying notes form part of these financial statements.