



2025 ANNUAL REPORT

Antill Park Country Golf Club



ANTILL PARK COUNTRY GOLF CLUB LTD

ADDRESS

4 Jarvisfield Road, Picton NSW 2571

POSTAL ADDRESS

PO Box 36, Picton NSW 2571

PHONE

Telephone: (02) 4677 1512

PRESIDENT

Stuart Meredith

VICE PRESIDENT

Trent Slater

CAPTAIN

Anna-Marie Kennedy

VICE CAPTAIN

Walter Bergmann

TREASURER

Mark D'Souza

DIRECTORS

Sharon Peters

GENERAL MANAGER

Lauren Manning

LIFE MEMBERS

Noel Wood, Hans Sewalt, Bruce Potter, Ron Davies

Email: manager@antillpark.com.au

Website: www.antillpark.com.au

ANTILL PARK COUNTRY GOLF CLUB LTD

**POSITIONS FOR
THE BOARD OF DIRECTORS**

**ANY MEMBERS WISHING TO STAND FOR THE
FOLLOWING POSITIONS:**

PRESIDENT (1)

DIRECTOR (3)

**MAY DO SO BY OBTAINING A NOMINATION
FORM FROM THE BAR STAFF**

Ensure all forms are placed into an envelope supplied
And handed to bar staff addressed to the General Manager
By 5pm Thursday 13th November, 2025

(Nominations received after this date / time will not be accepted)



Antill Park Country Golf Club Limited
ABN 66 454 834 059

Notice of Annual General Meeting

Notice is hereby given that the 63rd Annual General Meeting of Antill Park Country Golf Club Limited will be held on Friday 28th November 2025, at the Club's premises 4 Jarvisfield Road Picton at 6.00pm. The meeting will be held in the function room upstairs. All members must personally register and sign in before the starting time, to secure entry to the AGM. A member cannot sign in other members to attend the 2025 AGM.

The business of the Annual General Meeting shall be as follows;

- i. To confirm the minutes of the 62nd Annual General Meeting held on the 28th November 2024.
- ii. To receive and consider the Club's Financial Reports, the Directors' Reports and the Auditor's Report for the year ended 30 June 2025. A copy of the Annual Report and Financial Reports will be available from the clubhouse bar from the 6th November 2025.
- iii. To consider the following ordinary resolutions to be decided by a simple majority of votes;

a. First Resolution – supported by the Board of Directors

That pursuant to the Registered Clubs Act, the members hereby approve expenditure by the Club in a sum not exceeding \$3,500 over the ensuing twelve months for the following expenses subject to approval by the Board of Directors;

- . Expenses involved in presentations to members or other person, acknowledging service deemed by Directors as being of benefit to the Club;
- . Reasonable expenses incurred by the Directors in travelling by either public transport or private transport, to and from Directors' or other duly constituted meetings, either within the Club or elsewhere – as approved by the Board on production of documentary evidence of such expenditure;
- . The cost of beverage for each Director after a Board or Committee meeting on the day of that meeting; and/or
- . Reasonable expenses incurred by the Directors either within the Club, or elsewhere, of special guests of the Club and other promotional activities approved by the Board on production of documentary evidence of such expenditure.

b. Second Resolution – supported by the Board of Directors

That pursuant to the Registered Clubs Act the members hereby approve expenditure by the Club in a sum not exceeding \$2,500 for the professional development and education of Directors over the following twelve months including;

ADDRESS

 4 Jarvisfield Rd Picton
NSW 2571

 PO Box 36, Picton
NSW 2571

CLUBHOUSE

 (02) 4677 1512

 admin@antillpark.com.au

PROSHOP

 (02) 4677 1512 (Option 1)

 proshop@antillpark.com.au

FOLLOW US





Antill Park Country Golf Club Limited
ABN 66 454 834 059

- . The reasonable costs of Directors attending seminars, lectures, trade displays, organised study tour sand other similar events as may be determined by the Board from time to time;
- . The reasonable costs of Directors attending other clubs for the purpose of observing their facilities and methods of operation;
- . Attendance at functions with spouses/partners where appropriate to represent the Club.

Members acknowledge that the benefits in b. above are not available to members generally, but only for those members who are Directors of the Club.

iv. Business Required

- a. To elect a President of the Club and three (3) Directors as follows for a two (2) year period expiring at the conclusion of the AGM in 2027.

Retiring Directors are Stuart Meredith (President), Sharon Peters (Director), Walter Bergmann (Director) and Barry Elliott (Director).

Nomination forms will be available in the Clubhouse and from the General Manager from Thursday 6th November after 12pm. Nominations for Director are to be lodged with the General Manager on or before 5pm Thursday 13th November 2025. The names of nominees will be listed on the Club's notice board immediately after the closing of nominations.

Note – Retiring Directors are eligible to stand for re-election.

It there are more than three nominations for Director, a ballot will be conducted in the club house as follows;

Saturday 15th November 2025	9.30am – 2.30pm
Monday 17th November 2025	10.00am – 3.00pm
Thursday 20th November 2025	1.00pm – 7.00pm
Saturday 22nd November 2025	11.30pm – 5.30pm
Monday 24th November 2025	12.00pm – 5.00pm

ADDRESS

 4 Jarvisfield Rd Picton
NSW 2571

 PO Box 36, Picton
NSW 2571

CLUBHOUSE

 (02) 4677 1512

 admin@antillpark.com.au

PROSHOP

 (02) 4677 1512 (Option 1)

 proshop@antillpark.com.au

FOLLOW US





Antill Park Country Golf Club Limited
ABN 66 454 834 059

b. Appointment of Auditor

At this time the Board recommends the continued appointment of Rodney Wagner, of Flegg Kehlet Wagner, as the Club's auditor.

c. Motion:

No motions received.

d. General

Eligibility to Vote

Full playing members, Life members, Sponsorship members, Mid-week members and Concession members aged 18 and above are entitled to attend and vote at the Annual General Meeting. Members must be financial to be eligible to vote.

Questions for the Annual General Meeting and Requests for Information/Details

Members who wish to raise questions, including questions relating to the Club's financial accounts and requests for information about any aspect of the Club are strongly encouraged to lodge those questions, in writing (letter or email) with the General Manager by Tuesday 25th November to enable responses to be detailed and accurate.

Questions submitted in advance will be given priority and addressed before any questions taken from the floor.

Dates to remember

Annual Report & Financials – available from Thursday 6th November

Nominations for Director – forms available from Thursday 6th November from 12pm

Nomination forms - to be returned by Thursday 13th November

General Business questions – received by Tuesday 25th November

A copy of the Club's 2024/2025 report may be received by either email upon request, or a hard copy will be available from the Bar.

Please note – further communication will be sent out as Friday night bookings, Putt for Dough and Meat Raffles will commence immediately after the AGM (approx. 7pm).

Regards,
Lauren Manning
General Manager
Member number 2619

ADDRESS

 4 Jarvisfield Rd Picton
NSW 2571

 PO Box 36, Picton
NSW 2571

CLUBHOUSE

 (02) 4677 1512

 admin@antillpark.com.au

PROSHOP

 (02) 4677 1512 (Option 1)

 proshop@antillpark.com.au

FOLLOW US





Antill Park Country Golf Club Limited
ABN 66 454 834 059

PRESIDENTS REPORT

The team of Staff and Directors have again delivered on their commitment to Antill Park Golf Club despite many challenges.

Together staff and club directors have significantly improved the club previous financial position and now move into the improvement / development stage where we look to deliver on our commitment to members, guests, local community and Jarvisfield House.

With some projects already completed and others already in progress, it will be an exciting time for sure.

As I am not standing for re-election, I wish the team all the best.

