



GREYTOWN  
TRUST LANDS  
Growing the Community since 1871

# Greytown Trust Lands Trust

## BOARD PACK

for

### Board Meeting - Public

Wednesday, 23 August 2023

8:00 am (NZST)

Held at:

Trust Boardroom

124 Main Street, Greytown

# INDEX

Cover Page

Index

Agenda

Attached Documents:

1.2 a	Interests Register.....	6
2.1 a	26 May 2023 Minutes in Review Board Meeting - Public.pdf.....	8
3.1 a	3.1 - Board Update - Financial.docx.....	12
3.1 b	3.1 - Profit & Loss and Balance Sheet July 2023.pdf.....	13
3.1 c	3.1 - Segmented Reporting - July 2023.pdf.....	17
3.2 a	3.2 - July 2023 payables.pdf.....	20
3.2 b	3.2 - August Payables.pdf.....	21

# AGENDA

## BOARD MEETING - PUBLIC



<b>Name:</b>	Greytown Trust Lands Trust
<b>Date:</b>	Wednesday, 23 August 2023
<b>Time:</b>	8:00 am to 10:00 am (NZST)
<b>Location:</b>	Trust Boardroom, 124 Main Street, Greytown
<b>Board Members:</b>	Phil Holden (Chair), Andy Holmes, Derek Williams, Matt Bell, Steve Meyrick, Wayne Regnault
<b>Attendees:</b>	Helga Perry, Jen Butler
<b>Apologies:</b>	Paul Broughton
<b>Notes:</b>	Andy Holmes to attend via Zoom session

### 1. Opening Meeting

#### 1.1 Apologies for absence / lateness

#### 1.2 Conflicts of interest declarations

Supporting Documents:

1.2.a	Interests Register	6
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### 2. Confirm Minutes

#### 2.1 Confirm Minutes

Supporting Documents:

2.1.a	26 May 2023 Minutes in Review Board Meeting - Public.pdf	8
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### 3. Finance

#### 3.1 P&L and Balance Sheet

Supporting Documents:

3.1.a	3.1 - Board Update - Financial.docx	12
3.1.b	3.1 - Profit & Loss and Balance Sheet July 2023.pdf	13
3.1.c	3.1 - Segmented Reporting - July 2023.pdf	17

#### 3.2 Payables

For information.

## Supporting Documents:

3.2.a	3.2 - July 2023 payables.pdf	20
3.2.b	3.2 - August Payables.pdf	21

## 4. Public Excluded

### 4.1 The Chair to move that the meeting moves to In-Committee

#### The Chair to move:

That the public be excluded from the following parts of the proceedings of this meeting, namely: Agenda items 5 through to 10.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of its resolution are as follows:

Subject Matter section 48(1)	Reason for PE	Ground(s) under
Property & Investment Items	Commercial Sensitivity	7(2)(h)(i)

This resolution is made in reliance on section 48(1) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 7 of that Act.

