



ADDRESS & PHONE  
Level 16  
68 Pitt Street  
Sydney  
NSW 2000  
P +61 2 9908 4744

POSTAL ADDRESS  
PO Box H237  
Australia Square  
NSW 1215

OTHER CONTACTS  
F +61 2 9233 8237  
E [staff@cjeffery.com.au](mailto:staff@cjeffery.com.au)  
W [www.cjeffery.com.au](http://www.cjeffery.com.au)

PARTNERS  
Jonathan R Blake  
Mark G Arthur  
William R Matley

## **THE NEUTRAL BAY CLUB**

**A.B.N 54 000 012 028**

## **FINANCIAL REPORT**

**FOR THE YEAR ENDED 31 DECEMBER 2021**

## **THE NEUTRAL BAY CLUB**

**A.B.N 54 000 012 028**

NOTICE OF ANNUAL GENERAL MEETING	3
CHAIRPERSON'S REPORT	5
GENERAL MANAGER AND SECRETARY'S REPORT	6
DIRECTORS' REPORT	8
AUDITOR'S INDEPENDENCE DECLARATION	12
STATEMENT OF SURPLUS/DEFICIT	13
STATEMENT OF OTHER COMPREHENSIVE INCOME	14
STATEMENT OF FINANCIAL POSITION	15
STATEMENT OF CASH FLOWS	16
STATEMENT OF CHANGES IN EQUITY	17
NOTES TO THE FINANCIAL STATEMENTS	18
DIRECTORS DECLARATION	29
INDEPENDENT AUDIT REPORT	30
OTHER REPORTS	32

## THE NEUTRAL BAY CLUB

A.B.N 54 000 012 028

### NOTICE OF ANNUAL GENERAL MEETING FOR THE YEAR ENDED 31 DECEMBER 2021

Notice is hereby given that the Annual General Meeting (AGM) of the Members of The Neutral Bay Club will be held in the Bay Room on Thursday 26th May 2022 at 6.00pm.

Business:

1. Apologies.
2. To confirm the Minutes of the Annual General Meeting held 27th May 2021.
3. To receive and consider the audited Financial Report for the Year Ended 31 December 2021, together with the reports from the Chairperson, General Manager, Directors, and Independent Auditor (Copies of the 2021 Report and last year's AGM minutes will be posted on the NBC website and noticeboard in the near future).
4. Election of President - to elect a President of the Club for the year 2022.
5. Election of Directors – to elect six (6) Directors for the year 2022.

Note: Members are advised that nominations for the position of President and six Directors closed with the Secretary at 5.00pm on 21st April 2022.

The Registered Clubs Act 1976 (as amended) does not permit voting by proxy.

6. To consider and pass the following resolution:
  - (a) To confirm the current aggregate Directors honorarium of up to \$2,500 for the year. The honorarium is to meet expenses by the President and Directors in the performance of their duties and responsibilities.
  - (b) To confirm the re-appointment of the current Auditors, Crispin & Jeffery, Chartered Accountants of Sydney, for the year 2022.
  - (c) In accordance with recent changes to the Registered Clubs Act to consider systems to allow for electronic voting for 2023.
  - (d) To transact such other business as may properly come before the Meeting in conformity with the Club's Constitution.
7. AOB.

#### ELECTION OF CLUB PRESIDENT 2022

##### **\*Ian Rae**

Nominated by: Paul Cottee

Seconded by: James Rowland

No other nominations were received.

#### ELECTION OF 6 (SIX) DIRECTORS 2022

There are FIVE (5) nominations for positions as Director of the Neutral Bay Club and as such a ballot/vote will not be necessary. Only six (6) positions are available. The candidates are as follows:

##### **\*Ralph Thompson**

Nominated by: Steve Torokfalvy

Seconded by: Cameron Webb

##### **\*Marnie Peterson**

Nominated by: Georgie Callaghan

Seconded by: David Callaghan

**THE NEUTRAL BAY CLUB**

**A.B.N 54 000 012 028**

**NOTICE OF ANNUAL GENERAL MEETING  
FOR THE YEAR ENDED 31 DECEMBER 2021**

**\*Beverley Piper**

Nominated by: Virginia Ware  
Seconded by: Dawn Spinks

**\*James Rowland**

Nominated by: Ian Rae  
Seconded by: Michelle Hespe

**\*Shannon Gillespie**

Nominated by: Kate Wingrove  
Seconded by: Renne Richardson

1 x TBA

\*Denotes current director

On behalf of NBC Board  
Peter Lewis  
General Manager and Secretary  
28th April 2022

# THE NEUTRAL BAY CLUB

A.B.N 54 000 012 028

## CHAIRPERSON'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

It gives me great pleasure to provide an insight into the position of our Club for the year ended 31 December 2021.

To suggest that this year was an extraordinary one in our Club's history would be an understatement. The Club's Operating Profit for the year was \$379401 which represents an increase of \$80480 over the previous year. Of this amount Job Saver Subsidies amounted to \$23304 and Grants from Service NSW amounted to \$15000. This result is of more significance in that we continued to have trade affected by Covid restrictions and the end of the Kitchen rental during August 2021. On this very point I would like to sincerely thank the contributions made by our General Manager and Saki in continuing the Kitchen operation to benefit patrons to the Club. It further reflects the diversity we have in such wonderful employees.

Another Employee who deserves special mention is Ian Brugnoli who is responsible for IT matters, marketing and Functions. Through his efforts our income stream from functions has witnessed a substantial increase. Additionally, his work on providing detail for our new POS system should be congratulated. Ian has not hesitated when asked to fulfill numerous other duties by our General Manager.

I have no doubt that the profit we achieved this year represents a record for the Club especially over the last ten years and one which must be admired. We have been approached by other Clubs within our region to enquire as to what model by which we operate. The financial position of our Club has permitted major repairs and maintenance to be undertaken and has further permitted a strong base to work from to continue these repairs and provide an excellent continuance of our Capex Budget. In this regard your Board is about to review costings for the replacement of the Bowls Pavilion which would represent our next major cost.

At the AGM held in May 2021 Tamsin Baker was re-elected President. The following Directors were re-elected:

Ian Rae (Tennis)

Ashley Pienaar (House)

Martyn Hann (Men's Bowls)

James Rowland (Tennis)

Shannon Gillespie was elected to the Board (House)

Beverly Piper (Ladies Bowls)

During the year our President and Ashley Pienaar resigned their positions effective from 27 October 2021. I would like to take this opportunity to thank both Tamsin and Ashley for their major contributions during their respective terms as Board Members and wish them well for their future endeavours.

Sharyn Eaton was appointed a Casual Vacancy to the Board on 1 November 2021 and brings a wealth of experience in matters of Compliance and Strategic operations.

I would like to thank Glen Jackson for his contribution again this year for his major contribution as Tennis Director. Our Tennis income increased to \$736170 which represents a substantial contribution to our Club's financial position. Given that we only have four courts for the Tennis operation it is a reflection of his professional acumen together with the coaches to achieve this result. Our sincere gratitude to all involved. The content contained in the attached Sporting Reports speak for themselves however a special mention should be made of our Club Member of the year in Virginia Ware. Virginia has spent hours upon hours contributing her free time in supporting Club functions for which she must be commended. I cannot think of a more appropriate member to receive this award.

