



GREYTOWN  
TRUST LANDS  
*Growing the Community since 1871*

# Performance Report

Greytown District Trust Lands Trustees  
For the year ended 31 March 2023

Prepared by RightWay Limited

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# Compilation Report

## Greytown District Trust Lands Trustees For the year ended 31 March 2023

Compilation Report to the Trustees of Greytown District Trust Lands Trustees.

### Scope

On the basis of information provided and in accordance with Service Engagement Standard 2 Compilation of Financial Information, we have compiled the financial statements of Greytown District Trust Lands Trustees for the year ended 31 March 2023.

These statements have been prepared in accordance with the accounting policies described in the Notes to this performance report.

### Responsibilities

The Trustees are solely responsible for the information contained in this performance report and have determined that the accounting policies used are appropriate to meet your needs and for the purpose that the performance report was prepared.

The performance report was prepared exclusively for your benefit. We do not accept responsibility to any other person for the contents of the performance report.

### Independence

We have no involvement with Greytown District Trust Lands Trustees other than for the preparation of the performance report and management reports and offering advice based on the financial information provided.

### Audit

An independent audit of this performance report was undertaken by Audit Plus Accounting Services Limited.

RightWay Limited  
Chartered Accountants  
New Zealand

# Entity Information

## Greytown District Trust Lands Trustees For the year ended 31 March 2023

### Legal Name of Entity

Greytown District Trust Lands Trustees

### Entity Type and Legal Basis

Registered Charitable Entity under the Charities Act 2005. Incorporated as a body corporate under Greytown District Trust Lands Act 1979.

### Registration Number

CC22127

### Entity's Purpose or Mission

Our reason for being is investing in assets that provide a return for our community. We do this in the manner set in our own Act of Parliament.

The Greytown District Trust Lands Act 1979 section 13 states:

#### **Section 13 - Trusts on which lands to be held:**

***“Subject to the express provisions of this Act, the Trust Board shall hold, and shall be deemed always to have held, the trust lands for the following purposes:***

***(a) Establishing, assisting in the establishment of, or generally assisting, educational facilities (including libraries) in the district;***

***(b) Promoting and fostering in the district, or among persons who are, or who at some time have been, resident in the district, education generally, including (but not by way of limitation)***

***i. the cultivation of; and***  
***ii. the imparting of knowledge, proficiency, and skill in art, science, technical subjects, literature, physical welfare, and other cultural purposes;***

***(c) for the purposes of public utility and for the purpose of maintaining and promoting in the district the general well-being of the public.”***

We hold income generating assets in order to provide financial assistance to the community in the manner contemplated by our Act. Our Act also recognises the holding of land for public utility and well-being s13(c).

### Trust's Operations Structure

The Trust's operations are governed by the Board of Trustees, comprising six members elected by persons who are on the residential electoral roll of the Greytown District ward of South Wairarapa District Council.

The Board has appointed a Trust Manager to administer the Trust's operation on a day to day basis. The Trust Manager is assisted by a part time Technical Property Advisor.

Some operational requirements, for example accounting and property valuation services, are delivered by external contractors engaged by the Trust Manager with the approval of the Board of Trustees.



# Entity Information

## Greytown District Trust Lands Trustees For the year ended 31 March 2023

### Trust's Cash and Resources

The principal assets of the Trust, from which it earns revenue, are the land vested in or acquired by the Trust in accordance with the provisions of the Greytown Trust Lands Act 1979, and any capital improvements to the land in the form of buildings and their associated infrastructure.

The Trust now has a substantial investment portfolio to diversify part of its asset base into managed funds through Craigs Investment Partners. This will result in a more balanced asset base. Proceeds from the sale of some properties as well as retained earnings has contributed to establishment of the fund. Capital gains and interest income will mostly be retained in the fund to allow for continual growth.

The liquidity of the Trust is supported by cash at bank arising from its day to day operations and the recovery of amounts outstanding from debtors, principally lessees and the inherent liquidity of the managed fund.

### Main Methods of Raising Funds

The Trust's main source of operating revenue is the combination of revenue from commercial properties and income earned from the managed fund.

### Reliance on Volunteers and Donated Goods and Services

The Trust operates in a commercial environment and is not reliant on volunteers and donated goods and services to support any of its operations.

### Physical Address

124 Main Street, Greytown, Wairarapa, New Zealand, 5712

### Postal Address

PO Box 16, Greytown, Wairarapa, New Zealand, 5742

# Approval of Performance Report

## Greytown District Trust Lands Trustees For the year ended 31 March 2023

The Trustees are pleased to present the approved performance report of Greytown District Trust Lands Trustees for year ended 31 March 2023.

Approved this 21st day of July 2023.



P Holden

Chair



D Williams

Deputy Chair

# Statement of Service Performance

## Greytown District Trust Lands Trustees

For the year ended 31 March 2023

### Description of Entity's Outcomes

The outcomes sought by the Trust from its activities are effectively defined by the Trusts on which lands are to be held as set out under Section 13<sup>1</sup> of the Greytown District Trust Lands Act 1979 ("the Act").