## 5. General Business

### 5.1 Community Lands - update on proposed lease changes

## 6. Trust Manager's Report

## 7. Subcommittee updates

## 8. Grants

### 8.1 Education Bulk Funding 2023

## 9. Strategy

## 10. Legal Documents for signature

## 11. Move into Public

### 11.1 The Chair to move that the meeting moves back to public

12. Action Points

13. Confirmation of Next Meetings

14. Close Meeting

**14.1 Close the meeting**

**Next meeting:** Board meeting - 8 Nov 2023, 8:00 am

# Interests Register

## Greytown Trust Lands Trust

As of: 21 Aug 2023



**GREYTOWN  
TRUST LANDS**  
*Growing the Community since 1871*

Person	Organisation	Active Interests	Notice Date
<b>Andy Holmes</b>	Andy & Margie Family Trust	Trust	26 Oct 2022
	Greytown Rugby Club	Life Member & Chair	26 Oct 2022
	Holmes Construction	Director - Pecuniary	26 Oct 2022
	Infinite Landscapes	Director - Pecuniary	26 Oct 2022
<b>Derek Williams</b>	Arrus Knoble (NZ) Ltd - Management Consulting	Director & Corporate Advisor - Pecuniary	26 Oct 2022
	Chippewa Falls Holdings (NZ) Ltd - Asset Holding & Management	Managing Director & minority shareholder	26 Oct 2022
	Waiohine Action Group	Treasurer - non-pecuniary	26 Oct 2022
	Wairarapa Clay Target Club	Committee member - non-pecuniary	26 Oct 2022
<b>Erica Buxton</b>	Greytown Early Years	Husband is on the Board (non-pecuniary)	7 Mar 2023
	Uenuku NZ Ltd	Director / Shareholder	16 May 2023
<b>Helga Perry</b>	Greytown Football Club	Member / Player	4 May 2022
	Greytown Junior Football Club	Committee member	4 May 2022
	Greytown Swim Club	Committee Member	4 May 2022
<b>Matt Bell</b>	Farmlands	direct competitor to PGG Wrightsons of which M Bell is an employee (non-pecuniary)	1 Nov 2019

	Greytown School	wife is a teacher aid (non-pecuniary)	1 Nov 2019
<b>Phil Holden</b>	Cardigan Bay Holdings Ltd	Director	10 Nov 2022
	Cycling NZ	Chair / Board member	4 Nov 2019
	Five Towns Cycle Trail	Trustee (non-pecuniary)	4 Nov 2019
	Greytown Swim Club	Comitte Member/ Secretary	16 Jun 2023
	Harness Racing NZ	Chair and Independent Director (non-pecuniary)	15 Oct 2020
	Kaiaka Wool Industry Training New Zealand	Trustee	12 Oct 2021
	NZ Shearing Contractors Association	Executive officer	4 Nov 2019
	Tractor and Machinery Association	General Manager	1 Jun 2022
<b>Steve Meyrick</b>	Greytown Volunteer Fire Brigade	Deputy Fire Officer & Life Member	28 Jul 2023
	Pinehaven Orchards Ltd	Director / Manager	26 Oct 2022
<b>Wayne Regnault</b>	Greytown School	Wife is a teacher (pecuniary)	1 Nov 2019
	Holmes NZ Ltd	Shareholder (pecuniary)	1 Nov 2019
	Infinite Landscapes	Shareholder (pecuniary)	1 Nov 2019
	Kuranui College	son and daughter attend the college (non-pecuniary)	1 Nov 2019
	Wairarapa Netball	Board Member	28 Mar 2022

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# MINUTES (in Review)

## BOARD MEETING - PUBLIC



<b>Name:</b>	Greytown Trust Lands Trust
<b>Date:</b>	Friday, 26 May 2023
<b>Time:</b>	8:00 am to 10:00 am (NZST)
<b>Location:</b>	Trust Boardroom, 124 Main Street, Greytown
<b>Board Members:</b>	Phil Holden (Chair), Andy Holmes, Derek Williams, Matt Bell, Steve Meyrick
<b>Attendees:</b>	Helga Perry, Jess Davies
<b>Apologies:</b>	Paul Broughton, Wayne Regnault
<b>Guests/Notes:</b>	Callum Mitchell (Rightway), Erica Buxton (agenda item 5.1 only), Adam Blackwell (agenda item 6.2 only)

### 1. Opening Meeting

#### 1.1 Apologies for absence / lateness

The Chair welcomed all to the meeting noting the apology from Paul Broughton. Wayne attempted to join via Zoom link but was unable to due to technical difficulties.

#### 1.2 Conflicts of interest declarations

The Trust noted and confirmed the interests register, noting that Mr Holden had updated his interests.

### 2. Confirm Minutes

#### 2.1 Confirm Minutes

**Board Meeting - Public 15 Mar 2023**, the minutes were confirmed as presented.

The Trust noted the Insurance cover 23-2024 update for the record.

### 3. Legal Documents for signature

#### 3.1 Deed of Lease - Suite 6, 124 Main St

##### Deed of Lease, suite 6, 124 Main Street Greytown

**Resolved that:** the Deed of Lease for suite 6, 124 Main Street Greytown be authorised and signed by any two Trustees on behalf of all Trustees.

**Mover:** Phil Holden



Minutes : Board Meeting - Public - 26 May 2023

**Secunder:** Derek Williams

**Outcome:** Approved

## 4. Finance

### 4.1 P&L and Balance Sheet

The Board received the monthly financial report for April 2023 from Rightway accountants. The Chair asked for the year-to-date column to be added back into the report.

