

Kiama Alpine Club Co-operative Limited

ANNUAL REPORT 2015



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Club Contacts

President	Liz Wynn
Vice President	Tony Lloyd
Treasurer	Andrew Wearne
Secretary	Karyn Bartholomew
Booking Director	James Garner
Club Captain and Social Events	Jacqui De Zwart
Communications Director	Ian McKnight
Lodge Operations Director	Andrew Heggie (resigned March 2016)
Property Maintenance Director	Ian Jones
Village Liaison Director	Phill Deer
Promotions and Social Media Director	Rohan Hinton
Special Projects	Jeremy Balak
Club Solicitor	Sandy Rendel
Lodge Manager	Michelle Palmer

Life Members in 2015

Barry Booth, Geoff Boxsell, John East (deceased Apr 2016), John Fraser,
Joan Fraser, Alan Fredericks, Anne Honey, Robert Walker, Sandy Rendel

Deceased Life Members

Eugene Baranowsky, Lala Baranowsky, Geoff Honey
Geoff Walker, Howard Waters, Fred Wynn,
Ron Wynn, Val Wynn, Keith Young

President's Report

I am delighted to present my 6th Annual Report for Kiama Alpine Club Cooperative Limited.

This year has been an excellent year – we achieved a record 4,996 bed nights, record accommodation revenue and we achieved \$76,538 profit which has allowed us to re-invest in the lodge in 2016 as well keeping our accommodation rates and annual subscription fees largely unchanged for the past 2 years.

Summary result comparison

	2015	2014	2013
Total Bed nights	4,996	4,507	3,657
Total Occupancy	42%	36%	30%
Winter occupancy (Jun-Sep)	77%	63%	57%
Summer occupancy	24%	22%	16%
Income	292,994	254,896	214,488
Expenditure	(243,884)	(247,398)	233,689
Net Profit	76,538	20,880	(14,110)

Congratulations to our Lodge Manager Michelle Palmer and Booking Director James Garner for achieving our highest ever bed nights which is almost 11% increase on our 2015 record and 37% increase on 2013. We have definitely benefited from Kosciusko Thredbo's focus on improving Thredbo activities particularly in the non-winter months with higher summer occupancy primarily from guests. We are now finding weekends like the Snowy Ride fully booked when we traditionally had been empty and the vast majority of weekends are well supported when in the past we found only January, Easter and the Blues and Jazz festivals achieving good booking numbers. Summer now delivers 28% of our revenue compared to some previous years when it was as low as 12%.

Our improved occupancy coupled with stronger member entrance fees including two new family memberships allowed us to finish the year in a very strong cash position. Although we were in a position to re-pay the remaining bank loan, we felt with the loan cost at a manageable level (\$7.6k compared to \$20k in 2010), that it was time for us to improve the experience in the old bedrooms with a much needed renovation scheduled throughout May 2016. This entails replacing the wardrobes (installed in 1984 they have done extremely well with 32 years use!), repainting the rooms and hallways, replacing the carpets, blinds and light fittings as well as more power points, removing all the extension cords and installing new USB points, plus new quilt covers throughout the entire lodge. Member Rob Walker will project manage the bedroom work with member Mitchell Coleman managing the electrical work during May with working bees to support the renovation works. The Lodge Design Working Group made up of Karyn Bartholomew, James Garner, Ian Jones, Andrew Heggie and myself, have engaged a Canberra-based interior designer to help with the bedrooms and to make the living area more cosy and functional and we hope you are able to enjoy the new look this winter.

The current loan balance is \$85,585 as at 25Apr 2016, and as long as we don't overspend during the renovations and our winter revenues are strong, we hope to also make an additional repayment to reduce our loan balance further. We hope to repay the loan over the next 2 – 3 years barring any extraordinary expenses.

Membership grew slightly to 388 members. In 2015 we welcomed a number of new members to our club – one new family member (in keeping with our strategy of gradually opening limited family memberships), two spouse members and eight 18/21 year old members. Sadly we farewelled some long standing members who, mostly due to age were no longer able to remain as members. This included Gwen and Chris Norwood who joined in 1983, Anne McCarthy, who joined in 2009, and Bob and Maree Anderson who also joined in 1983. Many members would remember Bob's considerable contribution to the Club serving 9 years on the Board and five years as Booking Officer managing all



the member and guest bookings manually ie pre-internet. Thank you all so much for your contribution to our Club and we hope to see you still visiting the lodge with your children and grandchildren.

Congratulations to our 2015 Club Champions. The Club Weekend this year was a huge hit. We had a great turnout of members, fantastic ski conditions with some people remarking it was the best race track ever. There were hot contests between some of the families over who would win the converted winners spots like the Wearne vs Telford family vying for the snowboard top spots and the Anderson and Balak families for the skiing accolades. We even managed some excitement with the Dead Horse Gap losing one of the snowboarders down a huge sinkhole! Fortunately she was shaken but unhurt.

Helping cure childhood cancer. In 2015 Kiama Alpine Club supported Children's Cancer Institute's Diamond Ball by donating 3 nights summer accommodation for eight people. I am the events manager for Children's Cancer Institute and personally donated the cost of the linen and along with KT who donated eight Thredbo summer passes and NSW National Parks who donated park access for 4 cars, we were able to combine to create a really compelling summer group stay in Thredbo resulting in a donation of over \$1700 to help cure kids cancer.

Thank you to so many for the great result. As always, thank you to the amazing group of Directors who give up so much of their time to support Kiama Alpine Club and our Lodge. They are just a stand-out group, passionate about encouraging members and guests to appreciate alpine sports and enjoying socialising with other like-minded people at our fantastic lodge. In 2016 we welcomed two new Directors – Ian Jones managing the Lodge Maintenance and Jeremy Balak in a special projects role which was wonderful to have a third generation member and grandson of our founders Eugene and Lala Baronowsky on the Board.

Thank you to our Lodge Manager Michelle Palmer who has been extremely busy with such extraordinary lodge usage. Congratulations on the positive feedback on "Gluwhein welcome on the balcony" as a weekly get-to-know- each-other with mulled wine and an outdoor fire to watch the fireworks. In 2016 we hope to support Michelle with some externally contracted cleaning and book keeping to allow Michelle to focus on bookings and guest management and ensuring a wonderfully positive experience at our lodge.

Thank you to Andrew Heggie, who due to personal commitments resigned early in March 2016. In 2015 Andrew supported the Energy Efficiency Working Group and the Lodge Design Working Group as well as installing six new beds and three high quality rollaway beds, a new BBQ, new carpet in the living area. Andrew joined the Board in 2011 and has done an absolutely sterling job managing the lodge operations role along with wife Paula. Andrew and Paula implemented a new lodge inventory system, improved the kitchen facilities with new equipment like toasters, microwaves and a pod-style coffee machine, organised a new table tennis table, lounges and new beds for the Lodge. But of all the great purchases Andrew will always be credited with coordinating the beautiful alpine canvas member photos in the bedrooms and the snowblower from the US – no doubt contributing to the solid snow conditions ever since!

Finally, thank you to all the members for giving me the opportunity to lead Kiama Alpine Club – it's been a privilege I have very much enjoyed. I am nominating as Director for another term and hope to continue in the role as President a little longer – or at least until I finish the book with Chas Keys and pay the loan off!

On a personal level I've fully recovered from some knee surgery which stopped me from skiing last year so I look forward to seeing you out on the slopes in 2016.

Liz Wynn | President





Vale Life Member and Founding Member – John East



Sad news that John East, one of the founding members of Kiama Alpine Club, passed away on Tuesday 19 April 2016 aged 97 years.

A Jamberoo dairy farmer, John joined Kiama Alpine Club in 1958 and was one of the few members who knew how to ski having learnt whilst serving in the RAAF in Canada during WW2.

John served on the first Kiama Committee from 1959 to 1962 and then in 1965 became Treasurer for 14 years - the second longest serving Treasurer behind Steven Walker.

