

15th of September 2026

Manager's Report September 2026

Anton & Lucy Trist



GENERAL

September has been a very busy month at the camp, with several of the larger projects now reaching the final stages. With summer approaching, our focus has been on getting the new front entrance development finished, the yurts fitted out, preparing the camp for the busy season and continuing with the usual maintenance and improvement work around the grounds. The front entrance development has been a massive undertaking for the camp, with many, many hours of work going into the project.

The new front entrance and reception development is now very close to completion. The building has come together well and we are looking forward to moving into the new reception towards the end of September. Once we have relocated, work will begin on repurposing the existing building to provide additional storage, more office space and a dedicated staff room. This work is expected to take approximately six weeks and will complete the next stage of the reception redevelopment



The new yurts are now fully constructed and are currently being fitted out ready for their first guests. The decking is almost complete, with some other minor landscaping items still to be finished. Much though has gone into the layout and features of the yurts. They have generated a lot of interest already, with bookings available from early October onwards. It is exciting to see this project coming together and to be adding a new accommodation option to the camp ahead of the summer season.



The new maintenance shed is now finished and will provide a much-improved home for the rubbish truck, along with useful additional storage. The roller door was installed earlier this month, which will allow the truck to be securely housed and make access much easier for the maintenance team.



Work around the camp has continued through the quieter winter period, with ongoing maintenance, repairs and preparation for the summer season. The team has been making the most of the quieter months to complete jobs that are more difficult to undertake once the camp is busy, while also ensuring the grounds and facilities are looking their best heading into spring. The camp was sprayed for Onehunga weed in mid September.



The new camp map is now completed, with Jemma collaborating with RM Design to get this done. The new version is much clearer and easier to follow and will be well received by our summer campers.

In late July, Lucy, Jemma, and Matthew attended the HAPNZ conference in Hamilton, along with Waipu Cove Reserve Board members Peter Baker and Paula Alexander. Once again this was a well-run event, providing all attendees with plenty to take away and implement – from emergency and crisis planning, to employment law seminars and a top notch trade show.



This month we would like to welcome our new Housekeeping Supervisor, Jo Cotterill. We are thrilled to have Jo back – she worked as a cleaner for us a couple of years ago, so know the camp well. She will be an absolute asset to the camp. Our new receptionist Emma Forgesson, who joined us in May, is also going well in the role. With her design background Emma has proved to be invaluable with her input into the yurt project. At present, we are lucky to have a fantastic hard-working team who all gel together well.



Recent Guest Reviews

Lynley K, July 2026

Highly recommend

We had an absolutely amazing time, the Tui entertained us with their antics, the roar of the ocean at night, soothed us to sleep. The walks on the beach and short stroll to the local cafe was just brilliant. We had a 2 bedroom self contained cabin.

Maggie S, August 2026

Great place Happy

We so enjoyed our stay at Waipu. The Campsite was very nice. All we wanted. Very happy.

Kara C, July 2026

Amazing stay!

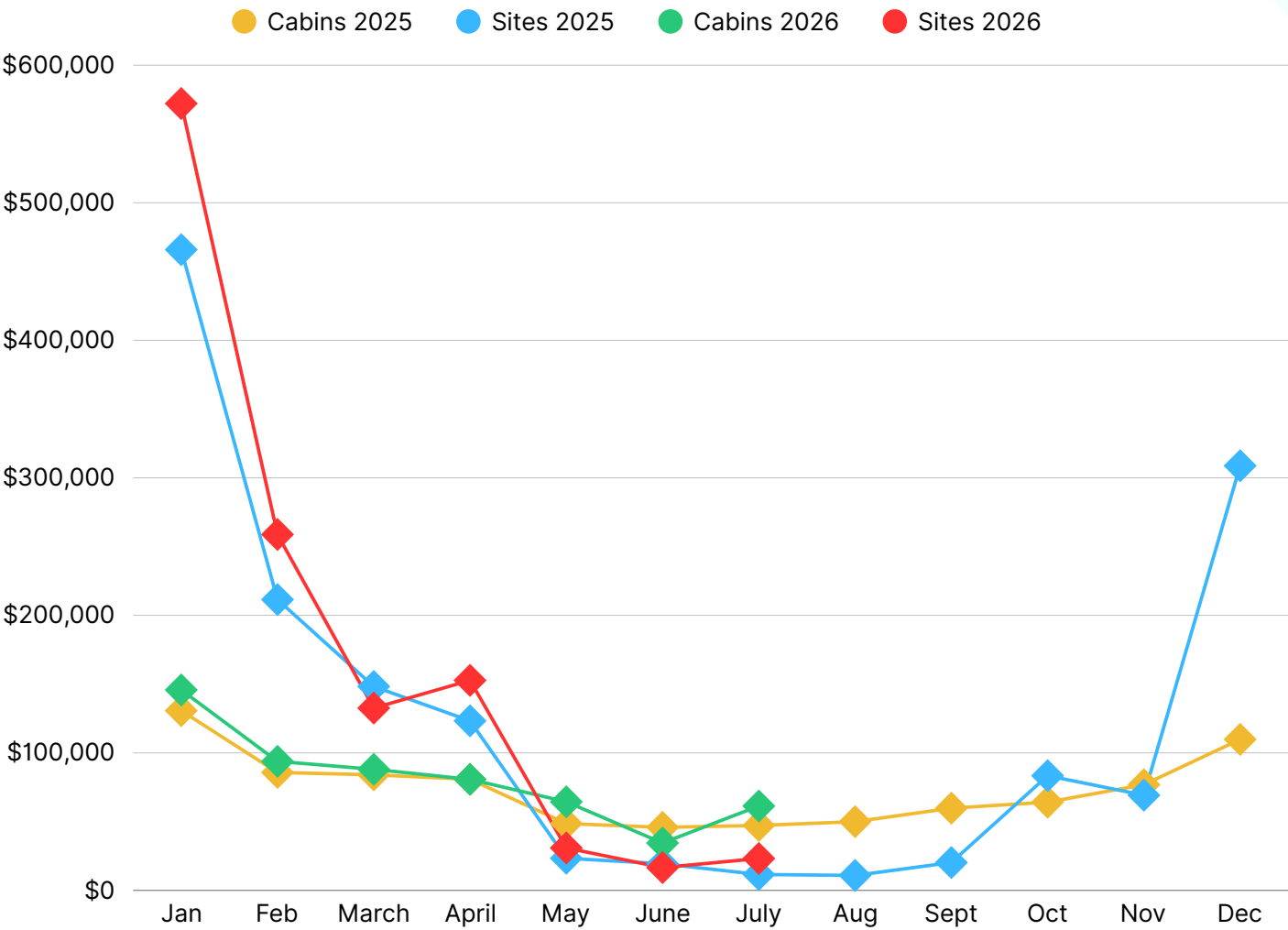
A fabulous stay in one of the cabins over the weekend. It was a cold evening and the place was nice and toasty warm, beds were comfortable and it was a great space to relax. We were warmly welcomed by Nyria and she was very helpful in getting us settled in. We will be back!