### 4.2 Payables

**Resolved that:** The Board ratifies the payment made on 20th April 2023 payables as per the batch schedule provided. Total amount \$ 17,835.66.

**Resolved that:** The Board ratifies the payment made on 20th May 2023 payables as per the area shaded in blue on the schedule provided. Total amount \$22,363.01.

## 5. Public Excluded

### 5.1 The Chair to move that the meeting moves to In-Committee

**Resolved that:** The public be excluded from the following parts of the proceedings of this meeting, namely: Agenda items 6-9.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of its resolution are as follows:

Subject Matter	Reason for PE	Ground(s) under section 48(1)
Property & Investment Items	Commercial Sensitivity	7(2)(h)(i)

This resolution is made in reliance on section 48(1) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 7 of that Act.

**Mover:** Phil Holden

**Secunder:** Derek Williams

**Outcome:** Approved

## 6. General Business

### 6.1 Report from Erica Buxton: Review of Grant Making Framework

### 6.2 Video conference call

## 7. Performance Report to the Board

### 7.1 Report

### 7.2 Capex / R&M

### 7.3 Annual Asset Revaluations

Minutes : Board Meeting - Public - 26 May 2023

## 8. Report on subcommittee meetings held

### 8.1 Investment Committee

### 8.2 Audit and Risk Committee

## 9. Grant related

### 9.1 Greytown Sport & Leisure Society quarterly report

## 10. Move into Public

### 10.1 The Chair to move that the meeting moves back to public

**Resolved that:** The Board agrees to move out of in-committee and into public session at 9.58am.

**Mover:** Phil Holden

**Seconder:** Derek Williams

**Outcome:** Approved

## 11. Action Points

### 11.1 Update on outstanding actions

Due Date	Action Title	Owner
17 Aug 2022	Feasibility study - 124 and 64 Main Street Greytown <b>Status:</b> Completed on 19 May 2023	Paul Broughton
30 Nov 2022	Insurance broker review <b>Status:</b> Completed on 14 Mar 2023	Helga Perry
9 Dec 2022	Create a hazard and health and safety register <b>Status:</b> Completed on 19 May 2023	Helga Perry
10 Mar 2023	Community Funding Round - paper for 15 March meeting <b>Status:</b> Completed on 14 Mar 2023	Helga Perry
15 Mar 2023	Unspent Capex budget - can we repurpose for other unplanned upgrades <b>Status:</b> Completed on 19 May 2023	Helga Perry
15 Mar 2023	Borrowing capacity <b>Status:</b> On Hold	Helga Perry
13 Apr 2023	Rightway dashboard <b>Status:</b> Completed on 10 May 2023	Helga Perry
5 May 2023	Work with the Trust Manager to tidy the action list. <b>Status:</b> Completed on 19 May 2023	Jen Butler
24 May 2023	2023 Greytown Community Christmas Parade <b>Status:</b> Completed on 31 Mar 2023	Helga Perry
16 Aug 2023	Trustee Honorarium - review <b>Status:</b> Not Started	Helga Perry

The Board discussed current, completed and outstanding actions.

Minutes : Board Meeting - Public - 26 May 2023

## 12. Confirmation of Next Meetings

### 12.1 Dates

- AGM confirmed for 8 Aug 7pm
- Meeting 16 Aug 8am

The Board discussed alternate locations for the AGM, and agreed to secure the Greytown Fire Station for this.

The Board discussed creating a short video of the main points from the AGM and posting that to the website for the community to be able to see.

## 13. Close Meeting

### 13.1 Close the meeting

**Next meeting:** Annual General Meeting - 8 Aug 2023, 7:00 pm

#### Approved decisions made between meetings

##### Insurance Cover 2023-24

That Trustees approve the Insurance Policy attached, in summary:

- agreeing to annual insurance valuations for the next 5 years
- approving managements recommendation that the level of insurance cover for each property will be set at the values provided by the Trust's valuers' via the annual insurance valuations
- Public Liability insurance cover to be reviewed annually

And that Trustees approve the level of insurance cover for Trust owned properties (excluding 213-219 Main Street, Greytown - Farmlands) as per the spreadsheet provided at total value cover of \$19,295,000 with the Trust Manager ensuring that the level of cover for the Greytown Farmlands building is no less than \$2,294,000.

