

THE EPPING CLUB LIMITED
ABN 96 000 964 938

DIRECTORS' REPORT TO MEMBERS

The Directors of The Epping Club Limited submit herewith the annual financial report for the financial year ended 30 June 2026. In order to comply with the provision of the Corporations Act 2001, the directors report as follows:

DIRECTORS - The names of the Directors in office at any time during or since the end of the year are:

David TAYLOR OAM	President Board Chairman	Club Member 32 years. Director 29 years. Club President 22 years. Medal Order of Australia. Retired General Manager and Company Director with National and International responsibility. Chairman of House & Finance and member of Building Committees. Life Member of The Epping Club. Life Member of RSL of Australia and Epping RSL Sub-Branch. 20 year Committee Member Reserve Forces Day Council. Former State Vice-President National Serviceman's Association of Australia. Member of the Club Education Institute for Directors. Committee Member Northern Metropolitan Region of Clubs NSW for 3 years.
John CURDIE OAM	Vice-President	Club Member 39 years. Director 22 years. Medal Order of Australia. Retired Surveyor. President of Epping RSL Sub-Branch 27 years; Vice President Sub-Branch 4 years. Life Member of the Club, RSL of Australia and the Epping RSL Sub-Branch. 20 year Committee Member Reserve Forces Day Council. Justice of the Peace. Member of the Club Education Institute for Directors. Formal Qualifications ME (Syd Uni). Dip TCP (Syd Uni). Dip Env STD (Mac Uni). Hon. Fellow IS.Aust. Hon Mem. F.I.G.
Denis FITZGERALD AM	Vice President Finance	Club Member 16 years. Director 9 years. Vice President - Finance. Member Order of Australia. CEO Parramatta Eels 30 years. CEO Parramatta Leagues Club 20 years. President Parramatta Leagues 3 years. Director Australian Rugby League 3 years. Alderman Parramatta Council 4 years. Member Club Managers' Hall of Fame. Director of Sydney Olympic Park Authority 6 years. Chairman Combat Sports Authority of NSW 6 years. Chairman of the Parramatta Police LAC Liquor Accord 2003-2009. Director Parramatta Stadium Trust 23 years. Member 25 Licensed Clubs. Member of the Club Education Institute for Directors. Life Member of Parramatta Eels & Parramatta Leagues Club. Life Member of NSW Rugby League.
John PRESTIDGE RFD ED	Director	Club Member 46 years. Director 22 years. Retired Service Manager-TAFE Lecturer. Life Member of the Club. Life Member of the RSL and Life Member of Epping RSL Sub-Branch. Secretary of Epping RLS Sub-Branch 20 years. Member CMF/ARMY Reserve 30 years. Member of the Club Education Institute for Directors. Formal Qualifications: Dip Teach. (Uni Tech).
Dr Barry HOSCHKE BSc, PhD, Dip CM	Director	Club Member 32 years. Director 14 years. Retired Research Scientist. 25 years experience in scientific research and research management with CSIRO. Life Member of the RSL of Australia, Epping RSL Sub-Branch and The Epping Club. Pensions Officer and Magazine Editor Epping RSL Sub-Branch. Justice of the Peace. Member of the Club Education Institute for Directors. Formal Qualifications BSc (UNSW), PhD (UNSW), Dip CM (ICMSA), Completed Mandatory Director Training "Director Foundation and Management Collaboration" and "Finance for Club Boards".

Seona WALLACE	Director	Club Member 13 years. Director 9 years. Executive corporate background with multinational pharmaceutical companies. Self-employed for the past 13 years in the healthcare sector. Current Affiliate Member of Epping RSL Sub-Branch with past and present direct family serving in the RAAF and RAN. Member of the Club Education Institute for Directors Formal Qualifications Graduate, Australian Institute of Company Directors (GAICD), Master of Business (UON), Graduate Diploma Marketing (UTS).
Kirsten BAKER	Director	Club Member 25 years. Director 13+ years. Life Member of the Club. 8 years in Financial Services. 20+ years in Construction Sector Leadership as a business owner. Member of the Club Education Institute for Directors. Member of the Australian Institute of Company Directors (MAICD). Appointed as Director February 2026. Formal Qualifications; Bachelor of Economics, Master of Commerce, Diploma of Financial Services (Financial Planning).
John DONOHOE	Director	Club Member 36 years. Director 17 years. Bushranger Historian and Author. Life Member of the Club. Level One Fitness Member. Member Epping St Vincent de Paul. Member Epping Civic Trust. Resigned as Director January 2026. Formal Qualifications B.Sc (Chem.), D.C.H.