Chas Keys wrote in our life member narratives, that "John's calm efficiency in the Treasurer role, and his ability to postpone debenture repayments when the club's financial position demanded it (not to mention mollifying the feelings of those who were anxious to see an early return on their investment), are remembered with gratitude many years later by people who were involved in the club's affairs at the time. His concern for the financial welfare of the club was always uppermost in his mind and his effectiveness and integrity in the treasurer's role were never in doubt. After relinquishing the position in the alpine club in 1978, he contributed in the same capacity for many years to the Jamberoo Golf Club. During the 1970s he served on three of the alpine club's sub-committees, charged with investigating the possibilities of building a second lodge at Guthega or Smiggin Holes and considering the potential for a major redevelopment on the existing site at Thredbo. John was made a life member of the Kiama Alpine Club in the early 1980s."

Alan Fredericks and Chas Keys shared some fond memories:

"John was both a true gentleman and someone who had real insights into the nature of the club's early development. He helped me to come to grips with the early years for our history book." Chas Keys

"A wonderful man on all fronts having known him as our family's farming neighbour in Jamberoo as I grew up and with my brothers wandering loose over his farm as it had good hills that we could roll large rocks down towards the Minnamurra River - much to the consternation of John and his first wife. His distinguished contribution to the Kiama Alpine Club has been acknowledged by all members with his Life Membership - and a true gentleman throughout his 97 years to boot." Past President Alan Fredericks.

Below is a photo of John and the then life members at the 2002 AGM when we voted to move ahead with the extensions.

There is absolutely no doubt John's contribution to Kiama Alpine Club was considerable and he will be sadly missed.

I remember John as a most gracious and considered man. He shared his stories extensively for our history book and the history DVD and was rightly very proud of such a successful club that he had helped establish and nurture for so many years.

We can all be grateful the club was in such steady and calm hands.

Liz Wynn | President



From Left Barry Booth, Geoff Walker, Ron Wynn, Anne Honey, Geoff Honey, Joan Fraser, John Fraser and John East at the 2002 AGM.



Treasurer's Report

It is with great pleasure to present the financial results of Kiama Alpine Club (KAC) for 2015. This year's achievement of exceeding \$300k in revenue was the result of an amazing team effort with a special thank you to Michelle for her fantastic work in securing bookings and ensuring the lodge has that wonderful welcoming feeling.

I would also like to thank the team at Walker BDS for their support, especially Renae Smith who answers my emails at all hours of the evening.

I am still meeting new members each year we stay at the lodge, however, for those don't know me, I am a keen snowboarder who, along with my lovely wife Belinda (also a snowboarder), have been members of Kiama since 2007. Belinda and I have two wonderful girls Lily (8) and Ava (6) who get excited at the mention of snow and, for the first time this year have enjoyed going to ski school!

Hopefully I will be able to meet more of you at the Club weekend this year while I attempt to fight off increasing pressure from the Telford family for the Men's snowboard title.

Please find below the Treasurer's Report for 2015. You will see the financial performance of the club over the last 12 months **has been outstanding** and as always, the Board's intention is to ensure that the good results are returned to members by continuously improving our lodge.

Operating Results

The financial statements show a **profit** (after depreciation and amortisation) for the year of **\$76,538** compared with \$20,880 from the prior year. The highlight for 2015 was another year of record levels of revenue. Total revenue was reported at **\$320,421** and grew by **almost 20%** from \$268,278 in the previous period. While 2015 was not a bumper snow year, revenue growth was again driven by strong summer bookings, targeted promotion and strong non-member bookings during the winter period.

Expenditure

Total expenditure was **down 2%** at **\$243,883** compared with \$247,398 in 2014 despite some minor lounge room maintenance work, plumbing repairs to the heating system and increased linen costs as a result of increased bed nights. Other cost levels were maintained similar to 2014 and as heating and electricity costs continue to increase, the Board will continue to explore alternative energy solutions (e.g. solar).

Capital Expenditure

Capital expenditure totalled **\$15,261** which was down from **\$52,605** in 2014. The 15K was made up of new bedding, BBQ, water heater and new carpet in the lounge room. The strong cash position from 2015 and continued summer revenues will see profits returned to members via major upgrades to the lodge in 2016.

Cash Flow and ANZ Loan

Cash on hand at 31 December 2015 was **\$195,840** resulting in a **net increase in cash held of \$92,131** over the year. Our strong cash position was a result of increases in revenue, no significant capital expenditure and no significant increase in operating expenses. Receivables from members at year end were \$49,358, an increase of around \$19,614 primarily made up of unpaid subscriptions and new member fees. As at 30th March 2016 receivables have been reduced to around \$16k. Creditors increased by \$23,223 due to accrued expenses for linen/petty cash and the timing of paying property rent to Kosciuszko Thredbo Pty Ltd. All Lodge Manager Salary and incentives for 2015 have been made.

ANZ loan repayments totalled \$26,405 of which \$7,884 was interest costs and \$18,521 was principal loan reduction. The club's current monthly commitment is \$2,641 and the loan balance at 31 December 2015 was \$93,782.



The Year Ahead

Congratulations to all the team that contributed to the excellent financial results for 2015!

In 2016 we plan to re-invest into our lodge with major upgrades to the bedrooms, freshen up the lounge room and ensure that our kitchen continues to operate at the same high levels our members are now accustomed to.

Finally, I look forward to another great year and hope to meet more of you down the lodge, in the bar or on the slopes (especially if you snowboard)!

Bring on the Pow!

Kindest regards

Andy Wearne | Treasurer



Secretary's Report

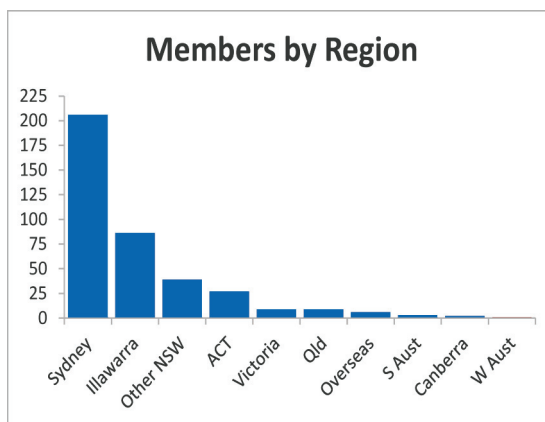
In 2015 we grew the membership slightly to 388 (up from 385 in 2014), welcoming 12 new members:

New Family members	Peter and Jayden Krieg
New Spouse members	Kylie Park and Susan Braid
New 18 year old members	Arabella Cribb, Tom Cribb, Lauren Walker, Olivia Gates, Portia Olsen, Lachlan Burns, Dylan Anderson and McKenzie Purbrick

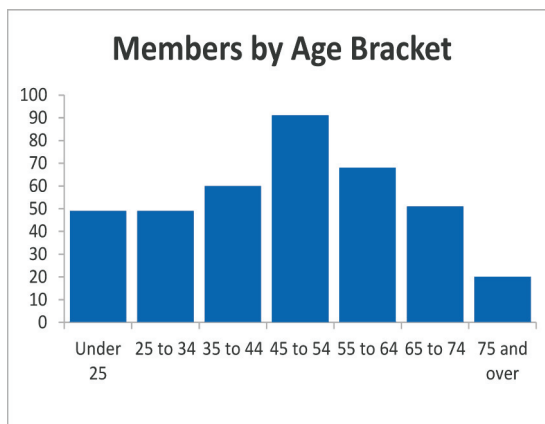
We farewelled the following members: Ben Almond, Claire Dickens, Chris and Gwen Norwood, Bob and Maree Anderson and Anne McCarthy.

