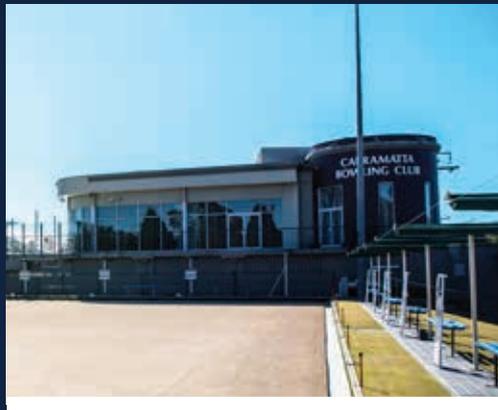


CABRA BOWLS **group**



20-21
annual
report

Our Mission

“To be the leading hospitality venue in our communities, focusing on our established traditions while embracing diversity and innovation”.

We respectfully acknowledge and celebrate the Traditional Owners and Elders, past, present and future of all the lands, on which Cabra Bowls Group venues operate.



Roderick Stockee performing a traditional smoking ceremony at Club Malua's First Dig Celebration, Sunday 28 February 2021

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Colin Strudwick
President



Ron Abdy
Senior Vice President



Fred Priestly
Junior Vice President



Ron Davis
Director



Kevin Williams
Director



Steve Johnson
Director



Norma Drew
Director

Board of Directors



Cabra Bowls Group President Colin Strudwick, laying a wreath at the Opening Ceremony of the 53rd National RSL Lawn Bowls Carnival hosted by Cabra Bowls 29 April - 5 May 2021.

President's Address

Colin Strudwick

To our Chief Executive Officer Jay Porter, Group General Manager Nathaniel Schryver, and Cabra Bowls Operations Manager Ben Phan, thank you, it has been a privilege working with you over the past twelve months. Also thank you to their respective teams for their support and commitment to the Group.

Even though we are still dealing with the COVID-19 Pandemic I am pleased to report our venues have traded well over expectations for the financial year. We are thankful for our loyal members who have supported their local venue during these difficult times.

Appreciation must go to the Board of Directors for their dedication and support and the support they have given myself and the Management Team over the past twelve months. The Board of Directors would also like to acknowledge the support given by both Chairmen, Graham Kelly OAM (Bundeena) and Dennis Beavan (Malua Bay) and their respective Advisory Committee members.

Congratulations must go to Paula Lewis, our Group Marketing Manager for her organisation of The First Dig Community Fair at Club Malua. Having attracted more than 600 members and residents the day was an overwhelming success. Well done Paula!

Also, well done to Ben Phan, Cabra Bowls Operations Manager, for his work on the successful hosting of the hundreds of bowlers and spectators at the 53rd National RSL Lawn Bowls Carnival.

We have recently completed a much needed renovation to the undercover green at Cabra Bowls. The lighting has been improved by 250% and the playing surface is back to being true. This refurbishment brings the standard of this green back to a high competitive standard for tournament play.

Many thanks to our Bundeena CSC Operations Manager, Camilla Hargreaves, Chefs Michael Sturgess and Jade Waite and all staff at Bundeena CSC for the service they give to the Community. In the pipeline for this venue is the addition of a large outdoor deck. We have had some recent progress with Sutherland Shire Council and this project is now moving in the right direction.

I also take this opportunity to welcome Manuela Littek to the role of Operations Manager at Club Malua. Manuela comes to us from the Kirribilli Club and is settling into her new life on the South Coast nicely. She has a wealth of experience in the

industry, and we are looking forward to seeing her put her stamp on our newest venue.

Construction has started on the new venue rebuild. Things are progressing well and I am sure it won't take long before we start seeing some fantastic results.

To the Chair of the Audit Committee, Colin Ennis and your team, thanks again for the work you have done this year in conjunction with Walker Wayland Audit Company. The Board of Directors are grateful for your input.

Along with Gary Willis National Coach, congratulations also go to our new Assistant National Coach, Karen Murphy AM. Karen's selection with Gary will leave the National Team in very capable hands.

Cabramatta Bullants have been successful in both ladies and men pennants this year. Women's Grade 1 and 2 have made State playoffs at Kingscliff and Pottsville. Men's Grade 1 and 2 have also made State playoffs at Foster and Parkes. Congratulations also go to Malua Bay Stingrays. Men's Grade 3 and 5 have made the State playoffs at Northmead and Nowra.

Thanks to our Greenkeepers, Ben Morthorpe (Cabra Bowls) and Adam Moffitt (Club Malua) and all their staff for providing us with greens of the highest level. All members from both clubs are grateful for your professionalism. Also, to our venue bowls teams, Ray and Frank (Cabra Bowls) and David (Club Malua) thank you for your commitment and communication in keeping us all informed about Club and Zone events.

To the Cabramatta Bullants Women's Club President, Sandra and her Committee, I wish to thank you for the support given to myself and the Board of Directors.

Finally, I would like to take this opportunity to thank my wife Sandra for all the support she has given me. I thank each and every member of Cabra Bowls Group and wish you all a safe and successful year.

Colin Strudwick
President



Cabra Bowls Group CEO Jay Porter, inspects the damage after the devastating loss of Club Malua during the summer of 2019/2020.

CEO's Statement

Jay Porter

I present my report this year with mixed emotions. After successfully recovering from the 2020 lockdown, we are once again in lockdown in Metropolitan Sydney (at the time of writing this report). Reflecting on the year that was gives me great pleasure and a very real sense of achievement.

A record net profit while continuing to provide facilities and entertainment for our members under restricted trading conditions is testament to the commitment of the Board and staff.

“ **November 2, 2021 represents the beginning of our 70th year of existence at Cabramatta and there are some exciting events planned to celebrate this milestone to be held throughout 2022.** ”

Overview

On 1st June 2020 we reopened our doors after the country wide lockdown due to the COVID-19 Pandemic. Initially, we anticipated 'soft' trading conditions and budgeted accordingly. It became apparent after our second month of trading that our budgeted income was significantly understated and pleasingly that continued throughout the entire year.

The trading result we experienced this year enabled the club to reduce interest payments to zero by completely extinguishing our debt liability. We have retained this debt facility for the rebuild of Club Malua.

The Financial results for the year ended 31st May 2021 are shown in the table below. For accurate comparisons I have removed the gain in residential property values, the stimulus payments from the Australian Government and the insurance payout for the Malua Bay rebuild.

The Board of Directors have worked incredibly hard this year and I thank President Colin and the Directors for their support. The disruptions

this year have meant that your Board have had to attend many additional meetings and briefings. The Sub-Clubs committees at Bundeena CSC and Club Malua have also worked tirelessly. I thank the Advisory Chairmen Denis Beavan and Graeme Kelly OAM and their committees for their support and feedback.

The Capital Works Committee has had a particularly busy year with the planning and executing the Club Malua rebuild. I am pleased to report that the construction has commenced, and progress is being made despite a significant amount of rain delaying construction.

Additionally, the Committee has undertaken the planning of a refurbishment at the Cabramatta Venue and a deck extension at the Bundeena Venue. Upon completion of the Club Malua rebuild the Board have resolved to proceed with the Cabra Bowls refurbishment subject to the appropriate members approval.

Cabra Bowls will move toward internal catering in the second half of this year. This move is consistent with Bundeena CSC and the plan for Club Malua. Thanks must go to Christy Mai and her team for the effort they have put in over the past year under restricted trading conditions. We also bid farewell to Mr and Mrs Phanith who served our members well through the Tum Lao café over many years. We wish you all the best for the future.

I must take this opportunity to thank Colin Ennis who Chairs the Audit Committee. Col has been a steady sounding board during the past 12 months and does a lot of work for the Club behind the scenes.

	Cabramatta	Bundeena	Malua Bay	Group
NET Profit	\$4,044,005	\$565,914	\$892,970	\$5,502,889
Uplift in Residential Property				-\$280,000
Insurance Claim				-\$1,425,215
Government Stimulus				-\$696,500
Adjusted Net Profit				\$3,101,174

Bowls

Unfortunately, our Bowlers were unable to compete in Pennant competitions during the 2020/2021 year due to cancellations related to COVID-19. The first half of 2021 has seen both the Bowls NSW Grade 1 and 2 and Women's Grade 1 and 2 Pennant teams qualify for State Playoffs scheduled to be played in September 2021. Club Malua will be represented at the NSW playoffs in Bowls NSW Grade 3 and 5 and Women's Grade 3 and 4.

I thank Ray, Frank, and David in the respective Bowls Offices and Ben, Rob, Zac, Adam, and Stuart for their expert preparation of our Greens.

During the past year, the Board resolved to refurbish the covered carpet Green at Cabramatta and replace the lights. This refurbishment cost over \$120,000, I am sure that our members will benefit from this renewed world class facility for many years to come. I am pleased to announce that the Board has resolved to replace the lights on the grass bowling green to enhance the playability on this surface.

