

Kiama Alpine Club  
Co-operative  
Limited

Annual Report 2014



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## Contact Details

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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	Anton Lindell (resigned Nov 2014)
Communications Director	Ian McKnight
Lodge Operations Director	Andrew Heggie
Property Maintenance Director	Andrew Waters
Promotions and Village Liaison Director	Phill Deer
Social Media and Promotions Director	Rohan Hinton
Social Events Director	Jacqui De Zwart
Club Solicitor	Sandy Rendel
Lodge Manager	Michelle Palmer

## Life Members

Barry Booth, Geoff Boxsell, John East, 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 Report

I am extremely pleased to report 2014 was an excellent year for Kiama Alpine Club. We recorded a profit of \$20,880 after depreciation and amortisation; achieved our highest ever bed nights and highest accommodation revenue; continued to reduce our loan; upgraded the upstairs bathrooms within budget; and members attended the working bees, interclub races and club weekend in record numbers.

Excellent snow conditions from the school holidays into early August gave our new snow blower a solid workout and some members commented they were the best skiing and boarding conditions they had seen in over 20 years.

Although Thredbo is still a long way to returning to the premium snow resort in Australia, we certainly started to see some improvements with new winter nightlife and snow activities including the return of tobogganing, a continued growth in mountain biking and the introduction of new events in the summer months.

Thanks to the good early winter snow, the additional Thredbo promotion and our lodge manager Michelle's fantastic ability to maximise our accommodation, we were able to achieve 4507 bed nights - our highest ever! We achieved strong bookings in almost every month. January and December were our strongest ever thanks to large group bookings taking advantage of our summer specials and guests contribute a high proportion of the summer bookings and therefore summer revenue.

I am also very pleased to report the additional review from accommodation and new memberships allowed us to reduce our building loan by \$63,000. Our balance from our original loan of \$250,000 in 2004 is now \$111,421 and we expect to have this balance well under \$100k in 2015.

Our largest project for the year saw the upstairs bathrooms upgraded thanks to member and builder Craig Morris, and along with Vice-President Tony Lloyd and Property Maintenance Director Drew Waters all spent considerable time at the Lodge.



Thank you to the many members who gave up their time in numerous working bees throughout March and April - particularly the really tough working bees to jackhammer the old tiles and remove the old bathrooms. The feedback on the bathrooms has been very positive with these bathrooms now looking very similar to the others. Craig was able to source the same tiles and very similar fittings and we were also able to install new double glazed windows to help reduce heat loss. At some stage we will also install shower screens to replace those gorgeous shower curtains that always seem to stick to you no matter what you do!

In the games room Craig raised the floor in the lower section allowing the return of a table tennis table and the installation of a new external office in what was essentially a dead corner. The new office allows our Lodge Manager to be more accessible to members for payment processing and queries, provides additional storage and it makes it much easier for temporary lodge managers to work at the lodge when our lodge managers are away. In the lounge room we replaced the vinyl seats with new fabric seating which now looks great after a few trials and tribulations.

The majority of our club activities were very well attended. Over twenty five members attended Neutral Bay's The Oaks Hotel, for a social member dinner in May. Working bees, inter-club races and club weekend were exceptionally well attended with the highest numbers for the Interclub races and Club weekend in well over a decade which was very encouraging. The AGM, however, was a struggle to get people to attend, so this year we will introduce an AGM update in Sydney during the week following the AGM to give Sydney members who were unable to attend the AGM the opportunity to hear what is happening with the club. If this is successful we will look to repeat the same update in Canberra in 2016.

In accordance with Rule 10.7, four directors retired at the 2014 AGM – Steven Walker, Andrew Heggie, Anton Lindell and Tony Lloyd. Andrew, Anton and Tony re-nominated and we saw Andrew Wearne take over as Treasurer from Steven Walker who had admirably managed the role for an incredible 12 years. I also expanded the Board to 12 Directors with Rohan Hinton and Jacqui De Zwart joining the team.

The following Office Bearers were elected at the 2014 AGM:

President	Liz Wynn	Vice-President	Tony Lloyd
Treasurer	Andrew Wearne	Club Captain	Anton Lindell
Secretary	Karyn Bartholomew		

Andrew Wearne and Steven walker have worked well together throughout the year to handover the Treasurer role and bed down the Xero cloud accounting system and Steven's accounting form Walker BDS continue to support by managing all our financials.

In 2014, we welcomed 11 new members including one new family membership – the first since 2004. This was offset by the resignation of 9 members who indicated they were no longer using the lodge. As a result, we finished the year with 385 members.

Not everything was rosy for me in 2014. Due to work commitments I was unable to complete the updated book which Chas Keys has put so much amazing effort into. I hope to pick this up following the AGM and have it finished this year so watch this space.

For the winter of 2015, we have initiated a number of activities to support our future skiers and boarders. The under 3's week has been moved by one week to coincide with the Thredbo Christmas in July celebrations and to avoid Thredbo Uni-week.

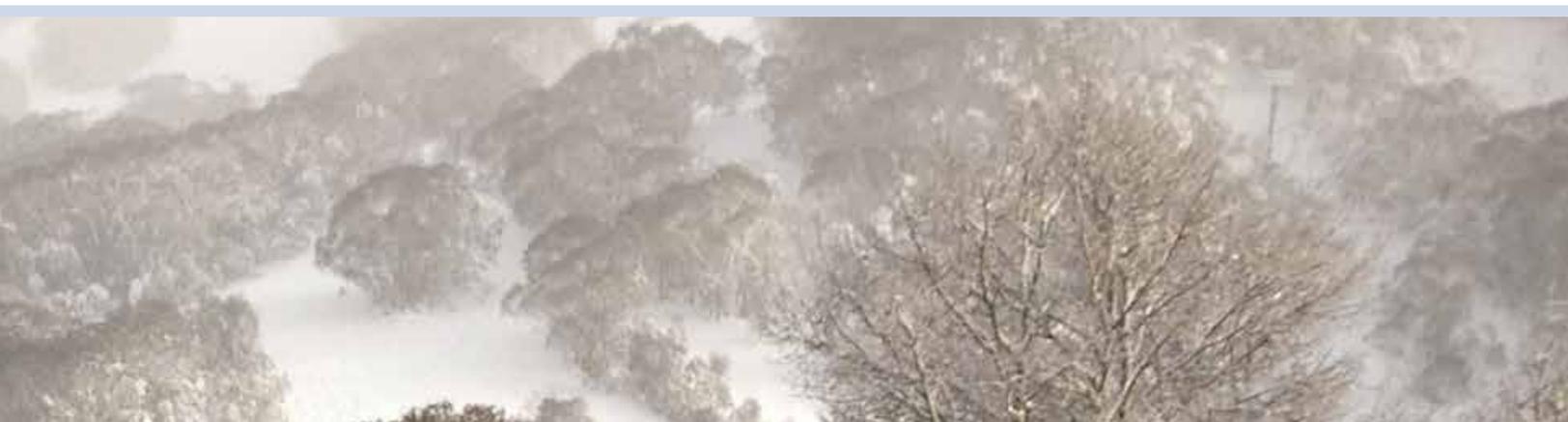


Directors Jacqui De Zwart and Rohan Hinton are creating a social evening in Sydney for our under 30's members to get to know each other. Plus we will host an under 30's weekend at the lodge coinciding with the end of the Australian Uni Games in Thredbo. Fortunately our Lodge Manager Michelle has been very supportive of the under 30's week and will support Jacqui and Rohan to ensure the weekend goes smoothly. Thank you to all our wonderful Directors and Lodge Manager Michelle who worked tirelessly throughout 2014.

I would particularly like to thank Anton Lindell and Drew Waters. After 3 years as Club Captain Anton resigned in November to concentrate on some major house renovations and has been instrumental in increasing the number of members participating in on and off snow activities. Anton has created a Neutral Bay get together, organised ski movie nights and added a fresh social dimension to the Interclub races and Club Weekends resulting in a resurgence of participation by members. Drew has decided not to renominate for the Board in 2015 after 3 years as Property Maintenance Director. I have been very thankful of having a member located so close to Thredbo to manage some of the large maintenance jobs so thank you Drew and Anton for your commitment.

