

Report of the Statutory Auditor to the General Meeting of Swiss Youth Hotels, Zürich

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Swiss Youth Hotels (the Association), which comprise the balance sheet as at December 31, 2022, and the income statement and the cash flow statement for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements for the year ended December 31, 2022 give a true and fair view of the financial position, the results of operations and the cash flows in accordance with Swiss GAAP FER and comply with Swiss law and the articles of association.

Basis for Opinion

We conducted our audit in accordance with Swiss law and Swiss Standards on Auditing (SA-CH). Our responsibilities under those provisions and standards are further described in "Auditor's Responsibilities for the Audit of the Financial Statements" section of our report. We are independent of the Association in accordance with the provisions of Swiss law, together with the requirements of the Swiss audit profession, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Committee's Responsibilities for the Financial Statements

The Committee is responsible for the preparation of the financial statements in accordance with the provisions of Swiss law and the articles of association, and for such internal control as the Committee determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Committee is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern, and using the going concern basis of accounting unless the Committee either intends to liquidate the Association or to cease operations, or has no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Swiss law and SA-CH will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Swiss law and SA-CH, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit 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 Association's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made.
- Conclude on the appropriateness of the Committee's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Association's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Association to cease to continue as a going concern.

We communicate with the Committee or its relevant committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Report on Other Legal and Regulatory Requirements

In accordance with art. 69b para. 3 CC in conjunction with art. 728 a para. 1 item 3 CO and PS-CH 890, we confirm that an internal control system exists, which has been designed for the preparation of financial statements according to the instructions of the Committee.

We further confirm that the proposed appropriation of available earnings complies with Swiss law and the articles of association. We recommend that the financial statements submitted to you be approved.

Bommer + Partner Treuhand KLG

 

Hugo Schmid
zugelassener Revisionsexperte
Leitender Revisor

 

Annemarie Wüthrich
zugelassene Revisionsexpertin

Bern, 4 avril 2023

- Financial statements (balance sheet, income statement, cash flow statement and notes)

Balance sheet

as at 31 December

		2022		2021	
	Explanations in Notes	in CHF	in %	in CHF	in %
Assets					
Current assets					
Cash and cash equivalents		20,107,139.66	78.9	13,787,157.20	72.4
Accounts receivable from third parties		1,210,645.10	4.7	1,282,718.83	6.7
Accounts receivable from related parties		0.00	0.0	29,502.30	0.2
Del credere		-153,476.00	-0.6	-160,715.00	-0.8
Receivables from goods and services	1	1,057,169.10	4.1	1,151,506.13	6.1
Other accounts receivable	2	854,384.62	3.4	1,024,157.44	5.4
Merchandise in stock		444,953.10	1.7	420,959.99	2.2
Inventories heating material		143,117.75	0.6	76,242.60	0.4
Value adjustment inventories		-117,614.17	-0.5	-99,910.44	-0.5
Inventories	3	470,456.68	1.8	397,292.15	2.1
Prepaid expenses and accrued income		305,586.52	1.2	189,845.84	1.0
Current assets		22,794,736.58	89.4	16,549,958.76	87.0
Non-current assets					
Vehicles		56,048.80	0.2	17,275.80	0.1
Equipment		2,401,563.64	9.4	2,180,872.01	11.5
Mobile tangible fixed assets	4	2,457,612.44	9.6	2,198,147.81	11.6
Renovations		232,885.46	0.9	275,345.26	1.4
Immobile tangible fixed assets	4	232,885.46	0.9	275,345.26	1.4
Investments		2.00	0.0	2.00	0.0
Loans to third parties		1.00	0.0	1.00	0.0
Deposits		5,800.00	0.0	7,702.90	0.0
Share certificates		201.00	0.0	201.00	0.0
Financial assets	5	6,004.00	0.0	7,906.90	0.0
Free non-current assets		2,696,501.90	10.6	2,481,399.97	13.0
Non-current assets		2,696,501.90	10.6	2,481,399.97	13.0
Assets		25,491,238.48	100.0	19,031,358.73	100.0

