

Belmont 16 Foot Sailing Club Limited

Financial Report 2026



YEAR ENDED 31 MARCH 2026
ABN 50 001 020 471

BELMONT 16s
SAILING  CLUB

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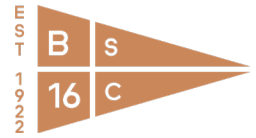
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President's Report



As always, it is my pleasure to report to the members on the continuing success your Club has enjoyed over the past 12 months.

At a strategic level we continue to explore our options relating to our adjacent non-core property holdings and ensure that the due diligence process is robust given the significance of the decisions ahead. We hope to be in a position to provide Members and other key stakeholders with further clarity on a pathway forward over the year ahead. In the meantime, we are focused on delivering ongoing facilities improvements including the recent reconfiguration of the Spinnaker Room, refurbishment of some ground floor bathrooms and replacement of some furniture and equipment.

The Board has placed a strong focus on reducing the Club's debt levels while we explore these projects. It is our aim for the Club to be debt free during 2028. This will place the Club in the best possible position to take advantage of the opportunities which the non-core property presents.

Members will note that the Board is proposing a Special Resolution at the 2026 Annual General Meeting to adopt the Triennial Rule, introducing staged 3-year terms for directors from the 2027 AGM. Considered industry best practice, the Triennial Rule promotes continuity and consistency in decision-making, helping preserve and protect the Club's asset base. It largely removes the risk of a complete Board turnover at a single AGM or any one group gaining control of the Board through an election. The proposed Special Resolution does not change any membership categories, rights, or nomination eligibility requirements. The Board recommends that Members vote in favour of the Special Resolution.

The Board recognise that a range of geopolitical developments and macroeconomic factors are contributing to increased cost-of-living pressures and a general decline in consumer confidence. We are mindful of these factors and are committed to offering our members affordable options as a value add to their membership including \$19 Roasts for lunch and dinner every day from Sails Eatery and various meal deals including \$12.90 burgers on Wednesdays or a pasta and cocktail bundle in Martha for just \$49 on Thursday nights or Friday lunches. Don't forget to use your membership card to unlock highly competitive pricing in our various ground floor outlets.

In January the Club was honoured to host the Skelcon Australian 16ft Skiff Championships. It was a wonderful opportunity to showcase to the wider sailing community the exceptional facilities which the Club offers. Thanks to Nadine Steenson and our wonderful volunteers for putting on such a grand event. This was backed up by an equally successful hosting of the Flying 11s National Titles. I am proud that we continue to invest heavily in the sport of sailing and its ongoing development.

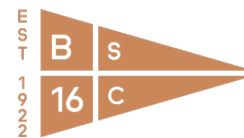
We recognise that Domestic and Family Violence has permeated through our society and impacts many in our community. Whilst we accept that there is no simple solution, we recently been leveraging our resources to continue to raise awareness of this pressing issue. Some of our initiatives have included displaying an oversized banner on the front of the Club during May, participating in the Purple Friday initiative, facilitating training for our staff or providing support to organisations including Got Your Back Sista or Survivors R Us.

We have also continued and extended our support to local sporting and community groups in recognition of our ongoing commitment to focus our efforts in the local area. Many of them would find it difficult to continue without that support.

I particularly want to acknowledge our wonderful staff who make every visit for both members and guests an enjoyable experience. They are led by our CEO Scott Williams and his management team who continue to ensure the Club is a safe, friendly place for us all to visit.

My fellow board members also deserve recognition for their commitment to the Club and its future. Finally, thanks to you the members for continuing to support the Club and enjoy our wonderful facilities.

David Berryman
President



Chief Executive Officer's Report

It is both my pleasure and privilege to provide an update to our Members for the year ending 31 March 2026. I can advise that it has been a successful 12 months which bodes well for the future success of your Club.

From a financial perspective our trading results were above expectations with key indicators summarised in the table below, together with some comparisons to previous years to provide some context.

Metric	2026	2025	2024	2023
Revenue	\$34.182M	\$32.509M	\$27.698M	\$26.110M
Trading Surplus	\$3.441M	\$2.277M	\$1.398M	\$3.348M
EBITDA	16.34%	16.73%	15.77%	19.12%
Total Debt	\$5.950M	\$9.971M	\$12.099M	\$3.212M
Cash Reserves	\$5.496M	\$3.837M	\$4.957M	\$5.687M

- Revenues continue to have a positive trajectory despite difficult trading conditions.
- Our trading surplus remains strong in an environment of cost pressures, which provides us with the ongoing ability to pay down debt and delivers certainty for the ongoing replacement and renewal of equipment as required.
- Earnings Before Interest Tax Depreciation and Amortisation (EBITDA) is a financial metric used to evaluate a company's core operating performance and cash flow generation. Even after providing \$1.241M in financial support to the wider community through donations, sponsorships and our contribution to the sport of sailing we remain in the 15-25% band which is benchmarked as a "solid" result within the Club industry.
- The debt associated with the Centenary Project and the past acquisition of non-core properties continues to decline under our debt retirement strategy. Our current expectation is that the Club will be debt free during 2028.
- Our cash reserves remain both solid and stable which strengthens the balance sheet and builds financial resilience.

Beyond our financial results, some of the other key benchmarks that we use to reflect on the performance of your Club include Member satisfaction, crew engagement and the contribution that we make to our community. I would like to provide some broader comments that may assist you to better understand our performance over the past year:

- Member Satisfaction – whilst we don't get everything right all the time, the general feedback that I hear is overwhelmingly positive and particularly relating to the optimism and 'can do' attitude of our crew striving to make your visit memorable. We also welcome any constructive comments that may allow us to improve your experience at your Club.