“ *2022 will see a renewed focus in the Bowls departments as we reflect on our 70th year at Cabramatta and consider enhancing our offerings and events.* ”

Our Bowls Committees have done an excellent job given the challenges of the past year and I thank President's Dave and Sue and Malua Bay and Colin and Sandra at Cabramatta. I extend my thanks to their respective Committees.

Staff

Each year we have several staff join our club group and for varying reasons we have staff leave us. I would like to welcome our new Group Marketing Manager Paula Lewis. Paula has decades of experience in the club marketing industry, and I am sure her skills will enhance the Group's reach.

We welcome Manuela Littek to Club Malua in the role of Operations Manager. Manuela joins our Club Group with extensive experience from a North Sydney venue and has relocated to take the role at Club Malua.

I take the opportunity to thank our Group Management team Nathaniel and Carmen, as well as our Operations Managers Ben and Camilla. I am sure our Managers would join with me in thanking our staff for their tireless efforts, particularly, given the challenges they have faced during the year.

The Board have approved an increased budget for staff training moving into the 2022 year. In addition to this training the club has developed a wellness program for the staff and upgraded the staff room facilities at both Cabramatta and Bundeena.

The Future

In May 2021, the Board commenced development of the new 3-year Group Strategic Plan. The new Strategic Plan is divided into four categories, including each club venue and the group plan dealing with investments and issues not directly related to a venue.

This plan sets our blueprint for expansion at a rate that is sustainable, sensible, and practical.

Many new objectives and targets have been ratified by the Board over the coming 3-years and the Management Team is preparing to implement these plans.

Despite the lingering uncertainty around COVID-19 lockdown in metropolitan Sydney, we will draw on our previous lockdown experience to ensure that when we are able to again reopen, we do so safely. The Board and Management strive to provide a safe and comfortable facility for the use and enjoyment of our members.

Jay Porter
Chief Executive Officer

Venue Highlights & Bowls Reports

Cabra Bowls Highlights

Ben Phan

The end of 2020, leading into 2021, proved to be one of the most challenging years for many in the modern world. The prolonged droughts, damaging floods and bushfires accompanying the COVID-19 pandemic that is still prevalent today has seen an set of circumstances never before seen in the history of the Club.

These events tested all communities, and as devastating as the after-effects were, we continued to rally on and endeavour to bring normality back to our lives. Cabra Bowls also committed itself to bring normality back to the lives of members and community alike.

In our journey to engage with the community, highlights include:

- Cultivating relationships and assisting communities and groups close and afar with their needs. From NSW Health, the Defence Force, and Australia Beureau of Statistics to smaller suburbia sports, health and community groups, Cabra Bowls is home to all.
- We have provided over 20 Barefoot Bowls experience packages to the community when groups were allowed to gather. Cabra Bowls had groups ranging from small sessions of 10 people to larger crowds of 80 plus.
- We welcomed over 150 interstate travellers to our venue and greens for the National RSL Bowls Carnival. Cabra Bowls became the second home for many that week, and for some, the experience resurfaced beautiful memories they had when Cabra Bowls was their very own local.
- Cabra Bowls ensured that while we were forced to reduce our services, everyone still enjoyed what we had to offer. The safety of the community and all our patrons were at heart when making decisions. We had free face masks, hand sanitisers and dedicated COVID-19 cleaning marshals to minimise harm and risk of the spread of the pandemic.



NSW RSL Lawn Bowls Association Representative

- Moving forward we have taken a greener step with the installation of a 71.34 kW solar system with 174 solar panels. We have saved over 31 tones of CO2 emissions equivalent to the carbon dioxide sequestered by 801 trees or 125,311 kilometres driven by an average passenger vehicle. The club has also invested in changing light fixtures to LEDs and the modernisation of wastage streams to further the green cause.

“ **Always a major highlight on our calendar, Lunar New Year was celebrated in style this year with a members promotions seeing \$10,000 being given away, traditional dragon dancers, lucky red envelopes, dining specials and live entertainment.** ”



These highlights were not all the work of one person but the constant dedication of a team that strives for excellence day in day out at the club.

Customer Service Managers Donna McVaigh, Susan Huynh and Michael Fitzgerald's guidance and leadership have steered the Cabra Bowls ship past many 2020/2021 hurdles to guarantee safety, experience and satisfaction for its members at Cabra Bowls.

As always, Cabra Bowls looks forwards to changing and adding experiences that will benefit the community and its members in 2021/2022.

Community, Belonging, Growth.

Benjamin Phan
Operations Manager
Cabra Bowls



Cabra Bowls staff welcoming in the Lunar New Year.



Cabra Bowls Group Executive Chef Michael Sturgess prepares this years Perfect Plate competition dish - Pork Jowl, Corn & Scallops

Bundeena CSC Highlights

Camilla Hargreaves

Bundeena Community & Services Club (Bundeena CSC) has achieved a remarkable result for the year, despite very trying conditions.

This would not have been possible without the overwhelming and continuous support of our members and visitors who visit us regularly to enjoy a meal and a drink and the atmosphere of the 'friendliest little club' around. To you all, a big, heartfelt thank-you.

Even though we were trading under difficult circumstances all year, we still managed to serve 79,512 beers (with almost 4,000 of these being various types of local craft beer) 64,586 main meals (including 6,352 steaks) and 6,931 coffees to our guests. Additionally, 3,716 kid's meals were served with a complimentary ice cream and soft drink for the little ones to enjoy while dining with us.

79,512 beers sold

64,586 main meals served

6,931 coffees made

3,716 kid's meals enjoyed

Throughout the year the club continued to support local not-for-profit community groups by offering free use of our function space. These include the Bundeena Community Music Association who rehearse three nights a week, Bridge Club, Gunyah Day Club, Bundeena Photography Club, Ramshackle Orchestra, Art of Living, Progress Association, Bundeena Maianbar Chamber of Commerce, Before and After School Care and many more. We also made several donations to the local Bundeena Rural Fire Brigade.

On a personal note, a special thanks must go to the senior management team at Cabra Bowls Group; Jay Porter (Group CEO), Nathaniel Schryver (Group General Manager) and Carmen Soliz (Group Finance Officer) as well as Ben Phan (Operations Manager – Cabramatta) and Graeme Kelly OAM (Chairman – Advisory Committee) for their never-ending support.

To Ross Hogan, my assistant Operations Manager, I sincerely thank you for all that you do. Your

dedication to the club is amazing! I am always confident when you are in charge in my absence.

To our hard-working senior chefs Michael Sturgess (Head Chef) and Jade Waite (Sous Chef) and the rest of the kitchen team. The culinary delights and ever changing "chef's creations" specials you offer are the reason our members and guests keep returning. We have a great reputation for innovative, high quality food for which you should all be very proud. We are also very proud to be a contender in this years Perfect Plate Awards with our entry being an amazing Pork Jowl, corn and scallop creation.

To my Customer Service Supervisors, Pip, Diane and Kimberly and the rest of the customer service team, I thank you for all your hard work. This past 18 months has certainly not been without its challenges, having to abide by capacity restrictions, contact tracing requirements and more. You have all remained professional and friendly even as rules changed, often with very little notice. Your efforts have not gone unnoticed.

I am pleased to report that in 2021 through the Cabra Bowls Group, we will again be offering sponsorships to local community groups in accordance with the Category 1 ClubGRANTS Scheme to a total value of \$20,000. This is another example of us striving to be at the heart of the community and always having the community at heart.

I look forward to the coming year and seeing what it brings for not only our Bundeena venue, but also for the group as a whole.

I am particularly excited at the progression of our new balcony/deck project and the opening of our brand-new state of the art sister venue at Club Malua on the south coast which was destroyed in the 2019 bushfires.

See you at the CSC!

Camilla Hargreaves
Operations Manager
Bundeena Community & Services Club





Club Malua Advisory Committee Chairman Denis Beavan, joins Cabra Bowls Group CEO Jay Porter and President Colin Strudwick to celebrate Club Malua's Official First Dig Ceremony on Sunday 28 February 2021.

Club Malua Highlights

Manuela Littek

After a challenging year of living under lockdown regulations, hospitality restrictions, and capacity limits, Club Malua Marquee still plays a key role in the local community offering a form of normality to many bowlers and social members during these testing times.

In February this year the Club hosted a First Dig Community Fair to celebrate the beginning of construction of the new venue. Over 600 people attended the day along with local politicians and dignitaries. A wonderful day was had by all.

Not long after the Sunrise team also arrived, and the Bowlers had a lovely, very early morning with Sam Mac.

Since my arrival in April 2021, it has become clear that the club and weekly bowling schedule is a lifeline for many. A place, where people can socialise in a safe environment, where they share stories, celebrate successes and support those, who have experienced the same fate as the club itself and lost everything during the bushfires in 2019.