Regards,
Stuart Meredith
Members Number 2608

ADDRESS

 4 Jarvisfield Rd Picton
NSW 2571

 PO Box 36, Picton
NSW 2571

CLUBHOUSE

 (02) 4677 1512

 admin@antillpark.com.au

PROSHOP

 (02) 4677 1512 (Option 1)

 proshop@antillpark.com.au

FOLLOW US





Antill Park Country Golf Club Limited
ABN 66 454 834 059

CAPTAINS REPORT

Another Golfing year has flown by!

We have had a great golfing year with enough rain to tide us through the dry months. The course was closed a few times due to wet weather during May, August and September.

Andrew & his Team have again been doing amazing work on the course, with tree lopping (dead trees) and improving areas in need. Well done Dean Borg & business partner, Jason on the concrete path around 3rd green.

Antill Park again competed in April in the Macarthur Challenge and won the trophy for 2025. The Challenge is between Camden, Campbelltown, Lakeside and Antill Park and has been going since 2013.

We managed to play all our Pennant matches with some rain issues, but all worked well in the end. Our Major Pennant Team (managed by Brent Whitelaw) went to finals and won the Division 4 Pennant hands down! Master Pennants, managed by Peter Niess had a good season.

We had quite a few new members compete in the Warren & Gibson Pennants, with great success. The Warren Team got through to the semi finals and lost the finals at Lakeside against a strong Moore Park Team. Thanks to Hans Sewalt who managed the teams & Jimmy Dimarco for Captaining the teams.

Congratulations to Bruce Potter for managing the Super Senior Pennants again for 2025. Due to wet weather, the final matches were called off.

Thanks go to the Match Committee, Chris Akers, Bruce Potter, Wally Bergmann, Trent Slater, Jared Rodger and Andrew Steele, for their dedication and support this year. Quite a few changes have been made to the course, competition changes and changes to the Friday ladies membership. A new 'Gender Neutral' membership has been created, GIG (Get into Golf), which also allows the current Friday ladies to continue with their membership.

I would like to thank all the Members for their continuing support and encouragement during the year.

Wishing all our Members 'great golfing' for the rest of 2025 and an awesome 2026!

Anna-Marie Kennedy
Club Captain 2025
Member Number 1114

ADDRESS
 4 Jarvisfield Rd Picton
NSW 2571

 PO Box 36, Picton
NSW 2571

CLUBHOUSE
 (02) 4677 1512
 admin@antillpark.com.au

PROSHOP
 (02) 4677 1512 (Option 1)
 proshop@antillpark.com.au

FOLLOW US
 



Antill Park Country Golf Club Limited
ABN 66 454 834 059

TREASURERS REPORT

There has been significant growth in Revenue up 14% to \$3,072K in the year from:

- Green Fee Income up 18% from last year
- Poker Machines up 27% from last year
- Pro Shop up 17% from last year
- Bar Sales up 11% from last year
- 19th Hole Restaurant Sales of \$92K compared to \$3K last year
- Members 825 compared to 745 last year

The Loss for 2024/25 was \$6K compared to last year's profit of \$139K, which was \$14K before the write back of Building Maintenance accrual of \$125K.

The bank balance continues to remain strong.

The 19th Hole Restaurant in its first full year of operations incurred a loss of \$100K. This is due to inconsistency of patronage across the week, start-up costs and necessary improvements to the business model. Indirect benefits has seen an increase in Club patronage with Bar Sales up 11% and Poker Machines up 27%. Operating the Restaurant is also in line with the lease requirements of providing a service to the local community.

We acknowledge and thank our Sponsors for their continued support.

The year saw major changes, upgrades to the clubhouse and course facilities, and include:

- Repairs to the Beer Cool Rooms at a cost of \$4,500
- Improvements to the Pro Shop entrance and back room facilities at a cost of \$17,000
- 24 new golf carts at leasing expenses of \$67K per annum.
- Lease of Ventrac machine for course maintenance - \$31K per annum.
- Improved flooring to Golf Cart shed at a cost of \$4,500
- Replaced practice nets
- Upgraded Poker Machines
- Fully functional 19th Hole Restaurant with in-house catering now for our golf tournaments.

The Club is budgeting for a small profit next year. During the 2025/26 year, the accounting software will be changed to remove the present unnecessary pressures on the admin staff and improve reporting.

We need to acknowledge the hard work and initiatives from our General Manager – Lauren Manning, Golf Professional – Chris Akers, Course Superintendent – Andrew Steele and the wonderful support from all their staff. This team goes well and beyond to ensure the successful running of our Club with the limited resources they have to work with.

Mark D'Souza – Treasurer.

Member Number 1545

ADDRESS

 4 Jarvisfield Rd Picton
NSW 2571

 PO Box 36, Picton
NSW 2571

CLUBHOUSE

 (02) 4677 1512

 admin@antillpark.com.au

PROSHOP

 (02) 4677 1512 (Option 1)

 proshop@antillpark.com.au

FOLLOW US





Antill Park Country Golf Club Limited
ABN 66 454 834 059

GREENS REPORT

Summer 24/25 provided good conditions to present the course with regular rainfall contributing to decent turf coverage on fairways throughout the year.

A wetter than average winter and the increased traffic and cart usage has highlighted the need for improved pathways. The club has committed to a plan to construct concrete paths in high traffic areas. Over 300m² of new path was installed around the 7th green.

Irrigation issues have always been of concern with the current pump set and irrigation controller being nearly 30 years old. Due to its importance, we have engaged contractors to install a new pump station to ensure our ability to irrigate. The new shed will make allowances for future irrigation improvements if the opportunity arises.

Improvements to the maintenance facility were undertaken at the end of 2024 which has provided more storage for our machinery and a safer work environment. The removal of an old site building and new fencing has made room for future amenities for the maintenance staff.

Over the winter months many dead trees were removed from the course and all tree stumps were ground. The wetter summers over the last few years have improved the health and growth of the younger native tree plantings around the course.

For some time, the club has faced either adversity or uncertainty through droughts, floods, COVID, tender and lease negotiations. Thankfully through this, we have maintained a small but committed team of green staff who are looking forward to brighter (with adequate rainfall) times ahead.

Andrew Steele
Course Superintendent
Member Number 700

ADDRESS

 4 Jarvisfield Rd Picton
NSW 2571

 PO Box 36, Picton
NSW 2571

CLUBHOUSE

 (02) 4677 1512

 admin@antillpark.com.au

PROSHOP

 (02) 4677 1512 (Option 1)

 proshop@antillpark.com.au

FOLLOW US





Antill Park Country Golf Club Limited
ABN 66 454 834 059

PRO SHOP REPORT

24/25 has been another strong and successful year both on the course and in the Proshop.

We have had our strongest representative year with more teams competing than we've ever had.

Our Major Pennants team lead the way improving on last year's disappointment to win the division and gain promotion into division 3.

For the first time in over a decade, the club had a mixed pennant team compete and all the players would have learnt a lot from their first years and will come back bigger and better for next years competition.

We are very proud of all the representative players and their achievements this year and we would like to congratulate them all on their results and how they represented the club.

We have had a significant increase in both social play and competition rounds from 2024.

This is due to the continuous effort of the all the staff both on and off course, maintaining the whole facility to the excellent standard that we have become accustomed to.

This boost in numbers has also led to a dramatic increase of income within these areas. We have increased our green fee and competition income by a combined total of \$201k. We have also seen key areas in the shop, e.g. ball sales go from \$106k in 2024 (which we thought was a great year) to now \$113k.

24/25 has also seen the new cart fleet also make significant improvements on previous years. Our cart revenue to increase from \$399k in 2024 to now \$480k.

We would like to thank all the staff and members for their continued support and contributions to the club. None of this would be possible without your support. We look forward to a bigger and better 25/26.