MEETINGS OF COMPANY DIRECTORS

So as to comply with the Corporations Law we detail below the number of meetings held during the financial year and the number of those meetings attended by each Director.

	Meetings Eligible to Attend	Number of Meetings attended
D Taylor	12	12
J Curdie	12	12
J Prestidge	12	9
B Hoschke	12	12
D Fitzgerald	12	12
S Wallace	12	11
K Baker	5	5
J Donohoe	6	6

MEMBERS' GUARANTEE

The company is limited by guarantee. If the company is wound up the constitution of the company states that each member is required to contribute \$2 each towards meeting any outstanding obligations of the company. The total amount contributed would be \$35,108.

REVIEW OF OPERATIONS

Total revenue for the club was \$ 29,438,710 compared to last year \$27,146,303.

The profit of the club for the financial year before income tax amounted to \$ 2,010,998 (2025: \$2,265,383). Income tax of \$140,323 was provided (2025: \$150,901).

Retained surplus at 30 June 2026 was \$47,671,757 - last year \$45,801,082.

The club paid down the ANZ Loan Facility by \$1,320,000 however additional funds of \$4,000,000 were drawn down to assist with the Club's capital expenditure budget. The balance as at 30 June 2026 is \$11,560,000.

Club membership was 24,606 as at 30th June 2026 (18,820 as at 30th June 2025) and was made up as follows:

Life Members	8
Ordinary Members	24,598
	<u>24,606</u>

OBJECTIVES

The objectives of the club are to operate in a responsible and financially prudent manner with the aim of enhancing membership benefits and contributing to the local community. The Epping Club plays an important role in supporting the RSL Sub-Branch and honouring present and returned servicemen and servicewomen.

Specific short and long term objectives include:

Short Term

- Provide the best possible facilities to members
- Encourage new membership
- Improve profitability and efficiency of club operations

Long Term

- Maintain financial stability of the club
- Ensure facilities continue to cater for members' needs
- Diversify income streams

STRATEGY FOR ACHIEVING THE OBJECTIVES

Attract and maintain quality management and staff.

Be flexible and adapt to the changing environment of the club, economy and member demographic characteristics.

To continually review and upgrade facilities of the club.

PRINCIPAL ACTIVITIES

The principal activity of the Company during the period was that of a Licensed Club conducted for Members and Members' Guests according to the Constitution.

HOW THESE ACTIVITIES ASSIST IN ACHIEVING THE OBJECTIVES

The principal activities of the club contributed to achieving the objectives by providing a stable base of operations. This ensured the financial stability and generated funds to meet the demands of the company and maintain high levels of service to members and guests.

PERFORMANCE MEASUREMENT AND KEY PERFORMANCE INDICATORS

The financial performance of the club is measured against the budget set and benchmark data for the industry.

Some of the specific areas reported on and monitored include:

- Earnings before Interest Tax Depreciation and Amortisation (EBITDA)
- Gross Profit Margins
- Expense Ratios and Analysis
- Cash Flow
- Members' Feedback
- Staff Turnover

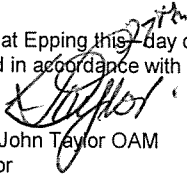
GOING CONCERN

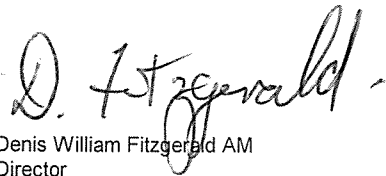
The financial report has been prepared on a going concern basis, which assumes the continuity of normal business operations, and the realisation of assets and settlement of liabilities in the ordinary course of business. The company has completed a comprehensive forecast for the next twelve months operations and remains confident that it will be able to continue as a going concern.

AUDITOR'S INDEPENDENCE DECLARATION

The auditor's independence declaration follows and forms part of the directors' report for the financial year ended 30 June 2026.