“ *However, there is a real sense of excitement among the staff, the locals, our bowlers and regular customers as the building site behind the greens takes shape.* ”

While the lack of a restaurant, a gaming room or sports bar has limited the product we are currently able to offer in the Marquee, the team continues to offer personal and dedicated service to our members and guests, simply because they care. Weekly BBQs, promotions, and bowls tournaments has assured that the club's popularity constantly increases among the local community and visitors to the area.

I would also like to thank our loyal and passionate members of Club Malua, who have welcomed me with open arms to the area and to their cherished club.



Sunrises Sam Mac with CEO Jay Porter and our Local Bowlers

To the senior management team at Cabra Bowls Group, I am very grateful for your ongoing support and leadership.

It goes without saying that the staff at Club Malua are the heart and soul of the venue and I am privileged to be part of this team.

As much as the people of Malua Bay, I can hardly wait to see the conclusion of the new club development and open Club Malua, South Coast's new state of the art venue!

Manuela Littek
Operations Manager
Club Malua

Bullants Bowls Report

Ray Pearse

I would like to start by congratulating the Board of Directors and Management Team for once again supporting bowls and our members at Cabra Bowls.

It would be remiss of us not to look back at the memories we have shared with the members we have lost over the last 12 months.

Our members have shown great resilience, accepting a shutdown of our game in early 2020. With the re-opening on 1 July 2020, they came back stronger and have competed in everything whether that be at a social, competitive or representative level.

“ ***So far in 2021, our ladies have led the charge with their achievements. They have qualified for the grade 1 and grade 2 WBNSW pennant finals in September being held at Pottsville and Kingscliff.*** ”

Our ladies have also done a clean sweep of the Lansdowne District events in the singles, pairs, triples and fours. The regional play-off dates have not yet been decided and were postponed due to the current lockdown in Sydney. Congratulations to our ladies and we wish you every success moving forward in 2021.

At the start of 2021, Mia Hotson and Beau Prideaux won the NSW 2020 Mixed Pairs event at Malua Bay. They earned themselves a position at the Australian Championships but unfortunately this was cancelled due to the outbreak of COVID-19 in Melbourne in May this year.

At Zone level, we had Beau Prideaux and Carl Healey take out the Zone 12 Pairs event and have qualified for the NSW Championships held in September at Ettalong Bowling Club. Also, Gary Corey won the Zone 12 Senior Singles and will compete at NSW level in September.



Grade 2 Lansdowne District Flag Winners.

In the Men's Pennant for 2021, we have qualified grades 1 and 2 to compete at the NSW finals. Grade 1 will get their chance to create history by winning 4 number 1 NSW flags in a row. Grade 1 will be held at Forster and grade 2 will be held at Parkes.

Our junior young-gun Ryan Klem won all 3 zone events earlier in the year and will compete at the NSW championships in the school holidays in September.

Karen Murphy AM was named Assistant Bowls Australia Jackaroo Coach and will now work alongside current Cabra Bullant and head coach of the Jackaroos, Gary Willis. Ellen Ryan, Carl Healey and Aaron Wilson have been named in the Bowls Australia Jackaroos squad moving forward. Beau Prideaux has been named in NSW pathways squad and will be mentored by current Jackaroo Ben Twist.

In late June, the Australian Open concluded with many of our Cabra Bullants reaching deep in the draws and finals. Notable achievements were Ray Pearse winning the Open Fours and Aaron Wilson winning the blue-ribbon event in the Singles.

Cabra Bowls have made some upgrades for our members. With the newly built bowls notice room and the refurbishment of our undercover carpet green. Both upgrades have been welcomed by our members.

Cabra members have a big second half of the year coming up, on behalf of the members, board, management and staff, we wish all our members every success. Please stay safe and we hope to see you all enjoying our facilities soon.

Ray Pearse
Bowls Manager
Cabra Bowls

cabra bowls
HOME OF THE BULLANTS 

Stingrays Bowls Report

David Thomas

It is with great pleasure I submit my first Annual Bowls Report as Bowls Coordinator of Club Malua.

The 2020/2021 bowls season has been a very testing time for us all with COVID-19 restrictions and lockdowns taking place throughout NSW.

Fortunately for Club Malua members this has been kept to a minimum and we have been lucky enough to compete at Club, District and Zone championships with great results for the Stingrays.

At District level the male bowlers have won the following -

- District Pairs - D. Thomas and J. Breust
- District Triples - D. Thomas, B. Thomas and J. Breust
- District Fours – M. Beare, T. Kovacs, S. Rootsey and J. Breust
- District No 3 and No 5 Pennant
- District President Reserve Singles – P. Hutchinson
- District President Reserve Pairs – M. Obryan and P. Hutchinson
- District President Reserve Triples – D. Dudman, M. Obryan and P. Guthrie
- Zone 7 Pairs – D. Thomas and J. Breust
- Zone 7 No 3 and No 5 Pennant

The ladies have also performed very well with the following results -

- District No 3 and No 4 Pennant
- District Senior Pairs – C. Dutkiewicz and S. Beavan
- Zone 7 Senior Pairs – C. Dutkiewicz and S. Beavan

A Special mention must go to our two great junior members Stuart Megee and Nick Tiyce, with Stuart Megee winning the Zone 7 Junior Singles and Stuart and Nick winning the Zone 7 Junior Pairs.

The Highlight for Club Malua was hosting the 2021 Women's NSW State Championships in February 2021. The championships were very successful with all lady bowlers and WBNSW officials appreciating the magnificent greens and great hospitality from Club Malua.

The Championships ran over 10 days attracting NSW best ladies to our magnificent club and surrounding areas. I would like to thank our amazing volunteers who worked throughout the event forever lending a helpful hand.

Club Malua also hosted a Ladies 2 Bowl Triples Carnival on May 29 and May 30 with 78 ladies competing.

Our 40th Annual Winter Carnival was held on June 23 until June 27. An extremely successful event which attracted 264 Bowlers from the South Coast and surrounding areas including ACT.

In conclusion I would like to thank the Cabra Bowls Group and Club Malua Management, bar staff and our A Grade greenkeepers for all the help and hard work they have put into making sure all our events are a successful.

David Thomas
Bowls Coordinator
Club Malua



Key Performance Areas

 2020 - 2021

EBITDA 46%

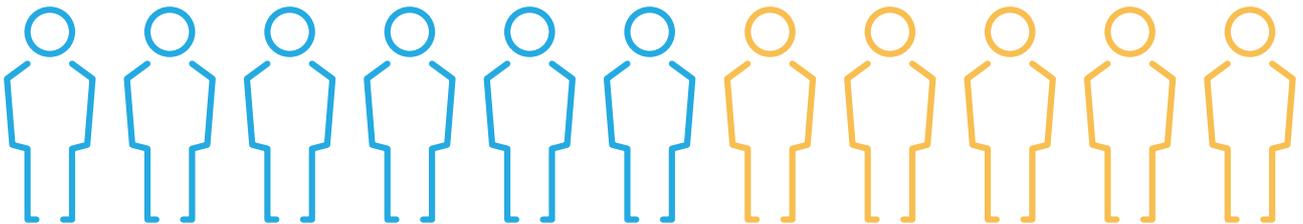
EARNINGS BEFORE INTEREST, TAXES, DEPRECIATION, AND AMORTIZATION

\$123,209 ClubGRANTS TOTAL

Group NET Profit \$5,502,889

Gender Distribution (staff)

MALE 52% FEMALE 48%



TOTAL STAFF Across 3 Venues 69

\$979,059 TOTAL BOWLS Expenditure

Cabramatta Bowling and Recreation Club Ltd

ABN 48 000 976 894

Financial Statements

For the Year Ended 31 May 2021

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Directors' Report

31 May 2021

The directors present their report on Cabramatta Bowling and Recreation Club Ltd for the financial year ended 31 May 2021.

1. General information

Information on directors

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

Colin STRUDWICK	President
Experience	Director since 2005
Special responsibilities	Chair of the Board and Ex officio all Committees
Ronald ABDY	Senior Vice President
Experience	Director since 2014
Special responsibilities	Chair of the Club Grants Committee. Member of the Finance and Disciplinary Committees
Fred PRIESTLY	Junior Vice President
Experience	Director since 1996
Special responsibilities	Member of Finance and Disciplinary Committee. Life Member
Ronald DAVIS	Director
Experience	Director since 2011
Special responsibilities	Member of Social Committee and Welfare Officer.
Kevin WILLIAMS	Director
Experience	Director since 2012
Special responsibilities	Chair of the Disciplinary Committee.
Norma DREW	Director
Experience	Director since 2019
Special responsibilities	Chair of Social Committee.
Stephen JOHNSON	Director
Experience	Director since 2018
Special responsibilities	Chair of the Capital Works committee. Member of the Finance and Club Grants committees.