Member statistics

Members by Region		
Region	%	Count
Sydney	53%	206
Illawarra	22%	86
Other NSW	10%	39
ACT	7%	27
Victoria	2%	9
Qld	2%	9
Overseas	2%	6
S Aust	1%	3
Canberra	1%	2
W Aust	0%	1
Grand Total	100%	388



Members by Age Bracket		
Age Bracket	%	Count
Under 25	13%	49
25 to 34	13%	49
35 to 44	15%	60
45 to 54	23%	91
55 to 64	18%	68
65 to 74	13%	51
75 and over	5%	20
Grand Total	100%	388





Board meetings

The Board held a total of four meetings since the last Annual General Meeting (AGM) with attendance as follows:

21 Jun 2015	CCA, 40 Mount Street, North Sydney	Liz Wynn, Tony Lloyd, Karyn Bartholomew, James Garner, Jacqui de Zwart, Andrew Wearne, Rohan Hinton, Ian McKnight, Phill Deer, Andrew Heggie, Jeremy Balak, Ian Jones. Apologies: Nil
14 Nov 2015	CCA, 40 Mount Street, North Sydney	Liz Wynn, Karyn Bartholomew, James Garner, Andrew Wearne, Ian McKnight, Phill Deer, Andrew Heggie, Ian Jones Apologies: Tony Lloyd, Jacqui de Zwart, Rohan Hinton, Jeremy Balak
1 Mar 2016	CCA, 40 Mount Street, North Sydney	Liz Wynn, James Garner, Andrew Wearne, Ian McKnight, Phill Deer, Ian Jones, Jacqui de Zwart, Tony Lloyd, Jeremy Balak, Karyn Bartholomew (by teleconference) Apologies: Andrew Heggie, Rohan Hinton
5 April 2016	CCA, 40 Mount Street, North Sydney	Liz Wynn, Andrew Wearne, Karyn Bartholomew (by teleconference), James Garner, Ian McKnight, Phill Deer, Rohan Hinton, Jacqui De Zwart, Ian Jones, Jeremy Balak, Tony Lloyd Apologies: Rohan Hinton

Thanks to Andrew Wearne for arranging board meeting space at his office and keeping our meeting cost so reasonable.

It is important to note that, outside of the meetings, Board members regularly communicate via email about matters of significance relating to the day-to-day functioning of the Club. A Director's role is generally very active with most operating in peaks and troughs based in the nature of the position.

Annual General Meeting 2016 will again be held at The Pavilion at Kiama Showground. Members are invited to attend and are encouraged to comment on the operation of the Club and to provide feedback to the Board. This year we are trialling holding the AGM on a Sunday morning with lunch at a local Kiama eatery - KaBari Bar and Café following the AGM. The AGM and luncheon provide a fabulous opportunity for a social gathering for members outside of ski season.

Karyn Bartholomew | Secretary





Club Captain Report

It has been another great year for members of our club with the highly successful 2015 Club Weekend sporting an "Around the World" theme. Everyone had lots of fun racing with shots of schnapps at the bottom of the course – just one more reason to get down fast. Our communal dinner saw members enjoying the club spirit with food from every continent and a highlight of the evening was watching the flame run and fireworks with sparklers on the deck. Congratulations to all 2015 Club Champions below:

Under 30s Weekend saw a small group of young members re-engaging with the lodge. This year we have the entire lodge to ourselves for this weekend so I look forward to welcoming you (see below).

Club Champions 2015

Senior Skiing Mens	Andrew Balak	Senior Skiing Women	Tanya Deer
Senior Snowboard Mens	Andrew Wearne	Senior Snowboard Women	Belinda Wearne
Junior Skiing Boys	Max Anderson	Junior Skiing Girls	Grace Anderson
Junior Snowboard Boys	Joshua Telford	Junior Snowboard Girls	Aime Shier

Junior Interclub Races

Well done to Max and Grace Anderson, Hannah and Jamie Cerezo and Charlie Kellaway who competed in the Thredbo Junior interclub races. Charlie and Max completed both their runs and both did really well with Max finishing 6th fastest boy 11 years and under and Charlie finishing 15th fastest boy 15 to 18 years. Despite not finishing their second runs, Grace, Hannah and Jaimie certainly enjoyed participating with everyone having a super time.

Senior Interclub Races

We had a great turn out for senior interclub races in 2015 with 6 members competing - Rob Molino, Phill Deer, Rob Walker, Serge Negus, Tanya Deer and Steve Smith with Kiama finishing 11th this year. Well done to our junior and senior competitors!

Up-coming Events

Interclub races

In 2016 Junior Interclub races on 11 July and Senior interclub races will be on Saturday 6 August.

Wed 18 May AGM Update in Sydney

Join us at The Oaks Hotel, Military Road, Neutral Bay for a social evening and hear what has been happening at the lodge and our plans going forward. Bring along your ideas and suggestions.

19 – 21 August Club Weekend 2016

This year's theme is "80s/90s Disco" and if you have never been to a Club Weekend then I really encourage you to join us in 2016. It's always a great weekend regardless of the weather or snow conditions. I hope to see you there.

16 – 18 September Under 30s Weekend

We are expecting this to be a very popular weekend and we are excited to welcome our "Under 30s" for a weekend of fun. Thredbo will also be hosting their free event, the "Full Moon" Party on this weekend so the village will be abuzz.



Jacqui de Zwart | Club Captain



Booking Director's Report

2015 at Kiama Alpine Lodge was a record breaking year for bookings. The lodge has recorded record bed nights and revenue for a number of months and for 2015 in total, whilst still living up to its reputation of offering a friendly environment for families and friends to enjoy the great facilities and the alpine environment. This is quite an achievement off the back of 2014's record breaking year for bookings.

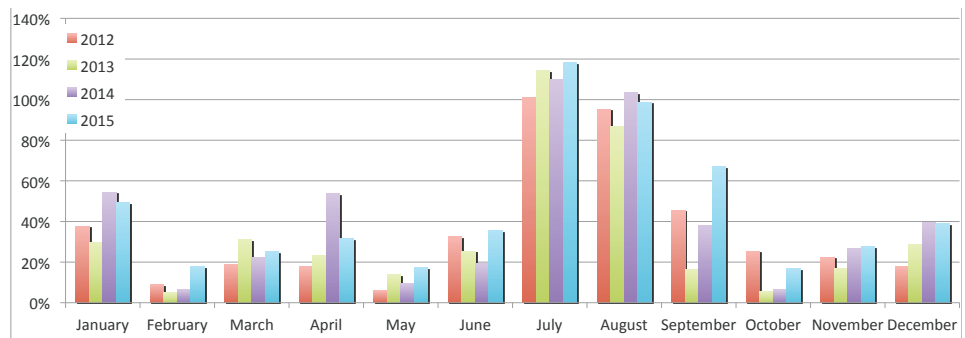
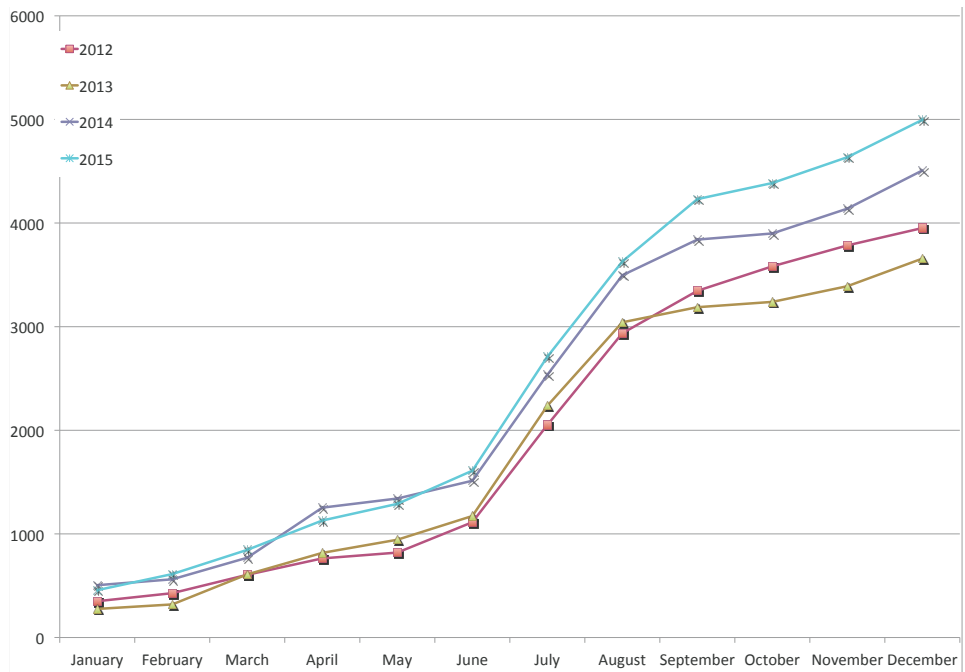
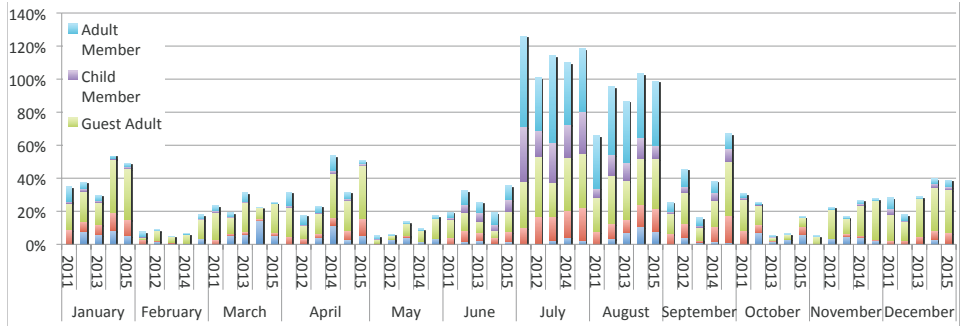
Occupancy

