



2025 Treasurer's Report

This report has been prepared for the Seaton Carew Golf Club Membership to provide the following:

- An overview of the general financial matters for SCGC during the previous year and expectations for next year
- Sufficiently detailed information to facilitate acceptance of the SCGC Unaudited Financial Statements for Year End 30th June 2025 (hereinafter referred to as 'the Accounts')
- Advance notice of the proposed Membership Subscriptions for 2026

Summary

A brief overview of this report is as follows:

- SCGC have returned a surplus for the year of £46,022. Once donations are considered for this period, the surplus totals £61,997. SCGC have continued to incur a significant rise in operating costs and expenditure this year, which resulted in all capital expenditure projects and enhancements being put on hold. The surplus is only apparent as only essential repairs and mandatory improvements have been conducted. Further information below (item 1.0).
- Following the year end accounts for 2024/25, we are targeting funds of approximately £50,000 towards Projects and Improvements across 2025/26, this figure will depend on confirmation of 2026 member subscriptions. Further information below (item 2.0).
- Income and Expenditure Forecast for 2025/26. Further information below (item 3.0).
- To meet SCGC requirements we are proposing Annual Membership Subscriptions are increased by £75 for an A1 playing member (this includes a £19.00 England Golf Affiliation Fee, mandatory for each SCGC member) and modifications for country, junior and young person members. Joining Fees will remain in operation. Further information below (item 4.0).
- Closing comments, note of thanks and recognition for support over the last year (Item 5.0).

1.0 Financial Performance Year Ended 30th June 2025

I trust the 2024/25 accounts have been provided and received, reporting a surplus of £61,997 which is after significant increases in day to day running costs and investing £11,004 (item 2) on essential and mandatory improvements. The surplus has been generated as the committee have been working hard to cut costs wherever possible, with property and greens 'run and maintain' budgets being reduced. Following the very successful Marketing campaigns of the last two years, we maintained the Marketing budget at £20,000.

Bar and Catering improvements have been incorporated and results are trending in a positive manner. The kitchen has had modifications implemented and supplier changes, menu and equipment upgrades have helped to improve and move the B&C forward, although B&C remains a challenge. Bar income increased by 8% from the previous year and I would hope this will improve next year. Well done to the B&C committee and staff for their effort to improve the whole package. Support from all members to use the clubhouse more regularly would help greatly.

The income generated from green fees (including opens & competitions) is essential for the club to achieve a trading surplus and the revenue over the last 2 years has remained encouraging. Last year SCGC returned almost £340,000 and this year returned a positive figure of just over £320,000 (although almost £20k down on last year due to a quieter than usual January and February). This return is due to the continued investment in marketing, hard work of our green staff and management team and quality of the golf course. Please note we are not looking to increase the number of visitors on the course but to increase revenue from those visitors.

To maintain the high standards SCGC have set, the club need to continue to maintain, improve and invest. This is only possible with a full membership and healthy visitor revenue. This is all possible because of expert golf course management and excellent work conducted by Tom Coulson and his team. The quality of the course remains at a high standard. I would like to thank Tom and the team personally for their continued hard work.

It is worth reminding ourselves that SCGC has\ been on a very positive path over the last 5 years. We have invested into the club, to make necessary improvements to the course, our main asset. SCGC have invested in the new irrigation system, machinery, and essential course maintenance and this has improved the quality of our golf course. Improvements last year to the clubhouse included new doors and upgraded windows etc, but much more needs to be done. The clubhouse has been under funded for over 20 years. Indeed, the clubhouse is much improved but the work completed is only a drop in the ocean, as there has been a historical lack of investment. As detailed in the property report, it is easy to see just how much potential work and investment is required to bring the clubhouse up to the expected standard and create a more pleasurable experience for its members. The surplus generated this year is only apparent as no Capital Expenditure projects have been conducted on the clubhouse.

The accounts this year include a prior year adjustment (note 11 of the accounts) which was due to a correction in the subscription income stated in the 30th June 2022, 2023 and 2024 accounts. Despite the subscription year end changing to 28th February in these three financial years the subscription income was allocated over the year to 31st December. This has now been corrected

and the subscription year in the accounts now runs from 1st March to 28th February. This was purely an accounting entry in respect of allocating income in each year's accounts and in no way affects the subscriptions received in the club's bank account.

2.0 Projects and Improvements

As the results from 2023/24 generated a deficit the Finance Sub-Committee agreed that the year 2024/2025 had to be a year of consolidation and to reduce costs as much as possible. The committee will always strive to generate a surplus and spare funds to improve the members experience both on and off the course but if funds are not available, then this is just not possible. We were able to carry out the following projects during this year as they were considered essential.

