



Cumberland

Cumberland Country Golf Club Ltd

84th Annual Report

For the year ended 31st March 2024

Major Pennant Team 2024



From left to right: Matthew Andrew (Manager), Shannon Bridger (Team Captain), Mark Guinney, Bailey Leafe, Hayden Smith, Joshua Russo, Chris George, Adrian Welsh, Isaak Pemble, Joshua Madeleine, Sean Moylan, Darren Stocks (Club Captain)

84th ANNUAL REPORT

OFFICE BEARERS

Patron	Gary Livesley
President	Denis Clifford APM
Vice-President	Elias Saab
Captain	Darren Stocks
Vice-Captain	Martin Smith
Honorary Treasurer	Robert Shield

DIRECTORS

Shannon Bridger, Sonny Sun

Golf NSW Delegate	Darren Stocks
General Manager	Andrew Laplain
Auditors	Nexia Australia
Bank	Westpac Banking Corporation
Solicitors	Hall & Willcox

OFFICE BEARERS 2023 – 2024



Denis Clifford
President



Elias Saab
Vice - President



Darren Stocks
Captain



Martin Smith
Vice - Captain



Robert Shield
Treasurer



Shannon Bridger
Director



Sonny Sun
Director



Andrew Laplain
General Manager



Joanne Bannerman
Professional



Matthew Turner
Superintendent

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the 84th Annual General Meeting of Members of Cumberland Country Golf Club Limited will be held at the Clubhouse, 248 Old Prospect Road, Greystanes, on Tuesday 23rd July, 2024, commencing at 7:30 pm.

QUESTIONS ON REPORTS, ACCOUNTS AND TRADING

In order that comprehensive replies may be provided at the meeting, all questions concerning the reports referred to in paragraph 3 of the Business for the meeting, the accounts and the trading of the Club must be submitted in writing to the General Manager no later than 07th July, 2024.

If questions are not submitted in this manner, the Club may not be able to provide a complete answer at the Annual General Meeting.

MINUTES OF PREVIOUS ANNUAL GENERAL MEETING

A copy of the minutes of the 83rd Annual General Meeting will be displayed on the Club Notice Board fourteen (14) days prior to the 2024 Annual General Meeting.

Any member wishing to raise business from this Meeting should refer to the Minutes as they will not be read at the Annual General Meeting.

BUSINESS

1. Apologies.
 2. To receive and confirm to the minutes of the 83rd Annual General Meeting held on Tuesday 18th July 2023.
 3. To receive and consider the directors' report, financial report, and auditors' report on the financial report for the last financial year and any other reports of the Board or of individual officers of the Club for the last financial year of the Club.
 4. To consider and if thought fit pass the Special and Ordinary Resolutions set out below.
 5. To receive recommendations by way of General Business in accordance with rule 42.8 of the Clubs Constitution
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PROCEDURAL MATTERS FOR RESOLUTIONS

1. To be passed, a Special Resolution must receive votes in its favour from not less than three quarters (75%) of those members who being eligible to do so in person vote on the Special Resolution at the meeting.

2. To be passed, an Ordinary Resolution must receive votes from not less than a majority (50% + 1) of those members who, being eligible to do so, vote in person on the Ordinary Resolution at the meeting.
 3. In accordance with Rule 25.2 of the Club's Constitution, Full Playing members, Senior members, Life members, Special Long Term members, Long Term members, Lady members, Senior Lady members, Intermediate members, Five Day and Five Day Lady members, Senior Five Day members and Senior Five Day Lady members, and Competition members, can vote on all of the Resolutions.
 4. Under the Registered Clubs Act, members who are employees of the Club are not entitled to vote and proxy voting is prohibited.
 5. The Board of the Club recommends the Resolutions to members.
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FIRST SPECIAL RESOLUTION

That the Constitution of Cumberland Country Golf Club Limited be amended by:

(a) **inserting** after Rule 10.77 the following additional Rules and heading:

“RESIDENT MEMBERS

10.78 *Resident members will be persons who:*

- (a) *reside in, or are owners of, an apartment in the seniors living facility constructed on the Club's land; and who*
- (b) *have been elected to, or transferred to, Resident membership of the Club.*

10.79 *Resident members shall be entitled to receive and accept offers of benefits from the Club which are not offered to other classes of membership, provided that in accordance with section 10(6A) of the Registered Clubs Act any benefits are not in the form of money or a cheque or promissory note and are the subject of a current authorisation given by a general meeting of the members prior to the benefit being offered.*

10.80 *Resident members may also become members of another class of membership for which they are eligible under this Constitution or may remain in another class of membership and also become Resident members and in either case members will hold Resident membership jointly with the other class of membership.*

10.81 *Resident members shall pay to the Club an entrance fee equivalent to a single one-off subscription amount as determined by the members in general meeting in accordance with Rule 17.2, but the remaining provisions of Rule 17 will not apply to Resident members, but only in their capacity as Resident members.*

10.82 *For the avoidance of doubt, Resident members who are also a member of another class of membership will still be subject to the whole of Rule 17 in relation to subscriptions and other annual fees or charges payable by members of that other class of membership.*

10.83 *Resident members will be entitled only to the social facilities and amenities of the Club and will not be eligible to:*

- (a) attend and/or vote at any meeting of the Club or any sub club;*
- (b) nominate or be elected or appointed to the Board of any committee of a sub club;*
- (c) vote in the election of the Board or any committee of a sub club;*
- (d) propose, second or nominate any eligible member for any office of the Club or any sub club;*
- (e) propose, second or nominate any eligible member for Life membership.*

10.84 *Rule 10.83 will not prevent a Resident member who is also a member of another class of membership enjoying all the rights and privileges of that other class of membership as provided by this Constitution.*

10.85 *If a Resident member ceases, for any reason, to be a Resident member of the Club, that shall not impact on the Resident member's rights of residence or occupation in the seniors living facility constructed on the Club's land."*

(b)inserting in Rule 10.3 after paragraph (t) the following new paragraph:

"(u) Resident members"

Notes to Members on First Special Resolution

1. Only those who are residents can apply for Resident Membership
2. Resident Membership will only be available to be purchased once a person / person's has taken occupancy of an ILU

SECOND SPECIAL RESOLUTION

That the Constitution of Cumberland Country Golf Club Limited be amended by **deleting** from Rule 16.9 the words, “*and address*”.

Notes to Members on Second Special Resolution

1. The *Registered Clubs Act* originally provided that the full name and address of each applicant for membership must be placed on the club's noticeboard for a period of not less than 7 days before being elected to membership of the Club.
 2. However, the Act was amended some time ago to delete the requirement for the address to be displayed. Privacy issues have probably been behind this change.
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ORDINARY RESOLUTION NO 1(assuming the First Special Resolution is passed)

That, in accordance with Rule 17.2 of the Constitution of the Club, the members hereby approve that Resident members shall pay an entrance fee for Resident membership in the sum of \$50 plus GST, being a single one-off subscription fee.

ORDINARY RESOLUTION NO 2

Preamble

Ordinary Resolution No 2 proposes for members to approve the annual subscriptions payable by members for the 2024-2025 subscription year.

Text of Ordinary Resolution No 2

That members hereby approve the annual subscriptions payable by members for the 2024 -2025 subscription year to be as follows:

- i. Full Playing Member – a total subscription of \$2000
- ii. Senior Member- a total subscription of \$1300
- iii. Five Day Member – a total subscription of \$1500
- iv. Senior Five-Day Member - a total subscription of \$1000
- v. Lady Member – a total subscription of \$1017
- vi. Senior Lady Member – a total subscription of \$710
- vii. Intermediate Member - a total subscription of \$450
- viii. Junior Member – a total subscription of \$250
- ix. Competition Member - a total subscription of \$685

- x. Lifestyle Member - a total subscription of \$300
- xi. Life Member, Special Long-Term Member subscriptions to remain at the same level as the 2023-2024 subscription year. Playing life members will pay an annual charge for all Golfing affiliation fees.
- xii. Social and 3yr Social Member subscriptions to remain at the same level as the 2023-2024 subscription year.

