

ANNUAL REPORT

2024-2025



Ranelagh Club

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ABN: 46 004 127 262

SEPTEMBER 2025



RANELAGH CLUB

PRESIDENT'S REPORT

DIRECTORS OF THE BOARD

DIRECTOR	POSITION
Ian Chisholm FAICD FCMI	President
Simone Marrocco LLB	Secretary
Stephen Batty BS (For)BEc CPA	Honorary Treasurer
Madison Fitzgerald MPRIA	Vice President
Paul McMenamin AM	Vice President
Susan Hadley	General Board
Ross McDonald	General Board
Grant Snowden B.Com., C.A. (S.A.), M.B.A	General Board
Mark Thorpe	General Board
Peter Deacon	General Board
Lawrence Henderson	General Board

PRESIDENT'S REPORT

It is with great pleasure that I present the Annual Report for the year ending 30 June 2025. This year has been marked by strong member engagement, steady financial performance, and exciting developments that will enhance our Club's future.

Our Club continues to thrive thanks to the dedication of our members, staff and volunteers. With over 2000 active members, we remain committed to providing high-quality facilities and experiences across our restaurant, tennis and sailing programs. Pleasingly, we've had a surplus of approx. \$119k and our membership comprises 2191 members as at end of June with 309 on our waiting list. FY2024/25 was a period of consolidation in our newly renovated club house and I am happy to report that the staff we had at the beginning of the year are here at the year end.

Members greatly enjoyed their Club as evident by the increase in total revenue to \$2.7m and lots of happy members attending the many sold-out events held throughout the year. The Club continues to trade significantly more than prior years as members keep coming back, even in winter, enjoying the Bistro's heating and new menus. Tuesday evenings have been a welcomed innovation with tacos and curries trialed and seasonal menus introduced to add variety to the Club's restaurant. The Club's offerings represents excellent value to our members who are benefiting from the upgrades and visiting the Club more often.

The completion of the playground in October provided an extra amenity for our youngest members to enjoy from one of the best viewpoints of the club, additionally proving popular with parents and grandparents.



PRESIDENT'S REPORT

PRESIDENT'S REPORT CONTINUED...

We now know most of our members and have delivered the kind of service our members deserve. Congratulations to our General Manager, Dan Mestan and his team who continue to provide exceptional service to members.

At the 2024 AGM members voted to introduce the Young Adult Member category encouraging younger members to continue enjoying the benefits of their own membership once they have left the family membership and to also increase the joining fee to \$750 per adult. Income resulting from these amendments increased markedly and aligned our membership costs with similar local clubs.

Our Board of Directors met monthly and it is most pleasing to report that our decisions on all major items have been unanimous and collegiate. All Directors are planning to continue into 25/26 to provide continuity and investment to deliver growth to the Club for the benefit of all members.

Sadly, recently appointed Secretary Jamie Hunt passed away unexpectedly. Simone Marrocco has since filled the position of Secretary and will continue in the role.

As you will see from all the reports included in this year's annual report there is so much to be proud of being a member of the Ranelagh Club. Thanks to members, your involvement is what it is all about.

Ian Chisholm

President

Highlights of the Year

- **Total Income:** \$2.7 million
- **Operating Surplus:** \$119,232
- **Membership:** Stable at 2,191 members
- **Major Initiative:** Commencement of kitchen expansion project
- **Events:** Successful hosting of functions, tennis tournaments, and themed dining nights
- **Member Engagement:** Increased participation in junior sports and tennis coaching programs, and partnerships with Davies Bay Yacht Club and Canadian Bay Club for interclub competitions.

Looking Ahead

In the coming year, we aim to:

- Complete the kitchen expansion
- Launch a digital member portal
- Expand youth engagement in tennis and sailing
- Continue improving sustainability practices across operations
- Celebrate our Centenary!



GENERAL MANAGER'S REPORT

OPERATIONAL HIGHLIGHTS FROM OUR GENERAL MANAGER

Key Achievements

Member satisfaction is how we measure success. Feedback is always appreciated and has been overwhelmingly positive. Food and beverage and membership revenues are at record levels. This assists us in moving forward with various projects. These projects are always conceived with member benefit and amenity front of mind with a view to improving and future proofing the Club. As I enter my third year as General Manager, I can honestly say that I am proud of what we as a team have been able to achieve over the last twelve months.

Staff Highlights

We have had good levels of staff retention throughout the period, particularly key staff.

Cathy Mitchell the club bookkeeper of 5+ years retired at the end of 2024. Kelly Scott was employed in the broader role of Accounts & Member Services Administrator. Kelly has done an admirable job navigating the nuances of the Club accounts, our various software programs and her first membership renewals period.

Cassandra Sharman has recently had a slight role change to a full-time position of Events & Sponsorship Manager. Through the period she continued to execute a variety of high standard Club and private events and will now also provide support in procuring sponsorship and managing sponsor relationships and deliverables.

Both back of house (BOH) and front of house teams (FOH) have been stable, with normal levels of turnover for casuals given the transient nature of the demographic employed. We are always looking for more mature hospitality professionals, however they are not that easy to come by.