I would like to make 2015 my last year as President as I feel 6 years is long enough and a new President will introduce fresh ideas for the Club. Of course, I will discuss the next steps with the other Directors throughout 2015 to ensure good continuity. As always I look forward to seeing you at one of our events and at our beautiful lodge. Happy skiing and boarding in 2015.

Liz Wynn  
President



# Treasurer Report

It is with great pleasure that I deliver my first report as Treasurer of Kiama Alpine Club. I have been in the role for a little over 12 months now and have been extremely impressed at how the Club is managed, the passion and dedication of those involved and the Board's commitment to the ongoing improvement of our incredible lodge.

I must make special mention of Steve Walker and Liz Wynn for their support in making my transition to the role seamless. Thanks both.

For those of you who 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 2 wonderful girls Lily (7) and Ava (5) who get excited at the mention of snow - although for some reason are still not that keen on ski school?! They will however be there again this year.

I look forward to meeting more of you in due course - perhaps at the AGM dinner or Club Weekend - but in the meantime please find below the Treasurer's Report. You will see the financial performance of the club over the last 12 months has been outstanding due to a number of key factors which the Board hopes to again learn from and improve on this season.

## **Operating Results**

The financial statements show a profit (after depreciation and amortisation) for the year of \$20,880 compared with a loss of \$14,110 from the prior year. The highlight for 2014 was the record levels of revenue growth. Total revenue was reported at \$268,278 and grew by over 22% from the previous period (\$219,579). While 2014 was not a bumper snow year, revenue growth was driven by strong summer bookings (Easter and Anzac day were a week apart), targeted promotion and increases in non-member bookings during the winter period.

## **Expenditure**

Total expenditure was up 6% at \$247,398 compared with \$233,688 in 2013 primarily driven by consumables to meet booking increases, repairs & maintenance completed in the lounge room and increases in insurance costs. Heating and electricity costs were down for the year however this reflected a credit that was received in 2014 as a result of being overcharged in 2013. Gas and electricity prices will continue to increase and the Board is currently exploring alternative energy solutions (solar).

## **Capital Expenditure**

Capital expenditure totalled \$51,700 which was up from \$4,488 in 2013 and was a result of the bathroom renovations and the purchase of a snow blower. We are hopeful that summer revenues will be strong in 2015 in order to fund additional property, plant and equipment such as improvements to the lounge room (carpets and furnishings), kitchen (ovens) and needed replacements (BBQ, beds etc).

## **Cash Flow and ANZ Loan**

Cash on hand at 31 December 2014 was \$103,458 resulting in a net decrease in cash held of \$34,272 over the year. Overall, our operating cash flows went up by \$76,164 due to increases in operating revenue, entrance fees and recovery of outstanding subscriptions, an increase in receivables and a decrease in operating expenses.

Receivables from members at year end were \$28,785, an increase of around \$4,845.

Further creditors increased by \$6,372 and accrued wages at year end were \$15,446 as a result of system issues relating to the salary of the Lodge Manager. All Lodge Manager payments have been made and additional controls have been introduced to ensure there are no large accruals for 2015.





ANZ loan repayments totalled \$76,114 of which \$13,078 was interest costs and \$63,036 was principal loan reduction – this included a one off payment from an expired term deposit of \$44,428. The loan balance at 31 December 2013 was \$117,029. The club's current monthly commitment is \$2,641 and the loan balance as at the end of March 2015 was \$112,113.

### **The Year Ahead**

In 2015 we will continue to improve on the systems and processes that Steve and his team at Walker BDS have established as we work towards an integrated IT platform for the Club. We will also continue to employ the services of an external audit firm to ensure the integrity of the financial accounts and to provide comfort to members during the transition of a new Treasurer.

As mentioned we have budgeted for continual improvements to our lodge as we continue to listen to feedback from our members and guests. I am sure you will agree our lodge is one of the best in Thredbo!

Finally, thank you to our Lodge Manager Michelle Palmer for her patience with finalising the salary process and her tireless contribution to ensure excellent customer service and solid bookings.

Congratulations to all the team that contributed to the excellent financial results for 2014.

May 2015 be full of bluebird days, fresh powder and untouched corduroy.

Andrew Wearne  
Treasurer

2014 has been a year of implementing new procedures around new memberships which were introduced in 2013, in particular the introduction of instalment payment options, and to take advantage of our new on-line accounting and reservations system. We will continue to look at ways to streamline our procedures so that we can be as efficient as possible in this area.

## **Membership**

The total number of members in the Register of Shareholders at the end of 2014 was 385, which compares to 383 in 2013.

Once again, the careful management of the Club receivables through annual subscriptions continues to ensure limited activity by the Board with respect to forfeiture of shares under the provision of the Club rules.

## **New Members**

The following new members were introduced to the Club in 2014:

- Scott Fraser – 18 year old
- Stuart Hutton – 18 year old
- McKinley Deer - 18 year old
- Rhiannon Heggie - 18 year old
- Jacquie De Zwart - 18 year old
- Albert Olsen - 18 year old
- Pamela Anderson - spouse
- Gennelle McInerney & Anthony Domkins - Family membership
- Simone Schade - Spouse membership
- Brad Thomas - Spouse membership

## Resignations

The following resignations were received:

- Brian Tyquin
- Sally Tortoricci
- Jane & Jim Dunn
- Daria & Wasyl Hladkyj
- Michael Lapin
- Sophie Lapin
- Emma Lake

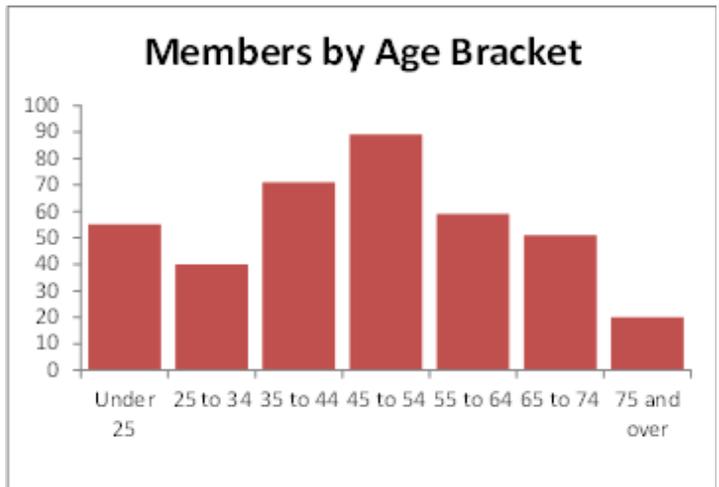
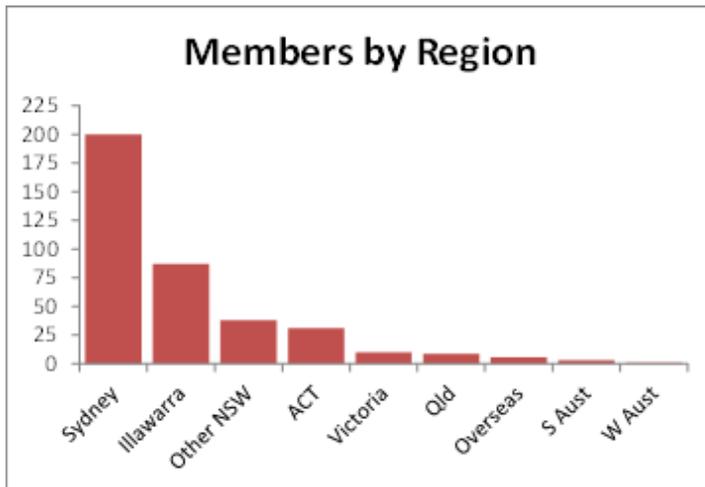
## Member Demographics

### *Home Region*

ACT	31	8%
Illawarra	87	23%
Sydney	200	52%
ther NSW	38	10%
Victoria	10	3%
Queensland	9	2%
South Australia	3	1%
Western Australia	1	0%
Overseas	6	2%
<b>TOTAL</b>	<b>385</b>	<b>100%</b>

### *Member Age*

Under 25	55	14%
25-34	40	11%
35-44	71	19%
45-54	89	23%
55-64	59	15%
65-74	51	13%
75 +	20	5%



## Board meetings

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

### 19 July 2014

North Sydney Leagues Club

Liz Wynn, Tony Lloyd, Karyn Bartholomew, James Garner, Jacquie De Zwart, Ian McKnight, Andrew Wearne, Rohan Hinton

Apologies: Drew Waters, Anton Lindell, Andrew Heggie, Phill Deer

### 1 November 2014

George's River 16ft Sailing Club, Dolls Point

Liz Wynn, Tony Lloyd, Karyn Bartholomew, James Garner, Jacquie De Zwart, Andrew Wearne, Rohan Hinton, Ian McKnight, Anton Lindell, Phill Deer, Andrew Heggie,

Apologies: Drew Waters

### 29 March 2015

CCA, 40 Mount Street, North Sydney

Liz Wynn, Tony Lloyd, Karyn Bartholomew, James Garner, Andrew Heggie, Andrew Wearne, Phill Deer, Ian McKnight, Jacquie De Zwart, Rohan Hinton

Apologies: Drew Waters,

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.