- Crew Engagement – at the cornerstone of our crew’s experience is our bespoke Legacy program with a goal to shape a culture where every crew member plays a part in the Clubs success. Aside from ongoing skill and personal development programs, rewards and recognition systems or wellbeing and care initiatives, I think that the best measure of engagement is the willingness to focus on Members, the positive attitude and the smiles that we see every day.
- Community Contribution – over and above the cash donations we provide through Club Grants or the broad range of sponsorships that we offer, there are many grassroots local organisations in our community that we support including school P&C associations, surf lifesaving clubs or not for profits that support a specific cause. Apart from providing a wonderful facility for our community to gather and make memories, we should also not forget the financial impact of the wages of more than 200 crew members or the various suppliers who provide goods or services to the Club that filter through and sustain our local economy.

Martha Drink and Dine remains the jewel in the crown of our outlets with our menu contemporary yet relaxed, based on Italian influences with most plates designed for sharing. Our most popular choice is our Feed Me menu with our talented chefs selecting our most loved dishes to be shared amongst the table which allows diners to focus on our amazing view and spending quality time with friends. Add in some signature cocktails that are equal parts classic and cheeky and you have the perfect recipe for memorable elegant but casual experience.

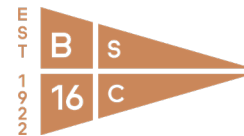
Whether they are cooking meals, tapping kegs, making coffee, calling bingo, teaching children how to sail, pouring drinks, driving the courtesy bus or the many other tasks that our crew complete, the success of our Club is due to them. Our management team do the heavy lifting to make sure that the Club operates like a well-oiled machine and, in particular, I would like to acknowledge the stellar contribution of the executive team consisting of COO Joel Simmons and CFO Zoran Ilievski. I’m so very proud to lead this team and very fortunate to have genuine people who have a focus on customer service and delivery.

I would like to extend my sincere appreciation to President David Berryman and his fellow Directors for their professionalism, commitment and support. This group work together cohesively to focus on strategy and fulfil their governance obligations to ensure the ongoing success of your Club.

Finally, but most importantly I would like to thank you, our loyal Members, for your support over the past year. Whilst you have many choices we never take it for granted that you choose Belmont 16s Sailing Club to spend your leisure time. Together with the balance of the crew, I look forward to seeing you at the Club again soon.



Scott Williams
Chief Executive Officer



Commodore's Report

The 2025/2026 season has been another successful year of sailing at Belmont 16s Sailing Club. Our 16ft skiff fleet maintained strong participation, with average weekly numbers consistently in the low 30s, while the introduction of 13ft Skiffs to Sunday racing proved a welcome addition. Saturday afternoons also saw healthy fleets of Cherubs and Lasers, all encouraging signs for the continued growth and strength of our sailing program.

The Lion Club Championship was tightly contested throughout the season. The crew of Shade to Order, Tom Burton, Scott Beeby and Joel Skelton, emerged victorious, winning five of the seven heats. In the Aristocrat Yearly Pointscore, Charlie Nosworthy, Leo Pirret and Finn Pirret sailed Lakes United to victory in a competition that came down to the final race. Their win was a fitting reward for consistent performances across the season, and congratulations are extended to all involved.

On the representative stage, Belmont crews once again performed strongly. Tom Burton's crew aboard Shade to Order were our highest-ranked entrants at the National Championships, finishing an impressive second overall in one of the largest fleets in recent years, comprising 74 competitors. At the State Titles, hosted by Middle Harbour Sailing Club and Manly 16ft Skiff Sailing Club, Shade to Order again led the Belmont contingent with a third-place finish.

Belmont sailors also excelled in the Cherub class at the Australian Championships in Double Bay, NSW, with three boats finishing inside the top five. Gold Digger, sailed by Keisha Day and Ryan Morris, secured an outstanding second place nationally and also claimed the NSW State Championship title. At Club level, Gold Digger won the Cherub Club Championship, while Enough Rope, crewed by Jack Paterson and Sebastian Spencer, took out the Pointscore.

Success continued across the Club's other classes. In the Laser fleet, Tom Farley aboard Hurley secured the Club Championship, while Oscar Shain on Juggernaut won the Yearly Pointscore. In the 13ft Skiffs, Skelcon, sailed by Hamish Skelton and Sophie Drummond, claimed the Club Championship, while Telford Electrical Solutions, crewed by Connor Radford and Luca Dawson, won the Pointscore title.

As always, I extend my sincere thanks to our Start Crews, Rescue Boat Crews, Radio Officers and the many volunteers who generously give their time week after week. Without your dedication and commitment, our racing program simply would not be possible. I also acknowledge and thank our valued sponsors, together with the Club's Board of Directors, management and staff. We are extremely fortunate to enjoy your ongoing support.

Finally, I would like to thank Vice Commodore Mat Waters, our Sailing Committee, and our administration staff, Nadine Steenson and Kris Fay. Your guidance, support and hard work throughout the season have been invaluable and have contributed greatly to another successful and enjoyable year of sailing at Belmont 16s Sailing Club.

