Cabramatta Golf Club Limited A.C.N. 000 060 355

2027 HALF YEARLY FINANCIAL REPORT

For the 6 months ended 30 September 2026

Cabramatta Golf Club

Prepared by Kelly + Partners South West Sydney

Cabramatta Golf Club Limited A.C.N. 000 060 355

Profit & Loss Summary for the 6 months ended 30 September 2026

	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	2027 YTD	2026 YTD	2026 Full Yr
Bar Trading									
Bar Sales	97,552	78,521	68,171	84,710	77,918	79,299	486,172	478,328	1,000,931
Liquor Rebates	6,750	4,423	5,000	7,272	4,423	4,846	32,713	41,621	83,359
Less: Bar Cost of Sales	(38,194)	(44,239)	(35,216)	(44,604)	(50,492)	(45,612)	(258,356)	(304,354)	(600,588)
Gross Profit	66,109	38,705	37,955	47,377	31,849	38,534	260,530	215,594	483,702
Bar Gross Profit %	***67.77%***	***49.29%***	***55.68%***	***55.93%***	***40.88%***	***48.59%***	***53.59%***	***45.07%***	***48.33%***
Bar Trading Expenses									
Bar Credits Redemption	(44,462)	(5,910)	(1,926)	(8,875)	3,320	5,742	(52,112)	-	128,860
Liquor Licence Costs	336	336	344	344	344	344	2,049	1,854	4,381
Stocktaking Expenses	700	700	700	700	700	700	4,200	4,900	9,100
Wages & On-Costs (Bar)	34,629	40,790	34,519	34,287	33,881	29,756	207,863	199,262	398,636
	(8,797)	35,917	33,637	26,456	38,246	36,541	161,999	206,016	540,977
Net Profit from Bar Trading	**74,906**	**2,789**	**4,318**	**20,922**	**(6,397)**	**1,993**	**98,530**	**9,578**	**(57,275)**
Net Profit Margin	***76.79%***	***3.55%***	***6.33%***	***24.70%***	***-8.21%***	***2.51%***	***20.27%***	***2.00%***	***-5.72%***
Spike Bar Trading									
Spike Bar Sales	47,670	43,292	39,367	49,711	46,483	30,462	256,985	214,703	471,326
Less: Spike Bar Cost of Sales	(27,623)	(26,664)	(22,058)	(39,601)	(24,222)	(18,865)	(159,032)	(101,410)	(255,208)
Gross Profit	20,047	16,628	17,309	10,110	22,262	11,597	97,953	113,293	216,119
Spike Bar Gross Profit %	***42.05%***	***38.41%***	***43.97%***	***20.34%***	***47.89%***	***38.07%***	***38.12%***	***52.77%***	***45.85%***
Spike Bar Trading Expenses									
Spike Bar Sundries	-	-	-	-	-	-	-	2,260	2,260
Wages & On-Costs (Spike)	16,402	21,164	18,253	17,560	17,330	14,558	105,267	103,543	204,148
	16,402	21,164	18,253	17,560	17,330	14,558	105,267	105,803	206,408
Net Profit from Spike Bar Trading	**3,646**	**(4,535)**	**(944)**	**(7,450)**	**4,931**	**(2,962)**	**(7,315)**	**7,489**	**9,711**
Net Profit Margin	***7.65%***	***-10.48%***	***-2.40%***	***-14.99%***	***10.61%***	***-9.72%***	***-2.85%***	***3.49%***	***2.06%***

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Profit & Loss Summary for the 6 months ended 30 September 2026

