

# Whangārei District Airport Half Yearly Report

For the period of 1 July 2022 to 31 December 2022

# **Table of Contents**

1	Commentary	3
1.1	Comparison of Performance Against Objectives	3
1.2	Comparison of Performance Against Performance Measures	4
App	endix 1 – Financial Statements	4

# 1 Commentary

# 1.1 Comparison of Performance Against Objectives

Objective	Commentary
To achieve the objectives of     Whangarei District Council and     the Ministry of Transport.	This includes achieving both the commercial and non-commercial objectives that are outlined in this statement of intent.
To operate a fully serviceable     District Airport.	The Airport will operate as a fully serviceable District Airport for the use of visitors, residents and ratepayers.
To provide a good working environment.	The Airport will be fair to its contractors and users and maintain a good working environment.
To exhibit a sense of social and environmental responsibility.	The Airport operates with regard to appropriate environmental practices, legislation, and in recognition of the designation requirements of the District Plan.
Airport operation will meet the needs of aviation operators and their customers.	The short and long-term objectives of Airport operation will meet the needs of scheduled and non-scheduled aviation operators and their customers.
Health and safety standards are promoted and maintained.	This includes recognising the New Zealand Civil Aviation Authority health safety requirements and other requirements.

# 1.2 Comparison of Performance Against Performance Measures

Performance Measure	2022/23 Target	Commentary
To achieve the objectives of WDC and the MoT.	To operate within agreed financial budgets. Actual spend ≤ budget.	Forecast to achieve favourable variances against budget. Potential loss on RFS recovery can be clawed back from AirNZ under terms of provision of RFS Services.
To operate a fully serviceable District Airport.	To encourage new business development and existing business expansion by engaging alternative aviation and airport service providers and enabling business to grow through lease management and land use consent process.	Post Covid-19 recovery has seen positive growth in passenger numbers with positive interest from new commercial tenants
To provide a good working environment.	Maintain user satisfaction through achieving satisfactory and very satisfactory ratings on the annual user survey.  >75%	Airport User Survey returned >75% satisfaction scores
To exhibit a sense of social and environmental responsibility	Maintain best Practise noise management process Explore sustainability opportunities	Airport operational procedures are designed to take neighbour needs into consideration  Eco friendly bird control implemented using drone to reduce noise and fuel use
Airport operation will meet the needs of aviation operators and their customers.	Maintain Airport Certification by continuing to meet certification standards required by the Civil Aviation Authority  Meet required legislative timeframes under the LGA and CAA.	Ongoing CAA compliance and certification maintained
Health and safety standards are promoted and maintained.	Maintain an effective Safety Management System.  • Annual management review • Annual training schedule is up to date • Airport Safety meetings every 10 weeks • Three operator meetings per year.	Airport Safety Manager reports zero lost days due to injury Airport Safety Meetings moved to quarterly Management of bird strikes an ongoing challenge

Appendix 1 – Financial Statements

Whangarei District Airport Financial statements for the six months ended 31 December 2022

# Whangarei District Airport Financial statements - 31 December 2022

# Contents

	Page
Entity Information	2
Financial statements	
Statement of financial performance	3
Statement of financial position	4
Cash flow statement	5
Notes to the financial statements	
1 Statement of accounting policies for the six months ended 31 December 2022	6
2 Significant accounting policies	6
3 Revenue from operations	8
4 Other expenses	8
5 Bank accounts and cash	9
6 Debtors and other receivables	9
7 Property, plant and equipment	10
8 Creditors and accrued expenses	11
9 Equity	11
10 Contingencies	11
11 Commitments	12
12 Related party transactions	12

### **Entity Information**

#### Legal name

Whangarei District Airport (the Airport).

#### Type of entity and legal basis

The Airport is a Council controlled organisation as defined under section 6 of the Local Government Act 2002. The Airport is administered by the Whangarei District Council in a joint venture operation with the Ministry of Transport and is domiciled in New Zealand.

The Airport acts as a gateway to the Whangarei District and Northland, and is provided for the use of visitors, residents and ratepayers of the Whangarei District.

#### The Airport's purpose

The Airport's primary objective is to operate a fully serviceable airport for the use of visitors, residents and ratepayers of the Whangarei District.

#### Structure of the Airport's operations, including governance arrangements

The Whangarei District Council has overall responsibility for the management and governance of the Airport. Council is delegated the responsibility of Governance, while the operational management of the Airport is controlled by way of a contract with Northland Aviation Limited.

#### Main sources of the Airport's cash and resources.

Revenue from operations are the primary sources of funding to the Airport.