James Griffiths
Commodore

Sailing Honours 2025-2026

CLASS	BOAT	SKIPPER	CREW	TITLE
PELICANS	Mini Hooligan	Zachary Tait	Phoebe York	Club Championship
	Kamikaze	Samuel Yager	Lillian Yager	Yearly Point Score
O`PEN SKIFFS	Willpower	William Dean		Club Championship
	Solo Challenger	Xavier Weet		Yearly Point Score
FLYING 11S	Mojo	Nic Drummond	Spencer Beeby	Club Championship
	Ghostrider	Elliot Fisher	Samuel Yager	Yearly Point Score
LASERS	Hurley	Thomas Farley		Full Rig Club Championship
	Juggernaut	Oscar Shain		Full Rig Yearly Point Score
CHERUBS	Gold Digger	Keisha Day	Ryan Morris	Club Championship
	Enough Rope	Jack Paterson	Sebastian Spencer	Yearly Point Score
13FT SKIFFS	Skelcon	Hamish Skelton	Sophie Drummond	Club Championship
	Telford Electrical Solutions	Connor Radford	Luca Dawson	Yearly Pointscore
16FT SKIFFS	Shade to Order	Tom Burton	Scott Beeby Joel Skelton	Club Championship
	Lakes United	Charlie Nosworthy	Leo Pirret Finn Pirret	Yearly Point Score

Belmont 16Ft Sailing Club Limited

ABN: 50 001 020 471

Financial Statements

For the Year Ended 31 March 2026

Belmont 16Ft Sailing Club Limited

ABN: 50 001 020 471

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Belmont 16Ft Sailing Club Limited

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Directors' Report

31 March 2026

The directors present their report on Belmont 16Ft Sailing Club Limited for the financial year ended 31 March 2026.

Directors

The names of the directors in office at any time during, or since the end of, the year are:

Names	Occupation	Years Service
D. Berryman	Lawyer	Club Director 1988 to date; President 2009 to date; Vice President 2005 to 2009; Commodore 1993 to 2005; Vice Commodore 1992.
J. Griffiths	Port Manager	Club Director 2009 to date; Commodore 2013 to date.
M. Waters	Builder	Club Director 2013 to date; Vice Commodore 2019 to date.
R. Howard*	Lawyer	Club Director 2019 to 2025.
A. Gray*	Retired	Club Director 1999 to 2025.
A. Benson*	Retired	Club Director 2017 to 2025.
J. Pilgrim	Airconditioning Mechanic	Club Director 2021 to date.
J. Paterson	Retail	Club Director 2023 to date.
A. Stone	Project Manager	Club Director 2013 to 2015; Club Director 2023 to date.
C. Corke**	Electrician	Club Director 2025 to date; Club Director 2015 to 2023; Club Director 2001 to 2013; Vice Commodore 2005 to 2013.
T. Dobinson**	Lawyer	Club Director 1999 to 2019; Vice Commodore 2003 to 2005; Commodore 2005 to 2011; Vice President 2011 to 2015; Club Director 2025 to date.
D. Glover**	Accountant	Club Director 2025 to date.

* Richard Howard, Allen Gray and Alan Benson retired as Directors on 27 July 2025.

** Craig Corke, Troy Dobinson and Darren Glover were appointed as Directors on 27 July 2025.

Directors have been in office since the start of the financial year to the date of this report unless otherwise stated.

Club Secretary

The Club Secretary is Mr Scott Williams. Mr Williams has been an employee of Belmont 16 Ft Sailing Club Limited since 11 April 2005 and was appointed to the position of Club Secretary at that date. Prior to this Mr Williams has held management positions in other large Registered Clubs in the Newcastle area.

Belmont 16Ft Sailing Club Limited

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Directors' Report

31 March 2026

Principal activities

The principal activity of Belmont 16Ft Sailing Club Limited during the financial year was the conduct of a Licensed Club.

No significant changes in the nature of the Club's activity occurred during the financial year.

Members' guarantee

Belmont 16Ft Sailing Club Limited is a company limited by guarantee. In the event of, and for the purpose of winding up of the company, the amount capable of being called up from each member and any person or association who ceased to be a member in the year prior to the winding up, is limited to \$2 (2025: \$2), subject to the provisions of the Club's constitution.

At 31 March 2026 the collective liability of members was \$ 85,116 (2025: 89,052).

Operating results

The surplus of the Club after providing for income tax amounted to \$3,441,669 (2025: \$2,277,455)

Review of operations

The Club generated record revenues with the resulting variable operating expenses increasing accordingly.

Total revenues at \$34,200,361 increased by \$1,690,987 or 5.2% compared to the previous year.

Bar revenue decreased by 5.2% and catering revenue decreased by 1.7%.

Operating expenses at \$26,104,764 increased by \$658,760 or 2.6% compared to the previous year.

Bar expenses increased by 5.1% and catering expenses increased by 1.7% and gaming expenses increased by 8.1%.

Belmont 16Ft Sailing Club Limited

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Directors' Report

31 March 2026

Meetings of directors

During the financial year, 32 meetings of directors (including committees of directors) were held. Attendances by each director during the year were as follows:

	Board 13	House 4	Sailing 11	Remuneration 2	Audit & Risk 2
D. Berryman	13/13	3/4	1/11	2/2	2/2
J. Griffiths	10/13		10/11	2/2	
M. Waters	13/13	4/4	11/11	2/2	
R. Howard	4/4		4/4	1/2	
C. Corke	9/9		7/7		
A. Gray	4/4	4/4			
A. Benson	2/4	4/4			
J. Pilgrim	13/13		11/11		
J. Paterson	12/13	4/4	1/11		2/2
A. Stone	13/13		10/11		
T. Dobinson	9/9		1/4		2/2
D. Glover	9/9			1/2	2/2

Shaded areas show Directors who do not sit on the Sub-committee shown in the heading.

Significant changes in state of affairs

There have been no significant changes in the state of affairs of the Club during the year.

Events after the reporting date

No matters or circumstances have arisen since the end of the financial year which significantly affected or may significantly affect the operations of the Club, the results of those operations or the state of affairs of the Club in future financial years.

