

Performance Report

Papatoetoe Central Main Street Society Incorporated
For the year ended 30 June 2026

Prepared by Chester Grey Chartered Accountants Limited

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Entity Information

Papatoetoe Central Main Street Society Incorporated For the year ended 30 June 2026

'Who are we?', 'Why do we exist?'

Legal Name of Entity

Papatoetoe Central Main Street Society Incorporated

Entity Type and Legal Basis

An Incorporated Society registered under the Incorporated Society Act 1908.

Registration Number

600916

Entity's Purpose or Mission

Our objective is to assist and guide the development and advancement of the commercial interests of people and businesses in Papatoetoe Central Main Street Society Incorporated ("PCMSS") through a co-ordinated, structured, and measurable communications, marketing, and economic development programme.

PCMSS promotes the welfare of the business community and provides a wide range of services for members including promotion of Papatoetoe Town as a business hub that encourages an environment attractive to new business, employment growth and the public in Papatoetoe Town Centre. PCMSS also provides a forum for networking and collaboration of members and sharing of information.

PCMSS advocates the Government, local authorities and /or persons, corporations, or associations for the improvement of the amenities, streetscapes, utilities, transport, services, or other infrastructure, and for lighting, surfacing, security, and cleaning to the benefit of the Papatoetoe Business Districts.

PCMSS engages with the Otara Papatoetoe Local Board, Auckland Council, and other Business Improvement District ("BID")'s to provide feedback to the Auckland Councils Annual and Long-Term Planning Process informing them of local issues and feedback from the businesses in the Town Centre. We also carry out projects such as Town Centre tidy-ups, graffiti reporting, and seasonal promotional competitions collaboratively with Auckland Council and the local community. There is a large amount of advocacy regarding bylaw changes with our Local Board, advocating in the best interests of the Town Centre.

PCMSS is proud to represent the Retailers and Landlords in the Papatoetoe Business Improvement District for Advocacy, Events, Promotions, Town Centre Clean-Ups, Networking Opportunities, CCTV and Safety, Auckland Council/Local Board Relations, Town Centre Ambassador Teams and much more.

Entity Structure

Papatoetoe Central Main Street Society Incorporated is an Incorporated Society that operates with one part time staff and a Town Centre Manager who does run and manage the day-to-day operations. They report to an elected executive board of office bearers and supporting committee members.

Executive Board

Trevor Jenkin (Chairperson)

Jessica Lim (Committee)

Niall Hanlon (Committee)

Michael Li (Committee)

May Zhu (Committee)

Sam Nang Im (Committee Member)

Shu Deng Ye (Committee Member)
Stephen Graham (Committee Member)
Tony Li (Committee Member)
Van Tac Tran (Committee Member)
Stephen Grey External Treasurer (Non-Voting)

Manager / Secretary

Rana Judge

Society structure

PCMSS is a stand-alone Incorporated Society.

Other entities controlled by the Society

There are no other entities controlled by the Society.

Main Sources of Entity's Cash and Resources

PCMSS is part of the Auckland Council BID Partnership Programme. A BID Programme is a local economic development initiative run by a business association and partnership with the council. To fund a BID programme, Auckland Council collects a targeted rate from all commercially rated properties located within an approved BID. Targeted rates are based on the business's property capital value and a fixed charge per property.

The agreed rates are returned from Auckland Council to the business association as a grant on a quarterly basis. This provides a regular income to fund member activities as strategically planned.

Main Methods Used by Entity to Raise Funds

No fundraising activities are entered into.

Entity's Reliance on Volunteers and Donated Goods or Services

PCMSS relies to a great extent on volunteers for the planning of community events. Committee members volunteer time to ensure the governance and management of the organisation is met.

Additional Information

Bank

Bank of New Zealand

Heartland Bank Limited

Physical Address

35 St George Street, Papatoetoe, Auckland, Auckland, New Zealand, 2025

Postal Address

PO BOX 200077, Papatoetoe Central, Auckland, New Zealand, 2156

Approval of Financial Report

Papatoetoe Central Main Street Society Incorporated For the year ended 30 June 2026

The Executive Board are pleased to present the approved financial report including the historical financial statements of Papatoetoe Central Main Street Society Incorporated for year ended 30 June 2026.

