



Dear Members,

For the first half of FY26, the Club recorded a total gross profit of approximately \$2,792,525 from revenue turnover of \$3,376,595, across its four primary business divisions being Membership, Catering, Marina and Sailing.

Our operating profit (EBITDA) for the period stood at \$140,023 surpassing the original budgeted of \$65,588. However, this figure represents a 10.7% decline compared to the same timeframe last year. It's worth noting that the cash flow for the half-year was positive \$253,147 with quarterly BAS paid in October and February.

Catering Division Performance

The Catering division emerged as the most significant contributor, generating \$1,588,183 in revenue. The catering cost of goods conformed to industry standards at 38% of revenue. However, wages within the catering division reached 71% of revenue, exceeding the industry benchmark of 40%. This situation culminated in a gross profit contribution of negative \$145,164 for the half year.

Other Business Income Sources

On a positive note, other income streams performed robustly over the period, particularly in membership, marina operations, and especially DSC (Discover Sailing Centre) income, which demonstrated a notable growth of 62%. This performance helped mitigate some of the setbacks experienced within the catering sector and remains critical to the Club's financial stability.

Financial Obligations and Cash Flow

With a near cash-flow neutral position during the half year period, the Club is actively managing the loan for the driveway, that involves monthly repayments of \$20,022, totalling \$120,132 for the half-year with net finance costs amounting to \$23,550. As of 31st of December the remaining loan repayment was \$356,774 (18 months). The Club has surplus funds of \$1,000,000 which was set aside in a term deposit to assist with the future dredging of the marina of which some will be now used to help with working capital. Of the surplus funds \$367,736 was raised through the sale of 8 pens on a five-year term (beginning July 2025).

Financial Management Enhancements

In an effort to optimize financial oversight, enhance decision-making processes, and improve transparency, the Finance Sub-Committee has embarked on a thorough analysis of costs and profitability associated with the Club's primary business operations: Membership, Marina, Sailing, Catering, and General Overheads.

To better understand the financial landscape, overhead costs have been systematically allocated. Fifty percent of the total overheads are distributed among the four divisions in proportion to their overall wage expenditures. As a result, catering has been assigned 33.6% of the overheads, highlighting its significance within the Club's financial framework.

Note: All figures presented in this report are based on management accounts and have not been audited.



Additionally, it is important to note that members are responsible for generating 20% of the revenue from catering activities, especially when considering any discounts extended to them. This insight helps illustrate the interconnectedness of membership and operational revenue.

Through these strategic initiatives, the Finance Sub-Committee aims to bolster the Club's financial management while ensuring a clearer understanding of revenue streams and expenses across all divisions.

Summary

The Club achieved a revenue total of \$3.38 million during the first half of the fiscal year, alongside an Operating Profit (EBITDA) of \$140,000. Although this performance surpasses the established budget, it marks a decline when compared to last year's figures. A particular area of concern is the Catering division, which has incurred a loss of \$422,000 when including 33.6% of overhead expenses. This situation primarily arises from elevated wage costs, indicating an urgent need for operational enhancements in this sector.

In contrast, the other segments, including Membership, Marina, and Hardstand operations, collectively generated a surplus of \$1.08 million. Notably, the Discover Sailing Centre experienced significant growth, reporting an impressive increase of 62% from the previous year. The Club also maintains a solid financial footing with \$1 million held in term deposits, although some of these funds are allocated for working capital needs in the interim.

Despite the strength of its core revenue sources, the persistent cost pressures within the catering sector are exerting undue strain on overall profitability. As such, prioritizing effective cost management strategies will be crucial for sustaining the Club's long-term financial stability and success.

We appreciate your continued support as we navigate through these financial challenges and opportunities.

Yours sincerely

Mark Buckley
Honorary Treasurer



Statement of Profit or Loss and Other Comprehensive Income
Half year ended 31 December 2025

	HY 26 \$	HY 25 \$
<i>Members subscription income</i>	\$576,143.43	\$521,421.13
<i>Marina, hardstand and boat storage income</i>	\$914,268.08	\$835,108.64
<i>Bar and catering sales</i>	\$1,588,183.95	\$1,584,021.25
<i>Franchise income</i>	\$27,364.13	\$20,589.10
<i>Sailing income</i>	\$184,316.41	\$146,266.87
<i>Donations, grants & sponsorship income</i>	\$32,231.00	\$579.27
<i>Other income</i>	\$54,088.89	\$46,986.21
Total revenue	\$3,376,595.89	\$3,154,972.47
<i>Bar and catering cost of goods sold</i>	\$584,070.11	\$621,006.68
<i>Employee and contractor expense</i>	\$1,628,014.88	\$1,502,020.75
<i>Property expenses</i>	\$228,246.05	\$228,464.33
<i>Repairs, maintenance and equipment</i>	\$206,865.19	\$175,730.00
<i>Sailing expenses</i>	\$57,947.11	\$68,663.96
<i>Administration and other expenses</i>	\$531,428.82	\$402,451.67
Total expenses	\$3,236,572.16	\$2,998,337.39
Operating surplus before interest, depreciation & amortisation	\$140,023.73	\$156,635.08
<i>Interest income</i>	\$15,894.31	\$5,833.98
<i>Interest and Lease Interest expense</i>	\$39,444.64	\$16,793.90
Net finance costs	(\$23,550.33)	(\$10,959.92)
Net surplus/(deficit) from continuing operations	\$116,473.40	\$145,675.16
<i>Depreciation and amortisation</i>	\$283,109.90	\$290,530.10
Total comprehensive income for the period	(\$166,636.50)	(\$144,854.94)

Note: All figures presented in this report are based on management accounts and have not been audited.