**5 Supported:** Andy Holmes , Derek Williams , Matt Bell , Phil Holden , Steve Meyrick

0 Opposed:

0 Abstained:

**Decision Date:** 28 Apr 2023

**Outcome:** Approved

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



GREYTOWN  
TRUST LANDS  
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## Board Report – Helga Perry – August 2023

### Financial Reporting

**Author:** Helga Perry

**Date Written:** 18 August 2023

**Purpose:** Information

Following a further review of the financial and performance reporting information required by the Board, Rightway have produced a segmented report.

Note that the correct percentages should be Community Lands 5%, Commercial properties 63%, Managed Funds 7% and Governance & General Management 25%. This will be corrected for August.

Work associated with the community land lease changes is accounted for under the Governance & General Management allocation.

The 30 June financial information was not distributed to Trustees and has not been included in this Board pack. Should Trustees wish to receive a copy I am happy to provide this.

The August financial information will be distributed via BoardPro as an in between meeting report as soon as available mid September.

#### **Ongoing Arrears**

One tenant continues to be served with PLA notices for overdue rental and outgoings. They continue to pay the day before expiry of the notices.

Current PLA Notices – July rental \$6,352.12 expires 31 August, July outgoings \$2,916.48 expires 28 August. I have also just issued a notice for August rental.

As worst case scenario, we budgeted for loss off rental from July for three months with a reduced rental (new tenant) from October onwards. This is reflective of the higher actual vs budget commercial property rental income for month of July.

#### **Mortgage – E M Halberg**

The property at 8 Papawai Road was put on the market late July with a deadline sale date of 17 August. The estate has an unconditional sale of the property. Settlement is yet to be determined as WCM Legal we are still waiting for the grant of probate but that is usually 10 working days from the date the order is received by their office.

The money due to be repaid is \$155,000 plus unpaid weekly interest of approximately \$2,500.

#### **BNZ Operating Account**

Our current account is looking quite healthy with no major expenses due to be paid in the short term. I propose to transfer approximately \$80,000 across to the Managed Funds by the end of August.