Balance sheet

as at 31 December

	Explanations in Notes	2022		2021	
		in CHF	in %	in CHF	in %
Liabilities and equity					
Liabilities					
Accounts payable to third parties		2,678,838.74	10.5	2,716,365.68	14.3
Accounts payable to related parties		2,228,761.67	8.7	0.00	0.0
Payables for goods and services	6	4,907,600.41	19.3	2,716,365.68	14.3
Prepayments from guests		4,129,899.59	16.2	3,277,895.94	17.2
Miscellaneous short-term accounts payable	7	1,294,273.06	5.1	1,100,652.03	5.8
Other accounts payable		5,424,172.65	21.3	4,378,547.97	23.0
Deferrals, membership subscriptions		681,044.85	2.7	716,047.67	3.8
Other transitory deferrals		1,440,741.78	5.7	1,032,966.31	5.4
Accrued expenses and deferred income	8	2,121,786.63	8.3	1,749,013.98	9.2
Short-term liabilities		12,453,559.69	48.9	8,843,927.63	46.5
Loans to related parties		7,296,578.28	28.6	7,296,578.28	38.3
COVID-19 credits		416,660.00	1.6	500,000.00	2.6
COVID-19 loans		4,500,000.05	17.7	5,000,000.00	26.3
Loans	9	12,213,238.33	47.9	12,796,578.28	67.2
Long-term liabilities		12,213,238.33	47.9	12,796,578.28	67.2
Liabilities		24,666,798.02	96.8	21,640,505.91	113.7
Earmarked accumulated capital					
Bella Lui Crans-Montana assistance fund		45,048.17	0.2	46,555.50	0.2
Earmarked accumulated capital		45,048.17	0.2	46,555.50	0.2
Organisational capital					
Capital as at 1 January 2003		1,465,631.02	5.7	1,465,631.02	7.7
Acquired free capital		-686,238.73	-2.7	-4,121,333.70	-21.7
Free funds		0.00	0.0	0.00	0.0
Organisational capital		779,392.29	3.1	-2,655,702.68	-14.0
Liabilities and equity		25,491,238.48	100.0	19,031,358.73	100.0

Swiss Youth Hostels, Zurich

Income Statement

From 1 January to 31 December

	Explanations in Notes	2022		2021	
		in CHF	in %	in CHF	in %
Operating revenue					
Restaurant revenue		19,193,990.22	35.6	14,049,811.82	34.9
Merchandise revenue		1,218,444.32	2.3	934,170.03	2.3
Restaurant and merchandise revenue		20,412,434.54	37.8	14,983,981.85	37.2
Lodging revenue		28,217,993.08	52.3	21,299,007.89	52.9
Other service revenue		1,808,162.93	3.4	1,274,064.23	3.2
Service and lodging revenue	10	30,026,156.01	55.6	22,573,072.12	56.0
Annual membership subscriptions		1,319,774.28	2.4	1,346,701.79	3.3
Single-day membership subscriptions		2,691,128.31	5.0	1,740,329.17	4.3
Membership subscriptions	11	4,010,902.59	7.4	3,087,030.96	7.7
Contributions from benefactors		50,262.41	0.1	154,578.53	0.4
Earmarked contributions		140,699.73	0.3	118,249.11	0.3
Free contributions		0.00	0.0	0.00	0.0
Contributions from benefactors	12	190,962.14	0.4	272,827.64	0.7
Franchise fees		108,964.70	0.2	86,774.10	0.2
Administrative contribution, related parties		136,282.50	0.3	87,800.00	0.2
Miscellaneous operating revenue		120,068.05	0.2	86,251.05	0.2
Other operating revenue		365,315.25	0.7	260,825.15	0.6
Allowances		-568,093.20	-1.1	-510,628.43	-1.3
Commissions credit cards and Reka		-407,064.13	-0.8	-338,232.18	-0.8
Reservation commissions		-27,741.70	-0.1	-7,935.34	0.0
Losses from accounts receivable		-42,048.31	-0.1	-39,784.84	-0.1
Decrease in earnings	13	-1,044,947.34	-1.9	-896,580.79	-2.2
Operating revenue		53,960,823.19	100.0	40,281,156.93	100.0

