

Performance Report

Mahatma Gandhi Charitable Trust
For the year ended 31 December 2024

Prepared by Red Office Limited

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Entity Information

Mahatma Gandhi Charitable Trust For the year ended 31 December 2024

Legal Name of Entity

Mahatma Gandhi Charitable Trust

Entity Type and Legal Basis

Charitable Trust

Registration Number

CC46584

Entity's Purpose or Mission

The Trust is directed by the Board of Trustees who have responsibility for the custodianship and preservation of the following properties: 135-145 New North Road, 147 New North Road, 155 New North Road, 16-22 Virginia Avenue.

The Trust also has the responsibility to provide any future direction of the Auckland Indian Association Incorporated (AIAI) and works closely with the Officers of the AIAI. The Trust maintains and manages the above properties and is responsible for the Governance and the provision for present and future needs of the Community.

Entity Structure

Dhiru Bhikha	- Chairman	Dhansukh Lal	- Deputy Chairman
Puspa Leginwala	- Secretary	Bhavisha Patel	- Treasurer
Parshotam Govind	- Trustee	Barwant Bhikha	- Trustee
Harshad K Patel	- Trustee	Ramesh Bhagwan	- Trustee
Ashok Bhagwandas Darji	- Trustee	Hershad (Daya) Jairam	- Trustee

Main Sources of Entity's Cash and Resources

Rental Income from properties and car parks.

Main Methods Used by Entity to Raise Funds

The Trust has leased its properties to tenancies on a relatively long-term basis and it takes active steps to ensure that the buildings are occupied and premium rents are negotiated.

Physical Address

145 New North Rd, Eden Terrace, Auckland 1021

Postal Address

PO Box 8110, Newmarket, Auckland

Approval of Financial Report

Mahatma Gandhi Charitable Trust For the year ended 31 December 2024

The Board of Trustees are pleased to present the approved performance report including the historical financial statements of the Mahatma Gandhi Charitable Trust for year ended 31 December 2024.

APPROVED

Dhiru Bhikha

Chairman 

Date 25/12/2025

Bhavisha Patel

Treasurer 

Date 25/12/2025

Statement of Service Performance

Mahatma Gandhi Charitable Trust For the year ended 31 December 2024

Description of Entity's Outcomes

Mahatma Gandhi Charitable Trust owns the premises situated at 145 New North Road which includes the Radha Krishna Temple. With the ever increasing Indian Diaspora in Auckland, the board deemed it appropriate to purchase the site on 155 New North Road, when it was offered for sale to the Mahatma Gandhi Charitable Trust. In May 2019 the Trust purchased the site situated on 16-22 Virginia Avenue. When the need arises, as is inevitable, the extra space offered by the sites at 155 New North Road and 16-22 Virginia Avenue, will be utilized to provide an overflow from the current site to cater for cultural, social and educational needs of the Indian population in the Auckland Metropolitan area. 155 New North Road and 16-22 Virginia Avenue are currently let to provide the offset of the mortgage drawn on for the purchase of these premises.

Description and Quantification of the Entity's Outputs

The premises at 155 New North Road and 16-22 Virginia Avenue are currently fully tenanted. The tenants we have are mainly long term and include among others, PSA, Heritage Carpets and the Ministry of Education.

	2024	2023
No of Events facilitated to Auckland Indian Association Incorporated. The number of functions held	30	28

Additional Information

The premises on 155 New North Road, 16-22 Virginia Avenue are now fully tenanted. The main complex is mostly tenanted. The rental revenue from these 3 sites will provide a partial set-off of the mortgage on the site at 16-22 Virginia Avenue.

The above statement of service performance should be read in conjunction with the accompanying notes to the performance report and the independent auditor's report.

