EVERGLADES
COUNTRY CLUB

ANNUAL REPORT

2025 - 2026

FOR THE YEAR ENDED 30 JUNE 2026

EVERGLADES COUNTRY CLUB LIMITED

ABN 86 000 196 501 | 9-13 Dunban Road, Woy Woy NSW 2256

GOVERNANCE

Board of Directors

Everglades Country Club | 2025-2026

PRESIDENT

Steve Chay

GENERAL MANAGER

Ross Seabrook

VICE PRESIDENT

Rodney Blake

VICE PRESIDENT

Judith Andrews

DIRECTOR

Ian Cameron

DIRECTOR

Helen Love

DIRECTOR

Michael Redrup

DIRECTOR

Trevor Walker

SOLICITOR	BANKER
Tonkin Drysdale Partners	Commonwealth Bank of Australia

GOLF

Pro Shop Staff

GOLF PROFESSIONAL

Darren Chivas

GOLF PROFESSIONAL

Scott Bennett

STAFF

Stewart Stirling

STAFF

Aaron Walters

GOVERNANCE

Sports Executive Office Bearers

2025-2026

Men's Golf Committee

PRESIDENT	Richard Paull
VICE PRESIDENT	David Cullen
CAPTAIN	Chris Kem
VICE CAPTAIN	Stuart Wilson
SECRETARY	Ian Cameron
TREASURER	Ian Cameron
COMMITTEE	Paul Martin, Mark Ireland, Robert Saunders, Michael Salama

Women's Golf Committee

PRESIDENT	Wendy White
VICE PRESIDENT	Maureen MacAlpine
CAPTAIN	Cathy Bowman
VICE CAPTAIN	Helen Love
SECRETARY	Beverly Burns
TREASURER	Dianne Beechey
COMMITTEE	Lorraine George, Lorraine Linnert, Jan Moffatt, Sharon Smith, Di Jaworski

Men's Bowls Committee

PRESIDENT	Ian Richardson
VICE PRESIDENT	Michael Tillott
SECRETARY	Grant Ireland

ASSISTANT SECRETARY	John Donahue
TREASURER	Brian Dolan
COMMITTEE	Richard Carlyle, John McInnes, Col Nicols, Howard Siepan, Raymond Benton

Women's Bowls Committee

PRESIDENT	Di Elsom
VICE PRESIDENT	Elaine Vincent / Jan Mower
SECRETARY	Jan Jones
TREASURER	Maureen Jackson
COMMITTEE	Geraldine Baxter, Maureen Carlyle, Karen Eagleson, Josie Goodwin, Lyn Lalor, Kay McDonald, Sue O'Connor, Vicki Redrup, Jan Vigar

Steve Chay

Dear Valued Members,

I am very pleased to report that we have successfully passed another milestone, our main goal to complete Stage 2 renovations has been reached within the last financial year. Thanks to the relentless work by our management team led by our CEO, Ross Seabrook.

I also want to mention our committed staff, seeing this work completed under very difficult and sometimes noisy environment. I appreciate their commitment and hard work through those difficult times; this ensured that the club continued to be open for our members.

We still have a couple of items to complete in the near future, the Sports Bar, kitchen, roof and installing a solar system. We hope to have them completed in the next couple of years.

I am also pleased to say that we are now trading at a level which gives us the confidence to complete those renovations. The Board of Directors and Management continue to work together ensuring that we get those renovations done with minimum disruption to club trading and discomfort to our members.

I wish to thank you, our members, for your continued support through those difficult times ensuring that the club continues to be successful managing those adverse conditions.

Thank you to the golf and bowls committees for their hard work as always, setting up all events and managing sports members issues; your hard work ensures that we continue to trade successfully.

Thanks to our Golf Professionals and staff for managing all daily events and activities ensuring that our golf members are happy and treated well.

As we approach the warmer weather we are starting to see the hard work on the Golf Course and Bowling Greens start to pay off. Our Green Keepers have done a wonderful job again to get the course to a great standard, setting up for another great summer that all members can enjoy. Work on the bowling greens has been relentless since we changed greenkeepers; I expect their standard to keep improving.