<sup>1</sup> **Section 13 (Trusts on which lands to be held):**

***"Subject to the express provisions of this Act, the Trust Board shall hold, and shall be deemed always to have held, the trust lands for the following purposes:***

***(a) Establishing, assisting in the establishment of, or generally assisting, educational facilities (including libraries) in the district;***

***(b) Promoting and fostering in the district, or among persons who are, or who at some time have been, resident in the district, education generally, including (but not by way of limitation)***

***i. the cultivation of; and***

***ii. the imparting of knowledge, proficiency, and skill in art, science, technical subjects, literature, physical welfare, and other cultural purposes;***

***(c) for the purposes of public utility and for the purpose of maintaining and promoting in the district the general well-being of the public."***

### Description of the Entity's Outputs

Consistent with the activities of the Trust, Trustees have identified two key outputs of interest to Greytown District residents, who are the beneficiaries of the Trust, and other stakeholders. These are:

- The level of dividend in the form of financial assistance (grants) that Trustees are delivering each year to the local community, and
- The quality of the Trustees' stewardship of the assets vested in or held by the Trust.

### Quantification of the Entity's Outputs

The measures that have been selected by Trustees to provide evidence to beneficiaries and stakeholders of the performance of the Trust in delivering its identified outputs have been set in the table that follows.

The two key outputs to the Greytown community are the grants made to community organisations as the result of the investing activities performed by the Trust and the holding of some lands for community purposes (effectively on a non-commercial basis).

The results for the year ended 31 March 2023 are shown against each measure. Results for the previous financial year are also showing for comparative purposes.

# Statement of Service Performance

## Greytown District Trust Lands Trustees For the year ended 31 March 2023

Measure		2022/2023			2021/2022	
Dividend delivered to the local community	No.	\$	%	No.	\$	%
1.1 Number and value of grants paid by category:						
<b>Education</b>						
School Funding	2			2		
- Kuranui College		25,200			30,657	
- Greytown Primary School		24,500			29,562	
Early Childhood	2			2		
- Greytown Kindergarten		6,500			2,532	
- Greytown Early Years		5,000			11,700	
Tertiary Scholarships	-	-		2	1,000	
Pupil Hardship Funding	6	750		-	-	
<b>Sport and Active Recreation</b>						
Ground Lease Rent Remission	4			6		
- Greytown Rugby Club		45,000			56,250	
- Greytown Bowling Club		24,750			30,938	
Support for Greytown Sport and Leisure Society	4	45,000		3	24,250	
<b>Community</b>						
Ground Lease Rent Remission	4			4		
- Cobblestones Trust Museum		37,125			37,125	
- Royal NZ Plunket Trust		10,500			10,500	
<b>Total All Paid Grants [Cash Paid]</b>	<b>22</b>	<b>224,325</b>		<b>19</b>	<b>234,514</b>	
1.2 Proportion of annual grants budget spent			94			106
1.3 Proportion of annual operating surplus allocated to grants			35			17
<b>Quality of financial stewardship</b>						
2.1 Rate of return on average market value of property assets held in trust during year			5			5
2.2 Change in value of Trust equity		-1,180,304	-5		5,323,185	29
2.3 Ratio of debt to equity			-			-



# Statement of Financial Performance

## Greytown District Trust Lands Trustees

For the year ended 31 March 2023

	NOTES	2023	2022
<b>Revenue</b>			
Revenue from Commercial and Community Land Leases	1	902,248	940,545
Interest, Dividends and Other Investment Revenue	1	184,113	41,601
Revenue from Property Sales	1	-	662,781
<b>Total Revenue</b>		<b>1,086,361</b>	<b>1,644,927</b>
<b>Expenses</b>			
Costs Related to Providing Commercial and Community Land Leases	2	180,851	147,240
Other Expenses	2	248,649	205,056
<b>Total Expenses</b>		<b>429,500</b>	<b>352,296</b>
<b>Net Surplus/(Deficit) before Grants</b>		<b>656,860</b>	<b>1,292,631</b>
<b>Grants</b>			
Grants and Donations Made	20	221,700	216,316
<b>Total Grants</b>		<b>221,700</b>	<b>216,316</b>
<b>Net Surplus/(Deficit) from Operating</b>		<b>435,160</b>	<b>1,076,315</b>
<b>Non-Operating Revenue/(Expenses)</b>			
Annual Revaluation/(Impairment)	7	(1,397,107)	4,386,105
Gains/(Losses) on Investments - Managed Funds	8	(249,682)	(119,487)
<b>Total Non-Operating Revenue/(Expenses)</b>		<b>(1,646,789)</b>	<b>4,266,618</b>
<b>Net Surplus/(Deficit) to Trust Capital</b>		<b>(1,211,629)</b>	<b>5,342,933</b>



The accompanying notes and accounting policies form part of this performance report and should be read in conjunction with the Independent Auditor's Report.

