

# The Castellorizian Association of NSW Limited

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Formerly the Castellorizian Club Ltd

ABN 98 000 791 159

**Financial Statements**

**For the year ended 31 March 2022**

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### **For the Year Ended 31 March 2022**

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### Treasurer's Report

It gives me great pleasure to present my Treasurer's Report for the year ended 31<sup>st</sup> March 2022.

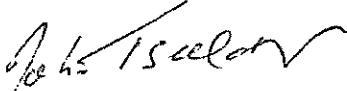
The Association opened the new building on 15<sup>th</sup> May 2021. Like many businesses the operation of the Association was interrupted by COVID 19 with our head tenant not being able to commence trading until after July 2021. Government incentives resulted in the Association providing COVID rental assistance to our tenants during this period. The property is now fully leased and is budgeted to produce a positive cash flow.

The company reports a deficit for the year of \$175,898 (\$307,530). This result is significantly impacted by the recording of building depreciation of \$154,995 – the recording of depreciation is a statutory requirement, has no influence on current or future cash flows and in no way reflects the reduction in the value or effective life of the building.

During the year the loan from Pallas Capital was refinanced with St George Bank.

After the end of the year the paid the retention money owing to the builders and has now cleared that liability.

I would like to thank members for their support during the year. It is very pleasing to see the two Club rooms being utilised for both Association and private functions. The Association has hosted successful cultural events including an exhibition on Nyles Kores Gynes, a talk on Castellorizian jewellery, katoumari making demonstration, Greek dancing lessons and Bouzouki symposium. Successful member events held include Trivia and Taverna Nights, Mother's Day High Tea, NRL State of Origin and of course Tuesday Bingo. The rooms have also been utilised by University of Technology Hellenic Society and several private member and public functions.



John Tsolakis  
Treasurer

## **Directors' Report**

The directors present their report on The Castellorizian Association of NSW Limited ("the Company" "the Association") for the financial year ended 31 March 2022.

## **Information on directors**

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

|                                       |   |
|---------------------------------------|---|
| Nicholas Anastasas<br>Experience      | Board Member<br>Appointed 30 March 2014<br>Company Director   |
| Con Apoifis                           | Board Member<br>Appointed 28 November 2021<br>Company Director                                      |
| George P Calopedos                    | Board Member<br>Appointed 28 November 2021<br>Company Director                                      |
| Leon Ellas                            | Board Member<br>Appointed 28 November 2021<br>Company Director                                      |
| Victoria Gallagher<br>Experience      | Board Member<br>Appointed 30 March 2014<br>Company Director   |
| George Pizanis<br>Experience          | Board Member<br>Appointed 16 June 2015<br>Company Director  |
| George Mavrocardatos<br>Experience    | Board Member<br>Appointed 21 February 2020<br>Company Director                                      |
| John P Tsolakis                       | Board Member<br>Appointed 28 November 2021<br>Chartered Accountant/ Company Director                |
| John Michael Barbouttis<br>Experience | Board Member / President<br>Appointed 30 March 2014<br>Resigned 28 November 2021<br>Solicitor       |
| Angelo Elliott<br>Experience          | Board Member<br>Appointed 3 April 2016<br>Resigned 28 November 2021<br>Company director             |
| James Mavros<br>Experience            | Board Member<br>Appointed 5 November 2018<br>Resigned 28 November 2021<br>Pharmaceutical Specialist |

## **Directors' Report (continued)**

|                                   |   |
|-----------------------------------|---|
| Ross Karp<br>Experience           | Board Member / Treasurer<br>Appointed 21 March 2020<br>Resigned 28 November 2021<br>Architect |
| Nicholas Koutsoukis<br>Experience | Board Member<br>Appointed 15 June 2020<br>Community Worker                                    |

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

### **Principal Activities**

The principal activities of The Castellorizian Association of NSW Limited during the financial year was the administration of Company's affairs. No significant changes in the nature of the Company's activities occurred during the year.

### **Objectives and strategy for achieving the objectives and performance measures**

The Objects for which the Company is established are to promote, foster and celebrate the history tradition, culture, customs, local contribution, language, ethos and bonds of kinship of people of Greek origin in Australia especially those who are natives of the Island of Castellorizo or are descendants of such natives, or are married to such natives or their descendants through social intercourse and good fellowship amongst those people by amongst other thing: establishing and maintaining social, recreational, cultural and/or sporting associations; and providing such facilities as may be required for such purposes; and any other activities in furtherance of the above purposes.

The Principal activity has assisted in achieving these objectives and the board closely monitors the financial performance of the Company.

### **Significant changes in state of affairs**

In the opinion of the directors, there were no significant changes in the state of affairs of the company that occurred during the financial year under review not otherwise disclosed in this report or the accounts.

### **After balance date events**

There has not arisen in the interval between the end of the financial year and the date of this report any item, transaction or event of a material and unusual nature likely, in the opinion of the directors of the company, to affect significantly the operations of the company, the results of those operations, or the state of affairs of the company, in subsequent financial years.

### **Future developments**

It is intended to continue the activities and operations of the company on a similar basis to the past financial year.

### **Auditor**

BT & A Consultants are the current auditors and have been appointed since 2017.