I appreciate your support going forward to ensure that our club continues to trade successfully for all of us to enjoy.

Ross Seabrook

Dear Members,

I am pleased to present my report for the 2025–26 financial year.

The Club continues to operate in an environment shaped by economic pressures, workforce challenges and increasing regulatory and compliance requirements across the club industry. These challenges require us to continually review how we operate, improve productivity and ensure that Everglades remains financially sustainable, socially responsible and compliant.

Review of Financial Performance

Overall revenue for the year was $15.6 million, an increase of approximately $600,000, or 4%, compared with 2024–25. While this represents modest overall growth, there were notable movements across our major revenue streams. Beverage sales declined by 13%, while food sales increased by 6%, gaming revenue increased by 13%, and golf revenue increased by 6%.

Despite the continuing increase in the cost of doing business, we have been successful in improving productivity and achieving efficiencies across a number of areas. Clubhouse operating costs reduced by 16% and Member Amenities costs reduced by 15%, while Administration costs increased by 7.5%. Interest expense increased by $316,788 during the year. Overall wages and associated on-costs were slightly up on last year and represented 34.7% of total revenue.

The first half of the financial year was particularly challenging due to the ongoing disruption to trade associated with the Club's extensive renovation program. Despite these challenges, the Club achieved an operating profit of $628,000. After finance expenses of $515,160, the Club recorded a net profit of $113,352.

Earnings before interest, tax, depreciation and amortisation (EBITDA) was $1.9 million, representing approximately 12% of revenue, which was up 2% compared to 2024–25. Encouragingly, since the resumption of more normal trading conditions following the completion of the major renovation works, EBITDA has averaged approximately 17%, providing a positive indication of the Club's underlying operating performance.

During the year, we engaged MJD Valuers to undertake a revaluation of the Club's assets. This resulted in an increase in asset values of $4.4 million. As at 30 June 2026, the Club held total assets of $46.4 million and total liabilities of $12.9 million, resulting in net assets of $33.5 million and maintaining a strong balance sheet.

The Club also finished the financial year in a relatively strong cash position, increasing cash reserves by approximately $580,000 to $1.78 million as at 30 June 2026.

Once again, I acknowledge the hard work and professionalism of our finance team, led by Michelle Rae and very ably supported by Hannah Bullen. The latter half of the year was particularly demanding, with the implementation of a new point-of-sale system, cash redemption equipment and cash recycling technology, all of which required integration with the Club's financial reporting systems.

Review of Operations

As reported last year, 2025–26 was very much a year of two halves. The first half of the year was significantly disrupted by building works, while the second half saw strong revenue growth across most areas of the Club as normal trading conditions progressively returned.

While food and beverage trading overall has remained resilient, beverage sales declined during the financial year. A number of factors contributed to this result, including disruption associated with the renovations, the temporary displacement of members from the former Main Lounge and the limitations of the temporary Sports Bar arrangement.

Cost-of-living pressures have also continued to influence member and patron spending behaviour, with greater demand for value-for-money and lower-cost options. This has contributed to increased demand during Happy Hour periods. In addition, fewer events were held during the renovation period, while the broader contraction in the number of live artists touring has also affected entertainment-driven beverage trade.

Encouragingly, food revenue continued to grow during the year. Our range of competitively priced meal offers has been well received and provides members and guests with genuine value at a time when household budgets remain under pressure.

The Everglades operations management team, including Shelley, Marc, Sarah, Liam and Ethan, has worked tirelessly to support our staff and members throughout what has been a constantly changing and evolving operating environment.

The implementation of our new point-of-sale system has not been without its challenges. The inevitable teething issues tested the patience of both staff and members, and I thank everyone for their understanding while these issues were progressively resolved. We are now seeing significantly greater stability across the system.