### **2015 AGM**

The 2015 AGM 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. Dinner at the Little Blowhole Café will follow the AGM. The AGM and dinner provide a fabulous opportunity for a social gathering for members outside of ski season.

Karyn Bartholomew  
Secretary



## **Interclub races**

The Interclub races were extremely well attended with 16 members participating in 2014, the highest in over a decade.

The team of Anton Lindell (Club Captain), Andrew Balak, Ben Starkey, Rob Molino, Rob Walker, Mitch Coleman, Tanya Deer, Stephen Smith, Phill Deer, Sarah Kellaway, Tony Lloyd, Steve Kellaway, Elaine Lindell, Len Lindell, Simone Schade, Peter Hyde finished a credible 8th overall (out of 13 clubs) in the fastest team of five times. From all accounts the team had a fantastic weekend and thoroughly enjoyed the competition.

## **Club Weekend**

The 2014 club weekend was a fantastic weekend, with one of the highest number of members participating in over a decade.

From schnapps on the race course to limbo in the lounge there were lots of a laughs. The club weekend started on a low note after hearing that both Gayle Pugh and Steve walker had been taken to hospital on Friday, but news soon filtered back that both were stable and the tone kick up a gear!

On the race course the fun continued, I don't know if it was the offer of schnapps at the bottom or interest to be in the best position for the team photo. We saw record times set by all from the battle of "the Water's boys", Rob Molino and James Garner, Madeline Deer and Colette Molino, and the snowboarding blast off from Andrew Wearne and Gavin Telford. The fun continued to the kitchen with Master Chief of Lodge battling it out for the King and Queen of the night!

This was all in good fun until it was fancy dress time began! Team Kiama came out in force!!! Jacqui De Zwart with help of others transformed the lodge into a beach



paradise. The quality and attention to detail cannot be described in words but only in photos and laughter. The stand out was Gayle McKnight's 1960's swim suit and hat took the top price for best dress!

**Congratulations to all our Club Champions:**

Men's Ski Champion

Robert Molino

Woman's Ski Champion

Maddison Deer

Junior Boys Ski Champion

Bryn Waters

Junior Girls Ski Champion

Grace Anderson

Men's Snowboard Champion

Andrew Wearne

Woman's Snowboard Champion

Belinda Wearne

Junior Boys Snowboard Champion

Josh Telford

Liz Wynn for Anton Lindell

Club Captain 2014

Kiama Alpine Lodge in 2014 was a record breaking year for bookings. The lodge has recorded record bed nights and revenue for a number of months and for 2014, 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.

## **Occupancy**

Despite the closing of the lodge for the bathroom renovations during the year, we have had record occupancy level and revenue in 2014. Thanks to our great facilities, lodge manager and the significant work Thredbo has done to improve Thredbo as an all year round resort. 2014 had a record occupancy of 4,507 bed nights, 437 more than our previous record in 2007. 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 at. Despite low pre-season winter bookings, as soon as the snow started to fall the bookings came flooding in with many missing out in the high demand weeks and weekends. Hopefully we see the same again this year, so remember to get your bookings in as soon as possible to avoid disappointment.

## **Lodge Managers**

Michelle has done an amazing job looking after the lodge and ensuring it stays one of the best lodges to stay at on the mountain. Michelle has played a significant part in the record bookings we have had. Michelle's ability to look after members, guests and large groups has seen our base of regulars continue to grow. The job Michelle has been doing combined with our great lodge has led to us receiving word that some of our guests have been raving about the lodge, praising the facilities, location, pricing, etc and the time Michelle had given to them whilst they were staying at our lodge. So, we can only expect more interest in our lodge this year and next.



## Booking Procedures

With the increased utilisation of the lodge outside of winter, we have trialled a few booking and payment procedures to improve lodge utilisation and admin workload. The board is now trying to ensure summer rates are available as soon as possible to allow members and groups to book a year in advance. Due to the increased interest in our lodge, we have also trialled new payment conditions with winter bookings requiring payment within 14 days of confirmation, and summer bookings requiring payment within 30 days of confirmation. Bookings within 60 days of the stay still required immediate payment. These new procedures worked well in 2014 and are being kept in place.

## Booking Comparison Charts

Month	Total available beds	Member Adults			Member Child			Guest A	
		2012	2013	2014	2012	2013	2014	2012	2013
Jan	900	36	29	21	15	10	4	168	124
Feb	840	5	2	3	-	-	2	54	29
Mar	930	21	50	2	6	4	-	87	166
Apr	900	49	32	80	10	8	18	70	110
May	930	8	10	10	-	-	-	19	60
Jun	900	75	56	63	43	46	36	99	65
Jul	930	296	490	346	147	227	188	336	188
Aug	900	381	348	359	117	98	120	273	222
Sep	900	93	41	59	33	12	45	171	71
Oct	930	9	9	6	6	6	-	112	15
Nov	900	12	9	19	-	-	8	156	83
Dec	930	33	10	24	7	-	23	104	21
<b>Total</b>	<b>10,890</b>	<b>1,018</b>	<b>1,086</b>	<b>992</b>	<b>384</b>	<b>411</b>	<b>444</b>	<b>1,649</b>	<b>1,351</b>



## Coming up

Having analysed previous year's bookings, we have decided to try and encourage increased mid-week usage of the lodge in winter's low season by introducing a winter special. The winter special offers everyone one free night when staying Monday to Thursday and in 2015 we have decreased the rates in the early and late season by changing the winter shoulder to winter low season to encourage higher visitation outside the winter peak period. We have also released next summers rates to allow everyone to start planning their summer holiday too.

James Garner  
Booking Director

Adult	Guest Child			FOC nights			Total			
	2014	2012	2013	2014	2012	2013	2014	2012	2013	2014
3	303	56	58	98	75	55	79	350	276	505
4	46	2	6	-	17	6	6	78	43	57
5	62	14	14	12	49	56	132	177	290	208
6	238	25	22	42	5	36	105	159	208	483
7	60	-	11	3	29	40	15	56	127	88
8	37	62	42	29	14	20	7	293	229	172
9	296	154	134	152	5	24	40	938	1,063	1,022
0	255	81	72	127	34	66	100	886	806	961
1	144	75	10	83	37	12	13	409	146	344
2	23	43	5	-	66	16	30	236	51	59
3	163	2	14	13	32	43	37	202	151	240
4	245	24	40	49	-	6	27	168	267	368
<b>2</b>	<b>1,872</b>	<b>538</b>	<b>428</b>	<b>608</b>	<b>363</b>	<b>380</b>	<b>591</b>	<b>3,952</b>	<b>3,657</b>	<b>4,507</b>

# Lodge Operations Report

## **Snow Blower**

Who would have thought the most reliable way to make snow early in the season was to buy a snow blower. If only we had known this years ago! Just days after the blower arrived from the USA, it dumped in Thredbo and John was out putting it to work as you can see in the photo.

## **Lounge Seating**

After a couple of false starts and questionable workmanship by some outside trades, the seating around the lounge room has been updated. I am sure those who have seen the result will appreciate the improvement. The old vinyl cushions have gone and have been replaced by a smart fabric finish and new timbers. Thanks to Craig Morris and the October working bee attendees for this terrific final result.

