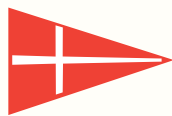




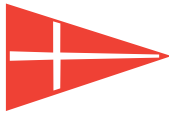
MIDDLE HARBOUR YACHT CLUB



MIDDLE HARBOUR YACHT CLUB

ANNUAL REPORT  
2023/2024





MIDDLE HARBOUR YACHT CLUB

ANNUAL REPORT  
2023/2024

A person's hands are shown holding a red and white pennant flag. The background is a blurred view of a boat deck with various equipment and rigging. The text is overlaid on the left side of the image.

## OUR VISION

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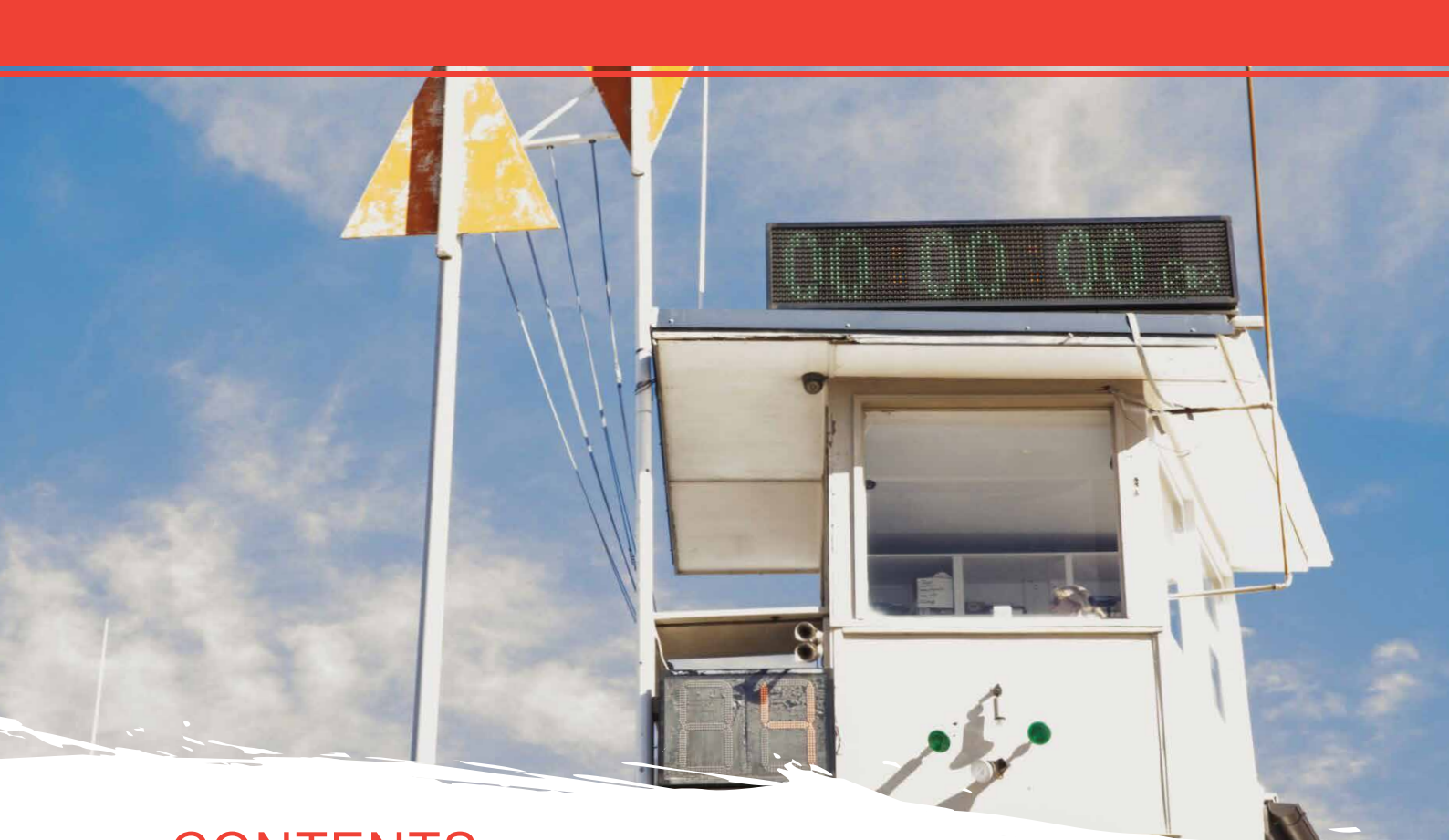
To create a Club that has a sustainable future, is financially strong and is the destination of choice for members and guests both on and off the water.

## OUR MISSION

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Capitalise on the Club's unique location and its core commitment to sailing and boating to encourage greater member and guest patronage.

Continue to provide and improve the marina and clubhouse facilities and associated hospitality and community based services to promote an inclusive environment and increase the participation of members and guests in all facets of the Club's activities.



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# DIRECTORS, OFFICERS AND MANAGEMENT

## BOARD OF DIRECTORS

The Directors of the company at the date of this report are:

Neil Drabsch	Chairman
Robin Aldis	Commodore
Peter Lewis	
Philip Clinton	
Patrick Delany	
Tracy Richardson	<i>(Appointed 28 June 2023)</i>

## FLAG OFFICERS

Robin Aldis	Commodore
Mitch White	Vice Commodore Racing
Susanna Westling	Vice Commodore Cruising
Sebastian Hultin	Vice Commodore Youth Sailing
Bryan Moore	Club Captain

## MANAGEMENT

Andrew Forbes	CEO/Club Secretary
Bruce Aitken	Finance Manager/Company Secretary
David Staley	Sailing Manager

## COMPANY DETAILS

Middle Harbour Yacht Club Limited  
(A Company limited by guarantee)  
ACN 000 248 877; ABN 95 000 248 877  
Lower Parriwi Road, Mosman NSW 2088  
Phone: 02 9969 1244 | Web: [www.mhyc.com.au](http://www.mhyc.com.au)

## AUDITORS

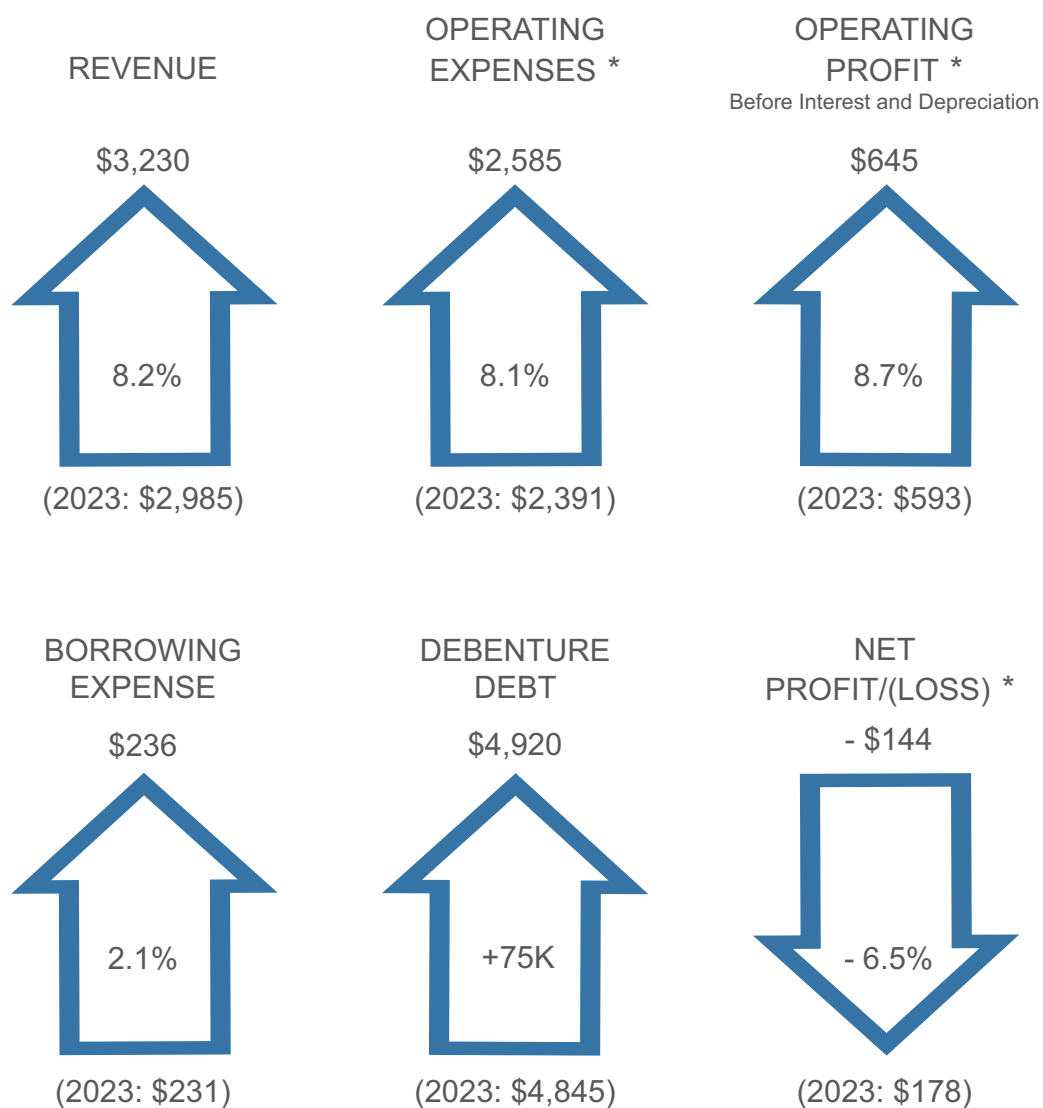
PKF Chartered Accountants  
Level 8, 1 O'Connell Street Sydney NSW 2000





## FINANCIAL HIGHLIGHTS

\$'000's



\* Excludes the impact of accounting for lease expense under AASB16.