Thanks to our great facilities, lodge manager and the significant work Thredbo has done to continue to improve Thredbo as an all year round resort. 2015 has set a record occupancy of 4,996 bed nights for the lodge. This was 489 more bed nights than our record breaking year last year in 2014 and 926 more than our previous record year in 2007. Winter bookings were strong throughout the whole season with stronger than usual bookings in June and September. The club has experienced an increase in friends of members' bookings over the peak winter months of July and August over the last two years. Member's preferential bookings for the 2016 winter season are being processed and it is good to see a lot of advanced bookings. Thredbo's continued development of mountain biking in the area has continued to increase summer biking and hiking patronage to the lodge and our reputation is getting out as one of the best lodges to stay in Thredbo.

Booking Comparison Charts

See graphs opposite and table below

Month	Beds available	Member Adults			Member's Child			Guest Adult			Guest Child			FOC nights			Grand Total		
		2013	2014	2015	2013	2014	2015	2013	2014	2015	2013	2014	2015	2013	2014	2015	2013	2014	2015
Jan	930	29	21	19	10	4	11	124	303	286	58	98	92	55	79	49	276	505	457
Feb	840	2	3	20	0	2	6	29	46	98	6	0	2	6	6	29	43	57	155
Mar	930	50	2	2	4	0	0	166	62	166	14	12	17	56	132	49	290	208	234
Apr	900	32	80	34	8	18	10	110	238	165	22	42	50	36	105	24	208	483	283
May	930	10	10	16	0	0	0	66	60	110	11	3	0	40	15	35	127	88	161
Jun	900	56	63	76	46	36	65	65	37	111	42	29	55	20	7	13	229	172	320
Jul	930	490	346	350	227	188	240	188	296	304	134	152	184	24	40	22	1063	1022	1100
Aug	930	348	359	360	98	120	76	222	255	282	72	127	127	66	100	74	806	961	919
Sep	900	41	59	80	12	45	71	71	144	293	10	83	147	12	13	11	146	344	602
Oct	930	9	6	3	6	0	0	15	23	49	5	0	49	16	30	54	51	59	155
Nov	900	9	19	10	0	8	0	85	163	213	14	13	6	43	37	20	151	240	249
Dec	930	10	24	37	0	23	15	211	245	245	40	49	57	6	27	7	267	368	361
Total	10,950	1086	992	1007	411	444	494	1352	1872	2322	428	608	786	380	591	387	3657	4507	4996





Booking rates and procedures

Over the past few years we have made a number of small changes to improve the booking, rates and payment procedures to improve lodge utilisation and admin workload. These have been positively received by both members and guests. Rates for 2015 were reduced slightly for peak winter and a special added for winter low season. These were very well received with our best September occupancy ever and our best June occupancy in 7 years. Summer rates remained the same. For 2016/2017, we have increased the summer rates slightly due to demand and increased running expenses.

Lodge Manager and Lodge Facilities

Michelle has once again done an amazing job looking after the lodge and ensuring it stays one of the best lodges to stay at on the mountain. We are regularly receiving very positive feedback about Michelle and our lodge facilities.

Towards the end of the winter season in 2015, our Internet reseller (SpinTel) ran out of bandwidth in Thredbo which saw our internet service become unusable. This proved quite challenging but after considerable effort, we have been able to transfer our services to a Telstra Business grade Internet service and we have also installed additional WiFi base stations so it can be utilised in the lodge's bedrooms so hopefully a better outcome in the long-term.

James Garner | Booking Director





Communications Report

All club communications are now only by email, this has saved the Club a reasonable amount of time & money in postage. All enewsletters are also posted on the Kiama Alpine Club's Facebook page as well as the clubs website.

Members can sign up to newsletters etc from the club's website www.kiamaalpineclub.org.au

Please forward my email address ian.mcknight@kiamaalpineclub.org.au to any members who are not receiving emails, work colleagues may also want to receive emails about bed availability during the year.

E-blasts have also been very effective ways for sending out last minute reminders of lodge availability. These can happen on a more regular basis depending on the winter season on a daily or weekly basis.

Feel free to send any suggestions as I'm happy to accept all feedback!

Ian McKnight | Communications Director





Lodge Maintenance and Operations Report

The aim of continual property maintenance is to keep the lodge in good operating condition for members and guests and provide a consistently enjoyable environment in our lodge.

Property Update

A significant amount of maintenance work has been necessary over the past 12 months.

Major investment has been required to replace lodge hot water system elements this included:

- a new standby hot water heater unit
- and replacement of major hot water tank components and hot water circulating pump.

Bathrooms have all been updated this year with new showerheads and new shampoo baskets in all showers.

The sauna system failed during the year requiring attention and this has been restored to full working order.



Over the 2016 summer significant external painting work has been carried to ensure the lodge is protected against the wear and tear of the Alpine climate to maintain a high quality appearance. At the same time timber windows frames have also been recoated and car park lines repainted.

Working Bees

These were held in May and October where we get everything that needs doing done in a fun and relaxed way, and in time for the now famous Working bee dinner.

We have a small core of dedicated members and board members who regularly participate in working bees. This year we are looking to encourage more members and families to be involved in these important works each year – especially this year as the June working bee will support the refurbishment work to bedrooms 1 to 9.

Come down in to spend some enjoyable time with other involved members, give the lodge some attention, and of course earn a working bee credit towards the annual subscription.

Energy Review

The Energy Review committee is investigating the viability of alternative energy sources. Presently our energy supply comes from both gas and electricity and represents a very significant running cost each year for lodge operations. Currently we have total reliance on gas to heat hot water and provide lodge space heating. The committee is currently documenting the design of our current hot water and heating systems.



Ian Jones | Property Maintenance Director



Village Liaison Report

At Thredbo we have seen many changes over the years and as a ski club we have always focused on the winter activities and investments by Kosciusko Thredbo (KT).

With considerable pressure from local businesses this past two years we have seen changes to the winter set up at Thredbo to assist the winter based businesses in Thredbo Village. These changes included the move of the tennis courts from the base area near the Merritt's lift to the Village Green area. With this move KT were able to establish a safe area for tobogganing, within the village precinct and to shut down all tobogganing in the congested Friday Flat area. This has encouraged greater visitation into the village from day-trippers who are after a snow experience but not necessarily a skiing or boarding experience.

KT also focused on night life activities with some fantastic promotions in and around the poolside area of the hotel.

With increasing competition from Perisher Blue, now owned by Vail Resorts, we should expect to see investment from KT in further winter infrastructure and 'experiences'.

This is all good for Kiama Alpine Club but the other big news for us and the whole of Thredbo Village is the ever-growing popularity of Thredbo Village as a destination for mountain bikers. KT have invested in a considerable amount of both upgrades to existing mountain bike trails and the building of new trails including the wonderful trail right through to Lake Crackenback Village along the Thredbo River. With 4 new bridges spanning the river and some magnificent scenery to travel through it is a great experience.

This summer we have seen the Australian Interschool's Mountain Bike Championships, the NSW State Mountain Bike Championships and the National Downhill Mountain Bike Championships. Add to that the increasing number of triathlons and biathlons being held in the Snowy regions, many of which have Dead Horse gap as one leg of the ride and you can see that there are a lot of people being introduced to the Thredbo Village experience in summer.

Ohhh, and the Blues, Jazz, Country and Wanderlust Festivals (pictured courtesy of Thredbo) are also growing in size and exposure for Thredbo.

So, if you haven't managed to visit Thredbo in summer for a while I'd encourage you all to do so.