• Greens	Estimated	Actual Cost
- Greenkeeper shed upgrade	£10,000	£5,750
• Property		
- Restaurant upgrade	£3,000	£2,750
• Bar & Catering		
- Kitchen (New Fryer)	£1,200	£1,224
- Kitchen (Pizza Oven)	£1,250	£1,280
TOTAL	£15,450	£11,004

In this current year we again have a multitude of projects & improvements under consideration, together with substantial maintenance activities that are urgently required. Funds have been invested on course improvements over the last 5 years and now the focus needs to be with clubhouse improvements. The exact list of work to be undertaken across the remainder of 2025/26 is yet to be agreed but the plans under consideration are noted in item 3.

3.0 Income, Expenditure and Budgets for 2025/26

The committee remain focused to deliver an improved product for members and guests alike and strive to generate surplus the next Financial Year for reinvestment in projects and improvement works. Based on current forecasts this is achievable assuming that the subscription proposal is accepted.

The income which would be generated based on the increase in subscriptions (item 4) amounts to £42k (based on the subscription year). However, there are financial challenges to the forecasts that have been identified as follows:

- Employer NIC and NMW Increase: came into effect in April 2025, resulting in increased staff costs of £40,000 pa. For comparison the £50 subscription increase last year, amounted to a similar figure (therefore not contributing toward any other day to day increased costs). For comparison, since 2023 the course wages, NI and pension expenditure have risen by 37%. The Subscription uplifts have not aligned to this increase.

- HBC Business Rates: increased this year, from £571 per month in 2024 to £1,370 in 2025, an increase of £9,588 per annum. This will increase again in April 2026.
- Utility Costs: expected to increase towards the end of 2026. The committee are currently working hard to secure a manageable tariff, to give us some future clarity, when our current deal ends late 2026.
- Committee for Golf Club Salaries (CGCS) are predicting/recommending a 4.8% to 6.8% wage increase in 2026 for staff throughout the golf industry. Should the committee agree a 5% increase this would equate to a £20,000 uplift in costs to SCGC salaries in 2026.
- Secretary/Administration Position: additional funds will be required in 2026/27.

Expenditure:

Should the subscription proposal be approved, the committee have identified projects that are considered urgent and are as follows. Projects will have to be prioritised as obviously all projects can't be carried out at once, work would need planning over time and budgets made available.

- Course Security: carpark upgrade, CCTV and main entrance gate
- Property: significant structural clubhouse improvement and required internal upgrades. Roof repairs and furniture upgrades (costs/improvements to be confirmed, see property report)
- Greens: continuation of course maintenance/improvements, development of practice ground facility, boundary fencing etc (see Greens Report for details)

Members may recognise that the items above echo the items detailed last year but they were not undertaken simply because the club did not have sufficient available funds to carry out these projects.

Budgets:

The figures below are the budgets for the current year 2025/26, to inform the membership of present-day expenditure.

Greens £478,000 (Reduced from £492k)
 Property £2,500 (Reduced from £10k)
 Marketing £17,000 (reduced from £20k)
 Irrigation Repayments £84,000
 Health & Safety (Citation) £2,640 (Reduced from £16k)

The budget spend is currently on track for the 1st quarter (July to Sept 2025).

Income:

- The three main revenue streams for SCGC are member subscriptions, visitor green fees and Bar & Catering income. The revenue received from these streams alone, is not sufficient to return a surplus for the club. Additional streams of revenue are needed and include: Range Income, Buggy Hire, Competitions, Club Events, Sports Facility, Donations, Telecoms Mast, Coffee Machine etc. SCGC need to build reserves, which the club is currently lacking.
- Additional revenue opportunities are continually being discussed by the GCM to generate much needed funds so projects can be undertaken. The membership will be kept informed as these projects develop and come to fruition.
- One item being currently considered from January 2027, is a B&C 'loyalty-levy' for bar purchases, at member request (for example a £50 top up on member B&C card).

4.0 Proposed Membership Subscriptions for 2026

To meet the increased operating costs, rise in national minimum wage, obligations, clubhouse improvements, aspirations of SCGC, required surplus for future works and taking due consideration of all other revenue streams, we are proposing the following changes to Membership Subscriptions for 2026. A decision to increase annual subscriptions has been carefully considered. We hope this meets with your approval.

