Performance Report

Ngāti Te Whiti Whenua Tōpu Trust
For the year ended 31 March 2024

Prepared by BDO Taranaki

Contents

Entity Information

Ngāti Te Whiti Whenua Tōpu Trust
For the year ended 31 March 2024

Legal Name of Entity

Ngāti Te Whiti Whenua Tōpu Trust

Entity Type and Legal Basis

Registered Charitable Trust

Registration Number

CC46331

Entity's Purpose or Mission

The Ngāti Te Whiti Whenua Tōpu Trust seeks to provide for the use, management, and alienation of the lands and any other property or assets of the trust to the best advantage of the beneficiaries, inclusive of being the sponsor for a marae development for the beneficiaries. It also seeks to provide education grants to its members, and to provide education.

Entity Structure

Charitable Trust

Main Sources of Entity's Cash and Resources

Ngāti Te Whiti Whenua Tōpu Trust receives the majority of it's revenue from the lease of commercial property.

Main Method Used by Entity to Raise Funds

Ngāti Te Whiti Whenua Tōpu Trust is actively applying for grants from other major charitable organisations for assistance with funding of project work.

Entity's Reliance on Volunteers and Donated Goods or Services

The Trust has very little reliance on volunteers and donations.

Physical Address

131 South Road, Spotswood, New Plymouth 4310

Postal Address

PO Box 681, Taranaki Mail Centre, New Plymouth 4340

Accountant

BDO Taranaki Limited, 10 Young Street, New Plymouth

Auditor

Silks Audit Chartered Accountants Limited, 281-285 Devon Street West, New Plymouth

Approval of Financial Report

Ngāti Te Whiti Whenua Tōpu Trust
For the year ended 31 March 2024

The Trustees are pleased to present the approved financial report including the historical financial statements of Ngāti Te Whiti Whenua Tōpu Trust for year ended 31 March 2024.

APPROVED

Trustee

Date 20 September 2024

Trustee

Date 20 September 2024

Statement of Service Performance

Ngāti Te Whiti Whenua Tōpu Trust
For the year ended 31 March 2024

Description of Entity's Outcomes

The Trustees intend to achieve the best use of the assets of the Trust for the benefit of the beneficial owners.

The priorities of the Trustees is the land at 1 Bayly Road where the Trust will be the sponsor for the marae and where papakainga housing will be built, both subject to the Trust receiving sufficient funding to do this.

The Trust has:

(1) All the land at 1 Bayly Road has now been zoned a Māori Purpose Zone.

(2) Received a $2,000,000 grant from the Toi Foundation for the Marae build.

(3) Created a development plan for all of the land at 1 Bayly Road which has been included in New Plymouth District Council's District Plan.

(4) Determined a fund-raising strategy by the Trustees for the building of the marae and this was endorsed by the beneficial owners at a wananga that was held on 13 March 2022.

(5) The Trust's application for funding to He Taupae Fund for funding assistance for the technical work and feasibility and resource consent for the papakainga housing at 1 Bayly Road was not successful due to budget constraints at the Ministry of Housing and Urban Development.

(6) The Trustees committed a further $250,000 to the marae build in the year ending 31 March 2023.

(7) As per the Charter for the Ngāmotu Marae Reservation (NMR) the Trustees are the initial Trustees of the NMR until six months after the official opening of the marae.

(8) At the AGM for the NMR held in November 2023, the attendees approved the board members of the Ngāti Te Whiti Hapū Society Inc being included as the initial Trustees of the NMR.

(9) The NRM Charter is in the process of being amended accordingly.

(10) The Trustees have been holding joint meetings regarding the marae development with the Ngāti Te Whiti Hapū Society Inc board members.

(11) Funding was received from Oranga Marae for a Marae Development Plan (MDP). This plan was finalised in December 2023.

(12) Held a wananga in New Plymouth over two weekends in June 2023 which was inclusive of a site tour, and one wananga in Wellington over a weekend in September 2023. The attendees were the beneficial owners.