Statement of Financial Performance

Mahatma Gandhi Charitable Trust For the year ended 31 December 2024

	NOTES	2024	2023
Revenue			
Revenue from providing goods or services	1	1,443,123	1,386,024
Interest, dividends and other investment revenue	1	9,222	8,255
Total Revenue		1,452,345	1,394,279
Expenses			
Costs related to providing goods or service	2	546,876	403,651
Other expenses	2	184,665	263,906
Total Expenses		731,541	667,557
Surplus/(Deficit) for the Year		720,804	726,722

The above statement of financial performance should be read in conjunction with the accompanying notes to the performance report and the independent auditor's report.

Statement of Financial Position

Mahatma Gandhi Charitable Trust

As at 31 December 2024

	NOTES	31 DEC 2024	31 DEC 2023
Assets			
Current Assets			
Bank accounts and cash	3	123,396	93,519
Debtors and prepayments	3	108,075	84,574
Other Current Assets	3	200,000	-
Total Current Assets		431,472	178,093
Non-Current Assets			
Property, Plant and Equipment	5	11,642,205	11,641,118
Investment Property	6	4,958,288	5,005,751
Total Non-Current Assets		16,600,493	16,646,868
Total Assets		17,031,965	16,824,961
Liabilities			
Current Liabilities			
Creditors and accrued expenses	4	56,043	40,792
Other current liabilities	4	340,941	731,492
Total Current Liabilities		396,984	772,284
Non-Current Liabilities			
Loans	4	-	138,500
Total Non-Current Liabilities		-	138,500
Total Liabilities		396,984	910,784
Total Assets less Total Liabilities (Net Assets)		16,634,981	15,914,177
Accumulated Funds			
Accumulated surpluses or (deficits)	7	16,634,981	15,914,177
Total Accumulated Funds		16,634,981	15,914,177

The above statement of financial position should be read in conjunction with the accompanying notes to the performance report and the independent auditor's report.

Statement of Cash Flows

Mahatma Gandhi Charitable Trust For the year ended 31 December 2024

	2024	2023
Cash Flows from Operating Activities		
Receipts from providing goods or services	1,183,519	1,166,838
Interest, dividends and other investment receipts	3,581	3,455
Cash receipts from other operating activities	410,366	387,557
GST	(153,922)	(152,278)
Payments to suppliers and employees	(421,315)	(435,001)
Total Cash Flows from Operating Activities	1,022,229	970,571
Cash Flows from Investing and Financing Activities		
Payments to acquire property, plant and equipment	(98,097)	(34,229)
Repayments of loans borrowed from other parties	(118,500)	(1,230,000)
Cash Flows from Other Investing and Financing Activities	(775,754)	224,864
Total Cash Flows from Investing and Financing Activities	(992,351)	(1,039,366)
Net Increase/ (Decrease) in Cash	29,877	(68,795)
Cash Balances		
Cash and cash equivalents at beginning of period	93,519	162,314
Cash and cash equivalents at end of period	123,396	93,519
Net change in cash for period	29,877	(68,795)

The above statement of cash flows should be read in conjunction with the accompanying notes to the performance report and the independent auditor's report.

Statement of Accounting Policies

Mahatma Gandhi Charitable Trust For the year ended 31 December 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.

Measurement Base and Presentation Currency

The performance report is prepared on the historical cost basis unless otherwise noted in the specific accounting policy. This performance report is presented in New Zealand dollars and rounded to the nearest dollar.

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

Mahatma Gandhi Charitable Trust is a registered charity (CC 46584) under the Charities Act 2005 and therefore exempt from New Zealand income tax.

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.

Bank Accounts and Cash

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

Property, Plant and Equipment

All property, plant and equipment recorded at cost less accumulated depreciation and impairment losses. Property, plant and equipment acquired for immaterial amounts are not capitalised, they are recorded as an expense in the statement of financial performance. Gains and losses on disposals are determined by comparing the proceeds received with carrying amounts. The gain or loss arising from the disposal of an item of property, plant and equipment is recognised in the statement of financial performance.

Land

Land held for use in production or administration is stated at cost.

Land improvements, buildings & improvements, furniture & fittings and other equipment

Land improvements, buildings & improvements, furniture & fittings and other equipment are initially recognised at manufacturing cost or acquisition cost, including any costs directly attributable to bringing the assets to the location and condition necessary for it to be capable of operating in the manner intended by the Trust's management.