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

Principal activities

The principal activity of Cabramatta Bowling and Recreation Club Ltd during the financial year was the operation of three licensed clubs for the benefit of its members and their guests. The three licensed clubs are Cabramatta Bowling & Recreational Club, Malua Bowling and Recreational Club and Bundeena Community and Services Club.

Company Secretary

Jay Eric Porter has been the Company Secretary since 11th July 2017 and continues to hold such position.

Directors' Report

31 May 2021

Performance Measures

The company measures its own performance through the use of quantitative and qualitative benchmarks. The benchmarks are used to assess the financial sustainability of the company and whether the company's short-term and long term objectives are being achieved.

Short-Term and Long Term Objectives

The Company's objectives are to:

- The development and delivery of premium bowls and club facilities and services to its members and their guests.
- The provision of social welfare to its members and community sports and recreational organisations.

Strategies for achieving those objectives

- Maintain the bowling facilities to a world class standard
- Update the premises to reflect the quality of appearance of the club
- Constantly monitor and improve the services of the gaming bar, restaurant and bistro areas

How those activities assisted in achieving the club's objectives

To achieve its stated objectives, the company has adopted the following strategies: The surpluses of the Club have been utilised in enhancing the Club's facilities and the provision of support to the local sporting and community support organisations and other charitable associations.

Operating Results

The net current year surplus of the Club amounted to \$ 5,502,889 (2020: surplus \$ 353,677). The net current year surplus includes COVID-19 Government grants in relation to Job keeper amounting to \$646,500 and cash flow boost amounting to \$50,000. In addition, the Club received \$1,425,215 during the year in connection with its insurance claim on Club Malua which was burnt down in January 2020. The Club has set aside cash reserves to fund the rebuilding of Club Malua.

2. Other items

Details of Members

	Number		Liability of Member	
	2021	2020	2021	2020
	\$	\$	\$	\$
Class				
Bowling Members	368	264	736	528
Club Members (Non Bowlers)	10,011	6,419	20,022	12,838
Junior Sporting	7	9	14	18
Total	10,386	6,692	20,772	13,384

Directors' Report

31 May 2021

Membership data for Club Malua was destroyed on 31 December 2019. The Club is aware that not all members are reflected in the table above, however the numbers presented are accurate and reconcile to available data.

The Company is incorporated under the Corporations Act 2001 and is a Company limited by guarantee. If the Company is wound up, the constitution states that each member is required to contribute a maximum of \$2 each towards meeting any outstandings and obligations of the Company. At 31 May 2021 the number of members was 10,386 (2020: 6,692)

Events after the reporting date

The Club was required to cease trade on 26th June 2021 after a NSW Government mandated shutdown. The Club will remain closed until the end of the scheduled lockdown, being 31st August 2021. Reopening will be in line with the state and federal health guidelines, to ensure all COVID-19 measures are put in place for the safety of patrons.

The Club continually monitors the current COVID-19 situation and ensures that sufficient cash reserves are available to fund additional short-term potential shutdowns.

Meetings of directors

During the financial year, 12 meetings of directors (excluding committees of directors) were held. Attendances by each director during the year were as follows:

	Directors' Meetings	
	Number eligible to attend	Number attended
Colin STRUDWICK	12	12
Ronald ABDY	12	11
Fred PRIESTLY	12	8
Ronald DAVIS	12	12
Kevin WILLIAMS	12	9
Norma DREW	12	11
Stephen JOHNSON	12	11

Directors' Report

31 May 2021

Auditor's independence declaration

The lead auditor's independence declaration in accordance with section 307C of the Corporations Act 2001, for the year ended 31 May 2021 has been received and can be found on page 6 of the financial report.

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



Colin STRUDWICK

Director

Dated this 17th day of August 2021, Sydney

**AUDITORS' INDEPENDENCE DECLARATION
UNDER SECTION 307C OF THE CORPORATIONS ACT 2001
TO THE DIRECTORS OF CABRAMATTA BOWLING & RECREATION CLUB LTD**

We declare that, to the best of our knowledge and belief, during the year ended 31st May 2021 there have been:

- i. no contraventions of the auditors' 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.

Walker Wayland NSW
Walker Wayland NSW
Chartered Accountants



Wali Aziz
Partner

Dated this 17th day of August 2021, Sydney

Statement of Profit or Loss and Other Comprehensive Income

For the Year Ended 31 May 2021

	Note	2021 \$	2020 \$
Revenue	4	15,894,327	11,744,769
Other revenue	4	2,634,448	6,777,804
Increase in fair value of investment properties	10	280,000	-
TOTAL REVENUE		18,808,775	18,522,573
Cost of sales		(1,266,169)	(1,490,327)
Employee benefit expenses	5	(4,196,516)	(4,362,031)
Depreciation expenses		(1,761,832)	(1,895,720)
Interest expense		(44,973)	(242,202)
Professional fees		(96,739)	(106,209)
Promotions		(228,677)	(160,515)
Coaching tournaments		(94,206)	(192,985)
Cleaning		(253,256)	(306,552)
Donations		(78,797)	(156,170)
Entertainment		(155,023)	(362,942)
Insurance expenses		(216,624)	(347,886)
Light & power		(205,625)	(270,347)
Repairs & maintenance		(552,660)	(621,236)
Security		(347,989)	(300,557)
Trophies prizes & awards		(218,567)	(294,253)
Gaming tax		(2,556,309)	(1,425,066)
Member amenities		(194,109)	(269,765)
Bad debt expense		(12,991)	-
Catering		(60,759)	(70,640)
Other gaming expenses		(76,693)	(88,415)
Other expenses	5	(652,734)	(888,959)
Loss on sale of assets		(34,638)	(100,440)
Impairment of property, plant and equipment	5	-	(4,215,679)
TOTAL EXPENSES		(13,305,886)	(18,168,896)
Surplus before income tax		5,502,889	353,677
Income tax expense		-	-
Surplus from continuing operations		5,502,889	353,677
Other comprehensive income, net of income tax			
Decrease in fair value of land and buildings	9	(1,851,755)	-
Total comprehensive profit/(loss) for the year		3,651,134	353,677

The accompanying notes form part of these financial statements.

Statement of Financial Position

As At 31 May 2021

	Note	2021 \$	2020 \$
ASSETS			
CURRENT ASSETS			
Cash and cash equivalents	6	7,984,327	1,368,823
Trade and other receivables	7	30,753	5,346,591
Inventories	8	68,935	59,685
Other assets	12	71,843	69,176
TOTAL CURRENT ASSETS		8,155,858	6,844,275
NON-CURRENT ASSETS			
Property, plant and equipment	9	33,881,236	35,589,935
Investment properties	10	6,900,000	6,620,000
Intangible assets	11	1,849,445	1,549,445
TOTAL NON-CURRENT ASSETS		42,630,681	43,759,380
TOTAL ASSETS		50,786,539	50,603,655
LIABILITIES			
CURRENT LIABILITIES			
Trade and other payables	13	1,337,579	1,137,719
Interest borrowing liabilities	14	-	554,592
Employee provisions	15	594,645	464,211
TOTAL CURRENT LIABILITIES		1,932,224	2,156,522
NON-CURRENT LIABILITIES			
Interest borrowing liabilities	14	-	3,268,578
Employee benefits	15	55,926	31,300
TOTAL NON-CURRENT LIABILITIES		55,926	3,299,878
TOTAL LIABILITIES		1,988,150	5,456,400
NET ASSETS		48,798,389	45,147,255
EQUITY			
Asset revaluation reserve	16	6,911,284	8,763,039
Amalgamation reserve	16	6,983,829	6,983,829
Retained earnings		34,903,276	29,400,387
TOTAL EQUITY		48,798,389	45,147,255

The accompanying notes form part of these financial statements.

Statement of Changes in Equity

For the Year Ended 31 May 2021

2021	Retained Surplus	Amalgamation Reserve	Asset Revaluation Surplus	Total
	\$	\$	\$	\$
Balance at 1 June 2020	29,400,387	6,983,829	8,763,039	45,147,255
Surplus for the year	5,502,889	-	-	5,502,889
Other comprehensive income:				
Increase / (decrease) in fair value of land and building	-	-	(1,851,755)	(1,851,755)
Total Comprehensive income	5,502,889	-	(1,851,755)	3,651,134
Balance at 31 May 2021	34,903,276	6,983,829	6,911,284	48,798,389

2020	Retained Surplus	Amalgamation Reserve	Asset Revaluation Surplus	Total
	\$	\$	\$	\$
Balance at 1 June 2019	29,046,710	6,983,829	8,763,039	44,793,578
Surplus for the year	353,677	-	-	353,677
Other comprehensive income:				
Increase in fair value of land and building	-	-	-	-
Total Comprehensive income	353,677	-	-	353,677
Balance at 31 May 2020	29,400,387	6,983,829	8,763,039	45,147,255

The accompanying notes form part of these financial statements.

