



**Kailager Site Report for Synod 2023**

Since our last report in 2022 (for Synod 2021), we have not made significant changes to the basic structure of how the Kailager site is being run: A management/maintenance committee meets 3-4 times per year on Zoom, and when possible, some of the members meet on site from time to time. We would welcome further members on the committee, especially from the circuits who are further away, but who still use the site. Most maintenance work is done by Contractors who are hired for specific tasks, or, where possible, skilled tradespeople are employed on a daily wage and supplied with all materials directly, and supervised by a committee member. The latter is the more cost-effective way, but relies on committee members having enough time to be on site for multiple consecutive days. We have a caretaker/labourer who has a small cottage on site, who takes care of routine tasks such as sweeping, lawn maintenance, and keeping the property neat.

The finances are handled by the NELCSA head office. This allows us to keep up to date records of our financial situation (See Appendix A).

Bookings are handled by the UELC congregational office via an online application form (Google Form). NELCSA groups have preference for bookings. They must inform the booking office by March of each year of their bookings for the upcoming year. Thereafter, bookings are opened for other groups. Currently we only have one regular annual non-NELCSA group which makes use of the site. Other “outside” groups which have enquired, have, for various reasons, not followed through with an actual booking. The most common reasons given are the “rustic (one could almost say spartan)” facilities. Many potential users of the site lack the technical know-how about gas geysers, generators, and other “do-it-yourself” aspects of the site, and many also do not have the necessary equipment to easily run a camp on the Kailager). Most are willing to pay more for other sites that require less planning and gear to use them. Despite this, we remain hopeful that we may find more interested groups in the coming year, and we intend to make a concerted effort to market the site more effectively in order to generate more bookings.

During the main holiday seasons (June/July, and Dec/Jan) the site is well utilised by our own groups, but even in these peak times, there are some weeks where the site remains empty. Especially in those weeks we really need to ensure that the site is used optimally. Below is a breakdown of the occupancy over the last few years:

Year	Weeks occupied	% occupation	Comments
2021	3	6%	Due to covid, even the bookings that we had were very small groups. Occupancy almost back to pre-covid levels (number of bookings and size of groups).
2022	5	10%	
2023 YTD	3	6%	
2023 Projected	5	10%	Similar occupancy to 2022 expected

We have included this table primarily to show that there is potential for an increase in usage, which would in turn improve our financial situation. Even a 50% increase in occupancy would already make a significant difference.

The following maintenance/upgrade projects were undertaken in the last year:

- Finishing of a permanent installation of the Water Storage tanks, and other general plumbing repairs. We now have a storage capacity of 25kl
- Minor repairs to the electrical wiring and light fittings.
- Repairs to various door locks and hardware.
- Replacement of Doors in the Small Bathrooms
- Replacement of two Gas Geysers.

The following maintenance/improvement projects have been put on hold due to a lack of funds:

- Essential maintenance to hall roof.
- Repair/replacement of window frames in the hall.
- Adding a fire exit to the hall
- Permanent repairs to sections of the walkways that are eroding and uneven.

### **Financial Report [Appendix A]**

In 2021 the time of the pandemic had the effect of very low revenue. Major repairs [R170 690] on the Fence and security depleted reserves and we had to rely on support from NELCSA [Haus Kandaze fund] and Circuits to support the project Financially. The response from NELCSA, Circuits and individual members of our congregations was very generous, and allowed us to handle these much needed repairs effectively. The Fund Balance at the end of this year was R 120 481.

In 2022 the income generated by camp fees increased. Further repair work done in this year included replacement of the roof on the small bathroom, refurbishing windows on the caretaker's cottage, retaining walls, and various other smaller repairs. The total cost for these repairs was R 164 078. End December 2022 ended with a Fund Balance of R 35 771 .

It remains our goal to work towards a situation where we can cover the entire operating cost of the Kailager through camp fee income. However, with our current, relatively low level of utilisation of the site, we are still far away from this ideal scenario. In practice, we have had to postpone some fairly important maintenance work due to lack of funds, and by October, we will almost certainly be in "overdraft" with NELCSA Head Office again..

In early in 2024, an on-site meeting between Church Council and the Kailager Management Committee is scheduled, where we will discuss a framework for the way forward, which we hope will lead to a more sustainable situation in the future.

