

15th of July 2026

Manager's Report July 2026

Anton & Lucy Trist



GENERAL

July has continued to be a busy month, with good progress being made on a number of projects while also making the most of the quieter winter period to complete maintenance and improvements around the camp.

The new reception building was delivered and placed on site overnight on 14 July, and it was exciting to finally see it arrive after so much planning. The building is expected to be ready for us to move into around the beginning of September. Once we've relocated, work will begin on converting the ground floor of the existing building, along with the civil works and landscaping around the new entrance. There is still plenty of work ahead, but it's nice to finally be able to see the finish line.



The yurt project is also moving along well. Construction is underway and we're now purchasing furnishings ready for installation. The yurts are due to arrive on site in late August and should be ready for guests by Labour Weekend. Everyone who had booked Sites 94 and 95 over summer has now been contacted. Two groups have chosen to upgrade and stay in the yurts, while the remaining bookings have been moved to other campsites. The whole process went smoothly and everyone was happy with the outcome. We're looking forward to having these available as a new accommodation option this summer.



Construction of the new maintenance shed is progressing well, with the concrete slab completed and framing now underway. Initially it will provide much-needed storage while the existing building is being converted, before becoming the permanent home for the stinky truck once the redevelopment is complete.



Our IT project with Spark continues to move along well. Existing computers and laptops have been onboarded, files are being migrated to SharePoint, software has been updated and our overall system security has been improved. The next stage will happen once we move into the new reception, where new computers and hardware will be installed. Our existing equipment will then be repurposed for the housekeeping and maintenance offices once the current reception building has been refurbished. Spark are also looking into options to improve mobile phone coverage around the camp, and following a recent meeting with Natasha we are also reviewing our Voyager phone system as part of these upgrades.

We have also been working with Duraplan on the concept design for the refurbishment of the North Ablution Block. We recently reviewed the initial plans and provided feedback focused on improving functionality, ease of maintenance and the overall guest experience. Duraplan are now incorporating these changes into the next design revision before completing a site measure and preparing detailed costings for the project.

FLOOR PLAN



After receiving a couple of unusually high water bills, we discovered an underground water leak. The leak has now been located and repaired, and we're currently in discussions with Whangārei District Council regarding a credit for the excess water charges.

Jemma has also been working with RM Design on a completely new camp map using Google Maps data. We're now at the final proof stage and the new map is much clearer and easier for guests to follow than our current version. It will be ready well before the busy summer season.



As always, we're making good use of the quieter winter months to complete the jobs that are difficult to get done during the busy season. Deep cleaning of the amenities blocks and cabins is underway, along with repainting, repairs and general maintenance. Grass around the cabins is being repaired and Matthew has installed additional bollards around the camp where needed. Matthew has also started modifying the housekeeping golf buggies by building improved storage onto them. They'll carry more equipment and provide better protection from the weather, making them much more practical for the housekeeping team.



The Waipu Cove Cycleway project is finally completed. The camp is proud to have contributed significant funding towards this project, which will provide a safe connection between the cove and Waipu for walkers and cyclists. The cycleway committee and local community (including a couple of our staff) recently gathered for the unveiling of the Taranga pou, which recognises the whakapapa, identity and relationship between people, land and moana in this area. Whangārei District Council has now also completed the section between the Cove Road cemetery and Seascape.



At the end of June we attended the Junction Magazine Business Awards in Matakana after once again being named a finalist. We were runner-up in our category, which was a great result and nice recognition of the work the team continues to put in. We also received our TripAdvisor Travellers' Choice Award for 2025. This is the 13th consecutive year we have received this award, which is only given to the top 10% of businesses worldwide based on guest reviews. To celebrate both achievements we took the staff out for an afternoon of escape rooms followed by dinner. It was a good chance to acknowledge everyone's hard work and spend some time together outside of work.

Matariki weekend was another great one for the camp. We had beautiful sunny weather, plenty of guests staying and even a few hardy families camping in tents. Winter so far has been colder than last year, but we've been lucky with plenty of fine weather, which has certainly helped bookings.



