# QUEANBEYAN SPORTS AND COMMUNITY CLUB LIMITED
## ABN 18 606 192 965

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# QUEANBEYAN SPORTS AND COMMUNITY CLUB LIMITED
## ABN 18 606 192 965
## DIRECTORS' REPORT

Your Directors present this report on the entity for the financial year ended 30 June 2026.

**Directors**

The names of each person who has been a Director during the year and to the date of this report are:

| | | | |
|---|---|---|---|
| Ray Sweeny | Chairman | Roy Egan | Board Director |
| John McGrath | Board Director | John Britton | Board Director |
| Peter Scott | Board Director | Geoff Adam | Board Director |
| Anthony Corbitt | Board Director | | |

Directors have been in office since the start of the financial year to the date of this report unless otherwise stated. Anthony Corbitt was appointed as a Director in May 2026.

**Objectives**

The Club's objectives are to provide sporting, recreation and hospitality facilities for members of the Club and the community generally including residential and other accommodation and provision for sporting musical and educational activities and other social amenities. The Club is a not - for - profit entity.

**Principal Activity**

The principal activity of the entity in the course of the financial year was running the licensed club on the corner of Campbell and George Streets, Queanbeyan and, from 13 April 2026, the Bermagui Country Club venue following the amalgamation with Bermagui Country Club.

**Club Overview**

The Queanbeyan Sports and Community Club has worked hard over the last 12 months to ensure the Club remains a viable entity for members and guests. On 13 April 2026 the Club completed its amalgamation with Bermagui Country Club, securing the future operations of the Bermagui venue. The Club continues to remain focussed on improving member facilities and services as well as creating a safe and welcoming atmosphere for all patrons.

The Club continues to focus on the food and beverage services with an aim to increase sales and membership, and has supported the following community organisations throughout the financial year.

- Queanbeyan Bowling Club
- Queanbeyan Cricket Club
- BellaMonaro Woman's Football Club
- Queanbeyan Croquet Club
- Vikings Rugby
- The Shepheard Centre
- Home Queanbeyan
- Treehouse Group
- Queanbeyan Tennis
- Queanbeyan Legacy
- High Street Care

# QUEANBEYAN SPORTS AND COMMUNITY CLUB LIMITED
## ABN 18 606 192 965
## DIRECTORS' REPORT

**Meetings of Directors**
During the financial year, 12 meetings of Directors were held; attendances by each Director were as follows:

Director's Meetings

| | Number attended | Number eligible to attend |
|---|---|---|
| R Sweeny | 12 | 12 |
| J McGrath | 12 | 12 |
| G Adam | 9 | 12 |
| R Egan | 12 | 12 |
| J Britton | 11 | 12 |
| P Scott | 11 | 12 |
| A Corbitt | 2 | 2 |

**Contributions on winding up**
If the Club is wound up, the articles of association state that each member is required to contribute a maximum of $20 each towards meeting any outstanding obligations of the Club. At 30 June 2026 the number of members was 14,166 (2025: 11,377).

**Change in State of Affairs**
On 13 April 2026 the Club completed its amalgamation with Bermagui Country Club. The operations, assets and liabilities of Bermagui Country Club were transferred to the Club, other than its land, buildings and water rights, which were transferred to Tuggeranong Valley Rugby Union and Sports Club Limited. Further details are set out in Note 18. Other than this, there was no significant change in the state of affairs of the Club during the financial year.

**Matters Subsequent to Reporting Period**
No matter or circumstance has arisen since 30 June 2026 that has significantly affected, or may significantly affect, the Club's operations, the results of those operations, or the Club's state of affairs in future financial years.

**Auditor's independence declaration**
A copy of the auditor's independence declaration as required under section 307C of the Corporations Act 2001 is set out on page 19.

Signed in accordance with a resolution of the Directors of the Queanbeyan Sports & Community Club Limited.

Director _____
R Sweeny (Chairman)

Dated this 22nd day of October 2026

# QUEANBEYAN SPORTS AND COMMUNITY CLUB LIMITED
## ABN 18 606 192 965
## STATEMENT OF COMPREHENSIVE INCOME
## FOR THE YEAR ENDED 30 JUNE 2026