Income Statement

From 1 January to 31 December

	Explanations in Notes	2022		2021	
		in CHF	in %	in CHF	in %
Operating expenses					
Restaurant expenses		-6,091,713.53	-11.3	-4,671,240.85	-11.6
Merchandise expenses		-752,384.27	-1.4	-551,381.34	-1.4
Material expenses		-851,832.90	-1.6	-689,082.22	-1.7
Third-party services		-1,657,368.30	-3.1	-996,433.77	-2.5
Expenses for materials, merchandise and third-party services	14	-9,353,299.00	-17.3	-6,908,138.18	-17.1
Wages		-20,575,795.36	-38.1	-17,582,526.10	-43.6
Social benefits		-3,425,649.55	-6.3	-3,037,426.10	-7.5
Other personnel expenses		-613,746.11	-1.1	-651,038.92	-1.6
Work performed, third-party		-333,814.20	-0.6	-246,022.10	-0.6
Personnel expenses	15	-24,949,005.22	-46.2	-21,517,013.22	-53.4
Rental and leasing expenses, third-party		-499,865.36	-0.9	-491,510.35	-1.2
Rental and leasing expenses, related party		-9,491,409.70	-17.6	-8,134,539.25	-20.2
Other facility expenses		-10,213.05	0.0	-25,567.60	-0.1
Maintenance of buildings and installations		-828,029.60	-1.5	-705,381.42	-1.8
Employee contributions, lodging		515,715.90	1.0	507,747.95	1.3
Facility expenses	16	-10,313,801.81	-19.1	-8,849,250.67	-22.0
Maintenance, repairs, replacements and leasing		-861,775.44	-1.6	-761,679.44	-1.9
Vehicle and transport expenses		-132,546.28	-0.2	-108,189.61	-0.3
Property insurance and taxes		-534,614.31	-1.0	-347,384.56	-0.9
Energy and disposal expenses		-2,239,688.88	-4.2	-1,978,866.05	-4.9
Administrative expenses		-1,011,024.60	-1.9	-1,114,136.24	-2.8
Advertising expenses		-861,935.99	-1.6	-789,680.28	-2.0
Miscellaneous operating expenses		-58,689.94	-0.1	-69,454.05	-0.2
Other operating expenses		-5,700,275.44	-10.6	-5,169,390.23	-12.8
Depreciation	4	-839,490.70	-1.6	-690,965.41	-1.7
Operating expenses	17	-51,155,872.17	-94.8	-43,134,757.71	-107.1
Operating result		2,804,951.02	5.2	-2,853,600.78	-7.1
Result due to disposal of tangible assets		32,213.10	0.1	2,785.50	0.0
Financial expenses		-109,344.62	-0.2	-89,476.62	-0.2
Financial income		4,539.34	0.0	6,392.15	0.0
Financial result		-104,805.28	-0.2	-83,084.47	-0.2
Extraordinary expenses		0.00	0.0	0.00	0.0
Extraordinary income	18	701,228.80	1.3	3,586,869.00	8.9
Extraordinary result		701,228.80	1.3	3,586,869.00	8.9
Annual results without fund earnings		3,433,587.64	6.4	652,969.25	1.6

Income Statement

From 1 January to 31 December

	Explanations in Notes	2022		2021	
		in CHF	in %	in CHF	in %
Allocation		0.00	0.0	0.00	0.0
Utilisation		1,507.33	0.0	567.05	0.0
Earmarked funds earnings		1,507.33	0.0	567.05	0.0
Annual results before allocation/withdrawal of organisational capital		3,435,094.97	6.4	653,536.30	1.6
Allocation to acquired free capital		-3,435,094.97	-6.4	-653,536.30	-1.6
Annual result		0.00	0.0	0.00	0.0

Cash flow statement

From 1 January to 31 December

	2022	2021
	in CHF	in CHF
Allocation to acquired free capital	3,435,094.97	653,536.30
Non-repayable COVID-19 contributions	-701,228.80	-3,586,869.00
Depreciation	841,847.25	690,965.41
Charging of depreciation to third parties	-2,356.55	0.00
Allowances for inventories	17,703.73	-1,915.21
Allocation of earmarked assistance funds for Bella Lui Crans-Montana	-1,507.33	-567.05
Profits from sales of tangible fixed assets	-32,213.10	-2,785.50
Increase/decrease in receivables from goods and services	94,337.03	-469,709.81
Increase/decrease in other accounts receivable	169,772.82	5,909,389.48
Increase/decrease in inventories	-90,868.26	38,056.09
Increase/decrease in prepaid expenses and accrued income	-115,740.68	73,093.84
Increase/decrease in payables for goods and services	2,191,234.73	-420,271.92
Increase/decrease in other accounts payable	1,045,624.68	1,397,202.22
Increase/decrease in accrued expenses and deferred income	372,772.65	32,924.22
Cash flow from operating activities	7,224,473.14	4,313,049.07
Investments in tangible fixed assets	-1,058,852.08	-856,907.15
Charging of depreciation to third parties	2,356.55	0.00
Profits from sales of tangible fixed assets	32,213.10	2,785.50
Investments in financial assets	0.00	-0.30
Disposals of financial assets	1,902.90	0.00
Cash flow from investment activities	-1,022,379.53	-854,121.95
Repayment of COVID-19 credit	-83,340.00	0.00
Repayment of COVID-19 loan	-499,999.95	0.00
Non-repayable COVID-19 contributions	701,228.80	3,586,869.00
Cash flow from financing activities	117,888.85	3,586,869.00
Change in cash and cash equivalents	6,319,982.46	7,045,796.12
Balance of cash and cash equivalents as at 1 January	13,787,157.20	6,741,361.08
Balance of cash and cash equivalents as at 31 December	20,107,139.66	13,787,157.20
Change in cash and cash equivalents	6,319,982.46	7,045,796.12