## **Interior Finishes**

Following on from the work in the lounge we have commissioned the services of club member and interior designer Simone Schade of 'Punkt Design' to prepare a comprehensive interior finishes theme for the lodge. This will enable us to have a clear plan in place to implement in stages, as the lodge requires new soft furnishings, floor coverings, wall finishes etc.

## **Games**

The club purchased a table tennis table and lots of balls for the games room in June which has been a real hit (pun intended) with all kids both big and little.

## **Energy Review**

The board and the Energy Review Committee formed at the last AGM, is investigating the viability of installing a Photo Voltaic (P.V.) solar electricity system on the roof of the lodge as a way of reducing some of the club's ever increasing power bills. Presently our energy supply comes from both gas and electricity. Our reliance on gas to heat the



lodge and produce hot water, restricts the potential benefit of a P.V. system. While we will never be able to produce our own gas we do have the capacity to produce some of our own electricity. We are working on getting a better understanding of how the plumbing in the lodge works and how our energy is being used before we make any investment. This is very much an on-going project and we welcome the input of any members who could provide us with guidance in this area. Please call me on 0411 081 626 or email me [andrew@originindustries.com](mailto:andrew@originindustries.com) if you think you can help in any way.

### **Coming up**

This season we will be purchasing some new beds as part of our capital works schedule and purchasing a new and bigger BBQ. The WiFi service will be extended to better serve the upstairs rooms. We hope to have new carpet in the common areas although this may not happen until after the winter season.

If there is anything you can think of that would make the lodge a better place for you and your guests, please let me know. You can send me an email on [andrew@originindustries.com](mailto:andrew@originindustries.com). Remember it is your lodge so your input is welcome.

Andrew Heggie  
Lodge Operations

# Property Maintenance Report

Another year of heavy lodge usage means another year of maintenance. The aim is to keep the lodge appearing welcoming, fresh and contemporary so members and guests will look forward to another stay. This is very much a joint effort by a hard working board, an involved membership, and a great manager.

I'm pleased we have achieved good participation at working weekends...where we get everything that needs doing done in a fun and relaxed way, and in time for the now famous buffet lunch and dinner. Come down in May or November 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.

I think all will agree that work completed in the last 12 months or so has once again lifted the standard , with seating in the lounge , the revamped upstairs bathrooms and downstairs the games room and a new office all making life in the lodge more enjoyable.

Special thanks to Craig Morris for his time and effort and great work on most of these projects. Rest assured that Liz and the board are working hard to stay one step ahead given the increased usage and changing technology, so stay tuned for more improvements, and many more enjoyable stays at your Lodge. See you at the May working bee!

Drew Waters  
Property Maintenance Director



# Communications Report

This year has been a great year for the lodge! Most people seem to be getting all the emails. We are using a bulk mail system called "Mailchip", this tracks all the emails whether they are opened, bounced, clicked on or tells us that an email address is dead (somebodies changed jobs, etc.). Members can also update their "subscription preferences" at the bottom of each email they receive.

I've tried to make the newsletters entertaining and engaging to all members. All communications is now only by email, this has saved your lodge a reasonable amount of time & money in postage. What is sent out by email is usually also put up on the lodges "Facebook" page as well as the clubs website. I'm happy to have all feedback!

Please forward my email address [ian.mcknight@kiamaalpineclub.org.au](mailto: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.

Ian McKnight  
Communications Director



# Social Report

At the start of this year we decided to make some changes to our social calendar to allow a greater number of our members to gather socially both at the lodge and outside of the lodge. We also wanted to encourage more of our younger members to join in social activities. The new events proved a great success.

## **Sydney Social Evening 2014 - 'The Oaks', Neutral Bay**

This evening was attended by a large group of Sydney members who wine and dined as they caught up with friends old and new. It was a great opportunity to re-connect with members that had not shared the same week at the lodge for a few years and gave the committee a chance to update on the latest news from the AGM.

## **Club Weekend 2014 - 'A Beach Party'**

This weekend included member races followed by celebratory shots of schnapps on the mountain, awards and a beach themed group dinner which got both parents and kids excited to join in. After the kids went to sleep you could find some of our adult members out in town dancing at the snow dome with some of our younger members, which provided lots of fun stories. All together club weekend was a huge success being



the best weekend of the year.

### Planned Events

This year we plan to build on the successes from last year and continue to encourage younger members to be involved. We are planning an 'Under 30s Sydney Social'

evening along with a dedicated 'Under 30s Club Weekend' in August that will include themed ski days and nights out. Look out for the dates to be announced soon.

### **Sydney Social Evening 2015**

Given the success of last year we will again be hosting this event and invite all members to attend.

### **Club Weekend 2015 - 'Around The World'**

This year we plan to make Club Weekend even better with our theme 'Around the World'. So choose your destination and bring the local cuisine, drinks and dress - Eurovision style.

Over the past year I have enjoyed being more involved in the club and on the board. It has been a great experience for me personally and I am excited to be involved with this year's events. Please feel free to contact me if you have any ideas. I hope that every member can find a way to be involved and I look forward to meeting as many of you as possible over the coming year.

Jacqui de Zwart  
Social Events Director

# Social Media & Promotions Report

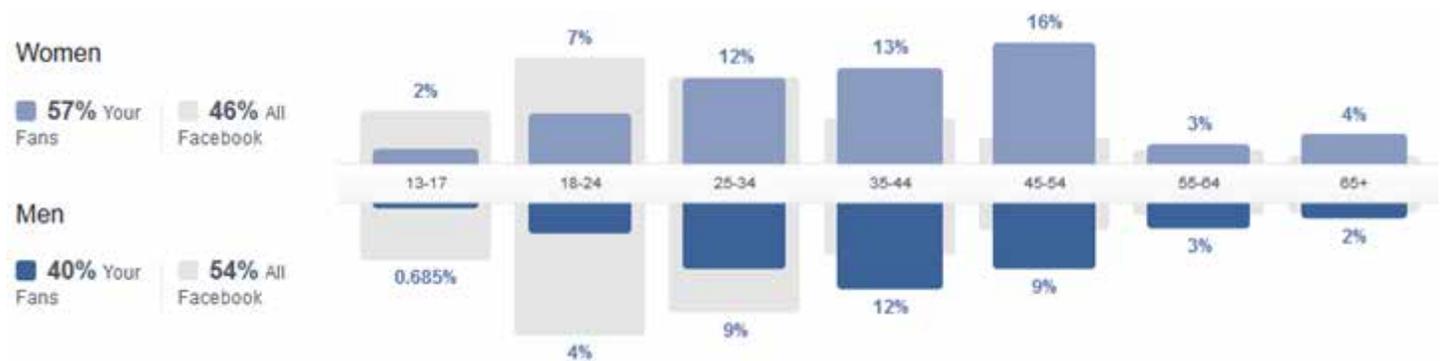
I am extremely pleased to present this year's Social Media & Promotions report, and what a year it has been. We have had some large and very welcome changes come from within Kosciusko Thredbo, that have enabled us to increase our online presence and social traction. Thredbo have increased the content and media assets available to us, which we have used to great success in the EDM (email direct marketing), social and web spaces.

## Email Marketing

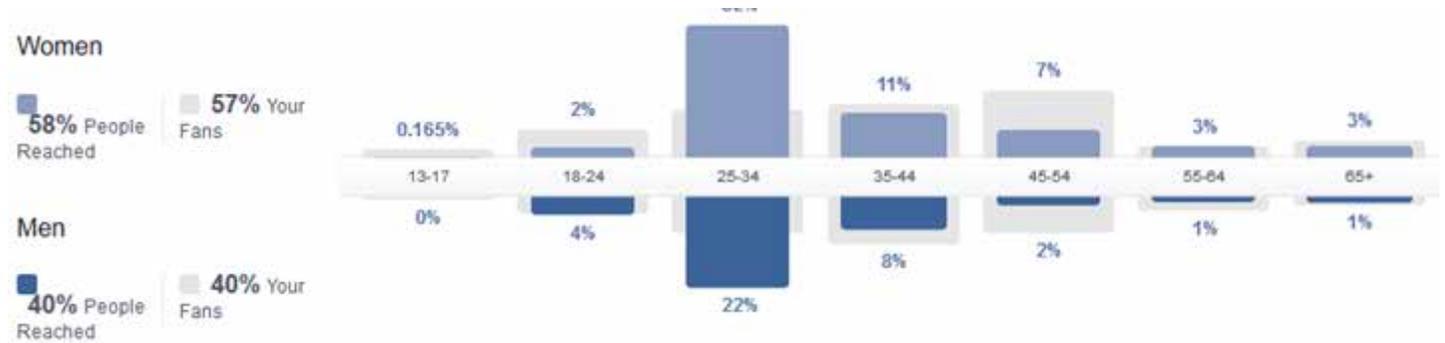
Ian has been providing us with fantastic content throughout the year via emails, which have been getting great open and click through rates. We are now focusing on increasing engagement though these by using templates created to suit the Kiama Alpine Club brand. We hope this will add the club's brand identity to our online correspondence without sacrificing the personal touch we currently enjoy.