The results of our Club for this year reflect the hard work and dedication that was exercised by Peter Lewis and his staff and they are to be congratulated. It has been a difficult year again with Covid related and other matters and Peter has managed to overcome all that was placed in front of him. A measure of his success is an increase in the number of Patrons that we attract and repeat bookings from a Function point of view.

Finally, I wish to thank fellow Board Members for their tireless work and council during the year and you should be proud of your achievements.

Ian Rae

Chairperson

# THE NEUTRAL BAY CLUB

A.B.N 54 000 012 028

## GENERAL MANAGER AND SECRETARY'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

### Financials:

As many of you may be aware, I resigned from the NBC Board and started volunteering at the club in Jan 19 and consequently took on the GM role. After a decade of losses, The Club declared a loss of 218K with revenues of 1.7m in 2018; in 2019 we grew revenue to 2.0m and managed to break even despite significant carried forward debts. In 2020 turnover was 1.7m and we retained an operating profit of 290k (including ATO and Job keeper subsidies). Despite Covid closures and restrictions, in 2021 we returned an operating profit of \$379,401, with minimal ATO help, whilst increasing turnover to 2.0m.

These results, together with a healthy balance sheet enable the Board and I to be more strategic and forward-looking and will be proceeding with the extension of the ladies toilet area to include a new disabled bathroom in the near future, refurbish first floor change rooms and storage; engage in risk reduction/compliance strategies and formalise plans for a new two-story development of the bowls pavilion/tennis office.

Costs were closely managed throughout the year with a focus on food and beverage consumables; renegotiating a major contractual arrangement with Lion Brewery and reducing discounting, staffing and laundry costs. Our seven poker machine entitlements continue to be leased out to another venue for a further 4 years reducing holding costs but still ensuring a regular revenue stream.

### Operational investments/improvements:

We took advantage of lockdown periods to make significant infrastructure investments totalling \$180k:

- new LED lighting for the bowls green and all tennis courts.
- \*a new bar extension.
- new hardwood decking.
- new gates and panelling at the rear entrance and front delivery area.
- new raised deck section;
- \*\*new shades to south end of Bowling Green;
- painting of whole rear of the clubhouse, and
- new point of sale system and 3 new workstations in the bar.

\* Partially funded by a 25k donation from Geoff Bailey's estate

\*\* Partially funded by one of our Bowls members who wanted to remain anonymous

The NBC Tennis Operation had another successful year with court usage and participation at capacity for most of the year. We were able to keep trading with private lessons and court hire during the lockdown restrictions and managed to find a balance for members and public visitors.

The junior program remains strong; we had junior tournament winners as well as 4 high school tennis captains involved in some great tennis. We are also pleased to report that adult programs were at capacity, and it is great to see that impacting new tennis and house members.

Financially we had a strong year, and the tennis section continues to play a lead role in the revitalisation of the club.

Compliance in 2021 was dominated by Covid Public Health Orders and in most cases, we anticipated changes in advance by continually updating our Covid Safety Plan. Eight members of staff completed their First Aid Certification; three staff members completed Hygiene Supervision courses and our Liquor Licence was successfully extended in Nov 21 to include the new raised terrace area.

Marketing and communications improvements included a much-improved online presence (Google, Facebook, Twitter and Instagram) with a substantial increase in real followers, more website traffic and a subsequent increase in user engagement. Our strategic focus changed from primarily posting stock imagery to posting current photographs that were directly related to the club space, themes, events and usage.

**THE NEUTRAL BAY CLUB**

**A.B.N 54 000 012 028**

**GENERAL MANAGER AND SECRETARY'S REPORT  
FOR THE YEAR ENDED 31 DECEMBER 2021**

Google business reviews have been constant with an encouraging 4.5 Star review rating (Oaks 4.2, Greens 3.8, Mosman Rowers 4.0).

It's been a very challenging year with Covid management and compliance, which has shown us to be a very agile operation.

My sincere thanks for the support in 2021 to every member, NBC Board Members, sponsors, our local schools and community families and every staff member at the club for their contributions this year.

Sincerely

Peter Lewis

GM and Secretary

March 2022

# THE NEUTRAL BAY CLUB

A.B.N 54 000 012 028

## DIRECTOR'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

The Directors submit the financial report of The Neutral Bay Club for the financial year ended 31 December 2021.

### Directors

The following Directors held office during the year:

Ms Tamsin Baker- (President, Appointed May 2020, resigned October 2021)

Mr Ian Rae – Appointed May 2020

Mr Martyn Hann – Appointed May 2020

Mrs Ashley Pienaar – Appointed May 2020, resigned October 2021

Ms Beverly Piper – Appointed May 2020

Mr James Rowland – Appointed May 2020

Ms. Shannon Gillespie – Appointed May 2021

Ms. Sharyn Eaton – Appointed November 2021

### Ms Tamsin Baker- President since 2020

Director Since 2019

Member since 2006

Eligible Meetings                    10            Attended 9, resigned during October 2021 meeting

Experience/Education: Senior Change Management Consultant. Currently engaged by Perpetual to support them through their transition to a new provider of custody and fund administration services. Previously Change Practice lead at Uniting (not for profit) and Westpac helping staff understand and use new business and enterprise technologies. Original Chartered Institute of Bankers degree led to a career of 15 plus years in Retail Banking and 10 plus years in HR & recruitment services in a wide variety of management roles across multiple geographies.

### Mr Ian Rae

Director Since 2017

Member since 1987

Eligible Meetings                    12            Attended 12

Experience/Education: Became a CPA in 1976 specialising in Accounting and Taxation advise to small and medium sized business. In more recent times Ian has managed his own practise as well as providing consultation to financial advisers on internal structures and audit processes.

### Mr Martyn Hann

Director Since 2020

Member since 2018

Eligible Meetings                    12            Attended 12

Experience/Education: Director, CTO and Co-founder of FreightExchange, an online logistics platform. Experience spans cloud software design and development, infrastructure and third party marketing and accounting tools. Specialising in high impact, easily implemented and low cost improvements especially removing manual processes.

### Mrs Ashley Pienaar

Director Since 2019

Member since 2016

Eligible Meetings                    10            Attended 8, resigned during October 2021 meeting

Experience/Education: Director of Active Surgical Pty Ltd; Fort Medical Pty Ltd; Pienaar Enterprises Pty Ltd.; Exclusive distributor of multiple medical devices in ANZ. EAR accreditor for Royal Australian College of GPs; Graduate of Australian Institute of Directors; Grad. Dip Bus. Previous positions included national roles for both sales and business development

### Ms Beverly Piper

Director Since 2020

Member since 2004

Eligible Meetings                    12            Attended 11

# THE NEUTRAL BAY CLUB

A.B.N 54 000 012 028

## DIRECTOR'S REPORT

### FOR THE YEAR ENDED 31 DECEMBER 2021

Experience/Education: initially Analytical Chemist involved in research and production in both coal and health care products. B.Bus.(Accounting) and 1994 Grad. Dip. Management graduation worked as before retiring with natural Health Care Company achieving CFO for the Australian and New Zealand branch. Experience in HR, implementing accounting package, warehouse, importing from Europe and distribution of our products for both Australia and New Zealand

#### Mr James Rowland

Director Since 2020

Member since 2013

Eligible Meetings                    12            Attended 12

Experience/Education: IT industry specialising in Business Intelligence solutions for over 15 years through his company where he worked for many companies here in Australia including the RBA, AIA, Westpac and the Department of Attorney General and Justice. He has a strong understanding of processes and procedures required for successful implementations, such as business ownership, gathering of requirements and issue management.