Environmental issues

The Club's operations are not regulated by any significant environmental regulations under a law of the Commonwealth or of a state or territory of Australia. The Directors are not aware of any breaches of the legislation during the financial year which are material in nature.

Short and long term objectives

The Club has established short and long term objectives as outlined in the Club's business plan which is reviewed on an annual basis. These objectives are both financial and non financial and are aimed towards providing a comfortable and secure environment to its members that continues to meet their needs. These objectives are measured through both financial and non financial key performance indicators that have been determined relevant to the Club industry. No information is included on the likely developments in the operations of the Club and the expected results of those operations.

Belmont 16Ft Sailing Club Limited

ABN: 50 001 020 471

Directors' Report

31 March 2026

Disclosure of Core and Non-Core Property

Pursuant to Section 41J(2) of the Registered Clubs Act 1976 and for the financial year ended 31 March 2026, the Directors have determined that the property of the Club shall be classified as follows:

Address	Current Usage	Classification
38A - 54 Ross St Belmont	Belmont Club, Car Park and Boat Sheds	Core
15-19 Ross St Belmont	Investment Property	Non-Core
21 Ross St Belmont	Investment Property	Non-Core
23 Ross St Belmont	Investment Property	Non-Core
25 Ross St Belmont	Investment Property	Non-Core
27 Ross St Belmont	Investment Property	Non-Core
29 Ross St Belmont	Investment Property	Non-Core
31 Ross St Belmont	Investment Property	Non-Core
33 Ross St Belmont	Investment Property	Non-Core
35 Ross St Belmont	Investment Property	Non-Core
37 Ross St Belmont	Investment Property	Non-Core
3 The Parade Belmont	Investment Property	Non-Core
90 Evans St Belmont	Investment Property	Non-Core
92 Evans St Belmont	Investment Property	Non-Core
94 Evans St Belmont	Investment Property	Non-Core

Mandatory Director Training

Under the Registered Clubs Amendment (Disclosures) Regulation 2019, the Club is required to disclose to its members certain information relating to mandatory training requirements undertaken by Directors. As the Club has annual gaming machine profits of greater than \$1 million, the Regulation prescribes that all Directors must complete their mandatory training within 12 months of appointment unless otherwise exempt. The Club has complied with the minimum requirements as outlined below:

Directors Training Completed

M. Waters
A. Benson (retired July 2025)
R. Howard (retired July 2025)
J. Pilgrim
J. Paterson
A. Stone
C. Corke
T. Dobinson
D. Glover

Exempt Directors

D Berryman
J. Griffiths
A. Gray (retired July 2025)

Belmont 16Ft Sailing Club Limited

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Directors' Report

31 March 2026

Indemnification and insurance of officers and auditors

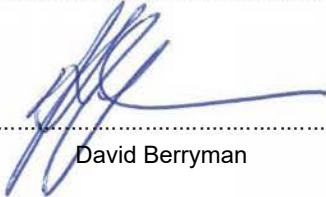
The Club has paid premiums to insure each of the Directors against liabilities for costs and expenses incurred by them in defending any legal proceedings arising out of their conduct while acting in the capacity of Director of the Club, other than conduct involving a wilful breach of duty in relation to the Club.

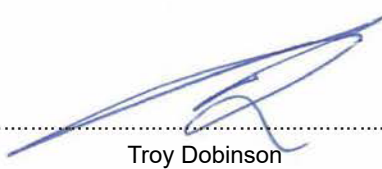
Under Clause 99 of the Club's Constitution the Club also indemnifies every officer, secretary and auditor of the Club out of assets of the Club against liability arising out of the execution of the duties of their office which is incurred by them in defending proceedings, whether civil or criminal in which judgement is given in their favour or which they are acquitted or in connection with any application under the Act in which relief is granted to them by the Court in respect of any negligence default of duty or breach of trust.

Auditor's independence declaration

The lead auditor's independence declaration in accordance with section 307C of the *Corporations Act 2001*, for the year ended 31 March 2026 has been received and can be found on page 13 of the financial report

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

Director:

David Berryman

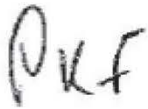
Director:

Troy Dobinson

Dated: 26/5/26

Auditor's Independence Declaration under Section 307C of the Corporations Act 2001 to the Directors of Belmont 16Ft Sailing Club Limited

I declare that, to the best of my knowledge and belief, during the year ended 31 March 2026, there have been:

- (i) no contraventions of the auditor independence requirements as set out in the *Corporations Act 2001* in relation to the audit; and
- (ii) no contraventions of any applicable code of professional conduct in relation to the audit.



PKF



CLAYTON HICKEY
PARTNER

26 MAY 2026
NEWCASTLE, NSW

Belmont 16Ft Sailing Club Limited

ABN: 50 001 020 471

Statement of Profit or Loss and Other Comprehensive Income For the Year Ended 31 March 2026