	2024	2023
Description and Quantification of the Entity's Outputs		
Lease income	378,297	330,988
Rental	19,840	17,420
Number of education grants	-	3

Statement of Financial Performance

Ngāti Te Whiti Whenua Tōpu Trust
For the year ended 31 March 2024

	NOTES	2024	2023
Revenue			
Donations, fundraising and other similar revenue	1	40,600	10,000
Revenue from providing goods or services	1	429,056	383,862
Interest, dividends and other investment revenue	1	179,906	87,484
Other revenue	1	15,600	15,600
Total Revenue		**665,163**	**496,946**
Expenses			
Volunteer and employee related costs	2	83,758	68,400
Costs related to providing goods or service	2	64,108	52,780
Grants and donations made	2	-	1,241
Other expenses	2	105,782	86,027
Oranga Marae grant expenditure		14,888	-
Total Expenses		**268,536**	**208,448**
Surplus for the Year		**396,626**	**288,498**

Statement of Financial Position

Ngāti Te Whiti Whenua Tōpu Trust
As at 31 March 2024

	NOTES	31 MAR 2024	31 MAR 2023
Assets			
Current Assets			
Bank accounts and cash	3	283,588	111,178
Debtors and prepayments	3	145,822	111,319
Investments	3	2,778,008	3,158,361
Total Current Assets		**3,207,417**	**3,380,858**
Non-Current Assets			
Property, Plant and Equipment	4	8,520,734	7,093,100
Investments	3	551,415	50,000
Other non-current assets	3	948,795	933,603
Total Non-Current Assets		**10,020,944**	**8,076,702**
Total Assets		**13,228,361**	**11,457,560**
Liabilities			
Current Liabilities			
Creditors and accrued expenses	5	44,131	68,127
Unused donations and grants with conditions	5	2,048,281	-
Goods and services tax	5	21,390	15,248
Other current liabilities	5	52,586	49,030
Total Current Liabilities		**2,166,388**	**132,405**
Non-Current Liabilities			
Grants received in advance with conditions		-	2,016,000
Total Non-Current Liabilities		**-**	**2,016,000**
Total Liabilities		**2,166,388**	**2,148,405**
Total Assets less Total Liabilities (Net Assets)		**11,061,973**	**9,309,155**
Accumulated Funds			
Accumulated surpluses or (deficits)	6	6,840,728	6,444,102
Reserves	6	4,221,245	2,865,053
Total Accumulated Funds		**11,061,973**	**9,309,155**

Statement of Cash Flows

Ngāti Te Whiti Whenua Tōpu Trust
For the year ended 31 March 2024
Cash Basis

	NOTES	2024	2023
Statement of Cash Flows			
Cash Flows from Operating Activities			
Cash was received from			
Donations, fundraising and other similar receipts		72,881	26,000
Receipts from providing goods or services		410,741	326,335
Interest, dividends and other investment receipts		177,990	78,046
Goods and Services Tax received		4,945	22,191
Cash was applied to			
Payments to suppliers and employees		(263,761)	(187,136)
Donations or grants paid		-	(1,241)
Total Cash Flows from Operating Activities		**402,796**	**264,195**
Cash Flows from Investing and Financing Activities			
Cash was received from			
Receipts from the sale of investments		380,353	-
Cash was applied to			
Payments to acquire property, plant and equipment		(110,739)	(7,567)
Payments to purchase investments		(500,000)	(329,101)
Total Cash Flows from Investing and Financing Activities		**(230,386)**	**(336,668)**
Bank accounts and cash			
Opening cash		111,178	183,651
Closing cash	3	283,588	111,178
Net change in cash for period		172,410	(72,473)

Statement of Accounting Policies

Ngāti Te Whiti Whenua Tōpu Trust
For the year ended 31 March 2024

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.

Tier 2 PBE Accounting Standards Applied

The Trust has adopted PBE IPSAS 12 Property, Plant & Equipment for the recognition and measurement of Land and Buildings.

Historical cost

This Performance Report has been prepared on a historical cost basis, except for certain assets which have been revalued as identified in specific accounting policies below. The Performance Reports are presented in New Zealand dollars (NZ$) and all values are rounded to the nearest NZ$, except when otherwise indicated.

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.

Revenue

Revenue is recognised to the extent that it is probable that the economic benefit will flow to the Trust and revenue can be reliably measured. Revenue is measured at the fair value of the consideration received. The following specific recognition criteria must be met before revenue is recognised.

Revenue from goods and services

Ngāti Te Whiti Whenua Topu Trust receives revenue from the lease of commercial and residential property. Revenue is recognised in the period the goods and services are provided.