Dated at Epping this ^{27th} day of August 2026
Signed in accordance with a resolution of the Directors.


David John Taylor OAM
Director


Denis William Fitzgerald AM
Director

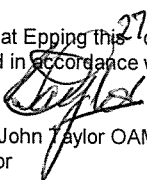
THE EPPING CLUB LIMITED
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DIRECTORS' DECLARATION

The Directors declare that:

- a) the attached financial statements and notes thereto comply with Accounting Standards;
- b) the attached financial statements and notes thereto give a true and fair view of the financial position and performance of the Company;
- c) in the Directors' opinion, the attached financial statements and notes thereto are in accordance with the Corporations Act 2001; and
- d) in the Directors' opinion, there are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable.

Dated at Epping this ^{27th} day of August 2026
Signed in accordance with a resolution of the Directors.


David John Taylor OAM
Director


Denis William Fitzgerald AM
Director

**INDEPENDENT AUDITOR'S REPORT
TO THE MEMBERS OF THE EPPING CLUB LIMITED**

Report on the Audit of the Financial Report

Opinion

I have audited the accompanying financial report of The Epping Club Limited (the Company), which comprises the Statement of Financial Position as at 30 June 2026, Statement of profit or loss and other Comprehensive Income, Statement of Changes in Equity and the Statement of Cash Flows for the year ended, and notes to the financial statements, including a summary of significant accounting policies, and the directors' declaration.

In my 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 30 June 2026 and of its financial performance for the year ended on that date; and
- (ii) complying with Australian Accounting Standards - Reduced Disclosure Requirements and the Corporations Regulations 2001.

Basis of Opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under those standards are further described as in the Auditor's Responsibilities for the Audit of the Financial Report section of my report. I am independent of the Company 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 (the Code) that are relevant to our audit of the financial report in Australia. I have also fulfilled my other ethical responsibilities in accordance with the Code.

I 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.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Information Other than in the Financial Report and Auditor's Report Thereon

The directors are responsible for the other information. The other information obtained at the date of this auditor's report comprises the information included in the company's annual report for the year ended 30 June 2026, but does not include the financial report and my auditor's report thereon.

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

In connection with my audit of the financial report, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or my knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work I have performed on the other information obtained prior to the date of this auditor's report, I conclude that there is a material misstatement of this other information, I am required to report that fact. I have nothing to report in this regard.

Responsibility of Directors 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 - Reduced 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 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 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

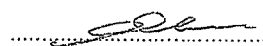
My objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an 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, I exercise professional judgement and maintain professional scepticism throughout the audit. I 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 my 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 Company's internal control
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the 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 Company's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions, may cause the Company to cease to continue as a going concern.
- 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.

I 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 I identify during my audit.

I also provide the directors with a statement that I have complied with the relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on my independence, and where applicable, related safeguards.


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John C Cheadle
Registered Company Auditor
Dated: 27th August 2026

AUDITOR'S INDEPENDENCE DECLARATION UNDER SECTION 307C OF THE CORPORATIONS ACT

To the Directors of The Epping Club Limited

I declare that, to the best of my knowledge and belief, in relation to the audit for the financial year ended 30 June 2026, there have been:

- (a) No contraventions of the auditor independence requirements as set out in the Corporations Act 2001 in relation to the audit; and
- (b) No contraventions of any applicable code of professional conduct in relation to the audit.

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John C. Cheadle-Chartered Accountant
Suite 8, 924 Pacific Highway, Gordon, 2072
27th August 2026