These are subsequently measured using the cost model, cost less subsequent depreciation and impairment losses.

Depreciation

All classes of property, plant and equipment (except land) are depreciated over their estimated useful life on a straight line and diminishing value basis. Depreciation of all assets is reported in the statement of financial performance. Depreciation method, useful lives and residual values are reviewed at each reporting date and adjusted if appropriate.

Depreciation rates used for each class of asset are as follows:

- Land Improvements - 8-9.6% DV
- Buildings - 10% SL
- Building Improvements - 7% - 13% SL and DV
- Furniture & fittings 7% - 40% DV and SL
- Plant & Equipment - 8% - 10% DV

Investment property

Investment property are properties held to earn rentals and/or for capital appreciation and are accounted for using the cost model.

Depreciation is recognised on a straight-line basis to write down the cost less estimated value of the investment property. The following useful lives are applied:

- Building: 10 Years

Impairment

At each reporting date, the Trust reviews the carrying amounts of its property, plant and equipment and investment property to determine whether there are any indications that those property, plant and equipment and investment property have suffered an impairment loss. If an indication exists, the recoverable amount of the property, plant and equipment and investment property is estimated in order to determine the extent of the impairment loss.

An impairment loss is recognised immediately in the statement of financial performance. Where an impairment loss subsequently reverses, the carrying amount of the property, plant and equipment and investment property is increased to the revised estimate of its recoverable amount, but only to the extent that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the property, plant and equipment and investment property. The reversal of an impairment loss is recognised immediately in income.

Receivables and Payables

Receivables are stated at their estimated realisable value. Bad debts are written off in the year in which they are identified.

Payables represent liabilities for goods and services provided to the Trust prior to the end of the financial year which are unpaid. Accounts payable are recorded at the amount of cash required to settle those liabilities. The amounts are unsecured and are usually paid within 30 days of recognition.

Revenue

Revenue is recognised for lease income on a straight-line basis over the term of the lease. All other income is recognised to the extent that it is probable that the economic benefit will flow to the Trust and revenue can be reliably measured.

Comparatives

The comparative figures cover the 12-month period ended 31 December 2023.

Operating Expenses

Operating expenses are recognised in the statement of financial performance upon utilisation of the services or at the date of their origin.

Notes to the Performance Report

Mahatma Gandhi Charitable Trust For the year ended 31 December 2024

	2024	2023
1. Analysis of Revenue		
Revenue from providing goods or services		
Rent Received	1,071,499	1,051,508
Car Parking Income	268,015	223,418
Rent Received - OPEX	94,586	101,261
Electricity & Water Rates Recovered	9,023	9,837
Total Revenue from providing goods or services	1,443,123	1,386,024
Interest, dividends and other investment revenue		
Interest Income	1,191	-
Dividend Income	3,581	3,455
Other Revenue	4,450	4,800
Total Interest, dividends and other investment revenue	9,222	8,255
	2024	2023

2. Analysis of Expenses

Costs related to providing goods or services		
Building Repairs and Maintenance	140,803	78,890
Cleaning	38,371	28,183
Consulting	2,555	8,752
Disposal - Assets	1,781	-
Doubtful Debts	57,919	-
Gas & Electric	89,282	88,500
Insurance	53,623	46,616
Licences & Registrations	1,305	403
Property Management	23,200	23,200
Rates Paid	122,683	111,822
Rubbish Removal	3,651	4,985
Security	3,599	3,545
Subscriptions	872	817
Water Rates	7,232	7,939
Total Costs related to providing goods or services	546,876	403,651

	2024	2023
Other expenses		
Accountancy	15,550	15,849
Audit Fees	9,529	9,413
Bank Fees	910	901
Depreciation	142,692	160,084
General Expenses	65	32
Interest - Loans	10,679	69,788
Interest Expense	-	1,835
Legal Expenses	5,241	5,988
Printing & Stationery	-	18
Total Other expenses	184,665	263,906
	2024	2023