Statement of changes in capital

	Opening balance in CHF	Allocation in CHF	Internal fund transfers in CHF	Utilisation in CHF	Closing balance in CHF
Funds from accumulated capital					
Bella Lui Crans-Montana assistance fund	46,555.50	0.00	0.00	-1,507.33	45,048.17
Accumulated capital with restrictive earmarking	46,555.50	0.00	0.00	-1,507.33	45,048.17
Funds from equity financing					
Capital as at 1 January 2003	1,465,631.02	0.00	0.00	0.00	1,465,631.02
Acquired free capital	-4,121,333.70	0.00	3,435,094.97	0.00	-686,238.73
Free funds	0.00	0.00	0.00	0.00	0.00
Annual result	0.00	3,435,094.97	-3,435,094.97	0.00	0.00
Organisational capital	-2,655,702.68	3,435,094.97	0.00	0.00	779,392.29

In 2020, the Swiss Youth Hostels received a COVID-19 credit in the amount of CHF 500,000 and a COVID-19 loan in the amount of CHF 5,000,000. Neither will be taken into account as liabilities for calculating the over-indebtedness according to Art. 725 Para. 2 of the Swiss Code of Obligations (OR). The economic equity as at 31 December 2021 was CHF 2,844,297. Due to the positive annual result in 2022, the capital situation strongly improved and the organisational capital was CHF 779,392 at 31 December 2022.

Notes to the financial statements

General

The accounting by the Swiss Youth Hostels complies with the Swiss GAAP ARR professional recommendations and gives a true and fair view of the financial position, the cash flows and the results of operations.

Related parties

The Swiss Foundation for Social Tourism and the Foundation for Youth Hostels in Switzerland are deemed to be related parties. All substantial transactions are disclosed in the Notes to the financial statements.

No contractual relations of any sort exist with members of the Board of Directors of the Swiss Youth Hostels, the trustees of the Swiss Foundation for Social Tourism and the trustees of the Foundation for Youth Hostels in Switzerland.

Swiss Youth Hostels, Zurich

Valuation methods

Cash and cash equivalents

Cash and cash equivalents include cash on hand and postal cheque and bank account balances, all at their nominal values. Foreign currency balances are converted using the end-of-year conversion rate set by the Swiss Federal Tax Administration.

Accounts receivable

Receivables for services provided to third parties are considered after discounting of necessary allowances for del credere risk.

Inventories

Inventories are valued at cost prices or lower market prices. The goods risk is taken into account with an adjustment of 20% of the respective year-end balance.

Tangible fixed assets

Valuation is made at acquisition cost minus any applicable business depreciation. In 2020, the asset categories and depreciation rates were redefined. Depreciation is calculated on a straight-line basis with the following useful life:

Stocks up to 2018

Machines and equipment	8 years
Furniture replacement	8 years
Small items	3 years
IT	3 years
Vehicles	5 years
Renovations	10 years

New additions from 2019

Machines and equipment	8 years
Furniture replacement	8 years
Furniture renewal	15 years
Small items	5 years
Large items	15 years
IT	5 years
Vehicles	5 years
Renovations	10 years

Swiss Youth Hostels, Zurich

Situation report

The situation report will be published in full in the annual report. This will only be published in digital form and can be viewed at the following web address:

report-youthhostel.ch

Risk assessment

The Board of Directors and the management team have instituted internal precautions in order to ensure conformity of the organisation's annual accounts with the applicable financial reporting requirements and to ensure proper reporting. These precautions concern modern accounting systems and procedures as well as the preparation of the annual accounts.

The Board of Directors and the management team have dealt with the consequences of the conflict in Ukraine, the energy shortage and the general economic situation, including inflation over the past financial year. The consequences of the pandemic on the assets and financial situation of the organisation are still evident, even though the negative equity could be eliminated due to the positive annual result and the organisational capital is thus once again in the positive range.