THE EPPING CLUB LIMITED
ABN 96 000 964 938

STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30TH JUNE, 2026

	Notes	2026 \$	2025 \$
Revenue	2	29,438,710	27,146,303
Cost of sales		(1,023,140)	(967,338)
Donations and community support		(403,000)	(284,832)
Employee benefits expense		(8,076,533)	(6,746,289)
Entertainment, marketing and promotional expenses		(2,803,193)	(2,869,036)
Poker machine duty and taxes		(6,803,710)	(6,113,806)
Property utilities expenses		(937,899)	(725,267)
Other expenses		(3,648,536)	(3,498,311)
Repairs and maintenance		(743,888)	(743,184)
Total expenses		<u>(24,439,899)</u>	<u>(21,948,063)</u>
Earnings before financing costs, depreciation and income tax		4,998,811	5,198,240
Less: Depreciation		(2,520,373)	(2,521,663)
Interest paid		<u>(467,440)</u>	<u>(411,194)</u>
Net trading operating profit before income tax		2,010,998	2,265,383
Less income tax expense	1(f) & 4	<u>(140,323)</u>	<u>(150,901)</u>
Net profit for the year after income tax		1,870,675	2,114,482
Other comprehensive income		<u>-</u>	<u>-</u>
Total comprehensive income for the year	21	<u><u>1,870,675</u></u>	<u><u>2,114,482</u></u>

The accompanying notes form part of these accounts

THE EPPING CLUB LIMITED
ABN 96 000 964 938

STATEMENT OF FINANCIAL POSITION
AS AT 30TH JUNE, 2026

	Notes	2026 \$	2025 \$
CURRENT ASSETS			
Cash - at Bank and on Hand	5	768,839	2,145,910
Interest Bearing Term Deposits	6	50,000	51,702
Receivables	7	26,525	21,553
Inventories	8	154,406	152,098
Other	9	503,351	566,560
TOTAL CURRENT ASSETS		<u>1,503,121</u>	<u>2,937,823</u>
NON-CURRENT ASSETS			
Property, Plant & Equipment	10	26,126,432	19,377,218
Investment Properties	11	34,079,362	34,079,362
Intangible Assets	12	1,912,507	1,912,507
TOTAL NON-CURRENT ASSETS		<u>62,118,301</u>	<u>55,369,087</u>
TOTAL ASSETS		<u>63,621,422</u>	<u>58,306,910</u>
CURRENT LIABILITIES			
Payables	13	1,612,009	1,200,963
Current Tax Liabilities	14	254,264	144,426
Provisions	15	418,949	473,520
Other	16	853,459	692,745
TOTAL CURRENT LIABILITIES		<u>3,138,681</u>	<u>2,511,654</u>
NON-CURRENT LIABILITIES			
Provisions	17	952,355	882,332
Interest Bearing Liabilities	18	11,560,000	8,880,000
Other	19	298,629	231,842
TOTAL NON-CURRENT LIABILITIES		<u>12,810,984</u>	<u>9,994,174</u>
TOTAL LIABILITIES		<u>15,949,665</u>	<u>12,505,828</u>
NET ASSETS		<u>47,671,757</u>	<u>45,801,082</u>
MEMBERS' FUNDS			
Retained Profits	21	47,671,757	45,801,082
TOTAL MEMBERS' FUNDS		<u>47,671,757</u>	<u>45,801,082</u>

The accompanying notes form part of these accounts

THE EPPING CLUB LIMITED
ABN 96 000 964 938

STATEMENT OF CHANGES IN MEMBERS' FUNDS
FOR THE YEAR ENDED 30TH JUNE, 2026

	RETAINED EARNINGS \$	TOTAL EQUITY \$
Balance at 1 July 2024	43,686,600	43,686,600
Net profit for the year attributable to members of the company	<u>2,114,482</u>	<u>2,114,482</u>
Balance at 30 June 2025	45,801,082	45,801,082
Net profit for the year attributable to members of the company	<u>1,870,675</u>	<u>1,870,675</u>
Balance at 30 June 2026	<u><u>47,671,757</u></u>	<u><u>47,671,757</u></u>

The accompanying notes form part of these accounts

THE EPPING CLUB LIMITED
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STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30TH JUNE, 2026

	Notes	2026 \$	2025 \$
CASH FLOWS FROM OPERATING ACTIVITIES:			
Receipts from Customers		27,733,099	25,817,832
Payments to Suppliers		(24,740,934)	(23,947,578)
Interest Received		-	1,266
Rent Received		2,200,351	2,272,184
NET CASH PROVIDED BY OPERATING ACTIVITIES	28 (B)	5,192,516	4,143,704
CASH FLOWS FROM INVESTING ACTIVITIES:			
Payment for Plant & Equipment		(2,261,366)	(1,955,081)
Payment for Property Improvements		(6,988,221)	(1,344,802)
NET CASH USED IN INVESTING ACTIVITIES		(9,249,587)	(3,299,883)
CASH FLOWS FROM FINANCIAL ACTIVITIES:			
Additional funds drawn down		4,000,000	-
Repayment of borrowings		(1,320,000)	(1,320,000)
NET CASH USED IN FINANCING ACTIVITIES		2,680,000	(1,320,000)
NET INCREASE/(DECREASE) IN CASH HELD		(1,377,071)	(476,179)
Cash at beginning of financial year		2,145,910	2,622,089
CASH AT END OF FINANCIAL YEAR	28 (A)	768,839	2,145,910

