

# OWNERS CORPORATION NETWORK ACT INCORPORATED AUDIT REPORT

I have reviewed the accompanying annual financial statement report of the Owners Corporation Network ACT Incorporated (OCN ACT) which comprises the income and expenditure amounts of OCN ACT during the year ended 31 December 2016, and the cash balance of \$12,195 at the end of the financial year (31 December 2015: \$9,376).

In accordance with the *Associations Incorporation Act 1991* (the Act) audit requirements, I am not an officer of OCN ACT and have not prepared or helped to prepare the accounts.

The Act also requires the person performing the audit to be a member of the Institute of Chartered Accountants in Australia (now the Institute of Chartered Accountants Australia New Zealand), the Institute of Public Accountants, or CPA Australia, or be a registered auditor under the Corporations Act if the incorporated association:

- has gross assets or income of more than the prescribed amounts (both \$400,000);
- holds a liquor licence; or
- has more than 1,000 members.

OCN ACT does not meet any of the above criteria. However, I am a member of the Institute of Chartered Accountants Australia New Zealand.

My review of OCN ACT's accounts involved high-level analytical procedures, and sighting supporting documentation (i.e. invoices and bank statements) for a sample of membership income amounts and significant expenses relating to the Building Defects Forum and AGM. I note that the ACT Government provided the Dame Patti Menzies venue for the Building Defects Forum free of charge. The financial statement report has been prepared on a cash basis and I did not find any misstatements.

I also note that the matter concerning an amount of \$75 incorrectly withheld by Link Strata Management for the Unit Plans 3440 corporate membership (\$154) in November 2016 has now been resolved. Following advice from the Australian Taxation Office (ATO), the Treasurer provided the completed ATO Statement of Supplier form to Link Strata Management on 31 May 2017 who agreed to pay the outstanding amount on 1 June 2017. OCN ACT, a voluntary not-for-profit community organisation, is not eligible for an ABN nor is it required to pay tax.

## **Committee's Responsibility for the Accounts**

The Committee of OCN ACT is responsible for the preparation of the financial statements and has determined that the basis of preparation is appropriate to meet the needs of the members. The Committee's responsibility also includes such internal control as the Committee determine is necessary to enable the preparation of financial statements that shows the true and fair accounts of OCN ACT's financial affairs and status.



Jane Gordon CA  
janebgordon@hotmail.com  
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