# Statement of Financial Position

## Greytown District Trust Lands Trustees

As at 31 March 2023

	NOTES	31 MAR 2023	31 MAR 2022
<b>Assets</b>			
<b>Current Assets</b>			
Bank Accounts and Cash	3	147,066	1,940,453
Investments - Managed Funds	3	625,708	-
Term Investments	3	55,776	66,542
Debtors and Prepayments	3	114,414	809,906
Property Development in Progress	3	3,493	-
Other Current Assets	3	155,000	155,000
<b>Total Current Assets</b>		<b>1,101,457</b>	<b>2,971,901</b>
<b>Non-Current Assets</b>			
Property, Plant and Equipment	5	15,915,970	17,268,644
Investments - Managed Funds	3	5,332,714	3,307,748
Other Non-Current Assets	3	20,063	17,438
Term Investments	3	10,766	-
<b>Total Non-Current Assets</b>		<b>21,279,512</b>	<b>20,593,829</b>
<b>Total Assets</b>		<b>22,380,969</b>	<b>23,565,730</b>
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Grants Committed Not Yet Paid	19	18,563	-
Other Current Liabilities	4	119,346	111,192
<b>Total Current Liabilities</b>		<b>137,908</b>	<b>111,192</b>
<b>Total Liabilities</b>		<b>137,908</b>	<b>111,192</b>
<b>Total Assets less Total Liabilities (Net Assets)</b>		<b>22,243,061</b>	<b>23,454,539</b>
<b>Trust Capital</b>			
Accumulated Surpluses/(Deficits)	9	8,462,293	8,116,126
Funds in Trust	14	66,800	66,650
Reserves	10	13,713,967	15,271,763
<b>Total Trust Capital</b>		<b>22,243,061</b>	<b>23,454,539</b>



The accompanying notes and accounting policies form part of this performance report and should be read in conjunction with the Independent Auditor's Report.

# Statement of Cash Flows

## Greytown District Trust Lands Trustees For the year ended 31 March 2023

	2023	2022
<b>Cash Flows from Operating Activities</b>		
Receipts from providing goods or services	899,619	962,573
Interest, dividends and other investment receipts	1,168	4,533
GST	(1,348)	(252)
Payments to suppliers and employees	(398,040)	(338,693)
Donations or grants paid	(224,325)	(234,514)
<b>Total Cash Flows from Operating Activities</b>	<b>277,073</b>	<b>393,647</b>
<b>Cash Flows from Investing and Financing Activities</b>		
Receipts from sale of property, plant and equipment	701,637	2,666,008
Payments to acquire of property, plant and equipment	(23,199)	(731,046)
Payments to purchase investments	(2,750,000)	(3,400,000)
Movement of funds held in trust	1,101	(1,106)
<b>Total Cash Flows from Investing and Financing Activities</b>	<b>(2,070,461)</b>	<b>(1,466,144)</b>
<b>Net Increase/(Decrease) in Cash</b>	<b>(1,793,388)</b>	<b>(1,072,497)</b>
<b>Cash Balances</b>		
Bank Accounts and Cash at beginning of period	1,940,453	3,012,950
Bank Accounts and Cash at end of period	147,066	1,940,453
Net change in cash for period	(1,793,388)	(1,072,497)

**AuditPLUS<sup>+</sup>**

The accompanying notes and accounting policies form part of this performance report and should be read in conjunction with the Independent Auditor's Report.

# Statement of Accounting Policies

## Greytown District Trust Lands Trustees

For the year ended 31 March 2023

### (a Statutory Basis)

This performance report is for the Greytown District Trust Lands Trustees.

The Board of Trustees is a body corporate established in terms of the Greytown District Trust Lands Act 1979 and as amended by the Greytown District Trust Lands Amendment Act 1993.

This performance report has been prepared in accordance with generally accepted accounting practices. It is prepared by the Board of Trustees as required under Section 34 of the Greytown District Trust Lands Act 1979 and in terms of Section 35 of that Act are received by the electors at their annual meeting.

### (b Basis of Preparation)

The entity has elected to apply PBE SFR-A (NFP Public Benefit Entity Simple Format Reporting - Accrual (Not-For-Profit) on the basis that it does not have public accountability and has total annual expenses equal to or less than \$2,000,000. All transactions in the Performance Report are reported using the accrual basis of accounting. The Performance Report is prepared under the assumption that the entity will continue to operate in the foreseeable future.

### Critical Accounting Estimates and Assumptions

The preparation of this performance report requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, revenue and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods affected.

In particular, information about significant areas of estimation and critical judgements in applying accounting policies that have the most significant effect on the amount recognised in the performance report are described in the following notes:

- Valuation of investment property
- Useful lives of property plant and equipment
- Valuation of property plant and equipment

### (c) Reporting Entity

The reporting entity is known as the Greytown District Trust Lands Trustees and is governed by the Board of Trustees and includes all activities carried out under the control of the Board.

### (d) Measurement Basis

The accounting principles recognised as appropriate for the measurement and reporting of earnings and financial position on an historical cost basis have been used, with the exception of certain items for which specific accounting policies have been identified below.

### (e) Bank Accounts and Cash

Bank accounts and cash in the Statement of Cash Flows comprise cash balances and bank balances.

Cash is regarded as those sums held on current account for use in the day-to-day management of the Trust.

# Statement of Accounting Policies

## Greytown District Trust Lands Trustees For the year ended 31 March 2023

### (f) Accounts Receivable

Receivables are assessed for impairment by way of recording a provision for doubtful debts as necessary.