# CHAIRMAN'S REPORT

## NEIL DRABSCH

On behalf of the Board, I am pleased to present the 2024 annual report which reflects the efforts of our relatively small management team and the many volunteers who willingly offer their time in support of the club's activities.

We achieved many of our objectives including near completion of the major works program, now in its fourth year, continuing our investment to upgrade the Club's buildings and members amenities. Members are complimentary of the more modern and functional Harbourview bar and the recently completed members lounge and entrance. The Club's limited financial resources restrict the pace at which we would like to see our works program completed, however, it is worth reflecting that over the past four years we have made a significant capital investment of over \$2.0 million in our buildings, marina and surrounds.

It was pleasing to see more activity in and around the Club during the year with members and guests taking advantage of and enjoying the many sailing events, particularly the Twilights, Regattas and charity days. Many thanks to the skippers, crew and volunteers for their commitment and support of these events. The newly renovated Harbourview also hosted a growing number of events and functions for members and guests enjoying the Club's unique location.

Satisfactory financial results were achieved, well supported by the marina operations, the commercial property leases and members annual subscriptions. Our major expenses such as employee costs, insurance and utility services all showed increases due to the generally higher costs experienced by most businesses, however we had to deal with additional costs of attending to necessary repairs and maintenance, mainly associated with our aging buildings. The net cost of providing race management and junior sailing services continued to rise exceeding budget expectations. On a positive note, overall net operating cash flow exceeded last year although slightly below our budget target.

### Capital Support

Over many years members have provided the financial support to finance the majority of the Club's major capital works programs through long term marina berth licences and a well supported debenture program. The long term marina licence program (now expired) and the debenture debt at its height ten years ago the combined liability was over \$6.3 million. Our substantial capital investment over recent years has been funded without increasing debt with the debenture debt now \$4.9 million and cash flows increasing that will support future debt reduction.

A special thank you to all our members who continue to support the debenture program.

### Governance and Risk

The board aims to develop a culture of acting ethically and responsibly, to recognise and manage risks, protect the assets of the Club, respect the rights of our stakeholders and ensure integrity in our reporting. The board and management are supported by several active committees overseeing and assisting in managing the business and supervision of operations of the Club. The committees reporting to the board comprise the Sailing Committee, Marina Committee, Finance & Risk Committee and Clubhouse Committee with members who have a broad range of experience and ability. Members of these committees provide many hours of service which is greatly appreciated.

### Strategy and Plans

The board works with management and the committees to regularly review its strategy and plans to provide clear objectives, approve a budget for the year ahead, and outline our plans for the future.

Our strategy and business plans remain focussed around our core commitment to providing our members with well maintained and secure marina facilities, professionally organised regular sailing and cruising programs as well as supporting social activities and services to meet the diverse needs of our members. In turn assisting and encouraging membership growth.

A special thank you to our small group of professional dedicated staff for their assistance and hard work during the year. Thanks also goes to the previous CEO Mark Maybury for his tenure and commitment to the task over the past four years recognising his oversight of major building works and transition of the business through the COVID period. A warm welcome to Andrew Forbes and congratulations on his appointment as the new CEO. Previously employed as the Club's marina manager, Andrew has many years of international experience in maritime business and an understanding of sailing and associated hospitality. We are fortunate to have an internal appointment who knows the Club's business and we look forward to working with him.

The Club is well positioned to continue to grow and meet our core objectives as a premier sailing club. I acknowledge and thank the board members and the Flag Officers for their support, oversight, interest, many hours of work, and input to the affairs of the Club, and express our gratitude and thanks to all our members for their continued support during the year.





## COMMODORE'S REPORT

ROB ALDIS

I am delighted to present my report as the Commodore of Middle Harbour Yacht Club and to say a big thank you to all the members and sailors that have participated to make the year both successful and enjoyable.

Thursday Twilight and Wednesday afternoon racing continues to attract a good fleet and we have now introduced a Friday Twilight spinnaker series which is starting to get good support. The Saturday racing fleets are quite limited. A hearty and well earned congratulations to all the winners of the various divisions in the club racing program.

Special mention to yachts that demonstrate the spirit and commitment to MHYC sailing program, in particular the very regular participants such as Wailea, Small Gains and Toy Box 2. Also, a special mention to John Crawford for his participation in the J24 Worlds and winning the Australian National J24 championship

It is encouraging that the Women's events both at Middle Harbour and at the Combined Clubs event are still being well supported.

After consultation with our members, and particularly those yachts participating in regular racing, Manly Yacht Club and MHYC have decided to jointly run a pilot Sunday racing program for the next season. This is in addition to the regular Saturday program and will provide an opportunity for those wishing to race on Sundays. The number of combined club races has also been increased for the next season. The CYCA winter series on Sundays is also being well supported by yachts from MHYC as well as the other yachts clubs on the harbour.

It was good to see the participation of MHYC yachts in the Pittwater Regatta run by RPAYC and the reciprocal participation of Pittwater yachts from RPAYC in our Sydney Harbour Regatta. The Sydney Harbour Regatta (SHR) sponsored this year by Nautilus Marine was again a great success, a special thanks to past Commodore Ian Box for his role as the Regatta Chairman and to all Sydney harbour yacht clubs participants for their support and contribution. The SHR is an excellent example of what can be achieved by yacht clubs working together to encourage participation in yacht racing on Sydney Harbour

It is hoped that this approach of yacht clubs combining their activities will encourage more yachts to participate in joint activities in the future to ensure larger and more competitive race fleets, particularly for weekend racing.

As usual the North Queensland and Port Stephens Regattas were well attended by MHYC yachts and crew, with several of our yachts achieving podium positions in the respective divisions.

The Harbourview room has been upgraded and will continue to be the social centre of the club's sailing events. With the repositioning of the Sydney Harbour Surf Club to the rigging deck opportunities are being explored for their vacated area as well as the new members ground floor lounge to enhance club member amenity in the future.

Many thanks to the Flag Officers for their support and activity during the year, Mitch White as Vice commodore Racing has been instrumental in the creation of the Friday Twilight program. Vice Commodore Cruising Susanna Westling is tireless in her pursuit of all cruising activity and congratulations to our Club Captain, Bryan Moore for the very successful Barefoot Ball. He is looking to increase club social events in the next year. Sebastian Hultin as Vice Commodore Youth Sailing is working hard to get our keel boat starter program with our fleet of Melges 20 up to speed, we encourage the broader use of these yachts for use by club members and their guests. I look forward to continuing to work together with the flags officers to improve the sailing and social environment at MHYC.

Our sailing activities would not be possible without the hard work and dedication of our volunteers, the race management team, and sailing office, and a huge thank you to them all for their continued excellent contribution and effort, often in difficult circumstances successfully and safely managing the many races and regattas held by the club.

Yours in Sailing Rob Aldis (Commodore)





# CEO REPORT

## ANDREW FORBES

The 2023/24 financial year was a return to normal operations post COVID and a period of disruption due to major works around the Club. Services were all operating in renovated and improved premises, although construction of the administration offices and members lounge did cause some disruption in the first half. We appreciate members support and understanding through this period.

During the year we were able to take advantage of the recently completed Harbourview and members lounge area. The Harbourview bar was fully operational throughout providing members a great venue post races with growing interest in using the new facilities and enjoying the service provided by our strengthened bar staff team.

The Sailing team did a great job organising the many events throughout the year. Events were well organised and with the help of our member volunteers well supported with good fields during the week despite the odd bad weather day. The stand out event was the annual Sydney Harbour Regatta and the very popular Twilight races. Our charity sailing days similarly were well supported and thanks to our members and skippers who provided their time and boats for these worthwhile events.

Total revenue was up 8.2% to \$3.230 million supported by the marina with low vacancy rates, increased Harbourview

bar trading and rental income from commercial leases. In all, despite some disruptions due to building activities a satisfactory year with operating profit before donations, borrowing costs and depreciation up 8.7% to \$645,158.

Cash flow from operations continued to improve and was \$364,410 up 10.7% compared with last year despite the inflationary impact on costs, higher than expected repairs and maintenance expense and increased net cost to facilitate the transition of junior sailing to the new keelboat program.

### Outlook

Management's focus is to encourage greater use of the club's facilities and participation in social activities by members and guests. We aim to improve our service for planned events and capitalise on the considerable investment in recent years to make the club fully functional, pleasing to the eye and maximise our unique location. Further work is planned to upgrade and improve the beachfront area, bathroom amenities, Harbourview kitchen and the rigging deck area which we expect can be funded from operating cash flow.

I am honoured to take on the CEO role and look forward to working with our small but very experienced and loyal staff in looking after our members and guests.

# NAUTILUS MARINE INSURANCE SYDNEY HARBOUR REGATTA

The Nautilus Marine Insurance Sydney Harbour Regatta, held in March each year is Sydney's premier yacht racing event - the biggest event of its kind in New South Wales and one of the largest competitive keelboat regattas in Australia. It is also one of the highlights of Middle Harbour Yacht Club's sailing calendar.

First held in 1996, the event has grown to become the strongest competitive sailing regatta since the 2000 Sydney Olympics.

This year the regatta was held on the weekend of March 2-3. A fleet of 171 boats across 19 diverse classes and divisions took part in the 2024 regatta, sailing on 7 separate course areas. It was the 19th year of the event. The aim of the regatta is to include:

- Premier and Performance Classes (inshore racing)
- A variety of one-design classes including Adams 10, Farr 40, FarEast 28R, J/99, J/70 and J/24
- Super 50 Class (offshore racing)
- Classic Yachts and Historic 18 Footers

The regatta is constantly evolving, with classes updated and racing formats reviewed year on year. One thing that never changes is the support of other yacht Clubs around Sydney and the willingness of the race management volunteers. Without their commitment to the regatta's success, it would be impossible to host an event of this size and complexity.