Kara Agius (FOH Manager), Head Chef Eduardo Delos Santos and their teams should be commended for their hard work through the period notably through summer with the introduction of 7-day trade through January and then the challenge of moving out of the kitchen, office and storage areas prior to construction.

The Food and Beverage and Events team have been instrumental in developing a product that would entice members to continue visiting the Club through the most significant redevelopment since the Clubhouse was built.

Membership

Our membership renewals period will not be finalised until 30 September 2025. As such, membership retention figures cannot be confirmed until then. However, most members have renewed their membership. New members from the waiting list have been admitted into the Club since 1 July due to space being created by a number of members aged 18+ not continuing with membership with the introduction of the Young Adult membership category.



GENERAL MANAGER'S REPORT

This helped us realise extra revenue due to the increase in the Club joining fee approved by members at last year's AGM.

A good proportion of waitlist members will find admission to the Club at the conclusion of the renewals period. It is likely that our waiting list will remain and continue to grow. Demand for membership is strong with new member applications consistently received on a weekly basis.

Food, Beverage and Events

The Club's F&B offering has proved popular with strong patronage and revenue through the period. Consistency has been key to this. A stable leadership team has meant that the Club has become well known and a great value proposition for members as a dining option. The kitchen team should be acknowledged for what they were able to produce out of the old kitchen and are very much looking forward to the new facility.

Through the period we were able to provide increased member access with the introduction of Tuesday evenings and 7-day trade in January. Additionally, breakfast on the weekend has been well received by members through the renovation period and we will look to implement this on a more permanent basis if we're able.

The events calendar has become more structured with regular music nights, kids' discos, comedy and guest speakers. Cassandra does a fantastic job of sourcing and selecting events that appeal to a broad member demographic. These events are well received and are proven as a great way to encourage member engagement. Once complete, the BOH redevelopment will allow the team to further evolve our F&B and event offerings, increase member access and serve more of our members more often.

Facilities, Projects & Maintenance

Several projects have or are being worked on and are at various stages of completion. The BOH Redevelopment, despite several challenges is close to completion with handover of the facility scheduled for late September with a resumption of normal trade in the first half of October.

Planning for the necessary rebuilding of beach box 81 commenced in 2024 with council approval in July 2025. Works commenced 1 September with a planned completion sometime in October prior to this summer.

Tennis court resurfacing has been on the agenda since 2023 with multiple quotes received since then. The tennis subcommittee recommended that courts 3 and 4 are the priority. They will be resurfaced in October 2025. Courts 5 and 6 will be deferred until at least the following financial year.



GENERAL MANAGER'S REPORT

The Motorboat Shed (MBS) and boat slipway/ramp will become a priority once the above projects are complete. The complex nature of both structures means there isn't an easy or cost-effective solution. Through 2024-25 the Club engaged an engineer to assess and provide guidance and advice and ensure they are safe to use. Boat launching via the rail and winch will cease with the Club's rescue boats relocated to Canadian Bay. Boat launching is no longer a service the Club can offer. Propping of concrete columns has taken place in the MBS, water mitigation works previously undertaken have reduced enormously the erosion on the rear dirt wall. A suitable repair is still under investigation for the boat ramp. A long-term plan for these two structures needs to be considered.

We continue to catch up on historical maintenance issues across the Club. We will be looking to provide support and leadership for Paul Kidder who has largely been responsible for day-to-day maintenance in his role at the Club as Ranger for the past 10+ years. A more structured approach to ongoing maintenance is crucial and is not taken lightly. There needs to be greater focus on preventative maintenance so that Club facilities don't fall into disrepair.

We must strive for continuous improvement across all facets of the Club for its future and the benefit of its members.

Dan Mestan

General Manager



SPORTING ACTIVITIES

Overall, the past year has been a great one from a sports perspective at our Club. Tennis participation by members continues to increase with our junior and ladies competition teams having some great tennis and success. Our coaching numbers continue to improve, particularly with our younger members. Maintenance and capital improvements including new court fencing, access gates and new court surfaces for courts 3 and 4 will continue to improve the amenity and member participation.

The Ranelagh Open Water Swimmers have also had a great year with lots of great events and with real excitement around the new Beach Box and the forthcoming Mt Eliza Swim Classic on the Australia Day weekend next year which will certainly put our Club on the "swimmers map". This event will be HUGE.

The sailors have had a challenging year with difficult weather conditions and disappointing member participation, but with a fully renovated fleet of Club Pacers and an exciting Centenary sailing program planned, it is expected that participation will improve. Our alliance with Davey's Bay Yacht Club, who offer coaching to our members and race management, will continue to provide improved opportunities for all members, particularly as we try to defend our hold on the Snark Trophy which will be actively competed for, between our two clubs in February next year. It's going to be a great spectacle for all members.

