



St Peter's Cathedral, Adelaide

Financial Report  
for the Year Ended 31 December 2019

# St. Peter's Cathedral, Adelaide

## Income & Expenditure Statement for the Year Ended 31 December 2019

|  | <u>Note</u> | <u>2019</u>             | <u>2018</u>             |
|--|-------------|-------------------------|-------------------------|
| <u>Income</u>  |             | \$                      | \$                      |
| Planned Giving   |             | 265,397                 | 241,457                 |
| Open Plate Collections                                     |             | 87,673                  | 85,878                  |
| Donations for Property Costs                               |             | 21,066                  | 16,431                  |
| Music Foundation Grants: Music Dept                        |             | 34,600                  | 30,000                  |
| Other Donations, Income and Fundraising                    |             | 25,661                  | 22,862                  |
| Fees for Services  |             | 19,545                  | 18,625                  |
| Investment Income  | 2           | 79,201                  | 77,647                  |
| Property Income  |             | 113,743                 | 129,431                 |
| Cathedral and Hall Use                                     |             | 44,832                  | 35,217                  |
| Cathedral Shop   |             | 22,168                  | 26,668                  |
| Mission Offerings  |             | 4,887                   | 5,272                   |
|  |             | <u>718,772</u>          | <u>689,488</u>          |
| <b><u>Expenditure</u></b>                                  |             |                         |                         |
| Ministry   |             | 231,200                 | 224,367                 |
| Worship, Music and Organ                                   |             | 109,754                 | 89,062                  |
| Office Support   |             | 185,526                 | 167,390                 |
| Synodal Assessments  |             | 56,491                  | 52,374                  |
| Insurance  |             | 32,887                  | 31,057                  |
| AFSA Loan Interest   |             | 2,251                   | 3,978                   |
| Property Costs and Depreciation                            | 1b, 3, 7    | 50,032                  | 90,207                  |
| Council Rates & Utilities                                  |             | 40,841                  | 42,329                  |
| Missions   | 4           | 9,887                   | 11,280                  |
|  |             | <u>718,870</u>          | <u>712,044</u>          |
| <b>Operating Surplus/(Deficit) from regular activities</b> |             | <b>(97)</b>             | <b>(22,555)</b>         |
| Gain on sale of securities                                 | 2           | -                       | 26,234                  |
| <i>Organ Project</i>                                       |             |                         |                         |
| Music Foundation Grants: Organ Project                     | 1j          | 68,712                  | 991,427                 |
| Other Income: Organ Project                                |             | 1,935                   | 72,175                  |
| Organ Restoration Costs                                    | 1j          | (73,261)                | (1,063,602)             |
| Large Bequests   | 1k          | 63,979                  | 14,082                  |
| <i>Other activities</i>                                    |             |                         |                         |
| Memorial Garden Income                                     | 1e, 9       | 16,514                  | 7,912                   |
| Memorial Garden expenditure                                |             | (2,160)                 | (59,255)                |
| Restoration Fund Income                                    | 1f, 10      | -                       | -                       |
| Restoration Fund Expenditure                               |             | -                       | (82,657)                |
| Lakeman Bequest Fund Income                                | 1g, 12      | 2,266                   | 2,150                   |
| <b>Net Surplus/(Deficit) from all activities</b>           |             | <u>77,887</u>           | <u>(114,089)</u>        |
| <i>Transfers between funds</i>                             |             |                         |                         |
| Transfer (to)/from Memorial Garden Reserve                 | 1e, 9       | (14,354)                | 51,344                  |
| Transfer (to)/from Restoration Project Reserve             | 1f, 10      | -                       | (17,343)                |
| Transfer (to)/from Lakeman Bequest Fund                    | 1g, 12      | (2,266)                 | (2,150)                 |
| Accumulated General Fund at beginning of year              |             | 2,190,999               | 2,273,238               |
| <b>Accumulated General Fund at end of year</b>             |             | <u><b>2,252,267</b></u> | <u><b>2,190,999</b></u> |