| | NOTES | 2026 $ | 2025 $ |
|---|---|---|---|
| **CONTINUING OPERATIONS** | | | |
| Sales revenue | 2 | 6,017,871 | 4,638,328 |
| Cost of sales | | (3,272,071) | (2,306,005) |
| **GROSS SURPLUS/(LOSS)** | | **2,745,800** | **2,332,323** |
| Other income | 2 | 129,113 | 44,725 |
| Depreciation, Disposals and Impairment | 3(a) | (519,882) | (468,779) |
| Borrowing Cost Expense | 3(b) | (137,582) | (136,134) |
| Community Contributions | 3(c) | (31,546) | (27,642) |
| Operating Overheads | 3(d) | (1,934,791) | (1,598,299) |
| | | **(2,623,801)** | **(2,230,854)** |
| **SURPLUS FROM CONTINUING OPERATIONS BEFORE INCOME TAX EXPENSE** | | **251,112** | **146,194** |
| Income tax (expense)/benefit relating to continuing operations | 4 | 10,321 | (46,145) |
| **SURPLUS FROM CONTINUING OPERATIONS AFTER INCOME TAX EXPENSE** | | **261,433** | **100,049** |
| **SURPLUS FOR THE YEAR** | | **261,433** | **100,049** |
| Other comprehensive income | | - | - |
| **TOTAL COMPREHENSIVE INCOME** | | **261,433** | **100,049** |



*The accompanying notes form part of the financial statements*

# QUEANBEYAN SPORTS AND COMMUNITY CLUB LIMITED
## ABN 18 606 192 965
## STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2026

| | NOTES | 2026 | 2025 |
|---|---|---|---|
| | | $ | $ |
| **ASSETS** | | | |
| **Current Assets** | | | |
| Cash and Cash Equivalents | 5 | 1,245,524 | 600,949 |
| Trade & Other Receivables | 6 | 154,898 | 302,167 |
| Inventories | | 128,698 | 33,854 |
| Other | | 227,306 | 21,326 |
| **Total Current Assets** | | **1,756,426** | **958,296** |
| **Non-Current Assets** | | | |
| Property, Plant & Equipment | 7 | 2,314,964 | 1,242,538 |
| Intangible assets | 8 | 2,411,619 | 1,937,823 |
| Deferred tax | 4 | 9,937 | 6,543 |
| Right of use asset | 12 | 412,795 | 250,079 |
| **Total Non-Current Assets** | | **5,149,315** | **3,436,983** |
| **TOTAL ASSETS** | | **6,905,741** | **4,395,279** |
| **LIABILITIES** | | | |
| **Current Liabilities** | | | |
| Payables | 9 | 1,175,641 | 358,630 |
| Interest-Bearing Liabilities | 11 | - | - |
| Income Tax Payable | 4 | 45,761 | 52,688 |
| Provisions | 10 | 185,733 | 94,707 |
| Lease Liabilities | 12 | 152,186 | 127,493 |
| **Total Current Liabilities** | | **1,559,321** | **633,518** |
| **Non-Current Liabilities** | | | |
| Payables | 9 | 45,038 | - |
| Interest-Bearing Liabilities | 11 | 1,787,976 | 1,999,783 |
| Lease Liabilities | 12 | 433,754 | 312,732 |
| **Total Non-Current Liabilities** | | **2,266,768** | **2,312,515** |
| **TOTAL LIABILITIES** | | **3,826,089** | **2,946,033** |
| **NET ASSETS** | | **3,079,652** | **1,449,246** |
| **MEMBERS' FUNDS** | | | |
| Accumulated Funds | | 3,079,652 | 1,449,246 |
| **TOTAL MEMBERS' FUNDS** | | **3,079,652** | **1,449,246** |



*The accompanying notes form part of the financial statements*

## QUEANBEYAN SPORTS AND COMMUNITY CLUB LIMITED
## ABN 18 606 192 965
## STATEMENT OF CHANGES IN EQUITY FOR THE YEAR 30 JUNE 2026

| | Accumulated Funds | Total |
|---|---|---|
| | $ | $ |
| **BALANCE AT 30 JUNE 2024** | **1,349,197** | **1,349,197** |
| Net surplus for the year | 100,049 | 100,049 |
| **BALANCE AT 30 JUNE 2025** | **1,449,246** | **1,449,246** |
| Net assets recognised on amalgamation with Bermagui Country Club (Note 18) | 1,368,973 | 1,368,973 |
| Net surplus for the year | 261,433 | 261,433 |
| **BALANCE AT 30 JUNE 2026** | **3,079,652** | **3,079,652** |