### **Operating Result**

The deficit of the Company amounted to \$175,898 (2021: deficit of \$307,530).

**The Castellorizian Association of NSW Limited**  
**ABN 98 000 791 159**  
For the year ended 31 March 2022

**Directors' Report (continued)**

**Membership**

The Club is a company limited by guarantee and without a share capital. The number of members as at 31 March 2022 and the comparison with last year is as follows:

| Member                        | 2022       | 2021       |
|-------------------------------|------------|------------|
| -Life members                 | 329        | 329        |
| -Social and associate members | 145        | 145        |
|                               | <u>474</u> | <u>474</u> |

**Meetings of directors**

The number of directors' meetings (excluding special and sub-committee meetings) and number of meetings attended by each of the directors of the Company during the financial year are:

|                         | Number eligible to attend | Number attended |
|-------------------------|---------------------------|-----------------|
| Nicholas Anastasas      | 13                        | 12              |
| Con Apoifis             | 9                         | 7               |
| George P Calopedos      | 9                         | 7               |
| Leon Ellas              | 9                         | 8               |
| Victoria Gallagher      | 13                        | 13              |
| George Pizanis          | 13                        | 12              |
| George Mavrocordatos    | 13                        | 8               |
| John P Tsolakis         | 9                         | 8               |
| John Michael Barbouttis | 4                         | 3               |
| Angelo Elliott          | 4                         | 3               |
| James Mavros            | 11                        | 8               |
| Ross Karp               | 4                         | 2               |
| Nicholas Koutsoukis     | 4                         | 3               |

**The Castellorizian Association of NSW Limited**  
**ABN 98 000 791 159**  
For the year ended 31 March 2022

**Indemnification and Insurance of Officers and Auditors**

During or since the financial year the company has paid premiums to insure each of the following persons against liabilities for costs and expenses incurred by them in defending any legal proceedings arising out of their conduct while acting in the capacity as an officer of the company, other than conduct involving a wilful breach of duty in relation to the company. The amount of the premium cannot be disclosed due to policy conditions.

N.Anastasas, C Apoifis, G P Calopedos, L Ellas, V.Gallagher, G.Pizanis, G.C Marvrocordatos,  
J P Tsolakis, J.M.Barbouttis , A.Elliott, J. Mavros, R. Karp, N. Koutsoukis

To the extent permitted by Law, the Company has agreed to indemnify its auditors, BT&A Consultants as part of its audit engagement agreement against claims by third parties arising from the audit ( for an unspecified amount) other than a loss resulting for BT&A Consultants' negligent, wrongful or wilful acts or omissions. No payment has been made to indemnify BT&A Consultants during or since the financial year.

**Auditors Independence Declaration**

The lead auditor's independence declaration in accordance with section 307C of the Corporations Act 2001, for the year ended 31 March 2022 has been received and can be found on page 4 of the financial report.

**After balance date events**

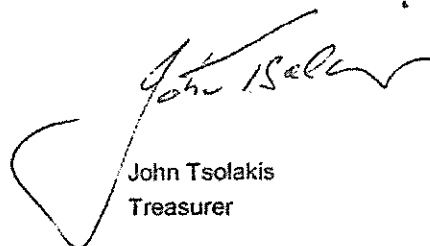
The impact of The Coronavirus (COVID-19) pandemic is ongoing. It is not practicable to estimate the potential impact, positive or negative, after the reporting date. The situation is rapidly developing and is dependent on measures imposed by the Australian Government and other countries, such as maintaining social distancing requirements, quarantine, travel restrictions and any economic stimulus that may be provided.

No other matter or circumstance has arisen since 31 March 2022 that has significantly affected, or may significantly affect, the company's operations, the results of those operations, or the company's state of affairs in future financial years.

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



George Pizanis  
President  
Date  
Sydney



John Tsolakis  
Treasurer

The Castellorizian Association of NSW Limited  
ABN 98 000 791 159  
For the year ended 31 March 2022

## President's Report

Dear Members,

Its been a another busy year for the Association, what with Bingo commencing, many functions from our hard working social committee.

Our income has been steady from our rents, we have had a number of successful functions such as Katoumari day, Trivia Night and our Taverna night all leaving us with a healthy profits.

We look forward to many more next year 2023 as we approach 2024 for our 100 year anniversary celebration.

I would like to acknowledge the Board members and committee members for there hard work over the last year and praise them for there persistence and dedication to the Association.

In the new year we will be open 3-4 days a week with a permanent casual staff member to take bookings, collect memberships, necessary bookkeeping and man the building whilst its open for members to casually visit.

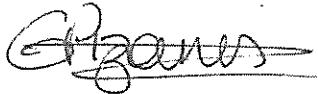
Opening hours will likely be 10am - 2pm Monday to Friday.

I would like to extend an invitation to all our members to attend the AGM in December as we will have refreshments, coffee and tea available after.

I urge all members who attend to check if they are financial, if not you can renew on the day before the AGM.

Please remember all current and new members who have picked up there new electronic cards from our last membership drive day you will be entitled to a 5% discount in Alevri upon showing your photo ID card.

I look forward to seeing you there and hope you all stay safe.