Our volunteers are a class apart, and so are our commercial supporters. There were some outstanding prizes on offer thanks to the generosity of our naming rights sponsor Nautilus Marine Insurance and supporting sponsor Zhik, along with Manly Spirits and Maui Jim.

Competitors at all levels of sailing, from keen Club sailing enthusiasts right up to national and world champions and sailors who have represented their country at the Olympics, can be found taking part in this regatta. Some of the biggest names in sailing can be found contesting the Premier IRC class divisions on windward/leeward inshore courses and aboard the exciting TP52s offshore.

The shore-side activity surrounding the Nautilus Marine Insurance Sydney Harbour Regatta is also keenly anticipated as an integral part of this spectacular regatta. Spectators and competitors can look forward to great entertainment, food, live music, fantastic prizes from our generous sponsors and an energetic party atmosphere.

Middle Harbour's beach is the place to head after the day's racing is done, affording the chance to unwind with a refreshing drink, catch up with old friends and make many new ones.

For the latest on the Nautilus Marine Insurance Sydney Harbour Regatta, visit the website at [www.shr.mhyc.com.au](http://www.shr.mhyc.com.au)

*Photo by Andrea Francolini*



# FLAG OFFICERS REPORTS

## VICE COMMODORE RACING REPORT - MITCH WHITE

The past sailing season has once again proven Middle Harbour Yacht Club's ability to deliver a successful on-water program.

Our Wednesday and Saturday series, along with the summer Twilight program continues to show the incredible sailing opportunities that Middle Harbour offers. Middle Harbour Yacht Club again actively participated in major events beyond our regular club program.

Our fleet was proudly represented at renowned sailing competitions such as Hamilton Island Race Week, Sail Port Stephens, Pittwater Regatta, and the Sydney to Hobart Yacht Race. Over the season we have strengthened our relationship with Manly Sailing Club and other Clubs within Sydney, building sailing within the Sydney area.

Middle Harbour Yacht Club again actively participated in major events beyond our regular club program.

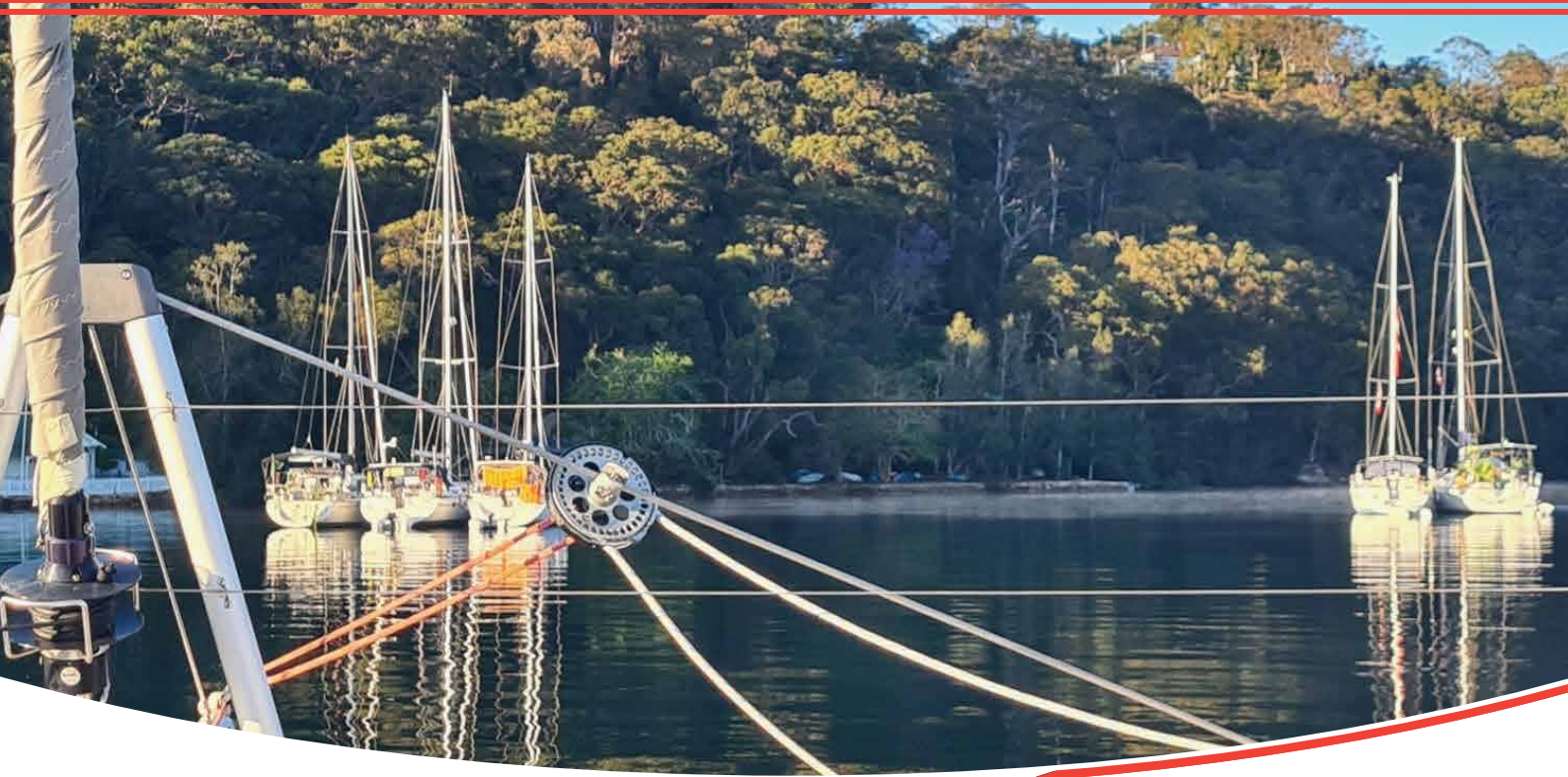
As the Vice Commodore Racing, I would like to express my heartfelt gratitude to all our members, our race management

team, led by David Staley and Catherine Rofe, and again assisted by Katherine Johnston. As the sailing calendar comes to a close, I would like to convey the Clubs gratitude to our race volunteers and sailing committee members, who provide enormous assistance to delivering our quality sailing program. To all our race volunteers and the sailing committee, again my thanks for your unwavering dedication and support.

We are collaborating diligently with Manly and other clubs to expand the weekend sailing fleet, aiming to secure and enhance the future of the sport. Looking ahead, it is my firm belief that with the continual support and collective efforts of our members, race management team, volunteers and our broader MHYC community, we will continue to ensure that MHYC will remain competitive and at the forefront of sailing.

Thank you for your commitment, passion, and support.





## VICE COMMODORE CRUISING REPORT - SUSANNA WESTLING

The Cruising Division continued to be a vibrant active part of MHYC during the year.

Monthly membership meetings were well attended, with BBQs beforehand and guest speakers at most of the meetings. The speakers ranged from professional sailors to different adventurous sailors sharing their knowledge of the seas.

The Cruising Division continues to have a focus on safety and education and sharing knowledge between current and new sailors. Many of the clubs' auditors are active members in the Cruising Division.

The Compass Rose, which is published monthly, includes great articles with plenty of information and interesting stories from members and fellow cruisers.

We have held several events on-water such as cruising to Pittwater, Lake Macquarie and around the Harbour. A great success was the return of the Cruising Tapas Tie up in Sugarloaf Bay at the end of spring, a well organised and fun evening with many participant boats.

The annual Make-a-Wish Regatta was held in October. We organise this together with the Make-a-Wish Foundation to bring children and their families out on a cruise on the harbour. This year 8 boats and families participated, after the race everyone gathered in the Harbourview room for lunch. Both cruising and racing boats along with their skippers took part in the event.

The cruisers have also been participating in the new Friday Twilights, either by sailing in the race or coming along for the barbeque and get together after the race.

The New-Year's cruise went to Pittwater and then on to Lake Macquarie which was made possible by the dredging of the Swansea Channel, we made it in and out of the lake with no problems. Some of the boats stayed on the lake for the New Year's fire works and we had a great cruise.

The Cruising Division committee, made up of Susanna Westling, Kelly Nunn-Clark, Evan Hodge, Dallas O'Brien, Jeremy Clarke, Niclas Westling, Martyn Colebrook and Phil Darling, have all contributed heavily throughout the year. The Compass Rose, our monthly Cruising Division newsletter, is a testament to the effort of the committee members each put into the club. The Compass Rose is now published electronically, sent out via email to members, and it is also available on the MHYC website.

We look forward to continuing the Cruising Division tradition of inclusion, community, camaraderie, and safety at sea.



## VICE COMMODORE YOUTH SAILING - SEBASTIAN HULTIN

This past season has been one of intense change across youth sailing at Middle Harbour.

In the Optimist class, we have streamlined the fleet requiring cessation of the Australian Sailing Tackers program which has been replaced by a parent-led Discover Optimist program. This ongoing community engagement has had young sailors experience the basics of sailing on Sunday mornings which are continuing through winter, weather permitting.

The Greenfleet has seen significant growth over this period with a quadrupling of sailor numbers compared to last year. Our sailors have started racing this winter bolstering the numbers of our Openfleet sailors in club races. Meanwhile, the Openfleet remains robust with fortnightly club racing alongside participation in national and international optimist sailing events.

MHYC sailors had strong results in the Optimist Nationals with Open Fleet 9th (Will Rogers), 11th (Angus Griffin), 13th (Titouan Christodoulou-Le-Gac), 16th (Raphael McLachlan), 24th (Patrick McLachlan), 27th (Meg Bates), 57th (Astrid Nixey), 87th (Marin Christodoulou-Le-Gac), 90th (Alana Harrison), finishes. In the state championships in Adelaide, MHYC sailors again represented their club with 7th (Titouan Christodoulou-Le-Gac), 8th (Will Rogers), 12th (Patrick McLachlan), 13th (Meg Bates), 16th (Angus Griffin), 20th (Astrid Nixey), 39th (Marin Christodoulou-Le-Gac), 48th (Alana Harrison) finishes.