	Note	2026 \$	2025 \$
Sale of goods	4	14,270,639	14,707,854
Cost of sales		<u>(4,836,823)</u>	<u>(4,983,221)</u>
Gross profit		9,433,816	9,724,633
Fair value adjustments	4	800,000	110,000
Other revenue from contracts with customers	4	18,764,604	17,349,401
Other revenue from ordinary activities	4	365,118	342,119
Finance income		180,114	197,306
Borrowing cost expenses	5	(518,117)	(761,892)
Bar trading expenses		(2,272,641)	(2,170,116)
Gaming machine trading expenses		(1,826,987)	(1,715,836)
Gaming machine duty		(4,217,730)	(3,811,833)
Gaming commission expenses		(7,271)	(28,112)
Catering trading expenses		(4,673,750)	(4,590,723)
Occupancy expenses		(2,122,243)	(1,936,855)
Raffle and bingo expenses		(388,211)	(455,917)
Club promotion and entertainment expenses		(1,136,572)	(1,103,085)
Depreciation and amortisation expense		(3,208,391)	(3,254,999)
Administrative expenses		(5,080,883)	(5,049,892)
Sailing expenses		(889,957)	(786,156)
Profit on disposal of fixed assets		<u>240,770</u>	<u>219,412</u>
Surplus before income tax		3,441,669	2,277,455
Income tax expense	2(a)	-	-
Surplus for the year		<u>3,441,669</u>	<u>2,277,455</u>
Other comprehensive income for the year		-	-
Total comprehensive income for the year		<u>3,441,669</u>	<u>2,277,455</u>

The accompanying notes form part of these financial statements.

Belmont 16Ft Sailing Club Limited

ABN: 50 001 020 471

Statement of Financial Position

As At 31 March 2026

	Note	2026 \$	2025 \$
ASSETS			
CURRENT ASSETS			
Cash and cash equivalents	6	5,496,357	5,837,298
Trade and other receivables		146,940	245,709
Inventories		346,069	410,278
Other assets	7	571,280	944,697
TOTAL CURRENT ASSETS		6,560,646	7,437,982
NON-CURRENT ASSETS			
Investment		96,385	111,173
Property, plant and equipment	9	43,803,593	44,838,331
Investment properties	8	11,305,000	10,505,000
Right-of-use assets	10	1,288,766	1,290,841
TOTAL NON-CURRENT ASSETS		56,493,744	56,745,345
TOTAL ASSETS		63,054,390	64,183,327
LIABILITIES			
CURRENT LIABILITIES			
Trade and other payables	11	2,314,695	3,058,051
Other liabilities		260,131	257,050
Borrowings	12	1,512,300	7,130,559
Employee benefits	13	1,362,897	1,238,489
Short-term provisions		55,019	54,376
Lease liabilities	10	10,475	9,857
TOTAL CURRENT LIABILITIES		5,515,517	11,748,382
NON-CURRENT LIABILITIES			
Borrowings	12	4,437,959	2,840,284
Lease liabilities	10	1,362,267	1,346,623
Employee benefits		201,013	152,073
TOTAL NON-CURRENT LIABILITIES		6,001,239	4,338,980
TOTAL LIABILITIES		11,516,756	16,087,362
NET ASSETS		51,537,634	48,095,965
EQUITY			
Retained earnings		51,537,634	48,095,965
TOTAL EQUITY		51,537,634	48,095,965

The accompanying notes form part of these financial statements.

Belmont 16Ft Sailing Club Limited

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Statement of Changes in Equity For the Year Ended 31 March 2026

	Retained Earnings \$	Total \$
Opening balance at 1 April 2025	48,095,965	48,095,965
Surplus attributable to members	3,441,669	3,441,669
Balance at 31 March 2026	51,537,634	51,537,634
Opening balance at 1 April 2024	45,818,510	45,818,510
Surplus attributable to members	2,277,455	2,277,455
Balance at 31 March 2025	48,095,965	48,095,965

The accompanying notes form part of these financial statements.

Belmont 16Ft Sailing Club Limited

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Statement of Cash Flows For the Year Ended 31 March 2026

	2026	2025
Note	\$	\$
CASH FLOWS FROM OPERATING ACTIVITIES:		
Receipts from customers	37,364,127	36,204,892
Interest received	180,114	197,306
Payments to suppliers and employees	(31,374,566)	(30,571,462)
Interest paid	(518,117)	(761,892)
Net cash provided by operating activities	<u>5,651,558</u>	<u>5,068,844</u>
CASH FLOWS FROM INVESTING ACTIVITIES:		
Proceeds from sale of property, plant and equipment	281,885	288,165
Purchase of property, plant and equipment	(2,186,429)	(2,282,724)
Net cash used in investing activities	<u>(1,904,544)</u>	<u>(1,994,559)</u>
CASH FLOWS FROM FINANCING ACTIVITIES:		
Repayment of borrowings	(4,020,584)	(2,127,866)
Repayment of leases	(67,371)	(65,796)
Net cash used in financing activities	<u>(4,087,955)</u>	<u>(2,193,662)</u>
Net (decrease)/ increase in cash and cash equivalents held	(340,941)	880,623
Cash and cash equivalents at beginning of year	<u>5,837,298</u>	<u>4,956,675</u>
Cash and cash equivalents at end of financial year	<u>6</u> <u>5,496,357</u>	<u>5,837,298</u>

The accompanying notes form part of these financial statements.

Belmont 16Ft Sailing Club Limited

ABN: 50 001 020 471

Notes to the Financial Statements For the Year Ended 31 March 2026

The financial report covers Belmont 16Ft Sailing Club Limited as an individual entity. Belmont 16Ft Sailing Club Limited is a not-for-profit Club limited by guarantee, incorporated and domiciled in Australia.

The functional and presentation currency of Belmont 16Ft Sailing Club Limited is Australian dollars.

The financial report was authorised for issue by the Directors on 26 May 2026.

Comparatives are consistent with prior years, unless otherwise stated.

1 Basis of Preparation

The financial statements are general purpose financial statements that have been prepared in accordance with the Australian Accounting Standards - Simplified Disclosures and the *Corporations Act 2001*.

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.

2 Material Accounting Policy Information

Material accounting policy information relating to the preparation of these financial statements are presented below, and are consistent with prior reporting periods unless otherwise stated.