Helga Perry  
Trust Manager



# Profit & Loss and Balance Sheet

Greytown District Trust Lands Trustees  
For the month ended 31 July 2023

Prepared by RightWay Limited



## Contents

- 3 Profit and Loss - Actual vs Budget
- 4 Balance Sheet



# Profit and Loss - Actual vs Budget

## Greytown District Trust Lands Trustees For the month ended 31 July 2023

	MONTH ACTUAL	MONTH BUDGET	VARIANCE	YTD	YTD BUDGET	YTD VARIANCE
<b>Income</b>						
Community Lands	9,781	9,781	-	39,125	39,124	1
Commercial Properties	56,736	50,408	6,328	224,015	218,204	5,811
Portfolio Investment Income	12,085	19,568	(7,483)	77,590	78,272	(682)
Interest Income	823	728	95	3,254	2,912	342
Recoveries	9,724	10,396	(672)	66,644	44,548	22,096
<b>Total Income</b>	<b>89,150</b>	<b>90,881</b>	<b>(1,731)</b>	<b>410,628</b>	<b>383,060</b>	<b>27,568</b>
<b>Direct Property Costs</b>						
BWOF	9	362	(353)	1,212	1,448	(236)
Cleaning	395	429	(34)	1,904	1,716	188
Fire Alarm Servicing	-	-	-	68	317	(249)
Insurance - Buildings	-	-	-	70,860	72,009	(1,149)
Legal Fees	-	2,500	(2,500)	-	2,500	(2,500)
Rates	4,101	6,131	(2,030)	21,136	22,853	(1,717)
Repairs & Maintenance	1,315	4,500	(3,185)	5,211	18,300	(13,089)
Valuation Fees	-	125	(125)	5,750	6,450	(700)
<b>Total Direct Property Costs</b>	<b>5,820</b>	<b>14,047</b>	<b>(8,227)</b>	<b>106,141</b>	<b>125,593</b>	<b>(19,452)</b>
<b>Gross Profit</b>	<b>83,330</b>	<b>76,834</b>	<b>6,496</b>	<b>304,487</b>	<b>257,467</b>	<b>47,020</b>
<b>Other Expenses</b>						
Administration Expenses	2,285	8,675	(6,390)	11,652	32,201	(20,549)
Trust Governance	-	167	(167)	12,341	11,782	559
Trust Management	8,192	15,563	(7,371)	42,435	56,725	(14,290)
<b>Total Other Expenses</b>	<b>10,477</b>	<b>24,405</b>	<b>(13,928)</b>	<b>66,428</b>	<b>100,708</b>	<b>(34,280)</b>
<b>Net Profit (Loss) Before GRANTS</b>	<b>72,853</b>	<b>52,429</b>	<b>20,424</b>	<b>238,058</b>	<b>156,759</b>	<b>81,299</b>
<b>Issued Grants</b>						
<b>Grants</b>						
Community Grants	15,000	15,000	-	15,000	15,000	-
Community Sports & Leisure Assoc	11,250	11,250	-	11,250	11,250	-
Rents Remission Grants	9,781	9,781	-	39,125	39,124	1
Education Grants	-	125	(125)	-	500	(500)
<b>Total Grants</b>	<b>36,031</b>	<b>36,156</b>	<b>(125)</b>	<b>65,375</b>	<b>65,874</b>	<b>(499)</b>
<b>Total Issued Grants</b>	<b>36,031</b>	<b>36,156</b>	<b>(125)</b>	<b>65,375</b>	<b>65,874</b>	<b>(499)</b>
<b>Net Profit (Loss) for the Year</b>	<b>36,822</b>	<b>16,273</b>	<b>20,549</b>	<b>172,683</b>	<b>90,885</b>	<b>81,798</b>



# Balance Sheet

## Greytown District Trust Lands Trustees As at 31 July 2023

	31 JUL 2023	30 JUN 2023	31 MAR 2023
<b>Assets</b>			
<b>Current Assets</b>			
Cash and Bank	103,745	64,557	147,066
Term Deposits & Investments	66,542	66,542	66,542
Accounts Receivable	80,396	129,711	113,897
Improvements to Investment Property	9,566	9,566	-
Prepayments	39,496	14,660	20,579
Other Current Assets	158,493	158,493	158,493
<b>Total Current Assets</b>	<b>458,237</b>	<b>443,529</b>	<b>506,577</b>
<b>Non-Current Assets</b>			
Commercial Property	11,085,000	11,085,000	5,121,000
Community Land	4,830,000	4,830,000	10,794,000
Furniture and Fittings	916	930	970
Investments - Managed Funds	6,136,012	6,123,927	5,958,422
<b>Total Non-Current Assets</b>	<b>22,051,928</b>	<b>22,039,857</b>	<b>21,874,392</b>
<b>Total Assets</b>	<b>22,510,165</b>	<b>22,483,386</b>	<b>22,380,969</b>
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accounts Payable	20,449	22,687	81,418
Accrued Expenses	5,175	10,925	10,925
Employee Entitlements	4,749	4,749	4,749
GST Payable	22,308	13,874	19,798
Rent & Property Costs Prepaid	41,998	52,487	21,018
<b>Total Current Liabilities</b>	<b>94,680</b>	<b>104,722</b>	<b>137,908</b>
<b>Total Liabilities</b>	<b>94,680</b>	<b>104,722</b>	<b>137,908</b>
<b>Net Assets</b>	<b>22,415,486</b>	<b>22,378,664</b>	<b>22,243,061</b>
<b>Equity</b>			
Current year earnings	172,683	135,861	(1,211,629)
Retained earnings/Accumulated funds	22,456,436	22,456,436	23,668,065
Funds in trust	66,542	66,542	66,800
Investment Reserve - Unrealised	(280,176)	(280,176)	(280,176)
<b>Total Equity</b>	<b>22,415,486</b>	<b>22,378,664</b>	<b>22,243,061</b>





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## Segmented Reporting

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Greytown District Trust Lands Trustees  
July 2023