#### **Authorisation**

The Board of Whangarei District Airport authorised these financial statements presented on the following pages 3 to 12

For and on behalf of the Board:	
V Cocurullo	K Couper
Mayor	Chair - Strategy, Planning & Development Committee

**Statement of financial performance**For the six months ended 31 December 2022

	Note	31 December 2022 Actual \$	30 June 2023 Budget \$	30 June 2022 Actual \$
Revenue Revenue from operations Interest revenue Other gains/(losses) Total revenue	3	937,730 - 3,470 941,200	1,483,000 500 - 1,483,500	955,188 696 - 955,884
Expenditure Repairs and maintenance Management fee Depreciation and amortisation Interest expense Other expenses Total operating expenditure	7 4	29,397 337,819 148,571 - 113,263 629,050	141,385 785,991 451,494 - 326,572 1,705,442	103,931 449,967 221,059 10,999 363,410 1,149,366
Surplus/(deficit) before tax		312,150	(221,942)	(193,482)
Income tax expense Surplus/(deficit) after tax		312,150	(221,942)	(193,482)

Summary of significant accounting policies and the accompanying notes form part of these financial statements.

# **Statement of financial position** As at 31 December 2022

	NI-4-	31 December 2022 Actual	30 June 2023 Budget	30 June 2022 Actual
	Note	\$	\$	\$
ASSETS Current assets				
Bank accounts and cash	5	577,070	78,863	200,220
Debtors and other receivables	6	171,432	68,790	212,185
Total current assets		748,502	<u>147,653</u>	412,405
Property, plant and equipment	7	4,812,985	6,621,329	4,942,696
Total non-current assets		4,812,985	6,621,329	4,942,696
Total assets		<u>5,561,487</u>	6,768,982	<u>5,355,101</u>
LIABILITIES Creditors and accrued expenses Total current liabilities	8	<u>117,433</u> 117,433	105,000 105,000	236,703 236,703
Non-current liabilities Total non-current liabilities Total liabilities		117,433		236,703
Total habilities		117,400	103,000	230,703
ASSETS LESS LIABILITIES		5,444,054	6,663,982	5,118,398
ACCUMULATED FUNDS Retained earnings Contributed Capital	9 9	1,242,356 4,201,698	635,790 6,028,192	930,206 4,188,192
Total equity		<u>5,444,054</u>	6,663,982	5,118,398

Summary of significant accounting policies and the accompanying notes form part of these financial statements.

### **Cash flow statement**

For the six months ended 31 December 2022

	31 December 2022 Actual \$	30 June 2022 Actual \$
Cash flows from operating activities Revenue from operations Interest received Gain on sale	920,480 - 3,470 923,950	824,200 762  824,962
Cash was applied (to) / from Payments to suppliers Income tax paid Goods and services tax (net) Total cash provided to operating activities Net cash flow (to) / from operating activities	(577,910) - 36,164 541,746 382,204	(876,692) - (22,649) 899,341 (74,379)
Purchase and development of property, plant and equipment  Net cash flow to investing activities	(18,860) (18,860)	(1,045,821) (1,045,821)
Cash flows from financing activities Capital introduced Cash from loan Total cash provided from financing activities Loans repaid	13,506	905,000 833,421 1,738,421 (833,421)
Net cash flow from financing activities  Net (decrease)/increase in cash, cash equivalents, and bank overdrafts	<u>13,506</u> 376,850	905,000
Bank accounts and cash, and bank overdrafts at the beginning of the year:  Cash, cash equivalents, and bank overdrafts at the end of the year	<u>200,220</u> <u>577,070</u>	<u>415,420</u> <u>200,220</u>

Summary of significant accounting policies and the accompanying notes form part of these financial statements.

#### 1 Statement of accounting policies for the six months ended 31 December 2022

#### 1.1 Reporting entity

The Whangarei District Airport is a Council controlled organisation as defined under section 6 of the Local Government Act 2002. The Airport is administered by the Whangarei District Council in a joint venture operation with the Ministry of Transport and is domiciled in New Zealand.

### 2 Significant accounting policies

#### 2.1 Basis of preparation

#### All transactions in the financial statements are reported using the accrual basis of accounting.

All transactions in the financial statements are reported using the accrual basis of accounting.

The financial statements are prepared on the assumption that the Airport will continue to operate in the foreseeable future.

The Board has elected to apply PBE SFR-A (PS) Public Benefit Entity Simple Format Reporting Accrual (Public Sector) on the basis that the Airport does not have public accountability (as defined) and has total annual expenses of less than \$2 million.