The Snorkelling and Scuba diving is still in its infancy at our Club, but its main focus this past year has been on the establishment of educational evenings at our Club (we've held two events) which have been a great success and the development of an initiative to create a Mount Eliza Marine Sanctuary enveloping the pristine waters stretching from Moondah Beach through to Davey's Bay.

Although we have a huge number of kayaks and SUP boards at our Club, we still don't have a formal group with a leader. Volunteers needed.

On that note, we would like to thank all our volunteers who keep our sports alive and active at our Club. Thank you volunteers who are all rewarded by increased member participation in the sports offered by our Club.

GOVERNANCE REPORT

GOVERNANCE & COMPLIANCE

This report covers the period from the date of the 2024 AGM to 30 June 2025.

Several items were reviewed for governance and compliance with the Model Rules for an Incorporated Association, Constitution of The Ranelagh Club and the Club's By-Laws both those requested by Board members and those instigated as a confirmation of governance norms and required compliance. As a result, a few items in the By Laws were updated and a minor change to the Constitution was proposed to the members at the AGM.

There are no known items of governance failure or non-compliance that are likely to have any material effect on the Club.

As a result of a review, the Board decided to change the AGM from a typical October/November to September for the reasons that the results are more contemporary, the incoming Board has 9 months of responsibility instead of 7/8 months in their period of office and the Board can provide earlier attention to any member concerns raised at the AGM.

TREASURER'S REPORT

SUMMARY OF FINANCIAL RESULTS

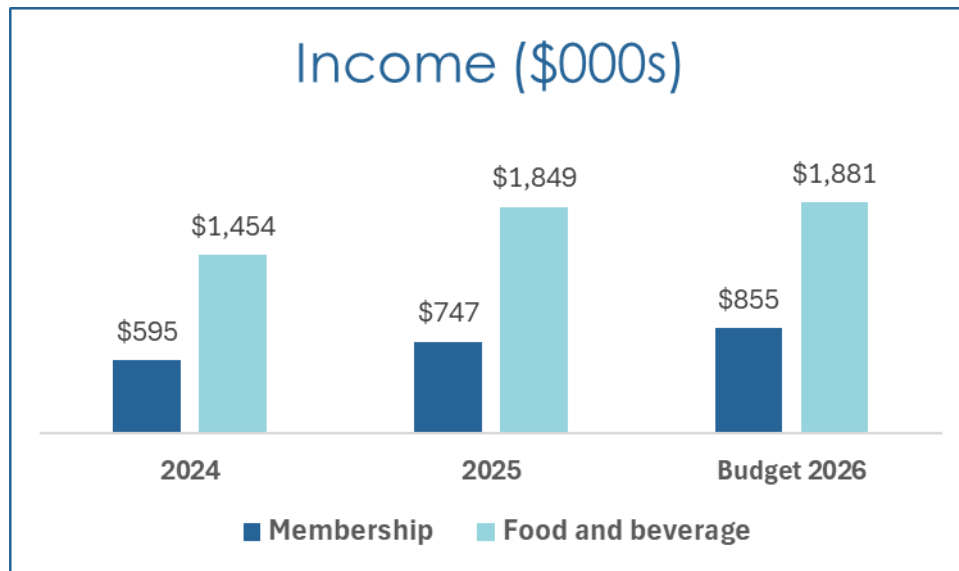
As treasurer I fulfil the following important roles:

- To ensure the long-term financial stability and success of the Club and to have sufficient funds to meet financial obligations;
- To maintain the assets of the Club in a good and sound condition for members to participate and enjoy the Club facilities; and
- To establish and maintain management systems that can provide membership information and produce accurate record and reports

The audited accounts record a profit of \$119,232 for the year ended 30 June 2025 compared to a profit of \$33,000 in 23/24. I will discuss profitability later in this report.

Income

Looking at the income for last year compared to the previous year:



These above increases are significant in that in all three years the Club never operated fully for a 12 month period due to renovations to front and BOH.

Expenses

There are three significant expenses:

- 1) Cost of Goods Sold
- 2) Salaries
- 3) Depreciation

The Club has certain procedural measures over its food and beverage purchasing, and wastage is certainly closely monitored to ensure that cost of goods sold reflect our budgeted targets.



TREASURER'S REPORT

Salaries for the past year were \$1.238m compared to the previous year's \$1.075m. The budget for salaries for this year is \$1.330m

Depreciation is a non-cash expense and obviously relates to capital assets owned by the Club. Due to significant expenditure on capital works the 'cost' of depreciation has risen from \$80k in 2022 to \$240K in the current year.

Cash Reserves

As at 30 June 2025 the Club had a cash balance of \$734K.

The Club has a loan facility of \$400k with the Bendigo Bank to cater for any shortfall in cash reserves and will be drawn down when required.

Profitability

When we look back over the past few years the reported profit has varied from year to year for various reasons. The current Committee is more focused on upgrading Club facilities than recording profit, whilst always considering that there are sufficient funds to meet our obligations.

Auditors

At our last AGM we appointed Peninsula Audit as auditors of the Club and I would like to commend their work in conducting the recent audit.