### (g) Bad Debts

Bad debts are written off in the year in which they are identified.

### (h) Goods and Services Tax (GST)

The entity is registered for GST. All amounts are stated exclusive of goods and services tax (GST except for accounts payable and accounts receivable which are stated inclusive of GST.

### (i) Property, plant and equipment

#### Recognition and measurement

In accordance with Public Benefit Entity International Public Sector Accounting Standard 16 Investment Property (PBE IPSAS 16) and Public Benefit Entity International Public Sector Accounting Standard 17 Property, Plant and Equipment (PBE IPSAS 17) land and buildings are revalued with sufficient regularity that the carrying value is not materially different to fair value, but at least every three years. Revaluations are conducted every twelve months. The fair value is determined by an independent registered valuer by reference to their highest and best use. Addition between revaluations are recorded at cost.

The valuation results of land and buildings are credited or debited to an asset revaluation reserve for that individual asset. Where a revaluation results in a debit balance in the revaluation reserve, the debit balance will be expensed in the statement of financial performance. Any subsequent increase in that reverses a decrease recognised in the statement of financial performance will be recognised first in the statement of financial performance up to the amount previously expensed.

Plant and equipment are initially recorded at cost and depreciated.

#### Depreciation

Depreciation is calculated on a diminishing value basis for all office furniture, equipment and chattels.

The depreciation rates for property, plant and equipment are as follows:

Office Furniture & Equipment	10 - 50%	Diminishing value
Chattels	10%	Diminishing value

### (j) Investments

Greytown District Trust Lands Trustees have a managed fund with Craigs Investment Services. This is measured at 'current market price'. Interest and dividends are recognised as revenue in the Statement of Financial Performance when the rights to receive the dividends and/or interest is established. Gains and losses arising from the change in the fair value are recognised in the Statement of Financial Performance as unrealised gains/(losses) on revaluation of investments in accordance with PBE IPSAS 41 (Financial Instruments).

# Statement of Accounting Policies

## Greytown District Trust Lands Trustees For the year ended 31 March 2023

### **(k Investment property**

Property is classified as investment property when the property (land or a building - or part of a building - or both) is held to earn rentals or for capital appreciation, or both. Investment property is initially recorded at cost. After initial recognition it is measured at fair value at each balance date.

Any increase or decrease in fair value is recognised in the statement of financial performance. Investment property is not depreciated. Impairments of investment property are recognised in accordance with PBE IPSAS 26.

### **(l Currency**

There are no foreign currency transactions and all transactions are denominated in New Zealand dollars.

### **(m Goodwill**

Goodwill represents the excess of the purchase consideration over the fair value of net tangible and identifiable intangible assets acquired, at the time of acquisition. There has been no Goodwill paid on any acquisition during the year.

### **(n Income Tax**

Greytown District Trust Lands Trustees is a registered charitable entity under the Charities Act 2005, and accordingly is exempt from income tax under sections CW41 and CW42 of the Income Tax Act 2007.

### **(o Finance Leases**

Assets purchased or used pursuant to finance leases are included as fixed assets in the Statement of Financial Position. The Trustees have not entered into any off-balance sheet investments. All financial instruments including cash, bank and creditors are recognised at cost.

### **(p Rental Income and Remissions**

Rental Income and Remissions are recorded in the same accounting period in which the rent obligation was created.

### **(q Changes in Accounting Policies**

All policies have been applied on a consistent basis with those of the previous reporting period.

# Notes to the Performance Report

## Greytown District Trust Lands Trustees

For the year ended 31 March 2023

	2023	2022
<b>1. Analysis of Revenue</b>		
<b>Revenue from Commercial and Community Land Leases</b>		
<b>Rents</b>		
Commercial Properties	664,259	714,516
Community Lands	117,875	117,368
<b>Total Rents</b>	<b>782,134</b>	<b>831,884</b>
<b>Recoveries</b>		
BWOF Recovered	4,337	4,357
Cleaning Recovered	1,125	315
Fire Alarm Recovered	43	129
Insurance Valuations recovered	-	4,200
Insurance Recovered	50,478	40,179
Insurance Claim	-	1,051
Rates Recovered	62,538	56,988
Repairs & Maintenance Recovered	1,593	1,442
<b>Total Recoveries</b>	<b>120,114</b>	<b>108,661</b>
<b>Total Revenue from Commercial and Community Land Leases</b>	<b>902,248</b>	<b>940,545</b>
<b>Interest, dividends and Other Investment Revenue</b>		
Dividend Income	88,424	8,165
Interest Income	95,689	25,995
<b>Foreign Currency Gain/(Loss) on Investment</b>		
FX Gain/(Loss)	-	7,441
<b>Total Foreign Currency Gain/(Loss) on Investment</b>	<b>-</b>	<b>7,441</b>
<b>Total Interest, dividends and Other Investment Revenue</b>	<b>184,113</b>	<b>41,601</b>
<b>Revenue from Property Sales</b>		
Gain/(Loss) on Sale of Property	-	662,781
<b>Total Revenue from Property Sales</b>	<b>-</b>	<b>662,781</b>
<b>Total Revenue</b>	<b>1,086,361</b>	<b>1,644,927</b>