QUEANBEYAN SPORTS AND COMMUNITY CLUB LIMITED
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2026

| | NOTES | 2026 $ | 2025 $ |
|---|---|---|---|
| **CASH FLOWS FROM OPERATING ACTIVITIES** | | | |
| Receipts from customers | | 6,713,025 | 4,988,854 |
| Payments to suppliers and employees | | (5,691,104) | (4,385,524) |
| Borrowing costs | | (137,582) | (136,134) |
| Interest income | | 21,839 | 11,716 |
| **Net cash flows generated by operating activities** | | **906,178** | **478,913** |
| **CASH FLOWS FROM FINANCING ACTIVITIES** | | | |
| Net repayment of borrowings | | - | (70,000) |
| Repayment of lease liabilities | | (142,511) | (126,419) |
| **Net cash flows used in financing activities** | | **(142,511)** | **(196,419)** |
| **CASH FLOWS FROM INVESTING ACTIVITIES** | | | |
| Payments for property, plant & equipment | | (407,447) | (103,358) |
| Payments for intangible assets | | (10,700) | - |
| Cash acquired on amalgamation with Bermagui Country Club | 18 | 299,055 | - |
| **Net cash flows used in investing activities** | | **(119,092)** | **(103,358)** |
| **NET INCREASE IN CASH HELD** | | **644,575** | **179,136** |
| **ADD OPENING CASH BROUGHT FORWARD** | **5** | 600,949 | 421,813 |
| **CLOSING CASH CARRIED FORWARD** | | **1,245,524** | **600,949** |

Non-cash transactions: net assets of Bermagui Country Club of $1,368,973 were recognised on amalgamation, including cash of $299,055 (shown above) and gaming machine licences of $460,000; gaming machines of $98,568 were acquired under hire purchase; trade-ins of $67,000 were applied against gaming machine purchases; and the Vikings Group loan was reduced by $211,807 by offset against amounts receivable from the Vikings Group.

## NOTE 1: MATERIAL ACCOUNTING POLICIES

The principal accounting policies adopted in the preparation of the financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

The Club is a not-for-profit, private sector entity which is not publicly accountable. Therefore, the financial statements for the Club are tier 2 general purpose financial statements which have been prepared in accordance with Australian Accounting Standards – Simplified Disclosure Requirements (AASB – SDS).

### New or amended Accounting Standards and Interpretations adopted

The Club 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.

The adoption of these Accounting Standards and Interpretations did not have any significant impact on the financial performance or position of the Club.

### Basis of preparation

The financial report is a general-purpose financial report, which has been prepared in accordance with the requirements of the Corporations Act 2001, Australian Accounting Standards – Simplified Disclosure Requirements and other authoritative pronouncements of the Australian Accounting Standards Board. The financial report is presented in Australian dollars and all values are rounded to the nearest dollar unless otherwise stated. The financial statements provide comparative information in respect of the previous period.

Subsection 295(3A)(a) of the Corporations Act 2001 does not apply to the company, because the company is not required to prepare consolidated financial statements by Australian Accounting Standards.

### Comparative figures

Where necessary, comparative figures have been adjusted to conform to changes in presentation in these financial statements. The gain on disposal of assets is now presented in other income (Note 2) rather than in depreciation, disposals and impairment (Note 3(a)), and the 2025 comparative gain of $1,249 has been reclassified accordingly. Income tax payable is now presented separately in Note 4 rather than within payables (Note 9), and the 2025 comparative payables of $411,318 have been restated to $358,630 accordingly. These reclassifications have no effect on the result or net assets previously reported.

### Historical cost convention

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

### Critical accounting estimates

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 and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of individual assets and liabilities are discussed in the respective notes.

**NOTE 1: MATERIAL ACCOUNTING POLICIES (CONTINUED)**

*Indefinite life intangible assets*

Intangible assets that have an indefinite useful life are not subject to amortisation and are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired. Other assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows which are largely independent of the cash inflows from other assets or groups of assets (cash-generating units). Non-financial assets that suffered an impairment are reviewed for possible reversal of the impairment at the end of each reporting period.

*Impairment of assets and liabilities*

Management have reviewed the carrying value of all assets and liabilities recognised on the Statement of Financial position as at 30 June 2026. The outcome of this review did not identify any material impairment of assets or liabilities as at 30 June 2026.

**Current and non-current classification**

Assets and liabilities are presented in the statement of financial position based on current and non-current classification.

An asset is classified as current when: it is either expected to be realised or intended to be sold or consumed in the Club's normal operating cycle; it is held primarily for the purpose of trading; it is expected to be realised within 12 months after the reporting period; or the asset is cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least 12 months after the reporting period. All other assets are classified as non-current. A liability is classified as current when: it is either expected to be settled in the Club's normal operating cycle; it is held primarily for the purpose of trading; it is due to be settled within 12 months after the reporting period; or there is no unconditional right to defer the settlement of the liability for at least 12 months after the reporting period. All other liabilities are classified as non-current.

**Fair value measurement**

When an asset or liability, financial or non-financial, is measured at fair value for recognition or disclosure purposes, the fair value is based on the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date; and assumes that the transaction will take place either: in the principal market; or in the absence of a principal market, in the most advantageous market. Fair value is measured using the assumptions that market participants would use when pricing the asset or liability, assuming they act in their economic best interests. For non-financial assets, the fair value measurement is based on its highest and best use. Valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, are used, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

**Goods and Services Tax ('GST') and other similar taxes**

Revenues, expenses and assets are recognised net of the amount of associated GST, unless the GST incurred is not recoverable from the tax authority. In this case it is recognised as part of the cost of the acquisition of the asset or as part of the expense. 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 tax authority is included in other receivables or other 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 tax authority, are presented as operating cash flows. Commitments and contingencies are disclosed net of the amount of GST recoverable from, or payable to, the tax authority.