# Performance by Segment

## Detailed P&L for the month of July 2023

<b>PROFIT &amp; LOSS</b>	<b>Community Lands</b>	<b>Commercial Properties</b>	<b>Managed Funds</b>	<b>Governance and General Management</b>	<b>Unclassified</b>	<b>Total</b>
<b>Revenue</b>						
Income	\$9,781	\$56,736	\$12,085	-	-	\$78,602
Other Income	-	\$115	-	-	\$708	\$823
Recoveries	\$1,096	\$8,628	-	-	-	\$9,724
<b>Total Revenue</b>	<b>\$10,877</b>	<b>\$65,479</b>	<b>\$12,085</b>	<b>-</b>	<b>\$708</b>	<b>\$89,150</b>
<b>Cost of Sales</b>						
Direct Property Costs	\$922	\$4,898	-	-	-	\$5,820
<b>Gross Profit</b>	<b>\$9,956</b>	<b>\$60,581</b>	<b>\$12,085</b>	<b>-</b>	<b>\$708</b>	<b>\$83,330</b>
<b>Expenses</b>						
Administration Expenses	\$251	\$1,440	\$160	\$434	\$0	\$2,285
Trustee Management	\$821	\$5,203	\$522	\$1,646	\$0	\$8,192
<b>Total Expenses</b>	<b>\$1,072</b>	<b>\$6,643</b>	<b>\$682</b>	<b>\$2,080</b>	<b>\$0</b>	<b>\$10,477</b>
<b>Operating Profit</b>	<b>\$8,883</b>	<b>\$53,938</b>	<b>\$11,403</b>	<b>-\$2,080</b>	<b>\$709</b>	<b>\$72,853</b>
<b>Other Expenses</b>						
Grants	\$9,781	-	-	-	\$26,250	\$36,031
<b>Earnings Before Interest &amp; Tax</b>	<b>-\$898</b>	<b>\$53,938</b>	<b>\$11,403</b>	<b>-\$2,080</b>	<b>-\$25,541</b>	<b>\$36,822</b>
<b>Net Income</b>	<b>-\$898</b>	<b>\$53,938</b>	<b>\$11,403</b>	<b>-\$2,080</b>	<b>-\$25,541</b>	<b>\$36,822</b>

All unclassified expenses have been allocated to the various segments as follows:

- Community Lands - 11%
- Commercial Properties - 63%
- Managed Funds - 7%
- Governance - 19%

Unclassified grants of \$26,250 relate to Community Grants/Funding (\$15,000) and Community Sport and Leisure Society (\$11,250).

## Performance vs Budget

<b>PROFIT &amp; LOSS</b>	<b>Jul 2023</b>	<b>Budget (Jul 2023)</b>	<b>Variance (\$)</b>	<b>YTD Actuals</b>	<b>YTD Budget</b>	<b>Variance (\$)</b>
<b>Revenue</b>						
Income	\$78,602	\$79,757	-\$1,155	\$340,730	\$335,600	\$5,130
Other Income	\$823	\$728	\$95	\$3,254	\$2,912	\$342
Recoveries	\$9,724	\$10,396	-\$672	\$66,644	\$44,548	\$22,096
<b>Total Revenue</b>	<b>\$89,150</b>	<b>\$90,881</b>	<b>-\$1,731</b>	<b>\$410,628</b>	<b>\$383,060</b>	<b>\$27,568</b>
<b>Cost of Sales</b>						
Direct Property Costs	\$5,820	\$14,047	-\$8,227	\$106,141	\$125,593	-\$19,452
<b>Gross Profit</b>	<b>\$83,330</b>	<b>\$76,834</b>	<b>\$6,496</b>	<b>\$304,487</b>	<b>\$257,467</b>	<b>\$47,020</b>
<b>Expenses</b>						
Administration Expenses	\$2,285	\$8,675	-\$6,390	\$11,652	\$32,201	-\$20,549
Trust Governance	\$0	\$167	-\$167	\$12,341	\$11,782	\$559
Trustee Management	\$8,192	\$15,563	-\$7,371	\$42,435	\$56,725	-\$14,290
<b>Total Expenses</b>	<b>\$10,477</b>	<b>\$24,405</b>	<b>-\$13,928</b>	<b>\$66,428</b>	<b>\$100,708</b>	<b>-\$34,280</b>
<b>Operating Profit</b>	<b>\$72,853</b>	<b>\$52,429</b>	<b>\$20,424</b>	<b>\$238,058</b>	<b>\$156,759</b>	<b>\$81,299</b>
<b>Other Expenses</b>						
Grants	\$36,031	\$36,156	-\$125	\$65,375	\$65,874	-\$499
<b>Earnings Before Interest &amp; Tax</b>	<b>\$36,822</b>	<b>\$16,273</b>	<b>\$20,549</b>	<b>\$172,683</b>	<b>\$90,885</b>	<b>\$81,798</b>
<b>Net Income</b>	<b>\$36,822</b>	<b>\$16,273</b>	<b>\$20,549</b>	<b>\$172,683</b>	<b>\$90,885</b>	<b>\$81,798</b>