Donations, fundraising, and other similar revenue

Grant revenue is recognised when the conditions attached to the grant has been compiled with. Where there are unfulfilled conditions attaching to the grant, the amount relating to the unfulfilled condition is recognised as a liability and released to income as the conditions are fulfilled.

Interest Received

Interest revenue is recognised as it accrues, using the effective interest method.

Bank Accounts and Cash

Bank accounts and cash in the Statement of Cash Flows comprise cash balances and bank balances (including short term deposits) with original maturities of 90 days or less.

Property, Plant and Equipment

Items of property, plant and equipment are measured at cost less accumulated depreciation and impairment losses, except for land & buildings. Land & buildings (other than vested land) have been revalued using the ratings valuation dated 1 August 2022. Vested land has been recorded at the vested value by the Maori Land Court as at 01/09/2004. Cost includes expenditure that is directly attributable to the acquisition of the asset. Where an asset is donated to the entity, its cost is measured at its current value as at the date of acquisition.

Depreciation is charged on a straight line or diminishing value basis over the useful life of the asset, except for land. Land is not depreciated. Depreciation is charged at rates calculated to allocate the cost or valuation of the asset less any estimated residual value over its remaining useful life:

Buildings 2%

Building fit out 6%-12%

Office equipment 16%-50%

Furniture & fittings 10%-13%

Depreciation methods, useful lives and residual values are reviewed at each reporting date and are adjusted if there is a change in the expected pattern of consumption of the future economic benefits or service potential embodied in the asset.

The Trust has elected to adopt Tier 2 IPSAS 12 Property, Plant & Equipment for valuing land (other than vested land) and buildings.

Intangible Assets

Externally acquired intangible assets that have finite useful lives are measured at cost less accumulated amortisation and accumulated impairment losses. Intangible assets are amortised on a straight-line basis in the Statement of Financial Performance over their estimated useful lives, from the date that they are available for use. The estimated useful lives for the current and comparative periods are as follows:

Website 5 years

Land video 10 years

Amortisation methods, useful lives and residual values are reviewed at each reporting date and adjusted if appropriate

Investment

Investments are stated at cost, except for Centuria Funds Management and Craigs Investment Partners investments which are stated at market value.

Income Tax

Ngati Te Whiti Whenua Topu Trust is wholly exempt from New Zealand income tax having fully complied with all statutory conditions for these exemptions.

Changes in Accounting Policies

The Centuria Funds Management investment was previously recorded at cost, but from the 2024 year is recorded at market value. There has been no adjustment to the 2023 comparative year as the change was considered immaterial. All other policies have been applied on a consistent basis with those of the previous reporting period.

Notes to the Performance Report

Ngāti Te Whiti Whenua Tōpu Trust
For the year ended 31 March 2024

	2024	2023

1. Analysis of Revenue

Donations, fundraising and other similar revenue		
Grant income - Lotteries Commission	16,000	10,000
Grant income - New Plymouth District Council	10,000	-
Grant income - Oranga Marae	14,600	-
Total Donations, fundraising and other similar revenue	**40,600**	**10,000**

Revenue from providing goods or services		
Lease income	378,297	330,988
Reimbursement of expenses - leased premises	30,919	35,454
Residential rental income	19,840	17,420
Total Revenue from providing goods or services	**429,056**	**383,862**

Interest, dividends and other investment revenue		
Interest received	168,925	83,359
Investment income	10,981	4,125
Total Interest, dividends and other investment revenue	**179,906**	**87,484**

Other revenue		
Sundry Income	15,600	15,600
Total Other revenue	**15,600**	**15,600**

	2024	2023

2. Analysis of Expenses

Volunteer and employee related costs		
Management services	71,558	59,400
Trustee payments	12,200	9,000
Total Volunteer and employee related costs	**83,758**	**68,400**

Costs related to providing goods or services		
Insurance	37,650	35,344
Legal fees	1,591	586
Power	4,160	-
Rates	5,793	4,543
Repairs and maintenance	14,850	12,165
Rubbish and cleaning	64	142
Total Costs related to providing goods or services	**64,108**	**52,780**

Grants and donations made		
Education grants	-	1,241
Total Grants and donations made	**-**	**1,241**