Phill Deer | Thredbo Village Liaison





Lodge Managers' Report

As my fourth year as Kiama Lodge Manager comes to an end, I'm delighted to say that 2015 was the best year yet.

Thredbo residents and other management often comment on how busy we are at Kiama Lodge as our carpark is usually busier than most. I'm always proud to stand tall and advise that we are currently producing wonderful occupancy numbers.

I know of a few Thredbo Club Lodges that are in a state of decline despite the increase of summer activity development in the area. They have been under-utilised and under-managed in the past and because of this they have not had the funds to develop or upgrade facilities. They are now so run down that there are not enough incoming monies to replace mattresses or paint the walls, and on and on the downward spiral goes.



On the other side of the scale, Kiama Members and Guests are utilising our lodge in record numbers. This is allowing us to make upgrades that affords us even more lodge appeal. Having managed many other club and commercial Ski Lodges I can advise that I have never before worked with such a clever and committed Board of Directors, nor have I ever seen a more active group of delightful members and guests. Kiama Lodge, being in a state of growth, should make us all feel very proud. Happy days. Kosciuszko Thredbo continued with another year of strong village development in 2015. New tennis courts have been built on the far end of the Village Green with a new pump track and skate board park nearer to the duck ponds. This new area saw some resistance from locals regarding the reduction of grass, but the development has proven to be popularly utilised since its completion.

Summer 2015 saw old favourites like Blues and Jazz muster good crowds. And new fun events came to town, including a Country Music Festival, with the inaugural cheese rolling competition and wine tasting being a major hit. School holidays, New Year and Easter have become extremely well catered for with Kosciuszko Thredbo putting on a huge number of free events for families. And of course the downhill and Thredbo Valley trails are in pristine condition bringing hordes of mountain bikers to what is now arguably the leading mountain bike venue in Australia.

Winter 2015 saw some new fun for all. The beginner's terrain was increased, as was the Snow Play tobogganing area. The youngest kiddies (3 to 6 year olds) can for the first time choose snowboarding lessons at ski school and this age group's class sizes were reduced to a maximum of 4 students per session. Also new to Thredbo was Nastar Racing giving skiers and boarders alike the opportunity to race their mates and gain possible bragging rights.

We also threw in some new fun and frivolity at the lodge. Christmas in July was very festive with the tree up in the lounge, presents for the kiddies and a well-attended communal Christmas dinner. The Saturday night Gluhwein and fires on the balcony were very well received and will be back in 2016.

2016 has taken off at an exciting pace. We have had amazing weather and I have to say it has been the most fun summer I've had in the longest time. I'm very excited about seeing many of you this coming winter. Drop me a line if you haven't already.

Michelle Palmer | Lodge Manager



Financial Statements – Year Ended 31 December 2015

KIAMA ALPINE CLUB CO-OPERATIVE LIMITED

DIRECTORS' REPORT

AS AT 31 DECEMBER 2015

The Directors present their report together with the accounts of Kiama Alpine Club Co-operative Limited for the year ended 31 December 2015 and the auditors' report thereon.

DIRECTORS

The Directors in office at the date of this report are:-

Liz Wynn
Tony Lloyd
Andrew Wearne
Phill Deer
Andrew Heggie (resigned)
Rohan Hinton

Ian McKnight
James Garner
Ian Jones
Karyn Bartholomew
Jeremy Balak
Jacqueline de Zwart

PRINCIPAL ACTIVITIES

The principal activity of the co-operative in the course of the financial year was the maintenance of a ski lodge at Thredbo NSW. There were no significant changes in the nature of activities of the co-operative during the year.

RESULT

The operating profit amounted to \$76,538.

REVIEW OF OPERATIONS

The profit for the year of \$76,538 was compared with a profit of \$28,880 from the previous year.

STATE OF AFFAIRS

In the opinion of the Directors there were no significant changes in the state of affairs of the co-operative that occurred during the financial year under review not otherwise disclosed in this report or the accounts.



KIAMA ALPINE CLUB CO-OPERATIVE LIMITED

DIRECTORS' REPORT

AS AT 31 DECEMBER 2015

EVENTS SUBSEQUENT TO BALANCE DATE

There has not arisen in the interval between the end of the financial year and the date of this report any item, transaction or event of a material and unusual nature likely, in the opinion of the Directors, to affect significantly the operations of the co-operative, the results of those operations, or the state of affairs of the co-operative in subsequent financial years.

AUDITOR'S INDEPENDENCE DECLARATION

A copy of the Auditor's independence declaration as required under section 307C of the Corporations Act 2001 is set out on the following page.

Signed in accordance with a resolution of Directors.

**L Wynn
Director**

**A Wearne
Director**

Dated this 8th day of March 2016



**AUDITOR'S INDEPENDENCE DECLARATION UNDER SECTION 307C OF
THE CORPORATIONS ACT 2001 TO THE DIRECTORS OF KIAMA
ALPINE CLUB CO-OPERATIVE LIMITED**

I declare that, to the best of my knowledge and belief, during the year ended 31 December 2015 there have been:

- (a) No contraventions of the auditor independence requirements as set out in the Corporations Act 2001 in relation to the audit; and
- (b) No contraventions of any applicable code of professional conduct in relation to the audit.

JOHN L BUSH & CAMPBELL
Chartered Accountants

Peter King
Partner

Wagga Wagga
8 March 2016



KIAMA ALPINE CLUB CO-OPERATIVE LIMITED
STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2015

	Note	2015 \$	2014 \$
Revenues from ordinary activities	2	320,421	268,278
Administrative expenses		(17,574)	(17,115)
Amortisation Expense		(2,156)	(2,156)
Depreciation expense		(45,975)	(46,460)
Caretaker		(35,006)	(33,943)
Rental and lease option		(44,080)	(43,342)
Heating and electricity		(28,957)	(27,746)
Insurance		(21,580)	(25,661)
Finance costs		(7,690)	(12,328)
Repairs and maintenance		(13,570)	(8,858)
Replacements and consumables		(6,638)	(13,078)
Other expenses from ordinary activities		(20,657)	(16,711)
Profit / (loss) from ordinary activities before income tax expense	3	<u>76,538</u>	<u>20,880</u>
Income tax expense relating to operating activities		-	-
Net profit / (loss) from ordinary activities after income tax expense		<u><u>76,538</u></u>	<u><u>20,880</u></u>
Other comprehensive income			
Total Comprehensive Income		<u><u>76,538</u></u>	<u><u>20,880</u></u>

The Statement of Comprehensive Income is to be read in conjunction with the notes to an forming part of the accounts.



KIAMA ALPINE CLUB CO-OPERATIVE LIMITED

STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2015

	Note	2015 \$	2014 \$
CURRENT ASSETS			
Cash and cash equivalents	4	195,840	103,709
Trade and other receivables	5	49,358	29,744
Other current assets	6	29,106	26,138
TOTAL CURRENT ASSETS		<u>274,304</u>	<u>159,591</u>
NON-CURRENT ASSETS			
Property, plant and equipment	7	1,148,467	1,179,181
Intangibles	8	168,545	170,701
TOTAL NON-CURRENT ASSETS		<u>1,317,012</u>	<u>1,349,882</u>
TOTAL ASSETS		<u>1,591,316</u>	<u>1,509,473</u>
CURRENT LIABILITIES			
Trade and other payables	9	67,358	39,306
Other liabilities	10	97,000	96,500
Interest bearing liabilities	11	31,687	31,687
TOTAL CURRENT LIABILITIES		<u>196,045</u>	<u>167,493</u>
NON-CURRENT LIABILITIES			
Interest Bearing Liabilities	11	62,095	85,342
TOTAL NON CURRENT LIABILITIES		<u>62,095</u>	<u>85,342</u>
TOTAL LIABILITIES		<u>258,140</u>	<u>252,835</u>
NET ASSETS		<u>1,333,176</u>	<u>1,256,638</u>
EQUITY			
Retained earnings		1,333,176	1,256,638
TOTAL EQUITY		<u>1,333,176</u>	<u>1,256,638</u>

The Statement of Financial Position is to be read in conjunction with the notes to and forming part of the accounts.