Keeping members informed through social media and in-house advertising is a constant and wide-ranging task. Sarah Deck has built a strong social media capability and continues to ensure the timely communication of the many activities, promotions and events taking place throughout the Club.

As I said last year, every employee at Everglades plays an important role in delivering a positive experience for our members and guests. Despite the challenges experienced during the year, our staff have continued to demonstrate their commitment to providing a high standard of hospitality and service.

For several years, we have conducted a monthly employee recognition program, and it remains particularly pleasing to read the positive feedback received from members and guests recognising the efforts of individual staff members.

Our greens staff and volunteers, led by Chris Haynes, continue to deliver one of the best golf courses on the Central Coast. The experience provided to our members and visitors has been further enhanced by Darren, Scott and their team operating from the new Pro Shop. The new facility was some time in the making, but the end result has certainly been worth the wait.

The delivery of golf competitions and the management of competing demands for preferred tee times remain challenging responsibilities for our Golf Committees. Much of this work occurs behind the scenes and can be a thankless task that often goes unrecognised. I extend my sincere thanks to everyone involved for the considerable time and effort they contribute.

During the year, the Board also made the decision to return the maintenance of our bowling greens to an in-house model. Through this change, we expect to achieve continued improvements in both the quality of the playing surfaces and the presentation of the surrounding areas. Shane and Scott have been working extremely hard towards achieving these outcomes.

Future Projects

The past 12 months represented one of the most significant periods of capital works undertaken by the Club in many years. During this period, we delivered the new Pro Shop and golf and bowls amenities while simultaneously undertaking major renovations to the Gaming Lounge, Main Lounge, Reception and façade.

Following this significant investment, we have taken the opportunity to consolidate the business and carefully plan the next stages of the Club's development.

A key priority for the coming year is improving the capacity, presentation and overall appeal of the Sports Bar. This project is intended to create a more comfortable and inviting environment for our regular members, enhance the sports-viewing experience and assist in addressing the recent decline in beverage sales. A scope of works has been developed and we are currently obtaining tenders for the proposed improvements.

Board and Member Acknowledgement.

We are fortunate to have a strong and cohesive Board of Directors, led by our Chairman, Steve Chay. I thank the Board for their contribution throughout the year and for their continued support of the ongoing development and improvement of the Club.

I would also like to acknowledge the contribution of Michael Redrup, who has recently stood down as a Director, and thank him for his service to the Club.

Finally, to our members, thank you for your continued patronage, loyalty and support of Everglades Country Club. Your support enables us to continue investing in the Club and providing facilities and services for the benefit of our members and the wider community.

Kind regards,

Ross Seabrook
General Manager

MEMBERSHIP

Membership at 31 July 2026

A snapshot of the Everglades membership community.

SOCIAL MEMBERS	TOTAL MEMBERS
7,463	8,894

MEMBERSHIP CATEGORY	TOTAL
Full Golf Members (Male)	645
Lifestyle Golf Members (Male)	198
Lifestyle Restricted Golf Members (Male)	10
Over 80's Golf Members (Male)	61
Over 90's Golf Members (Male)	5
Intermediate Golf Members (Male 18-21)	13
Intermediate Golf Members (Male 22-28)	36
Rookie Golf Members (Male)	29
Full Golf Members (Female)	133
Lifestyle Golf Members (Female)	72
Over 80's Golf Members (Female)	17
Over 90's Golf Members (Female)	1
Intermediate Golf Members (Female 18-21)	1
Intermediate Golf Members (Female 22-28)	0
Rookie Golf Members (Female)	31
Junior Golf Members	46
Cadet Golf Members	17
Full Bowls Members (Male)	51

MEMBERSHIP CATEGORY	TOTAL
Social Bowls (Male)	11
New Full Bowls Member (Male)	4
New Social Bowls Members (Male)	2
Golfer Add-on Full Bowls (Male)	6
Golfer Add-on Social Bowls (Male)	0
Full Bowls Members (Female)	23
Social Bowls (Female)	15
New Full Bowls Members (Female)	3
New Social Bowls Members (Female)	0
Golfer Add-on Full Bowls (Female)	1
Golfer Add-on Social Bowls (Female)	0

MEMBERSHIP

50+ Years of Membership

Recognising members for their remarkable long-standing commitment to Everglades Country Club.