	2024	2023
Other expenses		
Trustee Election Expenses	8,051	4,869
Accounting - compliance	5,695	7,446
AGM expenses	4,362	9,516
Amortisation of intangible assets	401	401
Audit fees	5,775	5,205
Bank charges	16	16
Courier & postage	243	200
Depreciation	29,325	28,008
Interest	-	59
Unrealised Loss on Portfolio & Centuria Investment	6,358	675
Marketing and branding	409	573
Office expenses	17,813	22,708
Professional and consulting fees	890	1,455
Stationery and printing	523	220
Subscriptions	996	915
Telecommunications	1,188	1,481
Valuation expenses	5,422	2,280
Wananga	18,316	-
Total Other expenses	**105,782**	86,027

3. Analysis of Assets

	2024	2023
Bank accounts and cash		
Friends of Ngamotu Marae	21,373	20,509
Premier Cheque (Income)	262,214	90,668
Total Bank accounts and cash	**283,588**	**111,178**
Debtors and prepayments		
Accounts receivable		
Accounts Receivable	138,944	101,881
Sundry Accounts receivable	6,878	9,438
Total Accounts receivable	**145,822**	**111,319**
Total Debtors and prepayments	**145,822**	**111,319**
Current Investments		
TSB term deposit	2,778,008	3,158,361
Total Current Investments	**2,778,008**	**3,158,361**

	2024	2023
Non-current Investments		
Craigs Investment Partners	506,363	-
Property Investments - Centuria Funds Management	45,052	50,000
Total Non-current Investments	**551,415**	**50,000**
Other non-current assets		
Intangible assets	1,092	1,493
Marae Development Costs - work in progress	947,703	932,110
Total Other non-current assets	**948,795**	**933,603**

4. Fixed Assets and Depreciation

	2024	2023
Land		
Opening carrying value	1,083,145	1,083,145
Closing carrying value	1,083,145	1,083,145
Land (revaluation)		
Opening carrying value	2,053,855	2,053,855
Revaluation	1,297,000	-
Closing carrying value	3,350,855	2,053,855
Vested Land		
Opening carrying value	2,940,000	2,940,000
Closing carrying value	2,940,000	2,940,000
Buildings		
Opening carrying value	293,055	301,174
Purchases	97,562	1,169
Current year depreciation & impairment	(11,120)	(9,289)
Closing carrying value	379,496	293,055
Buildings (revaluation)		
Opening carrying value	715,259	731,838
Revaluation	59,192	-
Current year depreciation & impairment	(16,634)	(16,578)
Closing carrying value	757,817	715,259
Office Equipment		
Opening carrying value	2,440	2,289
Purchases	3,205	2,314
Disposals	-	(675)
Current year depreciation & impairment	(988)	(1,486)
Closing carrying value	4,657	2,440
Furniture and Fittings		
Opening carrying value	5,345	6,000
Current year depreciation and impairment	(582)	(655)
Closing carrying value	4,763	5,345
Total	8,520,734	7,093,100

	2024	2023

5. Analysis of Liabilities

	2024	2023
Creditors and accrued expenses		
Accounts payable		
Accounts Payable	20,588	13,577
Sundry accounts payable	23,543	54,550
Total Accounts payable	**44,131**	**68,127**
Unused donations and grants with conditions		
Grants received in advance with conditions	2,048,281	-
Total Unused donations and grants with conditions	**2,048,281**	-
Goods and Services Tax		
GST	21,390	15,248
Total Goods and Services Tax	**21,390**	**15,248**
Other current liabilities		
Grants received in advance with conditions	-	2,016,000
Income in Advance	52,586	49,030
Total Other current liabilities	**52,586**	**2,065,030**
Total Creditors and accrued expenses	**2,166,388**	**2,148,405**

6. Accumulated Funds

	2024	2023
Accumulated Funds		
Opening Balance	6,444,102	6,188,935
Prior year adjustment	-	(33,331)
Accumulated surpluses or (deficits)	396,626	288,498
Total Accumulated Funds	**6,840,728**	**6,444,102**
Revaluation reserves		
Revaluation reserves		
Land revaluation reserve	3,350,855	2,053,855
Building revaluation reserve	870,390	811,198
Total Revaluation reserves	**4,221,245**	**2,865,053**
Total Revaluation reserves	**4,221,245**	**2,865,053**
Total Accumulated Funds	**11,061,973**	**9,309,155**