KIAMA ALPINE CLUB CO-OPERATIVE LIMITED

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 DECEMBER 2015

	2015	2014
	\$	\$
Retained earnings at the beginning of the year	1,256,638	1,235,758
Net Profit/(loss) from ordinary activities	76,538	20,880
Retained earnings at the end of the financial year	<u>1,333,176</u>	<u>1,256,638</u>

The Statement of Changes in Equity is to be read in conjunction with the notes to and forming part of the financial statements.



KIAMA ALPINE CLUB CO-OPERATIVE LIMITED

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2015

	Note	2015	2014
		\$	\$
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash receipts in the course of operations		300,645	260,881
Cash payments in the course of operations		(162,478)	(168,620)
Interest received		162	1,436
Interest paid		(7,690)	(12,329)
Net cash provided by operating activities	13(ii)	<u>130,639</u>	<u>81,369</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Payment for plant and equipment		(15,261)	(52,605)
Net cash provided by / (used in) investing activities		<u>(15,261)</u>	<u>(52,605)</u>
CASH FLOWS FROM FINANCING ACTIVITIES			
Repayment of loans		(23,247)	(63,037)
Net cash provided by / (used in) financing activities		<u>(23,247)</u>	<u>(63,037)</u>
Net increase / (decrease) in cash held		92,131	(34,273)
Cash at the beginning of the financial year		103,709	137,981
Cash at the end of the financial year	13(i)	<u><u>195,840</u></u>	<u><u>103,709</u></u>

The Statement of Cash Flows is to be read in conjunction with the notes to and forming part of the accounts.



KIAMA ALPINE CLUB CO-OPERATIVE LIMITED

NOTES TO AND FORMING PART OF THE ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2015

NOTE 1 - STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

The financial report is a general purpose financial report that has been prepared in accordance with Australian Accounting Standards including Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board and the Co-operatives National Law (NSW) and the relevant regulations (NSW).

The financial report is for Kiama Alpine Club Co-operative Limited as an individual entity, incorporated and domiciled in Australia. Kiama Alpine Club Co-operative Limited is a co-operative.

The following is a summary of the material accounting policies adopted by the economic entity in the preparation of the financial report. The accounting policies have been consistently applied, unless otherwise stated.

Reporting Basis and Conventions

The financial report has been prepared on an accruals basis and is based on historical costs modified by the revaluation of selected non-current assets, and financial assets and financial liabilities for which the fair value basis of accounting has been applied.

(a) Property, plant & equipment

Each class of property, plant and equipment is capitalised at historical cost and depreciated as outlined below:-

(b) Depreciation

The depreciable amount of all fixed assets including building is depreciated on a diminishing value basis over their useful lives to the Co-operative commencing from the time the asset is held ready for use.

Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful lives of the improvements.

The depreciation rates used for each class of depreciable assets are:

Class of Fixed Assets	Depreciation Rate
Leasehold buildings	2%
Plant, furniture and equipment	10-40%

(c) Leasehold buildings

Leasehold buildings refer to buildings on land leased by The Department of Environment and Conservation to the Co-operative. This lease is due to expire on 30 June 2057. The purchase option lease asset is amortised over the period of the lease.

(d) Income tax

The Co-operative operates for the mutual benefit of members. Accordingly, the Director's are of the opinion that the Co-operative is not liable for income tax on income received from members, nor are the related outgoings allowable as an income tax deduction.



KIAMA ALPINE CLUB CO-OPERATIVE LIMITED
NOTES TO AND FORMING PART OF THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2015

(e) Share capital repayable on demand

The Co-operative's share capital consists of the amount of shares issued to the members by the Co-operative. From time to time, existing members leave the Co-operative and new members join the Co-operative. Members who leave the Co-operative are entitled to have their share capital amounts repaid to them. New members have to buy shares in the Co-operative. The Co-operative's Rules (and the Co-operatives Act) requires that when a member is not presently an active member and has not been an active member at any time during the past three years, the Co-operative must declare the membership of the member cancelled and then has twelve months within which to repay to the former member the amount of the paid up value of the former member's shares. Due to the Co-operative's above obligations, the Co-operative's share capital meets the definition of financial liabilities as per AASB 132: Financial Instruments: Disclosure and Presentation and hence the issued paid up capital is classified as a financial liability.

(f) Financial instruments recognition

Financial instruments are initially measured at cost on trade date, which includes transaction costs, when the related contractual rights or obligations exist. Subsequent to initial recognition these instruments are measured as set out below.

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market and are stated at amortised cost using the effective interest rate method.

Held-to-maturity investments

These investments have fixed maturities, and it is the entity's intention to hold these investments to maturity. Any held-to-maturity investments held by the entity are stated at amortised cost using the effective interest rate method.

Financial liabilities

Non-derivative financial liabilities are recognised at amortised cost, comprising original debt less principal payments and amortisation.

Impairment

At each reporting date, the entity assesses whether there is objective evidence that a financial instrument has been impaired. Impairment losses are recognised in the statement of comprehensive income.

(g) Cash and cash equivalents

Cash and cash equivalents include cash on hand, deposits held at-call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts.

(h) Amendments to Australian Accounting Standards

The directors have considered the application of AASB108 "Accounting Policies, Changes in Accounting Estimates and Errors" and are of the opinion that the standard does not result in a material impact on the entity's financial report.



KIAMA ALPINE CLUB CO-OPERATIVE LIMITED
NOTES TO AND FORMING PART OF THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2015

	2015	2014
	\$	\$
NOTE 2 - REVENUE		
Accommodation fees	232,458	190,336
Entrance fees	27,427	13,382
Membership fees	59,964	63,124
Interest received	162	1,436
Other	410	-
	<u>320,421</u>	<u>268,278</u>

NOTE 3 - PROFIT FROM ORDINARY ACTIVITIES

Profit from ordinary activities before income tax has been determined after:

Charging expenses

Depreciation	45,975	46,460
Amortisation	2,156	2,156
Auditor's remuneration	4,750	4,750
Bad & doubtful debts	668	3,555

NOTE 4 - CASH AND CASH EQUIVALENTS

ANZ working account	72,100	26,817
ANZ membership account	113,058	66,372
Business online account	5,216	5,135
ANZ online	5,216	5,135
Cash on hand	250	250
	<u>195,840</u>	<u>103,709</u>

NOTE 5 - TRADE AND OTHER RECEIVABLES

Receivable from members	48,300	28,785
Less: provision for impairment of receivables	(2,295)	(4,870)
Income in arrears	1,430	5,829
Sundry Debtors	1,923	-
	<u>49,358</u>	<u>29,744</u>



KIAMA ALPINE CLUB CO-OPERATIVE LIMITED
NOTES TO AND FORMING PART OF THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2015

	2015 \$	2014 \$
NOTE 6 - OTHER ASSETS		
Current		
Prepaid expenses	<u>29,106</u>	<u>26,138</u>
 NOTE 7 - PROPERTY, PLANT AND EQUIPMENT		
Leasehold improvements - at cost	1,794,257	1,794,257
Less: accumulated depreciation	(700,470)	(664,585)
	<u>1,093,787</u>	<u>1,129,672</u>
 Furniture, fittings and equipment - at cost	 212,078	 196,817
Less: accumulated depreciation	(157,398)	(147,308)
	<u>54,680</u>	<u>49,509</u>
	<u>1,148,467</u>	<u>1,179,181</u>
 Leasehold improvements		
Balance at the beginning of the year	1,129,672	1,113,857
Additions	-	51,700
Depreciation	(35,885)	(35,885)
Carrying amount at the end of the year	<u>1,093,787</u>	<u>1,129,672</u>
 Furniture, fittings and equipment		
Balance at the beginning of the year	49,509	59,179
Additions	15,261	905
Depreciation	(10,090)	(10,575)
Carrying amount at the end of the year	<u>54,680</u>	<u>49,509</u>
 NOTE 8 - INTANGIBLES		
Bed Licences - at cost	80,145	80,145
Lease renewal	116,554	116,554
Less: accumulated amortisation	(28,154)	(25,998)
	<u>168,545</u>	<u>170,701</u>



KIAMA ALPINE CLUB CO-OPERATIVE LIMITED
NOTES TO AND FORMING PART OF THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2015

	2015	2014
	\$	\$
NOTE 9 - TRADE AND OTHER PAYABLES		
Current		
Income in advance	3,068	3,712
Trade creditors	34,134	10,911
Accrued wages	13,235	15,446
Superannuation liability	1,796	1,966
PAYG	6,754	5,131
GST Payable control account	8,371	2,140
	<u>67,358</u>	<u>39,306</u>