Yours Sincerely  
George Pizanis  
President Castellorizian Association NSW



**The Castellorizian Association of NSW Limited**  
**ABN 98 000 791 159**  
For the year ended 31 March 2022

**Auditors' Independent declaration**

Under Section 307C of the Corporations Act 2001

I declare that, to the best of my knowledge and belief, during the year ended 31 March 2022 there have been :

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



Spiros Arvanitakis  
Partner



BT&A Consultants  
Suite3, 644 Botany Rd,  
Alexandria NSW 2015

Sydney 30/11/2022

The Castellorizian Association of NSW Limited  
 ABN 98 000 791 159

Statement of Profit or Loss and Other Comprehensive Income

For the year ended 31 March 2022

|  | Note | 2022<br>\$       | 2021<br>\$       |
|--|------|------------------|------------------|
| Revenue  | 3    | 70,787           | 50,472           |
| - Administrative costs                           | 4    | (22,084)         | (30,403)         |
| - Operating costs                                | 4    | (92,325)         | (22,215)         |
| - Other costs                                    |      | -                | (17,364)         |
| <b>Results from operating activities</b>         |      | <u>(43,622)</u>  | <u>(19,510)</u>  |
| Finance costs                                    | 4    | <u>(1,131)</u>   | <u>(826)</u>     |
| <b>Net finance costs</b>                         |      | <u>(1,131)</u>   | <u>(826)</u>     |
| <b>Profit before income tax</b>                  |      | <u>(44,753)</u>  | <u>(20,336)</u>  |
| Income tax expenses                              | 13   |                  |                  |
| <b>Profit from continuing operations</b>         |      | <u>(44,753)</u>  | <u>(20,336)</u>  |
| <b>Profit for the period</b>                     |      | <u>(44,753)</u>  | <u>(20,336)</u>  |
| Rental Income                                    | 3    | <u>(131,145)</u> | <u>(287,194)</u> |
| <b>Total Comprehensive Income for the period</b> |      | <u>(175,898)</u> | <u>(307,530)</u> |

The Statement of Profit or Loss and Other Comprehensive Income is to be read in conjunction with the accompanying notes.

**The Castellorizian Association of NSW Limited  
ABN 98 000 791 159**

**Statement of Financial Position**

**For the year ended 31 March 2022**

|                                     | Note | 2022<br>\$       | 2021<br>\$       |
|-------------------------------------|------|------------------|------------------|
| <b>ASSETS</b>                       |      |                  |                  |
| <b>CURRENT ASSETS</b>               |      |                  |                  |
| Cash and cash equivalents           | 5    | 146,239          | 953,492          |
| Trade and other receivables         | 6    | <u>9,329</u>     | <u>163,556</u>   |
| <b>TOTAL CURRENT ASSETS</b>         |      | <u>155,568</u>   | <u>1,117,048</u> |
| <b>NON-CURRENT ASSETS</b>           |      |                  |                  |
| Land and buildings                  | 7    | 6,600,243        | 6,242,093        |
| Fixtures & Fittings                 | 7    | 86,506           | 62,162           |
| Plant & equipment                   | 7    | 108,874          | 705              |
| Borrowing cost                      | 8    | 41,573           | 49,874           |
| <b>Total NON-CURRENT ASSETS</b>     |      | <u>6,837,196</u> | <u>6,354,834</u> |
| <b>TOTAL ASSETS</b>                 |      | <u>6,992,764</u> | <u>7,471,882</u> |
| <b>LIABILITIES</b>                  |      |                  |                  |
| <b>CURRENT LIABILITIES</b>          |      |                  |                  |
| Payables                            | 9    | 22,793           | 97,608           |
| Pallas Capital                      |      | <u>-</u>         | <u>1,728,405</u> |
| <b>TOTAL CURRENT LIABILITIES</b>    |      | <u>22,793</u>    | <u>1,826,013</u> |
| <b>NON CURRENT LIABILITIES</b>      |      |                  |                  |
| Bank loan                           | 9    | <u>1,500,000</u> | <u>-</u>         |
| <b>TOTAL NON CURRENT LIABILITES</b> |      | <u>1,500,000</u> | <u>-</u>         |
| <b>TOTAL LIABILITIES</b>            |      | <u>1,522,793</u> | <u>1,826,013</u> |
| <b>NET ASSETS</b>                   |      | <u>5,469,971</u> | <u>5,645,869</u> |
| <b>EQUITY</b>                       |      |                  |                  |
| Retained surplus                    |      | <u>5,469,971</u> | <u>5,645,869</u> |
| <b>TOTAL EQUITY</b>                 |      | <u>5,469,971</u> | <u>5,645,869</u> |

**The Castellorizian Association of NSW Limited**  
**ABN 98 000 791 159**

**Statement of Changes in Equity**

**For the year ended 31 March 2022**

|  | <b>2022</b>      | <b>2021</b>      |
|--|------------------|------------------|
|  | <b>\$</b>        | <b>\$</b>        |
| Profit (loss) for the period                       | <u>(175,898)</u> | <u>(307,530)</u> |
| Total recognized income and expense for the period | (175,898)        | (307,530)        |
| Retained earnings at 1 April                       | 5,645,869        | 5,953,399        |
| Retained earnings at 31 March                      | <u>5,469,971</u> | <u>5,645,869</u> |