#### Ms Shannon Gillespie

Director Since 2021

Member since 2017

Eligible Meetings                    7            Attended 7

Experience/Education: Marketing Leader for the Australasia region for Arup. Qualifications include a Master of Business Law, Bachelor of Business and Certificate in Sports Administration. Shannon brings extensive experience in the marketing and business development areas and is focussed on contributing to the strategic plan for the club and fresh ideas for community engagement initiatives and event concepts.

#### Ms Sharyn Eaton (casual vacancy)

Director Since 2021

Member since 2016

Eligible Meetings                    2            Attended 2

Experience/Education: Extensive experience as a Non-Executive and Executive director on not-for-profit Boards under the National Law governed by the Allied Health Practitioners Registration Authority (AHPRA). PHD from Southampton University, AICD Graduate. Sharyn Eaton was appointed a Casual Vacancy to the Board on 1 November 2021 and brings a wealth of experience in matters of Compliance and Strategic operations.

#### Principal Activities

The principal activity of The Neutral Bay Club during the course of the period was to provide the services and amenities of a Registered Club. Also to support the core sporting activities of tennis and lawn bowls to Members, their guests and visitors. There were no significant changes in the nature of these activities during the period.

#### Results of Operations

The operations of The Neutral Bay Club during the financial year ended 31 December 2021 resulted in a profit of \$379,401 (2020 profit of \$298,921) after charging depreciation of \$68,950 (2020 - \$91,893). There was no provision for Income Tax.

#### Dividends

The Neutral Bay Club being a public company limited by guarantee does not have a Capital dividend into shares and is prevented by the Corporations Act 2001 and by the Club's Constitution from paying a dividend to Members.

# THE NEUTRAL BAY CLUB

A.B.N 54 000 012 028

## DIRECTOR'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

### Review of Operations

The operation of The Neutral Bay Club during the financial year were as follows:

The provision of facilities to Members and guests of the registered Club, located at 3 Westleigh Street, Neutral Bay, NSW. The Club is incorporated as a public company limited by guarantee and not having a share capital in Australia.

Facilities at the Club include tennis courts, a bowling green, licensed bar and equipment used for functions and recreation activities

### Significant Changes in the State of Affairs

There have been no material changes to the Club's trading patterns for the period ended 31 December 2021.

### Likely Future developments and results

Likely developments in operations of the company and the expected results of those in future financial years have not been included in this report as inclusion of such information is likely to result in unreasonable prejudice to the company.

### Directors and Officers Indemnity

Details of Directors of The Neutral Bay Club receiving or becoming entitled to receive, during or since the end of the financial year, a benefit because of a contract made by the Club with a Director, or with a firm of which a Director is a member, or with an entity in which the Director has a substantial financial interest are outlined in Registered Clubs Act disclosures.

The Club 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 Club:

- Indemnified or made any relevant agreement for indemnifying against a liability, including costs and expenses in successfully defending legal proceedings; or
- Paid or agreed to pay a premium in respect of a contract insuring against liability for the costs or expenses to defend legal proceedings.

### Litigation

No person has applied for a leave of court to bring proceedings against the Club or any persons relating to the Club taking responsibility on behalf of the Club.

**THE NEUTRAL BAY CLUB**

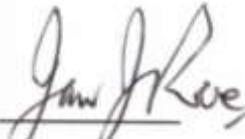
**A.B.N 54 000 012 028**

**DIRECTOR'S REPORT  
FOR THE YEAR ENDED 31 DECEMBER 2021**

**Auditor's Independence**

The auditor's independence declaration for the year ended 31 December 2021 has been received by the Board of Directors.

The report is signed on accordance with a resolution of the Board of Directors.

  
James Rowland  
Ian Rae  
Member of the Board

**Dated this 3<sup>rd</sup> day of May 2022**



ADDRESS & PHONE  
Level 16  
68 Pitt Street  
Sydney  
NSW 2000  
P +61 2 9908 4744

POSTAL ADDRESS  
PO Box H237  
Australia Square  
NSW 1215

OTHER CONTACTS  
F +61 2 9233 8237  
E staff@cjeffery.com.au  
W www.cjeffery.com.au

PARTNERS  
Jonathan R Blake  
Mark G Arthur  
William R Matley

## THE NEUTRAL BAY CLUB

A.B.N 54 000 012 028

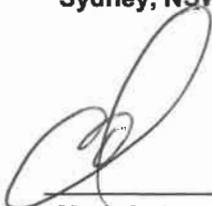
### AUDITOR'S INDEPENDENCE DECLARATION UNDER SECTION 307C OF THE CORPORATIONS ACT 2001

#### TO THE DIRECTORS OF THE NEUTRAL BAY CLUB

I declare that, to the best of my knowledge and belief, during the year ended 31 December 2021 there have been:

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

**Crispin & Jeffery**  
**Chartered Accountants**  
Level 16  
68 Pitt Street  
Sydney, NSW, 2089

  
\_\_\_\_\_  
**Mark Arthur**

Dated this 5 day of May 2022

THE NEUTRAL BAY CLUB

A.B.N 54 000 012 028

STATEMENT OF STATEMENT OF SURPLUS/DEFICIT  
FOR THE YEAR ENDED 31 DECEMBER 2021

	Notes	2021	2020
<b>Income</b>			
Revenue	2	1,962,080	1,713,319
Other Income	2	38,304	237,837
<b>Total Income</b>		<b>2,000,384</b>	<b>1,951,156</b>
<b>Cost of Sales</b>			
Cost of Sales	3	(295,559)	(342,546)
<b>Total Cost of Sales</b>		<b>(295,559)</b>	<b>(342,546)</b>
<b>Gross Surplus</b>		<b>1,704,825</b>	<b>1,608,610</b>
<b>Expenses</b>			
Employee Benefits Expense	4	500,599	530,482
Depreciation and Amortisation Expenses	4	68,950	91,893
Occupancy Expenses	4	64,662	59,466
Repairs and Maintenance	4	51,521	24,210
General and other administration expenses	4	639,692	603,638
<b>Total Expenses</b>		<b>1,325,424</b>	<b>1,309,689</b>
<b>Surplus from Ordinary Activities</b>		<b>379,401</b>	<b>298,921</b>
<b>Surplus for the year</b>		<b>379,401</b>	<b>298,921</b>

The accompanying notes form part of these financial statements.