APPROVED

Trevor Jenkin
Chairperson
Date

Stephen Grey
External Treasurer
Date

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Statement of Service Performance

Papatoetoe Central Main Street Society Incorporated For the year ended 30 June 2026

'What did we do?', 'When did we do it?'

Description of Entity's Outcomes

Description of Medium to Long Term Objectives

The purpose of Papatoetoe Central Main Street Society Incorporated ("PCMSS") is the promotion and development of Papatoetoe business and shopping areas, being the Papatoetoe Town Centre.

PCMSS is an Auckland Business Improvement District ("BID"). The purpose and goals of PCMSS are thus aligned with the objective of the Auckland Council's BID Programme for economic development & improvement of the Council defined area.

There are several groups associated with the BID that have aligned their goals for the betterment of the area. Thus, PCMSS also needs to ensure that effective partnerships are formed in driving results that are aligned to the purpose of promoting and development of the Town Centre.

Our partnership includes alliance with Otara Papatoetoe Local Board, Otara Business Association, RSA, Work & Income, Papatoetoe Library, NZ Police, Auckland Transport, and the Family of Auckland Council Controlled Organisation.

PCMSS's role is pivotal in providing a safe and engaged Local Hub which provides an environment for Community Members to grow and prosper with business and employment opportunities, access to social services and many more vital avenues. The inputs from the stakeholders help us to achieve our business objectives.

The objective of PCMSS is to make the Town Centre a vibrant, safe, and attractive place where people want to work, live, visit, enjoy and invest in. PCMSS wants people to come and visit the Town Centre, buy local in the Town Centre, and continue to visit. To achieve this objective, PCMSS has a Town Centre Management team that is responsible for the day-to-day operation of the Town Centre. PCMSS believes that this can be achieved by improving perception of the safety of the Papatoetoe Town Centre and ultimately increasing the attractiveness of Papatoetoe through a better-quality retail and service offering. This will increase the footfall, promote greater economic development, and improve the image of the Town Centre. For businesses, this improves profitability and for investors, this means greater returns and investments, and creates attractions for future investment.

Description of Significant Activities

The expression of the activities has been delivered through the following outputs:

Revitalising the Heart of Papatoetoe: A Vision of Progress

PCMSS is taking dynamic strides to uplift the charm and ambiance of the Town Centre by ingeniously adorning select trees along Main Street with enchanting string lights. This visionary initiative aims to captivate the attention of visitors and breathe new life into the heart of the town.

Empowering Businesses Through Digital Transformation

With an unwavering commitment to progress, the PCMSS is championing the digital transformation of local businesses. This strategic shift towards digitisation is designed not only to enhance operational efficiency but also to empower businesses with cutting-edge technology. By leveraging these advancements, businesses can forge stronger connections with both consumers and staff, thereby delivering unparalleled customer experiences.

Monthly Updates and Collaborative Solutions

PCMSS's dedication to the well-being of the Town Centre is unwavering. Through insightful monthly newsletters, businesses are kept abreast of ongoing initiatives aimed at surmounting challenges and refining the Town Centre's functionality. These updates spotlight PCMSS's dynamic approach to problem-solving and its commitment to fostering a thriving environment for all.

Leveraging Social Media for Growth

Harnessing the power of social media, we're intensifying our engagement with stakeholders across platforms like Facebook and Instagram. Through timely updates, we're equipping retailers with knowledge about government policies, such as the small business cashflow scheme and resurgence support payment, ensuring they seize the benefits they rightfully deserve.

Empowering Retailers in the Digital Realm

We're propelling retailers towards a brighter digital future. Acknowledging the diversity in digital presence, we're assisting retailers without an online footprint in establishing their own presence on platforms like Facebook and Instagram. This digital evolution empowers retailers to interact with customers, showcase products, and unveil exclusive monthly offers, ultimately fostering higher sales through enhanced customer engagement.

Fostering Growth: Cultivating a Thriving Local Economy

Papatoetoe Town Centre is embracing growth with open arms, establishing itself as a beacon of investment potential. The surge in local patronage reflects the vitality of community support, reaffirming the Town Centre's pivotal role. The surge in foot traffic and a substantial increase in visitors are testaments to the community's ardent response to our call to "Shop Local, Spend Local, and Support Local," with a remarkable 80% of customers hailing from the local community.