## Social Media

Our Facebook page has gone from strength to strength this year with a 52% increase in likes and a 66% increase in user engagement. Our demographic consists of 57% women, 40% men, with 3% remaining undisclosed. We have a high percentage of users in the 45-54 age bracket which is well above the Facebook average.



Interestingly though, the reach of our page hits a much younger audience, with a heavy spike at 25-34. From this we can understand that younger users are interested in engaging with us, and we need to continue to educate them that our page exists and is there for them to use and share.



We look forward to pushing these avenues further in 2015 by capitalizing on the social events planned by Jacqui. We want to engage more of our members and deliver content to them in a manner that they find most accessible.

### Young Members

We have strived hard to engage our younger members this year and have some great events planned for 2015 to further encourage this. By increasing the extent to which our young members feel included in the club we can increase the diverse range of members who frequent our facilities. This presents opportunities for us to focus specials towards our younger and freer age groups where we traditionally see lapses in bed nights, for example; last minute or mid-week vacancies.

It has been a pleasure working with our members and directors in 2014 and I look forward to the remainder of 2015 and all the activities we have planned.

Rohan Hinton  
 Social Media & Promotions Director

# Lodge Manager Report

As promised in the managers 2013 annual report, I am pleased to advise that 2014 was exceptional. We again enjoyed a significant rise in occupancy with spring, summer and autumn showing record attendance. Growth has blossomed from positive word of mouth and introduction, fuelled by the quality of this facility and the positive experience that was had by all at Kiama Lodge.

Kiama had a magnificent start to the year. A large group of triathletes stayed with us for six nights in early January. We offered daily childcare options to allow the full lodge of athletes the ability to engage in high altitude training as a team, whilst holidaying with their families. They rode out to Charlottes Pass and return, and even ran to Kosciuszko and back, well before the lifts started for the day. We catered a dinner for more than 40 adults on their last evening together. I'm happy to say they rebooked for January 2015 as they departed (same again for 2016 and they added an extra night!).

Mountain biking continues to surge forward as one of the leading pursuits in the area, increased by KT's further development of trails and Thredbo hosting Interschool and National Championships.

2014 Blues and Jazz saw an increase in Festival goers with KT's promised funding bringing better exposure. A strong line up like Wendy Matthews and Mahalia Barnes added success to both events.

Many times I have had local residents comment on how busy we are at Kiama Lodge. Not only am I proud that our carpark is full more often than many others, but I am pleased to note that our neighbouring club lodges have welcomed and are benefiting from our overflow holiday makers.

In 2014 the top floor bathrooms, the lounge bench seating and the games room were renovated plus a new office was constructed. Not even closed areas of the lodge could stop us breaking bed night records.

Bookings were light in the lead up to winter. Having experienced consistent rainfall during the previous season, many people were a bit hesitant to commit. Thankfully I can report that the season didn't reflect the year before. Although I hear that there was less snow than 2013, 2014 brought strings of glorious weather days with a strong base and good snow conditions.

It was a difficult season in that we saw an over demand for extended long weekends and without earlier commitment and lacking work leave, some early midweeks were quieter than we would wish. This reflected through near all of the properties I worked with at my job in the reservations department for KT and was highlighted by weekend traffic jams between Berridale and Jindabyne as the throngs of people, unable to stay closer, helped Cooma see successful weekend occupancy.

Thredbo enjoyed a new tobogganing area constructed on the tennis courts near Valley Terminal. It was very well received and positively impacted Village businesses bringing day trippers into town from Friday Flat. Unbelievable to most, many new and seasoned day trippers only know Thredbo as the Friday Flat slope, the day carpark and Merritts. I spoke to many people whilst working in the information centre having them express that they didn't realise this end of town existed! Success all round.

Despite unexpected impactful IT issues, we saw very healthy occupancy during winter 2014 and, on the tail coat of such a great season, I expect that 2015 will bring strong early winter enquiries.

After winter we had a hugely successful October working bee. I'm thankful for so many dedicated and enthusiastic people giving the lodge a good spring clean in time for the summer season. 2015 looks to continue with strong utilisation of the Lodge. I hope you will be able to join us in Thredbo soon.

Michelle Palmer  
Lodge Manager

# **KIAMA ALPINE CLUB CO-OPERATIVE LIMITED**

## **DIRECTORS' REPORT**

**AS AT 31 DECEMBER 2014**

The Directors present their report together with the accounts of Kiama Alpine Club Co-operative Limited for the year ended 31 December 2014 and the auditors' report thereon.

### **DIRECTORS**

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

Liz Wynn	Ian McKnight
Tony Lloyd	James Garner
Andrew Wearne	Drew Waters
Phill Deer	Karyn Bartholomew
Andrew Heggie	Rohan Hinton
Jacqui 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 \$20,880.

### **REVIEW OF OPERATIONS**

The profit for the year of \$20,880 was compared with a loss of \$14,110 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.

### **SECRETARIAL, ADMINISTRATIVE AND ACCOUNTING SERVICES**

During the course of the financial year secretarial, administration and accounting services have been performed by various members of the co-operative on a voluntary basis.

Services performed by related parties where a fee has been charged are disclosed at Note 15 of this report.

**KIAMA ALPINE CLUB CO-OPERATIVE LIMITED**

**DIRECTORS' REPORT**

**AS AT 31 DECEMBER 2014**

**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 29<sup>th</sup> day of March 2015**

**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 2014 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**

**Daniel Uden**  
**Partner**

**Wagga Wagga**  
**29 March 2015**

**KIAMA ALPINE CLUB CO-OPERATIVE LIMITED**

**STATEMENT OF COMPREHENSIVE INCOME**

**FOR THE YEAR ENDED 31 DECEMBER 2014**

	Note	2014 \$	2013 \$
Revenues from ordinary activities	2	268,278	219,579
Administrative expenses		(17,115)	(16,574)
Amortisation Expense		(2,156)	(2,156)
Depreciation expense		(46,460)	(47,054)
Caretaker		(33,943)	(32,903)
Rental and lease option		(43,342)	(42,158)
Heating and electricity		(27,746)	(35,108)
Insurance		(25,661)	(22,677)
Finance costs		(12,328)	(14,806)
Repairs and maintenance		(8,858)	(6,305)
Replacements and consumables		(13,078)	(4,943)
Other expenses from ordinary activities		(16,711)	(9,004)
Profit / (loss) from ordinary activities before income tax expense	3	<u>20,880</u>	<u>(14,110)</u>
Income tax expense relating to operating activities		-	-
Net profit / (loss) from ordinary activities after income tax expense		<u><u>20,880</u></u>	<u><u>(14,110)</u></u>
Other comprehensive income			
<b>Total Comprehensive Income</b>		<u><u><b>20,880</b></u></u>	<u><u><b>(14,110)</b></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 2014**