(a) Income tax

The club has claimed an income tax exemption as a sporting club in accordance with section 50-45 of the *Income Tax Assessment Act 1997*. Accordingly no provision for income tax has been recognised in the financial statements.

(b) Property, plant and equipment

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

Depreciation

The depreciable amount of all fixed assets including buildings and capitalised leased assets, but excluding freehold land, is depreciated on a straight-line basis over the asset's useful life to the Club commencing from the time the asset is held ready for use. Land is not depreciated.

The depreciation rates used for each class of depreciable asset are shown below:

Fixed asset class	Depreciation rate
Buildings	2% - 20%
Plant and Equipment	9% - 50%

(c) Impairment of non-financial assets

At the end of each reporting period, the Club assesses whether there is any indication that an asset may be impaired. If such an indication exists, an impairment test is carried out on the asset by comparing the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value-in-use to the asset's carrying value. Any excess of the asset's carrying value over its recoverable amount is expensed to the statement of profit or loss and other comprehensive income.

Notes to the Financial Statements

For the Year Ended 31 March 2026

2 Material Accounting Policy Information (cont'd)

(d) Employee benefits

Provision is made for the Club's liability for employee benefits arising from services rendered by employees to the end of the reporting period. Employee benefits that are expected to be settled within one year have been measured at the amounts expected to be paid when the liability is settled. Employee benefits payable later than one year have been measured at their present value.

(e) Cash and cash equivalents

Cash and cash equivalents include cash on hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of six months or less, and bank overdrafts. Bank overdrafts are shown within short-term borrowings in current liabilities on the statement of financial position.

(f) Financial instruments

Financial instruments are recognised initially on the date that the Club becomes party to the contractual provisions of the instrument.

Financial liabilities

The Club measures all financial liabilities initially at fair value less transaction costs, subsequently financial liabilities are measured at amortised cost using the effective interest rate method.

The financial liabilities of the Club comprise trade payables, bank and other loans and lease liabilities.

(g) Gaming Machine Rebate

The Club received a rebate to compensate the loss of gaming machine income due to the introduction of GST. The period which the rebate relates to is from 1 April 2025 to 31 March 2026 for the current financial year. During the previous year income has been recorded in the accounts for the 10 months to 31 March 2025 with the remainder being recorded as a liability. The current liability represents income which will be taken up in the succeeding financial year.

(h) Investment property

Investment properties, comprising rental properties, are held to generate long term rental yields. All tenant leases are on an arm's length basis. Investment property is carried at fair value. Changes to value are to be recorded in the statement of profit or loss and other comprehensive income as other income.

(i) Revenue and other income

The core principle of AASB 15 is that revenue is recognised on a basis that reflects the transfer of promised goods or services to customers at an amount that reflects the consideration the Club expects to receive in exchange for those goods or services.

Generally the timing of the payment for sale of goods and rendering of services corresponds closely to the timing of satisfaction of the performance obligations, however where there is a difference, it will result in the recognition of a receivable, contract asset or contract liability.

None of the revenue streams of the Club have any significant financing terms as there is less than 12 months between receipt of funds and satisfaction of performance obligations.

Notes to the Financial Statements

For the Year Ended 31 March 2026

2 Material Accounting Policy Information (cont'd)

(i) Revenue and other income (cont'd)

Specific revenue streams

The revenue recognition policies for the principal revenue streams of the Club are:

Revenue from contracts with customers

Revenue from the sale of goods is recognised at the point of delivery.

Revenue from the rendering of a service is recognised upon the delivery of the service to the customers.

Gaming machine revenue is recognised at the point of sale and represents the difference between the amounts earned through gaming wagers less the payouts from those wagers. Liabilities are recognised for anticipated payouts for progressive jackpots.

Revenue from membership subscriptions and sailing fees are recognised on a straight-line basis over the membership term.

Interest revenue

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

All revenue is stated net of the amount of goods and services tax (GST).

Other income

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

(j) Goods and services tax (GST)

Revenue, expenses and assets are recognised net of the amount of goods and services tax (GST), except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense.

Receivables and payable are stated inclusive of GST.

Cash flows in the statement of cash flows are included on a gross basis and the GST component of cash flows arising from investing and financing activities which is recoverable from, or payable to, the taxation authority is classified as operating cash flows.

Notes to the Financial Statements

For the Year Ended 31 March 2026

2 Material Accounting Policy Information (cont'd)

(k) Leases

At inception of a contract, the Club assesses if the contract contains or is a lease. If there is a lease present, a right-of-use asset and a corresponding lease liability is recognised by the Club where the Club is lessee. However, all contracts that are classified as short-term leases (lease with remaining lease term of 12 months or less) and leases of low-value assets are recognised as an operating expense on a straight-line basis over the term of the lease.

Initially the lease liability is measured at the present value of lease payments still to be paid at commencement date. The lease payments are discounted at the interest rate implicit in the lease. If this rate cannot be readily determined, the Club uses the incremental borrowing rate.

Right-of-use assets are amortised over the lease term or useful life of the underlying asset, whichever is the shortest.

(l) Provisions

Provisions are recognised when the Club 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.

Provisions are measured at the present value of management's best estimate of the outflow required to settle the obligation at the end of the reporting period. The discount rate used is a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the unwinding of the discount is taken to finance costs in the statement of profit or loss and other comprehensive income.

3 Critical Accounting Estimates and Judgments

The directors make estimates and judgements during the preparation of these financial statements regarding assumptions about current and future events affecting transactions and balances.

These estimates and judgements are based on the best information available at the time of preparing the financial statements, however as additional information is known then the actual results may differ from the estimates.