The accompanying notes form part of these accounts

THE EPPING CLUB LIMITED
ABN 96 000 964 938

NOTES TO AND FORMING PART OF THE ACCOUNTS
FOR THE YEAR ENDED 30TH JUNE, 2026

1. SUMMARY OF ACCOUNTING POLICIES

The following summary explains the significant accounting policies that have been adopted in the preparation of the accounts. Unless otherwise stated, such accounting policies are consistent with those used in previous years.

(a) BASIS OF PREPARATION

The financial statements are general purpose financial statements that have been prepared in accordance with Australian Accounting Standards - Reduced Disclosure Requirements of the Australian Accounting Standards Board and the Corporations Act 2001.

Australian Accounting Standards set out accounting policies that the AASB has concluded would result in financial statements containing relevant and reliable information about transactions, events and conditions. Material accounting policies adopted in the preparation of these financial statements are presented below and have been consistently applied unless otherwise stated.

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

(b) INVENTORIES

Stock on hand is valued at the lower of cost and net realisable value. Costs are assigned to quantities on hand at balance date on the basis of first in-first out value.

(c) PROPERTY, PLANT & EQUIPMENT

Except for land, tableware items and uniforms, all fixed assets are stated at original cost less the relevant provisions for depreciation.

(d) LAND & BUILDINGS

The company's properties are now classified as either "Core" or Non-Core" property. Core property is property occupied by the club as licensed premises. The club can only dispose of its core property if the disposal has been approved by a resolution passed by the majority of members. The property must be sold at public auction after valuation by a registered valuer. These requirements do not apply to non-core property, ie, investment properties.

The items of property, plant and equipment are measured at cost less accumulated depreciation and accumulated impairment losses.

Initially, investment properties are measured at cost including transaction costs. Subsequent to initial recognition investment properties are stated at fair value. Gains or losses arising from changes in the fair values of investment properties are included in the income statement in the year in which they arise.

(e) DEPRECIATION

Depreciation is calculated on the straight line basis so as to write off the net cost of each fixed asset during its expected useful life. Profit and losses on disposal of depreciable assets are taken into account when determining profit and loss. Expenditure on tableware items and uniforms is accounted for by showing the initial investment at cost and charging replacements against revenue in relevant subsequent periods.

Major depreciation periods are

Freehold Buildings	40 years
Plant and Equipment	10 years
Gaming Machines	7 years
Motor Vehicles	5 years

(f) INCOME TAX

Under present legislation, income derived by the company from members is not assessable to income tax. Income tax liabilities arise in respect of income derived from non-members and investments less certain allowable deductions. Commission income is now assessable in full and not subject to the member/non-member principle. The club does not adopt Tax-effect accounting principles.

(g) PROVISION FOR EMPLOYEE'S BENEFITS

Charges are made against profits to provide accrued annual leave and long service leave at wage and salary rates in accordance with employees' entitlements under the relevant Statutes and Awards. Amounts accrued for long service leave which have not vested are shown as non-current liabilities and are calculated on the unvested rights of employees who have passed their fifth year of employment.

(h) REVENUE RECOGNITION

Membership subscriptions paid in advance are deferred to the period in which the income relates. All costs associated with the procurement of membership subscriptions are expensed as incurred. The proportion of subscriptions and other revenue which relate to the period after 30 June 2026 is not included in revenue but deferred as advance income. Deferred function income is recognised when The function is held.

(i) IMPAIRMENT OF ASSETS

At each reporting date, the management reviews the carrying values of its tangible assets to determine whether there is any indication that those assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, is compared to the asset's carrying value. Any excess of the asset's carrying value over its recoverable amount is then expensed to the income statement.