**Business combinations**

The amalgamation with Bermagui Country Club on 13 April 2026 has been accounted for as a business combination of mutual entities. No consideration was transferred. The identifiable assets acquired and liabilities assumed, including gaming machine entitlements, are recognised at their fair values at the amalgamation date and the net assets acquired are recognised directly in members' funds.

| | 2026 $ | 2025 $ |
|---|---|---|
| **NOTE 2: REVENUE AND OTHER INCOME** | | |
| Sale of goods and services | 2,550,530 | 1,799,576 |
| Poker machine sales | 3,467,341 | 2,838,752 |
| | **6,017,871** | **4,638,328** |
| **OTHER INCOME** | | |
| Donations of assets | - | - |
| Government assistance | - | - |
| Interest income | 21,839 | 11,716 |
| Other revenue | 53,023 | 31,760 |
| Gain on disposal of assets | 54,251 | 1,249 |
| | **129,113** | **44,725** |

**Accounting Policy**

Revenue Recognition

Gaming machine revenue: Revenue is recognised when the significant risks and rewards have passed to the buyer and the costs incurred or to be incurred in respect of the transaction can be measured reliably. Gaming revenue is recognised exclusive of GST.

Sale of Goods: Revenue is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer and the costs incurred or to be incurred in respect of the transaction can be measured reliably. Risks and rewards of ownership are considered passed to the buyer at the time of delivery of the goods to the customer.

Other Revenue: Revenue is recognised to the extent that performance obligations are satisfied and the revenue can be reliably measured.

| | 2026 $ | 2025 $ |
|---|---|---|
| **NOTE 3: EXPENSES** | | |
| a) Depreciation, Disposals and Impairment | | |
| Property plant and equipment | 475,295 | 443,673 |
| Right of use assets | 32,296 | 14,572 |
| Intangible assets | 12,291 | 10,534 |
| | **519,882** | **468,779** |
| b) Borrowing Cost Expense | | |
| Interest expense | **137,582** | **136,134** |
| c) Other Activities | | |
| Community Contributions | **31,546** | **27,642** |
| d) Operating Overheads | | |
| Indirect Trading Expenses | 1,254,003 | 1,061,148 |
| Management fees | 291,000 | 291,000 |
| Administrative Expenses | 357,191 | 230,791 |
| Promotional Expenses | 32,597 | 15,360 |
| | **1,934,791** | **1,598,299** |

| | 2026<br>$ | 2025<br>$ |
|---|---|---|

**NOTE 4: INCOME TAX**

The Club is taxed according to the principle of mutuality. The charge for current income tax expense is based on the profit for the year adjusted for any non-assessable or disallowed items. It is calculated using tax rates that have been enacted or are substantively enacted by the Statement of Financial Position date. Following lodgement of the Club's 2025 income tax return, an over-provision of $52,191 in respect of the prior year has been recognised in the current year.

| | | |
|---|---|---|
| Result before income tax | 251,112 | 146,194 |
| **Prima facie tax payable at 25% (2025: 25%)** | **62,778** | **36,548** |
| Tax effect of: | | |
| Non taxable member income and expenses arising from the principle of mutuality | (53,984) | 8,214 |
| Tax effect of amounts which are not deductible/(taxable) in calculating taxable income: | | |
| Add: Non-deductible expenses and (income) for tax purposes | 171,412 | 149,534 |
| Less: Deductible expenses and (income) for tax purposes | (105,798) | (92,902) |
| Add: Fully deductible (Assessable) | (29,144) | (45,618) |
| Tax losses utilised for tax | - | (1,144) |
| Current income tax | 45,264 | 52,688 |
| Movement in deferred tax | (3,394) | (6,543) |
| Adjustment recognised for prior periods | (52,191) | - |
| **Income tax expense** | **(10,321)** | **46,145** |
| | | |
| **Tax balances** | | |
| **Current tax liability** | | |
| Opening balance | 52,688 | - |
| Current income tax for the year | 45,264 | 52,688 |
| Over-provision of income tax in prior year | (52,191) | - |
| **Closing balance** | **45,761** | **52,688** |
| | | |
| **Deferred tax asset** | | |
| Opening balance | 6,543 | - |
| Credited to profit or loss | 3,394 | 6,543 |
| **Closing balance** | **9,937** | **6,543** |