# Notes to the Performance Report

## Greytown District Trust Lands Trustees For the year ended 31 March 2023

	2023	2022
<b>2. Analysis of Expenses</b>		
<b>Costs related to Commercial and Community Land Leases</b>		
BWOF	4,774	4,068
Cleaning	5,074	4,189
Community Lands Changes	17,687	-
Fire Alarm Servicing	231	463
Health & Safety	5,111	118
Insurance - Buildings	61,228	46,726
Legal Fees	1,476	1,703
New Development Investigation	1,760	826
Rates	68,056	65,650
Repairs & Maintenance	9,454	18,273
Valuation Fees	6,000	5,225
<b>Total Costs related to Commercial and Community Land Leases</b>	<b>180,851</b>	<b>147,240</b>
<b>Other Expenses</b>		
Advertising	553	387
Audit Fees	5,127	8,235
Bank Fees	88	162
Board Secretary - Minutes	1,610	1,680
Communication Costs	2,108	1,892
Computer, Printing & Stationery Supplies	2,314	2,020
Computer & Website Support	92	393
Debt Recovery Costs	1,468	726
Depreciation	234	419
General Expenses	3,611	1,825
Insurance - Public Liability	2,157	1,466
Legal Expenses	25,591	7,750
Light, Power, Heating	3,798	3,123
Loss on Disposal of Office Furniture & Equipment	40	-
Motor Vehicle Expenses	271	-
Portfolio Investment Fees	24,089	2,679
Property Advisor Fees	18,935	17,750
Subscriptions	7,215	6,035
Trust Administration	104,161	114,057
Trustee Election Expenditure	9,112	-
Trustee Expenses	1,620	-
Trustees Honorarium	34,456	34,456
<b>Total Other Expenses</b>	<b>248,649</b>	<b>205,056</b>
<b>Total Expenses</b>	<b>429,500</b>	<b>352,296</b>





# Notes to the Performance Report

## Greytown District Trust Lands Trustees For the year ended 31 March 2023

	2023	2022
<b>3. Analysis of Assets</b>		
<b>Bank Accounts and Cash</b>		
BNZ - Cheque Account	134,633	1,525,884
BNZ - General Funds Deposit	12,433	414,569
<b>Total Bank Accounts and Cash</b>	<b>147,066</b>	<b>1,940,453</b>
<b>Term Investments</b>		
BNZ - Fixed Term Morisons Bush	55,776	55,776
WBS - Pipe Band	10,766	10,766
<b>Total Term Investments</b>	<b>66,542</b>	<b>66,542</b>
<b>Debtors and Prepayments</b>		
Accounts Receivable	113,897	101,179
Accounts Receivable - Property Sale	-	708,211
Prepayments	517	517
<b>Total Debtors and Prepayments</b>	<b>114,414</b>	<b>809,906</b>
<b>Investments - Managed Funds</b>		
Managed Funds - Current	625,708	-
Managed Funds - Non Current	5,332,714	3,307,748
<b>Total Investments - Managed Funds</b>	<b>5,958,422</b>	<b>3,307,748</b>
<b>Investment Property Development in Progress</b>		
Property Intended for Sale	3,493	-
<b>Total Investment Property Development in Progress</b>	<b>3,493</b>	<b>-</b>
<b>Other Current Assets</b>		
Term Loan	155,000	155,000
<b>Total Other Current Assets</b>	<b>155,000</b>	<b>155,000</b>
<b>Other Non-Current Assets</b>		
Prepaid Grant	20,063	17,438
<b>Total Other Non-Current Assets</b>	<b>20,063</b>	<b>17,438</b>

### Term Loan

In December 2019 a loan agreement of \$155,000 was entered into with E M Halberg for the land located at 8 Papawai Road. The loan is due to be repaid in the 2024 financial year.



# Notes to the Performance Report

## Greytown District Trust Lands Trustees For the year ended 31 March 2023

	2023	2022
<b>4. Analysis of Liabilities</b>		
<b>Other Current Liabilities</b>		
Accounts Payable	62,855	24,925
Employee Entitlements	4,749	2,655
Accrued Expenses	10,925	28,302
GST	19,798	21,729
Rent & Property Costs Prepaid	21,018	33,581
<b>Total Other Current Liabilities</b>	<b>119,346</b>	<b>111,192</b>
	2023	2022

## 5. Investment Property

<b>Land</b>		
Commercial Land at Market Value	5,964,000	5,739,000
<b>Total Land</b>	<b>5,964,000</b>	<b>5,739,000</b>
<b>Buildings</b>		
Commercial Buildings at Market Value	5,121,000	5,271,000
<b>Total Buildings</b>	<b>5,121,000</b>	<b>5,271,000</b>
<b>Total Investment Property</b>	<b>11,085,000</b>	<b>11,010,000</b>