	2026 \$	2025 \$
2. REVENUE		
Sale of Goods	5,876,263	5,725,583
Revenue for rendering services	22,106,402	19,858,185
	<u>27,982,665</u>	<u>25,583,768</u>
<u>Other operating revenue</u>		
Member Subscriptions	100,800	119,470
Interest	-	1,266
Property Rental (net)	1,355,245	1,441,799
	<u>1,456,045</u>	<u>1,562,535</u>
TOTAL REVENUE FROM CONTINUING OPERATIONS	<u>29,438,710</u>	<u>27,146,303</u>

	2026 \$	2025 \$
3. EXPENSES		
(a) Profit before income tax includes the following specific expenses:		
Cost of goods sold	1,023,140	967,338
Depreciation of non-current assets	2,520,373	2,521,663
Superannuation expense	767,278	673,169
(b) Key Performance Indicators		
Bar		
Gross profit percentage	76.59%	74.90%
Wages to sales percentage	31.33%	33.02%
Catering		
Gross profit percentage	85.65%	86.50%
Wages to sales percentage	37.83%	33.70%
EBITDA percentage	16.92%	18.42%
4. INCOME TAX		
The company is liable for income tax only on income derived from non-members and from investments with outside entities. Additional income tax is payable as a result of the club industry negotiating with the Australian Taxation Office (ATO) in regards to the assessability of commission income.		
INCOME TAX EXPENSE		
The amount set aside for income tax in the profit and loss account has been calculated as follows:-		
Proportion of income attributable to non-members	2,295,621	2,423,452
Less: Proportion of expenses attributable to non-members	1,840,000	1,624,459
	455,621	798,993
Add: Other taxable income	1,012,650	1,066,840
	1,468,271	1,865,833
Less: Other deductible expenses	(920,000)	(1,286,418)
Net taxable income/(loss)	548,271	579,415
Less offset past years	-	-
Total income	548,271	579,415
Current Company tax payable	109,858	144,426
5. CASH (CURRENT)		
Cash on hand	381,000	381,000
Cash at bank	387,839	1,764,910
	768,839	2,145,910
6. INTEREST BEARING BANK TERM DEPOSITS		
Bank Term Deposits	50,000	51,702
	50,000	51,702

	2026 \$	2025 \$
7. RECEIVABLES (CURRENT)		
Trade debtors - amounts owing	<u>26,525</u>	<u>21,553</u>
	<u>26,525</u>	<u>21,553</u>
8. INVENTORIES (CURRENT)		
Raw materials and stores	<u>154,406</u>	<u>152,098</u>
9. OTHER (CURRENT)		
Prepayments	<u>503,351</u>	<u>566,560</u>
10. PROPERTY, PLANT AND EQUIPMENT (NON-CURRENT)		
Freehold Land (45-47 Rawson Street) at cost	<u>1,754,976</u>	<u>1,754,976</u>
Club Building & Improvements at cost	37,244,616	30,272,799
<u>Less</u> accumulated depreciation	<u>22,421,726</u>	<u>21,425,353</u>
	<u>14,822,890</u>	<u>8,847,446</u>
Total Land & Buildings (Core Property)	<u>16,577,866</u>	<u>10,602,422</u>
Club Vehicles at cost	289,552	282,287
<u>Less</u> accumulated depreciation	<u>139,551</u>	<u>253,896</u>
	<u>150,001</u>	<u>28,391</u>
Gaming Equipment at cost	12,698,349	11,395,678
<u>Less</u> accumulated depreciation	<u>6,651,905</u>	<u>5,667,905</u>
	<u>6,046,444</u>	<u>5,727,773</u>
Plant and Equipment, Furniture and Fittings at cost	8,286,880	7,449,391
<u>Less</u> accumulated depreciation	<u>5,108,349</u>	<u>4,604,349</u>
	<u>3,178,531</u>	<u>2,845,042</u>
Total Plant & Equipment	<u>9,374,976</u>	<u>8,601,206</u>
Tableware Items at cost	(Note 1 (e)) 173,590	132,072
Uniforms at cost	(Note 1 (e))	41,518
	<u>173,590</u>	<u>173,590</u>
TOTAL PROPERTY, PLANT & EQUIPMENT	<u>26,126,432</u>	<u>19,377,218</u>