peteshergold, August 2026

Comfy place to stay for a golf trip North

The benefits of going in the winter were that it was very quiet. Stayed in a deluxe cabin that had everything we needed - including a great shower! A great place to stay, and we will be back next time we head north.

July Revenue 2025 vs 2026



CABIN OCCUPANCY

JULY 2026 **65.97%** Up from 55.64% in July 2025

SITE OCCUPANCY

JULY 2026 **7.09%** Up from 4.43% in July 2025

Summary of Financial Performance

From 1st July to 31st July 2026

FINANCIAL

Overview

July 2026 delivered a strong revenue result for what is traditionally a quieter winter month, with trading income significantly exceeding both budget and the same period last year.

The camp generated \$78,322 in trading revenue during July, \$26,444 higher than July 2025 and \$26,322 above budget. This represented a 51% increase on both last year and budget, with particularly strong performances from casual sites and both cabin categories.

Despite the strong revenue performance, higher operating costs, particularly wages, insurance, team wellbeing and travel, resulted in a Net Loss Before Depreciation of \$49,152 for the month. This was nevertheless \$9,075 better than July 2025, when the loss before depreciation was \$58,227.

Revenue Performance (Month v July 2025)

Total Trading Income: \$78,322

(July 2025: \$51,878 - up \$26,444)

Key Revenue Movements

Casual Site Fees: \$20,743 Up \$10,278 on July 2025. Revenue was \$10,743 above budget (107%), reflecting a very strong winter result.

Self-Contained Cabins: \$41,214 Increased \$7,249 compared with July 2025 and finished \$7,214 above budget (21%), continuing the strong performance of this accommodation category.

Kitchen Cabins: \$12,532 Up \$5,489 on the same month last year and \$5,032 above budget (67%).

FINANCIAL

Expenses

Total Operating Expenses: \$131,060

Operating expenses increased by \$14,259 compared with July 2025.

Key contributors included:

Salary and wages

ACC and insurance

Team building, wellbeing and gifts

Travel and accommodation

KiwiSaver employer contributions

Plant and equipment maintenance

These increases were partially offset by lower expenditure in areas including grounds maintenance, plumbing, LPG, water rates and financial administration.

Balance Sheet Snapshot

Cash Balance (Bank Accounts): \$780,300

Term Deposits: \$1,249,560

Total Cash & Investments: \$2,029,860

Total Assets: \$6,887,827

Total Liabilities: \$963,164

Net Assets / Equity: \$5,924,663

The camp continues to maintain a strong balance sheet, with more than \$2 million held across bank accounts and term deposits, together with significant equity. Capital projects underway are reflected in Projects in Progress of \$1,236,938 at the end of July.

Summary

July produced a very strong winter trading result, with revenue 51% ahead of both budget and July last year. All three major accommodation revenue streams performed strongly, particularly casual site fees, which were more than double budget.

While the camp recorded an operating loss for the month, this is consistent with the quieter winter period and the result was \$9,075 better than July 2025 before depreciation. The camp remains in a strong financial position with substantial cash reserves, healthy equity and continued investment in major capital projects.



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