Note: All the above subscriptions are inclusive of GST.

ORDINARY RESOLUTION NO 3

Preamble

Ordinary Resolution No 3 proposes for members to approve the Club arranging personal liability insurance on behalf of all playing members for the 2024-2025 annual subscription year:

Text of Ordinary Resolution No 3

That members hereby approve the Board of Directors and the Club arranging Members personal Liability insurance on behalf of all playing Members for the 2024 – 2025 subscription year at the most competitive price that the Board may in its discretion determine, and that the insurance premium be adjusted equally amongst all playing members and each member's portion of the premium be added to that member's annual subscription for the subscription year but in this respect the premium shall be payable on or before the 30th September, 2024.

ORDINARY RESOLUTION NO 4

Preamble

Ordinary Resolution No 4 proposes for members to approve the Club providing the benefits listed in Ordinary Resolution No 4 to directors (and members who are not directors but are part of Club committees).

Text of Ordinary Resolution No 4

That, pursuant to the Registered Clubs Act, members hereby approve and agree to the following expenditure and benefits for certain Members of the club during the period from the date of this resolution to the next Annual General Meeting.

- i. The reasonable cost of a meal and beverage for each Director attending each Board meeting.
- ii. The reasonable cost of beverages for each Director and Co-opted member after each committee meeting.
- iii. The Annual Dinner for members co-opted to assist with committees. Maximum annual cost of \$2,700.
- iv. The reasonable cost of beverages for meetings of the Ladies Committee and other Lady activities. Maximum annual cost of \$1,200.

- v. The reasonable cost of expenses incurred by Directors when representing the club, such expenses to be approved by the Board.
 - vi. The provision for 5 reserved car spaces for Directors.
 - vii. Preferential allocations of starting times for the Directors whose duties may include but not limited to presentation, marshalling or executive duties plus their playing partners.
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Dated this 21st day of June, 2024

A. Laplain (General Manager)

A handwritten signature in black ink, appearing to read 'A. Laplain', with a horizontal line underneath.

PRESIDENT'S REPORT

This has been another challenging yet successful year with great financial results, solid golfing and social membership numbers, great bar and restaurant patronage, excellent Pro-Shop Service and a first class golf course. We are going strong, and we are the envy of many other registered clubs.

We do so well due to the many people who make up our team.

Our staff in all departments, namely administration, bar and course, have once again given us outstanding service throughout the year. Our Supervisors and their staff do a great job in running the clubhouse, managing new memberships, game bookings and winding up of competitions. In December we said goodbye to Julie McKinnon when she retired after 37 years of loyal and dedicated service behind the bar.

In November our GM Andrew Laplain was awarded GMA General Manger of the Year at the Golf Industry Awards. This is a very coveted and prestigious award and a credit to Andrew but it also puts Cumberland in the spotlight of the Golf Industry.

The Ladies Committee is a dedicated team that continues to manage the Ladies competitions, presentation of competition prizes, selection and management of representative teams. They are very good at running social activities for the Lady Members and raising funds for various charities.

Our Club Professional Joanne and her team in the Pro Shop continued to provide excellent service to members and visitors in support of our golfing operations, running Clinics and the Junior Academy. We are so very lucky to have them.

I also want to acknowledge my fellow directors who spend a lot of time, mostly behind the scenes, providing strong governance and good direction for the club through their Board commitments and their participation in various committees.

In June 23 we signed a Project Development Agreement with Pariter Pty Ltd and then engaged in a number of meetings with Cumberland Council, the State Design Review Panel all leading to the submission of our Development Application. We are getting closer and closer to ensuring the financial security and prosperity of our club for the future.

During the year we were successful in changing the Conditions of our Liquor Licence to encompass the entire course, which will give us greater flexibility for functions and trade days as well as covering the location of our new clubhouse.

Although we've had a good year financially, we are very mindful of the 'cost of living pressure' affecting every one of us. Club-wise, the increase in running costs have this year caused us to raise competition fees and beverage prices and everything else we buy seems to go up every week. Taking all this into consideration and in an effort to provide some relief for the members, the Board is recommending a freeze on subscriptions for all categories of membership for 24/25. In other words, we are not recommending an increase on last years' subs. I know that this is unusual, but we believe it is a responsible one. We are confident that with your continued support and our focus on budget and business strategies we can afford it.

The Development Project has created a lot of extra work for our GM but it has also required a big commitment from our Directors who attended many briefings and meetings outside their normal board and committee duties. I particularly thank members of the Project Control Group, the Finance Committee and the Course Enabling Works Committee who are keeping the project within scope, on time and within budget. It is a big challenge but I am confident that this Board has the right mix of experience and the drive to get the job done.

After more than 17 years at Cumberland, Crystal and Peter Wong decided it was time to retire and take it easy. They have put Harmony at Cumberland on the map as the best restaurant of its kind in western Sydney with people travelling from near and far to enjoy the quality food, a relaxed atmosphere and friendly staff. We will greatly miss Crystal and Peter and wish them all the very best in their retirement. Experienced restaurateur Andrew Liu will take over the business and continue to provide the same quality and service Harmony is famous for.

In summary, we have a high level of confidence that we will continue to move forward next year and well into the future. I want to thank you, the members, because without your loyalty and support we would not have such a successful club that we can all be proud of.

Denis Clifford APM, JP, GAICD

Club President

Treasurer's Report

The financial year for 2023-24 was our first "normal" year since 2019 and with good weather, strong golfing numbers and club house activity the result was an operating profit of \$30K. This is a turnaround of \$150k on the 2023 financial year.

The overall profit after non-operating adjustments and the development was a Profit of \$ 249,138.

Trading Profit	31,950
Net profit on sale of machinery	8,839
Reimbursement of Development Expenses	348,824
Development Expenses	140,475
Net Development Income	208,349
Total Income	249,138

The payments from Pariter were the reimbursement of costs associated with the formal PDA (Project Development Agreement) executed in July 2023. These costs were for legal advice, commercial terms due diligence and golf architect fees. These are part of the funds contracted for development costs which are contracted.

The funds received have been deposited in separate bank accounts from our normal operating and deposit accounts.

From an operational perspective all facets of the golf club performed (as recorded in the tables below). Our major increases in expenditure were chemicals and fertilizer costs (+\$100K) and all year we were challenged with cost increases for all levels of expenditure including wage and salary increases and cost of goods. It is very sobering that we have had very good trading, steady subscriptions, full golfing fields. and yet have only made a very modest profit.

We were mindful that we are incurring increases in our insurance costs and there is no certainty with the capital costs of replacement course equipment.

Our cash position is sound. The only financial obligation is the operating lease on the golf cart fleet. The strength of our Balance Sheet holds us in good stead and the confidence to bring forward some of the contracted development expenditure such as temporary greens. This is the focus of our attention to ensure we complete the works in terms of the contractual timelines and within the funds provided by the developer.

We have a maintained capital expenditure where course machinery and poker machine modernisation are not compromised. This commitment extends to IT infrastructure and all operational requirements.

Again, the lead Auditor presented to the Board re the accounts and the audit report is “unmodified”.

This is a very good outcome and reflects good governance of the financial function by our General Manager and his team. Note the accounts are prepared by the auditors.