PLAYING MEMBERSHIP SUBSCRIPTIONS	2025 Current	2026 Proposal	Increase
A1 - Male Full	£1,105	£1,180	£75
A2 - Lady Full	£1,105	£1,180	£75
A1.3 - Male Veteran	£995	£1,060	£65
A2.3 - Lady Veteran	£995	£1,060	£65
C1-COUNTRY MEMBER	£735	£775	£40
D1 - Junior Member to 18 years - Home		£20	
D1.1 - Junior Member to 18 years - Away	£215	£240	£25
D2- Young Person 19 to 21 Years - Home	£215	£240	£25
D2.1- Young Person 19 to 21 Years - Away	£420	£450	£30
D4 - Young Person Member 22 to 25 years	£460	£510	£50
D5 - Young Person Member 26 to 29 years	£835	£910	£75

O1 - Octogenarian - N/A			

The BRS system will deliver the invoices and payment options to all members. Finance options are still available for 2026 and we will advise details in due course. All current member benefits remain in situ: access to a quality golf course all year round, an impressive choice of reciprocal courses available at discounted rates, a free reciprocal (for payment before 1 March 2026) and use of an improved practice facility. As with previous years, Christmas fortnight will not allow for visitor booking and only member (and member guests) will be able to book tee times, Member guest rate remains competitive, though an increase to £35 will come into effect in May 2026.

Please note subscriptions will be due on 1st March 2026. Invoices will be sent out early January and a timely payment would be very much appreciated.

5.0 Closing Comments

I would like to take this opportunity to say thank you to those that have helped and supported over the last 12 months. I have now been involved with the committee for 3 years. Thanks to the GCM for their hard work, dedication, and guidance to improve and maintain our wonderful club, please keep up the good work I have witnessed over the last 3 years. The challenges just keep on coming but you have always tried to do what is best for SCGC and its membership.

I stated last year, to keep a membership of around 680 people content, is a very difficult, if not impossible task, this has not changed. The finance details I have reported this year are a direct reflection of the drive and efforts of the committee, to improve the experience for its members, whilst looking after the financial future of SCGC.

The committee continue to strive to achieve goals set out in the Strategic Plan. The GCM are focused on these achievements over the next five years and this is to be supported by all.

I would like to say a special thanks to Julie Morfitt, Roy Leonard and Alex Shaw for their assistance and hard work this year. The work behind the scenes can go unnoticed but I witness and see the effort that you all give on behalf of SCGC.

Last year's accounts (2023/24), as you are aware, returned a small deficit and as a result I enlisted some additional help and advice behind the scenes. Budgets, cashflow, forecasts etc can be challenging for a business that is approaching a £1.5 million pound turnover. The committee are unpaid volunteers and time can be at a premium. The advice and support received over the last 12 months has been very much appreciated and a special mention to the individuals involved (you know who you are).

A big thank you to the members who have put their own time and efforts into helping and working on projects around the clubhouse. The work you have put in is appreciated.

Finally, to the most important cog in the wheel, the members of SCGC. Thank you for supporting the club and making our fantastic club what it is. The members support means a great deal and I

hope you continue to support the committee on future endeavours. I can give you the assurance that our focus is to do our very best, not only to maintain, but to improve the club.

Can I also make time to say congratulations to our existing captain Hugh Hamilton, for a successful year. I am sure it has been both rewarding and challenging at times throughout. Having said this, I will not give you any sympathy for the hard work you have put in, as you brought it on yourself Hugh (9-time Club Champion had to be Captain at some point!). I would also like to wish good luck to Peter Bianco, for a successful captaincy in 2026.

This year has remained financially challenging. I have had to say 'NO' to the committee more often than I would like, when funds have been requested to invest in the club (this included reducing budgets). The surplus generated this year is only apparent as no Capital Expenditure projects have been conducted. The £50 increase put forward last year, was not sufficient to generate cash to invest, it reduced cashflow and reduced expenditure on all aspects of the club. I am sure all SCGC members, myself included, would love for further improvements to be made around the course/clubhouse. The finance committee have tried to reduce costs and look at additional revenue streams, to be able to make further investment and improvement to club facilities. The surplus returned is positive but once you dissect the figure and look at the club investment required, it really is inconsequential as to what is required. The finance committee do not want to simply ask for a large increase in subscription revenue but the membership need to assist and invest in the future of our club. Please note that the proposed increase will not mean additional funds to complete numerous Capital Expenditure projects, it will allow the club to function and cover unavoidable costs.

The subscription increase will allow for the running of the business so that we have funds to cope with the unknown, as well as pay our bills and then invest in line with the strategic plan.

I hope that the members of SCGC will support my subscription proposal for the coming year.

If members have any questions about the details enclosed within the report, please contact the club office or myself before the AGM and I will respond on the evening of 5th December.

I look forward to future challenges and an improved member experience, both on and off the golf course for SCGC for the coming year. Wishing all SCGC staff, members and their families a Merry Christmas and a healthy and happy 2026.

I beg to move the adoption of my report.

Phil Nicholson

Treasurer