On the back of these achievements, Will Rogers, Astrid Nixey and Patrick McLachlan have all been selected for the Australian National Optimist team with Will heading to compete in the European Championship in Italy and Astrid and Paddy heading to India to compete in the Asian and Oceanian Championship.

Alongside re-structuring of the MHYC Optimist program, we have launched the small keelboat youth program on the Melges 20 with a youth squad who will be training alongside our yachts with a focus on match racing and who will be representing our club in regional and national events. An Australian sailing small keelboat youth "Out-There" program will launch this winter offering non-racing sailing opportunities for our community of young sailors.

On the infrastructure side, the club's ongoing support with start boats, talented youth coaches, ribs and the newly installed storage racks have been instrumental in the ongoing success of our youth program. The Melges 20 to be acquired by the club later this year, promises to be an important next step in the youth sailing story of MHYC.

Our club parents continue to provide support to our sailors without whom the centreboard program would not exist. Andrew Rogers continues to organise and coordinate Optimist club racing and open fleet training with the support of Ted Nix Nixey, Scott Griffin, Cam Miles and many others. Several club Optimist boats have been refitted with the help of the Greenfleet parents and are providing opportunities for young sailors to begin sailing.

The future of our sport is in the hands of our young sailors and it truly takes a village (or a fabulous yacht club) to support them.



## CLUB CAPTAIN - BRYAN MOORE

The 2023-24 year has seen the final upgrades of the Harbourview room and the installation of the Members lounge in the foyer. Both these areas provide enhanced amenity for members before and after races. The areas also serve as separate spaces for events which were evident during this year's Sydney Harbour Regatta.

There are still further evolutions planned that will add to membership value, in addition to a top racing, social and a skills building agenda.

MHYC had a strong representation in reciprocal club events with yacht entries and crew participation delivering many podium results. This is no more evident than in the Combined Clubs races, Pittwater Cup, the Port Stephens week and of course our home event – the Sydney Harbour Regatta. MHYC members continue to demonstrate superior sailing skill sets which is evident in the results sheet.

Thursday Twilight racing continues to attract a sizeable fleet for racing, with the new starting/finishing areas providing good starting angles and finishing times that allow crews to enjoy

the post-race hospitality. The Harbourview room is booked out each Thursday night indicating that the changes to racing and catering are being well accepted by members.

The bi-weekly Friday Spinnaker Twilights introduced this year are also proving popular and we have an ever-increasing fleet size. The event bookends the start of a weekend which is welcomed by those wishing to wind down in a social atmosphere. The post race BBQ is always a great opportunity to replay winning moves and strategies from the evening's races.

Core to these events is the crew. Thursday nights are supported with the Crew Finder desk which caters for fly-in prospects looking to join a boat for the night. Many thanks go to the yachts who regularly take extra crew on board promoting the MHYC personality. The next step will be to harvest details gathered via the QR-Code to promote Club membership.

The priority moving forward will be to increase our stable membership base through an enhanced sailing program, expanded ORCc handicapping, clubhouse amenities, skill development, and sailing participation.



### MEMBERSHIP BREAKDOWN

Club Life, 5  
Club Full, 157  
Club Senior, 79  
Club Crew, 325

Club Intermediate, 10  
Club General, 160  
Club Youth, 28  
Total, 764

# NAUTILUS MARINE INSURANCE SYDNEY SHORT OCEAN RACING CHAMPIONSHIP

A major sailing event in the Middle Harbour Yacht Club calendar through the year is the Nautilus Marine Insurance Sydney Short Ocean Racing Championship (SSORC), this season held over the weekend of 25-26 November 2023.

This event marks the beginning of the regatta season in Sydney.

Having celebrated 46 years, the SSORC has long been regarded as the perfect way for serious yachtsmen to test their boats and crew ahead of the following month's Rolex Sydney to Hobart Race and invariably boasts a quality line-up.

Many keen sailors see the event as the chance to shake off the winter cobwebs and prepare themselves for the season ahead. And it wouldn't be Middle Harbour Yacht Club without some fun on dry land after the racing, with all crews, friends and family invited back to the post-race beach party on both days, with live entertainment.

The format of the SSORC has been adjusted over the past few years to cater to competitors' wishes, with the current formula being one that seems to be enjoyed by everyone involved. The regatta commences with a coastal passage race either to Cape Baily or Lion Island and return. It was a lively race in occasionally damp conditions and a fresh north-easterly taking the fleet to and from Lion Island in 2023 with some very competitive racing. The second day featured two offshore windward-leeward

races starting and finishing inshore. This year, two races were completed on Sunday before the fleet was sent ashore as the light breeze fell away to nothing ahead of a thunderstorm.

The SSORC offers two divisions with scoring under IRC & ORC. A quality field of offshore racers is always assured, particularly with the SSORC forming one leg of the MHYC and CYCA Ocean Pointscore Series.

Inside the Harbour, the annual Seven Islands pursuit race attracts Saturday sailors and their crews from Clubs throughout Sydney and allows them to participate in the fun and competition of the first major regatta of the racing season.

The Club thanks the Cruising Yacht Club of Australia for making its race management resources available and to Neil Padden and Bob Cox for their ongoing efforts to promote the event.

MHYC expresses its sincere thanks to naming rights sponsors Nautilus Marine Insurance for their support.

The 2023 Nautilus Marine Insurance Sydney Short Ocean Racing Championship will be held from 25-26 November. For more details on the event visit the website at [www.ssorc.mhyc.com.au](http://www.ssorc.mhyc.com.au)

*Photo by Andrea Francolini*







# MHYC FOUNDATION

## REPORT FOR THE YEAR ENDED 31 DECEMBER 2023

The MHYC Foundation remained active during the year continuing to support the Club by providing grants totalling \$34,000 from the Revitalisation Fund in support of the continuing development of the Clubhouse.

On behalf of the Foundation, we are very grateful to and thank all MHYC club members for their continued support and contributions to the Foundation. While the Foundation and our funds are independent of the MHYC operations, the Club is the sole beneficiary of the Foundation Trust, its main purpose being:

- To create a permanent Fund to be administered independently from the Club;
- To help preserve, develop and maintain the standards and facilities of the Club,
- To make grants to the Club from time to time for the purpose of assisting the Club in achieving its goals in sailing.

The Foundation is administered through a corporate trustee, MHYC Foundation Pty Limited, with a board currently comprising five directors. The directors of the trustee company work closely with the Club to promote fundraising activities that support the Club's strategy and plans.

Continuing directors include Ian Box as Chairman, Neil Drabsch, Neil Padden, Rob Reynolds, Jack Stening and Julie Hodder, who will stand down next year to be replaced by Sebastian Hultin.

The Board is most grateful for the valuable contributions that Julie has made over many years.

### Financial Results for the year ended 31 December 2023

	2023	2022
FLYAS Fund	78,225	77,518
Revitalisation Fund	41	5,384
Vessel Replacement	3,311	-
General Fund	35,234	65,847
<b>Total Funds</b>	<b>\$116,811</b>	<b>\$148,749</b>

Details of the Foundation's audited financial statements are available through the Club's website.

The Foundation's plans include providing further grants to assist funding and promoting sailing and assisting funding other works outlined in the MHYC board's master plan that are targeted to improve members facilities, equipment and amenities.

On behalf of the Foundation board, we sincerely thank the members for their generous donations and look forward to your assistance by contributing to our fund at membership renewal time, and supporting the funding of various projects and meeting the Club's objectives over the next financial year.

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# **MIDDLE HARBOUR YACHT CLUB LIMITED**

ABN: 95 000 248 887

## **CONSOLIDATED FINANCIAL STATEMENTS**

For the Year Ended 30 April 2024

# DIRECTORS' REPORT

## FOR THE YEAR ENDED 30 APRIL 2024

The Directors present their report on Middle Harbour Yacht Club Limited for the financial year ended 30 April 2024.

### Directors

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

<b>Names</b>	<b>Position</b>	<b>Appointed/Resigned</b>
N Drabsch	Director/Chairman	
R Aldis	Director/Commodore	
P Lewis	Director	
P Clinton	Director	
Q Stewart	Director	Resigned 01/07/2023
N Morgan	Director	Resigned 28/06/2023
P Delany	Director	Appointed 10/10/2022
T Richardson	Director	Appointed 28/06/2023

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

### Review of operations

The financial result for the year from ordinary activities was a loss of \$166,052 (2023: loss of \$201,905) after charging \$667,389 (2023: \$654,349) for depreciation and amortisation.

Profit before income tax, interest and depreciation for the year was \$796,415 (2023: \$744,559).

In accordance with AASB 16 Leases the Club has recognised an amortisation expense on right-of-use assets of \$114,548 (2023: \$114,548) and finance costs in relation to the lease liability of \$59,246 (2023: \$61,066).

### Principal activities

The principal activities of the company during the financial year were to provide facilities and services to promote the sport of sailing and boating activities.

No significant changes in the nature of the Club's activity occurred during the financial year.

### Indemnifying and Insurance of Officers

The company has provided for and paid premiums to the value of \$4,095 (2022: \$4,030) during the year for Management Liability Insurance. The insurance is in respect of legal liability for damages and legal costs with an annual aggregate limit of \$5,000,000 arising from claims made by reason of any omissions or acts (other than dishonesty) by them, whilst acting in their individual or collective capacity as directors or officers of the company, towards which the directors of the company contribute.

# DIRECTORS' REPORT

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## FOR THE YEAR ENDED 30 APRIL 2024

### Information on directors

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

N Drabsch

Qualifications

Chartered Accountant, FCA, FAICD, FGIA, FCIS.