Yours faithfully



Stephen Batty

Honorary Treasurer

Ranelagh Club

ACN: 004 127 262
ABN: 46 004 127

Directors' Report

For the Year Ended 30 June 2025

Your Directors submit the financial statements of the Company for the financial year ended 30 June 2025.

Directors

The names of Directors as at the date of signing of this report are:

S Batty	Treasurer	I Chisholm	President
P McMennamin	Vice President	S Hadley	Secretary
M Fitzgerald	Director	R McDonald	Director
G Snowden	Director	M Thorpe	Director
P Deacon	Director	S Marrocco	Director

Principal Activities

The principal activities of the Company during the financial year were the operation of a sporting and recreational club not for the purpose of profit.

Operating Result

The operating profit amounted to \$119,232 (2024: profit \$33,324)

Review of operations

The detailed review of operations of the company for the financial year is contained in the Board's Report.

State of Affairs

There were no significant changes in the state of affairs of the Company other than those referred to in the accounts and notes thereto.

Subsequent Events

Since the end of the financial year, the Directors are not aware of any other matter or circumstance not otherwise dealt with in the report, that has significantly or may significantly affect the operations of the Company, the results of those operations or the state of affairs of the Company in subsequent financial years.

Likely Developments

There were no likely developments that should affect the future operations of the Company.

Director Benefits

No Director has, since the end of the previous financial year, received or become entitled to receive a benefit by reason of a contract made by the Company with a Director or with a firm of which he or she is a member, or with a Company in which he or she has a substantial financial interest.

Director Indemnification

The Company has not, during or since the end of the financial year, in respect of any person who is or has been an officer or auditor of the Company or a related body corporate, indemnified or made any relevant agreement for indemnifying against a liability incurred as an officer, including costs and expenses in successfully defending legal proceedings.

All Directors are covered by a Directors and Officers liability insurance policy covering claims in respect of employment, personal injury, libel and slander, publishing errors and omissions and management errors and omissions.

Auditor's Independence Declaration

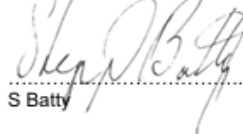
A copy of the auditor's independence declaration as required by the *Corporations Act 2001* can be found on page 3 following this report

Signed in accordance with a resolution of the Directors:



I Chisholm

President



S Batty

Hon Treasurer

Dated this 21st day of August 2025

Ranelagh Club

ACN: 004 127 262
ABN: 46 004 127

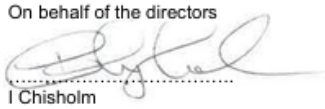
Directors' Report**For the Year Ended 30 June 2025**

In the directors' opinion:

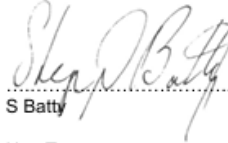
- the company is not a reporting entity because there are no users dependent on general purpose financial statements. Accordingly, as described in note 1 to the financial statements, the attached special purpose financial statements have been prepared for the purposes of complying with the Corporations Act 2001 requirements to prepare and distribute financial statements to the members of Ranelagh Club;
- the attached financial statements and notes comply with the Corporations Act 2001, the Accounting Standards as described in note 1 to the financial statements, the Corporations Regulations 2001 and other mandatory professional reporting requirements;
- the attached financial statements and notes give a true and fair view of the company's financial position as at 30 June 2025 and of its performance for the financial year ended on that date; and
- there are reasonable grounds to believe that the company will be able to pay its debts as and when they become due and payable.

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

On behalf of the directors


I Chisholm

President


S Batty

Hon Treasurer

Dated this 21st day of August 2025



Peninsula Audit Pty Ltd
 Certified Practising Accountant, Authorised Audit Company
 ABN: 89 154 680 190

Auditor's Independence Declaration

To Ranelagh Club,

In accordance with the requirements of the *Corporations Act 2001*, as lead auditor for the audit of Ranelagh Club for the year ended 30 June 2025, we declare that, to the best of our knowledge and belief, there have been:

- i) No contraventions of the auditor independence requirements of 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.

Dated at Frankston on the 21st of August 2025

Peninsula Audit Pty Ltd
 Certified Practising Accountant
 Authorised Audit Company No 415478
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 Telephone (03) 9781 2633 – Fax (03) 9781 3073
 Email – davids@peninsulaaudit.com.au

David A Szepienusy
 Director



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 scheme approved
 under Professional
 Standards Legislation

FINANCIAL REPORT

Ranelagh ClubACN: 004 127 262
ABN: 46 004 127**Statement of Profit or Loss and Other Comprehensive Income**
For the Year Ended 30 June 2025