NOTE 10 - OTHER LIABILITIES

Current

386 fully paid ordinary members shares		
- expected to be paid within 12 months	-	-
- expected to be paid after 12 months	97,000	96,500
	<u>97,000</u>	<u>96,500</u>

NOTE 11 - INTEREST BEARING LIABILITIES

Current

ANZ Building loan	31,687	31,687
	<u>31,687</u>	<u>31,687</u>

Non - Current

ANZ Building loan	62,095	85,342
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NOTE 12 - DIRECTORS REMUNERATION AND EXPENSES

Amounts received or due and receivable by all directors of the company

Nil	Nil
-----	-----

Number of directors of the company whose total income received or due and receivable from the company fell within the following bands:

Nil	10	12
-----	----	----



KIAMA ALPINE CLUB CO-OPERATIVE LIMITED
NOTES TO AND FORMING PART OF THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2015

NOTE 13 - NOTES TO THE STATEMENT OF CASH FLOWS

(i) Reconciliation of cash

For the purpose of the Statement of Cash Flows, cash includes cash on hand and at bank and short term deposits at call, net of outstanding bank overdrafts. Cash as at the end of the financial year as shown in the Statement of Cash Flows is reconciled to the related items in the Statement of Financial Position as follows:

	2015	2014
	\$	\$
Cash and cash equivalents	195,840	103,709
	<u>195,840</u>	<u>103,709</u>

**(ii) Reconciliation of operating profit to
the net cash provided / (used) by operating activities**

Operating profit / (loss)	76,538	20,880
Add / (less) non-cash items		
Depreciation	45,975	46,460
Amortisation	2,156	2,156
Net cash provided by / (used in) operating activities before change in assets and liabilities	<u>124,669</u>	<u>69,496</u>
Change in assets and liabilities		
(Increase) / decrease in other assets	(2,968)	(3,323)
(Increase) / decrease in receivables	(19,614)	(5,961)
Increase / (decrease) in payables	28,052	20,408
Increase / (decrease) in other liabilities	500	750
Net cash provided by / (used in) operating activities	<u>130,639</u>	<u>81,369</u>

NOTE 14 - CAPITAL COMMITMENTS

There are no capital commitments outstanding at the end of the year.



KIAMA ALPINE CLUB CO-OPERATIVE LIMITED

DIRECTORS DECLARATION

The director's of the co-operative declare that:

1. the financial statements and notes are in accordance with the Cooperatives National Law (NSW):
 - (a) comply with Accounting standards and the Co-operative's Regulations; and
 - (b) give a true and fair view of the financial position as at 31 December 2015 and of the performance for the year ended on that date of the Co-operative.
2. In the Directors' opinion there are reasonable grounds to believe that the Co-operative will be able to pay its debts as and when they fall due and payable.

This declaration is made in accordance with a resolution of the Directors.

L Wynn
Director

A Wearne
Director

Dated this 8th day of March 2016



INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF:

KIAMA ALPINE CLUB CO-OPERATIVE LIMITED

Report on the Financial Report

We have audited the accompanying financial report of Kiama Alpine Club Co-operative Limited, which comprises the statement of financial position as at 31 December 2015 and the statement of comprehensive income, statement of changes in equity and cash flow statement for the year ended on that date, a summary of significant accounting policies and other explanatory notes and the directors' declaration.

Directors' Responsibility for the Financial Report

The directors of the co-operative are responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations) and the Co-operatives National Law (NSW). This responsibility includes establishing and maintaining internal control relevant to the preparation and fair presentation of the financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditor's Responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

**Independence**

In conducting our audit, we have complied with the independence requirements of the Australian professional accounting bodies.

Auditor's Opinion

In our opinion the financial report of Kiama Alpine Club Co-operative Limited is in accordance with the provisions of the Co-operatives National Law (NSW) and relevant regulations (NSW):

- a) so as to give a true and fair view of:
 - (i) the state of affairs of the Co-operative as at 31 December 2015, and the result of the Co-operative for the financial year ended on that date; and
 - (ii) the rules relating to the administration of the co-operative have been observed.
- b) are in accordance with applicable Australian Accounting Standards and other mandatory professional reporting requirements in Australia.

JOHN L BUSH & CAMPBELL
Chartered Accountants

Peter King
Partner

Wagga Wagga
8 March 2016



KIAMA ALPINE CLUB CO-OPERATIVE LIMITED

DISCLAIMER:

The additional financial data presented with this report being the profit and loss statement is in accordance with the books and records of the Kiama Alpine Club Co-Operative Limited which have been subjected to the audit procedures applied in our statutory audit of the entity for the year ended 31 December 2015. It will be appreciated that our statutory audit did not cover all details of additional financial data. Accordingly, we do not express an opinion on such financial data and no warranty of accuracy or reliability is given.

In accordance with our Firm's policy, we advise that neither the Firm nor any member or employee of the Firm undertakes responsibility arising in any way whatsoever to any person (other than the entity) in respect of such data, including any errors or omissions therein, arising through negligence or otherwise however caused.

JOHN L BUSH & CAMPBELL
Chartered Accountants

Peter King
Partner


Wagga Wagga
8 March 2016



KIAMA ALPINE CLUB CO-OPERATIVE LIMITED
PROFIT AND LOSS STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2015

	2015	2014
	\$	\$
INCOME		
Accommodation fees	232,458	190,336
Interest	162	1,436
Membership fees	59,964	63,124
Other	410	-
	<u>292,994</u>	<u>254,896</u>
EXPENDITURE		
Accountancy	5,922	6,173
Amortisation	2,156	2,156
Audit	4,750	4,750
Bad & doubtful debts	668	3,555
Bank charges	3,636	4,354
Borrowing costs	7,690	12,328
Caretaker	35,006	33,943
Cleaning and rubbish removal	10,490	2,752
Depreciation - leasehold improvements	35,885	35,885
- furniture and fittings	10,090	10,575
Electricity	10,690	13,976
General	4,749	5,336
Insurance	21,580	25,661
Meeting expenses	2,061	3,091
Printing, postage and stationery	1,720	305
Rental and lease option	44,080	43,342
Repairs and maintenance	13,570	8,858
Telephone	4,235	3,192
Gas and wood	18,267	13,770
Replacements & consumables	6,638	13,078
DVD Production (Members)	-	318
	<u>243,883</u>	<u>247,398</u>
Surplus/(deficit) before other income	49,111	7,498
Entrance fees	27,427	13,382
Profit / (loss) for the year	<u><u>76,538</u></u>	<u><u>20,880</u></u>

Minutes of the 2015 Annual General Meeting

 KIAMA ALPINE CLUB <i>in Thredbo since 1958</i>		Kiama Alpine Club Cooperative Limited Minutes of the Annual General Meeting Saturday 9 May 2015	
Meeting Location:		Meeting Date:	
The Pavilion, Kiama		9/5/15	
Attendees:		Meeting Time:	
Liz Wynn, Karyn Bartholomew, James Garner, Viv & Geoff Boxsell (Life Member), Robert Walker (Life Member), Andrew Wearne, Rohan Hinton, Cameron Hinton, Sophie Henry, Peter Henry, Tony Chapman, Bruce & Margaret Piggott, Marla & Mitch Coleman, David Jones, Paul John, Gayle & Graeme Pugh, Christine & Trevor Wilson, Geoff Wilson, Sandy Rendel (Life Member), Pippa Rendell, Tony Lloyd, Ian Jones, Cathie & Robert Garner, Mary Balak, Jeremy Balak, Phill Deer		Meeting opened at 3:25 pm.	
Apologies:			
Barry and Sandra Booth (Life Member), Tatiana Maxwell, Maria & Brian Lubczyk, Stuart Waters, Ross Elsom, Peter Garrard, Michelle Gifford, Catharina & Mikael Wallberg, Ross Elsom, Kate & Alan Fredericks (Life Member), Anna Fredericks, Belinda & Damien Wilde			
Item #	Item discussed		
1.	Introduction Welcome and apologies: the President welcomed all members to the 2015 Annual General Meeting and introduced the Life Members in attendance - Geoff Boxsell, Sandy Rendel and Robert Walker, and also noted the Directors in attendance. Confirmation of the minutes of the 2014 AGM Minutes of the previous AGM held Saturday, 24 May 2014, in Kiama were confirmed. Motion: To adopt the minutes of the 2014 AGM as a true record. Moved: Tony Chapman Second: Geoff Boxsell Carried		
2014 Director's Reports			
President			
Liz Wynn presented the highlights of her 2014 report with the following key points:			
<ul style="list-style-type: none">• 2014 was a record year for the Club in terms of bed nights and accommodation revenue• Most Club events had record attendance numbers• Special thanks were given to all members attending working bees, in particular those who assisted with the bathroom renovations. Membership assistance has resulted in a significant reduction in costs• The Sydney AGM update function following the AGM was well attended and will be repeated• It is apparent that KT promotional activities are having an impact on Lodge usage, and for Thredbo generally			