#### Goods and services tax

The Airport is registered for GST. All amounts in the financial statements are recorded exclusive of GST, except for debtors and creditors, which are stated inclusive of GST.

#### Functional and presentation currency

The financial statements are presented in New Zealand dollars and all values are rounded to the nearest dollar (\$) . The functional currency of the Entity is New Zealand dollars.

The financial statements are presented in New Zealand dollars.

#### 2.2 Revenue and expenses

Revenue comprises the fair value of the consideration received or receivable for the sale of goods and services, excluding Goods and Services Tax, rebates and discounts. Revenue is recognised as follows:

#### (i) Grants

Council, government, and non-government grants are recognised as revenue when the funding is received unless there is an obligation to return the funds if conditions of the grant are not met ("use or return condition"). If there is such an obligation, the grant is initially recorded as a liability and recognised as revenue when conditions of the grant are satisfied.

#### (ii) Interest income

Interest revenue is recorded as it is earned during the year.

#### (iii) Sale of services

Revenue from the sale of services is recognised when the services are provided to the customer.

#### (iv) Administration, overheads and other costs.

These are expensed when the related service has been received.

#### 2.3 Income tax

Tax expense is calculated using the taxes payable method. As a result, no allowance is made for deferred tax. Tax expense includes the current tax liability and adjustments to prior year tax liabilities.

#### 2.4 Bank accounts and cash

Bank accounts and cash include cash on hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts.

Bank overdrafts are shown as current liabilities in the statement of financial position.

#### 2 Significant accounting policies (continued)

#### 2.5 Debtors

Debtors are initially recorded at the amount owed. When it is likely the amount owed (or some portion) will not be collected, a provision for impairment is recognised and the loss is recorded as a doubtful debt expense.

### 2.6 Property, plant and equipment

Property, plant, and equipment is recorded at cost, less accumulated depreciation and impairment losses.

#### (i) Asset sales

For an asset to be sold, the asset is impaired if the market price for an equivalent asset falls below its carrying amount.

#### (ii) Use of assets

For an asset to be used by the Airport, the asset is impaired if the value to the Airport in using the asset falls below the carrying amount of the asset.

#### Depreciation

Depreciation is provided on a straight-line basis at rates that will write off the cost of the assets over their useful lives. The useful lives of major classes of assets have been estimated as follows:

Class of PP&E	Estimated useful life
Land	Indefinite
Airside	0-140 years
Buildings	4-50 years
Landside	0-140 years
Sundries	3.3-67 years
Services	0-40 years
Motor Vehicles	7-14 years

#### 2.7 Investments

#### Investments comprise investments in terms deposits with banks.

Deposits with banks are initially recorded at the amount paid. If it appears that the carrying amount of the investment will not be recovered, it is written down to the expected recoverable amount.

#### 2.8 Creditors and accrued expenses

Creditors and accrued expenses are measured at the amount owed.

### 2.9 Lease expense

Lease payments are recognised as an expense on a straight-line basis over the lease term.

## 2.10 Tier 2 PBE Accounting Standards applied

The Airport has not applied any Tier 2 Accounting Standards in preparing its financial statements.

#### 2.11 Changes in Accounting Policies

There are no changes in accounting policies.

# 3 Revenue from operations

	31 December 2022 Actual	30 June 2023 Budget	30 June 2022 Actual
	\$	\$	\$
Landing fees	312,608	629,000	381,811
Rent received	216,505	210,000	210,951
Operating expenses recoveries	23,569	30,000	44,632
Other recoveries	280,355	465,000	187,423
Other revenue	6,554	14,000	11,714
Parking Revenue	98,139	135,000	118,657
Total revenue from operations	937,730	1,483,000	955,188

# 4 Other expenses

	31 December 2022 Actual	30 June 2023 Budget	30 June 2022 Actual
	\$	\$	\$
Cleaning Electricity Auditors fees Other expenses Movement in doubtful debt provision Total other expenses	15,737 12,716 9,077 75,733 ———————————————————————————————————	25,306 31,500 24,941 394,289 476,036	26,325 25,719 22,353 287,622 1,391 363,410

### 5 Bank accounts and cash

	31 December 2022 Actual \$	30 June 2022 Actual \$
Bank deposits	200,000	_
Bank balances	377,070	200,220
Total bank accounts and cash	577.070	200,220

#### Cash at bank and on hand

The carrying value of cash at bank and short-term deposits with maturities less than three months approximates their fair value.