	Note	2025 \$	2024 \$
Continuing Operations			
Income			
Revenue	2	2,689,967	2,188,300
Total Income		<u>2,689,967</u>	<u>2,188,300</u>
Cost of Goods Sold	3	617,879	519,007
Gross Profit		<u>2,072,088</u>	<u>1,669,293</u>
Expenses			
Membership & Administration		419,082	330,023
Catering		91,874	90,585
Depreciation		193,745	131,139
RYS & MBS		2,160	2,445
Employment Benefits		1,238,161	1,075,275
Tennis		2,852	3,587
Other		4,982	2,915
Total Expenses		<u>1,952,856</u>	<u>1,635,969</u>
Operating Profit / (Loss) From Continuing Operations		<u>119,232</u>	<u>33,324</u>
Other Comprehensive Income			
Items that may be reclassified subsequently to profit or loss			
- Fair value revaluations of Land		456,000	-
Items that will not be reclassified subsequently to profit or loss		-	-
Total Comprehensive Income / (Loss)		<u>575,232</u>	<u>33,324</u>

The Accompanying Notes Form Part Of The Financial Statements



Ranelagh ClubACN: 004 127 262
ABN: 46 004 127**Statement of Financial Position****As At 30 June 2025**

	Note	2025 \$	2024 \$
Current Assets			
Cash and Cash Equivalents	5	734,837	818,437
Trade and Other Receivables	6	11,300	8,282
Inventories	7	20,400	29,243
Other Assets	8	1,500	44,050
Total Current Assets		<u>768,037</u>	<u>900,012</u>
Non Current Assets			
Property, Plant and Equipment	9	4,816,888	4,191,989
Total Non Current Assets		<u>4,816,888</u>	<u>4,191,989</u>
Total Assets		<u>5,584,925</u>	<u>5,092,001</u>
Current Liabilities			
Trade and Other Payables	10	129,268	199,311
Income In Advance	11	441,279	474,347
Provisions	12	73,005	47,234
Total Current Liabilities		<u>643,552</u>	<u>720,892</u>
Non Current Liabilities			
Provisions	12	9,924	14,892
Total Non Current Liabilities		<u>9,924</u>	<u>14,892</u>
Total Liabilities		<u>653,476</u>	<u>735,784</u>
Net Assets		<u>4,931,449</u>	<u>4,356,217</u>
Equity			
Asset Revaluation Reserve	13	3,535,000	3,079,000
Retained Earnings	14	1,396,449	1,277,217
Equity		<u>4,931,449</u>	<u>4,356,217</u>

The Accompanying Notes Form Part Of The Financial Statements

Ranelagh ClubACN: 004 127 262
ABN: 46 004 127**Statement of Changes in Equity**
For the Year Ended 30 June 2025

	Note	2025 \$	2024 \$
Equity			
<i>Retained Earnings</i>			
Opening Balance		1,277,217	1,243,893
Operating Profit / (Loss) from Continuing Operations		119,232	33,324
Other Comprehensive Income		-	-
Closing Balance		<u>1,396,449</u>	<u>1,277,217</u>
<i>Fair Value Revaluation of Investments Reserve</i>			
Opening Balance		3,079,000	3,079,000
Changes to Reserve		456,000	-
Closing Balance		<u>3,535,000</u>	<u>3,079,000</u>
Total Equity		<u>4,931,449</u>	<u>4,356,217</u>

The Accompanying Notes Form Part Of The Financial Statements

FINANCIAL REPORT

Ranelagh ClubACN: 004 127 262
ABN: 46 004 127**Statement of Cash Flows****For the Year Ended 30 June 2025**

	Note	2025 \$	2024 \$
Cash Flows From Operating Activities			
Receipts from Receipts from Subscriptions, Members and Other Sources		2,638,751	2,163,193
Payments to Suppliers and Employees		(2,418,197)	(1,679,494)
Dividends and Distributions Received		41,596	-
Interest Received		16,317	25,107
Net Cash Provided By / (Used In) Operating Activities	5(b)	278,467	508,806
Cash Flows From Investing Activities			
Proceeds from Disposal of / (Payments for) Property, Plant and Equipment (Net)		(362,067)	(511,927)
Net Cash Provided By / (Used In) Investing Activities		(362,067)	(511,927)
Cash Flows From Financing Activities			
Proceeds from Lease Liabilities (Net)		-	-
Net Cash Provided By / (Used In) Financing Activities		-	-
Net (Decrease) / Increase In Cash Held		(83,600)	(3,121)
Cash And Cash Equivalents At Beginning Of Financial Year		818,437	821,558
Cash And Cash Equivalents At End Of Financial Year	5(a)	734,837	818,437

The Accompanying Notes Form Part Of The Financial Statements

Ranelagh Club

ACN: 004 127 262
ABN: 46 004 127

Notes to the Financial Statements

For the Year Ended 30 June 2025

1 Material Accounting Policy Information

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

New or Amended Accounting Standards and Interpretations Adopted

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

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

Basis of Preparation

In the Directors' opinion, the Company is not a reporting entity because there are no users dependent on general purpose financial statements.

These are special purpose financial statements that have been prepared for the purposes of complying with the Corporations Act 2001 requirements to prepare and distribute financial statements to the members of Ranelagh Club. The directors have determined that the accounting policies adopted are appropriate to meet the needs of the members of Ranelagh Club.