The statement of Changes in Equity is to be read in conjunction with accompanying notes

**The Castellorizian Association of NSW Limited**  
**ABN 98 000 791 159**

**Statement of Cash Flows**

**For the year ended 31 March 2022**

|   | Notes | 2022<br>\$         | 2021<br>\$         |
|---|-------|--------------------|--------------------|
| <b>Cash flows from operating activities</b>                       |       |                    |                    |
| Cash receipts in the course of operations                         |       | 214,927            | 30,025             |
| Cash payments in the course of operations                         |       | <u>(209,820)</u>   | <u>(32,828)</u>    |
| <b>Net cash provided by operating activities</b>                  |       | <u>5,107</u>       | <u>(2,803)</u>     |
| <b>Cash flows from investing activities</b>                       |       |                    |                    |
| Payment for property, plant and equipment                         |       | <u>(508,682)</u>   | <u>(1,879,212)</u> |
| <b>Net cash used in investing activities</b>                      |       | <u>(508,682)</u>   | <u>(1,879,212)</u> |
| <b>Cash flows from financing activities</b>                       |       |                    |                    |
| Interest received   |       | 392                | 9,583              |
| Loan from Pallas capital  |       | -                  | 1,547,849          |
| Loan from St George Bank  |       | 1,500,000          | -                  |
| Borrowing cost  |       | (75,665)           | (184,422)          |
| Loan paid   |       | <u>(1,728,405)</u> | <u>-</u>           |
| <b>Net cash provided by financing activities</b>                  |       | <u>(303,678)</u>   | <u>1,373,010</u>   |
| <b>Net increase / (decrease) in cash held</b>                     |       | (807,253)          | (509,055)          |
| Cash and cash equivalents at the beginning of the financial year  |       | <u>953,492</u>     | <u>1,462,479</u>   |
| <b>Cash and cash equivalents at the end of the financial year</b> | 5     | <u>146,239</u>     | <u>953,492</u>     |

## **Note 1. Corporate Information**

The financial report of The Castellorizian Association of New South Wales Limited (the Company) for the year ended 31 March 2022 was authorised by the directors on the date of the declaration signed by the directors.

The Castellorizian Association of New South Wales Limited is a company limited by guarantee and without share capital. It is incorporated and domiciled in Australia. In accordance with the Constitution the liability of members in the event of the Company being wound up would not exceed \$2 per member.

The nature of the operations and principal activities of the Company are described in the Directors' Report.

## **Note 2. Summary of Significant Accounting Policies**

### **(a) Basis of preparation**

The financial report is a special purpose financial report which has been prepared in accordance with the requirements of the Corporations Act 2001, Australian Accounting Standards - Reduced Disclosure Requirements and other authoritative pronouncements of the Australian Accounting Standards Board and Urgent Issues Group Interpretations.

The financial report has been prepared on a historical cost basis, unless otherwise stated. The financial report is presented in Australian dollars (\$).

### **(b) Going Concern**

The Directors note that the company's operation were impacted by the extensive refurbishment activities undertaken at its signature location on 36-38 Gardener Road, Kingsford from July 2019 onwards. In addition, the Covid-19 pandemic had an impact on the operation of the company due to restrictions being placed on works. At the date of this report the restrictions are being eased. The directors are confident that the company has sufficient reserves and cash flow to be able to pay its debts as and when they become due and payable and that it is therefore appropriate to prepare the financial statements on the going concern basis.

The financial report has been prepared on a going concern basis, which contemplates continuity of normal business activities and realisation of assets and settlement of liabilities in the ordinary course of business. At 31 March 2021, the Company's total current liabilities exceeded total current assets by \$708,965.

### **(c) Statement of compliance**

The accounting policies adopted are consistent with those of the previous financial year. Other new/revised standards and interpretations applicable for the year commencing 1 April 2017 have been reviewed and it has been determined that those new/revised standards and interpretations do not have a material effect on the measurement and recording of items in the balance sheet and statement of comprehensive income. The financial report complies with Australian Accounting Standards.

### **(d) Cash and cash equivalents**

Cash and cash equivalents in the balance sheet comprise cash at bank and in hand.

For the purposes of the Cash Flow Statement, cash and cash equivalents consist of cash and cash equivalents as defined above. Commercial bills are included within interest-bearing loans and borrowings in current liabilities on the balance sheet.

**(e) Trade and other receivables**

Trade receivables, which generally have 60 day terms, are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less an allowance for impairment. Collectability of trade receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that the Company will not be able to collect the debt.

**(f) Inventories**

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

**(g) Property, plant and equipment**

Property, plant and equipment are stated at historical cost less accumulated depreciation and any accumulated impairment losses.

Depreciation is calculated on a straight-line basis over the estimated useful life of the assets as follows:

Freehold Land - not depreciated

Buildings (Including bar and restaurant) - over 40 years

Plant and equipment - over 2.5 to 20 years

The assets' residual values, useful lives and amortisation methods are reviewed, and adjusted if appropriate, at each financial year-end.

*Disposal*

An item of property, plant and equipment is derecognised upon disposal or when no further future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in profit or loss in the year the asset is derecognised.

**(h) Leases**

The determination of whether an arrangement is or contains a lease is based on the substance of the arrangement and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset.