The Land and Buildings have been valued by Gwendoline Callaghan, Specialist Valuation Consultant (FRICS, FNZIV (Life), LPINZ) of Colliers and Garry M Dowse, Registered Public Valuer (FNZIV, FPINZ) of Telfer Young as at 31st March 2023 at "Fair Value" from which the requirement is met by the assessment of "Market Value". As at 31 March 2023 the value of Land and Buildings was impaired by \$1,402,711, compared to a value increase of \$4,386,105 in 2022. Market Value is defined as being the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

	2023	2022
<b>6. Property, Plant and Equipment</b>		
<b>Community Land</b>		
Community Land at Market Value*	4,830,000	6,257,400
<b>Total Community Land</b>	<b>4,830,000</b>	<b>6,257,400</b>
<b>Furniture and Fittings</b>		
<b>Furniture and Fittings Owned</b>		
Opening Net Book Value	1,244	1,663
Disposals	(40)	-
Depreciation	(234)	(419)
<b>Total Furniture and Fittings Owned</b>	<b>970</b>	<b>1,244</b>
<b>Total Property, Plant and Equipment</b>	<b>4,830,970</b>	<b>6,258,644</b>

\*Refer to Note 5 for additional information on valuations used.



# Notes to the Performance Report

## Greytown District Trust Lands Trustees For the year ended 31 March 2023

### 7. Annual Revaluation/(Impairment

<i>Revaluation on Property, Plant and Equipment and Investment Property</i>	<b>2023</b>	<b>2022</b>
Total Annual Revaluation/(Impairment) (refer to detail in Note 5)	(1,397,107)	4,386,105

### 8. Gains/(Losses) on Investments - Managed Funds

	<b>2023</b>	<b>2022</b>
Gains/(Losses) on Managed Funds	(249,682)	(119,487)

2023 2022

### 9. Accumulated Surpluses or (Deficits)

#### Accumulated Surpluses or (Deficits)

Opening Balance	8,116,126	8,058,048
Net surplus/(deficit)	(1,211,629)	5,342,933
Allocate to Reserves	1,557,796	(5,284,855)
<b>Total Accumulated Surpluses or (Deficits)</b>	<b>8,462,293</b>	<b>8,116,126</b>

2023 2022

### 10. Breakdown of Reserves

#### Movement in Revaluation Reserve

Opening Balance	15,391,250	9,986,908
Annual Revaluation/(Impairment)	(1,397,107)	4,386,105
Land Reserve Account	-	572,456
Building Reserve Account	-	445,780
<b>Closing Revaluation Reserve</b>	<b>13,994,143</b>	<b>15,391,250</b>

#### Investment Reserve

Opening Balance	(119,487)	-
Unrealised Gains/(Losses)	(160,689)	(119,487)
<b>Closing Investment Reserve</b>	<b>(280,176)</b>	<b>(119,487)</b>

<b>Total Reserves</b>	<b>13,713,967</b>	<b>15,271,763</b>
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# Notes to the Performance Report

## Greytown District Trust Lands Trustees For the year ended 31 March 2023

### 11. Accumulated Land Reserve

In accordance with the Greytown District Trust Lands Act 1979, Section 23(3):

Money received by the Trust Board from any sale pursuant to this section of any part or parts of the trust lands shall be applied by the Trust Board for or towards the purchase of other land or lands or the development of trust lands, and until so applied shall be held by the Trust Board in a special reserve account for that purpose.

	2023	2022
<b>Land Reserve</b>		
Opening Balance	3,032,423	2,459,967
Realised Gain/(Loss)	-	572,456
<b>Total Land Reserve</b>	<b>3,032,423</b>	<b>3,032,423</b>

### 12. Contingent Liabilities and Guarantees

There are no contingent liabilities or guarantees as at 31 March 2023 (2022: \$Nil)

### 13. Assets Used as Security for Liabilities

WBS surrendered security in the 2020 financial year over Trust property. There are now no secured assets.

### 14. Funds in Trust

#### South Wairarapa Pipe Band Trust Fund

In accordance with a Board of Trustees resolution dated 11 October 2018, the principal sum of \$10,766 transferred to this fund under the original deed of 16 May 2002 has continued to be invested on the basis it will not be made available for grant purposes.

The accumulated fund interest of \$258 received for the year ended 31 March 2023 (2022: \$108), has been held on trust and not yet granted.

#### The Morisons Bush Hall Trust Fund

This fund was established by High Court Order dated 17 October 2000 vesting trusts funds in Greytown Trust Lands Trust and directing the annual interest earned on their investment be distributed annually to the Greytown Kindergarten, Greytown Primary School and Kuranui College. The Trustees subsequently decided by resolution dated 16 August 2001 that these three entities would each receive one third of the annual interest sum. This year the interest sum distributed was \$1,394. (2022: \$443).