	Note	2014 \$	2013 \$
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	4	103,709	137,981
Trade and other receivables	5	29,744	23,783
Other current assets	6	26,138	22,815
<b>TOTAL CURRENT ASSETS</b>		<u>159,591</u>	<u>184,579</u>
<b>NON-CURRENT ASSETS</b>			
Property, plant and equipment	7	1,179,181	1,173,036
Intangibles	8	170,701	172,857
<b>TOTAL NON-CURRENT ASSETS</b>		<u>1,349,882</u>	<u>1,345,893</u>
<b>TOTAL ASSETS</b>		<u>1,509,473</u>	<u>1,530,472</u>
<b>CURRENT LIABILITIES</b>			
Trade and other payables	9	39,306	18,898
Other liabilities	10	96,500	95,750
Interest bearing liabilities	11	31,687	31,687
<b>TOTAL CURRENT LIABILITIES</b>		<u>167,493</u>	<u>146,335</u>
<b>NON-CURRENT LIABILITIES</b>			
Interest Bearing Liabilities	11	85,342	148,379
<b>TOTAL NON CURRENT LIABILITIES</b>		<u>85,342</u>	<u>148,379</u>
<b>TOTAL LIABILITIES</b>		<u>252,835</u>	<u>294,714</u>
<b>NET ASSETS</b>		<u>1,256,638</u>	<u>1,235,758</u>
<b>EQUITY</b>			
Retained earnings		1,256,638	1,235,758
<b>TOTAL EQUITY</b>		<u>1,256,638</u>	<u>1,235,758</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 2014**

	<b>2014</b>	<b>2013</b>
	<b>\$</b>	<b>\$</b>
Retained earnings at the beginning of the year	1,235,758	1,249,867
Net Profit/(loss) from ordinary activities	20,880	(14,110)
Retained earnings at the end of the financial year	<u>1,256,638</u>	<u>1,235,758</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 2014**

	<b>Note</b>	<b>2014</b>	<b>2013</b>
		<b>\$</b>	<b>\$</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Cash receipts in the course of operations		260,881	196,770
Cash payments in the course of operations		(168,619)	(179,106)
Interest received		1,436	2,347
Interest paid		(12,328)	(14,806)
<b>Net cash provided by operating activities</b>	<b>13(ii)</b>	<u>81,369</u>	<u>5,205</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Payment for plant and equipment		(52,605)	(4,488)
<b>Net cash provided by / (used in) investing activities</b>		<u>(52,605)</u>	<u>(4,488)</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Repayment of loans		(63,037)	(16,130)
<b>Net cash provided by / (used in) financing activities</b>		<u>(63,037)</u>	<u>(16,130)</u>
Net increase / (decrease) in cash held		(34,272)	(15,413)
Cash at the beginning of the financial year		137,981	153,394
<b>Cash at the end of the financial year</b>	<b>13(i)</b>	<u><u>103,709</u></u>	<u><u>137,981</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 2014

#### **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:

<b>Class of Fixed Assets</b>	<b>Depreciation Rate</b>
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 2014

#### **(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 2014**

	<b>2014</b>	<b>2013</b>
	<b>\$</b>	<b>\$</b>
<b>NOTE 2 - REVENUE</b>		
Accommodation fees	190,336	153,557
Entrance fees	13,382	5,091
Membership fees	63,124	58,584
Interest received	1,436	2,347
	<u>268,278</u>	<u>219,579</u>

**NOTE 3 - PROFIT FROM ORDINARY ACTIVITIES**

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

**Charging expenses**

Depreciation	46,460	47,903
Amortisation	2,156	2,156
Auditor's remuneration	4,750	4,500
Bad & doubtful debts	3,555	764

**NOTE 4 - CASH AND CASH EQUIVALENTS**

ANZ working account	26,817	11,681
ANZ membership account	66,372	62,550
ANZ Term Deposit - 10797	-	42,712
ANZ Term Deposit - 81026	-	10,749
Business online account	5,135	5,020
ANZ online	5,135	5,020
Cash on hand	250	250
	<u>103,709</u>	<u>137,981</u>

**NOTE 5 - TRADE AND OTHER RECEIVABLES**

Receivable from members	28,785	23,940
Less: provision for impairment of receivables	(4,870)	(1,315)
Income in arrears	5,829	471
Accrued interest	-	687
	<u>29,744</u>	<u>23,783</u>

**KIAMA ALPINE CLUB CO-OPERATIVE LIMITED**

**NOTES TO AND FORMING PART OF THE ACCOUNTS**

**FOR THE YEAR ENDED 31 DECEMBER 2014**

	<b>2014</b>	<b>2013</b>
	<b>\$</b>	<b>\$</b>
<b>NOTE 6 - OTHER ASSETS</b>		
<b>Current</b>		
Prepaid expenses	<u>26,138</u>	<u>22,815</u>
 <b>NOTE 7 - PROPERTY, PLANT AND EQUIPMENT</b>		
Leasehold improvements - at cost	1,794,257	1,742,557
Less: accumulated depreciation	(664,585)	(628,700)
	<u>1,129,672</u>	<u>1,113,857</u>
 Furniture, fittings and equipment - at cost	 196,817	 195,912
Less: accumulated depreciation	(147,308)	(136,733)
	<u>49,509</u>	<u>59,179</u>
	<u>1,179,181</u>	<u>1,173,036</u>
 <b>Leasehold improvements</b>		
Balance at the beginning of the year	1,113,857	1,148,708
Additions	51,700	-
Depreciation	(35,885)	(34,851)
<b>Carrying amount at the end of the year</b>	<u>1,129,672</u>	<u>1,113,857</u>
 <b>Furniture, fittings and equipment</b>		
Balance at the beginning of the year	59,179	66,895
Additions	905	4,488
Depreciation	(10,575)	(12,203)
<b>Carrying amount at the end of the year</b>	<u>49,509</u>	<u>59,179</u>
 <b>NOTE 8 - INTANGIBLES</b>		
Bed Licences - at cost	80,145	80,145
Lease renewal	116,554	116,554
Less: accumulated amortisation	(25,998)	(23,842)
	<u>170,701</u>	<u>172,857</u>

**KIAMA ALPINE CLUB CO-OPERATIVE LIMITED**

**NOTES TO AND FORMING PART OF THE ACCOUNTS**

**FOR THE YEAR ENDED 31 DECEMBER 2014**

	<b>2014</b>	<b>2013</b>
	<b>\$</b>	<b>\$</b>
<b>NOTE 9 - TRADE AND OTHER PAYABLES</b>		
<b>Current</b>		
Income in advance	3,712	9,792
Trade creditors	10,911	4,539
Accrued wages	15,446	-
Superannuation liability	1,966	94
PAYG	5,131	2,100
GST Payable control account	2,140	2,125
Members Shares paid in advance	-	250
	<u>39,306</u>	<u>18,898</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	96,500	95,750
	<u>96,500</u>	<u>95,750</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	<u>85,342</u>	<u>148,379</u>
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**NOTE 12 - DIRECTORS REMUNERATION AND EXPENSES**

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

	<u>Nil</u>	<u>Nil</u>
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Number of directors of the company whose total income received or due and receivable from the company fell within the following bands:

Nil	<b>12</b>	<b>10</b>
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**KIAMA ALPINE CLUB CO-OPERATIVE LIMITED**

**NOTES TO AND FORMING PART OF THE ACCOUNTS**

**FOR THE YEAR ENDED 31 DECEMBER 2014**

**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:

	<b>2014</b>	<b>2013</b>
	<b>\$</b>	<b>\$</b>
Cash and cash equivalents	103,709	137,981
	<u>103,709</u>	<u>137,981</u>

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

Operating profit / (loss)	20,880	(14,110)
<b>Add / (less) non-cash items</b>		
Depreciation	46,460	47,054
Amortisation	2,156	2,156
<b>Net cash provided by / (used in) operating activities before change in assets and liabilities</b>	<u>69,496</u>	<u>35,101</u>
<b>Change in assets an liabilities</b>		
(Increase) / decrease in other assets	(3,323)	(6,224)
(Increase) / decrease in receivables	(5,961)	(6,459)
Increase / (decrease) in payables	20,408	(20,462)
Increase / (decrease) in other liabilities	750	3,250
<b>Net cash provided by / (used in) operating activities</b>	<u>81,369</u>	<u>5,205</u>

**KIAMA ALPINE CLUB CO-OPERATIVE LIMITED**  
**NOTES TO AND FORMING PART OF THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2014**

**NOTE 14 – CAPITAL COMMITMENTS**

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

**NOTE 15 – RELATED PARTY TRANSACTIONS**

Walker BDS has received remuneration for bookkeeping services rendered to the club throughout the course of the year. Steve Walker was a director of the club for part of the year and has a beneficial interest in Walker BDS. These transactions were made on normal commercial terms.