*Company as a lessee*

Finance lease that transfer substantially all the risks and benefits incidental to ownership of the leased item to the Company, are capitalised at the commencement of the lease at the fair value of the leased property or, if lower, at the present value of the minimum lease payments. Lease payments are apportioned between finance charges and reduction of the lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are recognised in finance costs in the income statement.

A lease asset is depreciated over the useful life of the asset. However, there is no reasonable certainty that the company will obtain ownership by the end of the lease term, the asset is depreciated over the shorter of the estimated useful life of the asset and the lease term.

Operating lease payments are recognised as an expense in the income statement on a straight line basis over the lease term. Operating lease incentives are recognised as a liability when received and subsequently reduced by allocating lease payments between rental expense and reduction of the liability.

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

Assets are tested for impairment whenever events of changes in circumstances indicate that the carrying amount may not be recoverable. The Directors conduct an annual internal review of asset values, which is used as a source of information to assess for any indicators of impairment. External factors, such as changes in economic conditions, are also monitored to assess indicators of impairment. If any indication of impairment exists, an estimate of the asset's recoverable amount is calculated.

**(j) Trade and other payables**

Trade payables and other payables are carried at amortised cost. They represent liabilities for goods and services provided to the Company prior to the end of the financial year that are unpaid and arise when the Company becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured and are usually paid within 30 days of recognition.

**(k) Interest-bearing loans and borrowings**

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

**(l) Borrowing costs**

Borrowing costs are recognised as an expense when incurred.

**(m) Employee leave benefits**

*(i) Wages, salaries and annual leave*

Liabilities for wages and salaries, including non-monetary benefits and annual leave expected to be settled within 12 months of the reporting date are recognised in respect of employees' services up to the reporting date. They are measured at the amounts expected to be paid when the liabilities are settled.

*(ii) Long service leave*

The liability for long service leave is recognised and measured as the present value of expected future payments to be made in respect of services provided by employees up to the reporting date using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures, and periods of service. Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currencies that match, as closely as possible, the estimated future cash outflows.

**(n) Revenue recognition**

Revenue is recognised and measured at the fair value of the consideration received or receivable to the extent it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. The following specific recognition criteria must also be met before revenue is recognised:

*(i) Sales of goods and rendering of services*

Revenue comprises revenue earned from the Club's trading activities including bar and function sales, regalia sales, dining room and catering receipts and marina sales. It is recognised as income when earned.

*(ii) Membership*

Membership subscriptions are deferred to the period in which the income related. All costs associated with the procurement of membership subscriptions are expensed as incurred.

*(iii) Interest income*

Revenue is recognised as interest accrues using the effective interest method. This is a method of calculating the amortised cost of a financial asset and allocating the interest income over the relevant period using the effective interest rate, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the net carrying amount of the financial asset.

*(iv) Other Revenue*

Other revenue is recognised when the right to receive the revenue has been established.



**(o) Income tax**

The Income Tax Assessment Act 1997 (Amended) provides that under the concept of mutuality, companies are only liable for income tax on income derived from non-members and from outside entities. The assessable income of the Company for income tax purposes comprises only certain income deemed to be derived from non-member activities. Conversely, allowable deductions for income tax purposes are limited to certain expenses and statutory deductions.

Deferred income tax assets are recognised for all deductible temporary differences, carry-forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and the carry-forward of unused tax credits and unused tax losses can be utilised.

Unrecognised deferred income tax assets are reassessed at each balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax asset to be recovered.

**(p) Other taxes**

Revenues, expenses and assets are recognised net of the amount of GST except:

- when the GST incurred on a purchase of goods and services is not recoverable from the taxation authority, in which case the GST is recognised as part of the cost of acquisition of the asset or as part of the expense item as applicable; and
- receivables and payables, which are stated with the amount of GST included.

The net amount of GST recoverable from, or payable to, the taxation authority is included as part of receivables or payables in the balance sheet. Cash flows are included in the Cash Flow Statement on a gross basis and the GST component of cash flows arising from investing and financing activities, which is recoverable from, or payable to, the taxation authority is classified as part of operating cash flows. Commitments and contingencies are disclosed net of the amount of GST recoverable from, or payable to, the taxation authority.

**(q) Significant Accounting Judgements, Estimates and Assumptions**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts in the financial statements. Management continually evaluates its judgements and estimates in relation to assets, liabilities, contingent liabilities, revenue and expenses. Management bases its judgements and estimates on historical experience and on other various factors it believes to be reasonable under the circumstances, the result of which form the basis of the carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates under different assumptions and conditions.

Management has identified the following critical accounting policies for which significant judgements, estimates and assumptions are made. Actual results may differ from these estimates under different assumptions and conditions and may materially affect financial results or the financial position reported in future periods. Further details of the nature of these assumptions and conditions may be found in the relevant notes to the financial statements.

**(i) Significant accounting judgments**

*Impairment of non-financial assets*

The Company assesses impairment of all assets at each reporting date by evaluating conditions specific to the Company and to the particular asset that may lead to impairment. These include technology, economic and political environments. If an impairment trigger exists the recoverable amount of the asset is determined. If an impairment trigger exists the recoverable amount of the asset is determined.