Galvanising Community Through Vibrant Events

Teaming up with the Otago Papatoetoe Local Board, the PCMS orchestrates a tapestry of captivating community events throughout the year. This partnership cultivates collaboration, knitting together the local community and Town Centre activities for mutual enrichment. These events, orchestrated to amplify the Town Centre's allure, not only drive foot traffic but also serve as an ambassador to outsiders, portraying Papatoetoe as a welcoming, convivial, and secure destination.

Safe & Secure Town Centre

The PCMS is steadfast in its commitment to ensuring a secure environment for community growth, business expansion, and social flourishing. Our vigilant surveillance regime, active six days a week, bolsters a palpable sense of security for all visitors. We offer vital data to authorities upon request, underscoring our commitment to a safe space. Monthly safety meetings unite diverse stakeholders, including NZ Police, Indian and Māori wardens, and community leaders, reflecting our comprehensive approach to safety.

Monitoring and Collaboration

Our vigilance extends through dedicated personnel monitoring CCTV and partnering with Indian and Māori wardens for added vigilance. Together, we're weaving a tapestry of security, fostering an environment where every individual feels protected and valued in Papatoetoe's heart.

Statement of Financial Performance

Papatoetoe Central Main Street Society Incorporated

For the year ended 30 June 2026

'How was it funded?' and 'What did it cost?'

	NOTES	2026	2025
Revenue			
Revenue from providing goods or services	1	124,060	146,183
Interest, dividends and other investment revenue	1	1,075	6,147
Total Revenue		125,135	152,329
Expenses			
Volunteer and employee related costs	2	83,653	78,119
Costs related to providing goods or service	2	80,343	96,776
Grants and donations made	2	-	2,258
Other expenses	2	1,120	925
Total Expenses		165,116	178,078
Surplus/(Deficit) for the Year		(39,981)	(25,749)

Statement of Financial Position

Papatoetoe Central Main Street Society Incorporated

As at 30 June 2026

'What the entity owns?' and 'What the entity owes?'

	NOTES	30 JUN 2026	30 JUN 2025
Assets			
Current Assets			
Bank accounts and cash	3	24,658	68,644
Debtors and prepayments	3	54,730	-
Other Current Assets	3	-	82,234
Total Current Assets		79,388	150,878
Non-Current Assets			
Property, Plant and Equipment	5	3,270	1,652
Other non-current assets	3	3,307	3,307
Total Non-Current Assets		6,577	4,959
Total Assets		85,965	155,838
Liabilities			
Current Liabilities			
Creditors and accrued expenses	4	3,935	38,110
Employee costs payable	4	8,519	4,236
Total Current Liabilities		12,454	42,346
Total Liabilities		12,454	42,346
Total Assets less Total Liabilities (Net Assets)		73,511	113,492
Accumulated Funds			
Accumulated surpluses or (deficits)	6	73,511	113,492
Total Accumulated Funds		73,511	113,492

Statement of Cash Flows

Papatoetoe Central Main Street Society Incorporated For the year ended 30 June 2026

	2026	2025
Cash flows		
Cash flows from operating activities		
Operating Receipts		
Government service delivery grants/contracts	41,665	173,596
Interest, dividends and other investment receipts	1,532	7,766
GST Refund/(Payable)	(77)	2,751
Total Operating Receipts	43,120	184,113
Less Operating Payments		
Employee remuneration and other related payments	79,369	80,689
Other payments related to service delivery	86,776	92,432
Donations or grants paid	-	2,508
Total Less Operating Payments	166,145	175,630
Total Cash flows from operating activities	(123,025)	8,483
Cash flows from investing and Financing activities		
Cash was received from		
Disposal of investments	81,777	34,166
Total Cash was received from	81,777	34,166
Cash was applied to		
Payments to acquire property, plant and equipment	2,738	-
Payments to purchase investments	-	-
Total Cash was applied to	2,738	-
Total Cash flows from investing and Financing activities	79,039	34,166
Net increase/(decrease) in cash and cash equivalents	(43,986)	42,649
Bank Accounts and Cash		
Opening cash	68,644	25,995
Closing cash	24,658	68,644
Net change in cash for the period		
Net change in cash for the period	(43,986)	42,649

Statement of Accounting Policies

Papatoetoe Central Main Street Society Incorporated For the year ended 30 June 2026

'How did we do our accounting?'