The accompanying notes form part of this financial report

**St. Peter's Cathedral, Adelaide**  
**Balance Sheet as at 31 December 2019**

|  | <u>Note</u> | <u>2019</u>       | <u>2018</u>       |
|--|-------------|-------------------|-------------------|
| <b><u>Current Assets</u></b>                   |             |                   |                   |
| Cash at BankWest                               |             | 64,753            | 59,926            |
| Cash at Anglican Funds SA                      |             | 1                 | 1                 |
| Restoration Fund: National Trust SA            | 1f, 10      | 11                | 11                |
| Slates for future stages of roof restoration   | 10          | 53,540            | 53,540            |
| Sundry Debtors and accrued income              |             | 58,095            | 61,882            |
| Lakeman Bequest Fund accrued income            | 12          | 1,147             | 1,103             |
| <b>Total Current Assets</b>                    |             | <u>177,548</u>    | <u>176,463</u>    |
| <b><u>Non-Current Assets</u></b>               |             |                   |                   |
| Anglican Funds SA Endowment Fund: Unrestricted | 5a          | 1,530,477         | 1,382,991         |
| Anglican Funds SA Endowment Fund: Restricted   | 5b          | 59,389            | 25,209            |
| Lakeman Bequest Fund investments               | 12          | 45,275            | 39,649            |
| Freehold Property                              | 1c, 6       | 16,775,000        | 14,825,000        |
| Plant & Equipment                              | 7           | 7,410             | 11,757            |
| <b>Total Non-Current Assets</b>                |             | <u>18,417,551</u> | <u>16,284,607</u> |
| <b>TOTAL ASSETS</b>                            |             | <u>18,595,099</u> | <u>16,461,070</u> |
| <b><u>Current Liabilities</u></b>              |             |                   |                   |
| AFSA Loan                                      |             | 44,199            | 33,901            |
| Sundry Creditors                               |             | 105,886           | 56,191            |
| Other Specific Project provisions              |             | 601               | 601               |
| Provision for Staff Benefits                   |             | 49,630            | 45,764            |
| Provision - Ministry Accounts                  |             | -                 | 1,003             |
| <b>Total Current Liabilities</b>               |             | <u>200,317</u>    | <u>137,459</u>    |
| <b><u>Non-Current Liabilities</u></b>          |             |                   |                   |
| AFSA Loan                                      | 1c          | 111,095           | 43,148            |
| <b>TOTAL LIABILITIES</b>                       |             | <u>311,411</u>    | <u>180,607</u>    |
| <b>NET ASSETS</b>                              |             | <u>18,283,688</u> | <u>16,280,463</u> |
| <b><u>Member Funds</u></b>                     |             |                   |                   |
| General Fund Accumulated Surplus               |             | 2,252,267         | 2,190,999         |
| Investments Revaluation Reserve                | 5           | 320,619           | 202,933           |
| Freehold Revaluation Reserve                   | 8           | 15,570,223        | 13,765,976        |
| Memorial Garden Fund                           | 1e, 9       | 31,373            | 17,019            |
| Restoration Fund                               | 1f, 10      | 60,008            | 60,008            |
| Green Cathedral Project                        | 1g, 11      | 2,775             | 2,775             |
| Lakeman Bequest Fund                           | 1h, 12      | 46,422            | 40,752            |
| <b>TOTAL MEMBER FUNDS</b>                      |             | <u>18,283,688</u> | <u>16,280,463</u> |

The accompanying notes form part of this financial report

# St Peter's Cathedral, Adelaide

## Notes to the Financial Report for the Year Ended 31 December 2019

### Note 1 Statement of significant accounting policies

This financial report is a special purpose financial report, which has been prepared specifically for Members of the Cathedral Council and the Synod of the Diocese of Adelaide of the Anglican Church of Australia Incorporated in accordance with the Cathedral Ordinance 2013 and related Ordinances. The Council has determined that the association is not a reporting entity.