7. Commitments

The Trust has incurred $947,703 (2023: $932,110) to date on the Marae development upgrade. The Trust is still working on trying to achieve the funding needed to build the marae. The Trust received a grant from Oranga Marae for $14,600 on 03 May 2023 for Stage One which was for the creation of a marae development plan. The marae development plan has now been completed. The Trust has not applied for a Stage Two grant, Technical and Feasible Support Study, as the bulk of this work has been completed in the past. The Trust is working on applying for the capital grant from Oranga Marae with the target date for the application being 1 October 2024. The Trustees are of the view that the expenditure incurred can be classified as continued work in progress because the Trustees are actively pursuing funding options. The Resource Management consent is in place until 21 May 2025. The Trust received a grant of $2,000,000 from Toi Foundation during 2023 financial year to be used for construction expenditure, for which the requirement to be spent was extended to 31 December 2024. In February 2024 the Trustees committed to paying for the initial site contamination work to be carried out at 1 Bayly Road. In March 2024 the Trustees committed to the payment for the marae development plans to be updated for the lodging of a building consent with the New Plymouth District Council.

8. Contingent Liabilities and Guarantees

There are no contingent liabilities or guarantees as at 31 March 2024 (2023: $0.00).

	2024	2023
9. Related Parties		
Purchases		
Pauline Lockett (Advisory Trustee) receives a management fee as Administration Manager of the Trust	67,159	57,733
Accounts payable		
Pauline Lockett (Advisory Trustee) receives a management fee as Administration Manager of the Trust	4,399	-

10. Ability to Continue Operating

The entity will continue to operate for the foreseeable future.

11. Subsequent events since balance date

The Trust has embarked on building Ngamotu Marae, a large scale project at 1 Bayly Road on land set aside as a Marae Reservation for Ngati Te Whiti. The building plans are currently with the New Plymouth District Council for a building consent. The tender for the civil works and landscaping was released on the 9 September 2024 with a closing date of 27 September 2024. The marae project has been included in New Plymouth District Council's (NPDC) Long-Term Plan 2024-2025. $8m has been raised to date - $15m is the target. Further grant applications are scheduled to be made over the next couple of weeks/months. There is a current resource consent that expires on the 21 May 2025.

INDEPENDENT AUDITORS REPORT

To the Trustees of Ngāti Te Whiti Whenua Tōpu Trust

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Ngāti Te Whiti Whenua Tōpu Trust (the Trust) on pages 6 to 15, which comprise the statement of financial position as at 31 March 2024, and the statement of financial performance and statement of cash flows for the year then ended, and notes to the financial statements, including material accounting policy information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Trust as at 31 March 2024, and its financial performance and its cash flows for the year then ended in accordance with Public Benefit Entity Simple Format Reporting Standard – Accrual (Not-For-Profit).

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (New Zealand) (ISAs (NZ)). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Trust in accordance with Professional and Ethical Standard 1 (Revised) Code of Ethics for Assurance Practitioners issued by the New Zealand Auditing and Assurance Standards Board and the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code), and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. 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, the Trust.

Other information

The Trustees is responsible on behalf of the Trust for the other information. The other information comprises the Entity Information and Statement of Service Performance but does not include the financial statements and our auditor's report thereon.

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Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information 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. If based, on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Trustees' Responsibilities for the Financial Statements

The Trustees are responsible on behalf of the Incorporation for the preparation and fair presentation of the financial statements in accordance with Public Benefit Entity Simple Format Reporting Standard – Accrual (Not-For-Profit), and for such internal control as the Trustees determine 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 Trustees are responsible on behalf of the Trust for assessing the Trust'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 Trust or to cease operations, or have no realistic alternative but to do so.

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Auditors 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 ISAs (NZ) 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.

A further description of the auditors responsibilities for the audit of the financial statements is located at the External Reporting Board's website at:
http://www.xrb.govt.nz/standards-for-assurance-practitioners/auditors-responsibilities/audit-report-8/

Silks Audit

Cameron Town
Silks Audit Chartered Accountants Ltd
Whanganui, New Zealand

Date: 20 September 2024

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