Chris Akers
Golf Professional
Member Number 2693

ADDRESS
 4 Jarvisfield Rd Picton
NSW 2571

 PO Box 36, Picton
NSW 2571

CLUBHOUSE
 (02) 4677 1512
 admin@antillpark.com.au

PROSHOP
 (02) 4677 1512 (Option 1)
 proshop@antillpark.com.au

FOLLOW US
 



Minutes of the 62nd Annual General Meeting Of Antill Park Country Golf Club

Held at Antill Park Country Golf Club on Thursday 28th November, 2024

Announcement

Members wishing to speak must address the chair at all times, please stand, and state their name and membership number.

Meeting opened at 6.08pm by Stuart Meredith (2608), President.

Apologies were received from Peter Rimmer, Greg Tyler, Kay Meredith, Barry Marr, Ren Moolhuyzen, Mark D'Souza and Barry Elliott.

1. Minutes of the Annual General Meeting held on 14th November, 2023

(see page 12 of 2024 annual report)

SM – Does anyone wish to address any matters arising from those minutes? (*Nil*)

- There are no matters arising from the Minutes.

That the minutes of the 61st Annual General Meeting be confirmed as a true and correct record of proceedings.

Moved: Bruce Potter (608)

Seconded: Tony Mahoney (610)

2. Financial Accounts, Directors and Auditor's Reports

SM – With Mark D'Souza away, report will be presented on Marks behalf.

Mark's Report - I apologise for not being present today but had planned an overseas holiday some time ago. Thank you for passing my report on to members.

A detailed financial report has been issued with the year-end accounts.

I wish to touch on some key points:

- 1. Revenue across all activities was up 17% on last year, excluding the maintenance accrual write back of \$125K. Golf Cart Income was up 31% and is a key revenue source in our business.*
- 2. A big thank you to our Sponsors with Sponsors Income up 65% from last year.*
- 3. Profit excluding the write back was \$14K. This is a big turnaround from last year's loss of \$81K.*
- 4. The Club is in a healthy cash position.*

I acknowledge the great work done by our Management and their respective staff who go well and beyond in the successful running of our Club.

SM - Are there any questions on the accounts?

Denis Roams (562) – this motion says we will accept the auditor's report. The accounts have not been signed and dated, it says in the report the auditors statement is attached, it has not been attached. Opinion is the accounts have not been audited which is a breach. Would appreciate comments.

SM – this was raised prior to the meeting by Dennis, we reached out to Clubs NSW and our auditor. We have been advised that the signing could occur after, as long as accounts are audited. Given in the past it's been done prior to the meeting, we ensured all documents were signed before the AGM. The auditor provided a letter assuring members that the figures have not been changed, a copy of this letter is attached to the financial statements available tonight.

Dennis Roams (562) – in respect of lease, if started on July 1st, why have we put into the accounts as at the 30th June, right of use assets and liability? Secondly, the President and Mayor announced the Club would have a 30 year lease, why then is the right of use asset only 10 years. Why does a 20 year disparity exist?

SM – regarding the lease, it has become clear that we haven't done a great job in communicating the lease. We will be discussing the details towards the end of the meeting, if happy to wait. A lot of questions will be answered. In regards the right of use asset, we'll forward that to Mark.

SM – any other questions?

Tony Mahoney (610) – regarding the Treasurers report, assume directors have had discussions with auditors that current liabilities exceeded our assets. Means we owe more than we have. As long as directors are aware and comfortable with that.

SM – some questions are difficult to answer without Mark here. If no more questions, can we have them moved.

Jim Chittendon and Peter Niess originally moved and seconded accounts.

Peter Gogarty (2167) – questions with financials, how can we move with outstanding questions?

Kevin James (137) constitution says that financials along with auditor's statement should be connected to financials and sent 21 days prior and we haven't done that. That's the issue I have.

Report was checked.

SM - As the auditor's report wasn't attached to the original financials, we will have to look into that.

That the Financial Accounts, Directors and Auditor's Reports be accepted as presented.

Moved

Seconded

Financials not signed off due to issue with auditors report not being attached to original audited documents sent out. This will be looked into and advice to be sought.

3. MOTION FOR ANNA-MARIE KENNEDY: - Life Membership

This requires two-thirds majority vote of those present at the 2024 AGM. The Board supports this nomination as recognition of the great service that Anna-Marie has given to the Club over many years.

SM – ask Anna-Marie to leave the room. Vote to take place via private ballot.

Anyone to speak for or against? Social members unable to vote.

Lindsay Lewis (1527) - Life membership is for outstanding duties, I've been a member for 12 years. Anna-Marie has taken on duties such as Club Captain, organises pennant teams and works hard for the Club. Personally in favour for Anna-Marie.

Tony Mahoney (610) – can comment AMK has organised groups for ladies and the Friday ladies love everything AMK does to encourage lady members. Is good for the Club.

Votes to be counted. AMK invited to return.

Results – 17 – Yes 19 – No

Means motion is not carried.

4. 1st Resolution

Approve expenditure of up to \$3,500 for expenses of Directors involved in presentations and promotional activities of benefit to the Club etc.

Moved – Bruce Potter (608)

Seconded – Peter Niess (1480)

5. 2nd Resolution

Approve expenditure of up to \$2,500 for Directors education attending other clubs etc.

Moved – Peter Niess (1480)

Seconded – Toni Dunn (2447)

6. ELECTION OF OFFICERS

Bruce Potter (Member 608) stands to announce results of Election as Returning Officer.

- a) Positions of 3 Directors vacant, the successful nominees are Trent Slater, Mark D'Souza and Anna-Maire Kennedy.

Congratulations to those who nominated, Jared Rodger, Ren Moolhuyzen and Mitchell Lilliss. Thank you to Jared for his time in the role temporarily.

7. APPOINTMENT OF AUDITORS

The Board recommends that Rodney Wagner, of Flegg Kehlet Wagner, who has the necessary qualifications and experience, be appointed the Club's ongoing auditor.

This recommendation requires agreement from a minimum of 75% of members entitled to vote at the AGM.

Over 75% hands raised.

SM – there have been a few hold ups with the auditor being their first time. We are happy to go ahead with them.

Moved – Trent Slater (2224)

Seconded – Geoff Hatton (1457)

8. General Business

Stuart Meredith (2608) – as there were no questions received outside of the lease agreement, we'll move on to that.

In 2023, Board were asked to present to Council a tender for lease. Council then voted on preferred. Tender could not be altered as unfair to other tenderers. If we did not sign, it would go back to tender.

The main 3 conditions we are questioned about is length of term, Building/Grounds Management Plan and Capital Development Plan.

- Lease term is 30 years with 2 lease options at 10 years.
- Building / Grounds MP – is the same as previous years. Need structure improvement plans, including carpark and roads. Have plans in the works.
- Capital Improvement Plan - in tender stated we would build new clubhouse and 10-room hotel. Time frame included in lease. Delivery is an essential term of the lease. Board have created a sub-committee, headed by a Director to ensure we keep on track with delivery and time line. Communication has been poor previously, looking to improve this to ensure members know what is going on.

Geoff Hatton (1457) - given previous secrecy in regards to this lease, did Council know the secrecy was being carried on? Never knew anything about the proposal until after a decision was made to build the clubhouse and motel. Members were not told about this, this was kept in secrecy.
SM – as far as aware, Council did not know that members weren't informed.

Tony Mahoney (610) – have asked questions prior to meeting, Stuart has answered those. Good to know the Board have plans and committee in place. Was concerned to know how we would pull together to accomplish this. Good to know the communication will improve.

Kevin James (137) – with Dennis Roams spoke with Council regarding lease. Council made Dennis and I sign a confidentiality agreement. Dealing the Council wasn't a great experience for Dennis and I. Acted in what was forced upon us by Council. It is a 30 year lease with 2 x 10 year options, therefore a 50 year lease. The 20 year options are there for market review. There is no option for council to 'kick us out'.