The financial report has been prepared in accordance with the following Australian Accounting Standards:

AASB 1031: Materiality

AASB 110: Events occurring after the Balance Sheet Date

No other applicable accounting standards, Urgent Issues Group Interpretations or other authoritative pronouncements of the Australian Accounting Standards Board have been applied.

It has been prepared on the basis of historical cost and does not take into account changing money values or except where stated current valuation of non current assets.

The following material accounting policies, which are consistent with the previous period unless otherwise stated, have been adopted in the preparation of the financial report.

#### **(a) Employee Entitlements**

Provision for employee entitlements has been made for all employees in accordance with the relevant industrial agreements and contracts utilising costs which prevailed at the end of the year.

#### **(b) Depreciation**

No provision is made for the depreciation of buildings as the buildings are recorded at fair value (refer note 1(c) below). Plant and equipment is generally depreciated over its useful life on a prime cost basis.

#### **(c) Freehold Property**

The Freehold Property is owned by the Synod and held on behalf of St Peter's Cathedral. Freehold Property has been revalued to the State Government Valuation 2019 in accordance with the policy of the Synod of the Diocese of Adelaide to revalue property every three years. During 2019 Progetto Constructions were contracted to develop the flat above the Cathedral Office at a cost of \$150,000, of which \$100,000 was paid in 2019 with the balance recorded as a liability. The project has been funded via new borrowing from Anglican Funds SA, and the enhanced value of the flat is recorded in the Freehold Property Value in the balance sheet.

#### **(d) Investments**

All equity investments are now held in Units of the Endowment Fund of Anglican Funds South Australia, and are shown at market value.

#### **(e) Memorial Garden Fund**

Fees received for Licences for a Memorial Garden Plot and the provision of a Memorial Paving Stone are recorded as a distinct fund. Costs in establishing and maintaining the Memorial Garden are charged against this fund; transactions are set out in note 9.

#### **(f) Cathedral Restoration Fund**

The National Trust of South Australia Inc. holds the invested funds arising from tax deductible donations and interest received, less amounts expended, for the purposes of the Cathedral Restoration Projects. Transactions are set out in note 10.

#### **(g) The Green Cathedral Project**

Fundraising and grant income and project expenditure for the Green Cathedral Project are reported in this separate fund; transactions are set out in note 11.

#### **(h) The Lakeman Bequest Fund**

The fund was established by a bequest from the late Frederick Allen Lakeman for the purpose of maintaining the Cathedral bells. Transactions of the Lakeman Bequest Fund are set out in Note 12.

#### **(i) Goods and Services Tax**

Income, expenditure and assets are recognised net of the amount of GST, except where the GST incurred is not recoverable from the Australian Taxation Office. In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of expense. Receivables and payables in the Balance Sheet are shown inclusive of GST.

#### **(j) Organ Restoration Project**

The Organ Restoration Project was completed in December 2018, with final payments in 2019. The project was completed for \$1,496,751.46, significantly below the budgeted total cost.

#### **(k) Bequests**

Bequests for the general purposes of the Cathedral, and for the benefit of the Cathedral Choir were received during the year. In accordance with Diocesan Policy, the capital has been invested in Anglican Funds SA Endowment Units, with the income available for the Cathedral Council's use.