	2024 \$	2023 \$	2022 \$	2021 \$	2020 \$
Net Profit (Loss)	249,138	(323,688)	(122,503)	471,351	(115,223)
Depreciation	431,637	406,915	346,456	331,815	330,750
Members Equity	13,007,865	14,615,711	14,939,399	12,258,681	11,787,673
Cash and Deposits	1,651,314	1,167,857	1,354,744	1,428,400	764,416
Net Profit on sale of Asset	(8,839)	34,362	9,091	13,204,	31,108

The department analysis is below showing key income and cost centres. The increase in cash position is the net profit from trading, sale of machinery assets, Pariter reimbursement and reduction in development expenses.

The valuation of the club house building has been reduced by \$1,856,984 as it has there is now a contract in place for demolition. This is referred to in Note 10 of the auditor’s accounts

Bar Trading

	2024 \$	2023 \$	2022 \$	2021 \$	2020 \$
Sales	1,002,139	971,823	643,140	750,803	895,343
Gross Profit	620,254	619,068	391,503	453,677	548,640
Gross Profit %	61.9%	63.7%	60.87%	60.43%	61.28%
Net Profit	186,162	228,675	102,398	114,775	220,556

This was the first time Cumberland has recorded bar sales greater than \$1M. The reduction in net profit was the mandatory 7% wage increase and the erosion of gross margin through cost of goods sold.

Gaming

	2024 \$	2023 \$	2022 \$	2021 \$	2020 \$
Poker Machines	465,038	462,470	385,703	445,553	421,888
Keno Commission	77,831	53,658	35,894	42,935	41,613
Tab Commission	16,578	13,261	8,593	10,802	17,058
Gaming Tax Rebate	17,180	17,180	17,180	17,180	17,180
Net Profit (Loss)	395,187	372,752	307,474	374,525	305,832

A strong year with the net profit exceeding all other profit centres. We will continue to invest in modernization and replacement of gaming machines. With the ongoing trials of cashless gaming, how this will impact future revenue will be an ongoing focus of management.

Course and Golf

	2024 \$	2023 \$	2022 \$	2021 \$	2020 \$
Competition Fees	735,824	604,919	505,829	618,633	524,129
Green Fees	323,185	235,898	189,629	273,308	225,590
Membership Subscriptions	1,236,839	1,149,260	1,066,753	931,974	830,178
Golf Cart Income	331,605	224,235	235,782	273,118	306,912
Course Expenses	1,636,326	1,546,806	1,484,740	1,335,390	1,780,791
Net Profit/(Loss)	435,590	184,914	74,958	293,014	185,094

The Club continues to experience membership growth in 2024, leading to increased revenue and opportunities, as per previous years exit interviews were conducted. No systemic issues were identified.

Golf income across competition fees, green fees and cart hire income was strong.

Analysis has been done on golf cart utilisation confirming the current fleet size is adequate to meet demand.

Notwithstanding the ongoing costs of irrigation the cost of chemicals and fertilizers (Approximately +\$100K) was the main driver of increase in course expenditure. The Superintendent is to be commended for managing the daily financial challenges of the golf course.

House & Social

Trading

	2024 \$	2023 \$	2022 \$	2021 \$	2020 \$
Total Income	86,040	98,369	55,618	41,668	105,093
Net Profit/Loss	(389,776)	(350,387)	\$282,117)	(293,983)	(314,809)

This is a negative cost centre and has nominal revenue. Loss includes depreciation and repairs and maintenance. All Club held functions held exceeded break-even numbers.

Administration Account

	2024 \$	2023 \$	2022 \$	2021 \$	2020 \$
Total income	38,789	13,773	167,525	413,822	15,338
Total Expenses	626,446	546,938	498,759	443,975	423,797
Net Loss	(587,657)	(533,165)	(331,324)	(30,153)	(408,459)

The major cost increases in the reporting year were salaries and wages, transition to secure cloud-based technologies, insurance, and ongoing professional development.

Summary

As can be seen from the profit centre tables there has been consistency across the numbers. The club's finances are in good order and supported by our Auditors.

I would like to acknowledge the work of the team under our General Manager for the diligence and professionalism with accounting process. The contributions of Harmony Restaurant, our golf professional Jo Bannerman and her team cannot be overstated, and I sincerely thank all of them.

I would also acknowledge my fellow Finance Committee members and Board members.

Finally, I sincerely thank all the members who support and make the golf club a very good place to compete and enjoy golf.

Robert Shield
Treasurer

Captains Report

As we progress into another year, it's clear that the club has experienced a notable surge in positivity. While undoubtedly the treasurer will highlight our favorable balance sheet in the end-of-year report, I'd like to shed light on some figures regarding competition rounds played in 2024 compared to 2023.

In 2024, we recorded a total of 40,378 competition rounds, a substantial increase from the 32,461 rounds played in 2023, marking a rise of 7,917 rounds. Admittedly, adverse weather conditions significantly impacted competition rounds in 2023. However, with more stable weather throughout 2024, we observed a positive upturn, coinciding with a growth in membership. As I mentioned in my previous report, it's encouraging to see numerous new faces both on the course and in the clubhouse.

I extend my heartfelt gratitude to all the players and managers who once again represented our club during the pennants season. Each individual who represented Cumberland did so with remarkable pride and unwavering commitment. Furthermore, our juniors have experienced another season of growth and skill development. It has been immensely gratifying to witness members of our Major pennant team dedicating their time to support and mentor our junior teams, both as caddies and managers.

The match committee, in collaboration with the course committee, continually explores strategies to weatherproof our course. Presently, we're considering the implementation of advanced drainage systems and additional pathways. Notably, the introduction of a new two-way path along the 14th hole has proven to be a highly successful addition.

What's on the horizon for Cumberland Golf Club? From my standpoint, there are two significant changes in store: the course re-design and the introduction of our new clubhouse. The Course Re-design Committee (CRC) and Project Control Group (PCG) have invested considerable time into exploring various options. This entire endeavor has been a substantial commitment by the club, and we're starting to see progress. We anticipate that the revamped holes and the new clubhouse will not only provide a heightened level of challenge for our members but also create a captivating amphitheater ambiance, particularly around the 9th and 18th greens. The overdue clubhouse will serve as a focal point not only for our members but also for the local community.

Throughout the year, we all strive for excellence in our major events, and I would like to offer my congratulations to the recipients of the "Gold Letter" awards, such events are highly coveted, so well done

A special thanks to you, the members, for your unwavering support of the match committee. Additionally, I am grateful to those who diligently convene on our match committee each month. They include Martin Smith (VC), Shannon Bridger (Director), Kate Stuart (Ladies Captain), Jo Bannerman (Club Professional) and Matt Lamerton (Golf Operations Manager). Furthermore, I want to express appreciation to Matt Turner and his team for their consistent efforts in maintaining our course to the highest standards, ensuring a rewarding experience for our members week after week.

I mentioned Joanne Bannerman previously for her support but I would also like to thank her team of merry men in the pro shop. A huge thanks for all your efforts during the year. You are always smiling and forever helpful. Nothing is a problem and the can do attitude that Jo has imparted on her staff is great to see.

Thanks to the board members especially Denis Clifford our club President and his leadership throughout 2023/24. I would also like to thank Andrew Laplain for his continued support and congratulate him for winning the Golf NSW Club GM of the Year award.

Finally, but certainly not least, a sincere thank you to our bar staff for their ongoing support and welcoming smiles when interacting with our members. Serving the public is no easy task, and their dedication is greatly appreciated.