**Accounting policy**

Income Tax: Current tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the Australian Taxation Office. The tax rates and tax laws used to compute the amount are those that are enacted or substantially enacted by the reporting date. Deferred income tax is provided on all temporary differences at the reporting date between the tax base of assets and liabilities and their carrying amounts for financial reporting purposes. Deferred income tax assets are recognised for all deductible temporary differences, carry-forward of unused tax assets and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and the carry-forward of unused tax credits and unused tax losses can be utilised. The carrying amount of deferred income tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilised. Unrecognised deferred income tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will be available to allow all or part of the deferred income tax asset to be utilised.

| | 2026 $ | 2025 $ |
|---|---|---|
| **NOTE 5: CASH AND CASH EQUIVALENTS** | | |
| Cash at bank | 774,586 | 399,102 |
| Cash on hand | 470,938 | 201,847 |
| | **1,245,524** | **600,949** |

| | 2026 $ | 2025 $ |
|---|---|---|
| **NOTE 6: TRADE & OTHER RECEIVABLES** | | |
| Trade Debtors | 19,930 | 213,055 |
| Other Receivables | 134,968 | 89,112 |
| | **154,898** | **302,167** |

**Accounting policy**

Trade receivables, which generally have 30 day terms, are recognised and carried at original invoice amount less any expected credit losses. Collectability of trade receivables is reviewed on an ongoing basis and individual debts that are likely to be uncollectible are written off when identified. Loans and receivables are not derivative financial assets with fixed or determinable payments that are not quoted in an active market. Loans and receivables are initially measured at fair value and subsequently at amortised cost using the effective interest rate method, less impairment.

| | 2026 $ | 2025 $ |
|---|---|---|
| **NOTE 7: PROPERTY, PLANT & EQUIPMENT** | | |
| Leasehold Improvements - at cost | 445,406 | 445,406 |
| Accumulated Depreciation | (89,726) | (79,290) |
| | **355,680** | **366,116** |
| Furniture & Fittings - at cost | 311,502 | 311,502 |
| Accumulated Depreciation | (309,861) | (308,243) |
| | **1,641** | **3,259** |
| Plant & Equipment - at cost | 1,275,566 | 706,171 |
| Accumulated Depreciation | (496,653) | (396,789) |
| | **778,913** | **309,382** |
| Poker Machines - at cost | 2,358,592 | 1,609,895 |
| Accumulated Depreciation | (1,304,160) | (1,085,777) |
| | **1,054,432** | **524,118** |
| Kitchen Equipment - at cost | 207,949 | 105,595 |
| Accumulated Depreciation | (95,750) | (84,719) |
| | **112,199** | **20,876** |
| Work in progress | **12,099** | **18,787** |
| Total Property, Plant & Equipment - at cost | 4,611,114 | 3,197,356 |
| Accumulated Depreciation | (2,296,150) | (1,954,818) |
| Total Written Down Value | **2,314,964** | **1,242,538** |

## NOTE 7: PROPERTY, PLANT & EQUIPMENT (CONTINUED)

**Reconciliation**

Reconciliations of the carrying amounts of Property, Plant & Equipment at the beginning and end of the current financial year.

| | Leasehold improvements | Furniture and fittings | Plant and equipment | Poker machines | Kitchen equipment | Work in progress | Total |
|---|---|---|---|---|---|---|---|
| Balance at the beginning of the year | 366,116 | 3,259 | 309,382 | 524,118 | 20,876 | 18,787 | **1,242,538** |
| Additions | - | - | 68,843 | 634,091 | - | 12,099 | **715,033** |
| Acquired on amalgamation (Note 18) | - | - | 497,752 | 261,318 | 102,354 | - | **861,424** |
| Disposals | - | - | - | (12,749) | - | - | **(12,749)** |
| Transfers | - | - | 2,800 | - | - | (18,787) | **(15,987)** |
| Depreciation expense | (10,436) | (1,618) | (99,864) | (352,346) | (11,031) | - | **(475,295)** |
| **Carrying amount at the end of the year** | **355,680** | **1,641** | **778,913** | **1,054,432** | **112,199** | **12,099** | **2,314,964** |

Additions include gaming machines of $98,568 acquired under hire purchase. Transfers comprise work in progress transferred to plant and equipment ($2,800) and to gaming machine licences ($15,387), and $600 expensed.