Geoff Hatton (1457) – not aware of the details as it was kept secret. Is it kocher from ICAC point of view for the directors not reveal any details to members?

SM – will discuss with legal team to ensure best interests of Club. Need to clarify stements made from Kevin, lease term is for 30 years. First 10 years, then market review then another 10 years etc.

Walter Bergmann (007) – we had to sign the lease as a new Board. In a position that we had to sign, then negotiate. The Board at the time knew nothing about details or negotiations, except 2 people.

Kevin James (137) – had meetings with Council, all information is here, sent to Club Manager.

Lauren Manning (2619) – that's untrue. No copies of minutes were ever received by the Club, in your words; all meetings were kept 'confidential'.

Peter Gogarty (2167) – are we in any danger of not completing the plans required?

SM – with the subcommittee tracking this, there is always an option of a variation, for example if we need more time to complete etc.

Peter Gogarty (2167) – financially can we fund these plans?

SM – subcommittee are to complete a feasibility study and ensure it is practical.

Mark Wright (2525) – can details on the lease be clarified, such as the term, the strategy and planning, within say the next 3 months?

SM – the Board will ensure that. If anyone has questions, they are always welcome to present them to the Board via the correct process (emailing Club).

Tony Mahoney (610) – from previous discussions, Council hasn't trusted the Club in previous years. They want to see a genuine intent that the Club wants to work together with Council and act in the right manner.

9. Being no further business – thank you to all of our members for their attendance. The Bar will be open for a short time.

The Attendance book was signed by 40 members.

Signed as a true and correct record of proceedings.

L. Manning
General Manager

Thank you

2024-2025

By choosing to support our sponsors with your business, you're showing appreciation for their commitment to Antill Park Country Golf Club.

Loan Market Picton

AWPM Civil Pty Ltd

Billabong Pool Co.

Highlands Meats Mittagong

Wollondilly Quality Meats

BKW Electrical & Earthworks

PSK Private Wealth

Rays Earthworks

Andreas Strauss Designs

Central Certification

AttCall Civil Contractors

Dal Tech Electrical & Communications

CJV Shopfitting & Installations

Allfitz Homes

Stockwell International

Bright Like a Diamond Cleaning

ACS Stone Supplies

CTO Global Logistics

Cobbitty Lawn Turf

TRN Group

Hartley Financial

Wiseberry Real Estate

Vision Security

Kwik Copy Macarthur

ADR Construction Co. Pty Ltd

Splish n Splash Aquatic Training

Golf Gang

Aaron Greffenius

David Greene

Mitch Wetton

Brett Moody

Brett Payer

Blake Walsh

David Debono

Ray French

Andreas Strauss

Craig Hardy

Clinton McKinnon

Michael Dalrymple

Justin Thick

Luke Fitzpatrick

David Stockwell

Tracey Niess

Adam Austin

Paul Lilliss

Geoff Hatton

Mark Windred

Andrew Carter

Daniel Montes De Oca

Grant Moss

Greg McCabe

Chris Ainsworth

Louise Haskins

Ben Hart



cliftonaccountants.com.au

Suite 2
6 Bunberra Street
Bomaderry 2541
02 4421 5866

Shop 8 'Calaroga Centre'
1 Kirkham Street
Moss Vale 2577
02 4868 1366 / 02 4861 2811

ANTILL PARK COUNTRY GOLF CLUB LTD

ABN 66 454 834 059

FINANCIAL STATEMENTS FOR THE YEAR PERIOD ENDED 30 JUNE 2025

ANTILL PARK COUNTRY GOLF CLUB LTD

ABN 66 454 834 059

CONTENTS

Directors' Report

Statement of Financial Performance

Statement of Financial Position

Statement of Cash Flows

Notes to the Financial Statements

Directors' Declaration

Independent Audit Report

Auditor's Independence Declaration

Trading and Profit & Loss Accounts

ANTILL PARK COUNTRY GOLF CLUB LTD

ABN 66 454 834 059

DIRECTORS' REPORT

Your directors submit the financial accounts of the company for the year ended 30 June 2025.

DIRECTORS

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

Anna-Marie Kennedy

Mark D'Souza

Barry Elliott

Stuart Meredith

Walter Bergmann

Sharon Peters

Jared Rodger

Trent Slater

Resigned 28 November 2024

Appointed 28 November 2024

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

COMPANY SECRETARY

The following person held the position of company secretary at the end of the financial year:

Mrs Lauren Manning

Mrs Manning has worked for the Antill Park Country Golf Club Ltd for a period of 4.5 years. Lauren was appointed Company Secretary on 15th March 2022.

PRINCIPAL ACTIVITY

The principal continuing activities of the company in the course of the financial year was the encouragement of golf and the normal operations of a NSW Registered Club. No significant change in the nature of the activities occurred during the year.

OPERATING RESULTS

The operating (loss) for the financial year was \$(6,000) (2024 profit: \$139,057). No provision for income tax is required.

AFTER BALANCE DAY EVENTS

There have been no after balance day events.

ANTILL PARK COUNTRY GOLF CLUB LTD

ABN 66 454 834 059

DIRECTORS' REPORT**SIGNIFICANT CHANGES TO STATE OF AFFAIRS**

As described under Operating Results the company has reported an operating loss for the year. The Directors consider that the Clubs overall outlook is better than the previous years. The Directors have instigated measures to improve the operational performance of the Club going forward through the implementation of a working strategic plan which is now being implemented.

The club's forecasts and projections considering reasonable possible changes in trading performance show that the company should be able to trade within its current credit facilities.

The Directors have reasonable expectations that the Club has adequate resources to continue in operation existence for the foreseeable future. For these reasons, they continue to adopt the going concern basis in preparing the financial report.

MEMBERS LIABILITY

The individual liability of the members on winding up of the Company is limited to \$2.00

CORE PROPERTY

The Company does not own any core property.

INFORMATION ON DIRECTORS

		Eligible to Attend	Number Attended
Anna-Marie Kennedy Experience Special Responsibilities	Club Captain 5 th year as a director Club Captain and Director	12	10
Mark D'Souza Experience Special Responsibilities	Treasurer 4 th year as a director Treasurer and Director	12	10
Barry Elliott Experience Special Responsibilities	Director 3 rd year as a director Director	12	9
Stuart Meredith Experience Special Responsibilities	President 2 nd year as a director President and Director	12	10
Walter Bergmann Experience Special Responsibilities	Vice Club Captain 2 nd year as a director Vice Club Capitan and Director	12	12

ANTILL PARK COUNTRY GOLF CLUB LTD

ABN 66 454 834 059

DIRECTORS' REPORT**INFORMATION ON DIRECTORS**

		Eligible to Attend	Number Attended
Sharon Peters Experience Special Responsibilities	Director 2 nd year as a director Director	12	10
Jared Rodger Experience Special Responsibilities	Director 2 nd year as a director Director	5	3
Trent Slater Experience Special Responsibilities	Vice President 1 st year as a director Vice President	7	5

Directors Meetings: During the financial year, 12 meetings of the Board of Directors were held. Attendances were as reported above.

DIVIDEND PAID OR RECOMMENDED

The Company's Constitution prohibits the payment of any dividends.

ENVIRONMENTAL REGULATIONS

The Company's operations are subject to various environmental regulations under Commonwealth, State and Local Government Legislation in relation to it operating a golf course and licensed club.

The Directors are not aware of any significant breaches during the period covered by the report in relation to those environmental regulations.

INDEMNIFICATION AND INSURANCE OF OFFICERS

The Company has agreed to indemnify the current directors of the Company against all liabilities to another person that may arise from their position as directors of the Company, except where the liability arises out of conduct involving a lack of good faith.