Movement in Carrying Amounts

	Freehold Land	Club Building	Club Vehicles	Gaming	Plant & Equipment	Total
Balance at beginning of year	1,754,976	8,847,447	28,391	5,727,773	2,845,042	19,203,629
Additions	-	6,971,817	121,610	1,302,671	837,489	9,233,587
Depreciation	-	(996,385)	-	(984,000)	(504,000)	(2,484,385)
Disposals	-	-	-	-	-	-
Loss on disposal	-	-	-	-	-	-
Carrying amount at end of year	<u>1,754,976</u>	<u>14,822,879</u>	<u>150,001</u>	<u>6,046,444</u>	<u>3,178,531</u>	<u>25,952,831</u>

The Valuer General land value at 01.07.22 was \$24.1 million.

	2026 \$	2025 \$
11. INVESTMENT PROPERTIES (Non-core Property)		
Opening balance as at 1 July	34,079,362	34,079,362
Additions - 51 Rawson Street, Epping	-	-
Disposals	-	-
Closing balance as at 30 June	<u>34,079,362</u>	<u>34,079,362</u>

It is a requirement of the Corporations Act 2001 for the directors to form a view as to the valuation of land and buildings as at 30 June 2026. The directors therefore believe that a reasonable value for the purpose of the Corporations Act 2001 is the current book value shown in the financial statements. Therefore both core and non-core properties were not revalued this year.

The land holdings of The Epping Club Limited are classified as either core or non-core properties, as listed below

Core Properties

- The Epping Club premises at 45-47 Rawson Street, Epping

Non-Core Properties

- 50E Rawson Street, Epping
- 51 Rawson Street, Epping

12. INTANGIBLE ASSETS (NON-CURRENT)		
Poker Machine Entitlements - at cost	<u>1,912,507</u>	<u>1,912,507</u>
Balance at beginning of year	1,912,507	1,912,507
Additions - at cost	-	-
Closing carrying value at cost	<u>1,912,507</u>	<u>1,912,507</u>

At the end of the reporting period the company assessed the recoverable amount of poker machine entitlements based on an active market at year end and conclude the values are not impaired. The entitlements, which are considered to be intangibles, have an indefinite life and amortisation need not be considered. Each poker machine licence is an effective cash generating unit.

13. CREDITORS AND BORROWINGS (CURRENT)		
Poker Machine Tax Levy	406,843	372,334
Trade Creditors	892,507	585,862
Rent in advance	72,176	36,143
Goods and Services Tax	<u>240,483</u>	<u>206,624</u>
	<u>1,612,009</u>	<u>1,200,963</u>

		2026 \$	2025 \$
14.	CURRENT TAX LIABILITIES		
	Income Tax Payable (Note 4)	<u>254,264</u>	<u>144,426</u>
15.	PROVISIONS (CURRENT)		
	Employee Entitlements	<u>418,949</u>	<u>473,520</u>
16.	OTHER LIABILITIES (CURRENT)		
	Deferred Function Income (Note 1(i))	718,905	641,725
	Deferred Subscription Income (Note 1(i))	<u>134,554</u>	<u>51,020</u>
		<u>853,459</u>	<u>692,745</u>
17.	PROVISIONS (NON-CURRENT)		
	Employee Entitlements	<u>952,355</u>	<u>882,332</u>
18.	INTEREST BEARING LIABILITIES (NON-CURRENT)		
	Bank Loan	<u>11,560,000</u>	<u>8,880,000</u>
19.	OTHER LIABILITIES (NON-CURRENT)		
	Bonds - 51 Rawson Street	52,743	52,743
	Deferred Subscription Income (Note 1(i))	<u>245,886</u>	<u>179,099</u>
		<u>298,629</u>	<u>231,842</u>
20.	EMPLOYEE ENTITLEMENTS		
	The aggregate employee entitlement liability recognised and included in the financial statements is as follows:		
	Provision for employee entitlements		
	Current (Note 14)	418,949	473,520
	Non-Current (Note 16)	<u>952,355</u>	<u>882,332</u>
		<u>1,371,304</u>	<u>1,355,852</u>
	Number of employees at end of financial year	<u>130</u>	<u>121</u>
21.	RETAINED EARNINGS		
	Operating Profit/(Loss) before income tax	2,010,998	2,265,383
	Income tax attributable to operating profit (Note 4)	<u>(140,323)</u>	<u>(150,901)</u>
	Operating Profit/(Loss) after income tax	1,870,675	2,114,482
	Retained profits at the beginning of the financial year	45,801,082	43,686,600
	Retained profits at the end of the financial year	<u>47,671,757</u>	<u>45,801,082</u>