As a committee, we are acutely aware that Kailager remains one of relatively few places on the KZN south coast where young people are able to enjoy a "genuine" rustic seaside camping experience, at a price that even those of limited financial means can afford. When viewed in this way, we do not only have a duty to maintain and continue this site for our own benefit, but need to find ways to maximise its usage for other groups. In this way, we will not only fulfil the mandate given to us by the original donors of the site, but also place the site on a firm financial footing, that will enable us do so without it becoming a drain on NELCSA funds in the long run.

Martin Büttner ( 7 September 2023)

## Kailager Finance Report 2021

<u>NELCSA Kailager Fund</u>	<u>2021</u>	<u>2021</u>	<u>2021</u>	<u>2021</u>	<u>2021</u>	<u>2021</u>	<u>2021</u>	<u>2021</u>	<u>2021</u>	<u>2021</u>	<u>2021</u>	<u>2021</u>	<u>2021</u>
<u>Income and Expenses</u>	<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>August</u>	<u>September</u>	<u>October</u>	<u>November</u>	<u>December</u>	<u>Total</u>
Camp fee income				<u>3 800</u>	<u>0</u>	<u>0</u>	<u>1 000</u>	<u>0</u>	<u>0</u>	<u>2 000</u>	<u>0</u>	<u>0</u>	<u>6 800</u>
Donations		<u>70 100</u>		<u>1 000</u>	<u>6 075</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>10 000</u>	<u>7 500</u>	<u>95 400</u>	<u>0</u>	<u>190 075</u>
Interest Received				<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Total Income</b>	<b><u>0</u></b>	<b><u>70 100</u></b>	<b><u>0</u></b>	<b><u>4 800</u></b>	<b><u>6 075</u></b>	<b><u>0</u></b>	<b><u>1 000</u></b>	<b><u>0</u></b>	<b><u>10 000</u></b>	<b><u>9 500</u></b>	<b><u>95 400</u></b>	<b><u>0</u></b>	<b><u>196 875</u></b>
<b>Total for Expenses</b>	<b><u>113 952</u></b>	<b><u>5 779</u></b>	<b><u>5 469</u></b>	<b><u>46 200</u></b>	<b><u>6 938</u></b>	<b><u>36 636</u></b>	<b><u>7 872</u></b>	<b><u>6 142</u></b>	<b><u>7 079</u></b>	<b><u>6 112</u></b>	<b><u>11 934</u></b>	<b><u>24 604</u></b>	<b><u>278 718</u></b>
Accounting Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Bank Charges	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Water/Levies	<u>0</u>	<u>0</u>	<u>660</u>	<u>330</u>	<u>762</u>	<u>726</u>	<u>528</u>	<u>528</u>	<u>0</u>	<u>0</u>	<u>1 584</u>	<u>636</u>	<u>5 754</u>
General Expenses	<u>1 162</u>	<u>923</u>	<u>0</u>	<u>9 959</u>	<u>0</u>	<u>0</u>	<u>1 090</u>	<u>795</u>	<u>2 261</u>	<u>1 293</u>	<u>5 532</u>	<u>15 120</u>	<u>38 135</u>
Motor Vehicle Exp/Travel	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1 368</u>	<u>0</u>	<u>1 445</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2 813</u>
Repairs & Maintenance	<u>108 210</u>	<u>276</u>	<u>0</u>	<u>31 102</u>	<u>0</u>	<u>31 101</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>170 690</u>
Salaries	<u>4 580</u>	<u>4 580</u>	<u>4 809</u>	<u>4 809</u>	<u>4 809</u>	<u>4 809</u>	<u>4 809</u>	<u>4 819</u>	<u>4 819</u>	<u>4 819</u>	<u>4 818</u>	<u>8 848</u>	<u>61 327</u>
Staff Welfare	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Income /Expenses	<u>(113 952)</u>	<u>64 321</u>	<u>(5 469)</u>	<u>(41 400)</u>	<u>(863)</u>	<u>(36 636)</u>	<u>(6 872)</u>	<u>(6 142)</u>	<u>2 921</u>	<u>3 388</u>	<u>83 466</u>	<u>(24 604)</u>	<u>(81 843)</u>
<b>Balance of Fund</b>													
Opening Balance	<u>198 973</u>	<u>85 269</u>	<u>150 026</u>	<u>144 979</u>	<u>103 881</u>	<u>103 318</u>	<u>66 876</u>	<u>60 180</u>	<u>54 196</u>	<u>57 284</u>	<u>60 849</u>	<u>144 735</u>	<u>198 973</u>
Net Income /Expenses	<u>(113 952)</u>	<u>64 321</u>	<u>(5 469)</u>	<u>(41 400)</u>	<u>(863)</u>	<u>(36 636)</u>	<u>(6 872)</u>	<u>(6 142)</u>	<u>2 921</u>	<u>3 388</u>	<u>83 466</u>	<u>(24 604)</u>	<u>(81 843)</u>
Interest allocation NELCSA	<u>248</u>	<u>436</u>	<u>422</u>	<u>302</u>	<u>300</u>	<u>194</u>	<u>175</u>	<u>158</u>	<u>167</u>	<u>177</u>	<u>421</u>	<u>350</u>	<u>3 351</u>
Closing Balance	<u>85 269</u>	<u>150 026</u>	<u>144 979</u>	<u>103 881</u>	<u>103 318</u>	<u>66 876</u>	<u>60 180</u>	<u>54 196</u>	<u>57 284</u>	<u>60 849</u>	<u>144 735</u>	<u>120 481</u>	<u>120 481</u>