THE NEUTRAL BAY CLUB

A.B.N 54 000 012 028

STATEMENT OF OTHER COMPREHENSIVE INCOME  
FOR THE YEAR ENDED 31 DECEMBER 2021

	Notes	2021	2020
<b>Surplus/(Deficit) for the year</b>			
Surplus/(Deficit) for the year		379,401	298,921
<b>Total Surplus/(Deficit) for the year</b>		<b>379,401</b>	<b>298,921</b>
<b>Revaluations</b>			
Gains on revaluation of Land	15	-	4,300,000
<b>Total Revaluations</b>		<b>-</b>	<b>4,300,000</b>
<b>Total comprehensive income for the year</b>		<b>-</b>	<b>4,598,921</b>
<b>Total comprehensive income attributable to members of the company</b>		<b>379,401</b>	<b>4,598,921</b>

The accompanying notes form part of these financial statements.

**THE NEUTRAL BAY CLUB**

**A.B.N 54 000 012 028**

**STATEMENT OF FINANCIAL POSITION  
FOR THE YEAR ENDED 31 DECEMBER 2021**

	Notes	2021	2020
<b>Assets</b>			
<b>Current Assets</b>			
Cash and Cash Equivalents	5	614,608	367,791
Trade and Other Receivables	6	5,776	12,752
Inventories	7	33,188	27,168
Other Current Assets	8	3,850	5,326
<b>Total Current Assets</b>		<b>657,422</b>	<b>413,037</b>
<b>Non-Current Assets</b>			
Property, plant and equipment	9	9,077,403	8,959,400
<b>Total Non-Current Assets</b>		<b>9,077,403</b>	<b>8,959,400</b>
<b>Total Assets</b>		<b>9,734,825</b>	<b>9,372,437</b>
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Trade and other payables	10	44,339	43,050
Employee Provisions	12	26,045	24,608
Tax	13	30,303	26,076
Other Liabilities	14	28,035	51,893
<b>Total Current Liabilities</b>		<b>128,722</b>	<b>145,627</b>
<b>Non-Current Liabilities</b>			
Other Liabilities	14	47,720	47,828
<b>Total Non-Current Liabilities</b>		<b>47,720</b>	<b>47,828</b>
<b>Total Liabilities</b>		<b>176,442</b>	<b>193,455</b>
<b>Net Assets</b>		<b>9,558,383</b>	<b>9,178,982</b>
<b>Equity</b>			
Reserves	15	8,505,438	8,505,438
Retained Earnings		1,052,945	673,544
<b>Total Equity</b>		<b>9,558,383</b>	<b>9,178,982</b>

The accompanying notes form part of these financial statements.

THE NEUTRAL BAY CLUB

A.B.N 54 000 012 028

STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 DECEMBER 2021

	Notes	2021	2020
<b>Cash flows from Operating Activities</b>			
Receipts from customers		1,969,056	1,943,604
Payments to suppliers and employees		(1,657,403)	(1,614,925)
Interest received		-	66
<b>Net cash provided by (used in) operating activities</b>		<b>311,653</b>	<b>328,745</b>
<b>Cash flows from Investing Activities</b>			
Purchase of plant and equipment		(64,836)	(13,143)
<b>Net cash provided by (used in) investing activities</b>		<b>(64,836)</b>	<b>(13,143)</b>
<b>Net increase/(decrease) in cash held</b>		<b>246,817</b>	<b>315,602</b>
<b>Cash Balances</b>			
Cash and cash equivalents at beginning of financial year		367,791	52,189
<b>Cash and cash equivalents at end of financial year</b>	<b>5</b>	<b>614,608</b>	<b>367,791</b>

The accompanying notes form part of these financial statements.

**THE NEUTRAL BAY CLUB**

**A.B.N 54 000 012 028**

**STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 DECEMBER 2021**

	<b>2021</b>	<b>2020</b>
<b>Equity</b>		
Opening Balance	9,178,982	4,580,061
<b>Increases/(Decreases)</b>		
Surplus for the Period	379,401	298,921
Adjustment to Revaluation Reserve - Remaining Property	-	4,300,000
Total Increases/(Decreases)	379,401	4,598,921
<b>Total Equity</b>	<b>9,558,383</b>	<b>9,178,982</b>

The accompanying notes form part of these financial statements.

# THE NEUTRAL BAY CLUB

A.B.N 54 000 012 028

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

The financial report covers The Neutral Bay Club as an individual entity. The Neutral Bay Club is a not-for-profit Company limited by guarantee, incorporated and domiciled in Australia.

The functional and presentation currency of The Neutral Bay Club is Australian dollars. The financial report was authorised for issue by the Directors on May 3, 2022.

Comparatives are consistent with prior years, unless otherwise stated.

### 1. Basis of Preparation

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

#### Summary of Significant Accounting Policies

##### a) Revenue and Other Income

Donations are recognised as revenue when received

Interest revenue is recognised using the effective interest method, which for floating rate financial assets is the rate inherent in the instrument.

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).

The Club's subscription year is 1 January to 31 December. Only those membership subscription receipts which are attributable to the current financial year, are recognised as revenue. Subscription receipts relating to periods beyond the current financial year are shown on the balance sheet under the heading of Other Liabilities.

##### b) Inventories

Inventories are carried at the lower of cost and net realisable value. The cost of inventories comprises all costs directly related to acquisition, such as freight and delivery charges, and liquor taxes where applicable. Cost is based on first-in, first-out principle. Net realisable value is determined on an item by item basis.

##### c) Property, Plant and Equipment (PPE)

Property, plant and equipment are included at cost of acquisition or at independent or Directors' fair valuation, less any impairment. These assets are depreciated, other than land, over their useful lives commencing from the time the asset is held ready for use, and adjusted for any impairment. The prime cost method (a straight-line basis) is used to depreciate non-current assets. The following depreciation rates are applied:

Tennis Courts	1.5% - 20.0%
Buildings	5.0% - 25%
Bowling Green	10.0%
Furniture, Plant and Equipment	7.5% - 50.0%
Computer Equipment	33.3%

Profits and losses on disposal of property, plant and equipment are taken into account in determining the operating result for the year. Additionally, impairment of property, plant and equipment is reviewed at least annually.

## THE NEUTRAL BAY CLUB

A.B.N 54 000 012 028

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

#### d) Impairment of Assets

At the end of each reporting period, the entity assesses whether there is any indication that an asset may be impaired. If such an indication exists, an impairment test is carried out on the asset by comparing the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, to the asset's carrying amount. Any excess of the asset's carrying amount over its recoverable amount is recognised immediately in profit or loss, unless the asset is carried at a revalued amount in accordance with another Standard (e.g. in accordance with the revaluation model in AASB 116). Any impairment loss of a revalued asset is treated as a revaluation decrease in accordance with that other Standard.

Where it is not possible to estimate the recoverable amount of an individual asset, the entity estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Impairment testing is performed annually for goodwill and intangible assets with indefinite lives.

#### Revaluation

The Directors have adopted a policy of revaluation of land only, at a minimum of three (3) yearly intervals. The revaluation reflects a fair value, by independent assessment of the unimproved capital value (UCV) of land, based on existing or contemplated use, and takes into account market conditions and value levels at the time. The Directors have commissioned a valuation report by Cushman and Wakefield on 24 February 2021. The report provides a valuation of \$8,500,000 for the land.

#### e) Employee Provisions

Provision is made for the Club's liability for employee entitlements arising from services rendered by employees to balance date. The provisions for annual leave and long service leave (if applicable) have been calculated at nominal amounts based on current wage and salary rates, and include related costs in accordance with the various award requirements. The provision for long service leave is made on a pro-rata basis for all employees who have an excess of five years service.