Item #	Item discussed
	<ul style="list-style-type: none">• Loan repayments of \$63,000 were made. We currently have almost as much cash as remains owing• Engagement with the Club's younger members has increased• We welcomed the Dombkins family into the Club, as the first new family membership in recent years. The Board's position of keeping new memberships to a minimum was re-stated• Liz thanked the Board and Lodge Managers for their efforts in their respective roles over the past twelve months• Liz stated her intention to resign from the President's role at the completion of her current term <p>Treasurer</p> <p>Andrew Wearne presented the Treasurer's Report, noting:</p> <ul style="list-style-type: none">• Revenue increased 22% on 2013• There was a profit of \$20,880, compared to a loss in 2013• The increased revenue is due to an increase in Summer bookings, which are mostly guest bookings• Expenses have increased by 6% overall. This can be attributed to an increase in heating costs, and increased insurance premiums. Both issues are being reviewed by the Board• Andrew acknowledged the work of his predecessor, Steven Walker, in migrating the accounts onto Xero so that they can now be managed online, and which has provided for a smooth transition <p>Cathie Garner questioned the security of Xero. Andrew responded that only the President, Deputy President and Treasurer have access to online accounts, which in turn aren't connected to the bank account. No one person can make a withdrawal, and so any risk is minimal.</p> <p>Geoff Boxsell congratulated the Board in the manner in which it has taken out loans, noting that each time a loan has been obtained it has resulted in tangible improvements in Club participation, which in turn result in ease of repayment and justify the risk involved in going into debt.</p> <p>Motion: To adopt the Treasurer's Report and Financial Statements for 2014.</p> <p>Moved: Tony Lloyd Seconded: James Garner Carried</p> <p>Club Captain</p> <p>Liz Wynn delivered the Club Captain's report on behalf of Anton Lindell, noting:</p> <ul style="list-style-type: none">• We had a record number of racers in the Interclub Races, with 16 competitors• Club Weekend was another great success• Liz acknowledged Anton's achievement in creating an inclusive team of racers, and in building strong club involvement.• Liz welcomed Jackie de Zwart into the role of Club Captain <p>Booking Director</p> <p>James Garner spoke to his Booking Director's report, noting:</p> <ul style="list-style-type: none">• Record numbers for the year overall, as well as record numbers for several individual months• James attributes the increase in bed nights to three main components: i. the Board strategy of creating a friendly club culture; ii. the skills of Lodge Manager Michelle Palmer in securing repeat group bookings; and iii. competitive rates. <p>Jeremy Balak asked a question from the floor regarding energy consumption, and whether the Board are considering alternative energy options other than solar. Liz replied that the Energy Working Group is investigating options. Our current focus is on reviewing and understanding the heating system to see what changes can be made there. Solar power will not be pursued at this time because we need more</p>



Item #	Item discussed
	<p>information.</p> <p>The following changes to the 2014 Annual Report were noted:</p> <ol style="list-style-type: none">1. Women's ski champion on p15 is noted as Club Madeline Deer when it should be Maddison Deer2. Year in table on pages 17-18 should be 2012/2013/2014 <p>Note the above changes are to be updated in the online version.</p> <p>Motion: To accept the amended 2014 Annual Report</p> <p>Moved: Rohan Hinton Seconded: Robert Garner Carried</p>
2.	<p>Official Business</p> <p>Election of Directors</p> <p>The President advised, in accordance with the Club Rules, three Directors were retiring by rotation including Andrew Waters, Phill Deer and Ian McKnight. Phill and Ian have indicated they would seek re-election for a three-year term. Andrew Waters has decided not to seek re-election. Anton Lindell resigned from the Board in November 2014.</p> <p>Nomination for Director was received from Ian Jones in the role of Property Manager in the prescribed time frames prior to the meeting. Jeremy Balak submitted a nomination from the floor, which nomination was accepted.</p> <p>Liz offered her thanks to Andrew Waters for taking on the Property Manager's role.</p> <p>Motion: To accept the nominations of Phill Deer, Ian McKnight, Ian Jones and Jeremy Balak to the Board of Directors for the three-year terms.</p> <p>Moved: Trevor Wilson Seconded: Tony Lloyd Carried</p> <p>Election of Office Bearers</p> <p>Geoff Boxsell took the chair for the purpose of calling for nominations for President.</p> <p>Motion: To accept the nomination of Liz Wynn as President</p> <p>Moved: Peter Henry Seconded: Geoff Boxsell Carried</p> <p>Motion: To accept the nomination of Tony Lloyd as Vice-President</p> <p>Moved: James Garner Seconded: Graeme Pugh Carried</p> <p>Motion: To accept the nomination of Karyn Bartholomew as Secretary</p> <p>Moved: Marla Coleman Seconded: Mary Balak Carried</p> <p>Motion: To accept the nomination of Andrew Wearne as Treasurer</p> <p>Moved: Robert Garner Seconded: Jeremy Balak Carried</p> <p>Motion: To accept the nomination of Jackie DeZwart as Club Captain</p> <p>Moved: Paul John Seconded: Rohan Hinton Carried</p> <p>Election of Auditor and Approval of Fees</p>



Item #	Item discussed
	<p>Following changes to the Cooperatives Act, it is no longer necessary for the Club to have an annual audit, however, the Treasurer recommends it as good governance and should be done until all accounting services and the auditor are reviewed in twelve months' time.</p> <p>Motion: To accept Bush & Campbell Pty Limited of Wagga Wagga as the auditor of the Club and to accept their quote of \$5,200 for fees.</p> <p>Moved: James Garner Seconded: Ian Jones Carried</p>
3.	<p>General Business</p> <p>Annual Subscriptions Update</p> <p>Having adopted the Model Rules, the Board now has capacity to set annual subscription amounts.</p> <p>The Board has decided not to make any changes to current Annual Subscriptions and Working Bee credits.</p> <p>Accommodation Rates</p> <p>The Board has decided there be no increase in winter rates for 2015</p> <ul style="list-style-type: none">• Under-3's week has been moved to coincide with Christmas in July, as well as a week in the July school holidays• A planned under-30's weekend hasn't eventuated• Some booking conditions have been relaxed to make it easier for members to book for shorter periods• Direct deposit payment is now available for accommodation and annual subscriptions <p>Lodge improvements</p> <p>Liz spoke about the planned lodge improvements in 2015. A main area of focus is on the heating systems to improve the efficiency.</p> <p>We intend to purchase some more new beds this year, install a new larger BBQ on the verandah and soft furnishings and carpeting in the lounge room. In 2016 we hope to refresh the old bedrooms with new wardrobes, lighting, blinds etc to bring them up to the same standard as the newer bedrooms.</p> <p>KT Developments</p> <p>Phill Deer reported to the meeting recent KT activity, especially the purchase of Perisher by Vaile and the impact that may have on Thredbo. He anticipates it will result in more investment in improvements to the Village, with a possible allocation of more beds.</p> <p>Questions from the floor:</p> <p>Mary Balak on behalf of Wal Balak sought clarification of the circumstances in which a second working bee credit can be given away.</p> <p>Cathie Garner asked if there was preferential booking period for summer bookings. James responded that there isn't a formal preferential summer booking period, however, guests can't book more than twelve months in advance with members being given preference over guest bookings.</p>
	<p>Meeting closed 5:50 pm and was followed by a well-attended dinner at the Little Blowhole Café in Kiama.</p>



Notes