Due to the entry into force of the Ordinance on Due Diligence and Transparency in relation to Minerals and Metals from Conflict-Affected Areas and Child Labour (221.433) on 01.01.2023, the management team introduced appropriate processes and carried out checks on the suppliers. As no reasonable suspicion of child labour was identified, the Swiss Youth Hostels are exempt from due diligence and reporting obligations in line with the Ordinance.

Explanatory notes on the balance sheet

1. Receivables from goods and services

In del credere accounting, receivables that were older than 60 days on the balance sheet date were value-adjusted in full while the remaining receivables were adjusted at a flat rate of 5%.

2. Other accounts receivable

At the end of 2022, accounts receivable in the amount of CHF 15,622 (prior year: CHF 43,305) were due from the cantonal compensation funds with regard to submitted partial unemployment compensation.

Also included are CHF 98,775 (prior year: CHF 108,276) advance payments to suppliers. Suppliers' invoices concerning the reporting period of the following year were paid during the current reporting period.

Swiss Youth Hostels, Zurich

3. Inventories

Risks associated with the storage of goods were valued in the amount of 20% of the goods inventory at the end of the year and were deferred in full as an allowance.

4. Tangible fixed assets

in CHF	Carrying amount as at 01/01	Acquisitions	Disposals	Depreciation	Carrying amount as at 31/12
Vehicles	17,275.80	58,099.35	0.00	19,326.35	56,048.80
IT	954,258.56	300,904.03	0.00	354,363.15	900,799.44
Machines / equipment	417,001.79	216,743.95	0.00	128,233.40	505,512.34
Furniture replacement	356,462.53	256,443.70	0.00	128,143.50	484,762.73
Furniture renewal	65,719.12	0.00	0.00	5,476.60	60,242.52
Small items	336,007.76	226,661.05	0.00	159,676.70	402,992.11
Large items	51,422.25	0.00	0.00	4,167.75	47,254.50
Mobile tangible fixed assets	2,198,147.81	1,058,852.08	0.00	799,387.45	2,457,612.44

in CHF	Carrying amount as at 01/01	Acquisitions	Disposals	Depreciation	Carrying amount as at 31/12
Renovations	275,345.26	0.00	0.00	42,459.80	232,885.46
Immobile tangible fixed assets	275,345.26	0.00	0.00	42,459.80	232,885.46

5. Financial assets

The following investments, loans to third parties and share certificates exist:

Type	Nominal value	Company	Carrying amount
Registered share	300	Gurlaina SA, Scuol	1
Registered share	15,000	Saastal Bergbahnen AG, Saas-Fee	1
Start-up loan	20,000	discover.swiss association, Zurich	1
Share certificate	20,000	discover.swiss cooperative, Zurich	1
Share certificate	200	Raiffeisenbank Jungfrau cooperative, Interlaken	200

6. Payables for goods and services

The payables for goods and services include accounts payable of CHF 2,678,839 (prior year: CHF 2,716,366) to third parties.

Swiss Youth Hostels, Zurich

7. Miscellaneous short-term accounts payable

Miscellaneous short-term accounts payable are predominantly made up of accounts payable to social security institutions, cantonal tax administrations (withholding taxes) as well as prepaid services in the form of gift certificates.

8. Accrued expenses and deferred income

The deferrals of membership subscriptions for the following years come into being owing to the rolling membership year.

9. Loans

The loan of CHF 7,296,578 from the Swiss Foundation for Social Tourism was charged interest again in 2022 at an ordinary interest rate of 0.25%. From 2023, amortisations of at least CHF 500,000 per year will be paid.

The following loans also exist:

Date	Term	Interest rate	Nominal amount	Amortisations	Carrying amount
30/03/2020	8 years	0.0%	CHF 500,000	CHF 83,340	CHF 416,660
14/04/2021	10 years	0.5%	CHF 5,000,000	CHF 500,000	CHF 4,500,000

The loans will be amortised at equal annual instalments over the term, for the first time in 2022.

As part of safeguarding liquidity, an application for a COVID-19 credit plus was made in 2020 to the Zürcher Kantonalbank and was approved. This credit in the amount of CHF 2,080,000 at the balance sheet date was not required in the year 2022.

Explanatory notes on the statement of operations

10. Service and lodging revenue

In 2022, 367,985 guests (prior year: 270,070) were accommodated in our own hostels. This corresponds to 751,722 overnight stays (prior year: 565,433).