My sincerest regards,

Darren Stocks

Club Captain

MAJOR EVENT WINNERS 2023 – 2024

Club Champion.....	Joshua Russo
“A” Reserve Grade Champion.....	John Kiddle
“B” Grade Champion.....	Jack Holliday
“C” Grade Champion.....	William Anson
Seniors Champion.....	Leonard Lambert
Junior Champion.....	Bailey Leafe
Foursomes Champions.....	Joshua Russo & Timothy Hill
“B” Grade Foursomes Champions.....	Chris Stephandellis & Yin Yap
“C” Grade Foursomes Champions.....	Bob Barnes & Issac Sampson
Mixed Foursomes Champions.....	Myung Lee & Insook Lee
Cumberland Cup.....	Jarrood Freeman
Cumberland Bowl.....	Craig Dunscombe
Presidents Cup.....	Jack Brant
Holroyd Shield.....	Michael Ford
Match Play Champion “A” Grade.....	Matthew Sammut
Match Play Champion “A” Reserve Grade.....	John Kiddle
Match Play Champion “B” Grade.....	Peter Lavercombe
Match Play Champion “C” Grade.....	Sam Sammak
Junior Match Play Champion.....	Bailey Leafe
Ladies Champion 2023.....	Dianne Nam
Ladies Bronze I Champion 2023.....	Seo Jeong Park
Ladies Bronze II Champion 2023.....	So Young Lee
Ladies Foursomes Champions	Eun Pyun & Sally Son
Foursomes Champions Bronze 1	Christine Finlay & Cornelia McDonald
Ladies Match Play Champion Div. 1.....	Dianne Nam
Ladies Match Play Champion Div. 2.....	Yuni Song
Ladies Match Play Champion Div. 3.....	So Young Lee

MEMBERSHIP OF THE CLUB AS AT 31 ST MARCH, 2024

Life Members	10	Lady Members	137
Full Playing	320	Lady Senior Members	29
Senior Members	113	Intermediate Member	140
Special Long-Term Members	33	Junior Member	100
Provisional Members	6	Long Term Members	12
Five Day Members	129	Lifestyle Member	20
Senior Five-Day Members	41	Social 3 years	1243
Competition Members	134	Social 1 year	265

Total 2732

2023 Club Champions

Club Champion 2023



Josh Russo

Lady Champion 2023



Dianne Nam

VALE

Our deepest sympathy is extended to the relatives of
the members who were called to their eternal rest
during the 2023/2024 period

Morrie Drysdale
Peter Andrews
Dennis Mackenzie
Jill Barton
Graham McGregor
Roger Price
Roderick Cruise
Wayne Avery
Charles Bonnet
John Fyffe

ACKNOWLEDGEMENT TO VOLUNTARY HELPERS

The Board wishes to make a special mention to the many volunteers who willingly devoted their time throughout the year. The assistance provided over a wide range of Club activities is of immeasurable value and is one of the intangible qualities that makes Cumberland such a special Club.

Cumberland Country Golf Club Ltd

ABN 12 000 046 766

Annual Report - 31 March 2024

Cumberland Country Golf Club Ltd
Directors' report
For the year ended 31 March 2024

The directors present their report, together with the financial statements, on the company for the year ended 31 March 2024.

Directors

The following persons were directors of the company during the whole of the financial year and up to the date of this report, unless otherwise stated:

Denis Clifford APM
Darren Stocks
Martin Smith
Robert Shield
Sonny Sun
Elias Saab
Shannon Bridger
Michael Reilly
Ross Selleck
John Kiddle

Appointed 18 July 2023
Appointed 28 September 2023
Appointed 9 October 2023
Resigned 18 July 2023
Resigned 5 September
Resigned 29 September 2023

Information on directors

Name: Denis Clifford APM
Title: President
Tenure of directorship: 9 years
Tenure of membership: 28 years
Profession: Retired

Name: Elias Saab
Title: Vice President
Tenure of directorship: 1 years
Tenure of membership: 3 years
Profession: Project Manager

Name: Darren Stocks
Title: Captain
Tenure of directorship: 6 years
Tenure of membership: 37 years
Profession: National Sales Manager

Name: Martin Smith
Title: Vice Captain
Tenure of directorship: 3 years
Tenure of membership: 11 years
Profession: Public Servant

Name: Robert Shield
Title: Treasurer
Tenure of directorship: 4 years
Tenure of membership: 15 years
Profession: Retired

Name: Sonny Sun
Title: Director
Tenure of directorship: 1 year
Tenure of membership: 11 years
Profession: Retired

Name: Shannon Bridger
Title: Director
Tenure of directorship: 1 year
Tenure of membership: 9 years
Profession: Self Employed

Cumberland Country Golf Club Ltd
Directors' report
For the year ended 31 March 2024

Meetings of directors

The number of meetings of the company's Board of Directors ('the Board') and Finance Committee held during the year ended 31 March 2024, and the number of meetings attended by each director were:

	Board Meetings	
	Held	Attended
Denis Clifford	12	12
Darren Stocks	12	10
Martin Smith	12	11
Robert Shield	12	11
Michael Reilly	3	2
Ross Selleck	3	3
Sonny Sun	9	9
John Kiddle	5	5
Elias Saab	6	5
Shannon Bridger	6	6

Held: represents the number of meetings held during the time the director held office.

Company secretary

The company's secretary is Andrew Laplain, who was appointed in April 2012.

Principal activities

The Company's principal activities in the course of the financial year were that of a licensed club conducting a golf course with associated amenities. There were no other significant changes in the nature of these activities occurred during the year.

Objectives

The Club's short and long term objectives is to promote and facilitate the playing of the game of golf for the benefit of members.

Strategy for achieving the objectives

To achieve these objectives, the Club has adopted the following strategies:

- Ensuring sound governance at Board level;
- Established procedures and protocols;
- Continued support and development of key personnel; and
- Following best practice in course and environmental management.

Key event

During the year, the Company executed the agreement with Pariter Cumberland Pty Ltd ("Pariter") for the 99 lease of its land. Part of the agreement will see the construction of a new clubhouse and demolition of the existing clubhouse. The Club is currently awaiting DA approval.

Performance measures

The Club measures its performance in by various metrics, namely:

- Monthly reporting and review of the financial accounts;
- Continual review of gaming analytics;
- Staff and Membership engagement; and
- Course and Club House activity.

Events after the reporting period

No matter or circumstance has arisen since 31 March 2024 that has significantly affected, or may significantly affect the company's operations, the results of those operations, or the company's state of affairs in future financial years.

Indemnification of officers and auditors

During the financial year, the company paid a premium in respect of a contract insuring the Directors of the company, the Company Secretary and all Executive Officers of the company, and of any related company, against a liability incurred as such as Director, Secretary or Executive Officer to the extent permitted by the Corporations Act 2001. The company has not otherwise, during or since the financial year, indemnified or agreed to indemnify an officer or auditor of the company, or of any related company against a liability incurred as such an officer or auditor.

Cumberland Country Golf Club Ltd
Directors' report
For the year ended 31 March 2024

Contributions on winding up

The Club is incorporated as a company limited by guarantee. In the event of the company being wound up, ordinary members are required to contribute a maximum of \$2 each. Honorary members are not required to contribute.

The total amount that members of the company are liable to contribute if the company is wound up is \$5,504, based on 2,752 current ordinary members.

Auditor's independence declaration

A copy of the auditor's independence declaration as required under section 307C of the Corporations Act 2001 is set out immediately after this directors' report.

This report is made in accordance with a resolution of directors, pursuant to section 298(2)(a) of the Corporations Act 2001.

On behalf of the directors



Denis Clifford
President



Elias Saab
Vice President

30th May 2024

To the Board of Directors of Cumberland Country Golf Club Limited

Auditor's Independence Declaration under section 307C of the *Corporations Act 2001*

As lead audit director for the audit of the financial statements of Cumberland Country Golf Club Limited for the financial year ended 31 March 2024, I declare that to the best of my knowledge and belief, there have been no contraventions of:

- (a) the auditor independence requirements of the *Corporations Act 2001* in relation to the audit; and
- (b) any applicable code of professional conduct in relation to the audit.