Since the end of the previous financial year the Company has paid insurance premiums in respect of directors' and officers' liability and legal expenses' insurance contracts, for current and former directors and officers. The insurance premiums relate to:

- costs and expenses incurred by the relevant officers in defending proceedings, whether civil or criminal and whatever their outcome and
- other liabilities that may arise from their position, with the exception of conduct involving a wilful breach of duty or improper use of information or position to gain a personal advantage.

DIRECTORS' REPORT

PROCEEDINGS ON BEHALF OF THE COMPANY

No person has applied for leave to the Court to bring proceedings on behalf of the company or intervene in any proceedings in which the company is party for the purpose of taking responsibility on behalf of the company for all or any part of those proceedings.

Legal proceedings were underway from 2021 with regards to actions undertaken by a neighbour to Antill Park Country Golf Club. These proceedings have been finalised. No further action is to be taken.

DIRECTORS' BENEFIT

No director of the company has, since the end of the previous financial year, received or become entitled to receive a benefit other than a benefit included in the aggregate amount of emoluments received or due and receivable by directors shown in the accounts, or the fixed salary of a full-time employee of the company or of a related corporation by reason of a contract made by the company or a related corporation with any director or with a firm of which he is a member, or with a company in which he has a substantial financial interest.

DIRECTORS' INTERESTS

No director has an interest required to be disclosed by Section 300(11)(a) of the Corporations Act 2001, as the company does not have any share capital nor does it have any related corporations.

MEMBERS

The Company had 744 playing members, 72 junior members and 135 social members at 30 June 2025.

AUDITOR INDEPENDENCE DECLARATION

A copy of the auditor's independence declaration as required under Section 307C of the Corporations Act 2001 is set out in these financial statements.

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

President



Treasurer



Dated this 31 day of October 2025

ANTILL PARK COUNTRY GOLF CLUB LTD

ABN 66 454 834 059

**STATEMENT OF FINANCIAL PERFORMANCE
FOR THE PERIOD ENDED 30 JUNE 2025**

	Note	2025 \$	2024 \$
Revenue from Ordinary Activities	3	3,072,799	2,690,990
Cost of Goods Sold		(596,260)	(477,474)
Employee Benefits Expense		(1,406,085)	(1,065,580)
Other Expenses from Ordinary Activities		(800,702)	(882,437)
Earnings before Depreciation, Amortisation & Interest		269,752	265,499
Interest Received		130	1,599
Interest Paid		(71,902)	(27,187)
Earnings before Depreciation & Amortisation		197,980	239,911
Depreciation & Amortisation Expenses	4	(203,980)	(100,854)
Profit (Loss) from Ordinary Activities		(6,000)	139,057
Total Changes in Equity		(6,000)	139,057

This report must be read in conjunction with the accompanying notes and audit report

ANTILL PARK COUNTRY GOLF CLUB LTD

ABN 66 454 834 059

STATEMENT OF FINANCIAL POSITION**AS AT 30 JUNE 2025**

	Note	2025 \$	2024 \$
CURRENT ASSETS			
Cash Assets	6	912,712	521,787
Receivables	7	9,625	2,050
Inventories	8	126,021	99,125
Other Assets	9	47,393	2,532
TOTAL CURRENT ASSETS		1,095,751	625,494
NON-CURRENT ASSETS			
Property, Plant and Equipment	10	1,130,694	860,582
TOTAL NON-CURRENT ASSETS		1,130,694	860,582
TOTAL ASSETS		2,226,445	1,486,076
CURRENT LIABILITIES			
Payables	11	541,789	292,762
Provisions	12	128,002	94,857
Other Liabilities	13	395,872	277,909
Interest Bearing Liability	14	148,819	102,351
TOTAL CURRENT LIABILITIES		1,214,482	767,879
NON-CURRENT LIABILITIES			
Payables	11	-	-
Provisions	12	68,898	52,876
Interest Bearing Liability	14	867,132	583,388
TOTAL NON-CURRENT LIABILITIES		936,030	636,264
TOTAL LIABILITIES		2,150,512	1,404,143
NET LIABILITIES		75,933	81,933
EQUITY			
Retained Profits	15	75,933	81,933
TOTAL EQUITY		75,933	81,933

This report must be read in conjunction with the accompanying notes and audit report

ANTILL PARK COUNTRY GOLF CLUB LTD

ABN 66 454 834 059

**STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 30 JUNE 2025**

		2025	2024
		\$	\$
CASH FLOW FROM OPERATING ACTIVITIES			
Receipts from customers		3,463,762	2,695,456
Interest received		130	1,599
Payments to suppliers and employees		(2,892,793)	(2,597,578)
Interest paid		(45,611)	(27,187)
Net cash provided by (used in) operating activities	16b	525,488	72,290
CASH FLOW FROM INVESTING ACTIVITIES			
Proceeds from sale of property, plant and equipment		46,555	-
Payment for property, plant and equipment		(485,039)	(60,291)
Net cash provided by (used in) investing activities		(438,484)	(60,291)
CASH FLOW FROM FINANCING ACTIVITIES			
Proceeds from/(repayment of) borrowings		363,921	(22,366)
(Repayment of) Lease liability		(60,000)	-
Net cash provided by (used in) operating activities		303,921	(22,366)
Net increase (decrease) in cash held		390,925	(10,367)
Cash at beginning of year		521,787	532,154
Cash at end of year	16a	912,712	521,787

This report must be read in conjunction with the accompanying notes and audit report

ANTILL PARK COUNTRY GOLF CLUB LTD

ABN 66 454 834 059

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2025

Note 1 Statement of Significant Accounting Policies

The financial report is a general-purpose financial report that has been prepared in accordance with Accounting Standards, Urgent Issues Group Consensus Views, other authoritative pronouncements of the Australian Accounting Standards Board and the *Corporations Act 2001*. The company has applied the Tier 2 simplified disclosure requirements outlined in AASB 1053.

The financial report covers Antill Park Country Golf Club Ltd, and is a company limited by guarantee, incorporated and domiciled in Australia.

The financial report has been prepared on an accruals basis and is based on historical costs and does not take into account changing money values or, except where stated, current valuations of non-current assets. Cost is based on the fair values of the consideration given in exchange for assets.

The following is a summary of the material accounting policies adopted by Antill Park Country Golf Club Ltd in the preparation of the financial report. The accounting policies have been consistently applied, unless otherwise stated.

a. Income Tax

Antill Park Country Golf Club Ltd is exempt from income tax provided it maintains its exemption under section 50-45 of the Income Tax Assessment Act 1997. For the period to 30 June 2025 the company has complied with this requirement.

b. Inventories

Inventories are measured at the lower of cost and net realisable value. Costs are assigned on a first-in first-out basis and include direct materials, direct labour and an appropriate proportion of variable and fixed overhead expenses.

c. Property, Plant and Equipment

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

Property

Building improvements are carried at cost or fair value less, where applicable, any accumulated depreciation.

Plant and equipment

Plant and equipment are measured on the cost basis.

The carrying amount of plant and equipment is reviewed annually by directors to ensure it is not in excess of the recoverable amount from those assets. The recoverable amount is assessed on the basis of the expected net cash flows which will be received from the assets employment and subsequent disposal. The expected net cash flows have not been discounted to present values in determining recoverable amounts.

Lease Right of Use (ROU) Assets

Leased ROU assets are capitalised at the commencement date of the lease and comprise of the initial lease liability amount, initial direct costs incurred when entering into the lease less any lease incentives received. These assets are accounted for the same as where the corresponding underlying assets would be presented if they were owned.