	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	2027 YTD	2026 YTD	2026 Full Yr
Poker Machine Trading									
Net Poker Machine Takings	103,753	64,845	91,053	129,167	113,712	130,643	633,173	622,587	1,180,877
Gaming GST Rebate	-	10	-	-	-	5,727	5,737	-	12,885
	103,753	64,855	91,053	129,167	113,712	136,370	638,910	622,587	1,193,762
Poker Machine Expenses									
Poker Machine Tax	8,638	-	1,354	16,479	11,711	22,769	60,951	43,440	80,420
Repairs & Maintenance (PM)	2,551	3,851	3,521	3,036	4,935	4,393	22,286	23,728	47,629
	11,189	3,851	4,874	19,515	16,646	27,162	83,237	67,168	128,049
Net Poker Machine Trading	**92,565**	**61,005**	**86,179**	**109,652**	**97,066**	**109,208**	**555,673**	**555,418**	**1,065,713**
Greens Trading									
Membership, Subscriptions & Locker Fees	66,240	66,240	66,240	66,240	66,240	66,240	397,439	460,309	755,915
Green Fees	46,723	48,838	37,809	43,489	52,942	38,463	268,264	223,465	494,144
Competition Fees	43,545	38,385	33,536	32,071	37,524	29,067	214,129	185,555	392,148
Cart Hire	41,255	53,401	32,141	33,064	41,343	29,077	230,280	166,705	396,121
Future Works	6,687	6,165	5,389	5,785	6,747	5,045	35,820	63,029	114,295
Tee Sponsorship	-	13,245	5,527	700	909	-	20,382	7,609	13,064
Golf Trading Income	204,450	226,274	180,643	181,349	205,705	167,892	1,166,313	1,106,671	2,165,687
Greens Trading Expenses									
Depreciation (Greens)	17,572	18,551	18,235	18,844	18,924	18,494	110,621	-	208,577
Competition Expenses, Prizes & Trophies	1,216	4,566	7,275	4,632	2,731	3,509	23,930	37,452	70,197
Utilities (Greens)	6,971	6,970	6,889	6,035	8,151	3,049	38,065	33,230	74,899
Professionals Retainer & Commission	8,135	9,715	7,856	7,804	11,085	7,227	51,822	37,173	87,514
Repairs & Maintenance (Greens)	31,538	26,550	33,653	33,961	23,257	34,147	183,107	201,694	392,952
Equipment Rental (Greens)	319	-	-	-	-	-	319	1,911	3,822
Golf Carts Commission	10,000	10,323	8,258	7,955	11,268	6,915	54,718	38,626	98,900
Golf Cart Rental & Repairs	464	2,255	1,817	442	874	2,039	7,891	6,815	14,645
Uniforms (Greens)	2,419	-	-	-	1,913	55	4,388	3,500	4,659
Wages & On-Costs (Greens)	52,556	63,459	58,987	59,120	55,728	55,580	345,429	316,490	660,583
	131,191	142,389	142,969	138,794	133,930	131,015	820,288	676,890	1,616,748
Net Greens Trading	**73,259**	**83,886**	**37,673**	**42,555**	**71,775**	**36,877**	**346,026**	**429,781**	**548,939**

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Profit & Loss Summary for the 6 months ended 30 September 2026