Statement of Cash Flows

For the Year Ended 31 May 2021

	Note	2021 \$	2020 \$
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers & members		24,300,327	13,616,520
Sundry Income		196,756	133,657
Payments to suppliers & employees		(12,420,408)	(13,305,595)
Interest received		28,692	-
Rent received		198,780	272,587
Interest paid		(44,973)	-
Grants received		696,500	359,000
Net cash generated from operating activities	23	12,955,674	1,076,169
CASH FLOWS FROM INVESTING ACTIVITIES			
Payment for property, plant & equipment		(2,217,000)	(1,536,355)
Payment for intangible assets	11	(300,000)	-
Net cash provided used in investing activities		(2,517,000)	(1,536,355)
CASH FLOWS FROM FINANCING ACTIVITIES			
Repayment of borrowings	14	(3,823,170)	(598,172)
Cash on hand at the end of the financial year		(3,823,170)	(598,172)
Net increase/(decrease) in cash and cash equivalents held		6,615,504	(1,058,358)
Cash on hand at beginning of the financial year		1,368,823	2,427,181
Cash and cash equivalents at end of financial year	6	7,984,327	1,368,823

The accompanying notes form part of these financial statements.

Notes to the Financial Statements

For the Year Ended 31 May 2021

1 Basis of Preparation

Cabramatta Bowling & Recreation Club Ltd (the Club or company) is a not-for-profit public company limited by guarantee and domiciled in Australia. These general purpose financial statements have been prepared in accordance with Australian Accounting Standards - Reduced Disclosure Requirements and Interpretations issued by the Australian Accounting Standards Board ('AASB') and the Corporations Act 2001 and the Registered Clubs Amendment Act 2006, as appropriate for not-for-profit oriented entities.

These financial statements have been prepared on the historical cost basis except for land & buildings and investment properties which are measured at fair value. The functional and presentation currency of Cabramatta Bowling and Recreational Club Ltd is Australian dollars.

The financial statements were authorised for issue by the Board of Directors on 17th day of August 2021.

Comparatives are consistent with prior years, unless otherwise stated.

2 Change in Accounting Policy

There were no changes in the in accounting policies during the financial year ended 31 May 2021.

3 Summary of Significant Accounting Policies

(a) Going concern

There have been a number of events and conditions that significantly impacted the Club's operations during the year, and subsequent to year end, however the main item is:

- COVID -19:

The COVID-19 pandemic had a significant impact on the financial and operational performance of the Club during the year 2020 financial year. During the 2021 financial year the Club saw significant improvement in the Clubs operational performance. However, subsequent to year end, on 26th July 2021 the Club was forced to close in response to another NSW Government mandated shutdown. The Club will remain closed until the end of the scheduled lockdown, being 31st August 2021. Reopening will be in line with the state and federal health guidelines, to ensure all COVID-19 measures are out in place for the safety of patrons. The Club continually monitors the current COVID-19 situation and ensures that sufficient cash reserves are available to fund additional short-term potential shutdowns.

The Directors have assessed that the Club can continue to operate as a going concern after consideration of the following factors:

- The Club is in a net current asset position of \$6,223,634 and, is in a strong net asset position of \$48,798,389 and has generated net cash inflow from operating activities of \$12,955,674;
- The Club's has cash and cash equivalents of \$7,984,327;
- The Club's ability to restart its operations and club activities post August 2021 are expected to result in strong financial performance, similar to what was experienced in June and July 2020.

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

(b) Revenue and other income

Revenue is recognised at fair value of consideration received or receivable, net of returns, trade allowances and duties, and taxes paid. Revenue services to members and their guests is recognised when control have passed to the buyer and can be reliably measured. Control is passed to the buyer when the goods have been delivered to the customer.

Revenue from gaming and bar sales together with other services to members and other patrons, are recognised when considerations has been received which coincides with the performance obligation being provided.

Catering revenue is recognised on an accrual basis once catering services have been provided to customers. This corresponds to the completion of the Club's performance obligations.

Membership subscriptions represents annual membership fees paid by the Club's members. The Club recognises membership subscriptions rateably over the term of the membership and any unearned portion is included in other current liabilities.

Rental income from investment property is recognised in profit or loss on an accrual basis based on the terms and conditions of the lease agreements.

Government grants are recognised where there is reasonable assurance that the grant will be received and all attached conditions will be complied with. During the year, Government grants were recognised as revenue in relation to JobKeeper and Cash flow boost as part of the Government's stimulus packages in response to COVID-19. These are disclosed further in note 4(b).

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

All revenue is stated net of the amount of goods and services tax.

(c) Inventories

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

(d) Investment Property

Investment Property is property held either to earn rental income or for capital appreciation of for both, but not for sale in the course of the business, use in the production or supply of goods or services or for administrative purposes. Investment property is measured at cost on initial recognition and subsequently at fair value with any change therein recognised in profit or loss.

Cost includes expenditure that is directly attributable to the acquisition of investment property.

An external, independent valuation company, having appropriate recognised professional qualifications and recent experience in the location and category of property being valued, values the Club's investment property portfolio every three years for disclosure purposes and the directors consider the asset for impairment.

(e) Leases

Leases of fixed assets, where substantially all the risks and benefits incidental to the ownership of the asset (but not the legal ownership) are transferred to the entity, are classified as finance leases.

Finance leases are capitalised, recognising an asset and a liability equal to the present value of the minimum lease payments, including any guaranteed residual values.

Leased assets are depreciated on a straight-line basis over their estimated useful lives where it is likely that the entity will obtain ownership of the asset. Lease payments are allocated between the reduction of the lease liability and the lease interest expense for the period.

(f) Financial Instruments

Initial Recognition and Measurement

Financial assets and financial liabilities are recognised when the entity becomes a party to the contractual provisions to the instrument. For financial assets, this is equivalent to the date that the company commits itself to either purchase or sell the asset (i.e. trade date accounting is adopted).

Financial instruments are initially measured at fair value plus transactions costs except where the instrument is classified 'at fair value through profit or loss' in which case transaction costs are recognised immediately as expenses in profit or loss.

Classification and Subsequent Measurement

Financial instruments are subsequently measured at fair value amortised cost using the effective interest method, or cost.

Amortised cost is calculated as the amount at which the financial asset or financial liability is measured at initial recognition less principal repayments and any reduction or impairment, and adjusted for any cumulative amortisation of the difference between that initial amount and the maturity amount calculated using the effective interest method.

The effective interest method is used to allocate interest income or interest expense over the relevant period and is equivalent to the rate that exactly discounts estimated future cash payments or receipts (including fees, transaction costs and other premiums or discounts) through the expected life (or when this cannot be reliably predicted, the contractual term) of the financial instrument to the net carrying amount of the financial asset or financial liability. Revisions to expected future net cash flows will necessitate an adjustment to the carrying amount with a consequential recognition of an income or expense item in profit or loss.

(i) Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market and are subsequently measured at amortised cost. Gains or losses are recognised in profit or loss through the amortisation process and when the financial asset is derecognised.

(ii) Held-to-maturity investments

Held-to-maturity investments are non-derivative financial assets that have fixed maturities and fixed or determinable payments, and it is the company's intention to hold these investments to maturity. They are subsequently measured at amortised cost. Gains or losses are recognised in profit or loss through the amortisation process and when the financial asset is derecognised.

Financial Liabilities

Non-derivative financial liabilities other than financial guarantees are subsequently measured at amortised cost. Gains or losses are recognised in profit or loss through the amortisation process and when the financial liability is derecognised.

Impairment

At the end of each reporting period, the company assesses whether there is objective evidence that a financial asset has been impaired. A financial asset (or a group of financial assets) is deemed to be impaired if, and only if, there is objective evidence of impairment as a result of one or more events (a "loss event") having occurred, which has an impact on the estimated future cash flows of the financial asset(s).

A significant or prolonged decline in the market value of the instrument is considered to constitute a loss event. Impairment losses are recognised in profit or loss immediately. Also, any cumulative decline in fair value previously recognised in other comprehensive income is reclassified to profit or loss at this point.

In the case of financial assets carried at amortised cost, loss events may include: indications that the debtors or a group of debtors are experiencing significant financial difficulty, default

or delinquency in interest or principal payments; indications that they will enter bankruptcy or other financial reorganisation; and changes in arrears or economic conditions that correlate with defaults.

For financial assets carried at amortised cost (including loans and receivables), a separate allowance account is used to reduce the carrying amount of financial assets impaired by credit losses. After having taken all possible measures of recovery, if management establishes that the carrying amount cannot be recovered by any means, at that point the written-off amounts are charged to the allowance account or the carrying amount of impaired financial assets is reduced directly if no impairment amount was previously recognised in the allowance accounts.