Superannuation contributions are made by the Club to approved superannuation funds for all employees. The costs are charged as employee expenses as they are incurred. The Club has no legal obligation to cover any shortfall in the superannuation funds' obligations to provide benefits to employees on retirement.

#### f) Cash and Cash Equivalents

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

#### g) 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.

#### h) Income Tax

Income tax has not been provided for in the financial statements, as the Club is exempt from income tax as a sporting body under the provisions of Section 50-45 of the *Income Tax Assessment Act 1997*.

## **THE NEUTRAL BAY CLUB**

**A.B.N 54 000 012 028**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021**

#### **i) Provisions**

Provisions are recognised when the association has a legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured. Provisions are measured at the best estimate of the amounts required to settle the obligation at the end of the reporting period.

#### **j) Trade and Other Payables**

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

#### **k) Critical Accounting Estimates and Judgements**

The directors evaluate estimates and judgements incorporated into the financial statements based on historical knowledge and best available current information. Estimates assume a reasonable expectation of future events and are based on current trends and economic data, obtained both externally and within the company.

#### **l) Accounts Receivable and Other Debtors**

Accounts receivable and other debtors include amounts due from members as well as amounts receivable from donors. 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.

THE NEUTRAL BAY CLUB

A.B.N 54 000 012 028

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2021

	2021	2020
<b>2. Revenue and Other Income</b>		
<b>Revenue</b>		
Bar Sales	977,665	870,431
Bowling green income	26,569	10,074
Rents Received	53,008	32,840
Subscriptions	105,068	90,391
Tennis Courts	723,905	662,767
Other income items	49,600	24,927
Gross Poker Machine Income	14,000	16,253
Tennis - Merchandise	12,265	5,636
<b>Total Revenue</b>	<b>1,962,080</b>	<b>1,713,319</b>
<b>Other Income</b>		
Cash flow boost	-	72,496.00
JobKeeper Subsidy	23,304.00	156,000.00
Interest Received	-	66.00
Insurance Payout	-	2,275.00
Apprentice Rebate	-	7,000.00
Service NSW - Business Grant	15,000.00	-
<b>Total other income</b>	<b>38,304.00</b>	<b>237,837</b>
<b>Total Revenue and Other Income</b>	<b>2,000,384</b>	<b>1,951,156</b>
<b>3. Cost of Sales</b>		
Cost of Sales	295,559	340,532
Gross Poker Machine Payments	0	2,014
<b>Total Cost of Sales</b>	<b>295,559</b>	<b>342,546</b>
<b>4. Expenses</b>		
<b>Employee Expenses</b>		
Wages and Salaries	453,347	484,557
Superannuation Expenses	41,935	35,138
Other Employment Costs	5,317	10,787
<b>Total Employee Expenses</b>	<b>500,599</b>	<b>530,482</b>
<b>Depreciation</b>		
Depreciation - Bowling Green	17,240	34,819
Depreciation - Buildings & Improvements	23,117	21,567
Depreciation - Furniture & Equipment	7,683	22,522
Depreciation - Poker Machines	-	-
Depreciation - Tennis Courts	20,910	12,985
<b>Total Depreciation</b>	<b>68,950</b>	<b>91,893</b>

# THE NEUTRAL BAY CLUB

A.B.N 54 000 012 028

## DIRECTOR'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

	2021	2020
<b>General and other administrative expenses</b>		
Accounting Fees	42,740	36,493
Audit Fees	12,000	12,000
Bad Debts	-	366
Bowls Expenses	11,398	11,464
Tennis Expenses	409,715	381,204
Function Expenses	4,037	4,586
Marketing and Advertising	1,501	3,072
Cleaning	50,354	48,302
Late Payment Charges	-	29
Other expenses	107,947	106,122
<b>Total General and other administrative expenses</b>	<b>639,692</b>	<b>603,638</b>
Occupancy expenses	64,662	59,466
Repairs and maintenance	51,521	24,210
<b>Total Expenses</b>	<b>1,325,424</b>	<b>1,309,689</b>

	2021	2020
<b>5. Cash and Cash Equivalents</b>		
Cash at Bank	606,058	364,041
Cash on Hand	3,000	3,000
ATM	5,549	750
<b>Total Cash and Cash Equivalents</b>	<b>614,607</b>	<b>367,791</b>

	2021	2020
<b>6. Trade and Other Receivables</b>		
<b>Trade Receivables</b>		
Accounts Receivable	1,829	5,612
Tennis Receivables	3,947	7,140
<b>Total Trade Receivables</b>	<b>5,776</b>	<b>12,752</b>
<b>Total Trade and Other Receivables</b>	<b>5,776</b>	<b>12,752</b>

	2021	2020
<b>7. Inventories on Hand</b>		
<b>Inventories - at Cost</b>		
Stock on Hand - Bar	33,188	27,168
<b>Total Inventories - at Cost</b>	<b>33,188</b>	<b>27,168</b>
<b>Total Inventories on Hand</b>	<b>33,188</b>	<b>27,168</b>

**THE NEUTRAL BAY CLUB**

**A.B.N 54 000 012 028**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2021**

	<b>2021</b>	<b>2020</b>
<hr/>		
<b>8. Other Current Assets</b>		
Prepayments	3,850	5,326
<b>Total Other Current Assets</b>	<b>3,850</b>	<b>5,326</b>
	<b>2021</b>	<b>2020</b>
<hr/>		
<b>9. Property, Plant and Equipment</b>		
<b>Freehold Land - at Valuation</b>		
Freehold Land	8,500,000	8,500,000
<b>Total Freehold Land - at Valuation</b>	<b>8,500,000</b>	<b>8,500,000</b>
<b>Buildings and Improvements - at cost</b>		
Buildings at cost	1,146,105	1,084,638
Accumulated depreciation of buildings	(810,923)	(787,806)
<b>Total Buildings and Improvements - at cost</b>	<b>335,182</b>	<b>296,832</b>
<b>Plant &amp; Equipment</b>		
Bowling Green - at cost	174,094	174,094
Bowling Green - Less Accumulated Depreciation	(164,087)	(146,847)
Furniture & Equipment - at cost	597,134	525,886
Furniture & Equipment - Less Accumulated Depreciation	(510,932)	(503,251)
Poker Machines - at cost	108,268	108,268
Poker Machines - Less Accumulated Depreciation	(108,268)	(108,268)
Tennis Courts & Lights - at cost	433,899	379,661
Tennis Courts & Lights - Less Accumulated Depreciation	(287,887)	(266,975)
<b>Total Plant &amp; Equipment</b>	<b>242,221</b>	<b>162,568</b>
<b>Total Property, Plant and Equipment</b>	<b>9,077,403</b>	<b>8,959,400</b>
	<b>2021</b>	<b>2020</b>
<hr/>		
<b>10. Trade &amp; Other Payables</b>		
<b>Trade Payables</b>		
Accounts Payable	44,339	43,050
<b>Total Trade Payables</b>	<b>44,339</b>	<b>43,050</b>
<b>Total Trade &amp; Other Payables</b>	<b>44,339</b>	<b>43,050</b>
	<b>2021</b>	<b>2020</b>
<hr/>		
<b>12. Employee Entitlements</b>		
<b>Employee Entitlements</b>		
Provision - Annual Leave	24,738	21,270
Provision - Time in Lieu	1,308	3,338
<b>Total Employee Entitlements</b>	<b>26,046</b>	<b>24,608</b>
<b>Total Employee Entitlements</b>	<b>26,046</b>	<b>24,608</b>
	<b>2021</b>	<b>2020</b>
<hr/>		