**Accounting policy**

Property, Plant & Equipment is carried at historical cost less accumulated depreciation and any accumulated impairment losses.
Disposal: Any gain or loss on the disposal of assets is determined as the difference between the carrying value of the asset at the time of disposal and the proceeds from disposal, and is included in the results of the Club in the year of disposal.
Impairment: Non-financial assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. Recoverable amount is the higher of an asset's fair value less costs of disposal and value-in-use. The value-in-use is the present value of the estimated future cash flows relating to the asset using a pre-tax discount rate specific to the asset or cash-generating unit to which the asset belongs. Assets that do not have independent cash flows are grouped together to form a cash-generating unit.
Plant and equipment, kitchen equipment and poker machines acquired on the amalgamation with Bermagui Country Club have been recognised at their carrying amounts in the records of Bermagui Country Club at 13 April 2026.
Depreciation: is provided on a straight line basis on all property, plant and equipment other than leasehold land. The rates below allocate the cost of the asset over its estimated useful life.

| | | |
|---|---|---|
| Leasehold improvements | 40 years | 2.5% per annum |
| Furniture & Fittings | 5 years | 20% per annum |
| Computer equipment | 3 years | 33.3% per annum |
| Plant & Equipment | 10 years | 10% per annum |
| Poker Machines | 4 years | 25% per annum |
| Kitchen Equipment | 5-10 years | 10%- 20% per annum |

*Critical Accounting Estimate- Estimation of useful lives of assets*

The Club 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*

Non-financial assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount.
Recoverable amount is the higher of an asset's fair value less costs of disposal and value-in-use. The value-in-use is the present value of the estimated future cash flows relating to the asset using a pre-tax discount rate specific to the asset or cash-generating unit to which the asset belongs. Assets that do not have independent cash flows are grouped together to form a cash-generating unit.

| NOTE 8: INTANGIBLE ASSETS | 2026 $ | 2025 $ |
|---|---|---|
| Gaming Machine Licences | 2,388,740 | 1,913,353 |
| | **2,388,740** | **1,913,353** |
| Computer Software | 62,286 | 51,586 |
| Computer Software- accumulated amortisation | (39,407) | (27,116) |
| | **22,879** | **24,470** |
| | **2,411,619** | **1,937,823** |

Reconciliations of the carrying amounts of Intangible Assets at the beginning and end of the current and previous financial year.

| | | |
|---|---|---|
| Carrying amount at the start of the year | 1,937,823 | 1,948,357 |
| Additions - computer software and transfers from work in progress | 26,087 | - |
| Acquired on amalgamation with Bermagui Country Club - gaming machine entitlements (Note 18) | 460,000 | - |
| Amortisation expense | (12,291) | (10,534) |
| | **2,411,619** | **1,937,823** |

The recoverable amount of the Club's gaming machine licences, including the entitlements acquired on the amalgamation with Bermagui Country Club, has been determined based on fair value less costs of disposal, by reference to recent market prices for gaming machine entitlements in New South Wales. Based on this assessment, the recoverable amount of the licences exceeds their carrying amount and no impairment has been recognised.

**Accounting policy**

Gaming Machine Licences that are acquired by the Club which have indefinite useful lives are measured at cost less accumulated impairment losses. Gaming machine entitlements acquired on the amalgamation with Bermagui Country Club are recognised at their fair value at the amalgamation date (13 April 2026), which is their deemed cost. Computer software is amortised over 4 years.

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

The Club 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 Club 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.

| | $ | $ |
|---|---|---|
| **NOTE 9: PAYABLES** | | |
| Trade Creditors | 676,292 | 36,542 |
| GST Payable | 134,416 | 30,690 |
| Other payables | 185,016 | 99 |
| Accrued Expenses | 224,955 | 291,299 |
| | **1,220,679** | **358,630** |
| Represented by: | | |
| Current Liability | 1,175,641 | 358,630 |
| Non-Current Liability | 45,038 | - |
| | **1,220,679** | **358,630** |

**Accounting policy**

Liabilities for trade creditors and other payables are initially recognised at fair value being the transaction price and subsequently carried at amortised cost and due to their nature they are not discounted. They represent liabilities for goods and services provided to the Club prior to the end of the financial year that are unpaid and arise when the Club becomes obliged to make future payments in respect of the purchase of those goods and services. These amounts are unsecured and are usually paid within 30 days of recognition.

| | 2026<br>$ | 2025<br>$ |
|---|---|---|
| **NOTE 10: PROVISIONS** | | |
| Annual leave | 43,923 | 22,706 |
| Jackpot provision | 141,810 | 72,001 |
| | **185,733** | **94,707** |
| Represented by: | | |
| Current Liability | 185,733 | 94,707 |
| Non-Current Liability | - | - |
| | **185,733** | **94,707** |

**Accounting policy**

Short-term employee benefits

Liabilities for wages and salaries, including non-monetary benefits, annual leave and long service leave expected to be settled wholly within 12 months of the reporting date are measured at the amounts expected to be paid when the liabilities are settled.