	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	2027 YTD	2026 YTD	2026 Full Yr
OTHER INCOME									
Poker Tournament (Buy Ins)	62,720	69,940	59,240	59,330	57,190	53,610	362,030	199,749	438,120
Club Keno Operations (net)	220	(400)	1,583	(235)	(2,700)	696	(835)	7,079	14,857
Commission Received	1,419	1,682	1,353	1,241	1,382	1,263	8,340	8,220	17,560
Interest Received	-	-	-	-	-	-	-	13,948	13,948
Rental Income (net)	2,150	2,700	1,100	4,509	2,750	2,200	15,409	7,091	17,955
Sundry Income	-	1,518	12,909	2,907	3,612	28,432	49,379	14,632	15,472
TAB Operations (net)	2,099	1,037	875	559	(29)	(531)	4,010	4,643	9,441
Total Other Income	**68,609**	**76,477**	**77,060**	**68,312**	**62,204**	**85,671**	**438,333**	**255,363**	**527,353**
EXPENSES									
Accounting /Audit Fees	9,960	6,710	6,800	6,960	6,800	6,860	44,090	30,340	58,930
Advertising & Promotional Costs	-	-	-	-	-	-	-	4,400	4,505
Bank Charges	1,795	2,344	940	934	1,090	988	8,091	6,251	11,691
Cleaning, Laundry & Rubbish Removal	11,167	11,318	9,836	9,266	13,963	8,085	63,635	60,143	126,164
Computer & IT Expenses	4,247	7,455	5,174	4,243	4,392	5,618	31,129	47,750	92,877
Depreciation (General)	17,255	18,036	17,458	18,057	18,063	17,480	106,348	-	213,615
Directors Expenses	-	-	-	155	-	-	155	-	-
Donations	-	-	-	-	-	-	-	1,818	7,570
Entertainment & Function Expenses	31,455	24,255	30,255	20,264	25,028	2,000	133,255	164,267	314,244
Equipment Maintenance	1,334	1,334	1,334	1,334	1,334	1,334	8,002	8,002	17,337
Equipment Rental	15	15	15	-	190	-	235	45	135
Fox Sports	3,760	3,760	3,760	3,760	3,760	3,760	22,560	21,900	43,910
General Expenses	607	2,253	893	416	298	1,495	5,963	3,270	63,057
Insurance	675	36,412	10,932	10,932	13,802	10,932	83,687	54,203	110,684
Interest Expense	3,175	2,666	2,625	2,561	2,121	2,869	16,016	-	26,808
Legal & Professional Fees	842	7,982	-	290	428	-	9,543	10,205	12,310
Member Points Redemption	10,909	11,502	9,478	9,264	10,985	10,732	62,871	-	132,444
Motor Vehicle Expenses	-	(1,979)	-	-	478	159	(1,342)	-	3,469
Office Expenses	-	-	726	-	-	-	726	-	-
Poker Tournament Costs	94,224	94,194	95,550	94,083	76,870	74,289	529,209	333,801	730,295
Postage & Shipping	649	649	975	1,013	1,413	1,440	6,139	1,619	3,364
Printing & Stationary	886	2,821	-	181	1,692	616	6,196	7,980	14,504

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Profit & Loss Summary for the 6 months ended 30 September 2026

	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	2027 YTD	2026 YTD	2026 Full Yr
Rates & Utilities (General)	1,195	7,190	3,788	6,244	3,627	2,579	24,622	34,232	68,256
Repairs & Maintenance (General)	5,726	2,910	1,366	8,135	2,645	1,241	22,022	28,031	51,940
Sky Channel	1,991	1,991	1,991	1,991	1,991	1,991	11,947	(19,910)	7,901
Staff Training	-	-	-	-	-	-	-	6,613	7,608
Subscriptions & Memberships	4,233	4,201	8,024	4,596	4,585	8,666	34,304	22,568	53,006
Telephone & Internet	1,767	1,756	1,756	2,120	1,745	1,716	10,861	8,477	17,230
Uniforms	-	-	-	-	-	-	-	16	16
Wages & On-Costs (General)	19,978	29,565	28,627	34,045	13,576	13,114	138,905	132,940	287,468
Wages & On-Costs (Office)	14,968	27,229	24,104	23,747	28,344	23,072	141,465	115,485	310,713
Total Expenses	**242,812**	**306,569**	**266,408**	**264,591**	**239,219**	**201,036**	**1,520,634**	**1,084,445**	**2,792,051**
Operating Profit / (Loss)	**70,173**	**(86,949)**	**(62,121)**	**(30,601)**	**(9,639)**	**29,751**	**(89,387)**	**173,185**	**(697,610)**
Add Back:									
Depreciation & Amortisation	34,827	36,588	35,692	36,901	36,987	35,974	216,969	-	422,191
Interest Expense	3,175	2,666	2,625	2,561	2,121	2,869	16,016	-	26,808
EBITDA	**108,175**	**(47,695)**	**(23,805)**	**8,861**	**29,469**	**68,594**	**143,598**	**173,185**	**(248,611)**