### 6 Debtors and other receivables

	31 December 2022 Actual \$	30 June 2022 Actual \$
Debtors and other receivables Provision for doubtful receivables Net debtors and other receivables	172,823 (1,391) 171,432	213,576 (1,391) 212,185

# 7 Property, plant and equipment

	Work in progress	Land \$	Landside \$	Buildings \$	Airside \$	Services \$	Sundries \$	Motor Vehicles \$	Total \$
Year ended 30 June 2022									=
Opening carrying amount Additions	3,867 43,447	810,000 -	457,585 84,832	655,551 -	2,079,140 -	31,394 -	80,397 93,134	- 824,408	4,117,934 1,045,821
Depreciation charge	, -	-	(29,596)	(50,316)	(106,625)	(2,214)	(19,279)	(13,029)	(221,059)
Transfers	(3,867)		3,867	68,000	(68,000)				
Balance at 30 June 2022	43,447	810,000	516,688	673,235	1,904,515	29,180	154,252	811,379	4,942,696
2022	Work in progress	Land	Landside	Buildings	Airside	Services	Sundries	Motor Vehicles	Total
Six months ended 31 December 2022	p g								
Opening balance Additions	43,447 20,261	810,000	516,688 -	673,235	1,904,515	29,180	154,252 -	811,379	4,942,696 20,261
Depreciation charge Transfers	-	-	(15,820)	(24,642)	(53,777)	(1,116)	(20,841)	(32,375)	(148,571)
As at 31 December 2022	63,708	810,000	500,868	648,562	1,850,768	28,064	132,011	779,004	4,812,985

There are no restrictions over the title of the Airport's property, plant and equipment, nor is any property, plant and equipment pledged as security for liabilities.

# 8 Creditors and accrued expenses

	31 December 2022 Actual \$	30 June 2022 Actual \$
Accrued expenses	63,677	165,072
Trade creditors and other payables	53,756	22,921
Rents in advance	<del></del>	48,710
Total creditors and accrued expenses	<u>117,433</u>	236,703

Creditors and accrued expenses are non-interest bearing and normally settled 30 day terms. Therefore the carrying value of creditors, accrued expenses and rents in advance approximate their fair value.

# 9 Equity

	31 December 2022 Actual \$	30 June 2022 Actual \$
Retained earnings Contributed Capital Balance at 31 December 2022	1,242,356 4,201,698 5,444,054	930,206 4,188,192 5,118,398
	31 December 2022 Actual \$	30 June 2022 Actual \$
Retained Earnings Balance at 1 July 2022 Surplus/(deficit) for the year Balance at 31 December 2022	930,206 312,150 1,242,356	1,123,688 (193,482) 930,206
	31 December 2022 Actual \$	30 June 2022 Actual \$
Contributed Capital Loans Repaid Local Community Ministry of Transport Whangarei District Council Balance at 31 December 2022	256,512 12,500 2,906,340 1,026,346 4,201,698	256,512 12,500 2,892,834 1,026,346 4,188,192

# 10 Contingencies

The Airport has no contingent liabilities (2022: nil) and no contingent assets (2022: nil).

Whangarei District Airport Notes to the financial statements 31 December 2022 (continued)

### 11 Commitments

The Airport has no capital commitments (2022: \$Nil).

# 12 Related party transactions

Related party disclosures have not been made for transactions with related parties that are within a normal supplier or client/recipient relationship on terms and conditions no more or less favourable than those that it is reasonable to expect the Airport would have adopted in dealing with the party at arm's length in the same circumstances.

All related party transactions have been entered into at arm's length.