*Estimation of useful lives of assets*

The estimation of the useful lives of assets has been based on historical experience as well as manufacturers' warranties (for plant and equipment), lease terms (for leased equipment) and turnover policies (for motor vehicles). In addition, the condition of the assets is assessed at least once per year and considered against the remaining useful life. Adjustments to useful lives are made when considered necessary.

**Note 3. Rental Income & expense**

|                            | 2022             | 2021             |
|----------------------------|------------------|------------------|
|                            | \$               | \$               |
| Rental income              |                  |                  |
| - Commercial               | 87,187           | -                |
| - Residential              | 47,594           | -                |
|                            | <u>134,781</u>   | <u>-</u>         |
| Expense                    |                  |                  |
| - Agent management fee     | 6,381            | 7,590            |
| - Leasing fee              | 2,299            | 17,905           |
| - Borrowing expense        | 15,801           | 14,425           |
| - Interest                 | 75,665           | 184,422          |
| - Depreciation commercial  | 123,301          | 33,351           |
| - Depreciation residential | 31,693           | 14,089           |
| - Rates and taxes          | 6,960            | 12,822           |
| - Legal fee                | -                | 2,590            |
| - Advertising              | 1,082            | -                |
| - Repairs & maintenance    | 631              | -                |
| - Insurance                | 1,622            | -                |
| - Sundry                   | 491              | -                |
|                            | <u>265,926</u>   | <u>287,194</u>   |
|                            | <u>(131,145)</u> | <u>(287,194)</u> |

**The Castellorizian Association of NSW Limited**  
**ABN 98 000 791 159**  
**Notes to Financial Statements**  
**For the year ended 31 March 2022**

**Note 3. Revenue and other Income**

**Revenue from continuing operations**

Finance income includes all interest related income, other than those arising from financial assets at fair value through profit or loss. The following amounts have been included in the finance income line in the statement of profit or loss and other comprehensive income for the reporting periods presented:

|   | Note | 2022<br>\$    | 2021<br>\$    |
|---|------|---------------|---------------|
| Revenue and other Income                |      |               |               |
| - Membership subscriptions              |      | 7,285         | 5,157         |
| - Interest income                       |      | 392           | 9,593         |
| - Donations                             |      | 13,348        | 8,170         |
| - Special events                        |      | 36,516        | 945           |
| - Sales of souvenir                     |      | 12,087        | 26,607        |
| - Room hire                             |      | 909           |               |
| - Other income                          |      | 250           | -             |
| - <b>Total revenue and other income</b> |      | <u>70,787</u> | <u>50,472</u> |

**Note 4. Expense**

|                          |  | 2022<br>\$    | 2021<br>\$    |
|--------------------------|--|---------------|---------------|
| Administrative costs     |  |               |               |
| - Auditors Remuneration  |  | 5,000         | 5,500         |
| - Accountancy            |  | 6,800         | 5,760         |
| - Legal                  |  | 5,948         | 15,500        |
| - Consultants fee        |  | 3,150         | 2,750         |
| - Postage                |  | 272           | 303           |
| - Filing fees            |  | 914           | 590           |
|                          |  | <u>22,084</u> | <u>30,403</u> |
| Finance costs            |  |               |               |
| - Bank fees and charge   |  | 1,131         | 826           |
|                          |  | <u>1,131</u>  | <u>826</u>    |
| Operating costs          |  |               |               |
| - Advertising            |  | 550           | -             |
| - Paypal fee             |  | 177           | 552           |
| - Square fee             |  | 190           |               |
| - Books                  |  | 191           | 8,400         |
| - Computer Software      |  | 505           | -             |
| - Cleaning               |  | 2,463         |               |
| - Website design         |  | -             | 500           |
| - Delivery               |  | 1,463         | 32            |
| - Electricity and gas    |  | 3,479         | -             |
| - Flowers/Welfare        |  | 1,600         | 1,025         |
| - Hire equipment         |  | 244           | -             |
| - Cutleries              |  | 143           |               |
| - General Expense        |  | 257           | 44            |
| - Insurance              |  | 20,568        | 5,253         |
| - Printing & Stationary  |  | 6,288         | -             |
| - Repairs & maintenance  |  | 1,633         | 118           |
| - Special Events Expense |  | 41,642        | 5,988         |
| - Security               |  | 8,269         | -             |
| - Subscription           |  | 920           | -             |
| - Phone                  |  | 223           | -             |
| - Storage                |  | 1,520         | 303           |
|                          |  | <u>92,325</u> | <u>22,215</u> |
| Other cost               |  |               |               |
| - Donation               |  | -             | 100           |
|                          |  | <u>-</u>      | <u>17,264</u> |
|                          |  | <u>-</u>      | <u>17,364</u> |

The Castellorizian Association of NSW Limited  
 ABN 98 000 791 159  
 Notes to Financial Statements  
 For the year ended 31 March 2022

Note 5. Cash and cash equivalents

|             | 2022           | 2021           |
|-------------|----------------|----------------|
| Note        | \$             | \$             |
| Cash a bank | <u>146,239</u> | <u>953,492</u> |
|             | <u>146,239</u> | <u>953,492</u> |