	2023	2022
Morisons Bush	55,776	55,776
Pipe Band	11,024	10,874
<b>Total Funds in Trust</b>	<b>66,800</b>	<b>\$66,853</b>



# Notes to the Performance Report

## Greytown District Trust Lands Trustees For the year ended 31 March 2023

	2023	2022
<b>15. Related Parties</b>		
<b>Receivables</b>		
Cobblestones Museum Trust	21,347	21,347
Greytown Rugby Club	-	413
<b>Total Receivables</b>	<b>21,347</b>	<b>21,760</b>
<b>Payables</b>		
Cobblestones Museum Trust - Grant Unpaid at 31 March (Refer to Note 19)	18,563	-
Kuranui College	465	148
Greytown Primary School	465	148
South Wairarapa District Council Triennial Election Costs	10,478	-
<b>Total Payables</b>	<b>29,971</b>	<b>296</b>
<b>Grants Made</b>		
Cobblestones Museum Trust	37,125	37,125
Greytown Rugby Club Inc	45,000	45,000
<b>Total Grants Made</b>	<b>82,125</b>	<b>82,125</b>
<b>Grants/Rent Remission</b>		
Cobblestones Museum Trust	55,688	37,125
Greytown Early Years	5,000	11,700
Greytown Kindergarten	6,500	2,532
Greytown Primary School	24,965	29,710
Greytown Rugby Club Inc	45,000	45,000
Kuranui College	25,665	30,805
<b>Total Grants/Rent Remission</b>	<b>162,818</b>	<b>156,872</b>

Refer to the next page for Nature of Relationships



# Notes to the Performance Report

## Greytown District Trust Lands Trustees For the year ended 31 March 2023

### Related Parties - Nature of Relationships

Catherine Rossiter-Stead acted in an advisory capacity on behalf of Kuranui College who received bulk funding from the Trust during the year.

Derek Wilson is a Life Member of the Greytown Rugby Club Inc, and from November 2019, was the Trust's appointee to the Board of Cobblestones Museum Trust, both of which are Trust tenants and received rent subsidy from the Trust during the year.

Phil Holden has children who attend Greytown Primary School, which received bulk education funding from the Trust during the year.

Matt Bell has a wife employed as a teacher aid at Greytown Primary School which received bulk education funding from the Trust during the year.

Sid Kempton has children who attend Greytown Primary School which received bulk education funding from the Trust during the year.

Wayne Regnault has children at Kuranui College and his wife works as a teacher at Greytown Primary School, both of which received bulk education funding from the Trust during the year.

Steve Meyrick has grandchildren at Greytown Kindergarten and Greytown Early Years, both of which received bulk education funding from the Trust during the year.

Andy Holmes is a Life Member and current Chair of the Greytown Rugby Club Inc which received rent subsidy from the Trust during the year.

### In regard to these disclosures:

In all cases identified above each of the Trustees concerned has appropriately declared a conflict of interest and abstained from voting when grants or payments for services have been approved.

### 16. Events After the Balance Date

On 26 October 2022 the Trustees elected to move forward with the proposed changes to the community lands leases. This would initiate \$1 rental moving forward. The Trustees are working on through the implementation of this new policy, and this will likely come to effect in FY2024.

### 17. Ability to Continue Operating

The entity will continue to operate for the foreseeable future.

### 18. Borrowing Authority

In December 2008 the Trustees obtained authority from the Minister of Finance to establish a line of credit with the Trust's bankers. In December 2010 the Minister of Finance stated the Trust must confirm in writing to the Treasury every three years that borrowing remains within stated criteria, being limited to the lesser of:

1. A debt to equity ratio of 30%, and
2. An interest cover of earnings before interest times two.

This was last confirmed on 25 May 2022.



# Notes to the Performance Report

## Greytown District Trust Lands Trustees

### For the year ended 31 March 2023

#### 19. Grants Committed But Unpaid

The following grants have been committed but were unpaid as at 31 March 2023:

	2023	2022
Cobblestones Museum Trust	18,563	-
<b>Total Committed Grants</b>	<b>18,563</b>	<b>-</b>

#### 20. Grants

The following grants were made during the year. Not all grants made during the year had been paid by balance date. The unpaid grants are shown as Accounts Payable - Grants Committed Not yet paid, as per Note 19 above.

	2023	2022
Rents Remission to Community and Sports Organisations	114,750	117,375
Community - Greytown Sport & Leisure Association	45,000	23,490
Education	61,950	75,451
<b>Total</b>	<b>221,700</b>	<b>216,316</b>

#### 21. Trustees Honorarium

The Trustees received the following remuneration during the current reporting period:

	2023	2022
<b>Chair - Phil Holden</b> Appointed as Chair 17 September 2020	8,305	8,305
<b>Deputy Chair - Derek Williams</b> Appointed as Deputy Chair 26 October 2022 Appointed as Trustee 14 October 2022	2,980	-
<b>Deputy Chair - C Rossiter-Stead</b> Retired by rotation as Deputy Chair 8 October 2022	3,251	6,230
<b>Trustee - S Kempton</b> Retired by rotation 8 October 2022	2,598	4,980
<b>Trustee - W Regnault</b>	4,980	4,980
<b>Trustee - D J Wilson</b> Retired by rotation 8 October 2022	2,598	4,980
<b>Trustee - Matt Bell</b>	4,980	4,980
<b>Trustee - Andy Holmes</b> Appointed as Trustee 14 October 2022	2,382	-
<b>Trustee - Steve Meyrick</b> Appointed as Trustee 14 October 2022	2,382	-
<b>Total</b>	<b>34,455</b>	<b>34,455</b>

# Notes to the Performance Report

## Greytown District Trust Lands Trustees

### For the year ended 31 March 2023

#### 22. Commitments

The Trust has entered into grant commitments, totaling \$117,375, which will be paid in the financial year ended 31 March 2024. This grant commitment relates to rent remission grants. The grant does not meet the definition of a liability therefore is not included in the statement of financial position (2022: \$117,374).

