19th of May 2026

Manager’s Report
MAY 2026

Anton & Lucy Trist

GENERAL

As we head into winter, the camp is still a hive of activity. The numerous exciting projects being undertaken are keeping everyone busy!

Work continues to progress steadily on the new front entrance development. Webb Contracting has now completed the dewatering of the site, with piling works currently underway. Construction of the new building itself has also commenced offsite. The trees along the boundary are scheduled to be removed by the arborist this Friday, allowing the next stage of civil works to begin shortly after.

Planning is also well underway for the transition from the existing reception building to the new facility, with the move currently likely to take place in late August. As expected with a building that has been operating for many years, there is a significant amount of accumulated paperwork, equipment, and other items. They now need to be sorted through and packed or disposed of in preparation for the move. Consideration is also being given to how we manage the period where the existing office area will be out of action, along with any temporary storage requirements. Work on converting the current building will commence almost immediately once reception operations move across to the new facility.

The yurt project is also beginning to take shape, with groundworks starting this week following site clearing by Cowpland Contracting. Construction of the yurts has commenced offsite, while onsite foundation works are expected to begin within the next couple of weeks. We are currently working through interior design concepts and sourcing unique furnishings to help create the atmosphere and guest experience we are aiming for. Discussions are underway with a local furniture maker who will provide some custom furnishing options for us.

Planting work has recently been completed at the northern end of the camp by Mangawhai Natives to help establish additional plant coverage around the sites upgraded last winter. The additional planting is already helping soften the area visually and will continue to enhance the environment as it establishes over time.

The three large boundary fences adjacent to the non-powered sites have now been completed and are looking excellent. We continue to negotiate with neighbouring property owners regarding the remaining four fences, with the aim of completing these over the winter months.

In April we took possession of a new robotic mower, which we have named “Robert” in honour of much missed former groundsperson Robert Dalebrook. The mower has already proven to be a valuable addition to the grounds team and will effectively be like having an extra groundperson on staff, helping keep on top of mowing requirements throughout the camp.

Work is continuing to progress on the new premium sites, with site maintenance currently underway alongside the installation of new power connections, greywater drainage, and site marking preparations. These will no doubt be popular with our campers.

We have been fortunate to experience relatively mild weather over the past month, which has helped keep the camp reasonably busy over weekends whenever the weather has been favourable. As this report is being written, we are hosting a school camping group from Wentworth College.

Easter was particularly busy this year, with strong occupancy levels across the camp. Camp Waipu Cove was also proud to sponsor the inflatable zone at the Waipu Easter Carnival, which proved to be a very successful community event raising funds for Waipu Primary School. Camp Manager Anton, also kindly volunteered to be one of the volunteers in the dunk tank, with many enthusiastic carnival-goers taking the opportunity to dunk him for a good cause.

ANZAC weekend also remained busy, with many happy campers continuing to enjoy the beach and warm autumn conditions. Our new “Love Waipu Cove” photo frame installed on the reserve in early April has proven very popular, with many visitors stopping to take photos during their stay. The dunes are also looking excellent at present and held up well despite some of the stormier weather experienced in late summer. Annual spraying of the dunes has recently been completed.

Last week we met with Uniplan to discuss concepts and ideas for the upcoming North Block refurbishment planned for next year. They will now come back to us with preliminary concepts and pricing options before we move forward further with the project.

The upstairs manager's flat is also due to undergo some refresh work over winter, with both the bathroom and kitchen now over 20 years old and in need of some attention. We have received several quotes for the proposed upgrades and are currently considering the available options. Carrying out this work over winter will help minimise disruption.

Following analysis of reservation system data from last winter, we have also reduced our reception opening hours over the quieter winter period. From the 4th of May until early October, reception hours will operate from 8.30am – 6.30pm daily, with Fridays operating until 7.00pm. The revised hours are expected to reduce wage costs while also allowing staff to finish earlier during the slower winter months, when there are typically very few guest movements after dark.

One of our longest-serving staff members, Receptionist Lisa Walters, recently finished with us to focus more fully on her band commitments. Lisa was part of the Camp Waipu Cove team for 11 years, and we sincerely thank her for her contribution over that time and wish her all the very best for the future.

Her replacement, Emma Forgesson, will shortly commence with us and brings a wealth of experience to the role. We look forward to welcoming Emma to the team.

Over the quieter winter months, several staff members will also be attending various training courses and professional development opportunities, while others will be refreshing their first aid certificates as part of our ongoing commitment to staff development and workplace safety.

Recent Guest Reviews

Jane O , April 2026

100 %
Staff are very friendly, clean facilities and there are heaps of activities on site so kids will never go bored

Prathamesh d , April 2026

Best holiday ever!
Location and service was excellent, really enjoyed the peaceful environment and the supporting staffs helping nature. Also the checkin and check out was as smooth as butter.