Note 6. Trade and other receivable

|                   | 2022         | 2021           |
|-------------------|--------------|----------------|
| Note              | \$           | \$             |
| CURRENT           |              |                |
| Prepayments       | 3,544        | 18,036         |
| Other receivables | 5,785        | 1,045          |
| Retention         | -            | 144,475        |
| GST receivable    | -            | -              |
|                   | <u>9,329</u> | <u>163,556</u> |

Note 7. Property Plant and equipment

|                                  | 2022             | 2021             |
|----------------------------------|------------------|------------------|
|                                  | \$               | \$               |
| (a) Freehold land and buildings  |                  |                  |
| - At cost                        | 3,115,010        | 3,115,010        |
| - Refurbishment of building      | 3,650,516        | 3,174,523        |
| - Less: Accumulated depreciation | <u>(165,282)</u> | <u>(47,440)</u>  |
|                                  | <u>6,600,243</u> | <u>6,242,093</u> |
| (b) Fixtures & Fittings          |                  |                  |
| - At cost                        | 99,514           | 62,162           |
| - Less: Accumulated depreciation | <u>(13,008)</u>  | <u>-</u>         |
|                                  | <u>86,506</u>    | <u>62,162</u>    |
| (c) Plant & equipment 79         |                  |                  |
| - At cost                        | 133,018          | 705              |
| - Less: Accumulated depreciation | <u>(24,144)</u>  | <u>-</u>         |
|                                  | <u>108,874</u>   | <u>705</u>       |
| Total                            | <u>6,795,623</u> | <u>6,304,960</u> |

**The Castellorizian Association of NSW Limited**  
**ABN 98 000 791 159**  
**Notes to Financial Statements**  
**For the year ended 31 March 2022**

**Movements in carrying accounts**

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

|                             | Balance<br>Beginning<br>Year | Additions      | Disposals | Depreciation<br>Expenses | Carrying<br>amount<br>End Year |
|-----------------------------|------------------------------|----------------|-----------|--------------------------|--------------------------------|
|                             | \$                           | \$             | \$        | \$                       | \$                             |
| Freehold land and buildings | 3,115,010                    | -              | -         | -                        | 3,115,010                      |
| Refurbishment of building   | 3,127,083                    | 475,992        | -         | 117,842                  | 3,485,233                      |
| Fixtures & fittings         | 62,162                       | 37,352         | -         | 13,008                   | 86,506                         |
| Plant & equipment           | 705                          | 132,313        | -         | 24,144                   | 108,874                        |
|                             | <u>6,304,960</u>             | <u>645,657</u> | <u>-</u>  | <u>154,994</u>           | <u>6,795,623</u>               |

**Note 8. Borrowing cost**

|                                  | 2022          | 2021          |
|----------------------------------|---------------|---------------|
|                                  | \$            | \$            |
| - At cost                        | 79,629        | 72,129        |
| - Less: Accumulated amortisation | (38,056)      | (22,255)      |
|                                  | <u>41,573</u> | <u>49,874</u> |

**Note 9. Trade and other payables**

**CURRENT**

|                                      |               |               |
|--------------------------------------|---------------|---------------|
| Sundry payables and accrued expenses | 17,926        | 31,108        |
| Income in advance                    | 3,180         | -             |
| GST                                  | 1,687         | 66,500        |
|                                      | <u>22,793</u> | <u>97,608</u> |

**Note 10. Financial liabilities**

**CURRENT**

|                       |          |                  |
|-----------------------|----------|------------------|
| Loan - Pallas Capital | -        | 1,728,405        |
|                       | <u>-</u> | <u>1,728,405</u> |

**NON CURRENT**

|           |                  |          |
|-----------|------------------|----------|
| Bank loan | 1,500,000        | -        |
|           | <u>1,500,000</u> | <u>-</u> |

**Note 11. Members' guarantee**

The Castellorizian Association of NSW Limited is a Company limited by guarantee. In the event of, and for the purpose of, winding up of the Company, the amount capable of being called up from each member and any person or association who was or ceased to be a member in the year prior to the winding up, is limited to \$2 for members that are corporations and for all other members, subject to the provisions of the Company's constitution.

**Note 12. Related party disclosures**

**a) Key management personnel disclosures**

The following were key management personnel of the Company at any time during the reporting period, and unless otherwise indicated were key management personnel for the entire periods:

Non-executive directors

Nicholas Anastasas,  
Victoria Gallagher,  
George Pizanis,  
George Mavrocardatos,  
Con Apoifis Appointed 28 November 2021  
George P Calopedos - Appointed 28 November 2021  
Leon Ellas - Appointed 28 November 2021  
John P Tsolakis - Appointed 28 November 2021  
John Michael Barbouttis - Resigned 28 November 2021  
Angelo Elliott, Resigned - 28 November 2021  
Ross Karp Resigned - 28 November 2021  
Nicholas Koutsoukis - Resigned 28 November 2021  
James Mavros - Resigned 27 June 2022

**b) Transactions with key management personnel**

No director of the Company receives any remuneration or retirement benefit.

**c) Other key management personnel transactions with the Company**

No key management personnel have entered into a material contract with the Company since the end of the previous financial year and there were no material contracts involving key management personnel interest existing at year-end. Mr G. Pizanis is a relative of a director of Koomoo Constructions Pty Ltd. This company has been contracted to build the associations site at 36-38 Gardeners Road, Kingsford.