Experience

Practicing chartered accountant for 25 years. Extensive experience as a senior executive in finance, tax, investments and funding in large international insurance companies for over 26 years including 21 years with QBE Insurance Group in roles as company secretary and CFO. Now retired and Chairman of the Board and the Finance & Risk Committee.

P Lewis

Experience

Retired businessman with successful corporate and small to medium business experience primarily in developing, manufacturing, positioning and marketing products and services locally and overseas.

P Clinton

Qualifications

Accredited Estate Planning Strategist, Bachelor of Business in Accounting.

Experience

Over 31 years experience in financial planning and deals mainly with high net worth individuals and family groups.

R Aldis

Qualifications

Civil Engineer, BE (Civil), FAICD

Experience

Over 46 years' experience in the engineering and construction sector, spending 25 years with the Contractor, Leighton Group of Companies, and then 15 years as Managing Director of an Advisory business within the Infrastructure sector. Rob also holds non-executive roles within North West Road Group and WaterNSW.

T Richardson

Qualifications

B. Education; M. Interactive multimedia; MBA

Experience

Passionate sailor, educator, technologist, business owner and solutions consultant. Career in tech-enabled education and learning solutions for corporate, government and member organisations. Now working for Chartered Accountants ANZ as Education Experience Lead.

P Delany

Qualifications

Bachelor of Laws, Bachelor of Economics

Experience

Patrick is the CEO of Foxtel Group which includes Foxtel, Kayo, Binge and Fox Sports. Extensive business experience in media and company turnarounds. Previous experience in production with Southern Star Entertainment, XYZ Entertainment and a former lawyer at Phillips Fox and Gilbert + Tobin.

# DIRECTORS' REPORT

## FOR THE YEAR ENDED 30 APRIL 2024

### Meetings of directors

During the financial year, 5 meetings of directors (including committees of directors) were held. Attendances by each director during the year were as follows:

	Directors' Meetings	
	Number eligible to attend	Number attended
N Drabsch	5	5
P Lewis	5	4
P Clinton	5	5
R Aldis	5	3
Q Stewart	1	1
P Delany	5	4
T Richardson	5	5

### Environmental issues

The Club's operations are not regulated by any significant environmental regulations under a law of the Commonwealth or of a state or territory of Australia.

### Company Limited by Guarantee

Middle Harbour Yacht Club Limited is a company limited by guarantee. In the event of, and for the purpose of winding up of the company, the amount capable of being called up from each member and any person or association who ceased to be a member in the year prior to the winding up, is limited to \$100 for all members, subject to the provisions of the company's constitution.

At 30 April 2024 the collective liability of members was \$76,400 (2023: 80,000).

### Events after the reporting date

No matters or circumstances have arisen since the end of the financial year which significantly affected or could significantly affect the operations of the Club, the results of those operations or the state of affairs of the Club in future financial years.

### Dividends

The company is a non-profit organisation and is prevented by its constitution from paying dividends.

### Proceedings on Behalf of the Company

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

The company was not a party to any such proceedings during the year.

# DIRECTORS' REPORT

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FOR THE YEAR ENDED 30 APRIL 2024

**Auditor's independence declaration**

The lead auditor's independence declaration in accordance with section 307C of the *Corporations Act 2001*, for the year ended 30 April 2024 has been received and can be found on page 5 of the financial report.

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

Director:   
.....  
N Drabsch

Director:   
.....  
R Aldis

Dated: 19 June 2024

# AUDITOR'S INDEPENDENCE DECLARATION

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**PKF(NS) Audit & Assurance Limited Partnership**  
**ABN 91 850 861 839**

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info@pkf.com.au

www.pkf.com.au

## Auditor's Independence Declaration under Section 307C of the Corporations Act 2001 to the Directors of Middle Harbour Yacht Club Limited

I declare that, to the best of my knowledge and belief, during the year ended 30 April 2024, 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.

A handwritten version of the PKF logo, with the letters 'PKF' written in a cursive, dark blue ink.

PKF

A handwritten signature in dark blue ink, appearing to read 'KYM REILLY'.

KYM REILLY  
PARTNER

19 JUNE 2024  
SYDNEY, NSW

# CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE YEAR ENDED 30 APRIL 2024

		2024	2023
	Note	\$	\$
Revenue	4	3,205,826	2,882,270
Other income	4	24,078	102,310
Cost of sales		(253,785)	(94,572)
Employee benefits expense		(1,186,182)	(1,066,970)
Cleaning		(28,058)	(31,376)
Regatta and sponsorship expenses		(114,924)	(121,038)
Insurance		(201,608)	(181,467)
Rates and utilities		(117,743)	(103,274)
Rental and leasing outgoings		(12,731)	(14,895)
Repairs and maintenance		(194,751)	(276,138)
Other expenses		(323,707)	(350,291)
<b>Profit before income tax, interest, depreciation and amortisation</b>		<b>796,415</b>	<b>744,559</b>
Finance costs	5	(295,078)	(292,115)
Depreciation and amortisation expense	5	(667,389)	(654,349)
<b>Loss before income tax</b>		<b>(166,052)</b>	<b>(201,905)</b>
Income tax expense	2(j)	-	-
<b>Loss for the year</b>		<b>(166,052)</b>	<b>(201,905)</b>
<b>Other comprehensive income</b>			
Other comprehensive income for the year, net of tax		-	-
<b>Total comprehensive loss for the year</b>		<b>(166,052)</b>	<b>(201,905)</b>

The accompanying notes form part of these financial statements.



# CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT 30 APRIL 2024

	Note	2024 \$	2023 \$
<b>ASSETS</b>			
CURRENT ASSETS			
Cash and cash equivalents	6	477,098	566,147
Trade and other receivables	7	27,419	18,665
Inventories	9	16,547	13,377
TOTAL CURRENT ASSETS		<u>521,064</u>	<u>598,189</u>
NON-CURRENT ASSETS			
Other financial assets	10	41,596	41,596
Property, plant and equipment	8	14,320,504	14,496,143
Right-of-use asset	11	2,787,344	2,901,892
TOTAL NON-CURRENT ASSETS		<u>17,149,444</u>	<u>17,439,631</u>
TOTAL ASSETS		<u>17,670,508</u>	<u>18,037,820</u>
<b>LIABILITIES</b>			
CURRENT LIABILITIES			
Trade and other payables	12	216,509	303,430
Borrowings	13	1,865,000	1,560,000
Employee benefits	14	49,438	71,358
Lease liabilities	11	92,010	90,201
Other liabilities	15	56,403	131,811
TOTAL CURRENT LIABILITIES		<u>2,279,360</u>	<u>2,156,800</u>
NON-CURRENT LIABILITIES			
Borrowings	13	3,055,000	3,285,000
Lease liabilities	11	2,820,266	2,914,086
Employee benefits	14	5,125	5,125
TOTAL NON-CURRENT LIABILITIES		<u>5,880,391</u>	<u>6,204,211</u>
TOTAL LIABILITIES		<u>8,159,751</u>	<u>8,361,011</u>
NET ASSETS		<u>9,510,757</u>	<u>9,676,809</u>
<b>EQUITY</b>			
Reserves		12,605,267	12,605,267
Accumulated losses		(3,094,510)	(2,928,458)
TOTAL EQUITY		<u>9,510,757</u>	<u>9,676,809</u>

The accompanying notes form part of these financial statements.

# CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 30 APRIL 2024

	Accumulated losses	Asset Revaluation Reserve	Total
	\$	\$	\$
<b>Balance at 1 May 2023</b>	<b>(2,928,458)</b>	<b>12,605,267</b>	<b>9,676,809</b>
Loss for the year	(166,052)	-	(166,052)
<b>Balance at 30 April 2024</b>	<b>(3,094,510)</b>	<b>12,605,267</b>	<b>9,510,757</b>
<b>Balance at 1 May 2022</b>	<b>(2,726,553)</b>	<b>12,605,267</b>	<b>9,878,714</b>
Loss for the year	(201,905)	-	(201,905)
<b>Balance at 30 April 2023</b>	<b>(2,928,458)</b>	<b>12,605,267</b>	<b>9,676,809</b>

The accompanying notes form part of these financial statements.

# CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 30 APRIL 2024

	2024	2023
Note	\$	\$
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Receipts from customers	3,451,554	3,152,962
Payments to suppliers and employees	(2,859,278)	(2,585,997)
Interest received	7,966	3,816
Finance costs	(235,832)	(231,049)
Net cash provided by operating activities	23 <u>364,410</u>	<u>339,732</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>		
Purchase of property, plant and equipment	<u>(377,202)</u>	(229,015)
Net cash used in investing activities	<u>(377,202)</u>	<u>(229,015)</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES:</b>		
Net proceeds from issue/(repayment) of debentures	75,000	(32,500)
Repayment of lease liabilities	<u>(151,257)</u>	<u>(151,267)</u>
Net cash used in financing activities	<u>(76,257)</u>	<u>(183,767)</u>
Net decrease in cash and cash equivalents held	(89,049)	(73,050)
Cash and cash equivalents at beginning of year	566,147	639,197
Cash and cash equivalents at end of financial year	6 <u><u>477,098</u></u>	<u><u>566,147</u></u>

The accompanying notes form part of these financial statements.

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 30 APRIL 2024

The financial report includes the consolidated financial statements and notes of Middle Harbour Yacht Club Limited (Parent) and controlled entities ('the Club'). Middle Harbour Yacht Club Limited is a not-for-profit Club limited by guarantee, incorporated and domiciled in Australia.

### 1 Basis of Preparation

The financial statements are general purpose financial statements that have been prepared in accordance with the Australian Accounting Standards - Simplified Disclosures and the Corporations Act 2001.

Material accounting policies adopted in the preparation of these financial statements are presented below and have been consistently applied unless otherwise stated.

The financial statements have been prepared on an accruals basis and are based on historical costs modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and financial liabilities.

Comparatives are consistent with prior years, unless they have been reclassified to be consistent with the current year.