**THE NEUTRAL BAY CLUB**  
**A.B.N 54 000 012 028**

**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

**13. Tax Liabilities**

<b>Current Tax Liabilities</b>		
ATO BAS Account	-	-
GST	30,303	26,076
<b>Total Current Tax Liabilities</b>	<b>30,303</b>	<b>26,076</b>
<b>Total Tax Liabilities</b>	<b>30,303</b>	<b>26,076</b>
	<b>2021</b>	<b>2020</b>

**14. Other Liabilities**

<b>Current Other Liabilities</b>		
Accrued Expenses	9,000	13,000
Other Liabilities	1,949	25,744
Subscriptions in Advance	(3,465)	(3,993)
Payroll Liabilities	20,549	17,142
<b>Total Other Current Liabilities</b>	<b>28,033</b>	<b>51,893</b>
<b>Non-Current Other Liabilities</b>		
Deposit Held	4,892	5,000.00
Subscriptions in Advance	42,828	42,828
<b>Total Other Non-Current Liabilities</b>	<b>47,720</b>	<b>47,828</b>
<b>Total Other Liabilities</b>	<b>75,753</b>	<b>99,721</b>
	<b>2021</b>	<b>2020</b>

**15. Reserves**

<b>Land Revaluation Reserve</b>		
Land & Buildings Revaluation Reserve	8,496,874	8,496,874
<b>Total Land Revaluation Reserve</b>	<b>8,496,874</b>	<b>8,496,874</b>
<b>Legacies</b>		
Gordon and Louise Smith Legacy	3,364	3,364
Harold Hicks Legacy	200	200
Langlois Lukin Legacy	5,000	5,000
<b>Total Legacies</b>	<b>8,564</b>	<b>8,564</b>
<b>Total Reserves</b>	<b>8,505,438</b>	<b>8,505,438</b>

**16. Related Party Transactions**

Other related parties include close family members of key management personnel and entities that are controlled or jointly controlled by those key management personnel individually or collectively with their close family members.

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

**THE NEUTRAL BAY CLUB**

**A.B.N 54 000 012 028**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2021**

There were no related party transactions noted during the year ended 31 December 2021.

**17. Significant event during the period**

The outbreak of COVID-19 affected the operations of the club due to temporary closure during June. Group activities were also restricted due to social distancing regulations. Further, the company received Job Keeper payments from the Government.

Overall, the pandemic did not have a significant impact on the financial result and liquidity of the Company. The management had reviewed their cash position which was ample for the continuity of the operations.

The Club continues to closely monitor the coronavirus (COVID-19) outbreak and had put in place regular communication mechanisms to staff, customers and suppliers manage the impact thereof.

**18. Events After Balance Sheet Date**

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

**19. ADDITIONAL DISCLOSURES**

Please see pages 26 – 28 for additional disclosures

# THE NEUTRAL BAY CLUB

A.B.N 54 000 012 028

## DISCLOSURES REQUIRED UNDER THE REGISTERED CLUBS ACT 1976 AND THE REGISTERED CLUBS REGULATION 2009

### IMPORTANT INFORMATION FOR CLUB MEMBERS

THE REPORTING PERIOD FOR THE NEUTRAL BAY CLUB IS 1<sup>st</sup> JANUARY 2020 TO 31<sup>st</sup> DECEMBER 2021

The following is in a form approved by the director general.

#### 1. IMPORTANT NOTES

1.1 The Registered Clubs Act 1976 and Registered Clubs Regulations 2009 defines a TOP EXECUTIVE as being one of the five highest paid employees of the club at each separate premises of the club. i.e. club secretary, a person who is the manager (within the meaning of the liquor act 2007) of the premises of the club, or any person who is nominated by the club as a top executive.

#### 2. DISCLOSURE OF INTERESTS OF DIRECTORS IN CONTRACTS WITH THE CLUB –SECTION 41C

2.1 The Registered Clubs Act 1976 requires DIRECTORS who have a material personal interest in matters that relate to the affairs of the club to declare the interest at a board meeting AND the club to display the declaration on the club's notice board.

2.2 A contract is any commercial arrangement whether written or not

2.3 In the reporting period there were 0 occasions when DIRECTORS reported a material personal interest in a matter relating to the club's affairs.

#### 3. FINANCIAL INTERESTS IN HOTELS – SECTION 41D

3.1 Club members may inspect the original of these disclosures and declarations by making a written application to the secretary

3.2 In the reporting period there were 0 occasions when DIRECTORS reported a financial interest in a hotel in NSW

3.3 In the reporting period there were 0 occasions when TOP EXECUTIVES reported a financial interest in a hotel in NSW

#### 4. GIFTS TO DIRECTORS AND STAFF – SECTION 41F

4.1 Club members may inspect the original of these disclosures and declarations by making a written application to the secretary

4.2 An affiliated body of the club includes subsidiary clubs, and any body which the club made a grant to within the previous 12 months.

4.3 A gift includes money, hospitality or discounts

4.4 A gift valued at more than \$500 must be disclosed; gifts from CONTRACTORS must be disclosed if they total more than \$500 from an individual contractor in the reporting period.

##### 4.5 Directors

4.5.1 In the reporting period there were 0 occasions when directors of the club reported receiving gifts from AFFILIATED BODIES

4.5.2 In the reporting period there were 0 occasions when DIRECTORS of the club reported receiving gifts from CONTRACTORS

##### 4.6 Top Executives and Employees

4.6.1 In the reporting period there were 0 occasions when TOP EXECUTIVES of the club reported receiving gifts from AFFILIATED BODIES

4.6.2 In the reporting period there were 0 occasions when EMPLOYEES of the club reported receiving gifts from CONTRACTORS

# THE NEUTRAL BAY CLUB

A.B.N 54 000 012 028

## 4.7 Value of gifts

4.7.1 The total value of all gifts that DIRECTORS and TOP EXECUTIVES received from AFFILIATED BODIES in the reporting period is \$0

4.7.2 The total value of all gifts that DIRECTORS and TOP EXECUTIVES received from CONTRACTORS in the reporting period is \$0

## 5. TOP EXECUTIVES – C.18(2)(b)

5.1 The number of TOP EXECUTIVES of the club whose total remuneration for the reporting period falls within each successive \$10,000 band commencing at \$100,000 :