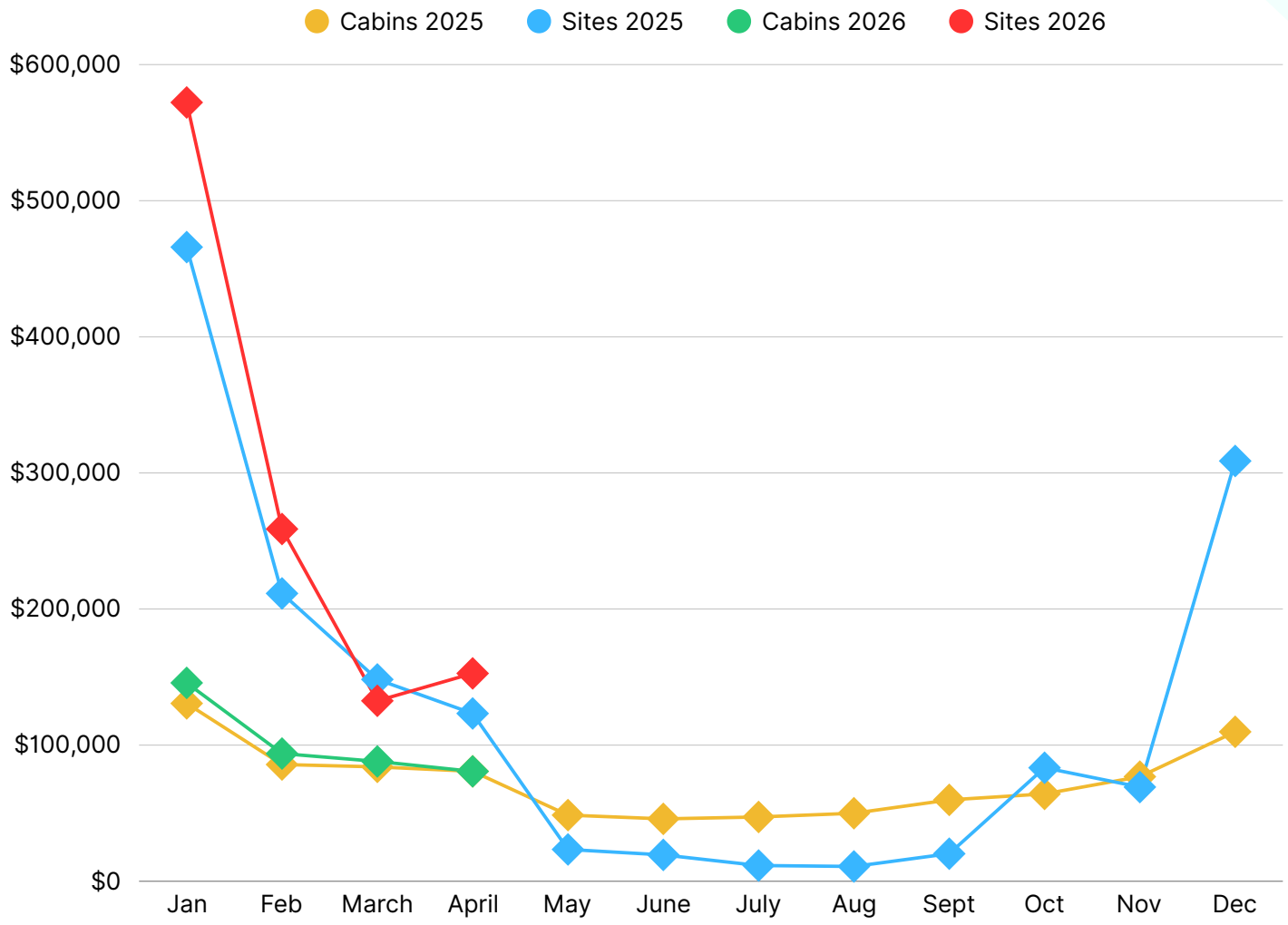
Drdaz, May 2026

Amazing location, well-kept grounds, all the necessary amenities, and excellent showers.

Alexandra S , May 2026

Fabulous for kids and adults alike. Always enjoy our family holidays at Waipu Cove.

April Revenue
2025 vs 2026



CABIN OCCUPANCY

APRIL 2026 **73.50%** Down from 86.82% in April 2025

SITE OCCUPANCY

APRIL 2026 **32.16%** Slightly down from 34.67% in April 2025

Summary of financial performance

From the 1st March to 31st of March, 2026.

Overview

March 2026 delivered a solid result overall, despite revenue softening slightly compared to the exceptional March 2025 period.

The camp generated $196,397 in revenue for the month, which was $9,488 below March 2025 and $15,203 below budget. Net Profit before Depreciation closed at $74,130, reflecting continued strong operational performance heading into the quieter winter period.

Current cash balance at 8th May 2026 was $2,684,224, including significant term deposit holdings. Total assets sit at $7.04 million, with equity of $6.10 million.

Revenue Performance (Month v March 2025)

Total Trading Income: $196,397
(March 2025: $205,885 – down $9,488)

Revenue -
Key movements:

- Casual Site Fees: $118,053
- (down $11,846 vs March 2025 and $16,948 below budget)
- Self-Contained Cabins: $57,294
- Continued to perform steadily through the month.
- Kitchen Cabins: $19,217
- Slightly softer occupancy compared to the previous year.

Expenses
Total Operating Expenses: $124,794
(up $4,989 vs March 2025, but $13,564 under budget)
Payroll including KiwiSaver: $58,789
The result reflects continued focus on operational cost control despite increased general operating costs.
Profitability
Net Profit Before Depreciation: $74,130
Year-to-Date Position (as at 31 March 2026)

- Total Trading Income: $1,989,092
- (up $107,084 year-on-year)
- Net Profit Before Depreciation: $883,405
- (up $29,104 year on year)

Balance Sheet Snaphot

- Cash Balance: $2,917,623
- Total Assets: $7,036,722
- Total Liabilities: $936,952
- Net Assets / Equity: $6,099,770

Overall, while March softened slightly against the prior year and budget, the camp remains in a very strong financial position with excellent year to date performance, strong cash reserves, and continued positive operating results heading into the quieter winter period.

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