# St Peter's Cathedral, Adelaide

## Notes to the Financial Report for the Year Ended 31 December 2019

|  | <u>2019</u>      | <u>2018</u>      |
|--|------------------|------------------|
|  | \$               | \$               |
| <b>Note 2 Investment Income and Bank Interest</b>                                    |                  |                  |
| <b>Anglican Funds SA Endowment Fund - Note 5</b>                                     |                  |                  |
| Profit on redemption of units  | -                | 26,234           |
| Cathedral fund (adjusted by debtors)   | 76,740           | 75,573           |
| Formerly Dean and Chapter  | 2,197            | 1,384            |
| Endowment Income   | <u>78,937</u>    | <u>103,190</u>   |
| <b>Interest Received and Profit Share</b>  |                  |                  |
| Anglican Funds SA - Profit Share   | 147              | 117              |
| BankWest   | 117              | 574              |
| Total Interest and Profit Share  | <u>264</u>       | <u>691</u>       |
| <b>Total Investment Income and Bank Interest</b>                                     | <u>79,201</u>    | <u>103,881</u>   |
| <b>Note 3 Property Costs</b>   |                  |                  |
| Cathedral conservation work in progress  | -                | 40,000           |
| Repairs & Maintenance  |                  |                  |
| -Cathedral   | 18,809           | 21,599           |
| -Cathedral Close   | 10,702           | 10,689           |
| -Deanery   | 10,002           | 4,732            |
| -Cathedral Lodge   | 655              | 530              |
| General Property Costs   | 7,586            | 9,306            |
| Depreciation   | 2,279            | 3,352            |
| Total Property Costs   | <u>50,032</u>    | <u>90,207</u>    |
| <b>Note 4 Mission donations and Grants paid</b>                                      |                  |                  |
| ABM  | 4,806            | 4,170            |
| The Magdalene Centre   | 5,056            | 5,000            |
| The Christmas Bowl Appeal  | -                | 110              |
| Anglicare  | 25               | 1,000            |
| Other Missions   | -                | 1,000            |
|  | <u>9,887</u>     | <u>11,280</u>    |
| <b>Note 5 Investments in Anglican Funds SA Endowment Units</b>                       |                  |                  |
| <b>5a</b> Cathedral General Account :-   |                  |                  |
| Balance at beginning of year at book cost  | 1,180,974        | 1,320,658        |
| Cash invested in AFSA units at cost  | 31,990           | 14,082           |
| Half-yearly distributions reinvested in AFSA units                                   | -                | -                |
| Less Cost of units redeemed  | -                | (153,766)        |
| Balance at end of year - at cost   | <u>1,212,964</u> | <u>1,180,974</u> |
| <u>Movement between cost and market value</u>  |                  |                  |
| Investments where market value exceeds cost: Revaluation Reserve - Balance Sheet     | 317,514          | 202,017          |
| Shortfall of Investment Value over Cost: Impairment - Income & Expenditure Statement | -                | -                |
| Value of AFSA Units at Year End - at market value                                    | <u>1,530,477</u> | <u>1,382,991</u> |
| <b>5b</b> Restricted Accounts (formerly held by the Dean & Chapter Inc) :-           |                  |                  |
| Balance at beginning of year at book cost  | 24,293           | 24,293           |
| Bequests received invested in AFSA units at cost                                     | 31,990           | -                |
| Balance at end of year - at cost   | <u>56,283</u>    | <u>24,293</u>    |
| <u>Movement between cost and market value</u>  |                  |                  |
| Investments where market value exceeds cost: Revaluation Reserve - Balance Sheet     | 3,106            | 915              |
| Shortfall of Investment Value over Cost: Impairment - Income & Expenditure Statement | -                | -                |
| Value of AFSA Units at Year End - at market value                                    | <u>59,389</u>    | <u>25,209</u>    |