**Note 13. Company Details**

The registered office of the company is:  
The Castellorizian Association of NSW Limited  
127 Houston Road,  
Kingsford NSW 2032

**Note 14. Income Tax**

The Company has tax losses of \$5,536,883 (2021: \$5,406,134) for which no deferred tax asset is recognised on the balance sheet given that it is not probable that taxable profit will be available against which the tax loss can be utilised.

**Note 15. Bank Facilities**

On the 28 April 2021 the company secured a loan of \$1,500,000 from by St George Bank Limited. The security for the loan 36-38 Gardeners Road , Kingsford NSW 2032.

**The Castellorizian Association of NSW Limited**  
**ABN 98 000 791 159**  
**Notes to Financial Statements**  
**For the year ended 31 March 2022**

**Note 16. Core property**

Pursuant to Section 41J of the Registered Clubs Amendment Act 2006, the Club defines property as follows:

|               | 2022             | 2021             |
|---------------|------------------|------------------|
|               | \$               | \$               |
| Core property | <u>6,795,623</u> | <u>6,304,960</u> |

Core property includes the defined premises of the club and any facilities provided for the Club members. Accordingly, all property occupied by the Club is defined as core property.

**Note 17. Retained Profit**

|  | 2022             | 2021             |
|--|------------------|------------------|
|  | \$               | \$               |
| Retained Profit at the beginning of the financial year | 5,635,869        | 5,953,399        |
| Profit (Loss) after income tax expense                 | (175,898)        | (307,530)        |
| Retained Profit at the end of the financial year       | <u>5,459,971</u> | <u>5,635,869</u> |

**Note 18. Capital Commitments**

In 2019 financial year, the company entered into a contract with Koomoo Construction Pty Ltd to build a new part commercial and residential building on 127 Houston Road, Kingsford NSW. At the date of this report the final cost of construction totalled \$3,648,729.

**Note 19. Contingent Liabilities**

There were no contingent liabilities at 31 March 2022.

**Note 20. Events occurring after the report date**

No matter or circumstance has arisen since 31 March 2022 that has significantly affected, or may significantly affect, the company's operations, the results of those operations, or the company's state of affairs in future financial years.

**The Castellorizian Association of NSW Limited**  
**ABN 98 000 791 159**  
**Directors' Declaration**  
**For the year ended 31 March 2022**

**Directors' Declaration**

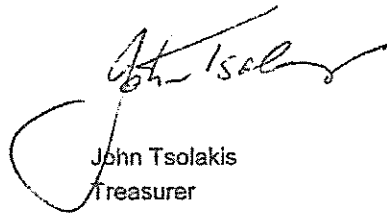
In accordance with a resolution of the directors of the Castellorizian Association of NSW Limited, I state that:

1. In the opinion of the directors:
  2. the financial statements and notes of the Company are in accordance with the Corporations Act 2001 including:
    - (i) giving a true and fair view of the Company's financial position as at 31 March 2022 and of its performance for the year ended on that date; and
    - (ii) complying with Australian Accounting Standards – Reduced Disclosure Requirements and the *Corporations Regulations 2001*;
- (b) there are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable.

On behalf of the Board



George Pizanis  
President  
Date



John Tsolakis  
Treasurer



**The Castellorizian Association of NSW Limited**  
**ABN 98 000 791 159**

**Independent Audit Report to the members of The Castellorizian Association of NSW Limited**  
**Opinion**

*We have audited the financial report of The Castellorizian Association of NSW Limited which comprises the statement of financial position as at 31 March 2021, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, notes to the financial statements, including a summary of significant accounting policies, and the directors' declaration.*

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

- a) giving a true and fair view of the Company's financial position as at 31 March 2022 and of its financial performance for the year ended on that date; and*
- b) complying with Australian Accounting Standards – Reduced Disclosure Requirements and the Corporations Regulations 2001.*

**Basis for Opinion**

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

*We 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 annual report, but does not include the financial report and our auditor's report thereon. Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon.*

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

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

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

*The directors of the Company are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards – Reduced Disclosure Requirements and the Corporations Act 2001 and for such internal control as the directors determine is necessary to enable the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.*

*In preparing the financial report, the directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.*


### **Auditor's Responsibilities for the Audit of the Financial Report**

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

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

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

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



BT & A Consultants

Spiros Arvanitakis  
Partner  
Sydney

30/11/2022

**The Castellorizian Association of NSW Limited**  
**ABN 98 000 791 159**  
**Directors' Declaration**  
**For the year ended 31 March 2022**

**Directors' Declaration**

In accordance with a resolution of the directors of the Castellorizian Association of NSW Limited, I state that:

1. In the opinion of the directors:
  2. the financial statements and notes of the Company are in accordance with the Corporations Act 2001 including:
    - (i) giving a true and fair view of the Company's financial position as at 31 March 2022 and of its performance for the year ended on that date; and
    - (ii) complying with Australian Accounting Standards – Reduced Disclosure Requirements and the *Corporations Regulations 2001*;
- (b) there are reasonable grounds to believe that the Company will able to pay its debts as and when they become due and payable.

On behalf of the Board

George Pizanis  
President  
Date

John Tsolakis  
Treasurer