Yours sincerely

Nexia

Nexia Sydney Audit Pty Ltd



Darren Steedman

Director

30 May 2024

Cumberland Country Golf Club Ltd
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For the year ended 31 March 2024

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General information

The financial statements cover Cumberland Country Golf Club Ltd as an individual entity. The financial statements are presented in Australian dollars, which is Cumberland Country Golf Club Ltd's functional and presentation currency.

Cumberland Country Golf Club Ltd is a not-for-profit unlisted public company limited by guarantee, incorporated and domiciled in Australia. Its registered office and principal place of business is:

248 Old Prospect Rd
Greystanes NSW 2145

A description of the nature of the company's operations and its principal activities are included in the directors' report, which is not part of the financial statements.

The financial statements were authorised for issue, in accordance with a resolution of directors, on 30 May 2024. The directors have the power to amend and reissue the financial statements.

Cumberland Country Golf Club Ltd
Statement of profit or loss and other comprehensive income
For the year ended 31 March 2024

	Note	2024 \$	2023 \$
Revenue	3	4,202,457	3,730,243
Other income	4	555,592	193,003
Total revenue		<u>4,758,049</u>	<u>3,923,246</u>
Expenses			
Cost of sales		(381,827)	(352,755)
Employee benefits		(1,568,818)	(1,428,179)
Administration expenses		(233,620)	(208,909)
Golf and course expenses		(1,670,734)	(1,639,558)
Trading expenses		<u>(653,912)</u>	<u>(617,533)</u>
Surplus/(deficit) before income tax expense		249,138	(323,688)
Income tax expense		<u>-</u>	<u>-</u>
Surplus/(deficit) after income tax expense for the year attributable to the members of Cumberland Country Golf Club Ltd		249,138	(323,688)
Other comprehensive deficit			
<i>Items that will not be reclassified subsequently to profit or loss</i>			
Loss on the revaluation of land and buildings, net of tax		<u>(1,856,984)</u>	-
Other comprehensive deficit for the year, net of tax		<u>(1,856,984)</u>	-
Total comprehensive deficit for the year attributable to the members of Cumberland Country Golf Club Ltd		<u><u>(1,607,846)</u></u>	<u><u>(323,688)</u></u>

The above statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying notes

Cumberland Country Golf Club Ltd
Statement of financial position
As at 31 March 2024

	Note	2024 \$	2023 \$
Assets			
Current assets			
Cash and cash equivalents	6	1,651,314	1,167,857
Trade and other receivables	7	138,328	199,671
Inventories	8	40,415	45,116
Other current assets	9	30,191	118,937
Total current assets		<u>1,860,248</u>	<u>1,531,581</u>
Non-current assets			
Property, plant and equipment	10	12,534,466	14,455,390
Total non-current assets		<u>12,534,466</u>	<u>14,455,390</u>
Total assets		<u>14,394,714</u>	<u>15,986,971</u>
Liabilities			
Current liabilities			
Trade and other payables	11	284,436	274,239
Contract liabilities	12	641,802	592,989
Borrowings	13	61,771	55,325
Employee benefits	14	183,057	171,841
Other liabilities	15	181,310	172,267
Total current liabilities		<u>1,352,376</u>	<u>1,266,661</u>
Non-current liabilities			
Borrowings	13	19,857	96,268
Employee benefits	14	14,616	8,331
Total non-current liabilities		<u>34,473</u>	<u>104,599</u>
Total liabilities		<u>1,386,849</u>	<u>1,371,260</u>
Net assets		<u>13,007,865</u>	<u>14,615,711</u>
Equity			
Reserves		6,046,237	7,903,221
Retained earnings		6,961,628	6,712,490
Total equity		<u>13,007,865</u>	<u>14,615,711</u>

The above statement of financial position should be read in conjunction with the accompanying notes

Cumberland Country Golf Club Ltd
Statement of changes in equity
For the year ended 31 March 2024

	Revaluation reserve \$	Retained earnings \$	Total equity \$
Balance at 1 April 2022	7,903,221	7,036,178	14,939,399
Deficit after income tax expense for the year	-	(323,688)	(323,688)
Other comprehensive income for the year, net of tax	-	-	-
Total comprehensive deficit for the year	-	(323,688)	(323,688)
Balance at 31 March 2023	<u>7,903,221</u>	<u>6,712,490</u>	<u>14,615,711</u>
	Revaluation reserve \$	Retained earnings \$	Total equity \$
Balance at 1 April 2023	7,903,221	6,712,490	14,615,711
Surplus after income tax expense for the year	-	249,138	249,138
Other comprehensive deficit for the year, net of tax	(1,856,984)	-	(1,856,984)
Total comprehensive (deficit)/income for the year	(1,856,984)	249,138	(1,607,846)
Balance at 31 March 2024	<u>6,046,237</u>	<u>6,961,628</u>	<u>13,007,865</u>

The above statement of changes in equity should be read in conjunction with the accompanying notes

Cumberland Country Golf Club Ltd
Statement of cash flows
For the year ended 31 March 2024

	Note	2024	2023
		\$	\$
Cash flows from operating activities			
Receipts from customers (inclusive of GST)		5,319,942	4,265,297
Payments to suppliers and employees (inclusive of GST)		(4,289,598)	(3,880,873)
Development expenses		(140,475)	(233,366)
		<u>889,869</u>	<u>151,058</u>
Interest received		32,099	9,388
Interest and other finance costs paid		(9,687)	(12,780)
		<u>22</u>	<u>147,666</u>
Net cash from operating activities	22	<u>912,281</u>	<u>147,666</u>
Cash flows from investing activities			
Payments for property, plant and equipment	10	(373,617)	(298,949)
Proceeds from disposal of property, plant and equipment		14,759	34,362
		<u>(358,858)</u>	<u>(264,587)</u>
Net cash used in investing activities		<u>(358,858)</u>	<u>(264,587)</u>
Cash flows from financing activities			
Repayment of borrowings		(69,966)	(69,966)
		<u>(69,966)</u>	<u>(69,966)</u>
Net cash used in financing activities		<u>(69,966)</u>	<u>(69,966)</u>
Net increase/(decrease) in cash and cash equivalents		483,457	(186,887)
Cash and cash equivalents at the beginning of the financial year		1,167,857	1,354,744
		<u>6</u>	<u>1,167,857</u>
Cash and cash equivalents at the end of the financial year	6	<u><u>1,651,314</u></u>	<u><u>1,167,857</u></u>

The above statement of cash flows should be read in conjunction with the accompanying notes

Cumberland Country Golf Club Ltd
Notes to the financial statements
For the year ended 31 March 2024

Note 1. Material accounting policy information

The accounting policies that are material to the company are set out below. The accounting policies adopted are consistent with those of the previous financial year, unless otherwise stated.

New or amended Accounting Standards and Interpretations adopted

The company has adopted all of the new or amended Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ('AASB') that are mandatory for the current reporting period.

Any new or amended Accounting Standards or Interpretations that are not yet mandatory have not been early adopted.

The following Accounting Standards and Interpretations are most relevant to the company:

Basis of preparation

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards - Simplified Disclosures issued by the Australian Accounting Standards Board ('AASB') and the Corporations Act 2001, as appropriate for not-for profit oriented entities. These financial statements also comply with International Financial Reporting Standards as issued by the International Accounting Standards Board ('IASB').