Other long-term employee benefits

The liability for annual leave and long service leave not expected to be settled within 12 months of the reporting date are measured as the present value of expected future payments to be made in respect of services provided by employees up to the reporting date using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the reporting date on corporate bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

*Critical Accounting Estimate- Employee benefits provision*

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.

| | 2026 $ | 2025 $ |
|---|---|---|
| **NOTE 11: INTEREST-BEARING LIABILITIES** | | |
| Vikings group loan | **1,787,976** | **1,999,783** |
| Represented by: | | |
| Current Liability | - | - |
| Non-Current Liability | 1,787,976 | 1,999,783 |
| | **1,787,976** | **1,999,783** |

The Vikings Group loan was reduced by $211,807 during the year by offset against amounts receivable from the Vikings Group. The loan is secured against all of the Club's property, is currently interest-only and bears interest at 6.00% per annum (2025: 6.57%), payable monthly. The Vikings Group has confirmed that the loan will not be called within 12 months of the reporting date.

**Accounting policy**

Interest-bearing liabilities are initially recognised at the fair value of the consideration received less directly attributable transaction costs. After initial recognition, interest-bearing liabilities are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings. Interest-bearing liabilities are classified as current liabilities unless the Club has an unconditional right to defer settlement of the liability for at least 12 months after the reporting date.

Borrowing Costs are expensed in the period they occur. They consist of interest and other costs incurred in connection with the borrowing of funds.

| | 2026 $ | 2025 $ |
|---|---|---|
| **NOTE 12: RIGHT OF USE ASSETS** | | |
| At cost | 527,733 | 291,354 |
| Less: Accumulated depreciation | (114,938) | (41,275) |
| | **412,795** | **250,079** |
| Current Liabilities | | |
| Lease Liabilities | 66,689 | 6,930 |
| Hire Purchase Liabilities | 85,497 | 120,563 |
| | **152,186** | **127,493** |
| Non-Current Liabilities | | |
| Lease Liabilities | 378,994 | 269,198 |
| Hire Purchase Liabilities | 54,760 | 43,534 |
| | **433,754** | **312,732** |

**Accounting policy**

The Club assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

The Club as a lessee: Applies a single recognition and measurement approach for all leases, except for short -term leases and leases of low-value assets. The Club recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

i)Right-of-use assets: The Club recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets. If ownership of the leased asset transfers to the Club at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset. The right-of-use assets are also subject to impairment. ii)Lease liabilities At the commencement date of the lease, the Club recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Club and payments of penalties for terminating the lease, if the lease term reflects the Club exercising the option to terminate. In calculating the present value of lease payments, the

Club uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments or a change in the assessment of an option to purchase the underlying asset.

The Club as a lessor: Leases in which the Club does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight- line basis over the lease terms and is included in revenue in the statement of profit or loss due to its operating nature. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned.

*Critical accounting judgements, estimates and assumptions*

Lease term

The lease term is a significant component in the measurement of both the right-of-use asset and lease liability. Judgement is exercised in determining whether there is reasonable certainty that an option to extend the lease or purchase the underlying asset will be exercised, or an option to terminate the lease will not be exercised, when ascertaining the periods to be included in the lease term. In determining the lease term, all facts and circumstances that create an economical incentive to exercise an extension option, or not to exercise a termination option, are considered at the lease commencement date. Factors considered may include the importance of the asset to the Club's operations; comparison of terms and conditions to prevailing market rates; incurrence of significant penalties; existence of significant leasehold improvements; and the costs and disruption to replace the asset. The Club reassesses whether it is reasonably certain to exercise an extension option, or not exercise a termination option, if there is a significant event or significant change in circumstances.

Incremental borrowing rate

Where the interest rate implicit in a lease cannot be readily determined, an incremental borrowing rate is estimated to discount future lease payments to measure the present value of the lease liability at the lease commencement date. Such a rate is based on what the Club estimates it would have to pay a third party to borrow the funds necessary to obtain an asset of a similar value to the right-of-use asset, with similar terms, security and economic environment.

**NOTE 13: MEMBERS' GUARANTEE**

The Club is a Club limited by guarantee. If the Club is wound up, the articles of association state that each member is required to contribute a maximum of $20 each towards meeting any outstanding obligations of the Club. At 30 June 2026 the number of members was 14,166 (2025: 11,377).

**NOTE 14: RELATED PARTY DISCLOSURES**

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

Club Directors during the financial year were:

| | | | |
|---|---|---|---|
| Ray Sweeny | Chairman | Roy Egan | Board Director |
| Peter Scott | Board Director | John Britton | Board Director |
| John McGrath | Board Director | Geoff Adam | Board Director |
| Anthony Corbitt | Board Director | | |

**Director/Director Related Entity Transactions**

Directors of the entity are not financially compensated for their services.

| **NOTE 15: REMUNERATION OF KEY MANAGEMENT PERSONNEL** | **2026** | **2025** |
|---|---|---|
| | **$** | **$** |
| Short-term employee benefits including superannuation. | **196,246** | **193,267** |

**NOTE 16: REMUNERATION OF AUDITORS**

During the financial year the following fees were paid or payable for services provided by RSM Australia Partners, the auditor of the Club.