Statement of Financial Position
Half year ended 31 December 2025

ASSETS	Note	HY 26 \$	HY 25 \$
Current Assets			
Cash and cash equivalents	1	1,324,385.89	\$ 386,492.01
Trade and other receivables	2	146,332.14	\$ 316,953.07
Inventories	3	143,954.49	\$ 93,422.79
Other current assets	4	162,285.14	\$ 108,982.87
Total current assets		1,776,957.66	\$ 905,850.74
Non-Current Assets			
Property, plant and equipment	5	5,110,483.70	\$ 4,427,721.46
Intangibles	6	91,440.96	\$ 1,176,093.57
Total non-current assets		5,201,924.66	\$ 5,603,815.03
TOTAL ASSETS		6,978,882.32	\$ 6,509,665.77
LIABILITIES			
Current Liabilities			
Trade and other payables	7	532,820.72	\$ 487,746.85
Provisions		362,687.43	\$ 259,418.39
Borrowings	8	269,020.94	\$ 13,471.25
Other liabilities	9	943,242.22	\$ 982,538.51
Total Current Liabilities		2,107,771.31	\$ 1,743,175.00
Non-Current Liabilities			
Provisions		74,798.00	\$ 69,161.00
Borrowings	8	116,510.74	
Other liabilities	9	511,186.04	\$ 459,061.41
Total Non-Current Liabilities		702,494.78	\$ 528,222.41
TOTAL LIABILITIES		2,810,266.09	\$ 2,271,397.41
NET ASSETS		4,168,616.23	\$ 4,238,268.36
Members' Funds			
Accumulated surplus		4,115,201.50	\$ 4,163,072.07
Yachting foundation no.2 reserve		17,785.74	\$ 17,785.74
Members reserve		202,265.49	\$ 202,265.49
Net surplus/(deficit) for period		166,636.50	-\$ 144,854.94
Total Members' Funds		4,168,616.23	\$ 4,238,268.36

Note: All figures presented in this report are based on management accounts and have not been audited.

**Note 6: Intangibles***Designs*

At cost	107,498.19	1,192,150.80
Less accumulated amortisation	(16,057.23)	(16,057.23)
Total Designs	91,440.96	1,176,093.57

Note 7: Trade and Other Payables

Trade creditors	241,063.81	256,307.65
Sundry creditors	223,287.68	159,321.30
Accrued expenses	68,469.23	80,845.22
	532,820.72	496,474.17

Note 8: Borrowings

CURRENT

Equipment loan Bank borrowings	269,020.94	13,471.25
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NON-CURRENT

Bank borrowings	116,510.74	
	385,531.68	13,471.25

Note 9: Other Liabilities

CURRENT

Deferred income	943,242.22	982,538.51
	943,242.22	982,538.51

NON-CURRENT

Deferred income	511,186.04	459,061.41
	511,186.04	459,061.41



Statement of Cash Flows
Half year ended 31 December 2025

	Note	HY 26 \$	HY 25 \$
Operating Profit		140,023.73	156,635.08
CASH FLOW FROM OPERATING ACTIVITIES			
<i>less: Net Interest Expense</i>		(23,550.33)	(10,959.92)
<i>Net Working Capital (Increase)/ Decrease</i>		685,435.24	296,664.08
Net cash generated by operating activities		801,908.64	442,339.24
CASH FLOW FROM INVESTING ACTIVITIES			
<i>Payments for Olympic Restaurant Development</i>		0.00	0.00
<i>Payments for other Leasehold Improvements</i>		(46,772.02)	(917,115.26)
<i>Plant & Equipment (net of trade in)</i>		0.00	0.00
Net cash used in investing activities		46,772.02	917,115.26
CASH FLOW FROM FINANCING ACTIVITIES			
<i>Bank Loan Drawn/ (repaid)- Olympic Restaurant</i>		107,006.46	(128,560.88)
<i>Members Loans Net Received / (Repaid)</i>			
<i>Net Equipment Loan Drawn / (Repaid)</i>		(160,517.62)	(102,720.26)
Net cash generated by financing activities		267,524.08	231,281.14
<i>Opening Balance</i>		836,773.35	1,101,276.49
Net change in cash flow		487,612.54	706,057.16
Closing balance for the period		1,324,385.89	395,219.33

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