5.2 One

## 6. OVERSEAS TRAVEL – C.18(2)(c)

6.1 In the reporting period the club incurred the following costs for the overseas travel of DIRECTORS and EMPLOYEES:

6.2 None

## 7. LOANS TO STAFF – C.18(2)(d)

7.1 The Registered Clubs Act 1976 requires the club to report loans to EMPLOYEES of \$1000 or more.

7.2 In the reporting period, the club made the following loans to employees:

7.3 None

## 8. CONTRACTS APPROVED BY BOARD –C.18(2)(e)

8.1 During the reporting period the Board approved 0 contracts relating to the remuneration of the Club's TOP EXECUTIVES

8.2 The Registered Clubs Act 1976 defines a Controlled Contract as being a club contract:

8.2.1 In which a DIRECTOR or TOP EXECUTIVE has a pecuniary interest, or

8.2.2 For provision of professional advice relating to the following, a.) significant change to management structure or governance of the club; b.) significant change to the financial management of the club; c.) disposal of land; and d.) the amalgamation of the club

8.3 During the reporting period the Board approved 0 controlled contracts were approved by the board and forwarded to the Director of Liquor & Gaming of which

8.4.1 0 such contracts related to contracts in which a DIRECTOR or TOP EXECUTIVE has a pecuniary interest

8.4.2 0 such contracts related to the provision of professional advice. These contracts fall into the following advice categories:

8.4.3 0 Significant change to the management structure or governance of the club

8.4.4 0 Significant changes to the financial management of the club

8.4.5 0 Disposal of Club land

8.4.6 0 Amalgamation of the club

## 9. EMPLOYEES RELATED TO DIRECTORS AND TOP EXECUTIVES – C.18(2)(f)

9.1 A CLOSE RELATIVE is defined in section 41B of the Registered Clubs Act 1976 and includes the immediate family

## THE NEUTRAL BAY CLUB

A.B.N 54 000 012 028

9.2 In the reporting period, the club employed the following persons who were a close relative of a DIRECTOR or TOP EXECUTIVE of the club.

9.3 **One** – Jack Lewis (part time bar attendant)

### 10. PAYMENTS TO CONSULTANTS – C18(2)(g) and (h)

10.1 During the reporting period there were **2** occasion where the club engaged a consultant

10.2 The total costs paid by the club to consultants in the reporting period was **\$13,296**.

10.3 Which included the following instances where consultants were paid \$30,000 or more

10.4 **None**

### 11. DETAILS OF SETTLEMENTS PAID BY THE CLUB – C.18(2)(i)

11.1 In the reporting period the club made **0** Legal Settlement with either a director or club employee. Being

11.1.1 **0** with a director of the club

11.1.2 **0** with an employee of the club

11.2 The total value of all legal settlements was **\$0**

11.3 The total legal costs paid by the club for such settlement was **\$0**

### 12. LEGAL FEES PAID BY THE CLUB – C.18(2)(j)

12.1 In the reporting period, there were **0** instances when the club paid legal fees for DIRECTORS and EMPLOYEES. This included:

12.1.1 **0** instances for directors and

12.1.2 **0** instances for employees

12.2 In the reporting period the club paid a total of **\$0** being for legal fees paid for DIRECTORS and EMPLOYEES

### 13. AMOUNT PAID TO COMMUNITY DEVELOPMENT

13.1 Clubs earning in excess of \$1,000,000 p.a. in gaming machine profit can apply part of such profit to community development or support.

13.2 In the reporting period the club applied **\$0** to community development and support

**THE NEUTRAL BAY CLUB**

**A.B.N 54 000 012 028**

**DIRECTOR'S DECLARATION**

**FOR THE YEAR ENDED 31 DECEMBER 2021**

In accordance with a resolution of the directors of The Neutral Bay Club, the directors of the Company declare that:

1. The financial statements and notes, as set out on pages 18 to 28, are in accordance with the *Corporations Act 2001* and:
  - a. comply with Australian Accounting Standards - Reduced Disclosure Requirements; and
  - b. give a true and fair view of the financial position as at 31 December 2021 and of the performance for the year ended on that date of the Company
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

  
James Rowland

  
Ian Rae  
Member of the Board

Dated this 3<sup>rd</sup> day of May 2022



ADDRESS & PHONE  
Level 16  
68 Pitt Street  
Sydney  
NSW 2000  
P +61 2 9908 4744

POSTAL ADDRESS  
PO Box H237  
Australia Square  
NSW 1215

OTHER CONTACTS  
F +61 2 9233 8237  
E [staff@cjeffery.com.au](mailto:staff@cjeffery.com.au)  
W [www.cjeffery.com.au](http://www.cjeffery.com.au)

PARTNERS  
Jonathan R Blake  
Mark G Arthur  
William R Matley

## THE NEUTRAL BAY CLUB

A.B.N 54 000 012 028

### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE NEUTRAL BAY CLUB

#### Report on the Audit of the Financial Report

#### Opinion

We have audited the financial report of The Neutral Bay Club (the Company), which comprises the statement of financial position as at 31 December 2021, the statement of surplus and deficit and other comprehensive income, the statement of changes in equity and the statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies, and the directors' declaration.

In our opinion, the accompanying financial report of the Company is in accordance with the Corporations Act 2001, including:

- (i) giving a true and fair view of the Company's financial position as at 31 December 2021 and of its financial performance for the year ended; and
- (ii) complying with Australian Accounting Standards - Reduced Disclosure Requirements and the Corporations Regulations 2001

#### Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Report section of our report. We are independent of the Company in accordance with the auditor independence requirements of the Corporations Act 2001 and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We confirm that the independence declaration required by the Corporations Act 2001, which has been given to the directors of the Company, would be in the same terms if given to the directors as at the time of this auditor's report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



**ADDRESS & PHONE**  
Level 16  
68 Pitt Street  
Sydney  
NSW 2000  
P +61 2 9908 4744

**POSTAL ADDRESS**  
PO Box H237  
Australia Square  
NSW 1215

**OTHER CONTACTS**  
F +61 2 9233 8237  
E [staff@cjeffery.com.au](mailto:staff@cjeffery.com.au)  
W [www.cjdiffery.com.au](http://www.cjdiffery.com.au)

**PARTNERS**  
Jonathan R Blake  
Mark G Arthur  
William R Matley

### **Responsibilities of Directors for the Financial Report**

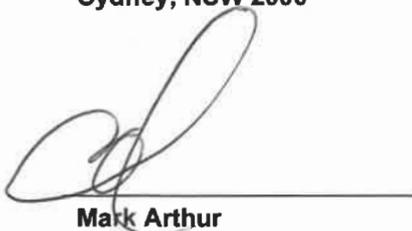
The directors of the Company are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards - Reduced Disclosure Requirements and the Corporations Act 2001 and for such internal control as the directors determine is necessary to enable the preparation of the financial report that 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.

### **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.

**Crispin & Jeffery**  
**Chartered Accountants**  
Level 16  
68 Pitt Street  
Sydney, NSW 2000



Mark Arthur

Dated this 5 day of May 2022

## THE NEUTRAL BAY CLUB

A.B.N 54 000 012 028

### OTHER REPORTS

#### MEN'S BOWLING SECTION ANNUAL REPORT 2021

Office bearers for 2021 were as follows:

Chairman	Paul Maybury
Secretary	Martyn Hann
Committee	Keith Pogue Howard Jacobs
Selectors	Paul Maybury Keith Pogue Martyn Hann
Green Director	Paul Maybury

#### **Vale Joe O'Neill**

I must start this year's report by remembering our much loved member Joe O'Neill who passed away on 5<sup>th</sup> October 2021. Joe had been a member of NBC for many years and was a regular presence at both Wednesday and Saturday social bowls until very recently. Joe will be great missed by us all.