**Schedule of Payments made in July 2023****July 2023**

		<b>Amount</b>	<b>Paid on</b>
Gregory Creative Studio	Website support - online grant application	322.00	3/07/2023
Perry Helga	Reimbursement for expenses - ADLS leases x2 / Zoom subscription	144.40	3/07/2023
Kenray Roofing	R&M - 64 Main St roof leak	537.05	3/07/2023
Crispin & Co Building	R&M - 124 Main Street, exterior cracked panel	900.54	3/07/2023
Terawhiti Property Company Limited	Property Advisor - 27 May to 30 June	1,520.88	3/07/2023
Maid2Clean Wairarapa Limited	Cleaning - 124 Main St - 25 Jun and 2 July (partly recoverable)	195.52	3/07/2023
Spark New Zealand Trading Ltd	Telephone - Direct Debit	113.80	4/07/2023
Smartly	Wages + PAYE - H Perry	2,884.61	13/07/2023
MM Painting & Decorating	R&M - Suite 1A water damage to ceiling	517.50	17/07/2023
Maid2Clean Wairarapa Limited	Cleaning - 124 Main St - 9 and 16 July (partly recoverable)	195.50	17/07/2023
Re-Leased Software Company Ltd	Re-Leased Software subscription - DIRECT DEBIT	383.33	18/07/2023
Xero	Xero - DIRECT DEBIT	56.93	18/07/2023
		<b>\$ 7,772.06</b>	

**BATCH PAYMENT MADE - 20 July 2023 from 00 Account**

		<b>Amount</b>	<b>Due Date</b>
AlSCO NZ	Cleaning Supplies	47.73	20/07/2023
Greytown Fresh Choice	Milk, rubbish bags, plus welcome/farewell a.tea for 124 Main St	81.11	20/07/2023
Greytown Sports & Leisure Society	EO Salary Grant	11,250.00	20/07/2023
LGE Consulting	124 Main St - report on masonry wall	4,145.75	20/07/2023
Morrison Kent Lawyers	Community Lands - Leasing Matters	1,874.40	20/07/2023
Nova Energy	124 Main St - Power - DIRECT DEBIT	472.79	20/07/2023
Rightway Limited	Professional Services - Accountancy (final bill for 22/23)	2,390.51	20/07/2023
Rightway Limited	Professional Services - Accountancy monthly charge	1,503.63	20/07/2023
South Wairarapa District Council	TOP - Water Adjustment (100% recoverable)	84.64	20/07/2023
South Wairarapa District Council	Rates Monthly - DIRECT DEBIT (mostly recoverable)	4,716.53	20/07/2023 Note
Team Management Services Limited	Training - Trust Manager Personal Development	1,811.25	20/07/2023
Wairarapa Aluminium Door & Window Solutic	R&M - 64B Main St Front Door	994.77	20/07/2023
Wairarapa Times Age	Advertising - Community Funding round	458.26	20/07/2023
WIZwireless Ltd	Wifi - DIRECT DEBIT	35.00	20/07/2023
<b>Paid 20 July</b>		<b>\$ 29,866.37</b>	

**Paid after 20 July batch**

		<b>Amount</b>	<b>Paid on</b>
Maid2Clean Wairarapa Limited	Cleaning - 124 Main St - 23 July (partly recoverable)	97.78	27/07/2023
AuditPlus	Total Audit fee for year ended 31 March 2023	5,973.66	28/07/2023
Smartly	Wages + PAYE - H Perry	2,884.61	27/07/2023
		<b>8,956.05</b>	
		<b>\$46,594.48</b>	

Note: Monthly debit has not been updated for new rating year. Will be next month.