# Whangarei District Airport - Forecasting 2022-2023 Up to and including period 6

Revenue	Actuals Dec YTD	Full year forecast	Full year budget	Variance	Commentary
Gate Revenue	98,139	196,278	135,000	61,278	Carpark Income
User Fee/Charges	312,608	625,216	629,000	(3,784)	Landing Fees
Impound Fees	15	15	-	15	
Misc Income	6,539	13,078	14,000	(922)	
Operational Recoveries	23,569	35,000	30,000	5,000	
Other Rentals	216,505	270,000	210,000	60,000	Includes back rent recovery for previous years increases plus new tenancy
Investment Interest	-	500	500	-	
Gain on Sale	3,470	3,470	-	3,470	
Operational Recoveries	280,355	508,247	465,000	43,247	RFS recovery from AirNZ
Total Income	941,200	1,651,804	1,483,500	168,304	
Expenditure					
Operational					
Travel	596	1,191	-	(1,191)	
Learning & Development	601	1,203	-	(1,203)	
Refreshments Provided	526	1,051	1,250	199	
General Misc	226	451	5,000	4,549	
Telephones	488	1,732	1,732	-	
Insurance	(4,663)	33,119	33,119	-	
Other Subscriptions	174	5,600	5,600	-	
Advert Other	750	1,500	5,000	3,500	
Marketing	17	35	-	(35)	
Website	250	500	-	(500)	
Rates Paid	12,529	25,059	23,806	(1,253)	
Electricity	12,716	25,432	31,500	6,068	
Water Rates Paid	15	1,900	1,900	-	
Building Compliance	2,313	4,000	-	(4,000)	
Certification	1,358	10,000	10,000	-	
Weather Forecast	1,620	3,240	5,000	1,760	
Travelling	320	2,500	2,500	-	
Flags/Decorations	260	520	-	(520)	
Signs Expediture	169	1,500	1,500	-	
Pest Control	1,509	3,018	8,500	5,482	Reduced now Drone used for bird control
Cleaning Consumables	4,558	9,115	5,306	(3,809)	

Management Fee	175,129	390,000	355,991	(34,009)	Increased Airport Management Contract April- Jun 2023
H&S Compliance	614	5,700	4,080	(1,620)	
Vehicle Running	-	-	4,000	4,000	
Interest Pd Ext	76	151	-	(151)	
Bank Fees/Charges	5,814	11,627	7,875	(3,752)	
Cleaning	11,179	22,358	20,000	(2,358)	
Security	5,352	10,704	15,000	4,296	
Accounting Fees	10,000	10,000	10,000	-	
Payments to External Contractors	2,658	5,000	5,000	-	
Legal Fees	-	2,000	2,000	-	
Valuation Fees	1,000	2,000	-	(2,000)	
Other Professional fees	25,837	45,000	20,000	(25,000)	Runway condition survey costs - 2022/23 weather related
Audit -External	9,077	25,000	24,941	(59)	
Runway Maintenance	111	10,000	10,824	824	
Drainage	-	10,000	20,000	10,000	
R&M Plant/equipment	1,401	2,802	-	(2,802)	
R&M Buildings	1,308	10,000	10,000	(0)	
R&M Sched Maintenance	1,456	2,911	-	(2,911)	
Hired Plant Interior	701	1,403	-	(1,403)	
R&M Gardens	7,865	15,731	10,000	(5,731)	
R&M Fence	81	5,000	5,000	-	
Sealed Area R&M	(1,303)	35,000	30,000	(5,000)	Weather related runway damage
R&M: Lighting	16,789	33,577	27,061	(6,516)	Weather related lighting failures
R&M: Other	262	15,000	30,000	15,000	
Depreciation	101,711	245,867	246,441	574	
Minor Asset Purchases	1,580	3,160	-	(3,160)	
Rescue Fire Service					
Learning & Development	348	696	-	(696)	L&D SOI sitting under certification
Medical Examinations	420	1,500	-	(1,500)	
Telephone/Communications	156	1,732	-	(1,732)	
Postage/Courier	26	51	-	(51)	
Consumables	22	43	-	(43)	
Other Insurance	-	22,464	22,464	-	
Certification	-	15,000	15,000	-	
Travelling Expenses	2,160	4,320	-	(4,320)	Airports Association Meetings
Comp Supplies	207	414	-	(414)	
Management Fee	152,690	483,000	430,000	(53,000)	RFS staffing cost recovery
Safety Clothing	1,525	3,049		(3,049)	RFS
Uniforms	3,537	7,074	3,000	(4,074)	RFS

Vehicle Running	2,438	10,000	10,000	(0)	
Security	1,959	3,918	-	(3,918)	Carpark security
Hired Exp	431	862	-	(862)	
R&M: Other	2,681	20,000	20,000	0	
Depreciation	46,860	93,720	205,053	111,333	RFS building to be completed in 23/24
Minor Asset Purchases	528	1,055	-	(1,055)	
Total Expenditure	631,016	1,721,558	1,705,443	(16,115)	
Net Profit / (Loss)	310,184	(69,754)	(221,943)	152,189	After depreciation
WDA Operations	245,816	90,899	18,574	72,326	
Rescue Fire Services	64,368	(160,653)	(240,517)	79,863	See note 1

Note 1: RFS depreciation not recovered as part of RFS Operational Recoveries. Joint Venture Deed makes Ministry of Transport responsible for 100% of capital and equipment cost of provision of Rescue Fire Services.