When the terms of financial assets that would otherwise have been past due or impaired have been renegotiated, the company recognises the impairment for such financial assets by taking into account the original terms as if the terms have not been renegotiated so that the loss events that have occurred are duly considered.

Derecognition

Financial assets are derecognised where the contractual rights to receipt of cash flows expire or the asset is transferred to another party whereby the entity no longer has any significant continuing involvement in the risks and benefits associated with the asset. Financial liabilities are derecognised when the related obligations are discharged, cancelled or have expired. The difference between the carrying amount of the financial liability, which is extinguished or transferred to another party, and the fair value of consideration paid, including the transfer of non-cash assets or liabilities assumed, is recognised in profit or loss.

(g) Property, plant and equipment

Each class of property, plant and equipment is carried at cost or fair value less, where applicable, any accumulated depreciation and impairment.

Land and buildings

Land and buildings are shown at their fair values based on periodic, but at least triennial, valuations by external independent valuers, less subsequent depreciation for buildings.

In periods when the land and buildings are not subject to an independent valuation, the directors conduct directors' valuations to ensure the carrying amount for the land and buildings is not materially different to the fair value.

Increases in the carrying amount arising on revaluation of land and buildings are recognised in other comprehensive income and accumulated in the revaluation surplus in equity. Revaluation decreases that offset previous increases of the same class of assets shall be recognised in other comprehensive income under the heading of revaluation surplus. All other decreases are recognised in profit or loss.

Any accumulated depreciation at the date of the revaluation is eliminated against the gross carrying amount of the asset and the net amount is restated to the revalued amount of the asset.

Plant and equipment

Plant and equipment are measured on the cost basis and are therefore carried at cost less accumulated depreciation and any accumulated impairment losses. In the event the carrying amount of plant and equipment is greater than the estimated recoverable amount, the carrying amount is written down immediately to the estimated recoverable amount and impairment losses are recognised either in profit or loss or as a revaluation decrease if the impairment losses relate to a revalued asset.

Depreciation

The depreciable amount of all fixed assets, including buildings and capitalised leased assets but excluding freehold land, is depreciated on a straight-line basis over the asset's useful life to the

entity commencing from the time the asset is held ready for use. Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful lives of the improvements.

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

- Buildings 2.50%
- Plant and equipment 5 to 33.3%

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.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains or losses are recognised in profit or loss in the period in which they arise. When revalued assets are sold, amounts included in the revaluation surplus relating to that asset are transferred to retained earnings.

(h) Impairment of Assets

At the end of each reporting period, the entity assesses whether there is any indication that an asset may be impaired. If such an indication exists, an impairment test is carried out on the asset by comparing the recoverable amount of the asset, being the higher of the asset's fair value less costs of disposal and value in use, to the asset's carrying amount. Any excess of the asset's carrying amount over its recoverable amount is recognised immediately in profit or loss. Any impairment loss of a revalued asset is treated as a revaluation decrease.

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

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

(i) Employee Benefits

Short-term employee benefits

Provision is made for the Company's obligation for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly within 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

Other long-term employee benefits

The company classifies employees' long service leave and annual leave entitlements as other long-term employee benefits as they are not expected to be settled wholly within 12 months after the end of the annual reporting period in which the employees render the related service. Provision is made for the company's obligation for other long-term employee benefits, which are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures, and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Upon the remeasurement of obligations for other long-term employee benefits, the net change in the obligation is recognised in profit or loss classified under employee benefits expense.

The Company's obligations for long-term employee benefits are presented as non-current liabilities in its statement of financial position, except where the Company does not have an unconditional right to defer settlement for at least twelve months after the reporting date, in which case the obligations are presented as current liabilities.

(j) Cash and Cash Equivalents

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

(k) Goods and Service Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

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

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

(l) Income Tax

No provision for income tax has been raised as the entity is exempt from income tax under Div. 50, section 50 - 45 of the income Tax Assessment Act 1997 as the Club's purpose is to promote lawn bowling.

(m) Intangible Assets

Poker Machine Licences

Intangible assets represent poker machine licenses. These assets are carried at cost and are not amortised because they have indefinite useful lives. The useful life is assessed annually to determine whether events or circumstances continue to support an indefinite useful life assessment. The carrying value of poker machine licenses is reviewed annually for impairment.

(n) Provisions

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

(o) Comparative Figures

When required by Accounting Standards comparative figures have been adjusted to conform to changes in presentation for the current financial year.

(p) Trade and Other Payables

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

(q) Critical Accounting Estimates and Judgments

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

Key Estimates

Valuation of land and buildings

Land and buildings and investment properties were independently valued by Global Valuation Services. Refer to note 9 and 10 for the respective dates for each location. The valuation was based on the fair value less cost to sell. Independent valuations are based on reinstatement replacement value or direct comparison methods for land and buildings and comparable sales

approach or capitalised income approach for investment properties. The critical assumptions adopted in determining the valuation included the location of the properties, the current market conditions in the area and recent sales data for similar properties.

(r) Economic Dependence

The three licensed clubs (Cabramatta Bowling & Recreational Club, Malua Bowling and Recreational Club, and Bundeena Community and Services Club) are dependent on the support of the members and guests for the majority of its revenue used to operate the business. At the date of this report the Board of Directors has no reason to believe the members and guests will not continue to support the three clubs.

(s) Fair Value of Assets and Liabilities

The company measures some of its assets and liabilities at fair value on either a recurring or non-recurring basis, depending on the requirements of the applicable Accounting Standard.

“Fair value” is the price the company would receive to sell an asset or would have to pay to transfer a liability in an orderly (ie. unforced) transaction between independent, knowledgeable and willing market participants at the measurement date.

As fair value is a market-based measure, the closest equivalent observable market pricing information is used to determine fair value. Adjustments to market values may be made having regard to the characteristics of the specific asset or liability. The fair values of assets and liabilities that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data.

To the extent possible, market information is extracted from the principal market for the asset or liability (ie the market with the greatest volume and level of activity for the asset or liability). In the absence of such a market, market information is extracted from the most advantageous market available to the entity at the end of the reporting period (ie the market that maximises the receipts from the sale of the asset or minimises the payments made to transfer the liability, after taking into account transaction costs and transport costs).

For non-financial assets, the fair value measurement also takes into account a market participant’s ability to use the asset in its highest and best use or to sell it to another market participant that would use the asset in its highest and best use.

The fair value of liabilities and the entity’s own equity instruments (if any) may be valued, where there is no observable market price in relation to the transfer of such financial instrument, by reference to observable market information where such instruments are held as assets. Where this information is not available, other valuation techniques are adopted and where significant, are detailed in the respective note to the financial statements.

(t) Amalgamation reserve

An amalgamation reserve in member’s fund is utilised for amalgamations with other registered clubs. The amount presented is equal to the accumulated fair values of the net assets of the clubs amalgamated. The individual assets and liabilities acquired are presented in the statement of financial position.

(u) New reporting Regime - Simplified Disclosures

A number of new standards, amendments to standards and interpretations have been published but are not mandatory and have not been applied in preparing these financial statements. Those which may be relevant to the Group are set out below.

AASB 1060 General Purpose Financial Statements- Simplified Disclosures for For-Profit and Not-for-Profit Entities.

The Australian Accounting Standard Board (AASB) has issued an emending standard that removes the ability of certain for -profit private entities to prepare special purpose financial statements

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(SPFS). Entities that are required to prepare financial reports under Chapter 2M of the Corporations Act 2001 will be required to prepare General Purpose Financial Statements (GPFS). The AASB has also issued a new simplified disclosure standard, AASB 1060 General Purpose Financial Statements - Simplified Disclosure For- Profits Entities that replaces the reduced disclosure requirements (RDR) framework. The new Standards will become effective for financial years on or after 1 July 2021. Management is currently assessing the potential impact on the Groups financial statements for the year ending 31 May 2022, if early adoption is applied.

4 Revenue and Other Income

Revenue from continuing operations	2021	2020
	\$	\$
Revenue		
- Poker machine revenue	12,527,913	7,961,966
- Bar sales revenue	2,005,496	2,486,604
- Catering	1,218,222	1,107,924
- Tab commissions	55,027	81,262
- Commissions	56,662	61,521
- Member subscriptions	31,007	45,492
Net cash generated from operating activities	15,894,327	11,744,769

Revenue from continuing operations	2021	2020
	\$	\$
Other Income		
- Rent received	198,780	273,787
- Function income	22,836	11,933
- Interest received	28,692	7,569
- Sundry income	150,040	90,215
- ATM rebate	112,385	46,987
- Other donations	-	11,050
- Insurance claim (a)	1,425,215	5,977,263
- COVID-19 Government grants (b)	696,500	359,000
Total Revenue and Other Income	2,634,448	6,777,804
	18,528,775	18,522,573

(a) Insurance claim

As a result of the bushfire, Club Malua was burnt down on 31 December 2019. The Club was entitled to receive insurance compensation in relation to business interruption and damage to property, plant and equipment at Club Malua. During the current financial year the Club continues to received payment for loss on trade, amounting to \$1,425,215. In the prior year, the Club received \$800,000 in insurance compensation relating to Business Interruption. The Club also received insurance proceeds for the claims in relation to the property, plant and equipment lost during the bushfire, which amounted to \$5,101,538. The balance of the insurance claim in the prior year related to motor vehicles and signage.