At the end of July, Lucy, Jemma and Matthew will be attending the HAPNZ Conference alongside Board members Peter and Paula. We haven't entered the industry awards this year as we've had more than enough happening with all the redevelopment projects, but we fully intend to enter again next year once everything has been completed.

Recent Guest Reviews

Tourist40287541458 , June 2026

Excellent stay in very well-equipped self-contained cabin right by the Sea!

Part Work, part mini break - had a very relaxing and soul fulfilling time being near the sea. Beautiful Tui song to keep me company each day. Wonderful time to visit, when camp site and beaches are much quieter :)

Tariq K , June 2026

Awesome catch up

We had a great weekend away over Kings Birthday, the camp ground is always clean and tidy and the staff are friendly and helpful.

Anna K, July 2026

One of our Favourite Northland campsites to Stay in.

We have stayed here with friends a few times now and loved it. Clean facilities, friendly staff, and a great cycle / walking track nearby. Restaurant across the road and a lovely beach to walk/fish / swim.

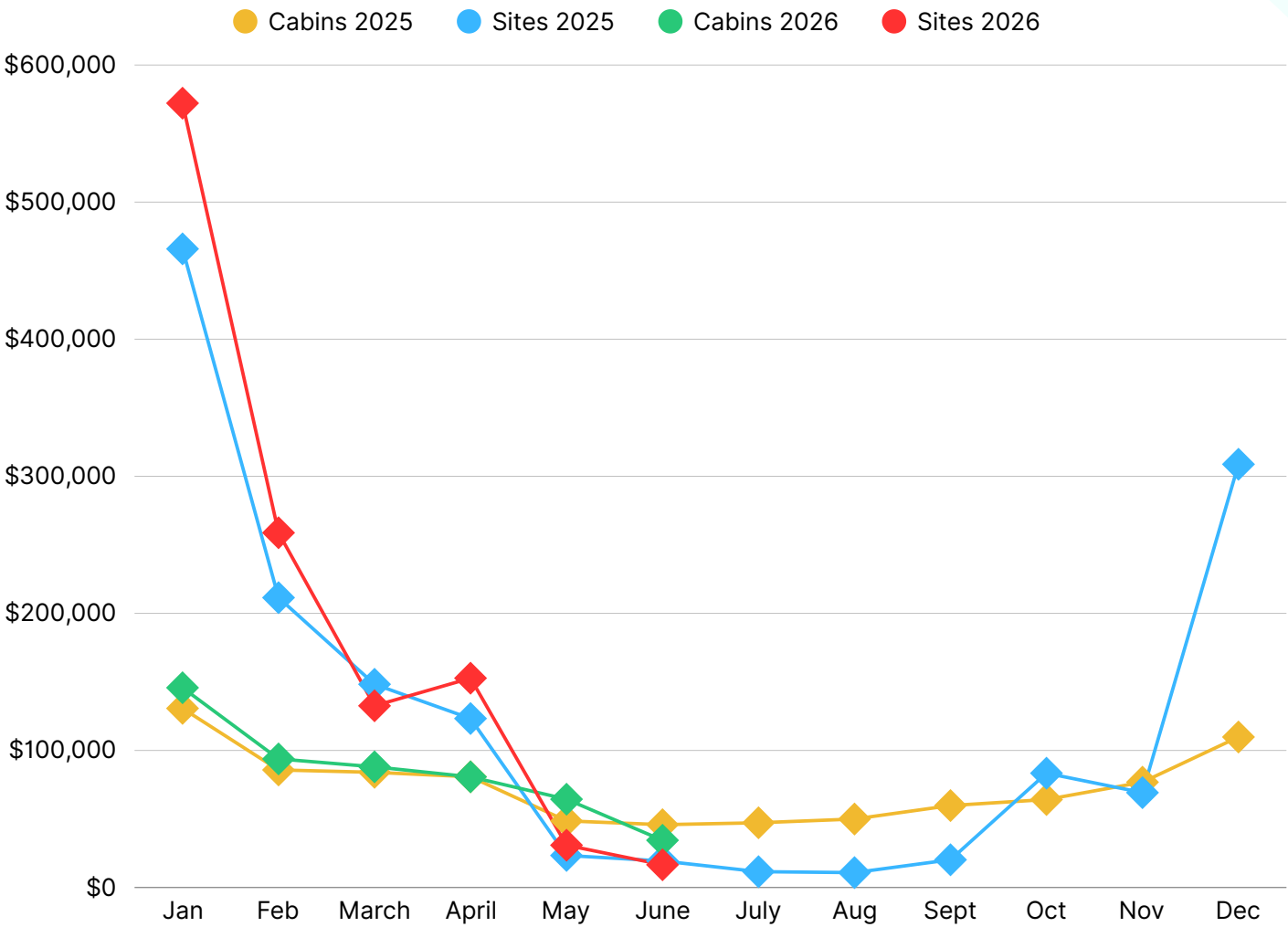
Certainly be back again soon.