11. Membership subscriptions

The number of members as at 31 December 2022 (cut-off date) was 59,618 (prior year: 66,419). The decrease in the numbers of annual members is mainly attributable to the migration of the membership database to a new system and the associated data cleansing and change involved in the counting method of the individual members.

Swiss Youth Hostels, Zurich

12. Contributions from benefactors

Earmarked contributions include CHF 140,700 (prior year: CHF 118,249) of voluntary CO2 compensation paid by the overnight guests of the Swiss Youth Hostels. Half of the contributions will be transferred to the myclimate Foundation for financing climate protection projects worldwide and half to the Swiss Foundation for Social Tourism for climate projects of the Swiss Youth Hostels.

In 2022, contributions of CHF 34,252 (prior year 137,192) were received from private individuals. Benefactor contributions from municipalities, towns and suppliers were received in the amount of CHF 16,010 (prior year: CHF 17,386).

13. Decrease in earnings

The losses from accounts receivable include losses on bad debts of CHF 45,179 (prior year: CHF 14,337), a decrease in del credere risk of CHF 7,239 (prior year: an increase of CHF 23,621) and losses from cancellations of CHF 4,109 (prior year: CHF 3,554).

14. Expenses on materials, merchandise and third-party services

Expenses on third-party services predominantly comprises intermediary fees and reservation expenses for online platforms and channel management, as well as expenses for external laundering and administration of the member database.

15. Personnel expenses

In 2022, 336 full-time equivalents (prior year: 294) were distributed across 532 permanent positions (prior year: 442) and 82 temporary staff (prior year: 108).

The holiday and rest day credits were fully accrued in 2022 and posted to deferred income. In 2022, an increase resulted in the amount of CHF 117,517 (prior year: an increase of CHF 71,351).

Personnel expenses include CHF 257,178 (prior year CHF 882,821) refunds from partial unemployment compensation. These consist of compensations for the months January to March 2022 (CHF 233,381), as well as subsequent payments for holiday and public holiday entitlements from partial unemployment benefit for the years 2020 and 2021 (CHF 23,797).

16. Facility expenses

The rental and leasing expenses to related parties include the rent payments to the Swiss Foundation for Social Tourism (SSST). In 2022, a variable rental component in the amount of CHF 908,929 was included. This corresponds to 0.5% of the building insurance value of the own holdings.

Swiss Youth Hostels, Zurich

17. Administrative expenses

	2022 in CHF	2021 in CHF
Operating expenses		
Expenses for materials, merchandise and third-party services	-9,353,299.00	-6,908,138.18
Personnel expenses	-22,611,014.07	-19,415,527.95
Facility expenses	-9,918,556.46	-8,465,302.62
Other operating expenses	-4,693,291.96	-4,135,399.46
Depreciation	-525,681.45	-427,012.91
Total operating expenses	-47,101,842.94	-39,351,381.12
Administrative expenses		
Personnel expenses, administration	-2,337,991.15	-2,101,485.27
Other administrative expenses	-1,402,228.83	-1,417,938.82
Depreciation	-313,809.25	-263,952.50
Total administrative expenses	-4,054,029.23	-3,783,376.59
Total	-51,155,872.17	-43,134,757.71
Administrative expenses as % of operating revenue	7.5%	9.4%

18. Extraordinary income

In the current year, the extraordinary income consists of additional hardship contributions received in the amount of CHF 701,229 for the loss in revenue due to the consequences of the COVID-19 pandemic in the years 2020 and 2021. In the prior year, extraordinary revenue likewise from hardship contributions totalled CHF 3,586,869.

Swiss Youth Hostels, Zurich

Further information

Accounts payable to pension institutions	2022	2021
	in CHF	in CHF
Occupational pension fund	541	375,779

Remuneration of committees

In 2022, the President and members of the Board of Directors worked 643 hours (prior year: 809), 496 (prior year: 635) of which were non-remunerated.

Remuneration of fees and reimbursement of expenses in the amount of CHF 37,477 (prior year: CHF 35,163) was paid out. Of this sum, the President received CHF 22,677 (prior year: CHF 22,963).

In 2022, fees for auditors amounted to CHF 38,075 (prior year: CHF 45,240).

Obligations similar to purchase agreement obligations

A long-term lease is in place until 30 April 2026 for the offices of the Service Centre in Zurich. The remaining amount of the liability up to the expiration of the lease is CHF 1,187,247 (prior year: CHF 1,543,421).

The rental and lease agreements with the Swiss Foundation for Social Tourism in Zurich can be terminated within 12 months.