Stephen Fry	Graham Hall	Trevor Walker
Robert Anderson	Steven McCumstie	Robert Taylor
Keith Pope	Lincoln George	Alan Button
Joyce Jacobson	Dawn Jesperson	William Capewell
Graham Kenney	Ian Elliott	Garry Varley
Alexander Bell	Peter Haworth	Patsy Elliott
John Hughes	Dennis Jenkins	James Morrison
Robert Knowles	Geoffrey Wilmott	Derrick Astill
Ronald Hodgins	Shirley Bailey	Fay Stratton
Robert Dicks	Adrian Anderson	Mark Moynihan
Trevor Cheetham	John Frost	Gary Lind
Ann Woods		

LIFE MEMBERS

Dick Paull
Irene Quintrell
Jan Montgomery
Patsy Elliott
Anthony Lamaro

50 YEAR+ MEMBERSHIP 2025-2026

June Bowen

Henry Pilarski

Brian Went

RECOGNITION

Everglades Merit Award

The Everglades Merit Award was instituted to recognise the services of the many men and women who contributed to the growth of our Club through their efforts on committees or in some special way.

The Award took the form of a badge and a certificate, with the inaugural presentations made at a gathering of the various committees, recipients and their spouses on 14 December 1988.

The following current members listed in the source report have been recipients of this Award. It is anticipated that the various committees will make recommendations from time to time to add to these names.

Judy Andrews	**Heather Burrett**	**Geoff Callingham**
Sala Crane	**Robert Saunders**	**Gordon Dickson**
Garry Crane	**Patsy Elliott**	**Mike Gage**
Anthony Lamaro	**Donna Mitchell**	**Sue O'Connor**
Irene Quintrell	**Mike Tillott**	**Wendy White**
Ray Benton	**Alan Button**	**Ian Elliott**
Marlene Ferguson	**John Henry**	**Joyce Jacobson**
Janette Montgomery	**Genny Murphy**	**Richard Paull**
Fay Stratton	**Fay Wood**	**Andrew McDonald**
Bruce Shipton		

Richard Paull

I would like to report a very successful year for Everglades Golf Section with an increase in the number of games played, due to the great condition of the Golf Course during the changing weather conditions this year. Golf made a good profit for the Club.

Congratulations to all the Championship Winners for their excellent golf and sportsmanship. A special mention to our juniors who are improving greatly and doing a great job representing the club by winning the District Encourage Shield and narrowly being beaten in the final for the northern area. Also to the players in the Masters Pennants who also won their area and were narrowly beaten by Newcastle for the northern District. Shay Bennett is also going really well in his achievements by being selected in the State All Schools Golf team.

We must also give a very big thank you and a well done to Chris Haynes, our Superintendent, and his staff who keep the golf course in excellent condition when a lot of the other courses on the Coast were unplayable for long periods. We had many visitors playing at Everglades due to other courses being closed. I have also noticed we have gained some of these members from other clubs.

Well done Darren for excellent service to the Members of Everglades, also Scott and his staff in the Pro Shop who now have a brand new Pro Shop to display his great golf equipment, coaching and clothing for our members and starting all our competitions. I also suggest members not using the MiScore app to score competitions download the app for free.

I also wish to thank the Men's Golf Committee for the work they have done during the year in keeping golf running smoothly, especially our Secretary Ian Cameron and Captain Stewy Wilson.

Thank you to Wendy White and the Women's Committee for their contribution to the running of golf at Everglades.

Membership is heading to the maximum level as we did last year and a waiting list will be created again.

Please look after the golf course by repairing pitch marks and filling divots. Also don't be selfish and ensure you rake bunkers correctly and place rakes in the bunker. Always play ready golf to keep play moving. Your position in the field is directly behind the group in front.