Basis of Preparation

This Performance Report is prepared in accordance with the External Reporting Board's (XRB) Tier 3 (NFP) Standard. The entity is eligible to apply these requirements as it does not have public accountability and has total annual expenses of less than \$5,000,000. All transactions in the Performance Report are reported using the accrual basis of accounting. This Performance Report is prepared under the assumption that the Society will continue to operate for the foreseeable future

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.

Income Tax

Papatoetoe Central Main Street Society Incorporated is wholly exempt from New Zealand income tax having fully complied with all statutory conditions for these exemptions.

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.

Changes in Accounting Policies

There have been no changes in accounting policies. Policies have been applied on a consistent basis with those of the previous reporting period.

Revenue Recognition

Revenue is measured at the fair value of the consideration received or receivable for the sale of goods and services, excluding goods and services tax rebates and discounts, to the extent it is probable that the economic benefits will flow to the Society and revenue can be reliably measured.

Interest received is recognised as interest accrues, gross of refundable tax credits received.

Government grants requiring specified future conditions to be met are recognised as a liability on receipt. The grants are recognised as income over the period that the specified conditions are complete and the associated costs are recognised.

Property, Plant & Equipment

Property, plant and equipment are stated at historical cost less any accumulated depreciation and impairment losses. Historical cost includes expenditure directly attributable to the acquisition of assets, and includes the cost of replacements that are eligible for capitalisation when these are incurred.

An item of property, plant and equipment is derecognised upon disposal or when no further future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in profit or loss in the year the asset is derecognised.

Operating Lease

Operating lease payments, where the lessors effectively retain substantially all the risk and benefits of ownership of the leased items, are recognised as an expense in Statement of Financial Performance on a straight line basis over the lease term.

Employee Entitlements

Employee entitlements are measured at undiscounted nominal values based on accrued entitlements at current rates of pay. These include salaries and wages accrued up to balance date, plus Holiday Pay accrued at balance date.

Depreciation

Depreciation is provided on a diminishing value basis at rates that will write off the cost of the assets over their useful lives. The useful lives and associated depreciation rates of major classes of assets have been estimated as follows:

Furniture and fittings 6 years (16%)
Computer Equipment 2 years (50%)
Plant & Equipment 2 - 4 years (25 - 40%)

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Notes to the Performance Report

Papatoetoe Central Main Street Society Incorporated For the year ended 30 June 2026

	2026	2025
1. Analysis of Revenue		
Revenue from providing goods or services		
Auckland Council - Other Grant	14,000	45,239
Auckland Council - Targeted Rates	110,060	100,944
Total Revenue from providing goods or services	124,060	146,183
Interest, dividends and other investment revenue		
Interest Received	1,075	6,147
Total Interest, dividends and other investment revenue	1,075	6,147
	2026	2025
2. Analysis of Expenses		
Volunteer and employee related costs		
Salaries	79,584	72,376
Travelling Expenses	4,069	5,744
Total Volunteer and employee related costs	83,653	78,119
Costs related to providing goods or services		
Admin & Office Expenses		
Accountancy Fees	860	1,313
AGM Expenses	7,429	2,455
Audit Fee	1,551	2,967
Bank Fees & Charges	-	40
Computer Expenses	317	130
Consultancy Fees	1,100	3,157
Entertainment	2,027	-
General Expenses	532	2,164
Insurance	604	607
Legal Fees	2,000	-
Management Fees	-	500
Meeting Expenses	509	4,891
Permits, Licences & Fees	-	265
Postage	155	-
Printing & Stationery	202	566
Rent	500	243
Repairs & Maintenance	(432)	742
Subscriptions & Licenses	1,683	1,907
Telephone & Tolls	3,010	3,177
Total Admin & Office Expenses	22,046	25,124

	2026	2025
Events		
Chinese New Year	-	2,747
Diwali	5,779	-
Easter	-	723
Matariki	5,846	-
Papatoetoe Food Festival	2,860	-
Santa's Parade	35,123	54,535
Total Events	49,608	58,006
Lease		
CCTV Monitoring Expenses	861	6,000
Lease Rentals	644	1,127
Total Lease	1,505	7,127
Promotional		
Marketing	5,885	4,883
Signages & Advertising	-	361
Website/Hosting	1,299	1,024
Total Promotional	7,184	6,268
Total Costs related to providing goods or services	80,343	96,526
Grants and donations made		
Donations	-	2,258
Donations Paid	-	250
Total Grants and donations made	-	2,508
Other expenses		
Depreciation	1,120	925
Total Other expenses	1,120	925
	2026	2025