No other Director has received or become entitled to receive any benefit (other than a benefit included in the aggregate amount of remuneration received or due and receivable by Directors shown in the accounts) because of a contract made by the company or a related corporation with a Director or with a firm of which a Director is a member, or with a company in which the Director has a substantial interest.

**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 2014 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.**

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**L Wynn**  
**Director**

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**A Wearne**  
**Director**

**Dated this 29<sup>th</sup> day of March 2015**

**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 2014 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 2014, 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**

**Daniel Uden**  
**Partner**

**Wagga Wagga**  
**29 March 2015**

**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 2014. 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**

**Daniel Uden**  
**Partner**

**Wagga Wagga**  
**29 March 2015**

**KIAMA ALPINE CLUB CO-OPERATIVE LIMITED**  
**PROFIT AND LOSS STATEMENT**  
**FOR THE YEAR ENDED 31 DECEMBER 2014**

	2014	2013
	\$	\$
<b>INCOME</b>		
Accommodation fees	190,336	153,557
Interest	1,436	2,347
Membership fees	63,124	58,584
	<u>254,896</u>	<u>214,488</u>
<b>EXPENDITURE</b>		
Accountancy	6,173	4,780
Amortisation	2,156	2,156
Audit	4,750	4,720
Bad & doubtful debts	3,555	375
Bank charges	4,354	3,985
Borrowing costs	12,328	14,806
Caretaker	33,943	32,903
Cleaning and rubbish removal	2,752	-
Depreciation - leasehold improvements	35,885	34,851
- furniture and fittings	10,575	12,203
Electricity	13,976	10,323
General	5,336	3,909
Insurance	25,661	22,677
Meeting expenses	3,091	2,969
Printing, postage and stationery	305	2,378
Rental and lease option	43,342	42,158
Repairs and maintenance	8,858	6,305
Telephone	3,192	2,461
Gas	13,770	24,785
Replacements & consumables	13,078	4,943
DVD Production (Members)	318	-
	<u>247,398</u>	<u>233,689</u>
<b>Surplus/(deficit) before other income</b>	<u>7,498</u>	<u>(19,201)</u>
Entrance fees	13,382	5,091
<b>Profit / (loss) for the year</b>	<u><u>20,880</u></u>	<u><u>(14,110)</u></u>



**Kiama Alpine Club Cooperative Limited**  
**Minutes of the Annual General Meeting**  
**Saturday 24 May 2014**

<b>Meeting Location:</b>	<b>Meeting Date:</b>
The Pavilion, Kiama	4/5/13
<b>Attendees:</b>	<b>Meeting Time:</b>
Liz Wynn, Karyn Bartholomew, James Garner, Anton Lindell, Andrew Heggie, Gail & Ian McKnight, Viv & Geoff Boxsell (Life Member), Robert Walker (Life Member), Sandra & Barry Booth (Life Member), Alan Fredericks (Life Member), Andrew Wearne, Rohan Hinton, Cameron Hinton, Peter Garrard, Stephen Gates, Chas Keys, Sonia Henry, Peter Henry, Tony Chapman, Craig Morris, Susan Wynn, Bruce & Margaret Piggott, Marla & Mitch Coleman, Catherine & David Jones, Paul John, Gayle & Graeme Pugh, Dorothy & Gary Schier, Elaine & Len Lindell	3:20
<b>Apologies:</b>	
Anne & Geoff Honey (Life Members), Kate Fredericks, Dianne & Sandy Rendel (Life Member), Tony Lloyd, Gerri & Ray Mildren, Geoff Wilson, Trevor & Christine Wilson, Mary & Wal Balak, Anna & Sven Lindell, Scott Wilson, Pru, Steve & Sarah Kellaway, Handzia Shuhevych, Mikkal Sveum, David & Beth Reid, Jennifer & Andrew Braid, Greg & Karin Davis, Phill Deer, the Wallberg family, Julie Christensen, Michelle Gifford, Carolyn & Reg Mercer, Frank & Jan Hodgkinson, Landon & Rebecca Hodgkinson, Edwina & David Ekins, Allison Hodgkinson, Tatiana Maxwell, Maria & Brian Lubczyk, David & Samantha Schier, Karen-Anne & Peter Herald, Diane, Lachlan & Emily Hinton, Robert & Cathie Garner, Emma Lindell, Paula Heggie, Stuart Waters, Anna Fredericks, Belinda & Damien Wilde, Daniel Jones.	

Item #	Item discussed	Action by
1.	<p><b>Introduction</b></p> <p>Welcome and apologies: the President welcomed all members to the 2014 Annual General Meeting and introduced the Life Members in attendance - Geoff Boxsell, Barry Booth, Alan Fredericks and Robert Walker, and also noted the Directors in attendance. The President also paid tribute to Life Member Geoff Honey, who sadly passed away in April 2014.</p> <p><b>Confirmation of the minutes of the 2013 AGM</b></p> <p>Minutes of the previous AGM held Saturday, 4 May 2013, in Kiama were confirmed.</p> <p><b>Motion:</b> To adopt the minutes of the 2013 AGM as a true record.  Moved: Geoff Boxsell    Second: Trevor Wilson    Carried.</p>	
	<p><b>2013 Director's Reports</b></p> <p><b>President</b></p> <p>Liz Wynn presented the highlights of her 2013 report with the following key points:</p> <ul style="list-style-type: none"> <li>• 2013 was another good year for the Club, despite the very poor season.</li> <li>• Revenue was slightly down because of poorer than anticipated accommodation numbers as a result of the poor snow season.</li> <li>• Another contributing factor to the decrease in revenue has been the decision to award working bee credits to over-18</li> </ul>	

Item #	Item discussed	Action by
	<p>y.o. members consistent with the police relating to over-65 y.o. members.</p> <ul style="list-style-type: none"> <li>• The Board has been conservative with respect to expenditure to reflect decreased revenue.</li> <li>• Liz thanked the Board and Lodge Managers for their efforts in their respective roles over the past twelve months.</li> </ul> <p><b>Treasurer</b></p> <p>The President acknowledged Steven Walker's absence from the AGM because of illness and presented the financial report on his behalf, noting:</p> <ul style="list-style-type: none"> <li>• In anticipation of Steven's stepping down from the Board, the on-line accounting system, Xero has now been successfully implemented.</li> <li>• Walker BDS will continue to have an administrative role in managing the Club's accounts at a discounted rate. This will enable us to recruit a new Treasurer to take a more strategic role.</li> <li>• The Club's financial position is solid.</li> <li>• Opening of family memberships (with a maximum of 2 family memberships) will enable us to further reduce the loan.</li> </ul> <p>Alan Fredericks asked whether there were any costs associated with Xero. Liz replied that there is an monthly licence fee of \$55.</p> <p><b>Motion:</b> To adopt the Treasurer's Report and Financial Statements for 2013.  Moved: Alan Fredericks    Seconded: Paul John    Carried</p> <p><b>Club Captain</b></p> <p>Anton Lindell spoke to his Club Captain's report, noting:</p> <ul style="list-style-type: none"> <li>• the decision to move Club Weekend forward to coincide with the Kids Ski Free weekend proved successful, with better snow conditions and a strong uptake by families with younger children with a great weekend had by all.</li> <li>• The Club again put in a creditable performance at the Interclub Races with a great weekend.</li> </ul> <p><b>Booking Director</b></p> <p>James Garner spoke to his Booking Director's report, noting:</p> <ul style="list-style-type: none"> <li>• 2013 achieved 3,654 bed nights and 30% utilisation (compared to 3,952 and 33% in 2012) – lower due to very poor snow. But good result as many other club lodges struggled.</li> <li>• The lodge managers are now familiar with Reservations and with Lodge bookings procedures and so 2013 was a very smooth year operationally.</li> <li>• On a positive note, 2014 summer bookings are the best on record. Lodge manager Michelle Palmer's efforts in encouraging and accommodating several large groups during this period were acknowledged.</li> <li>• Winter bookings to date are already on par with 2013 winter booking numbers.</li> </ul> <p>Barry Booth asked whether there is still an incentive payment for managers who meet their targeted bed nights. James replied that there is an incentive payment plan in place, however, targets for 2013 were not met.</p> <p><b>Motion:</b> To accept the 2013 Annual Report.</p>	