(b) Government grants

During the 2021 financial year the Club recognised \$50,000 in relation to cash flow boost and \$646,500 in relation to JobKeeper.

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5 Expenses

Employee benefit expense	2021	2020
	\$	\$
Included in employee expenses are the following material balances:		
Salaries and wages	3,860,115	4,029,398
Superannuation contributions	336,401	332,633
	4,196,516	4,362,031
Other Expenses:		
Included in other expenses are the following material balances:		
Subscriptions	104,399	116,623
Consultancy fees	158,187	234,529
Sundry expenses	17,268	64,809
Printing and postage	79,078	93,382
Gaming expenses	76,407	87,730
Advertising expenses	31,958	41,758
Water expenses	45,357	62,106
Council rates	36,247	58,934
Bank charges	18,787	22,399
Bar requisites	42,219	44,760
Impairment of property, plant and equipment (a)	-	4,215,679

(a) Impairment of property, plant and equipment

The bushfire's have had a significant impact on the club operations as Club Malua was burnt down on 31 December 2019. As a result of the fire, the club wrote \$4,215,679 of assets off its Statement of Financial Position during the 2020 financial year, with the asset write off recognised in the Statement of Profit or Loss and Other Comprehensive Income.

6 Cash and Cash Equivalents

	2021	2020
	\$	\$
Cash at bank	7,381,327	765,823
Cash on hand	603,000	603,000
	7,984,327	1,368,823

7 Trade and other receivables

	2021	2020
	\$	\$
CURRENT		
Other debtors	20,753	22,517
Government subsidies receivable (a)	-	206,000
Insurance proceeds receivable (b)	-	5,101,538
Other receivables	10,000	16,536
Total current trade and other receivables	30,753	5,346,591

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The carrying value of trade receivables is considered a reasonable approximation of fair value due to the short-term nature of the balances.

The maximum exposure to credit risk at the reporting date is the fair value of each class of receivable in the financial statements.

(a) Government subsidies receivable

Government subsidies receivables in the prior year comprise of cash flow boost amounting to \$50,000 and JobKeeper amounting to \$156,000 provided in connection with the Government COVID-19 stimulus packages.

The cash flow boost was received on 30 July 2020 while the JobKeeper was received on 5 June 2020. There were no government subsidies receivable as at 31 May 2021 as the program ended during the current financial year.

(b) Insurance proceeds receivable

As a result of the Bushfire, Club Malua was burnt down during the prior year, on 31 December 2019. The Club was entitled to receive insurance compensation in relation to damage to property, plant and equipment at Club Malua, with the amount receivable as at 31 May 2020 being \$5,101,538. There were no insurance proceeds receivable as at 31 May 2021, as the amount could not be measured reliably.

8 Inventories

	2021	2020
	\$	\$
CURRENT		
At cost:		
Inventories at cost	68,935	59,685
	68,935	59,685

9 Property, plant and equipment

	2021	2020
	\$	\$
LAND AND BUILDINGS		
Land at fair value:		
Fairview Road, Cabramatta - Directors Valuation (b)	5,700,000	3,500,000
69-71 Loftus Street, Bundeena	1,600,000	1,850,101
40 Sylvan Street, Malua Bay	1,300,000	1,300,000
Total land at fair value	8,600,000	6,650,101
Buildings at fair value:		
Fairview Road - Directors Valuation (b)	19,609,000	21,868,410
Accumulated depreciation	(2,646,078)	(1,965,764)
69-71 Loftus Street, Bundeena - Independent Valuation (c)	5,207,000	5,747,258
Accumulated depreciation	(1,407,000)	(363,368)
40 Sylvan Street, Malua Bay	26,582	26,582
Accumulated depreciation	(10,634)	(1,073)
Total buildings at fair value	20,778,870	25,312,045
Total land and buildings at fair value	29,378,870	31,962,146
Buildings at costs:		
40 Sylvan Street, Malua Bay - Construction in progress	552,746	-
Total land and buildings	29,931,616	31,962,146

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- a. As a result of the bushfire's, Club Malua was burnt down in early January 2020. The club wrote down the value of buildings at 40 Sylvan Street, Malua Bay which has a carrying value of \$2,600,000 as of 31 May 2019. The remaining assets after the bushfire's were the lawn bowling greens and the water tanks, which further depreciated in the 2021 financial year. During the 2021 financial year the reconstruction of the building took place, where all the costs have been capitalised, but will not be depreciated until the new building is ready for use. This is not expected until February 2022.
- b. Adjustment to fair values in relation to Land and Buildings at 69-71 Loftus Street, Bundeena and Farview Rd, Cabramatta resulted in a net decrease in their fair values of \$1,851,755 which was recorded as other comprehensive income with a corresponding balance adjusted through the Asset Revaluation Surplus in equity.
- c. An independent value (Global Valuation Services), fair valued the Loftus Street, Bundeena Land and Building at \$3.5 million in March 2021.

	2021 \$	2020 \$
PLANT AND EQUIPMENT		
Plant and equipment:		
At cost	4,843,934	4,388,601
Accumulated depreciation	(3,001,323)	(2,682,169)
	1,842,611	1,706,432
Poker machines:		
At cost	5,509,238	4,892,328
Accumulated depreciation	(3,615,452)	(3,245,852)
	1,893,786	1,646,476
Motor vehicles:		
At cost	321,416	360,650
Accumulated depreciation	(108,193)	(85,769)
	213,223	274,881
Total plant and equipment	3,949,620	3,627,789
Total property, plant and equipment	33,881,236	35,589,935

10 Investment Properties

	2021 \$	2020 \$
Land at fair value:		
59 Cabramatta Road, Cabramatta	1,225,000	1,150,000
61 Cabramatta Road, Cabramatta	1,150,000	1,050,000
87 Longfield Street, Cabramatta	1,700,000	2,013,000
Total land at fair value	4,075,000	4,213,000
Building at fair value:		
87 Longfield Street	2,000,000	1,691,000
59 Cabramatta Road	525,000	470,000
61 Cabramatta Road	300,000	246,000
Total building at fair value	2,825,000	2,407,000
Total investment properties at fair value	6,900,000	6,620,000

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(a) Movement in the fair value of investment property is presented below:

The fair value model is applied to all investment properties. The latest independent valuation of the Club's investment properties was carried out in February and March 2021 by Global Valuation Services which resulted in a movement in fair value of \$280,000. Independent valuations are based on comparable sales approach or capitalised income approach. Gains or losses from the revaluation of investment properties are recognised in profit or loss. The Club's accounting policy is to perform independent valuation every three years.

11 Intangible Assets

	2021	2020
	\$	\$
Intangible assets		
Poker Machine Licences - at cost	1,849,445	1,549,445
Net carrying amount	1,849,445	1,549,445

(a) Movements in carrying amounts of intangible assets

	2021	2020
	\$	\$
Balance at beginning of the year	1,549,445	1,549,445
Additions	300,000	-
	1,849,445	1,549,445

Poker machine licences are stated at cost less accumulated impairment losses. Poker machine entitlements have an indefinite useful life given they have no expiry date, and accordingly are not amortised but are to be assessed annually for impairment.

12 Other Assets

	2021	2020
	\$	\$
CURRENT		
Prepayments	71,843	69,176
	71,843	69,176

13 Trade and Other Payables

	2021	2020
	\$	\$
CURRENT		
Accounts payable	1,248,391	1,125,669
Employee benefits	68,515	6,000
Subscriptions in Advance	20,673	6,050
	1,337,579	1,137,719

Trade and other payables are unsecured, non-interest bearing and are normally settled within 30 days. The carrying value of trade and other payables is considered a reasonable approximation of fair value due to the short-term nature of the balances.

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14 Interest Bearing Liabilities

		2021	2020
	Note	\$	\$
CURRENT			
Unsecured liabilities:		-	
Finance Lease	17	-	14,592
Bank loan		-	540,000
Total current interest bearing Liabilities		-	554,592

		2021	2020
		\$	\$
NON-CURRENT			
Finance Lease	17	-	4,560
Bank loan		-	3,264,018
Total non-current interest bearing Liabilities		-	3,268,578

The Bank Loan was fully settled during the year. The Club has retained the bank facility of \$3.15m which was unused as at the date of this report.