On 26 October 2022 the newly elected Trust Board resolved to change the long-term leasing arrangements of the three community lands utilised by the Greytown Bowling Club, Greytown Rugby Club and Cobblestones Museum. These changes are expected to be in place during the 2024 financial year. Once implemented, the Trust will not expect a commercial return from the leases in place on them but will calculate the value of those lands to the community in terms of rental foregone. Trustees, recognise the custodial nature of their role in relation to any arrangements put in place for the Community Lands.



# INDEPENDENT AUDITOR'S REPORT

## To the Trustees of Greytown District Trust Lands Trustees

### Opinion

We have audited the accompanying performance report of Greytown District Trust Lands Trustees on pages 4 and 5 and pages 7 to 24, which comprise the entity information, the statement of service performance, the statement of financial performance and statement of cash flows for the year ended 31 March 2023, the statement of financial position as at 31 March 2023, the statement of accounting policies and other explanatory information.

In our opinion:

- a) the reported outcomes and outputs, and quantification of the outputs to the extent practicable, in the statement of service performance are suitable;
- b) the performance report on pages 4 and 5 to and 7 to 24 presents fairly, in all material respects:
  - the entity information for the year ended 31 March 2023; and
  - the service performance for the year then ended; and
  - the financial position of Greytown District Trust Lands Trustees as at 31 March 2023, and its financial performance, and cash flows for the year then ended in accordance with Public Benefit Entity Simple Format Reporting – Accrual (Not-For-Profit).

### Basis for Opinion

We conducted our audit of the statement of financial performance, statement of financial position, statement of cash flows, statement of accounting policies and notes to the performance report in accordance with International Standards on Auditing (New Zealand) (ISAs (NZ)), and the audit of the entity information and statement of service performance in accordance with New Zealand Auditing Standard (NZ AS1) 'The Audit of Service Performance Information (NZ)'. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Performance Report section of our report.

We are independent of Greytown District Trust Lands Trustees in accordance with Professional and Ethical Standard 1 'International Code of Ethics for Assurance Practitioners (including International Independence Standards) (New Zealand)' issued by the New Zealand Auditing and Assurance Standards Board, 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.

Other than in our capacity as auditor we have no relationship with, or interests in, Greytown District Trust Lands Trustees.

### Restriction on Responsibility

This report is made solely to the Trustees, as a body, in accordance with section 42F of the Charities Act 2005. Our audit work has been undertaken so that we might state to the Trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Trustees as a body, for our audit work, for this report, or for the opinions we have formed.

### Other Information Other than the Performance Report and Auditor's Report Thereon

The Trustees are responsible for the other information. The other information comprises the chairperson's report and annual report, but does not include the performance report and our auditor's report thereon. The Annual Report and chairperson's report are expected to be made available to us after the date of this auditor's report.

Our opinion on the performance report does not cover the other information and we will not express any form of audit opinion or assurance conclusion thereon. In connection with our audit of the performance report, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

When we read the annual report or the chairperson's report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

### Trustees' Responsibilities for the Performance Report

The Trustees are responsible on behalf of the entity for:

- a) identifying outcomes and outputs, and quantifying the outputs to the extent practicable, that are relevant, reliable, comparable and understandable, to report in the statement of service performance;
- b) the preparation and fair presentation of the performance report which comprises:
  - the entity information; and
  - the statement of service performance; and
  - the statement of financial performance, statement of financial position, statement of cash flows, statement of accounting policies and notes to the performance report in accordance with Public Benefit Entity Simple Format Reporting – Accrual (Not-For-Profit) issued in New Zealand by the New Zealand Accounting Standards Board, and
- c) for such internal control as the Trustees determine is necessary to enable the preparation of a performance report that is free from material misstatement, whether due to fraud or error.

In preparing the performance report, the Trustees are responsible, on behalf of the entity, for assessing the entity'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 Trustees either intend to liquidate the entity or to cease operations, or have no realistic alternative but to do so.

### Auditor's Responsibilities for the Audit of the Performance Report

Our objectives are to obtain reasonable assurance about whether the performance report is 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 ISAs and NZ AS1 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 decisions of users taken on the basis of this performance report.

As part of an audit in accordance with ISAs (NZ) and NZ AS1, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the performance report, 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 entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of the use of the going concern basis of accounting by the Trustees and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the entity'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 performance report 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 entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the performance report, including the disclosures, and whether the performance report represents the underlying transactions and events in a manner that achieves fair presentation.
- Perform procedures to obtain evidence about and evaluate whether the reported outcomes and outputs, and quantification of the outputs to the extent practicable, are relevant, reliable, comparable and understandable.

We communicate with the Trustees 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.

### Other Matter

The prior year performance report for the year ended 31 March 2022 was audited by a predecessor auditor and its Independent Auditor's Report was signed on 5 August 2022.