Historical cost convention

The financial statements have been prepared under the historical cost convention, except for, where applicable, the revaluation of financial assets and liabilities at fair value through profit or loss, financial assets at fair value through other comprehensive income, investment properties, certain classes of property, plant and equipment and derivative financial instruments.

Critical accounting estimates

The preparation of the financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the company's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements, are disclosed in note 2.

Revenue recognition

The company recognises revenue as follows:

Revenue from contracts with customers

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

Sale of goods

Revenue from the sale of goods includes sales of food and beverages at the bar and functions. Revenue from the sale of goods is recognised at the point in time when the customer obtains control of the goods, which is generally at the time of delivery.

Rendering of services

Revenue from services includes green fees, rental income and commissions. Revenue from a contract to provide services is recognised over time as the services are rendered based on either a fixed price or an hourly rate.

Interest

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

Cumberland Country Golf Club Ltd
Notes to the financial statements
For the year ended 31 March 2024

Note 1. Material accounting policy information (continued)

Rent

Rent revenue from the caterers and the telephone tower is recognised on a straight-line basis over the lease term. Lease incentives granted are recognised as part of the rental revenue. Contingent rentals are recognised as income in the period when earned.

Other revenue

Other revenue comprises net gaming income, commission income and raffles and is recognised when the revenue is received or when the right to receive payment is established.

Grant revenue

Grant revenue is recognised when the club obtains control or right to receive the grant, it is probable that the economic benefits gained from the grant will flow to the club, and the amount of the grant can be measured reliably. Grants received on the condition that specified services are delivered, or conditions are fulfilled, are initially recognised as a liability and revenue is recognised as services are performed or conditions fulfilled.

Subscriptions

Subscriptions to the golf club are invoiced annually in advance for the period starting 1 October and ending 30 September of the following year. These fees are recorded as revenue over the subscription period. The annual subscriptions if received in advance are not recognised as revenue and are recorded as contract liabilities for unsatisfied performance obligation.

Income tax

As the company is a tax exempt institution in terms of subsection 50-10 of the Income Tax Assessment Act 1997, as amended, it is exempt from paying income tax.

Current and non-current classification

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

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

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

Deferred tax assets and liabilities are always classified as non-current.

Cash and cash equivalents

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

Trade and other receivables

Trade receivables are initially recognised at fair value and subsequently measured at amortised cost using the effective interest method, less any allowance for expected credit losses. Trade receivables are generally due for settlement within 90 days.

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

Other receivables are recognised at amortised cost, less any allowance for expected credit losses.

Inventories

Stock on hand is stated at the lower of cost and net realisable value. Cost comprises of purchase and delivery costs, net of rebates and discounts received or receivable.

Cumberland Country Golf Club Ltd
Notes to the financial statements
For the year ended 31 March 2024

Note 1. Material accounting policy information (continued)

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Property, plant and equipment

Freehold land and buildings are shown at their fair value, based on periodic valuations by external independent valuers. The land and buildings were independently valued at 15 January 2024 by Andrew Nock Pty Ltd. The valuer assessed the fair value by estimating the depreciated replacement cost of the improvements and adding the land value component.

Increases in the carrying amounts arising on revaluation of land and buildings are credited in other comprehensive income through to the revaluation surplus reserve in equity. Any revaluation decrements are initially taken in other comprehensive income through to the revaluation surplus reserve to the extent of any previous revaluation surplus of the same asset. Thereafter the decrements are taken to profit or loss.

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

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

Buildings	2.5%
Plant and equipment	5-25%
Gaming machines	25%
Golf course improvements	5-12.5%

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

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

An item of property, plant and equipment is derecognised upon disposal or when there is no future economic benefit to the company. Gains and losses between the carrying amount and the disposal proceeds are taken to profit or loss. Any revaluation surplus reserve relating to the item disposed of is transferred directly to retained profits.

Revaluation model

Assets measured using the revaluation model are carried at fair value at the revaluation date less any subsequent accumulated depreciation and impairment losses. Revaluations are performed whenever there is a material movement in the value of an asset under the revaluation model.

Right-of-use assets

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

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

Impairment of non-financial assets

Non-financial assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount.

Recoverable amount is the higher of an asset's fair value less costs of disposal and value-in-use. The value-in-use is the present value of the estimated future cash flows relating to the asset using a pre-tax discount rate specific to the asset or cash-generating unit to which the asset belongs. Assets that do not have independent cash flows are grouped together to form a cash-generating unit.

Cumberland Country Golf Club Ltd
Notes to the financial statements
For the year ended 31 March 2024

Note 1. Material accounting policy information (continued)

Trade and other payables

These amounts represent liabilities for goods and services provided to the company prior to the end of the financial year and which are unpaid. Due to their short-term nature they are measured at amortised cost and are not discounted. The amounts are unsecured and are usually paid within 30 days of recognition.

Contract liabilities

Contract liabilities represent the company's obligation to transfer goods or services to a customer and are recognised when a customer pays consideration, or when the company recognises a receivable to reflect its unconditional right to consideration (whichever is earlier) before the company has transferred the goods or services to the customer.

Borrowings

Loans and borrowings are initially recognised at the fair value of the consideration received, net of transaction costs. They are subsequently measured at amortised cost using the effective interest method.

Lease liabilities

A lease liability is recognised at the commencement date of a lease. The lease liability is initially recognised at the present value of the lease payments to be made over the term of the lease, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the company's incremental borrowing rate. Lease payments comprise of fixed payments less any lease incentives receivable, variable lease payments that depend on an index or a rate, amounts expected to be paid under residual value guarantees, exercise price of a purchase option when the exercise of the option is reasonably certain to occur, and any anticipated termination penalties. The variable lease payments that do not depend on an index or a rate are expensed in the period in which they are incurred.

Lease liabilities are measured at amortised cost using the effective interest method. The carrying amounts are remeasured if there is a change in the following: future lease payments arising from a change in an index or a rate used; residual guarantee; lease term; certainty of a purchase option and termination penalties. When a lease liability is remeasured, an adjustment is made to the corresponding right-of-use asset, or to profit or loss if the carrying amount of the right-of-use asset is fully written down.

Finance costs

Finance costs attributable to qualifying assets are capitalised as part of the asset. All other finance costs are expensed in the period in which they are incurred.

Employee benefits

Short-term employee benefits

Liabilities for wages and salaries, including non-monetary benefits, annual leave and long service leave expected to be settled wholly within 12 months of the reporting date are measured at the amounts expected to be paid when the liabilities are settled.

Other long-term employee benefits

The liability for annual leave and long service leave not expected to be settled within 12 months of the reporting date are measured at the present value of expected future payments to be made in respect of services provided by employees up to the reporting date using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

Defined contribution superannuation expense

Contributions to defined contribution superannuation plans are expensed in the period in which they are incurred.

Fair value measurement

When an asset or liability, financial or non-financial, is measured at fair value for recognition or disclosure purposes, the fair value is based on the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date; and assumes that the transaction will take place either: in the principal market; or in the absence of a principal market, in the most advantageous market.

Cumberland Country Golf Club Ltd
Notes to the financial statements
For the year ended 31 March 2024

Note 1. Material accounting policy information (continued)

Fair value is measured using the assumptions that market participants would use when pricing the asset or liability, assuming they act in their economic best interests. For non-financial assets, the fair value measurement is based on its highest and best use. Valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, are used, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

Goods and Services Tax ('GST') and other similar taxes

Revenues, expenses and assets are recognised net of the amount of associated GST, unless the GST incurred is not recoverable from the tax authority. In this case it is recognised as part of the cost of the acquisition of the asset or as part of the expense.

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the tax authority is included in other receivables or other payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to the tax authority, are presented as operating cash flows.

Commitments and contingencies are disclosed net of the amount of GST recoverable from, or payable to, the tax authority.