15 Provisions

	2021	2020
	\$	\$
CURRENT		
Provisions for annual leave	342,880	240,530
Provisions for long service leave	89,818	103,335
Provisions for sick leave	161,947	120,346
	594,645	464,211

	2021	2020
	\$	\$
NON-CURRENT		
Long service leave	55,926	31,300
	55,926	31,300

16 Reserves

(a) Asset revaluation reserve

The revaluation surplus records revaluations of non-current assets. An external independent valuation company, having appropriate recognised professional qualifications and recent experience in the location and category of property being value, values the Club's core and non-core properties portfolio every three years for disclosure purposes and consider the asset impairment, and in certain instances directors valuations are also carried out based on value in use income principles.

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(b) Amalgamation reserve

An amalgamation reserve in member's fund is utilised for amalgamations with other registered clubs. The amount presented is equal to the accumulated fair values of the net assets of the clubs amalgamated. The individual assets and liabilities acquired are presented in the Statement of Financial Position.

17 Capital and Leasing Commitments

(a) Finance Leases	2021	2020
	\$	\$
Minimum lease payments:		
- not later than 12 months	-	14,592
- between 12 months and five years	-	4,560
Minimum lease payments	-	19,152

The finance lease related to a HP liability associated with poker machines, which had been destroyed in the January 2020 bushfire's at Malua Bay Bowling Club. During the 2021 financial year Management negotiated for the supplier to forgive the remaining payable amount, as the Club will be acquiring additional new poker machines when the Club is rebuilt.

18 Financial Risk Management

The company's financial instruments consists mainly of deposits with banks receivables and payables and lease liabilities.

The carrying amount for each category of financial instruments, measured in accordance with AASB 139 as detailed in the accounting policies to these financial statements, are as follows:

	2021	2020
	\$	\$
Financial assets		
Cash and cash equivalents	7,984,327	1,368,823
Trade and other receivables	30,753	5,346,591
Total financial assets	8,015,080	6,715,414
Financial liabilities		
Financial liabilities at amortised cost:		
Trade and other payables	1,337,579	1,137,719
Borrowings	-	3,823,170
Total financial liabilities	1,337,579	4,960,889

19 Members' Guarantee

The Company is incorporated under the Corporations Act 2001 and is a Company limited by guarantee. If the Company is wound up, the constitution states that each member is required to contribute a maximum of \$2 each towards meeting any outstanding's and obligations of the Company. At 31 May 2021 the number of members was 10,386 (2020: 6,692).

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20 Key Management Personnel Compensation

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) is considered key management personnel (KMP).

The totals of remuneration paid to the KMP of the company during the year are as follows:

	2021	2020
	\$	\$
Directors	27,750	47,000
Key management personnel	491,148	438,660
	518,898	485,660

21 Contingencies

In the opinion of the Directors, the Company did not have any contingencies at 31 May 2021 (31 May 2020: None).

22 Related Parties

(a) 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.

We note there were no related party transactions during the financial year ended 31 May 2021.

23 Cash Flow Information

(a) Reconciliation of result for the year to cashflows from operating activities

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

	2021	2020
	\$	\$
Reconciliation of Cash Flows from Operating Activities with Net Current Year Surplus		
Net current year Surplus	5,502,889	353,677
Adjustment for:		
Depreciation and amortisation expense	1,761,832	1,895,720
Loss on disposals	34,638	100,440
Loss on write-off of assets - Malua Bay	-	4,215,679
- fair value movements on investments	(280,000)	-
Changes in assets and liabilities:		
- (increase)/decrease in trade and other receivables	5,302,847	(5,315,286)
- (increase)/decrease in other current assets	(2,667)	143,273
- (increase)/decrease in inventories on hand	(9,250)	50,813
- increase/(decrease) in trade and other payables	92,561	(305,179)
- increase/(decrease) in employee provisions	552,824	(62,968)
Cashflows from operations	12,955,674	1,076,169

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24 Events after the Reporting Period

The Club was required to cease trade on 26th June 2021 after a NSW Government mandated shutdown. The Club will remain closed until the end of the scheduled lockdown, being 31st August 2021. Reopening will be in line with the state and federal health guidelines, to ensure all COVID-19 measures are out in place for the safety of patrons. The Club continually monitors the current COVID-19 situation and ensures that sufficient cash reserves are available to fund additional short-term potential shutdowns.

25 Entity Details

The registered office and principal place of business of the entity is:
Cabramatta Bowling & Recreation Club Ltd
Fairview Road
Cabramatta NSW 2166

The principal place of business for Bundeena CSC is:
67 - 71 Loftus Street Bundeena NSW 2230

The principal place of business for Malua Bay Club is:
40 Sylvan Street, Malua Bay NSW 2536

26 Core and Non-Core Properties

Pursuant to section 41J of the registered Clubs Amendment Act 2006, the club defines property as follows:

	2021	2020
	\$	\$
Core property	29,931,616	31,962,146
Non-Core property	6,900,000	6,620,000
Total	36,831,616	38,582,146

Core Property:

- (i) Club Land & Buildings at Fairview Road Cabramatta NSW 2166
- (ii) Club Land & Buildings at 67-71 Loftus Street Bundeena NSW 2230
- (iii) Club Land & Buildings at 40 Sylvan Street, Malua Bay NSW 2536

Non-Core Property:

- (i) Land & Buildings - 59 Cabramatta Road East Cabramatta NSW 2166
- (ii) Land & Buildings - 61 Cabramatta Road East Cabramatta NSW 2166
- (iii) 10 Strata Units - 87 Longfield Street Cabramatta NSW 2166

Directors' Declaration

The directors of the Company declare that:

1. The financial statements and notes, as set out on pages 7 to 30, are in accordance with the Corporations Act 2001

and:

- a. comply with Australian Accounting Standards - Reduced Disclosure Requirements; and
 - b. give a true and fair view of the financial position as at 31 May 2021 and of the performance for the year ended on that date of the Company.
2. In the directors' opinion, there are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the Board of Directors.



Colin STRUDWICK

Director

Dated this 17th day of August 2021, Sydney

INDEPENDENT AUDIT REPORT TO THE MEMBERS OF CABRAMATTA BOWLING AND RECREATION CLUB LTD

Opinion

We have audited the financial report of Cabramatta Bowling and Recreation Club Ltd (the Club), which comprises the statement of financial position as at 31 May 2021, the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and the directors' declaration.

In our opinion, except for the matter referred to below, the accompanying financial report of the entity is in accordance with the Corporations Act 2001, including:

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

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Report section of our report. We are independent of the entity 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 Cabramatta Bowling & Recreation Club Ltd, 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.

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

The directors are responsible for the other information. The other information comprises the information included in the entity's annual report for the year ended 31 May 2021 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 entity are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards – Reduced Disclosure Requirements and the Corporations Act 2001 and for such internal control as the directors determine is necessary to enable the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors are responsible for assessing the entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the 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 judgement and maintain professional scepticism throughout the audit. We also:

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



Walker Wayland NSW

Chartered Accountants

Dated this 20th day of August 2021, Sydney



Wali Aziz

Partner

Looking to the Future

Club Malua

Due for completion early to mid-2022, Club Malua will be delivered back to the community as a purpose-built state-of-the-art hospitality facility. A venue where the community, locals, visitors, and bowlers alike can again, gather together.



KEY VENUE FEATURES

- Modern single level clubhouse
- Large welcoming foyer
- Spacious bar and service area
- Large outdoor terrace
- Fully equipped café and restaurant
- Dining area with seated tables, lounge area and alfresco terrace
- Unique childrens active playroom
- Function room with operable walls
- Sports lounge with TAB and KENO facilities
- Indoor and outdoor gaming
- Outdoor smoking area
- Two bowling greens including new outdoor furniture
- Lift to clubhouse from the bowling greens
- Resurfaced driveway and parking area
- Porte Cochere
- Newly installed external venue signage
- Landscaped gardens



Artist impressions. Not to final specification.

Cabra Bowls

Mid 2022 will see the start of a substantial renovation to our Cabramatta Venue. Plans are currently being finalised and include –

Refurbished foyer
Concierge desk
Extension to outdoor gaming area
New bar area including café offering
Modern sports bar
Spacious new lounge
Additional toilets located within the outdoor gaming area
Expansion of the current auditorium and refurbishment of outdoor area
Addition of a purpose build administration area on level 2
Furthermore, a Master Plan is in development and will include a facade facelift, enhanced bowls offering and the addition of alfresco entertainment areas for all members to enjoy.



Reception area to receive a complete refurbishment

Bundeena CSC

In the planning pipeline is a substantial outdoor deck to be fitted to Bundeena CSC.

Taking in the stunning views over Port Hacking the new area will offer 50-60 alfresco seats and have an operable roof at either end. Access will be from the main level via the current lounge area.

For those that know this area well we can confirm that the beautiful tree located just in front of the venue at Bundeena Reserve will not be harmed and remain in its rightful place for many, many years to come.



New external deck to be added to the rear of the building

CABRA BOWLS **group**



cabra bowls

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