Good golfing and I hope you all have a happy and healthy 2026-27.

Wendy White

Dear Members,

In 2026 the women's golf committee introduced a Facebook page for the members which is proving a huge success in delivering information to the members. Another success was the introduction of group lessons through the Pro Shop.

The Opal 9-hole program still proves to be a huge success for women taking up golf and this year we have welcomed many of them into the 18-hole competitions. Please remember our Thursday

presentations at 2pm are for all our women sporting members.

Our pennant team are now winners 2024, 2025 and 2026, again going through the season undefeated and again winners of the Margin Shield. Huge congratulations to the team consisting of Captain Cathy Bowman, Vice-Captain Lorraine George, Di Beechey, Linda Birrell, Heather Burrett, Belinda Clarke-Quilkey, Gayle Colley, Diane Jaworski, Ann Kane, Lyn McMurray, Trish Melnik, Jackye Miller-Calvert, Sylvia Saunders and Collette Sweeney.

MAJOR EVENT WINNERS 2026

EVENT	WINNER
Singles Championships - Division 1	**Lyn McMurray - Club Champion**
Singles Championships - Division 2	**Marilyn MacAlpine**
Singles Championships - Division 3	**Gaylene Parsell**
Vets Championships - Division 1	**Lyn McMurray**
Vets Championships - Division 2	**Robyn Taylor**
Vets Championships - Division 3	**Gaylene Parsell**
Foursomes Championships - Division 1	**Abbigail Grimish & Patsy Elliott**
Foursomes Championships - Division 2	**Carol Post & Veronica Jordan**
Singles Knockout - Division 1	**Di Beechey**
Singles Knockout - Division 2	**Maria McCarthy**
Foursomes Knockout	**Diane Jaworski & Margaret Hockley**

WOMEN'S GOLF

Community & Charity Highlights

Women's golf ran three major charity events and one event supporting the Everglades gardeners.

October 2025 - Breast Cancer Research Day

$4,000 total contribution

Members raised $2,100, with an additional $1,900 donation from the Club for Tee Off Breast Cancer research.

April 2026 - Death by Chocolate

$4,000 total contribution

Members and visitors raised $3,200. The Club donated the difference, with funds paid via the Central Coast Women's Golf Association for Wyong Palliative Care Unit.

April 2026 - Shirley Shuttle

$2,000 total contribution

Member generosity, a secret auction and raffles raised $1,772, increased to $2,000 by the women's golf committee.

August 2026 - Green Thumb Day

$1,525 raised

A new initiative to assist the gardeners on the golf course, supported by the men and women of the Everglades golfing fraternity.

Thank you to everyone for donating to all the events and making them a success, and to the many sponsors and supporters named in the source report for their continuing support of Everglades Women's Golf.

Thank you also to Darren Chivas and the Pro Shop staff, Greens Superintendent Chris Haynes and his staff, Dick Paull and the Men's Golf Committee, Ross Seabrook and Club staff, the Green Thumb Gardeners, volunteers Carol and Jill, and the Women's Golf Committee for their support throughout 2026.

To the members, I wish you all good health and happiness for 2027.

Wendy White
Women's Golf President

Richard Carlyle

Another year has come and gone, with this I would like to acknowledge the efforts and leadership of the past President and Vice President Ian Richardson and Micheal Tillott.
Your Committee over this period addressed many challenges, especially declining membership due to, quality and standard of our Greens and increased membership and playing fees. After 3 years we welcomed back Shane White and his assistant Scott Leo to our Greens as fulltime Greenkeepers after the Greenkeeping and maintenance duties of our Greens and surrounds were on a Contractual arrangement.

Congratulations to all our Major and Minor Championship winners, especially Ken Young our Men's Club Champion. To the Match Committee your ability to fit in all the Championship Matches and Social Events on our Bowls Calendar took a lot of planning and dedication.
Special mention must go to Tom Cain who organises our Prostate Cancer Charity Day each year. This year we raised over $4500, which was presented to the Cancer Unit at Gosford Hospital at a presentation at our Club. To date, Tom in his collective efforts over many years has raised over $75,000 for this Charity.