These financial statements have been prepared in accordance with the recognition and measurement requirements specified by the Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ('AASB') and the disclosure requirements of AASB 101: *Presentation of Financial Statements*, AASB 107: *Statement of Cash Flows*, AASB 108: *Accounting Policies, Changes in Accounting Estimates and Errors*, AASB 1048: *Interpretations of Standards* and AASB 1054: *Australian Additional Disclosures*, as appropriate for not-for-profit oriented entities.

Historical cost convention

The financial statements have been prepared under the historical cost convention.

Critical accounting estimates

The preparation of the financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Company's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements, are disclosed in Note 1(J).

The following significant accounting policies, which are consistent with the previous year unless stated otherwise, have been adopted in the preparation of these financial statements:

(a) Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, deposits held at-call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts.

(b) Inventories

Inventories are measured at the lower of cost or net realisable value.

Ranelagh ClubACN: 004 127 262
ABN: 46 004 127**Notes to the Financial Statements****For the Year Ended 30 June 2025****1 Material Accounting Policies (Continued)****(c) Property, Plant and Equipment**

Property, Plant and equipment, other than freehold land, are brought to account at cost or at independent valuation less, where applicable, any accumulated depreciation and any impairment in value. The carrying amount of property, plant and equipment is reviewed annually to ensure it is not in excess of the recoverable amount from these assets. The recoverable amount is assessed on the basis of the expected net cash flows, which will be received from the asset's employment and subsequent disposal. The expected net cash flows have not been discounted to their present values in determining recoverable amounts.

The carrying values of plant and equipment are also reviewed for impairment when events or changes in circumstances indicate the carrying value may not be recoverable. If any impairment exists, the assets are written down to their recoverable amount and the loss recognised in the Statement of Comprehensive Income.

Fixed assets are depreciated on a straight line or diminishing value basis over their estimated useful lives to the Company commencing from the time the asset is held ready for use.

It is the policy of the Company to treat expenditure on the maintenance of the course and its facilities as expenses charged against income of the year in which they are incurred.

The depreciation rates used for each class of depreciable assets are:

Class of Fixed Asset	Depreciation Rate
Land and Buildings	0% - 3.33%
Plant and Equipment	5% - 30%
Furniture and Fittings	10% - 25%
Motor Vehicles	22.5%

Freehold land is recorded at fair value in the Statement of Financial Position. The current value is assessed every three years using the Mornington Peninsula Shire's rate valuations. The Directors refer to the most recent valuation when considering the freehold land for impairment each year.

(d) Trade and Other Receivables

Trade and other receivables include amounts due from customers, members as well as amounts receivable from donors in the ordinary course of business. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets.

(e) Trade and Other Payables

Trade and other payables represent the liabilities outstanding at the end of the reporting period for goods and services received by the Company during the reporting period that remain unpaid. The balance is recognised as a current liability with the amounts normally paid within 30 days of recognition of the liability.

(f) Provision for Employee Entitlements

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

Employee benefits payable later than one year have been measured at the present value of the estimated future cash outflows to be made for those benefits. In determining the liability, consideration is given to employee wage increases and the probability that the employee may not satisfy any vesting requirements.

Ranelagh ClubACN: 004 127 262
ABN: 46 004 127**Notes to the Financial Statements****For the Year Ended 30 June 2025****1 Material Accounting Policies (Continued)****(g) Revenue**

With the exception of interest, dividend and trust distribution income, revenue is brought to account on an accruals basis. This means that subscription income is recognised by the Club in the year that membership is subscribed for rather than the year it is actually received.

(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 Taxation Office (ATO).

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

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities, which are recoverable from, or payable to, the ATO, are presented as operating cash flows included in receipts from customers or payments to suppliers.

(i) Income Tax

The Company is exempt under Division 50 of the Income Tax Assessment Act 1997 as a non-profit organisation. As such, no allowance has been made for Income Tax.

(j) Critical Accounting judgements, estimates and assumptions

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

Estimation of useful lives of assets

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

Impairment of non-financial assets other than goodwill and other indefinite life intangible assets

The Company assesses impairment of non-financial assets other than goodwill and other indefinite life intangible assets at each reporting date by evaluating conditions specific to the Company and to the particular asset that may lead to impairment. If an impairment trigger exists, the recoverable amount of the asset is determined. This involves fair value less costs of disposal or value-in-use calculations, which incorporate a number of key estimates and assumptions.