The significant estimates and judgements made have been described below.

Key estimates - impairment of property, plant and equipment

The Club assesses impairment at the end of each reporting period by evaluating conditions specific to the Club that may be indicative of impairment triggers. Recoverable amounts of relevant assets are reassessed using value-in-use calculations which incorporate various key assumptions.

Key judgements - private tax ruling

The Club was granted a private ruling determining the Club to be income tax exemption under the income tax act section 50-45 of the *Income Tax Assessment Act 1997* as a club established for the encouragement of a game or sport. The exemption will be self assessed at the end of each financial year.

Belmont 16Ft Sailing Club Limited

ABN: 50 001 020 471

Notes to the Financial Statements For the Year Ended 31 March 2026

4 Revenue and Other Income

	2026	2025
	\$	\$
- Revenue from contracts with customers	33,035,243	32,057,255
- Other revenue from ordinary activities	365,118	342,119
- Fair value adjustments	800,000	110,000
	<u>34,200,361</u>	<u>32,509,374</u>

Disaggregation of revenue from contracts with customers

Revenue from contracts with customers has been disaggregated and the following table shows this breakdown:

Timing of revenue recognition

- At a point in time	32,879,015	31,876,434
- Over time	156,228	180,821
	<u>33,035,243</u>	<u>32,057,255</u>

5 Finance Expenses

Interest expense	518,117	761,892
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6 Cash and Cash Equivalents

Cash at bank and in hand	933,639	956,548
Short-term bank deposits	4,562,718	4,880,750
	<u>5,496,357</u>	<u>5,837,298</u>

7 Other Assets

CURRENT		
Prepayments	571,280	944,697

8 Investment Property

Balance at beginning of year	10,505,000	10,395,000
Fair value adjustment	800,000	110,000
Balance at end of year	<u>11,305,000</u>	<u>10,505,000</u>

Investment properties are stated at fair value, which has been determined based on valuations performed by Altitude Belmont as at 31 March 2026 and 31 March 2025 for the current and prior year respectively.

Belmont 16Ft Sailing Club Limited

ABN: 50 001 020 471

Notes to the Financial Statements For the Year Ended 31 March 2026

9 Property, Plant and Equipment

	2026	2025
	\$	\$
Land and buildings		
At cost	48,206,245	47,830,766
Accumulated depreciation	<u>(12,387,241)</u>	<u>(11,250,211)</u>
Total land and buildings	<u>35,819,004</u>	<u>36,580,555</u>
Plant and equipment		
At cost	18,058,452	17,868,832
Accumulated depreciation	<u>(10,073,863)</u>	<u>(9,611,056)</u>
Total plant and equipment	<u>7,984,589</u>	<u>8,257,776</u>
Total property, plant and equipment	<u>43,803,593</u>	<u>44,838,331</u>

(a) Movements in carrying amounts

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

	Land and Buildings	Plant and Equipment	Total
	\$	\$	\$
Year ended 31 March 2026			
Balance at the beginning of year	36,580,555	8,257,776	44,838,331
Additions	488,449	1,697,980	2,186,429
Disposals	(4,548)	(36,567)	(41,115)
Depreciation expense	<u>(1,245,452)</u>	<u>(1,934,600)</u>	<u>(3,180,052)</u>
Balance at the end of the year	<u>35,819,004</u>	<u>7,984,589</u>	<u>43,803,593</u>

Belmont 16Ft Sailing Club Limited

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Notes to the Financial Statements For the Year Ended 31 March 2026

10 Leases

Club as a lessee

The Club is a lessee of Crown Lands comprised of Lot 2028 in Deposited Plan 823177 also known as Belmont 16s, The Parade, Belmont, NSW, 2280.

Right-of-use assets

	Land \$
Year ended 31 March 2026	
Balance at beginning of year	1,290,841
Depreciation charge	(28,339)
Remeasurement of lease liability	26,264
Balance at end of year	<u><u>1,288,766</u></u>

Lease liabilities

	2026 \$	2025 \$
Non-current Lease liabilities	1,362,267	1,346,623
Current Lease liabilities	10,475	9,857
	<u><u>1,372,742</u></u>	<u><u>1,356,480</u></u>

11 Trade and Other Payables

CURRENT

Trade payables	821,178	1,529,438
Deposits	150,141	158,916
Sundry payables and accrued expenses	811,321	881,908
GST payable	220,524	156,380
Gaming machine duty tax	311,531	331,409
	<u><u>2,314,695</u></u>	<u><u>3,058,051</u></u>

Belmont 16Ft Sailing Club Limited

ABN: 50 001 020 471

Notes to the Financial Statements For the Year Ended 31 March 2026

12 Borrowings

	2026	2025
	\$	\$
CURRENT		
Secured liabilities:		
Loans	1,512,300	7,130,559
NON-CURRENT		
Secured liabilities:		
Loans	4,437,959	2,840,284

Summary of borrowings

The Club has entered into various loan agreements to finance projects outside of normal operations. These borrowings are classified as either current or non-current liabilities based on their repayment terms and maturity dates. The following details provide an overview of the Club's borrowing facilities:

Residential Loan (\$1,357,422)

Details: Principal and interest
Expiry Date: January 2045

Construction Loan (\$4,592,837)

Details: Interest only (variable interest)
Expiry Date: June 2030

Defaults and breaches

During the current and prior year, there were no defaults or breaches on any of the loans.