rach , July 2026

Winter trip

Beautiful spot. Things on site for kids to do like tennis court, basketball and ping pong. Kids enjoyed the books in the tv room. Being so close to the beach was awesome, listening to waves at night and can come and go easily. It was a winter trip but we hit amazing weather, kids even swam!

June Revenue 2025 vs 2026



CABIN OCCUPANCY

JUNE 2026 37.84% Down from 57.7% in June 2025

SITE OCCUPANCY

JUNE 2026 6.11% Slightly down from 7.92% in June 2025

Summary of financial performance

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

Overview

May 2026 reflected the expected seasonal slowdown following the busy summer period. While the camp recorded an operating loss for the month, the result was stronger than budget and we continue to maintain a very strong year-to-date financial position.

The camp generated \$84,139 in trading revenue during May, \$19,357 higher than May 2025 and \$20,989 above budget. Despite the increase in revenue, higher operating expenses associated with seasonal maintenance, sponsorship, water rates and staffing resulted in a Net Loss Before Depreciation of \$36,996 for the month.

Year to date, the camp continues to outperform the previous financial year with trading income increasing by \$155,204 and Net Profit Before Depreciation improving by \$42,557.

Revenue Performance (Month v May 2025)

Total Trading Income: \$84,139

(May 2025: \$64,781 – up \$19,357)

Key Revenue Movements

Casual Site Fees: \$27,865

- Up \$7,176 on May 2025.
- \$12,365 above budget (80%), reflecting stronger-than-expected occupancy during the shoulder season.

Self-Contained Cabins: \$42,697

- Increased \$10,133 compared with May 2025.
- 15% above budget, continuing the strong performance of this accommodation category.

Kitchen Cabins: \$13,227

- Up \$3,152 on the same month last year.
- Finished 32% above budget, highlighting continued demand despite the quieter time of year.

Expenses

Total Operating Expenses: \$124,810

Operating expenses increased by \$18,747 compared with May 2025. Key contributors included:

- Water Rates
- Grounds maintenance
- Sponsorship and donations
- Team wellbeing initiatives
- Information Technology and website costs

These increases were partially offset by lower expenditure in several maintenance and administration categories.

Balance Sheet Snapshot

- **Cash Balance (Bank Accounts):\$1,334,882**
- **Term Deposits: \$1,240,212**
- **Total Cash & Investments:\$2,575,094**
- **Total Assets: \$6,965,659**
- **Total Liabilities: \$886,974**
- **Net Assets / Equity: \$6,078,685**

The camp continues to maintain a strong balance sheet, significant cash reserves and healthy equity, providing a solid platform for future capital investment and operational stability.

Summary

May reflected the expected seasonal slowdown, however trading revenue significantly exceeded both budget and the same period last year. While increased operating costs resulted in a monthly operating loss, the result remained ahead of budget and is consistent with the camp's seasonal trading pattern.

Year-to-date performance remains exceptionally strong, with trading income more than \$155,000 ahead of last year and operating profit continuing to exceed the previous financial year. Combined with cash reserves of approximately \$2.58 million, net assets of over \$6.0 million, and a strong equity position, the camp remains in an excellent financial position as it moves into the winter season.



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