3. Analysis of Assets

Bank accounts and cash		
ASB Cheque MG (00)	123,396	93,519
Total Bank accounts and cash	123,396	93,519
Debtors and prepayments		
Accounts Receivable	148,590	64,301
less Provision for Doubtful Debts	(66,606)	-
Accrued Revenue	1,191	-
Insurance Prepayments	23,821	20,273
Prepayment - Yearly Maintenance/ Inspection contract	1,080	-
Total Debtors and prepayments	108,075	84,574
Other current assets		
MGCT Term Deposit 64597-77	200,000	-
Total Other current assets	200,000	-
	2024	2023

4. Analysis of Liabilities

Creditors and accrued expenses		
Accounts Payable	25,853	22,879
Sundry Creditors	-	5,382
Accruals	30,190	12,531
Total Creditors and accrued expenses	56,043	40,792
Other current liabilities		
RWT Paid	(4,404)	(3,273)
Income in Advance	18,893	-
GST	23,204	26,518
ASB Bank - Financial Market Loan (Current Portion)	-	330,000
Loan account with Auckland Indian Association Inc	303,247	378,247
Total Other current liabilities	340,941	731,492

	2024	2023
Loans		
ASB Bank Finance Market Loan (Non-Current Portion)	-	138,500
Total Loans	-	138,500
Mahatma Gandhi Charitable Trust has secured the loan from ASB Bank against the property situated at 155 New North Road, Eden Terrace, Auckland.	-	-

	2024	2023
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5. Property, Plant and Equipment

Land		
Land at cost	10,909,092	10,909,092
Total Land	10,909,092	10,909,092
Land Improvements		
Land Improvements	168,523	168,523
Less Accumulated Depreciation on Land Improvements	(96,615)	(88,990)
Total Land Improvements	71,908	79,533
Buildings		
Buildings	1,360,904	1,360,904
Accumulated depreciation - buildings	(1,237,801)	(1,220,871)
Total Buildings	123,103	140,034
Furniture and Fittings		
Furniture and fittings	1,076,617	1,084,706
Less Accumulated Depreciation on - Furniture and Fittings	(721,332)	(677,956)
Total Furniture and Fittings	355,285	406,750
Plant and Equipment		
Plant and machinery owned	220,699	124,506
Accumulated depreciation - plant and machinery owned	(37,881)	(18,796)
Total Plant and Equipment	182,817	105,709
Total Property, Plant and Equipment	11,642,205	11,641,118
	2024	2023

6. Investment Property

Investment Land at Cost	4,736,690	4,736,690
Investment Buildings		
Investment Buildings at Cost	1,772,938	1,772,938
Less Accumulated Depreciation on Investment Buildings	(1,551,341)	(1,503,878)
Total Investment Buildings	221,597	269,060
Total Investment Property	4,958,288	5,005,751
	2024	2023

7. Accumulated Funds

Accumulated Funds		
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	2024	2023
Opening Balance	15,914,177	15,187,455
Current Year Earnings	720,804	726,722
Total Accumulated Funds	16,634,981	15,914,177
Total Accumulated Funds	16,634,981	15,914,177

8. Commitments

There are no capital commitments as at 31 December 2024 (2023 - Nil).

9. Contingent Liabilities and Guarantees

There are no contingent liabilities or guarantees as at 31 December 2024 (2023 - Nil).

10. Related Parties

The Auckland Indian Association Incorporated ("the Society") is considered a related party as the Society and the Trust have common board members. The related party transactions and balances are summarised below:

	2024	2023
Related party transaction		
Rent Received	\$50,000	\$50,000
Related party balances		
Accounts Payable (Receivable) - Net	-\$5,226	-\$4,588
Loan Payable	\$303,247	\$378,247

The loan balance with the Society is non-interest bearing and payable on demand.

11. Events After the Balance Date

There were no events that have occurred after the balance date that would have a material impact on the Performance Report for the year ended 31 December 2024 (2023 - Nil).

12. Ability to Continue Operating

The entity will continue to operate for the foreseeable future.