Employee benefits provision

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

Ranelagh ClubACN: 004 127 262
ABN: 46 004 127**Notes to the Financial Statements**
For the Year Ended 30 June 2025

	2025 \$	2024 \$
2 Revenue		
Membership & Administration	746,619	594,910
Catering Income	1,849,161	1,454,813
Tennis Income	11,537	11,667
Interest Income	16,317	25,107
Other Income	66,333	101,803
Total Income	<u>2,689,967</u>	<u>2,188,300</u>
3 Operating Profit / (Loss) From Continuing Operations		
Operating Profit / (Loss) From Continuing Operations before income tax has been determined after charging:		
<i>Cost of Sales</i>		
Food	352,976	307,896
Beverage	264,903	211,111
	<u>617,879</u>	<u>519,007</u>
<i>Employment benefits expense</i>		
Wages and Salaries and employment related costs	1,238,161	1,075,275
	<u>1,238,161</u>	<u>1,075,275</u>
<i>Depreciation of Non-Current Assets</i>		
Total Depreciation	193,745	131,139
	<u>193,745</u>	<u>131,139</u>
4 Remuneration of auditors		
During the financial year the following fees were payable for the audit of the company:		
McLean Delmo Bentleys	-	10,550
Peninsula Audit Pty Ltd	6,000	-
	<u>6,000</u>	<u>10,550</u>

Ranelagh ClubACN: 004 264 966
ABN: 29 004 264 966**Notes to the Financial Statements**
For the Year Ended 30 June 2025

	2025 \$	2024 \$
5 Cash Flows Information		
(a) Reconciliation of Cash and Cash Equivalents		
Operating Accounts	734,837	318,437
Term Deposit	-	500,000
	<u>734,837</u>	<u>818,437</u>
(b) Reconciliation of Net Cash Provided by Operating Profit / (Loss)		
Operating Profit / (Loss) from Continuing Operations	119,232	33,324
Non Cash Flows in Operating Profit / (Loss)		
Depreciation	193,745	131,139
(Gain) / Loss on the Disposal of Investments	(577)	-
Changes in Assets and Liabilities		
(Increase)/Decrease in Trade and Other Receivables	(3,018)	(6,884)
(Increase)/Decrease in Inventories	8,843	(20,542)
(Increase)/Decrease in Other Assets	42,550	(3,817)
Increase/(Decrease) in Trade and Other Payables	(70,043)	127,907
Increase/(Decrease) in Income in Advance	(33,068)	234,609
Increase/(Decrease) in Provisions	20,803	13,070
	<u>278,467</u>	<u>508,806</u>
6 Trade and Other Receivables		
Current		
Accounts Receivable	11,300	8,282
	<u>11,300</u>	<u>8,282</u>
7 Inventories		
Food	4,025	8,054
Beverage	16,375	21,189
	<u>20,400</u>	<u>29,243</u>
8 Other Assets		
Prepayments	1,500	44,050
	<u>1,500</u>	<u>44,050</u>

Ranelagh Club

ACN: 004 264 966
ABN: 29 004 264 966

Notes to the Financial Statements

For the Year Ended 30 June 2025

	2025 \$	2024 \$
9 Property, Plant & Equipment		
Buildings & Improvements	2,325,934	1,966,662
Less Accumulated Depreciation	(1,233,830)	(1,109,620)
Total Buildings & Improvements	1,092,104	857,042
Furniture & Equipment	645,635	705,132
Less Accumulated Depreciation	(455,851)	(449,185)
Total Plant & Equipment	189,784	255,947
Freehold Land		
At Fair Value *	3,535,000	3,079,000
Works In Progress	-	-
Total Property, Plant & Equipment	4,816,888	4,191,989

* Freehold land is valued at the Mornington Peninsula Shire Council site valuation. The board considers this a fair valuation for the purpose of the financial statements.

9 Property, Plant & Equipment (Continued)**Movements In Carrying Amounts:**

Movement in the carrying amounts for each class of Property, Plant and Equipment

	Land at Cost	Buildings & Improvements at Cost	Furniture & Equipment at Cost	Total
Carrying Amount As At 30 June 2023	3,079,000	659,699	72,502	3,811,201
2024				
Additions at cost	-	290,894	221,033	511,927
Revaluations	-	-	-	-
Disposals	-	-	-	-
Depreciation Expense	-	(93,551)	(37,588)	(131,139)
Carrying Amount As At 30 June 2024	3,079,000	857,042	255,947	4,191,989
2025				
Additions at cost	-	359,272	2,795	362,067
Revaluations	456,000	-	-	456,000
Disposals	-	-	577	577
Depreciation Expense	-	(124,210)	(69,535)	(193,745)
Carrying Amount As At 30 June 2025	3,535,000	1,092,104	189,784	4,816,888

Ranelagh ClubACN: 004 264 966
ABN: 29 004 264 966**Notes to the Financial Statements**

For the Year Ended 30 June 2025

	2025 \$	2024 \$
10 Trade and Other Payables		
<i>Current</i>		
Trade Creditors	129,268	193,634
Sundry Creditors and Accrued Expenses	-	5,677
	<u>129,268</u>	<u>199,311</u>
11 Income In Advance		
Subscriptions in Advance	423,188	369,381
Ticket Sales	-	1,645
Catering Deposits	7,091	4,545
Deferred Non-refundable Joining Fees	-	98,776
Grants in Advance	11,000	-
	<u>441,279</u>	<u>474,347</u>
12 Provisions		
<i>Current</i>		
Provision for Annual Leave	67,359	47,234
Provision for Long Service Leave	5,646	-
	<u>73,005</u>	<u>47,234</u>
<i>Non-Current</i>		
Provision for Long Service Leave	9,924	14,892
	<u>9,924</u>	<u>14,892</u>
13 Reserves		
<i>a) Investment Reserve</i>		
Asset Revaluation Reserve	<u>3,079,000</u>	<u>3,079,000</u>
	<u>3,079,000</u>	<u>3,079,000</u>
(a) Movements During Year		
Member Capital Contribution		
Opening Balance	3,079,000	3,079,000
Net movement in unrealised gains / (losses)	456,000	-
Closing Balance	<u>3,535,000</u>	<u>3,079,000</u>