### 2 Summary of Material Accounting Policies

#### (a) Going concern

The financial statements have been prepared on the going concern basis, which indicates continuity of business activities and the realisation of assets and settlement of liabilities in the normal course of business.

At 30 April 2024 the Club reported current liabilities of \$2,279,360 which was greater than current assets of \$521,064. This resulted in net current liabilities of \$1,758,296 (2023: \$1,558,611), of which \$1,865,000 (2023: \$1,560,000) related to loans repayable to debenture holders within the next 12 months.

The Directors are confident that the Club will be able to negotiate the roll-over, or reissue of these existing debenture loans. This is based on the fact that historically the Club has a proven track record of raising new debentures, and in addition the Club continues to receive ongoing support from its various stakeholders who actively participate in the debenture scheme.

The ability of the Club to continue as a going concern is dependent upon the Club continuing to achieve their projected trading budget and to successfully roll over or replace the debenture loans as they fall due. Although these conditions indicate the existence of an uncertainty which casts doubt over the Club's ability to continue as a going concern, the directors are confident that the Club will be able to realise its assets and extinguish its liabilities in the normal course of business and at the amounts stated in the financial report.

#### (b) Principles of Consolidation

The financial statements include the financial position and performance of controlled entities from the date on which control is obtained until the date that control is lost.

Intragroup assets, liabilities, equity, income, expenses and cashflows relating to transactions between entities in the consolidated entity have been eliminated in full for the purpose of these financial statements.

Appropriate adjustments have been made to a controlled entity's financial position, performance and cash flows where the accounting policies used by that entity were different from those adopted by the consolidated entity. All controlled entities have an April financial year end.

A list of controlled entities is contained in Note 21 to the financial statements.

# NOTES TO THE FINANCIAL STATEMENTS

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## FOR THE YEAR ENDED 30 APRIL 2024

### 2 Summary of Material Accounting Policies (cont'd)

#### (c) Revenue and other income

The core principle of AASB 15 is that revenue is recognised on a basis that reflects the transfer of promised goods and services to customers at an amount that reflects the consideration of the Club expects to receive in exchange for those goods and services. Revenue is recognised by applying a five-step model as follows:

1. Identify the contract with the customer
2. Identify the performance obligations
3. Determine the transaction price
4. Allocate the transaction price of the performance obligations
5. Recognise revenue as and when control performance obligations is transferred.

#### Rendering of services

Revenue from rendering services comprises revenue from memberships together with other services to members and other patrons of the Club and is recognised when the services are provided.

#### Rental income

Revenue from marina and moorings is recognised on a straight-line basis for leases with fixed rental increases. For all other leases, revenue is recognised when the Club has a right to receive the rent in accordance with the lease agreement.

Commercial property rental revenue is recognised on a straight-line basis over a period of lease terms as to reflect a constant periodic rate of return on the net investment.

#### Bar and catering revenue

Revenue from sale of goods is recognised at the point of delivery as this corresponds to the transfer of significant risks and rewards of ownership of the goods and the cessation of all involvement in those goods.

#### Interest revenue

Interest is recognised using the effective interest method.

#### Government grants

Government grants are recognised when there is a reasonable certainty that the grant will be received and all grant conditions are met. Grants relating to expense items are recognised as income over the necessary periods to match the grant to the costs they are compensating.

# NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 APRIL 2024

## 2 Summary of Material Accounting Policies (cont'd)

### (d) Goods and services tax (GST)

Revenue, expenses and assets are recognised net of the amount of goods and services tax (GST), except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). Receivables and payable are stated inclusive of GST.

The net amount of GST recoverable from, or payable to, the ATO is included as part of receivables or payables in the consolidated statement of financial position.

Cash flows in the consolidated statement of cash flows are included on a gross basis and the GST component of cash flows arising from investing and financing activities which is recoverable from, or payable to, the taxation authority is classified as operating cash flows.

### (e) Cash and cash equivalents

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

### (f) Inventories

Inventories are measured at the lower of cost and net realisable value. Cost of inventory is determined using the first-in-first-out basis and is net of any rebates and discounts received.

### (g) Property, plant and equipment

Each class of property, plant and equipment is carried at cost or revaluation model less, where applicable, any accumulated depreciation and impairment as specified below.

#### Marina and moorings, clubhouse and leasehold premises

Marina and moorings, clubhouse and leasehold premises are measured using the revaluation model. Assets measured using the revaluation model are carried at fair value at the revaluation date less any subsequent accumulated depreciation and impairment losses. Revaluations are performed every 3-5 years in accordance with the Clubs revaluation policy.

#### Plant and equipment

Plant and equipment are measured using the cost model. Where the cost model is used, the asset is carried at its cost less any accumulated depreciation and any impairment losses. Costs include purchase price, other directly attributable costs and the initial estimate of the costs of dismantling and restoring the asset, where applicable.

#### Depreciation

The depreciable amount of all property, plant and equipment is depreciated on a straight-line method from the date that management determine that the asset is available for use.

Leasehold improvements are depreciated over the shorter of the term of the lease and the assets useful life.

The depreciation rates used for each class of depreciable asset are shown below:

Fixed asset class	Depreciation rate
Leasehold premises	4.0%
Marina and Moorings	4.0%

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 30 APRIL 2024

### 2 Summary of Material Accounting Policies (cont'd)

#### (g) Property, plant and equipment (cont'd)

Fixed asset class	Depreciation rate
Clubhouse	4.0%
Plant and Equipment	10.0%

At the end of each annual reporting period, the depreciation method, useful life and residual value of each asset is reviewed. Any revisions are accounted for prospectively as a change in estimate.

#### (h) Financial instruments

Financial instruments are recognised initially on the date that the Club becomes party to the contractual provisions of the instrument.

On initial recognition, all financial instruments are measured at fair value plus transaction costs (except for instruments measured at fair value through profit or loss where transaction costs are expensed as incurred).

##### Financial assets

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

##### *Classification*

On initial recognition, the Club classifies its financial assets into the category measured at amortised cost.

Financial assets are not reclassified subsequent to their initial recognition unless the Club changes its business model for managing financial assets.

##### *Amortised cost*

Assets measured at amortised cost are financial assets where:

- the business model is to hold assets to collect contractual cash flows; and
- the contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

The Club's financial assets measured at amortised cost comprise trade and other receivables and cash and cash equivalents in the consolidated statement of financial position.

Subsequent to initial recognition, these assets are carried at amortised cost using the effective interest rate method less provision for impairment.

Interest income is recognised in profit or loss. Gain or loss on derecognition is recognised in profit or loss.

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 30 APRIL 2024

### 2 Summary of Material Accounting Policies (cont'd)

#### (h) Financial instruments (cont'd)

##### Financial assets (cont'd)

###### *Impairment of financial assets*

Impairment of financial assets is recognised on an expected credit loss (ECL) basis for the following assets:

- financial assets measured at amortised cost

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECL, the Club considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on the Club's historical experience and informed credit assessment and including forward looking information.

The Club uses the presumption that an asset which is more than 30 days past due has seen a significant increase in credit risk.

The Club uses the presumption that a financial asset is in default when:

- the other party is unlikely to pay its credit obligations to the Club in full, without recourse to the Club to actions such as realising security (if any is held); or
- the financial asset is more than 90 days past due.

Credit losses are measured as the present value of the difference between the cash flows due to the Club in accordance with the contract and the cash flows expected to be received. This is applied using a probability weighted approach.

###### *Trade receivables*

Impairment of trade receivables have been determined using the simplified approach in AASB 9 which uses an estimation of lifetime expected credit losses. The Club has determined the probability of non-payment of the receivable and multiplied this by the amount of the expected loss arising from default.

The amount of the impairment is recorded in a separate allowance account with the loss being recognised in finance expense. Once the receivable is determined to be uncollectable then the gross carrying amount is written off against the associated allowance.

Where the Club renegotiates the terms of trade receivables due from certain customers, the new expected cash flows are discounted at the original effective interest rate and any resulting difference to the carrying value is recognised in profit or loss.

###### *Other financial assets measured at amortised cost*

Impairment of other financial assets measured at amortised cost are determined using the expected credit loss model in AASB 9. On initial recognition of the asset, an estimate of the expected credit losses for the next 12 months is recognised. Where the asset has experienced significant increase in credit risk then the lifetime losses are estimated and recognised.



# NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 APRIL 2024

## 2 Summary of Material Accounting Policies (cont'd)

### (h) Financial instruments (cont'd)

#### Financial liabilities

The Club measures all financial liabilities initially at fair value less transaction costs, subsequently financial liabilities are measured at amortised cost using the effective interest rate method.

The financial liabilities of the Club comprise trade payables, bank and other loans and lease liabilities.

### (i) Impairment of non-financial assets

At the end of each reporting year, the Club reviews the carrying values of its tangible and intangible assets to determine whether there is any indication that those assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, is compared to the asset's carrying value. Value in use is either the discounted cash flows relating to the asset or depreciated replacement cost if the criteria of AASB 136 'Impairment of Assets' are met. Any excess of the asset's carrying value over its recoverable amount is expensed to the statement of profit or loss and other comprehensive income.

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

Where an impairment loss on a revalued asset is identified, this is debited against the revaluation surplus in respect of the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that same class of asset.

### (j) Income Tax

No provision for income tax has been raised as the Club is exempt from income tax under Division 50 of the *Income Tax Assessment Act 1997*.

### (k) Trade and other payables

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

### (l) Leases

Lease liabilities are measured at the present value of the payments to be made over the lease term at the commencement of the lease and are discounted using the lessee's incremental borrowing rate. The incremental borrowing rate is the rate that the Club would have to pay to borrow funds necessary to obtain an asset of similar value to the right-of-use ("ROU") asset in a similar economic environment, with similar terms, security and conditions. Application of the incremental borrowing rate is adopted where the interest rate implicit in the lease cannot be readily determined from the contract, which is generally the case for leases in the Club.