On initial adoption of AASB 16 the Antill Park Country Golf Club Ltd has adjusted the ROU assets at the date of initial application by the amount of any provision for onerous leases recognised immediately before the date of initial application. Following initial application, an impairment review is undertaken for any right of use lease asset that shows indicators of impairment and an impairment loss is recognised against any right of use lease asset that is impaired. Lease ROU assets continue to be measured at cost after initial recognition.

ANTILL PARK COUNTRY GOLF CLUB LTD

ABN 66 454 834 059

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2025

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 their estimated useful lives to the company commencing from the time the asset is held ready for use. Properties held for investment purposes are not subject to depreciation charge. Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful lives of the improvements.

ROU assets are depreciated straight-line over the lease term.

The depreciation rates used for each class of assets are:

Class of Fixed Asset	Depreciation Rate
Buildings	2.5%
Plant and equipment	5% - 33%

d. Investments

Non-current investments are measured on the cost basis. The carrying amount of investment is reviewed annually by directors to ensure it is not in excess of the recoverable amount of these investments. The recoverable amount is assessed from the quoted market value for shares in listed companies or the underlying net assets for other non-listed corporations. The expected net cash flows from investments have not been discounted to their present value in determining the recoverable amounts.

e. Employee Benefits

Provision is made for the company's liability for employee benefits arising from services rendered by employees to balance date. Employee benefits expected to be settled within one year together with benefits arising from wages and salaries, annual leave and sick leave which will be settled after one year, have been measured at the amounts expected to be paid when the liability is settled plus related on-costs. Other employee benefits payable later than one year have been measured at the present value of the estimated future cash outflows to be made for those benefits.

Contributions are made by Antill Park Country Golf Club Ltd to an employee superannuation fund and are charged as expenses when incurred.

f. Cash

For the purposes of the statement of cash flows, cash includes cash on hand and at call deposits with banks or financial institutions, investments in money market instruments maturing within less than two months and net of bank overdrafts

g. Revenue

Revenue from the sales of Goods is recognised upon the delivery of goods to customers.

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

Revenue from the rendering of a service is recognised upon the delivery of the service to the customers. All revenue is stated net of the amount of goods and services tax (GST).

h. Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Tax Office. In these circumstances the GST is recognised as part of the acquisition of the asset or as part of an item of the expense. Receivables and payables in the statement of financial position are shown inclusive of GST.

ANTILL PARK COUNTRY GOLF CLUB LTD

ABN 66 454 834 059

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2025

i. Lease Liabilities

The Antill Park Country Golf Club Ltd (the club) adopted AASB 16 using the modified retrospective approach, under which the cumulative effect of initial application is recognised in retained earnings at 1 July 2019. Accordingly, the comparative information presented for 2019 is not restated, that is, it is presented as previously reported under AASB 17 and related interpretations.

The club elected to apply the practical expedient to not reassess whether a contract is, or contains a lease at the date of initial application. Contracts entered into before the transition date that were not identified as leases under AASB 117 were not reassessed. The definition of a lease under AASB 16 was applied only to contracts entered into or changed on or after 1 July 2019.

As a lessee, the club previously classified leases as operating or finance leases based on its assessment of whether the lease transferred substantially all of the risks and rewards of ownership. Under AASB 16, the club recognises right-of-use assets and lease liabilities for most leases. However, the club has elected not to recognise right-of-use assets and lease liabilities for some leases of low value assets based on the value of the underlying asset when new or for short-term leases with a lease term of 12 months or less.

Note 2 Going Concern

The financial statements have been prepared on a going concern basis. This basis is applied on the expectation that the company will not experience a significant decline in its trading performance from the previous financial year and that it will receive support from its bank for short term funding requirements.

The club recorded a profit before depreciation and income tax of \$197,980 (2024: \$239,911) during the year ended 30 June 2025 with positive cash flows from operating activities of \$525,488 (2024: positive \$72,290).

The Directors consider that the Club will be able to continue to fulfil its obligations as and when they fall due for the foreseeable future, being at least twelve months from the date of approval of these financial statements, and accordingly, that the Club's financial statements should be prepared on a going concern basis.

Accordingly, no adjustment has been made to the financial report relating to the recoverability and classification of recorded asset amounts or to the amounts and classification of liabilities that might be necessary should the Club not continue as a going concern.

ANTILL PARK COUNTRY GOLF CLUB LTD

ABN 66 454 834 059

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2025**Note 3 Revenue**

	2025	2024
	\$	\$
Bar Sales	578,818	520,786
Poker Machines	126,871	99,705
Catering Sales	92,534	2,654
Competition Fees	346,339	287,753
Green Fees non-Members	533,301	455,013
Pro Shop	876,787	749,391
	<u>2,554,650</u>	<u>2,115,302</u>
Members Subscriptions	364,339	341,407
Advertising and Sponsorship	63,986	71,568
Other Income	89,824	162,713
	<u>3,072,799</u>	<u>2,690,990</u>
Interest Received	130	1,599
	<u>3,072,929</u>	<u>2,692,589</u>

Note 4 Profit (Loss) from Ordinary Activities

	2025	2024
	\$	\$
Profit (Loss) from ordinary activities has been determined after:		
a. Expenses		
Cost of Sales	<u>596,260</u>	<u>477,474</u>
Depreciation of Non-Current Assets		
- Plant and Equipment	150,699	100,854
- ROU Assets	53,281	-
	<u>203,980</u>	<u>100,854</u>
Total Depreciation		
Remuneration of Auditor		
- Audit or Review	15,500	15,000
Add: GST	1,550	1,500
Total Paid	<u>17,050</u>	<u>16,500</u>

ANTILL PARK COUNTRY GOLF CLUB LTD

ABN 66 454 834 059

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2025**Note 5 Remuneration and Retirement Benefits**

	2025	2024
	\$	\$
a. Officeholders' Remuneration		
	Nil	Nil

The names of officeholders of Antill Park Country Golf Club Ltd who have held office during the financial year are:

Anna-Marie Kennedy
Mark D'Souza
Barry Elliott
Stuart Meredith
Sharon Peters
Walter Bergmann
Jared Rodgers

Note 6 Cash Assets

	2025	2024
	\$	\$
Cash on Hand	27,000	26,700
Term Deposit - CBA	5,000	5,000
Cash at Bank – CBA	880,712	490,087
	<u>912,712</u>	<u>521,787</u>

Note 7 Receivables

	2025	2024
	\$	\$
CURRENT		
Other	8,306	1,317
Trade Debtors	1,319	733
	<u>9,625</u>	<u>2,050</u>

Note 8 Inventories

	2025	2024
	\$	\$
CURRENT		
At Cost	<u>126,021</u>	<u>99,125</u>

ANTILL PARK COUNTRY GOLF CLUB LTD

ABN 66 454 834 059

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2025

Note 9 Other Assets

	2025 \$	2024 \$
CURRENT		
Prepayments	47,393	2,532

Note 10 Property, Plant & Equipment

	2025 \$	2024 \$
Land and Buildings		
Buildings at:		
Directors' Valuation	51,712	27,612
Less Accumulated Depreciation	(27,914)	(27,612)
	23,798	-
ROU Asset	532,809	532,809
Less Accumulated Depreciation	(53,281)	-
	479,528	532,809
Total Land and Buildings	503,326	532,809
Plant and Equipment at Cost	2,498,368	2,105,611
Less Accumulated Depreciation	(1,871,000)	(1,777,838)
	627,368	327,773
Total Plant and Equipment	627,368	327,773
Total Property, Plant & Equipment	1,130,694	860,582

Note 11 Payables

	2025 \$	2024 \$
CURRENT		
Trade Creditors	113,434	84,880
Accrued Expenses	43,782	37,013
Gift Voucher Liability	14,479	9,750
ATM Clearing Account	-	5,310
ATO Integrated Client Account	(22)	42,669
GST Liability	123,131	69,617
PAYG Withholding Payable	204,216	15,333
Superannuation Payable	42,769	28,190
	541,789	292,762