## Kailager Finance Report 2022

<u>NELCSA Kailager Fund</u>	<u>2022</u>	<u>2022</u>	<u>2022</u>	<u>2022</u>	<u>2022</u>	<u>2022</u>	<u>2022</u>	<u>2022</u>	<u>2022</u>	<u>2022</u>	<u>2022</u>	<u>2022</u>	<u>2022</u>
<u>Income and Expenses</u>	<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>August</u>	<u>September</u>	<u>October</u>	<u>November</u>	<u>December</u>	<u>Total</u>
Camp fee income	3 120	0	0	8 850	0	0	0	26 820	0	2 000	3 105	57 660	101 555
Donations		0	0	0	50 000	0	0	0	0	20 000	12 000	0	82 000
Interest Received	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Total Income</b>	<b>3 120</b>	<b>0</b>	<b>0</b>	<b>8 850</b>	<b>50 000</b>	<b>0</b>	<b>0</b>	<b>26 820</b>	<b>0</b>	<b>22 000</b>	<b>15 105</b>	<b>57 660</b>	<b>183 555</b>
<b>Total for Expenses</b>	<b>8 793</b>	<b>6 127</b>	<b>8 841</b>	<b>6 747</b>	<b>16 859</b>	<b>85 195</b>	<b>12 864</b>	<b>29 780</b>	<b>14 714</b>	<b>38 892</b>	<b>18 429</b>	<b>23 219</b>	<b>270 460</b>
Insurance	-	-	-	-	10 137	0	0	0	0	0	0	0	10 137
Bank Charges	0	0	0	0	0	0	0	0	0	0	0	0	0
Water/Levies	0	1 308	546	0	1 614	0	1 846	0	566	0	2 085	2 404	10 369
General Expenses	3 975	0	610	1 639	0	610	850	3 421	0	0	1 866	2 000	14 970
Motor Vehicle Exp/Travel	0	0	2 576	0	0	0	0	0	1 549	0		1 787	5 912
Repairs & Maintenance	0	0	0	0	0	79 477	5 060	21 250	7 491	33 783	9 370	7 647	164 078
Salaries	4 819	4 819	5 108	5 108	5 108	5 108	5 108	5 108	5 108	5 108	5 108	9 381	64 993
Staff Welfare													
<b>Net Income /Expenses</b>	<b>(5 673)</b>	<b>(6 127)</b>	<b>(8 841)</b>	<b>2 103</b>	<b>33 141</b>	<b>(85 195)</b>	<b>(12 864)</b>	<b>(2 960)</b>	<b>(14 714)</b>	<b>(16 892)</b>	<b>(3 324)</b>	<b>34 441</b>	<b>(86 905)</b>
<b>Balance of Fund</b>													
Opening Balance	120 481	115 143	109 334	100 786	103 189	136 728	51 683	38 931	36 077	21 425	4 546	1 226	120 481
Net Income /Expenses	(5 673)	(6 127)	(8 841)	2 103	33 141	(85 195)	(12 864)	(2 960)	(14 714)	(16 892)	(3 324)	34 441	(86 905)
Interest allocation NELCSA	335	318	293	300	398	150	113	105	62	13	4	104	2 195
<b>Closing Balance</b>	<b>115 143</b>	<b>109 334</b>	<b>100 786</b>	<b>103 189</b>	<b>136 728</b>	<b>51 683</b>	<b>38 931</b>	<b>36 077</b>	<b>21 425</b>	<b>4 546</b>	<b>1 226</b>	<b>35 771</b>	<b>35 771</b>