Lease payments due within 12 months are recognised within current lease liabilities; payments due after 12 months are recognised within non-current lease liabilities. Interest on the lease liability in each period during the lease term shall be the amount that produces a constant periodic rate of interest on the remaining balance of the lease liability. Interest expense on the lease liability is a component of finance cost and is presented in the statement of profit and loss.

# NOTES TO THE FINANCIAL STATEMENTS

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FOR THE YEAR ENDED 30 APRIL 2024

## 2 Summary of Material Accounting Policies (cont'd)

### (l) Leases (cont'd)

The short-term exemption will be applied to leases that are less than 12 months. These leases are recognised on a straight-line basis as an expense. Assets and liabilities arising from a lease are initially measured on a present value basis. Lease liabilities include the net present value of the following lease payments:

- fixed payments (including in-substance fixed payments), less any lease incentives receivable;
- variable lease payment that are based on an index or a rate; and
- payments of penalties for terminating the lease, if the lease term reflects the lessee exercising that option.

### (m) Employee benefits

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

Employee benefits expected to be settled more than twelve months after the end of the reporting period have been measured at the present value of the estimated future cash outflows to be made for those benefits. In determining the liability, consideration is given to employee wage increases and the probability that the employee may satisfy vesting requirements. Cashflows are discounted using market yields on national government bonds with terms to maturity that match the expected timing of cashflows. Changes in the measurement of the liability are recognised in profit or loss.

Employee benefits are presented as current liabilities in the statement of financial position if the Club does not have an unconditional right to defer settlement of the liability for at least 12 months after the reporting date regardless of the classification of the liability for measurement purposes under AASB 119.

Contributions are made by the Club to an employee superannuation fund and are charged as expenses when incurred.

### (n) Adoption of new and revised accounting standards

There are no new and revised Accounting Standards and interpretations effective for the current year that are relevant to the Club.

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 30 APRIL 2024

### 3 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 Club.

These estimates and judgements are based on the best information available at the time of preparing the financial statements, however as additional information is known then the actual results may differ from the estimates.

#### **Key estimates - fair value of Marina and moorings, Leasehold premises and Clubhouse**

The Club carries these assets at fair value with changes recognised in the revaluation reserve.

On 23 January 2013 the leasehold premises, marina and moorings and clubhouse development held by the Club were independently valued by Landmark White valuers adopting the capitalisation of earnings method and applying a capitalisation rate of 9.25%.

The directors' performed a Directors Valuation at 30 April 2022 using a consistent capitalisation of earnings method as had been performed by the independent valuers in 2013. Key assumptions adopted in the 2022 Directors Valuation have been included in Note 18.

As a result of the directors' valuation at 30 April 2022, the Club recognised a revaluation increment of \$3,066,109 accounted for as an increase in the book values of the relevant assets classes with a corresponding increase in the asset revaluation reserve. The Directors have assessed market conditions as at 30 April 2024 and believe the carrying value of the assets correctly reflect their fair value at 30 April 2024.

#### **Key estimates - impairment of property, plant and equipment**

The Club assesses impairment at the end of each reporting period by evaluating conditions specific to the Club that may be indicative of impairment triggers. Recoverable amounts of relevant assets are reassessed using value-in-use calculations which incorporate various key assumptions.

With respect to cash flow projections for marina and moorings based in Australia, growth rates of 2.5% have been factored into valuation models for the next 32 years on the basis of the modification to lease terms with NSW Maritime, re-signed on 22 December 2021. The rates used incorporate allowance for inflation.

#### **Key judgements - Income tax exemption**

The directors of the Club self-assess income tax exemption status each year by filling out the income tax exemption self-assessment form provided by the ATO. The directors assessed the Club as income tax exempted this financial year given its sporting nature and accumulated losses.

#### **Key judgements - AASB 16 Leases**

The directors of the club have made significant judgements regarding the recognition of leases and under AASB 16. Specifically these judgements relate to the incremental borrowing rate applied of 2% and the terms and conditions of the lease agreement held with NSW Maritime.

The lease agreement held with NSW Maritime was resigned on 22 December 2021 and dated back to a commencement date of 16 February 2016. The revised lease agreement in place is for a term of 32 years, maturing on 15 August 2048 at an annual rent of \$151,526 p.a.

Variable payments tied to the lease agreement with NSW Maritime have been excluded from the initial measurement of the lease liability and are recognised in profit or loss in the period during which the event or condition that triggers those payments occurs.

# NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 APRIL 2024

## 4 Revenue and Other Income

	2024	2023
	\$	\$
- Rendering of services	678,823	889,489
- Marina Rentals	1,584,755	1,529,882
- Mooring Rentals	37,845	37,010
- Bar and Catering revenue	415,910	85,205
- Other miscellaneous sales revenue	17,098	10,127
- Interest income	7,966	3,816
- Commercial rental income	381,211	238,026
- Donations	36,000	50,000
- Council carpark revenue	46,218	38,715
	<u>3,205,826</u>	<u>2,882,270</u>
<b>Other income</b>		
- Other income	24,078	25,267
- Rental rebates	-	77,043
	<u>24,078</u>	<u>102,310</u>

## 5 Result for the Year

The result for the year includes the following specific expenses:

### Finance costs

- Interest expense on debentures	235,832	231,049
- Interest on lease liabilities	59,246	61,066
	<u>295,078</u>	<u>292,115</u>

### Depreciation and amortisation expense

- Depreciation of property, plant and equipment	552,841	539,801
- Amortisation of right-of-use assets	114,548	114,548
	<u>667,389</u>	<u>654,349</u>

## 6 Cash and cash equivalents

Cash on hand	6,426	6,426
Cash at bank	470,672	559,721
	<u>477,098</u>	<u>566,147</u>

## 7 Trade and other receivables

### CURRENT

Trade receivables	15,389	3,833
Other receivables	12,030	14,832
	<u>27,419</u>	<u>18,665</u>

# NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 APRIL 2024

## 8 Property, plant and equipment

	2024	2023
	\$	\$
Marina and Moorings		
At fair value	11,729,900	11,729,900
Less: accumulated depreciation	<u>(797,634)</u>	<u>(398,817)</u>
	<u>10,932,266</u>	11,331,083
Leasehold premises		
At fair value	1,063,027	1,063,027
Less: accumulated depreciation	<u>(131,033)</u>	<u>(94,890)</u>
	<u>931,994</u>	968,137
Clubhouse		
At fair value	2,398,423	2,054,782
Less: accumulated depreciation	<u>(219,993)</u>	<u>(137,833)</u>
	<u>2,178,430</u>	1,916,949
<b>PLANT AND EQUIPMENT</b>		
Plant and equipment		
At cost	1,241,947	1,220,017
Less: accumulated depreciation	<u>(964,133)</u>	<u>(940,043)</u>
	<u>277,814</u>	279,974
<b>Total property, plant and equipment</b>	<u><u>14,320,504</u></u>	<u>14,496,143</u>

Movement in the carrying amounts for each class of property, plant and equipment between the beginning and the end of the current financial year:

	Leasehold premises	Marina and Moorings	Plant and Equipment	Clubhouse	Total
	\$	\$	\$	\$	\$
<b>2024</b>					
Balance at the beginning of year	968,137	11,331,083	279,974	1,916,949	14,496,143
Additions	-	-	33,561	343,641	377,202
Depreciation expense	<u>(36,143)</u>	<u>(398,817)</u>	<u>(35,721)</u>	<u>(82,160)</u>	<u>(552,841)</u>
<b>Balance at the end of the year</b>	<u><u>931,994</u></u>	<u><u>10,932,266</u></u>	<u><u>277,814</u></u>	<u><u>2,178,430</u></u>	<u><u>14,320,504</u></u>

# NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 APRIL 2024

## 9 Inventories

	2024	2023
	\$	\$
CURRENT		
Merchandise stock, at cost	7,280	11,351
Bar stock, at cost	9,267	2,026
	<u>16,547</u>	<u>13,377</u>

## 10 Other Financial Assets

NON-CURRENT		
Held at amortised cost		
Security deposits	41,596	41,596
	<u>41,596</u>	<u>41,596</u>

## 11 Leases

### Right-of-use assets

#### Year ended 30 April 2024

Balance at beginning of year	2,901,892	3,016,440
Depreciation charge	(114,548)	(114,548)
<b>Balance at end of year</b>	<u>2,787,344</u>	<u>2,901,892</u>

The Club subleases the Ground Floor Cafe and the First Floor Quarter Deck room for a period of 5 years, commencing 1 May 2022 with the sub-lessee holding an option to extend the lease term for another 5 years.

### Lease liabilities

The maturity analysis of lease liabilities based on contractual undiscounted cash flows is shown in the table below:

	< 1 year	1 - 5 years	> 5 years	Total undiscounted lease liabilities	Lease liabilities included in this Consolidated Statement Of Financial Position
	\$	\$	\$	\$	\$
<b>2024</b>					
Lease liabilities	151,257	605,026	2,924,294	3,680,577	2,912,276
<b>2023</b>					
Lease liabilities	151,257	605,026	3,075,550	3,831,833	3,004,287

# NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 APRIL 2024

## 12 Trade and other payables

	2024	2023
	\$	\$
Unsecured liabilities		
Trade payables	50,533	159,236
Sundry payables and accrued expenses	165,976	144,194
	<u>216,509</u>	<u>303,430</u>

## 13 Borrowings

CURRENT		
Secured liabilities:		
Debentures	1,865,000	1,560,000
NON-CURRENT		
Secured liabilities:		
Debentures	3,055,000	3,285,000

### Collateral Provided

Debentures are secured by a first mortgage over the assets of the Club. The carrying amounts of non-current assets pledged as security are:

- Marina and Moorings	10,932,266	11,331,083
- Leasehold premises and club house	3,110,424	2,885,086
- Other property plant and equipment	277,814	279,974
	<u>14,320,504</u>	<u>14,496,143</u>

## 14 Employee benefits

CURRENT		
Employee entitlements	49,438	71,358
NON-CURRENT		
Employee entitlements	5,125	5,125

## 15 Other liabilities

CURRENT		
POS liability	13,237	13,553
Customer deposits	26,770	44,545
Prepaid berths guarantee fees	16,396	73,713
	<u>56,403</u>	<u>131,811</u>

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 30 APRIL 2024

### 16 Financial Risk Management

The main risks the Club is exposed to through its financial instruments are credit risk, liquidity risk and market risk consisting of interest rate risk.