We entered 2 teams in the Central Coast Region Open Gender Pennant Championships conducted over a 10 week period, a Grade 5 and Grade 7, although we were not successful in winning the Flag in either Grade. I thank those players for representing our Club and doing their best. We will again be entering teams for Pennants this year but the Grade and number of teams will be dependent on the number of players that nominate to play. To our hard-working Secretary and General Committee, I thank you for volunteering your time to run, plan our activities and maintain our Bowls Section of Everglades Country Club.

We are fortunate that the Men's and Ladies Committees are unified in the many Social events that are conducted throughout the year these being Mothers Day, Fathers Day, Anzac Day, Patrons Day and Living Choices Day. It is for this reason that Everglades Bowling Club is known as a great social Club for the camaraderie and interaction of its members both men and Ladies. A special thank you to our major Sponsors Creighton's Funerals and Bendigo Bank without your sponsorship and support, the prize monies of our Championship winners would not be possible. To all our Bowlers being either Social or Full Bowls Membership Members I thank you for your support throughout the year and hopefully we as a Committee can put programs and events in place to encourage greater participation and hopefully increase Membership to our game of Bowls.

Sue O’Connor

Dear members,

Welcome to the end of another year and the beginning of a new one.

Our year has been busy as usual with Pennants Championships and club tournaments.

Some of our ladies were selected in open gender pennants with mixed success. We will give it a go again next year.

We put two ladies’ teams in. Grade 4 got to the playoff round and just went down by a couple of shots.

Unfortunately, we have lost a few members this year for various reasons. Having three clubs within a short distance makes things difficult and members have decided to check things for themselves.

We have picked up some very keen ladies learning our game and enjoying themselves and our coach Gary Clarke is also coaching several ladies at the moment.

Our club has a lot of mixed bowls which is popular. We always have a great time and the attendance is also great.

Hopefully we will keep progressing this way and we will ROCK ON.

Yours in sport,
Sue O’Connor
Ladies President.

COMMUNITY

ClubGRANTS

Year ended 31 August 2026

The source report states that for the year ended 31 August 2026, the Club donated a total of **$122,390** under the ClubGRANTS scheme.

Category 1 - Central Coast LGA ClubGRANTS	
Recipients:	
Empower Golf	
Riding for the Disabled Central Coast	
Umina Beach Men's Shed	
Meals on Wheels	

Category 1	Cash Donations	In-Kind Donations
Recipients:	**$36,250**	**$8,700**
Woy Woy Stroke Recovery		
Rotary Club of Woy Woy		
DV Safe Phone		

Category 2	Cash Donations	In-Kind Donations
Recipients:	**$32,640**	**$44,800**
Everglades Junior Golf		
Roosters Social Golf Club		
Swampies Golf		
Circle Social Golf Club		
Brisbane Water Physical Culture Club		
TKT Ocean Beach Netball		
Umina United Soccer Club		

Woy Woy Peninsula Netball Association

Woy Woy Recreational Physical Culture Club

Woy Woy Rugby Incorporated

GRUBS Grommet Umina Boardriders

Woy Woy SACC

LOOKING AHEAD

As we reflect on another successful year at Everglades Country Club, we are proud of what has been achieved and, more importantly, excited about what lies ahead.

Our Club continues to grow and evolve while remaining focused on what matters most, our members, our community and creating a welcoming place for everyone to enjoy.

We sincerely thank our members for their continued loyalty and support, our dedicated staff for their hard work and commitment, and our Board, volunteers and community partners for their valuable contribution throughout the year.

With a strong foundation and an exciting year ahead, we look forward to continuing to build on our successes, embrace new opportunities and ensure Everglades Country Club remains a place our members and community are proud to call their Club.

Thank you for being part of the Everglades community. We look forward to another great year.