(a) Security

The bank overdraft, loans and commercial bills are secured by:

(i) Registered first mortgage over freehold properties owned by the Club;

- 15-19, 21, 23, 25, 27, 29, 31, 33, 35, 37 Ross Street Belmont NSW 2280
- 90, 92, 94 Evans Street Belmont NSW 2280

(ii) Registered equitable mortgage over assets;

- All the Club's assets including liquor and gaming machine licences
- Property 36, 38-44, 46-54 Ross Street, Belmont NSW 2280

13 Employee Benefits

CURRENT		
Long service leave	658,155	592,910
Annual leave	704,742	645,579
	<u>1,362,897</u>	<u>1,238,489</u>

Belmont 16Ft Sailing Club Limited

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Notes to the Financial Statements For the Year Ended 31 March 2026

14 Contingencies

Belmont 16 Ft Sailing Club Limited has bank guarantees totaling \$39,500 substituting for security deposits with Department of Lands, Tabcorp Holdings Pty Limited and the State of New South Wales.

15 Related Parties

(a) Transactions with related parties

Transactions between related parties are on normal commercial terms and conditions no more favourable than those available to other parties unless otherwise stated.

The following transactions occurred with related parties:

Certain Directors and Directors' related persons participate in the Club sailing activities and receive prizes under the same terms and conditions attached to sailing events as other sailing members.

16 Financial Risk Management

	2026	2025
	\$	\$
Financial assets		
Held at amortised cost		
Cash and cash equivalents	5,496,357	5,837,298
Trade and other receivables	146,940	245,709
Total financial assets	5,643,297	6,083,007
Financial liabilities		
Held at amortised cost		
Trade and other payables	2,314,695	3,058,051
Borrowings	5,950,259	9,970,843
Total financial liabilities	8,264,954	13,028,894

17 Members' Guarantee

The Club is incorporated under the *Corporations Act 2001* and is a Club limited by guarantee. If the Club is wound up, the constitution states that each member is required to contribute a maximum of \$2 each towards meeting any outstanding obligations of the Club. At 31 March 2026 the number of members was 42,558 (2025: 44,526).

18 Key Management Personnel Disclosures

The remuneration paid to key management personnel of the Club is \$612,333 (2025: \$ 685,574).

Belmont 16Ft Sailing Club Limited

ABN: 50 001 020 471

Notes to the Financial Statements For the Year Ended 31 March 2026

19 Auditors' Remuneration

	2026	2025
	\$	\$
Remuneration of the auditor PKF, for:		
- auditing or reviewing the financial statements	27,150	27,700
- other services	1,800	1,800
	<u>28,950</u>	<u>29,500</u>

20 Events After the End of the Reporting Period

No other matters or circumstances have arisen since the end of the financial year which significantly affected or may significantly affect the operations of the Club, the results of those operations or the state of affairs of the Club in future financial years.

21 Statutory Information

The registered office and principal place of business of the Club is:

Belmont 16Ft Sailing Club Limited
CNR Ross Street
The Parade
Belmont NSW 2280

Belmont 16Ft Sailing Club Limited

ABN: 50 001 020 471

Directors' Declaration

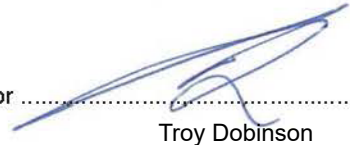
The directors of the Club declare that:

1. The financial statements and notes, as set out on pages 14 to 27, are in accordance with the *Corporations Act 2001* and:
 - a. comply with Australian Accounting Standards - Simplified Disclosure Standard; and
 - b. give a true and fair view of the financial position as at 31 March 2026 and of the performance for the year ended on that date of the Club.
2. In the directors' opinion, there are reasonable grounds to believe that the Club 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 Board of Directors.

Director

David Berryman

Director

Troy Dobinson

Dated: 26/5/26

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF BELMONT 16FT SAILING CLUB

Report on the Audit of the Financial Report

Opinion

We have audited the financial report of Belmont 16FT Sailing Club (the Club), which comprises the statement of financial position as at 31 March 2026, 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 material accounting policy information, and the directors' declaration.

In our opinion, the accompanying financial report of Belmont 16FT Sailing Club, is in accordance with the Corporations Act 2001, including:

- (a) Giving a true and fair view of the Club's financial position as at 31 March 2026, and of its financial performance for the year then ended; and
- (b) Complying with the Australian Accounting Standards – Simplified Disclosure Requirements and 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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Club in accordance with the auditor independence requirements of the Corporations Act 2001 and the ethical requirements of the Accounting Professional and 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 Club, would be in the same terms if given to the directors as at the time of this auditor's report.

Other Information

The directors are responsible for the other information. The other information comprises the information included in the Club's annual report for the year ended 31 March 2026 but does not include the financial report and our auditor's report thereon.

Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon.

PKF(NS) Audit & Assurance Limited Partnership is a member of PKF Global, the network of member firms of PKF International Limited, each of which is a separately owned legal entity and does not accept any responsibility or liability for the actions or inactions of any individual member or correspondent firm(s). Liability limited by a scheme approved under Professional Standards Legislation.

Other Information (cont'd)

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 this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Directors for the Financial Report

The directors of the Club are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards – Simplified Disclosure Requirements 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 Club'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 Club or to cease operations, or has no realistic alternative but to do so.

Auditor's Responsibilities 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 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 the financial report.

As part of an audit in accordance with the Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

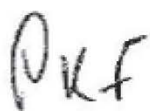
- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Club's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Club's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Club to cease to continue as a going concern.

Auditor's Responsibilities for the Audit of the Financial Report (cont'd)

- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, action taken to eliminate threats or safeguards applied.



PKF



CLAYTON HICKEY
PARTNER

26 MAY 2026
NEWCASTLE, NSW