The Club's financial instruments consist mainly of deposits with banks, local money market instruments, short-term investments, accounts receivable and payable, debentures and lease liabilities.

The totals for each category of financial instruments, measured in accordance with AASB 9 as detailed in the accounting policies to these financial statements, are as follows

	2024	2023
	\$	\$
<b>Financial Assets</b>		
<i>Held at amortised cost</i>		
Cash and cash equivalents	477,098	566,147
Trade and other receivables	27,419	18,665
Other financial assets	41,596	41,596
<b>Total financial assets</b>	<u>1,023,211</u>	<u>1,192,555</u>
<b>Financial liabilities</b>		
<i>Held at amortised cost</i>		
Trade and other payables	216,509	303,430
Borrowings	4,920,000	4,845,000
Lease liabilities	2,912,276	3,004,287
<b>Total financial liabilities</b>	<u>8,048,785</u>	<u>8,152,717</u>

### 17 Key Management Personnel Remuneration

The totals of remuneration paid to the key management personnel of Middle Harbour Yacht Club Limited during the year are as follows:

Short-term employee benefits	213,392	192,538
Long-term benefits	20,686	17,353
	<u>234,078</u>	<u>209,891</u>

For details of other transactions with key management personnel, refer to Note 18: Related Party Transactions.

### 18 Related Parties

#### (a) The Club's main related parties are as follows:

Any person(s) having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly, including any director (whether executive or otherwise) of that entity is considered key management personnel.

For details of disclosures relating to key management personnel, refer to Note 17: Key Management Personnel Compensation.



# NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 APRIL 2024

## 18 Related Parties (cont'd)

### (b) Other related parties

Other related parties include immediate family members of key management personnel and entities that are controlled or significantly influenced by those key management personnel, individually or collectively with their immediate family members.

### (c) Transactions with related parties

Transactions between related parties are on normal commercial terms and conditions no more favourable than those available to other parties unless otherwise stated. The following transactions occurred with related parties:

	2024	2023
	\$	\$
<b>(i) Revenue from services</b>		
Revenue from monthly berth fees	21,443	36,511
<b>(ii) Debentures</b>		
Debentures payable	320,000	450,000
Debentures interest paid/payable	19,734	19,940

## 19 Fair Value Measurement

The Club measures the following assets and liabilities at fair value on a recurring basis:

- Property, plant and equipment
  - Marina and Moorings
  - Clubhouse
  - Leasehold Improvements

The Club does not subsequently measure any liabilities at fair value on a recurring basis, or any assets or liabilities at fair value on a non-recurring basis.

This note explains the judgements and estimates made in determining the fair values of the non-financial assets that are recognised and measured at fair value in the financial statements.

	Total
	\$
<b>30 April 2024</b>	
<b>Recurring fair value measurements</b>	
<b>Property, plant and equipment</b>	
Marina and Moorings	10,932,266
Clubhouse	2,178,430
Leasehold premises	931,994
	<u>14,042,690</u>

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 30 APRIL 2024

### 19 Fair Value Measurement (cont'd)

#### Valuation techniques used to determine fair values

An independent valuation of the Marina and Moorings, Leasehold premises and Clubhouse was undertaken by an independent valuer in 2013 using the capitalisation of earnings method, based on a capitalisation rate of 9.25%.

The directors' have performed a Directors Valuation at 30 April 2022 using a consistent capitalisation of earnings method as had been performed by the independent valuers in 2013. No additional valuation has been performed at 30 April 2024 as the directors believe the valuation is still reflective of the fair values of the above assets. Key assumptions adopted by the Directors in this valuation include:

- Projected net commercial income of the marina berths and moorings based on expected future occupancy levels;
- Commercial rental value of land property currently occupied and used by the Club, with an allowance for expected vacancies and operating expenses;
- Adjustments for future capital expenditure expectations; and
- Average capitalisation rate of 8.75%.

### 20 Contingencies

Estimates of the potential financial effect of contingent liabilities that may become payable.

#### Bank guarantee

Middle Harbour Yacht Club Limited had the following security deposits held with Westpac, classified as security deposits within other financial assets:

- \$41,596 in respect of their Maritime Service account (2023: \$41,596).

### 21 Controlled Entities

	Principal place of business / Country of Incorporation	Percentage Owned (%)* 2024	Percentage Owned (%)* 2023
<b>Parent Entity:</b>			
Middle Harbour Yacht Club	Australia	100	100
<b>Subsidiaries:</b>			
MHYC Holdings Pty Limited	Australia	100	100
MHYC Marina Management Pty Limited	Australia	100	100

\*The percentage of ownership is in proportion to ownership.

# NOTES TO THE FINANCIAL STATEMENTS

## FOR THE YEAR ENDED 30 APRIL 2024

### 22 Parent entity

The following information has been extracted from the books and records of the parent, Middle Harbour Yacht Club Limited and has been prepared in accordance with Accounting Standards. The financial information for the parent entity, Middle Harbour Yacht Club Limited has been prepared on the same basis as the financial statements except as disclosed below. Investments in subsidiaries are accounted for at cost in the financial statements of the parent entity.

	2024	2023
	\$	\$
<b>Statement of Financial Position</b>		
Assets		
Current assets	521,064	598,189
Non-current assets	17,149,444	17,439,631
Total Assets	<u>17,670,508</u>	<u>18,037,820</u>
Liabilities		
Current liabilities	2,279,360	2,156,800
Non-current liabilities	5,880,391	6,204,211
Total Liabilities	<u>8,159,751</u>	<u>8,361,011</u>
Equity		
Retained earnings	(3,094,510)	(2,928,458)
Asset revaluation reserve	12,605,267	12,605,267
Total Equity	<u>9,510,757</u>	<u>9,676,809</u>

### 23 Cash Flow Information

Reconciliation of net income to net cash provided by operating activities:

	2024	2023
	\$	\$
Loss for the year	(166,052)	(201,905)
Non-cash flows in profit:		
- depreciation and amortisation	667,389	654,349
- interest on lease liability	59,246	61,066
Changes in assets and liabilities:		
- (increase)/decrease in trade and other receivables	(8,754)	101,840
- increase/(decrease) in inventories	(3,170)	11,653
- decrease in trade and other payables	(86,921)	(143,760)
- decrease in other liabilities	(75,408)	(138,159)
- decrease in provisions	(21,920)	(5,352)
Cashflows from operations	<u>364,410</u>	<u>339,732</u>

# NOTES TO THE FINANCIAL STATEMENTS

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## FOR THE YEAR ENDED 30 APRIL 2024

### **24 Events after the end of the Reporting Period**

The financial report was authorised for issue on 19 June 2024 by the Board of Directors.

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

### **25 Company Details**

The registered office of and principal place of business of the Club is:

Middle Harbour Yacht Club Limited  
Lower Parriwi Road  
The Spit  
Mosman NSW 2088

# DIRECTORS' DECLARATION

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The directors of the entity declare that:

1. The financial statements and notes, as set out on pages 6 to 26, are in accordance with the *Corporations Act 2001* and:
  - (a) comply with Australian Accounting Standards - Simplified Disclosures; and
  - (b) give a true and fair view of the financial position as at 30 April 2024 and of the performance for the year ended on that date of the entity.
2. In the directors' opinion, there are reasonable grounds to believe that the entity 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.

Director .....  
N Drabsch

Director .....  
R Aldis

Dated: 19 June 2024

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**MIDDLE HARBOUR YACHT CLUB LIMITED**

ABN: 95 000 248 887

**INDEPENDENT AUDIT REPORT TO THE MEMBERS OF  
MIDDLE HARBOUR YACHT CLUB LIMITED**

For the Year Ended 30 April 2024



**PKF(NS) Audit & Assurance Limited Partnership**

**ABN 91 850 861 839**

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## INDEPENDENT AUDITOR'S REPORT

### TO THE MEMBERS OF MIDDLE HARBOUR YACHT CLUB LIMITED

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

##### Opinion

We have audited the financial report of Middle Harbour Yacht Club Limited (the Club), which comprises the consolidated statement of financial position as at 30 April 2024, the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and notes to the financial statements, including material accounting policy information, and the directors' declaration of the Company and the consolidated entity comprising the Company and the entities it controlled at the year end or from time to time during the financial year.

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

- (a) giving a true and fair view of the consolidated entity's financial position as at 30 April 2024 and of its performance for the year then ended; and
- (b) complying with Australian Accounting Standards – Simplified 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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

##### Independence

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 (including Independence Standards) (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.



## Other Information

The directors are responsible for the other information. The other information comprises the information included in the consolidated entity's annual report for the year ended 30 April 2024 but does not include the financial report and our auditor's report thereon.

Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

## Responsibilities of the Directors for the Financial Report

The directors of the Company are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards – Simplified 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 consolidated entity's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the consolidated entity 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.

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

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





## Auditor's Responsibilities for the Audit of the Financial Report (cont'd)

- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the consolidated entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the consolidated entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the consolidated entity to express an opinion on the group financial report. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

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

We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, action taken to eliminate threats or safeguards applied.

A handwritten signature in blue ink that reads 'PKF'.

PKF

A handwritten signature in blue ink, appearing to read 'Kym Reilly'.

KYM REILLY  
PARTNER

19 JUNE 2024  
SYDNEY, NSW





**MHYC**

MIDDLE HARBOUR YACHT CLUB