3. Analysis of Assets

Bank accounts and cash

BNZ - 00 Account	24,658	57,517
Heartland Bank 01 A/c	-	11,128
Total Bank accounts and cash	24,658	68,644

Debtors and prepayments

Grant Income Accrued	54,730	-
Total Debtors and prepayments	54,730	-

Other current assets

Accrued Interest	-	458
Resident Withholding Tax Paid / (Refund)	3,307	3,307
Term Deposits	-	81,777
Total Other current assets	3,307	85,541

2026

2025

4. Analysis of Liabilities

Creditors and accrued expenses

Accruals	-	9,002
Grants in Advance - Auckland Council - Targeted Rates	-	27,665
GST	1,366	1,443
Trade Payables	2,569	-
Total Creditors and accrued expenses	3,935	38,110

Employee costs payable

Holiday Pay Provision	8,519	4,236
Total Employee costs payable	8,519	4,236

2026

2025

5. Property, Plant and Equipment

Computer Equipment

Opening Balance	178	355
Less depreciation and impairment for the period	(89)	(178)
Total Computer Equipment	89	178

Furniture and Fittings

Opening Balance	23	27
Less depreciation and impairment for the period	(4)	(4)
Total Furniture and Fittings	19	23

Plant and Equipment

Opening Balance	1,452	2,195
Add purchases	2,738	-
Less depreciation and impairment for the period	(1,028)	(743)
Total Plant and Equipment	3,162	1,452

Total Property, Plant and Equipment

3,270

1,652

2026

2025

6. Accumulated Funds

Accumulated Funds

Opening Balance	113,492	138,820
Accumulated surpluses or (deficits)	(39,981)	(25,749)
Prior Period Adjustment	-	421
Closing Balance	73,511	113,492

7. Commitments

There are no commitments as at 30 June 2026 (Last year - nil).

8. Contingent Liabilities and Guarantees

There are no contingent liabilities or guarantees as at 30 June 2026 (Last year - nil).

9. Goods and Service Provided in Kind

In order to add value to the budget and delivery of outcomes to our business members, we constantly seek to enhance/increase or maximize the budget in the following ways.

Sourcing income from:

- Special grants;
- Sponsorship; and
- Member contributions to marketing initiatives.

We also try and gain free publicity wherever possible to enhance positive media exposure for Papatoetoe. This is calculated based on equivalent advertising value. We calculate the 'Earned Media Value' for social media based on industry standards for engagement.

Wherever possible we negotiate media discounts and additional free coverage. Our members host monthly network events, providing venue, refreshments and snacks, as well as prizes. In addition, prizes and donations are sourced for promotions and other marketing initiatives.

The value of these goods and services have not been valued within the Performance Report as there is no reliable means of quantifying a value on these goods and services.

10. Related Party Transactions

During the years ended 31 March 2026 and 31 March 2025, the daughter of the then Chairperson provided event management services to the Society. Fees of \$12,000 were paid in each year for these services.

The Executive Board have reviewed these transactions and note that insufficient information is available to demonstrate that the services were procured on an arm's-length basis or that the amounts charged were consistent with market rates.

Accordingly, the Board are unable to conclude that the payments were made on normal commercial terms.

11. Events After the Balance Date

After balance date, a complaint was lodged with the New Zealand Police regarding payments made by the Society to the daughter of the former Chairperson and other persons associated with the former Chairperson.

The complaint concerns the appropriateness, authorisation and potential related-party nature of those transactions. The Executive Board are cooperating with the relevant authorities and have commenced a review of the affected transactions. As at the date these financial statements were authorised for issue, no findings have been made and the financial consequences, if any, cannot be reliably determined.

As a result, no provision or adjustment has been recognised in these financial statements. (Last year - nil).

12. Ability to Continue Operating

The Society has adequate resources to continue operations for the foreseeable future. For this reason, the Executive Board continues to adopt the going concern assumption in preparing the Performance Report for the year ended 30 June 2026. This conclusion was reached after making enquiries and having regard to circumstances which are likely to affect the Society during the period of one year from the date the Executive Board approves the Performance Report, and to circumstances which will occur after that date which could affect the validity of the going concern assumption.

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Independent Auditors' report

Papatoetoe Central Main Street Society Incorporated
For the year ended 30 June 2026

Opinion

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Signed

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