**BANK TRANSFER FROM 00 to 025**

N/A this month

**PAYMENT TO CRAIGS INVESTMENT PARTNERS**

**Schedule of Payments made in August 2023****August 2023**

		<b>Amount</b>	<b>Paid on</b>
Spark New Zealand Trading Ltd	Telephone - Direct Debit	113.52	1/08/2023
Whanganui District Council	34 Bedford Ave - Annual BWOFF Fee (Recoverable)	10.01	3/08/2023
Maid2Clean Wairarapa Limited	Cleaning - 124 Main St	97.76	3/08/2023
Gregory Creative Studio	Annual Report 23 - design and layout	2,392.00	4/08/2023
Maid2Clean Wairarapa Limited	Cleaning - 124 Main St	195.52	8/08/2023
Wellington Free Ambulance	Community Funding 2023 - WFA	5,000.00	9/08/2023
Saint Lukes Anglican Church	Community Funding 2023 - St Lukes	1,500.00	9/08/2023
Papawai Mangarara Stream Catchment Group	Community Funding 2023 - Papawai Mangarara Stream	2,000.00	9/08/2023
Greytown Heritage Trust	Community Funding 2023 - Greytown Heritage Trust	1,000.00	9/08/2023
Greytown Food Bank (under umbrella of Mart	Community Funding 2023 - Greytown Food Bank	2,500.00	9/08/2023
Carter Court Incorporated	Community Funding 2023 - Carter Court	3,000.00	9/08/2023
Smartly	Wages + PAYE - H Perry	2,884.62	10/08/2023
Morrison Kent Lawyers	Community Lands - Leasing Matters	456.11	12/08/2023
Charities Commission	Annual Return Fee	51.11	15/08/2023
Re-Leased	Monthly fee (annual CPI increase of 5%)	402.50	17/08/2023
Nova Energy	124 Main Street power	465.66	18/08/2023
		<b>\$ 22,068.81</b>	

**BATCH PAYMENT MADE - 20 August 2023 from 00 Account**

		<b>Amount</b>	<b>Due Date</b>
ACC Workplace Cover	ACC Levy - final and provisional	444.29	20/08/2023
AlSCO NZ	Cleaning Supplies	47.73	20/08/2023
BoardPro Limited	BoardPro - Annual Fee Aug 2022	1,775.00	20/08/2023
Farmlands Co-Operative	First Aid Kit - 124 Main St	99.95	20/08/2023
Greytown Fresh Choice	Fresh Choice	42.20	20/08/2023
Lamb-Peters Print	Performance Reports 2023	535.90	20/08/2023
Lamb-Peters Print	Annual Report 2023	786.60	20/08/2023
Maid2Clean Wairarapa Limited	Cleaning - 124 Main St (partly recoverable)	100.63	20/08/2023
Perry Helga	Reimbursement for expenses - zoom plus x2 months google	46.24	20/08/2023
Rightway Limited	Professional Services - Accountancy	1,503.63	20/08/2023
South Wairarapa District Council	Rates Monthly - <b>DIRECT DEBIT</b>	5,760.84	20/08/2023
Wairarapa Times Age	Advertising - Community Funding & AGM	458.26	20/08/2023
Warehouse Stationery	Stationery - toner plus paper etc	288.57	20/08/2023
WIZwireless Ltd	Wifi - <b>DIRECT DEBIT</b>	35.00	20/08/2023

**Paid 20 August****\$ 11,924.84****To be paid after 20 August**

		<b>Amount</b>	<b>Paid on</b>
Smartly	Wages + PAYE - H Perry	2,884.62	24/08/2023
Whanganui District Council	Bedford Street rates - 1 of 4	5,538.00	30/08/2023

**8,422.62****\$42,416.27****BANK TRANSFER FROM 00 to 025****PAYMENT TO CRAIGS INVESTMENT PARTNERS**

It is planned to move \$80,000 from 00 to Managed Funds account

31/08/2023