	2026 \$	2025 \$
22. EXPENDITURE COMMITMENTS		
Capital Expenditure - Commitments for the acquisition of assets ordered before year end but not received or invoiced until year end - Building improvements	<u>NIL</u>	<u>NIL</u>
23. SUPERANNUATION COMMITMENTS		
Contributions are made by the Company to an award-based superannuation fund for all employees and a Company retirement fund for employees who qualify for acceptance. All contributions are charged as expenses as they occur. The Company has no legal obligation to cover any shortfall in the funds' obligations to provide benefits to employees on retirement.		
24. RELATED PARTY TRANSACTIONS		
(a) Key management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the Club. The Club has determined that the key management personnel comprise the Directors, the Chief Executive Officer and the Chief Operating Officer.		
(b) Key management personnel compensation		
Benefits and payments made to the directors and other key management personnel	<u>805,887</u>	<u>791,624</u>
25. CONTINGENT LIABILITIES		
A contingent liability exists with regard to bonus points earned prior to 30th June 2026 but not redeemed by that date. The amount outstanding is:	<u>85,000</u>	<u>78,500</u>
26. LIMITATION OF MEMBERS' LIABILITY		
In accordance with the Memorandum of Association the liability of members, in the event of the Company being wound up, would not exceed \$2 per member.		
27. REMUNERATION OF AUDITORS		
Amounts received by W L Browne & Associates for:		
- Audit of financial statements	26,400	26,400
- Other services in relation to the club	<u>3,500</u>	<u>3,600</u>
	<u>29,900</u>	<u>30,000</u>

	2026 \$	2025 \$
28. NOTES TO THE STATEMENT OF CASH FLOWS		
(A) Reconciliation of Cash:		
For the purposes of the Statement of Cash Flows cash includes cash on hand and in banks and investments in money market instruments net of outstanding bank overdraft.		
Cash at the end of the financial year as shown in the Statement of Cash Flows is reconciled to the related items in the Balance Sheet as follows:		
Cash on hand	381,000	381,000
Cash at bank	387,839	1,764,910
	<u>768,839</u>	<u>2,145,910</u>
(B) Reconciliation of net cash provided by operating activities to operating profit after Income Tax:		
Operating Profit after extraordinary items and income tax	1,870,675	2,114,482
<u>Add Back Non Cash Outlays</u>		
Depreciation & Amortisation of Non-current Assets	2,520,373	2,521,663
(Decrease)/Increase in income tax payable		(36,404)
Changes in net Assets & Liabilities:		
(Increase)/Decrease in current receivables	(3,271)	12,474
(Increase)/Decrease in current inventories	(2,308)	4,213
(Increase)/Decrease in current other assets	63,209	44,098
Increase/(Decrease) in trade creditors	391,047	(520,475)
Increase/(Decrease) in current provisions	215,981	(31,569)
Increase/(Decrease) in non-current provisions	70,023	39,120
Increase/(Decrease) in deferred income	66,787	(3,898)
NET CASH PROVIDED BY OPERATING ACTIVITIES	<u>5,192,516</u>	<u>4,143,704</u>
(C) Financing Facilities		
The Company has a secured arrangement with the ANZ Banking Group to provide the following credit standby and loan facilities:-		
(i) Bank Overdraft	- amount used	-
	- amount unused	-
	50,000	50,000
	<u>50,000</u>	<u>50,000</u>
(ii) Business card facility - \$20,000		
(iii) Bank Loan Facility - \$10,200,000 - used to assist in the acquisition of 51 Rawson Street, Epping.		
The loan matures 30 November 2026 and is payable by quarterly reductions.		
The facilities are secured by a registered first mortgage over the Club's freehold land and buildings at 45-47 Rawson Street, Epping and 51 Rawson Street, Epping.		