The asset revaluation reserve is utilised to account for unrealised gains and losses on land value of the properties owned by the Company. In 2025, the Directors adopted an increase in the value based on the Mornington Peninsula Shire's site valuations.

Ranelagh ClubACN: 004 264 966
ABN: 29 004 264 966**Notes to the Financial Statements****For the Year Ended 30 June 2025**

	2025 \$	2024 \$
14 Retained Earnings		
Retained Earnings at the Beginning of the Financial Year	1,277,217	1,243,893
Operating Profit / (Loss) From Continuing Operations	<u>119,232</u>	<u>33,324</u>
Retained Earnings at the End of the Financial Year	<u>1,396,449</u>	<u>1,277,217</u>

15 Commitments

On 9 May 2025, the Company entered into a contract with Webster Constructions (AUST) to perform redevelopment works on the club premises. Total amounts of the contract were estimated at \$601,976 (exc GST) of which 164,295 has already been invoiced at 30 June 2025.

Invoices are payable as works progress. The Company is expecting the works to complete by the end of September 2025.

16 Events After The Reporting Period

Subsequent to year end, the Directors have accepted an offer from Bendigo Bank for a facility of \$400,000 to assist with the cash flows of the redevelopment. This facility is for 120 months from the initial drawdown date with a variable rate currently at 7.75% per annum. A general security deed has been entered into, whereby Bendigo Bank have right to any and all property owned by the Company. Bendigo Bank is currently in the process of putting a mortgage on the property owned by the Company.

No other matters or circumstance has arisen since 30 June 2025 that has significantly affected, or may significantly affect the Company's operations, the results of those operations, or the Company's state of affairs in future financial years.

There have been no material non-adjusting events after the reporting date, nor has any information been received about conditions at reporting date that have not been included in this report.

17 Company Details

The Registered Office and principal place of business of the Company is:

Ranelagh Club
3 Rosserdale Crescent
Mount Eliza, VIC, 3930



Peninsula Audit Pty Ltd
Certified Practising Accountant, Authorised Audit Company
ABN: 89 154 680 190

FINANCIAL REPORT

Independent Auditor's Report To the Members of Ranelagh Club ACN: 004 264 966 ABN: 29 004 264 966

Report on the Audit of the Financial Report

Opinion

We have audited the financial report of Ranelagh Club, which comprises the Statement of Financial Position as at 30 June 2025, the Statement of Profit or Loss and Other Comprehensive Income, Statement of Changes in Equity and Statement of Cash Flows for the year then ended, notes comprising a summary of material accounting policy information and other explanatory information, and the Directors' declaration.

In our opinion, the accompanying financial report gives a true and fair view of the financial position of Ranelagh Club as at 30 June 2025 and of its financial performance for the year then ended in accordance with the accounting policies described in Note 1 to the financial statements and the requirements of the *Corporations Act 2001*.

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Report section of our report. We are independent of the Company in accordance with the 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 ethical 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.

Other Matter

The financial report of Ranelagh Club for the year ended 30 June 2024 was audited by another auditor who expressed an unqualified opinion on that financial report on 25 September 2024.

Emphasis of Matter – Basis of Accounting

We draw attention to Note 1 to the financial report, which describes the basis of accounting. The financial report has been prepared for the purpose of fulfilling the Directors' financial reporting responsibilities under the *Corporations Act 2001*. As a result, the financial report may not be suitable for another purpose. Our opinion is not modified in respect of this matter.

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

The Directors of the Company are responsible for the other information. The other information comprises the information included in the Company's annual report for the year ended 30 June 2025, but does not include the financial report and our auditor's report thereon. Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon. In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Directors for the Financial Report

The Directors of the Company are responsible for the preparation of the financial report that gives a true and fair view and have determined that the basis of preparation described in Note 1 to the financial report is appropriate to meet the requirements of the *Corporations Act 2001* and for such internal control as the Directors determine is necessary to enable the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

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

The Directors of the Company are responsible for overseeing the Company's financial reporting process.



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Peninsula Audit Pty Ltd
Certified Practising Accountant, Authorised Audit Company
ABN: 89 154 680 190

FINANCIAL REPORT

Independent Auditor's Report (Continued) To the Members of Ranelagh Club ACN: 004 127 262 ABN: 46 004 127 262

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 the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

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

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the 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 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 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.

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

Dated at Frankston on the 21st of August 2025

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Authorised Audit Company No 415478
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David A Szepfalussy
Director



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