# St Peter's Cathedral, Adelaide

## Notes to the Financial Report for the Year Ended 31 December 2019

|   | <u>2019</u>       | <u>2018</u>       |
|---|-------------------|-------------------|
|   | \$                | \$                |
| <b>Note 6 Freehold Property (see note 1c)</b>             |                   |                   |
| Cathedral - State Valuation                               | 9,800,000         | 8,800,000         |
| Cathedral Office and Halls - State Valuation              | 3,200,000         | 2,800,000         |
| Deanery - State Valuation                                 | 1,650,000         | 1,375,000         |
| Cathedral Lodge - State Valuation                         | 2,125,000         | 1,850,000         |
|   | <u>16,775,000</u> | <u>14,825,000</u> |
| <b>Note 7 Plant &amp; Equipment</b>                       |                   |                   |
| Balance at beginning of year - at cost                    | 168,371           | 158,031           |
| Balance at end of year - at cost                          | 168,371           | 168,371           |
| Accumulated depreciation                                  | (160,961)         | (156,614)         |
| Written down value  | <u>7,410</u>      | <u>11,757</u>     |
| <b>Note 8 Freehold Revaluation Reserve</b>                |                   |                   |
| Accumulated balances at beginning of the year             | 13,765,976        | 13,765,976        |
| Revaluation increments arising from Updated Valuation     | 1,804,247         | -                 |
|   | <u>15,570,223</u> | <u>13,765,976</u> |
| <b>Note 9 Memorial Garden Fund</b>                        |                   |                   |
| Balance at beginning of year                              | 17,019            | 68,363            |
| Licence fees received for Memorial Plots, and donations   | 16,514            | 7,912             |
| Memorial Garden payments                                  | (2,160)           | (59,255)          |
| Fund balance at end of the year                           | <u>31,373</u>     | <u>17,019</u>     |
| <b>Note 10 Cathedral Restoration Fund</b>                 |                   |                   |
| Balance at beginning of year                              | 60,008            | 42,665            |
| Interest  | -                 | -                 |
| Transfer from General Bequests                            | -                 | 100,000           |
| Donations and Grants                                      | -                 | -                 |
| Restoration Project Expenditure                           | -                 | (82,657)          |
| Fees and Charges  | -                 | -                 |
| Fund balance at end of the year                           | <u>60,008</u>     | <u>60,008</u>     |
| Funds held in National Trust SA bank account              | 11                | 11                |
| States for future stages of roof restoration              | 53,540            | 53,540            |
| Funds held in Cathedral BankWest account                  | 6,457             | 6,458             |
|   | <u>60,008</u>     | <u>60,008</u>     |
| <b>Note 11 The Green Cathedral Project</b>                |                   |                   |
| Opening Reserve   | 2,775             | 2,775             |
| Future expenditure provision at 31 December               | <u>2,775</u>      | <u>2,775</u>      |
| <b>Note 12 The Lakeman Bequest Fund</b>                   |                   |                   |
| <b>Assets of the Fund:</b>                                |                   |                   |
| Units in Anglican Development Fund - at book cost         | 36,192            | 33,971            |
| Unrealised gain/(loss) in units value over cost           | 9,083             | 5,679             |
| Investment value of Units at year end                     | 45,275            | 39,649            |
| Add: Income accrued at year end                           | 1,147             | 1,103             |
|   | <u>46,422</u>     | <u>40,752</u>     |
| <b>Fund Balance</b>                                       |                   |                   |
| Accumulated balance at beginning of the year              | 40,752            | 42,154            |
| Fund income from distributions - reinvested in units      | 2,266             | 2,150             |
| Increase/(decrease) in unrealised value of units          | 3,404             | (3,552)           |
|   | <u>46,422</u>     | <u>40,752</u>     |
| Less: Units redeemed to pay for maintenance of the bells: |                   |                   |
| Proceeds from sale of units                               | -                 | -                 |
| Value realised greater than cost of the units             | -                 | -                 |
| Accumulated balance at end of the year                    | <u>46,422</u>     | <u>40,752</u>     |

**St. Peter's Cathedral, Adelaide**  
**Financial Report for the Year Ended 31 December 2019**  
**Statement by Members of the Cathedral Council**

The Council has determined that the Cathedral is not a reporting entity and that this special purpose financial report should be prepared in accordance with the accounting policies outlined in Note 1 to the financial statements.

In the opinion of the Council the accompanying income & expenditure statement, balance sheet and notes:

- (a) present fairly the financial position of St Peter's Cathedral as at 31 December 2019 and its performance for the year ended on that date; and
- (b) at the date of this statement there are reasonable grounds to believe that the Cathedral will be able to pay its debts as and when they fall due.

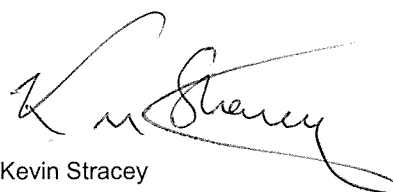
Signed in accordance with a resolution of the Cathedral Council

Place: North Adelaide

Date: 19 March 2020



The Very Rev'd Frank Nelson  
Dean



Kevin Stracey  
Treasurer