Item #	Item discussed	Action by
	<p>Moved: Barry Booth    Seconded: Elaine Lindell    Carried.</p> <p>Liz Wynn presented Rob Walker with a bottle of wine on behalf of his brother, Steven Walker, and expressed the Club's gratitude for all of his and Bernadette's hard work and commitment to the Club over the past 13 years as Treasurer.</p>	
2.	<p><b>Official Business</b></p> <p><b>Election of Directors</b></p> <p>The President advised, in accordance with the Club Rules, three Directors were retiring by rotation including Andrew Heggie, Anton Lindell and Steven Walker. Andrew and Anton have indicated they would seek re-election for a three-year term and Steven has decided not to seek re-election.</p> <p>Nominations for Director were received from Andrew Wearne and Rohan Hinton in the prescribed time frames prior to the meeting. Liz advised as we received the same number of fewer nominations than positions then we were able to confirm them as Directors.</p> <p>Liz advised a decision has been made to expand the Board to 12 members, being the maximum allowed under the Club Rules. Two new roles have been created - Youth Director, and Social Media/Promotions Director.</p> <p>Liz advised she had received a nomination for Jacqui De Zwart and called for any further nominations from the room, however, there were no other nominations.</p> <p><b>Motion:</b> To accept the nominations of Andrew Heggie, Anton Lindell, Andrew Wearne, Rohan Hinton and Jacqui De Zwart to the Board of Directors for the three-year terms.</p> <p>Moved: Gayle Pugh    Seconded: Len Lindell    Carried</p> <p><b>Election of Office Bearers</b></p> <p>Alan Fredericks took the chair for the purpose of calling for nominations for President.</p> <p><b>Motion:</b> To accept the nomination of Liz Wynn as President  Moved: Andrew Heggie    Seconded: Geoff Boxsell    Carried</p> <p><b>Motion:</b> To accept the nomination of Tony Lloyd as Vice-President  Moved: Karyn Bartholomew    Seconded: James Garner    Carried</p> <p><b>Motion:</b> To accept the nomination of Karyn Bartholomew as Secretary  Moved: Anton Lindell    Seconded: Tony Chapman    Carried</p> <p><b>Motion:</b> To accept the nomination of Andrew Wearne as Treasurer  Moved: Liz Wynn    Seconded: Graeme Pugh    Carried</p> <p><b>Motion:</b> To accept the nomination of Anton Lindell as Club Captain  Moved: Liz Wynn    Seconded: Andrew Heggie    Carried</p>	

Item #	Item discussed	Action by
	<p><b>Election of Auditor and Approval of Fees</b>  Following changes to the Cooperatives Act, it is no longer necessary for the Club to have an annual audit, however, we have elected to have an audit in 2013.</p> <p>Feedback from the floor was sought regarding whether or not we continue with annual audits. Any change will require amendment to the Club Rules. There was general support for having an audit at least in alternate years. The Board will consider its position at a future board meeting and report back to members.</p> <p><b>Motion:</b> To accept Bush &amp; Campbell Pty Limited of Wagga Wagga as the auditor of the Club and to accept their quote of \$4,000 for fees.</p> <p>Moved: Geoff Boxsell    Seconded: Barry Booth    Carried</p>	
3.	<p><b>Soft Launch of Kiama in the Mountains Vol.2</b></p> <p>Volume 2 of the Club's written history is anticipated to be completed later this year.</p> <p>Chas Keys gave an overview of the content of Vol.2.</p> <p>Thanks were given to all the members who agreed to be interviewed and provided photographs.</p> <p>Alan Fredericks moved a vote of thanks to Chas for all his efforts in bringing this project to completion.</p>	
4.	<p><b>General Business</b></p> <p><b>Annual Subscriptions Update</b>  Having adopted the Model Rules, the Board now has capacity to set annual subscription amounts.</p> <p>In 2014 Annual Subscriptions have been raised to \$225 (an increase of \$10). The Working Bee credit remains at \$125 for those attending a working bee, and for members aged over 65 and under 21 years. A late penalty fee of \$50 will apply for subscriptions not paid by 30 November 2014.</p> <p><b>Accommodation Rates</b></p> <p>There will be no change to accommodation rates in 2014, consistent with our policy of increasing rates in alternate years.</p> <p><b>By-laws update</b></p> <p>The Board has introduced payment periods in order to discourage late cancellations during peak season. The Board are trialling a second under 3's week in the school holidays and will consider a uni weekend.</p> <p><b>Family Memberships</b></p> <p>In order to pay down the loan quicker and ensure there is sufficient capital to cover major expenditures, the Board has made a decision to open membership to a maximum of two families each year.</p> <p>A decision to offer memberships will only be made where memberships have been cancelled, in order to maintain membership</p>	

Item #	Item discussed	Action by
	<p>numbers at desired levels, and where there is an identified need to increase capital to cover anticipated expenditure.</p> <p>Family memberships will initially be offered chronologically to those on the waiting list. Processes will be implemented to ensure that new members will fit in with existing Club culture.</p> <p>Currently two families on the waiting list have already expressed interest in joining the Club. Price for new memberships is \$24,200 ie a 10% increase on the last opening in 2008.</p> <p>Elaine Lindell asked i). whether we have data on how many members are active, and ii). how the Board will assess potential new members.</p> <p>LW responded that i). 40-50% of members are active, and ii). potential new members will be informally interviewed by herself and Tony Lloyd, with a view to learning more about the general interests of the new members and why they wish to join Kiama Alpine Club in particular. The focus will be on introducing members who are family oriented and who intend to be active members.</p> <p>Catherine Jones asked whether the current applicants are regular visitors to Thredbo or the Lodge.</p> <p>LW responded that both applicants have been introduced to the Lodge by current members and are very keen to become members.</p> <p><b>Communications</b></p> <p>No negative feedback has been received regarding the decision to send newsletters exclusively by email.</p> <p>There is a 70% open rate on email attachments, which is a great result.</p> <p><b>Lodge improvements</b></p> <p>LW reported on Lodge improvements which were approved to be carried out in 2013/2014</p> <ul style="list-style-type: none"> <li>• Upstairs bathrooms – almost complete</li> <li>• Lodge manager office in games room – almost complete</li> <li>• Table tennis in games room</li> <li>• Members alpine photos from around the globe – almost complete</li> <li>• Snow blower purchased for driveway clearing – to be delivered</li> <li>• New lounge seating – in progress</li> </ul> <p>Craig Morris reported on the bathroom upgrades and thanked everyone for helping out at working bees.</p> <p>LW moved a vote of thanks to Craig for all his hard work in coordinating this project.</p> <p><b>Strategic Plan</b></p> <p>We will be progressing on our intention to create a strategic plan for the Club.</p> <p><b>Questions from the floor:</b></p>	

Item #	Item discussed	Action by
	<p>Cameron Hinton asked whether the Board has a strategy to analyse heating and gas costs.</p> <p>AH &amp; LW responded. We recognise that rising energy costs are a challenge for the Club. An energy audit was conducted, but it only looked at electricity costs. All windows are now double-glazed. We recognise that the boiler is a significant cost and so we are looking at ways to reduce that cost, and a separate hot water heater has now been installed in the Manager's accommodation.</p> <p>Mitch Coleman reported that he observed mountain bikes had been taken inside the Lodge.</p> <p>LW acknowledged Mitch's comments. The Board shares Mitch's concerns regarding bikes being taken inside and the potential for increased dirt and damage. That needs to be balanced with our desire to capture some of the mountain-biking market as this is a potentially good source of revenue in the off-season.</p> <p>Following discussion, it was decided to establish the following working groups:</p> <p><u>Energy Efficiency</u> - Cameron Hinton, Craig Morris, Robert Walker, Andrew Heggie.</p> <p><u>Mountain Bike Management</u> - Anton Lindell, James Garner, Rohan Hinton, the Mildrens.</p> <p>Liz extended the thanks of the Club to Margaret and Bruce Piggott for all their efforts in consistently attending in so many working bees over a number of years.</p>	
	<p>Meeting closed 5:50 pm and was followed by a well-attended dinner at the Little Blowhole Café in Kiama.</p>	





Kiama Alpine Club Co-operative Limited  
Annual Report 2014