Audit Services- RSM Australia Partners

| | | |
|---|---|---|
| Audit of the Financial Statements | **30,000** | **15,750** |

**NOTE 17: CONTINGENT LIABILITIES AND CONTINGENT ASSETS**

As at balance date the Club had no known contingent liabilities or contingent assets.

**NOTE 18: AMALGAMATION WITH BERMAGUI COUNTRY CLUB**

On 13 April 2026 the Club completed its amalgamation with Bermagui Country Club, following the resolution of Bermagui Country Club members on 7 August 2025. From that date the Club operates the Bermagui venue, and the venue's trading results are included in these financial statements from 13 April 2026. Under the amalgamation, Bermagui Country Club's land, buildings and water rights were transferred to Tuggeranong Valley Rugby Union and Sports Club Limited (Vikings Group) and do not form part of the Club's assets. No consideration was transferred. The net assets of Bermagui Country Club recognised by the Club at the amalgamation date were:

| | |
|---|---|
| Cash and cash equivalents | 299,055 |
| Inventories | 90,385 |
| Other current assets | 117,249 |
| Property, plant and equipment | 861,424 |
| Gaming machine licences | 460,000 |
| Right of use assets | 195,012 |
| Payables and accruals | (426,067) |
| Provisions | (38,428) |
| Lease liabilities | (189,657) |
| Net assets recognised on amalgamation (Statement of Changes in Equity) | **1,368,973** |

Gaming machine entitlements are recognised at fair value at the amalgamation date. Other assets and liabilities are recognised at their carrying amounts in the records of Bermagui Country Club at the amalgamation date.

**NOTE 19: SUBSEQUENT EVENTS**

No matter or circumstance has arisen since 30 June 2026 that has significantly affected, or may significantly affect, the Club's operations, the results of those operations, or the Club's state of affairs in future financial years.

**NOTE 20: CLUB DETAILS**

The registered office of the
Club is:
Queanbeyan Sports and Community Club Ltd
Corner Campbell and George Streets, Queanbeyan
The Club also operates the Bermagui Country Club venue at Tuross Street, Bermagui
NSW 2546.

**QUEANBEYAN SPORTS AND COMMUNITY CLUB LIMITED**
**ABN 18 606 192 965**
**DIRECTORS DECLARATION**

In the Directors' opinion:

- The attached financial statements and notes comply with the Corporations Act 2001, the Australian Accounting Standards - Simplified Disclosure Requirements, the Corporations Regulations 2001 and other mandatory professional reporting requirements;
- The attached financial statements and notes give a true and fair view of the Club's financial position as at 30 June 2026 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

Director _____

Ray Sweeny (Chairman)

Dated this 22nd day of October 2026

**RSM Australia Partners**

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## AUDITOR'S INDEPENDENCE DECLARATION

As lead auditor for the audit of the financial report of Queanbeyan Sports and Community Club Limited for the year ended 30 June 2026, I declare that, to the best of my knowledge and belief, there have been no contraventions of:

(i) the auditor independence requirements of the *Corporations Act 2001* in relation to the audit; and

(ii) any applicable code of professional conduct in relation to the audit.

**RSM AUSTRALIA PARTNERS**

**RODNEY MILLER**
Partner

Canberra, Australian Capital Territory
Dated: 22 October 2026

**THE POWER OF BEING UNDERSTOOD**
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# INDEPENDENT AUDITOR'S REPORT
## To the Members of Queanbeyan Sports and Community Club Limited

### Opinion

We have audited the financial report of Queanbeyan Sports and Community Club Limited (the Club), which comprises the statement of financial position as at 30 June 2026, the statement of 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 material accounting policies, and the directors' declaration.

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

(i) giving a true and fair view of the Club's financial position as at 30 June 2026 and of its financial performance for the year then ended; and

(ii) complying with Australian Accounting Standards *Simplified Disclosures* under AASB 1060 *General Purpose Financial Statements – Simplified Disclosures for For-Profit and Not-for-Profit Entities* 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 Club 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 Club, 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.

### Other Information

The Directors are responsible for the other information. The other information comprises the information included in the Club's annual report for the year ended 30 June 2026 but does not include the financial report and the 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.



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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 Club are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards – *Simplified Disclosures* under AASB 1060 *General Purpose Financial Statements – Simplified Disclosures for For-Profit and Not-for-Profit Entities* 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 ability of the Club 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 Club 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 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.

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website at: http://www.auasb.gov.au/auditors_responsibilities/ar4.pdf. This description forms part of our auditor's report.

**RSM AUSTRALIA PARTNERS**

**RODNEY MILLER**
Partner

Canberra, Australian Capital Territory
Dated: 22 October 2026