#### **Overview**

The Men's Bowls Section entered the 2021 season in something of a recovery and rebuilding mode after the loss of several experienced players at the end of 2019. The disruption caused by COVID-19 in 2020 meant that we had several newer members who had played few competitive matches especially on grass surfaces. Looking back, it is fair to consider the 2021 season as a success in many ways - in terms of results, new members into the Club, and crucially providing an important social opportunity to our members.

#### **New members**

It was great to welcome two new members to our regular Pennant team this year. Charlie Cassidy brought a wealth of experience having played for many years at St. Marys in Western Sydney – his experience was especially useful when we had to make changes to our team. It was also fantastic to see Connor Burgess bring a much needed injection of youth!

I'd also like to repeat last year's welcome of Howard Jacobs and Peter Hooper both of whom played a major role in our Pennant season having had this opportunity curtailed in 2020.

#### **Pennant season**

We once again entered a side in Grade 5 in 2021 and were drawn in what appeared to be a challenging section. The season got off to a great start with a comprehensive win at Newport and despite some disappointing results along the way we arrived at the final weekend needing to beat Belrose at NBC to win the section. On what was a great afternoon we did exactly that and progressed to the Zone finals. Sadly, we were brought back to earth in very difficult conditions and could not manage to win a match over the Finals weekend.

As I mentioned at the start of this report we have to look back on the season as a success and I believe none of us really believed we could make the finals given the very limited resources we have available.

I'd also like to mention here that over the course of the Pennant season the Selectors made a decision to bring some of our experienced Ladies into the team, ultimately leading to Jenny Hepburn skipping one of our sides in the Finals weekend. We acknowledge that this decision was not one that everyone agreed with. The decision was made, not lightly, to ensure we fielded the most competitive side possible and with a nod to the future of bowls becoming fully "open gender" in 2022.

#### **Club competitions and awards**

At the time of writing, due to the extended COVID-19 lockdown, all our Club competitions are still in progress and therefore the winners cannot be included. Similarly we are yet to hold our annual presentation evening so this year's award winners cannot be recorded.

## **THE NEUTRAL BAY CLUB**

**A.B.N 54 000 012 028**

### **OTHER REPORTS**

#### **Peter Russell Tournament**

Very sadly for the first time in 70 years we were unable to host the Peter Russell Tournament in 2021. Whilst the lockdown had been lifted by the time the Tournament would be held there was not enough time to organise the event and, like us, most other Clubs were also busy with their own competitions.

We will stage the event again in 2022 most likely at the end of October.

#### **Social bowls**

One positive that has come out of COVID has been the introduction of more organised mixed social bowls on Saturday mornings. We are regularly seeing the green full which has been great to see and both sections are committed to this continuing.

Wednesday afternoon social bowls also continue to be very popular and my thanks go to Bryan Besly and Keith Pogue for organising these sessions.

The lengthy lockdown brought home just how important our social bowls programme is for our members, especially those who live alone, and this vital provision must not be overlooked by the Club.

#### **Looking forward**

2022 will be a very different year for our Section. Most significantly due to a complete change in the Bowls NSW calendar there will be no Pennant competition in the usual timeslot. A men's only competition will be held in August with the main competition returning as open gender in March 2023.

Without doubt this means the year will lose the natural focus that Pennants brings and we will need to organise a number of other activities to ensure we remain engaged with members. Whether this is more internal competitions or matches against other Clubs is up for discussion.

Like most Bowls Sections we are also faced with an aging membership which means that recruiting new members must be a high priority both for the Section and the Club as a whole. We look forward to working with the Board and Club Management to explore opportunities for promoting competitive and social bowls to a much greater degree.

As Bowls finally moves to being truly mixed there are also discussions to be had regarding the future of both Sections at NBC. I believe we are moving in a very positive direction as evidenced by NBC entering a mixed team in a new competition organised by Women's Bowls NSW and the extremely popular mixed Saturday morning sessions.

#### **And finally**

A massive thank you to all members of the Committee for their work through a difficult year. In particular, the organisation needed for the Pennant finals weekend was significant.

We must also say thank you to the Ladies section for their incredible support throughout the year. It is important to acknowledge that without their help we would not have Umpires for our Pennant matches, which we must have. I know the co-operation between the two sections is only going to get stronger in 2022 as we move towards a full amalgamation.

Martyn Hann  
Secretary, Men's Bowls Section  
5<sup>th</sup> January 2022

## **THE NEUTRAL BAY CLUB**

**A.B.N 54 000 012 028**

### **OTHER REPORTS**

#### **WOMEN'S BOWLING SECTION ANNUAL REPORT 2021**

Despite Covid 19 causing the closure of our club for four months from June-October I am pleased to report that 2021 was a very successful year.

Unlike most bowling clubs our membership continues to climb to our record number of 33. Our club coach Jenny Palmer offers free coaching to all members and encourages other interested persons from the community to come down on Tuesday mornings and give bowls a go.

This year we were able to field three Pennant sides. Each of the sides performed well with Grades 1 and 2 being the runners up in their sections. Previously our Grade 1 side had won the District flag for an incredible 15 consecutive years so 2021 was unusual in more ways than the pandemic! There was also a mixed team who participated in an Under Five round robin competition with three other clubs in the district. This provided our newer members with valuable competition experience and understanding of the game. Nine members were selected to represent the District in the Jean McKinnon and Anita Linden event to be played against Manly Warringah District. The pandemic however prevented these matches from being played. Midori Matsuoka and Elizabeth Blackwell were members of a Fours team which won the prestigious State Carnival event.

Participation in District events by members of our club continues to be greater than that of other clubs. A team skipped by Jenny Hepburn won the Fours and went on to win the Regional play off. They will now play in the State Championships which have been delayed until 2022. Midori Matsuoka has also won her way through to the State Championships in the mixed pairs, teaming up with a North Sydney player. When our club reopened post lockdown our Match Committee did a superb job scheduling and co-ordinating matches to ensure that most events were completed by end of year. Our singles champion for 2021 was Midori Matsuoka, the Rupert trophy for club spirit was awarded to Jenny Hepburn and the Encouragement/ Most improved award went to Brenda Cook.

Our club enjoys a good relationship with the men's club and in recent months we have been playing mixed bowls on Saturday mornings. This has proved popular with both groups. Women continue to play social on Wednesday mornings. Now with the recent merger of NSW Women's Bowling Association and Royal NSW Bowling Association into one new entity our women's club will be commencing a process of amalgamation with our men's club.

In summarising the highlights of 2021 it would be remiss not to mention the social side of our club. Led by Virginia Ware, the Social Committee didn't miss a beat in celebrating birthdays and various other celebratory occasions. During lockdown there was an amazing outpouring of pastoral concern for each other that lifted spirits and highlighted the camaraderie that exists within the club.

Members are most grateful to Peter Lewis and staff for their generous support and appreciate too the support and leadership provided by the Board. As president I have the privilege to lead a very competent management committee who undertake their responsibilities quietly and without fanfare. I am very grateful to each of them.

Trish Wilson  
President  
NBC Women's Bowling Club