ANTILL PARK COUNTRY GOLF CLUB LTD

ABN 66 454 834 059

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2025

Note 12 Provisions

	2025 \$	2024 \$
CURRENT		
Employee Benefits	128,002	94,857
NON-CURRENT		
Employee Benefits	68,898	52,876
a. Aggregate employee benefit liability	196,900	147,733
b. Number of employees at period end	20	21

Note 13 Other Liabilities

	2025 \$	2024 \$
CURRENT		
Cart/Trike Fees in Advance	1,591	-
Members House Cards	35,780	6,733
Sponsorship in Advance	28,409	6,000
Subscriptions in Advance	219,631	164,584
Super Pin Charity Donation in Adv	42,621	29,699
Trophy Vouchers	67,840	70,893
	395,872	277,909

Note 14 Borrowings

	2025 \$	2024 \$
CURRENT		
Lease Liability – ROU Asset	37,330	33,709
DLL Mortgage Agreement	1,394	8,144
John Deere Mortgage Agreement	4,773	11,331
Yamaha Chattel Mortgage Agreement	8,323	15,786
Capital Finance	40,848	-
Volkswagen Finance Agreement	8,971	9,323
Finlease	22,963	-
CBA Chattel Mortgage	13,562	13,917
John Deere Mortgage Agreement – Oct 23	10,655	10,141
	148,819	102,351
NON-CURRENT		
Lease Liability – ROU Asset	461,770	499,100
DLL Mortgage Agreement	-	1,394
John Deere Mortgage Agreement	-	4,773
Yamaha Chattel Mortgage Agreement	-	8,323
Volkswagen Finance Agreement	-	8,971
CBA Chattel Mortgage	10,623	24,185
John Deere Mortgage Agreement – Oct 23	25,987	36,642
Capital Finance	280,231	-
Finlease	88,521	-
	867,132	583,388

ANTILL PARK COUNTRY GOLF CLUB LTD

ABN 66 454 834 059

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 JUNE 2025**Note 15 Retained Profits**

	2025	2024
	\$	\$
Retained profits at the beginning of the financial year	81,933	(57,124)
Net profit/(loss) attributable to members of the company	(6,000)	139,057
Retained profits at the end of the financial year	75,933	81,933

Note 16 Cash Flow Information

	2025	2024
	\$	\$
a. Reconciliation of Cash		
Cash at the end of the financial year as shown in the statements of cash flows is reconciled to the related items in the statement of financial position as follows:		
Cash on hand	27,000	26,700
Cash at bank	880,712	490,087
At call deposits with financial institutions	5,000	5,000
	912,712	521,787
b. Reconciliation of cash flow from Operations with profit from Ordinary Activities after Income Tax		
Profit (loss) from ordinary activities after income tax	(6,000)	139,057
Non-cash flows in profit from ordinary activities		
Depreciation	203,980	100,854
(Profit) on disposal of assets	(35,608)	-
Interest paid – ROU Liability	26,291	-
Changes in assets and liabilities, net of the effects of purchases and disposals of subsidiaries		
(Increase)/decrease in other assets	(44,861)	38,021
(Increase)/decrease in inventories	(26,896)	(9,816)
Increase/(decrease) in payables	249,027	(158,290)
(Increase)/decrease in receivables	(7,575)	4,466
Increase/(decrease) in revenue in advance	117,963	(86,820)
Increase/(decrease) in provisions	49,167	44,818
Cash flows from operations	525,488	72,290

Note 17 Company Details

The registered office of the company is:
Antill Park Country Golf Club Ltd
Jarvisfield Road
Picton NSW 2571

The principal place of business is:
Antill Park Country Golf Club Ltd
Jarvisfield Road
Picton NSW 2571

ANTILL PARK COUNTRY GOLF CLUB LTD

ABN 66 454 834 059

DIRECTORS' DECLARATION

The directors of the company declare that:

1. The financial statements and notes, as set out above, are in accordance with the Corporation Act 2001:
 - a. comply with Accounting Standards and the Corporations Regulations 2001; and
 - b. give a true and fair view of the company's financial position as the 30 June 2025 and of the performance for the year ended on that date.
2. 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.

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

President



Treasurer



Dated this 31 day of October 2025

Independent Auditor's Report
To the Board of Antill Park Country Golf Club Ltd**Opinion**

We have audited the financial report of Antill Park Country Golf Club Ltd ("the Club"), which comprises the Directors' report, Statement by Financial Performance, Statement of Financial Position, Statement of Cash Flows, and Notes to the Financial Statements for the financial year ended 30 June 2025.

In our opinion, the accompanying financial report of the Club is prepared, in all material respects, in accordance with the accounting policies described in Note 1 to the financial report.

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of our report. We are independent of the Club in accordance with 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. We have also fulfilled our other responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter

We draw attention to Note 2 of the financial report which discloses the review of going concern by the Board. Our opinion is not modified in respect of this matter.

Responsibilities of the Board and Those Charged with Governance for the Financial Report

The Board is responsible for the preparation of the financial report in accordance with the accounting policies described in Note 1 to the financial report, and for such internal control as the Board determines 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 Board is 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 Board either intends to liquidate the Club or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Club's financial reporting process.

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 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 the Board.
- Conclude on the appropriateness of the Board's 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.

We communicate with those charged with governance 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.



Rodney Wagner
Flegg Kehlet Wagner Chartered Accountants
Registered Company Auditor Number: 433830

Gregory Hills

Dated this 31st day of October 2025

Auditor's Independence Declaration

To the Board of the Antill Park Country Golf Club Ltd

I declare that, to the best of my knowledge and belief, during the year ended 30 June 2025 there has 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.

A handwritten signature in black ink, appearing to read 'Rodney Wagner', is written over a light blue horizontal line.

Rodney Wagner
Flegg Kehlet Wagner Chartered Accountants
Registered Company Auditor Number: 433830

Gregory Hills
Dated this 31st day of October 2025

ANTILL PARK COUNTRY GOLF CLUB LTD

ABN 66 454 834 059

**GOLF COURSE TRADING AND EXPENSES
FOR THE PERIOD ENDED 30 JUNE 2025**

	2025	2024
	\$	\$
Income		
Members Subscriptions	364,339	341,407
Competition Fees	346,312	287,753
Junior Fundraising	1,636	2,727
Green Fees - Casual Players	522,177	385,838
Green Fees - Social Clubs	11,124	69,175
Fuel Rebate	8,306	6,139
Cart/Trike Fees	4,593	-
Total Income	1,258,487	1,093,039
Expenses		
Annual & LSL Accrued	18,597	14,867
Competition Fees	90,510	85,815
Council & Water Rates	2,923	1,621
Electricity & Gas	10,406	8,540
Equipment	155	769
Fuel & Oil	26,478	25,406
Insurance	9,104	9,675
Maintenance	131,321	136,720
Membership Incentive & Bonuses	-	27
Motor Vehicle Expenses	2,566	4,538
Pennant Expenses	17,534	10,494
Printing & Stationery	4,075	6,291
Superannuation	41,530	37,422
Uniforms & PPE & Training	1,976	2,726
Wages & Leave Entitlements	385,184	357,320
Workers' Compensation Insurance	6,794	6,200
WH&S	531	402
Total Expenses	749,684	708,833
Net Profit	508,803	384,206

These financial statements must be read in conjunction with the accompanying notes and audit report