Cabramatta Golf Club Limited A.C.N. 000 060 355

Balance Sheet as at 30 September 2026

	2026 September	2026 March
CURRENT ASSETS		
Cash on Hand	79,699	91,300
Cash at Bank	139,528	283,702
Trade Receivables	1,870	5,386
Inventory	34,965	44,529
Prepayments	54,730	20,849
Other Debtors	11,037	34,974
Total Current Assets	**321,828**	**480,739**
NON-CURRENT ASSETS		
Plant & Equipment	1,514,376	1,520,924
Furniture & Fittings	57,539	62,224
Motor Vehicles	18,214	20,530
Property Improvements & Additions	3,774,012	3,840,789
Land, Buildings & Car Park	55,780,000	55,780,000
Total Non-Current Assets	**61,144,141**	**61,224,467**
Total Assets	**61,465,969**	**61,705,206**
LIABILITIES		
CURRENT LIABILITIES		
Bar Credits Liability	9,571	61,684
Member Points Liability	54,926	45,600
Trade Creditors	162,668	105,607
Other Creditors & Accruals	54,588	225,861
Income in Advance	352,550	380,209
Payroll Liabilities	30,695	15,089
Provision for Employee Entitlements	202,461	196,183
Hire Purchase Liability	88,138	84,893
Total Current Liabilities	**955,596**	**1,115,126**
NON-CURRENT LIABILITIES		
Hire Purchase Liability (N/C)	289,190	279,510
Total Non-Current Liabilities	**289,190**	**279,510**
Total Liabilities	**1,244,786**	**1,394,636**
Net Assets	**60,221,183**	**60,310,570**
EQUITY		
Asset Revaluation Reserve	55,645,213	55,645,213
Retained Earnings	4,665,357	5,362,967
Current Year Earnings	(89,387)	(697,610)
Total Equity	**60,221,183**	**60,310,570**

KELLY + PARTNERS

CHARTERED ACCOUNTANTS

COMPILATION REPORT TO CABRAMATTA GOLF CLUB LTD

We have compiled the accompanying special purpose financial statements of Cabramatta Golf Club Ltd based on the information you have provided. These financial statements comprise the balance sheet as at 30 September 2026 and the income statement for the six months then ended. The specific purpose for which the special purpose financial statements have been prepared is to provide information relating to the performance and financial position of the club that satisfies the information needs of the Directors.

The Responsibility of the Directors

The directors of Cabramatta Golf Club Ltd are solely responsible for the information contained in the special purpose financial statements, the reliability, accuracy and completeness of the information and for the determination that the basis of accounting used is appropriate to meet their needs and for the purpose that the financial statements were prepared.

Our Responsibility

On the basis of information provided by the directors we have compiled the accompanying special purpose financial statements in accordance with the basis of accounting as described in APES 315 Compilation of Financial Information.

We have applied our expertise in accounting and financial reporting to assist management in the preparation and presentation of these financial statements. We have complied with the relevant ethical requirements of APES 110 Code of Ethics for Professional Accountants.

These financial statements and the reliability, accuracy and completeness of the information used to compile them are management's responsibility.

Assurance Disclaimer

Since a compilation engagement is not an assurance engagement, we are not required to verify the reliability, accuracy or completeness of the information provided to us by management to compile these financial statements. Accordingly, we do not express an audit opinion or a review conclusion on these financial statements.

The specific purpose for which the financial statements have been prepared is to provide information relating to the performance and financial position of the club that satisfies the information needs of the directors. Accordingly, these financial statements are for your use only, and may not be suitable for other purposes.

Our compilation report is intended solely for your use in your capacity as management of Cabramatta Golf Club Ltd, and should not be distributed to other parties without our prior written consent.

Kelly Partners (South West Sydney) Pty Ltd

Chartered Accountants

Kelly Partners South West Sydney

Karina Rauch

200 Gilchrist Drive, CAMPBELLTOWN, NSW 2560

Dated this 28th day of October 2026