New Accounting Standards and Interpretations not yet mandatory or early adopted

Australian Accounting Standards and Interpretations that have recently been issued or amended but are not yet mandatory, have not been early adopted by the company for the annual reporting period ended 31 March 2024. The company has not yet assessed the impact of these new or amended Accounting Standards and Interpretations.

Note 2. Critical accounting judgements, estimates and assumptions

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts in the financial statements. Management continually evaluates its judgements and estimates in relation to assets, liabilities, contingent liabilities, revenue and expenses. Management bases its judgements, estimates and assumptions on historical experience and on other various factors, including expectations of future events, management believes to be reasonable under the circumstances. The resulting accounting judgements and estimates will seldom equal the related actual results. The judgements, estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities (refer to the respective notes) within the next financial year are discussed below.

Fair value measurement hierarchy

The company is required to classify all assets and liabilities, measured at fair value, using a three level hierarchy, based on the lowest level of input that is significant to the entire fair value measurement, being: Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date; Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly; and Level 3: Unobservable inputs for the asset or liability. Considerable judgement is required to determine what is significant to fair value and therefore which category the asset or liability is placed in can be subjective.

The fair value of assets and liabilities classified as level 3 is determined by the use of valuation models. These include discounted cash flow analysis or the use of observable inputs that require significant adjustments based on unobservable inputs.

Estimation of useful lives of assets

The company determines the estimated useful lives and related depreciation and amortisation charges for its property, plant and equipment and finite life intangible assets. The useful lives could change significantly as a result of technical innovations or some other event. The depreciation and amortisation charge will increase where the useful lives are less than previously estimated lives, or technically obsolete or non-strategic assets that have been abandoned or sold will be written off or written down.

Cumberland Country Golf Club Ltd
Notes to the financial statements
For the year ended 31 March 2024

Note 2. Critical accounting judgements, estimates and assumptions (continued)

Incremental borrowing rate

Where the interest rate implicit in a lease cannot be readily determined, an incremental borrowing rate is estimated to discount future lease payments to measure the present value of the lease liability at the lease commencement date. Such a rate is based on what the company estimates it would have to pay a third party to borrow the funds necessary to obtain an asset of a similar value to the right-of-use asset, with similar terms, security and economic environment.

Employee benefits provision

As discussed in note 1, the liability for employee benefits expected to be settled more than 12 months from the reporting date are recognised and measured at the present value of the estimated future cash flows to be made in respect of all employees at the reporting date. In determining the present value of the liability, estimates of attrition rates and pay increases through promotion and inflation have been taken into account.

Note 3. Revenue

	2024	2023
	\$	\$
Member subscriptions	1,236,838	1,149,260
Competition fees	735,824	604,919
Green fees	323,185	235,898
Golf cart hire	331,605	224,235
Poker machine net income	465,038	462,470
Commission	107,829	81,638
Bar sales	1,002,138	971,823
	<u>4,202,457</u>	<u>3,730,243</u>
Revenue	<u>4,202,457</u>	<u>3,730,243</u>

Disaggregation of revenue

The disaggregation of revenue from contracts with customers is as follows:

	2024	2023
	\$	\$
<i>Timing of revenue recognition</i>		
Goods transferred at a point in time	2,965,619	2,580,983
Services transferred over time	1,236,838	1,149,260
	<u>4,202,457</u>	<u>3,730,243</u>

Note 4. Other income

	2024	2023
	\$	\$
Interest received	32,099	9,388
Rent received - caterer	15,472	14,460
Rent received - telephone tower	53,375	50,102
Profit on sale of assets	8,839	20,204
Other miscellaneous income	96,983	98,849
Development expenses reimbursed	348,824	-
	<u>555,592</u>	<u>193,003</u>

Cumberland Country Golf Club Ltd
Notes to the financial statements
For the year ended 31 March 2024

Note 5. Expenses

	2024	2023
	\$	\$
Surplus/(deficit) before income tax includes the following specific expenses:		
<i>Cost of sales</i>		
Cost of sales - bar sales	<u>381,827</u>	<u>352,755</u>
<i>Depreciation</i>		
Depreciation - property, plant and equipment	362,837	338,115
Depreciation - right-of-use assets	<u>68,800</u>	<u>68,800</u>
Total depreciation	<u>431,637</u>	<u>406,915</u>
<i>Finance costs</i>		
Interest paid on borrowings	1,230	1,230
Finance costs - lease liabilities	<u>8,457</u>	<u>11,549</u>
Finance costs expensed	<u>9,687</u>	<u>12,779</u>
<i>Superannuation expense</i>		
Defined contribution superannuation expense	<u>137,252</u>	<u>123,125</u>

Note 6. Cash and cash equivalents

	2024	2023
	\$	\$
<i>Current assets</i>		
Cash on hand	95,200	95,200
Cash at bank	454,355	514,224
Term deposits	<u>1,101,759</u>	<u>558,433</u>
	<u><u>1,651,314</u></u>	<u><u>1,167,857</u></u>

Note 7. Trade and other receivables

	2024	2023
	\$	\$
<i>Current assets</i>		
Trade receivables	48,040	137,207
Other receivables	<u>90,288</u>	<u>62,464</u>
	<u><u>138,328</u></u>	<u><u>199,671</u></u>

Note 8. Inventories

	2024	2023
	\$	\$
<i>Current assets</i>		
Beverages on hand	36,745	40,326
Course materials	<u>3,670</u>	<u>4,790</u>
	<u><u>40,415</u></u>	<u><u>45,116</u></u>

Cumberland Country Golf Club Ltd
Notes to the financial statements
For the year ended 31 March 2024

Note 9. Other current assets

	2024 \$	2023 \$
<i>Current assets</i>		
Prepayments	29,441	118,187
Other	750	750
	<u>30,191</u>	<u>118,937</u>

Note 10. Property, plant and equipment

	2024 \$	2023 \$
<i>Non-current assets</i>		
Land - valuation	10,500,000	10,500,000
Buildings - at valuation	3,011,043	3,011,043
Less: Accumulated depreciation	(891,495)	(819,325)
Less: Impairment	(1,856,984)	-
	<u>262,564</u>	<u>2,191,718</u>
Plant and equipment - at cost	3,250,980	3,024,483
Less: Accumulated depreciation	(2,136,616)	(2,011,749)
	<u>1,114,364</u>	<u>1,012,734</u>
Right of use assets - golf carts	344,000	344,000
Less: Accumulated depreciation	(258,047)	(189,247)
	<u>85,953</u>	<u>154,753</u>
Course improvements - at cost	1,867,654	1,828,554
Less: Accumulated depreciation	(1,485,340)	(1,447,807)
	<u>382,314</u>	<u>380,747</u>
Poker machines - at cost	587,818	763,315
Less: Accumulated depreciation	(398,547)	(547,877)
	<u>189,271</u>	<u>215,438</u>
	<u>12,534,466</u>	<u>14,455,390</u>

Reconciliations

Reconciliations of the written down values at the beginning and end of the current financial year are set out below:

	Land \$	Buildings \$	Plant and equipment \$	Poker machines \$	Course improve- ments \$	Right of use assets \$	Total \$
Balance at 1 April 2023	10,500,000	2,191,718	1,012,734	215,438	380,747	154,753	14,455,390
Additions	-	-	322,017	12,500	39,100	-	373,617
Disposals	-	-	(2,551)	(3,369)	-	-	(5,920)
Revaluation of assets	-	(1,856,984)	-	-	-	-	(1,856,984)
Depreciation expense	-	(72,170)	(217,836)	(35,298)	(37,533)	(68,800)	(431,637)
Balance at 31 March 2024	<u>10,500,000</u>	<u>262,564</u>	<u>1,114,364</u>	<u>189,271</u>	<u>382,314</u>	<u>85,953</u>	<u>12,534,466</u>

Cumberland Country Golf Club Ltd
Notes to the financial statements
For the year ended 31 March 2024

Note 10. Property, plant and equipment (continued)

Revaluation of buildings

The existing clubhouse (recorded in 'Buildings – at valuation') will no longer be used once the planned development of the new clubhouse is completed, as outlined in the lease agreement signed with Pariter Cumberland Pty Ltd. This has resulted in a reduction in its recoverable value as at 31 March 2024.