ANTILL PARK COUNTRY GOLF CLUB LTD

ABN 66 454 834 059

**BAR TRADING AND EXPENSES
FOR THE PERIOD ENDED 30 JUNE 2025**

	2025	2024
	\$	\$
Trading Income		
Sales	578,818	520,786
Cost of Sales		
Opening Stock	15,189	14,805
Purchases	274,760	255,653
	289,949	270,458
Less: Closing Stock	16,748	15,189
Cost of Sales	273,201	255,269
Gross Profit from Trading	305,617	265,517
Gross Profit % to Sales	52.80%	50.98%
Expenses		
Amenities Supplies	1,106	1,196
Annual & LSL Accrued	(1,550)	3,428
Electricity & Gas	11,018	8,575
Insurance	9,104	7,740
Maintenance & Repairs	15,567	11,436
Membership Drive Incentive	100	1,005
Staff Training	-	355
Superannuation Contributions	25,595	21,542
Uniforms & PPE	112	211
Wages & Leave Entitlements	203,230	175,641
Workers' Compensation Insurance	6,794	4,769
WH&S	531	389
Total Expenses	271,607	236,287
Net Profit/(loss)	34,010	29,230

These financial statements must be read in conjunction with the accompanying notes and audit report

ANTILL PARK COUNTRY GOLF CLUB LTD

ABN 66 454 834 059

**CATERING TRADING AND EXPENSES
FOR THE PERIOD ENDED 30 JUNE 2025**

	2025 \$	2024 \$
Trading Income		
Sales	92,527	2,654
Cost of Sales		
Food & Supplies	76,132	13,885
Gross (Loss)/Profit	16,395	(11,231)
Expenses		
Annual & LSL Accrued	-	-
Electricity & Gas	3,991	1,974
Insurance	-	-
Maintenance & Repairs	1,567	-
Superannuation Contributions	2,919	-
Wages & Leave Entitlements	108,081	-
Workers' Compensation Insurance	-	-
Total Expenses	116,558	1,974
Net (Loss)/Profit	(100,163)	(13,205)

These financial statements must be read in conjunction with the accompanying notes and audit report

ANTILL PARK COUNTRY GOLF CLUB LTD

ABN 66 454 834 059

**POKER MACHINE TRADING AND EXPENSES
FOR THE PERIOD ENDED 30 JUNE 2025**

	2025	2024
	\$	\$
Income		
Poker Machine Trading profit	117,811	90,743
Poker Machine GST Rebate	9,060	8,962
Total Income	126,871	99,705
Expenses		
Electricity & Gas	8,685	6,944
Financial Data Reporting & Service Maintenance	8,246	8,670
Insurance	9,104	7,740
Printing & Stationery	20	-
Repairs & Maintenance	755	-
WH&S	531	389
Total Expenses	27,341	23,743
Net Profit	99,530	75,962

These financial statements must be read in conjunction with the accompanying notes and audit report

ANTILL PARK COUNTRY GOLF CLUB LTD

ABN 66 454 834 059

**TAB & KENO TRADING AND EXPENSES
FOR THE PERIOD ENDED 30 JUNE 2025**

	2025	2024
	\$	\$
Income		
TAB & Keno Commission	14,578	12,624
Expenses		
Sky Channel	17,492	17,148
TAB & Keno Expenses	1,398	2,324
Total Expenses	18,890	19,472
Net (Loss)	(4,312)	(6,848)

These financial statements must be read in conjunction with the accompanying notes and audit report

ANTILL PARK COUNTRY GOLF CLUB LTD

ABN 66 454 834 059

**PRO SHOP TRADING AND EXPENSES
FOR THE PERIOD ENDED 30 JUNE 2025**

	2025	2024
	\$	\$
Trading Income		
Sales	390,047	350,202
Cost of Sales		
Opening Stock	75,346	69,594
Purchases	268,204	214,072
	343,550	283,666
Less: Closing Stock	96,630	75,346
Cost of Sales	246,920	208,320
Gross Profit from Trading	143,127	141,882
Gross Profit % to Sales	36.69%	40.51%
Other Income		
Golf Cart Hire	486,740	399,189
Total Income	629,867	541,071
Expenses		
Amenities Supplies	999	366
Annual & LSL Accrued	(4,437)	13,429
Computer Expenses	-	330
Electricity & Gas	9,567	7,942
Equipment Hire	4,513	5,811
Insurance	9,105	7,740
Maintenance & Repairs	12,839	15,297
Printing & Stationery	-	1,241
Superannuation Contributions	38,628	31,340
Uniforms & PPE	1,738	1,542
Wages & Leave Entitlements	366,512	306,216
Workers' Compensation Insurance	6,794	4,769
WH&S	531	389
Total Expenses	446,789	396,412
Net Profit	183,078	144,659

These financial statements must be read in conjunction with the accompanying notes and audit report

ANTILL PARK COUNTRY GOLF CLUB LTD

ABN 66 454 834 059

**PROFIT AND LOSS STATEMENT
FOR THE PERIOD ENDED 30 JUNE 2025**

		2025	2024
		\$	\$
Trading Accounts Profits and Losses			
Golf Course	Net Profit	508,803	384,206
Bar Trading	Net Profit	34,010	29,230
Catering	Net Loss	(100,163)	(13,205)
Poker Machine	Net Profit	99,530	75,962
TAB & Keno	Net Loss	(4,312)	(6,848)
Pro Shop	Net Profit	183,078	144,659
Net Trading Profit		720,946	614,004
Other Income			
Raffles		879	695
Advertising & Sponsorship		63,986	71,568
Entertainment Income		2,182	4,155
Bank Fee Rebates		3,804	3,268
Other Income		53,826	133,105
Total Other Income		124,677	212,791
Total Income		845,623	826,795
Expenses			
Accountancy & Audit		24,700	36,260
Advertising		1,042	1,635
Affiliation Fees		34,667	38,257
AGM Expenses		192	-
Amenities Supplies		1,780	3,786
Annual & LSL Accrued		23,572	16,250
Bank Charges		22,977	19,416
Catering Expenses		4,507	5,994
Christmas Fund		3,355	3,012
Cleaning		54,387	51,772
Computer Expenses		34,617	31,862
Council & Water Rates		7,153	6,900
Directors Expenses		923	1,488
Donations		13,749	20,250
Electricity & Gas		10,883	24,376
Entertainment		6,255	854

These financial statements must be read in conjunction with the accompanying notes and audit report

ANTILL PARK COUNTRY GOLF CLUB LTD

ABN 66 454 834 059

**PROFIT AND LOSS STATEMENT
FOR THE PERIOD ENDED 30 JUNE 2025**

	2025	2024
	\$	\$
Insurance	9,104	5,805
Legal Expenses	4,300	1,149
Licence Fees	4,346	3,278
Maintenance & Repairs	50,660	52,076
Pennant Expenses	1,259	6,422
Poker Machine Financial Data	9,841	8,652
Postage	335	761
Printing & Stationery	7,788	8,672
Property Lease	-	33,382
Raffle Expenses	283	4,973
Security	4,949	7,948
Staff Meals & Amenities	2,714	3,434
Staff Recruitment	890	1,195
Sponsorship Expense	4,765	5,806
Subscriptions	497	66
Superannuation Contributions	20,722	13,469
Telephone	5,374	7,438
Training	1,013	1,218
Uniforms & PPE	667	-
Wages & Leave Entitlements	177,502	122,631
Waste Removal	2,122	2,600
Sundry Expenses	14,655	4,284
Workers' Compensation Insurance	6,795	3,338
WH&S	531	587
Total Expenses	575,871	561,296
Net Profit before Interest, Depreciation & Amortisation	269,752	265,499
Interest Received	130	1,599
Interest Paid	(71,902)	(27,187)
Net Profit before Depreciation & Amortisation	197,980	239,911
Depreciation & Amortisation	(203,980)	(100,854)
Net (Loss)/Profit from Ordinary Activities	(6,000)	139,057

These financial statements must be read in conjunction with the accompanying notes and audit report