Right-of-use assets

The Club leases golf carts under a lease agreement of 5 years. The lease arrangements terminate June 2025 and on renewal, the terms of the lease will be renegotiated. All other leases are either short term leases or low-value so have been expensed as incurred and not capitalised as right-of-use assets.

Section 41 E(5) Registered Clubs Act 1976

Core property - 248 Old Prospect Road, Greystanes, NSW, 2145

Non-core property - all or parts of lot 2 DP 545201, lot 46 DP242898 and lots 13, 14, 15, 16, 17 and 18 DP17546 located at 248 Old Prospect Road, Greystanes, NSW, 2145.

Note 11. Trade and other payables

	2024	2023
	\$	\$
<i>Current liabilities</i>		
Trade payables	152,607	161,029
Payroll accruals	51,309	54,289
GST payable	34,645	20,853
Other payables	45,875	38,068
	<u>284,436</u>	<u>274,239</u>

Note 12. Contract liabilities

	2024	2023
	\$	\$
<i>Current liabilities</i>		
Members subscriptions in advance	<u>641,802</u>	<u>592,989</u>

Note 13. Borrowings

	2024	2023
	\$	\$
<i>Current liabilities</i>		
Lease liability - right of use asset	<u>61,771</u>	<u>55,325</u>
<i>Non-current liabilities</i>		
Lease liability - right of use asset	<u>19,857</u>	<u>96,268</u>

Refer to note 10 for further information on the leasing arrangements.

Westpac Banking Corporation holds an equitable mortgage over all the assets of the Company and a mortgage over the Golf Club and Course. The Company has access to a bank overdraft of \$50,000 and a \$500,000 SME Business loan which were both undrawn at year end.

Cumberland Country Golf Club Ltd
Notes to the financial statements
For the year ended 31 March 2024

Note 14. Employee benefits

	2024 \$	2023 \$
<i>Current liabilities</i>		
Annual leave	131,599	115,257
Long service leave	51,458	56,584
	<u>183,057</u>	<u>171,841</u>
<i>Non-current liabilities</i>		
Long service leave	<u>14,616</u>	<u>8,331</u>

Note 15. Other liabilities

	2024 \$	2023 \$
<i>Current liabilities</i>		
Telephone tower rental in advance	17,822	21,303
Members house account liability	134,136	118,298
Other current liabilities	29,352	32,666
	<u>181,310</u>	<u>172,267</u>

Note 16. Key management personnel disclosures

Compensation

The aggregate compensation made to directors and other members of key management personnel of the company is set out below:

	2024 \$	2023 \$
Total remuneration paid to key management personnel	<u>423,566</u>	<u>404,913</u>

Note 17. Remuneration of auditors

During the financial year the following fees were paid or payable for services provided by Nexia Sydney Audit Pty Ltd, the auditor of the company:

	2024 \$	2023 \$
<i>Audit services - Nexia Sydney Audit Pty Ltd</i>		
Audit of the financial statements	<u>24,450</u>	<u>23,300</u>
<i>Other services - Nexia Sydney Audit Pty Ltd</i>		
Preparation of the financial report	<u>3,350</u>	<u>3,200</u>
	<u>27,800</u>	<u>26,500</u>

Note 18. Contingencies

In the opinion of the directors, the company did not have any contingent assets or liabilities at 31 March 2024 (31 March 2023:nil)

Cumberland Country Golf Club Ltd
Notes to the financial statements
For the year ended 31 March 2024

Note 19. Commitments

The Company has no capital commitment for the year ended 31 March 2024 (31 March 2023: \$294,000).

Note 20. Related party transactions

Key management personnel

Disclosures relating to key management personnel are set out in note 16.

Transactions with related parties

There were no transactions with related parties during the current and previous financial year.

Receivable from and payable to related parties

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

Loans to/from related parties

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

Note 21. Events after the reporting period

No matter or circumstance has arisen since 31 March 2024 that has significantly affected, or may significantly affect the company's operations, the results of those operations, or the company's state of affairs in future financial years.

Note 22. Reconciliation of deficit after income tax to net cash from operating activities

	2024 \$	2023 \$
Surplus/(deficit) after income tax expense for the year	249,138	(323,688)
Adjustments for:		
Depreciation and amortisation	431,637	406,915
Net gain on disposal of property, plant and equipment	(8,839)	(20,204)
Change in operating assets and liabilities:		
Change in trade and other receivables	61,343	(66,193)
Change in inventories	4,701	(4,750)
Change in other assets	88,746	(4,939)
Change in trade and other payables	10,197	96,360
Change in contract liabilities	57,857	53,043
Change in provisions	17,501	11,122
Net cash from operating activities	<u>912,281</u>	<u>147,666</u>

Cumberland Country Golf Club Ltd
Directors' declaration
For the year ended 31 March 2024

In the directors' opinion:

- the attached financial statements and notes comply with the Corporations Act 2001, the Australian Accounting Standards - Simplified Disclosures, the Corporations Regulations 2001 and other mandatory professional reporting requirements;
- the attached financial statements and notes give a true and fair view of the company's financial position as at 31 March 2024 and of its performance for the financial year ended on that date; and
- there are reasonable grounds to believe that the company will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of directors made pursuant to section 295(5)(a) of the Corporations Act 2001.

On behalf of the directors



Denis Clifford
President



Elias Saab
Vice President

30th May 2024

Independent Auditor's Report to the Members of Cumberland Country Golf Club Limited

Report on the Audit of the Financial Report

Opinion

We have audited the financial report of Cumberland Country Golf Club Limited (the Company), which comprises the statement of financial position as at 31 March 2024, the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies, and the directors' declaration.

In our opinion, the accompanying financial report of the Company is in accordance with the Corporations Act 2001, including:

- i) giving a true and fair view of the Company's financial position as at 31 March 2024 and of its financial performance for the year then ended; and
- ii) complying with Australian Accounting Standards - Simplified Disclosures and the Corporations Regulations 2001.

Basis for opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the 'auditor's responsibilities for the audit of the financial report' section of our report. We are independent of the Company in accordance with the Corporations Act 2001 and the ethical requirements of the Accounting Professional & Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We confirm that the independence declaration required by the Corporations Act 2001, which has been given to the directors of the Company, would be in the same terms if given to the directors as at the time of this auditor's report.

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

Other information

The directors are responsible for the other information. The other information comprises the information in Cumberland Country Golf Club Limited's annual report for the year ended 31 March 2024, but does not include the financial report and the auditor's report thereon. Our opinion on the financial report does not cover the other information and we do not express any form of assurance conclusion thereon. In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of the other information we are required to report that fact. We have nothing to report in this regard.

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 Standards and the Corporations Act 2001 and for such internal control as the directors determine is necessary to enable the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibility for the audit of the financial report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

A further description of our responsibilities for the audit of the financial report is located at The Australian Auditing and Assurance Standards Board website at: www.auasb.gov.au/auditors_responsibilities/ar4.pdf. This description forms part of our auditor's report.

Nexia

Nexia Sydney Audit Pty Ltd



Darren Steedman

Director

Dated: 30 May 2024

Sydney

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