

Adelaide Central Market Authority (ACMA)



2022/23 Annual Report



Adelaide Central Market Authority

OUR PURPOSE

To be a world leading food and produce market that shares enduring connection with our community.

OUR PLAN

To operate sustainably as a thriving team of Traders, Board and Management who create unique, diverse and memorable customer experiences that enhance our precinct, city and state.

OUR AMBITION

To grow the Market by attracting more residents, visitors and workers who shop regularly.

THE YEAR IN REVIEW

The 2022/23 period was the tenth full year of operation for the Adelaide Central Market Authority (ACMA) after its formal establishment in October 2012. The ACMA Charter was updated and gazetted on 4 August 2022. The ACMA Strategic Plan 2023–2028 was also developed with significant stakeholder consultation and endorsed by City of Adelaide in March 2023.



SUMMARY OF FINANCIAL RESULT

2022-23	\$'000
Gross Revenue	4,775
Gross Expenditure	(4,692)
Financial Result	83

FAST FACTS

Over 150 years

of retailing fresh produce to South Australia

Home to

over 70

small businesses

Over 5,700sqm

of undercover retail space

\$1.2 million

of media coverage generated

Over 146,000

combined followers on Facebook and Instagram

Over 1.6 million

page views on adelaidecentralmarket.com

Achieved and maintained

98%

trader occupancy

13,355kg

of food diverted from waste

32,499 meals

donated through OzHarvest





MARKET BOARD



THEO MARAS AM
Chair



CHRISTINE LOCHER
Deputy Chair



NICOLE HAACK



STEVE MARAFIOTE



CARMEL NOON



JOHN PEARCE



GEORGE ROUSSOS

FROM THE CHAIR

Dear Stakeholders and Friends of the Adelaide Central Market,

This year marks a significant milestone in our journey as we reflect on the past year's major highlights and look ahead to a future filled with promise and potential.

The 2022/23 Financial Year saw an array of improvements and successes across all areas of the business that continue to strengthen our connection to the South Australian community.

I am excited about the progresses of one of the major developments that are shaping the future of the City of Adelaide and our Market district – the \$400 million Central Market Arcade Redevelopment. This project is a significant investment in the future of Adelaide and the Adelaide Central Market, securing their growth and sustainability for the next 50 years. It will elevate our precinct as a major destination for culture, art, retail, and tourism, all while cementing the Market as the premier showcase of South Australian food, wine, and produce. The Adelaide Central Market, our beloved heart and soul, remains open and unaffected by this redevelopment, and its vibrancy continues to flourish.

We acknowledge and celebrate the contribution of the 70 traders who are integral to the fabric of our Market. Their resilience and commitment to delivering exceptional customer experiences have not gone unnoticed during this transitional period and have been embraced by the community.

We extend our heartfelt thanks to outgoing General Manager Jodie Kannane, who has led the Adelaide Central Market Authority with strength and commitment over the past five years, nurturing strong and productive relationships with traders and the broader precinct. Myself and the Board and Authority collectively wish her the best in her future career.

I am pleased to introduce our new General Manager, Fabienne Reilly, who has been with us as Manager, Commercial Property & Leasing since December 2020, and brings with her a strong track record in managing complex retail environments. Her passion for the Market, surrounding precinct and the City is clear and I look forward to working together to build on the success of the Market to the benefit of the community, traders and customers.

Everyday our small and nimble management team show their commitment to achieving the Authority's strategic vision and keep customer experiences at the heart of all decisions. The knowledge and skills they hold and the relationships they continue to foster across the precinct are invaluable, so to the team, my sincere thanks.

I also want to acknowledge the tireless efforts of my fellow Board members, who have governed with insight, competency and passion over the past twelve months. Their diverse skills and extensive experience have been invaluable in steering the course of our organisation. Our regular meetings have seen strong discussions and collaborations to ensure the Market and Authority continue to go from strength to strength. Furthermore, I extend my appreciation to the Lord Mayor, Dr. Jane Lomax-Smith, all Councillors, Clare Mockler, CEO of the City of Adelaide, and Administration staff for their continued support and professional service over the past fiscal year.

I want to personally emphasise that myself as the Chair and the Adelaide Central Market Authority Board are dedicated to ensuring the Adelaide Central Market remains a vibrant and thriving hub for the City of Adelaide, its community, traders, and visitors alike. We are excited about the future, and we look forward to continuing this journey with you.

Thank you for your unwavering support.

Theo Maras AM

Chair,
Adelaide Central Market Authority

OUR CUSTOMERS

We will keep customer experiences at the heart of all decisions, every day.

Throughout 2022/23 ACMA continued to focus on the community, driving customer engagement, hosting in-Market events and providing extraordinary customer experiences.

ACMA conducted monthly customer surveys to understand and improve the experience of Market customers, improve customer satisfaction and inform marketing activities.



Community and Customer Engagement

Live Music

Local musicians continued to perform regularly in the Market, including an ongoing partnership with Music SA.

Christmas

The major retail campaign for Christmas 2022 was promoted across both traditional and digital media, commencing from November 2022, with the positioner 'Your Christmas, Our Market'. The campaign included radio, print ads, outdoor ads, paid social media ads and SEM, In-Market signage and budget friendly recipes. Market activations included a new Christmas village on the Eastern roadway, pop up French wine bar, roving entertainment,

carols, live music, a collaboration with the Grote Business Precinct and St Mary's School to deliver Christmas choirs, plus decorations in communal dining areas, aisle garlands, façade verandas, trader stalls and Christmas Tree.

Easter

Major retail campaign for Easter 2022 was promoted across both traditional and digital media, commencing from March. The campaign included radio, print ads, paid social media ads and SEM, In-Market signage, recipes and in-Market events including free kids Easter Trail, gift with purchase, live music, free craft workshops and roving entertainment.

Reconciliation Initiatives

National Reconciliation Week and NAIDOC Week were acknowledged and included a showcase of local Aboriginal food and products.

ACMA also engaged Eastern Arrernte Artist Pat Caruso of We Create Print Deliver and Kurna and Narungga Man Jack Buckskin, to create a new artwork installation at the South West entrance from Gouger Street. The installation, launched in June 2023 during NAIDOC Week features Market words translated to Kurna language and the colours in the artwork represent the earth, coastline and the black background represents The Dreaming and Ancestors.



The Market Stall

The Market Stall continued to add value to the visitor experience. It provides Market and tourist information as well as services including free trolley hire, promotions, and events facilitation. It helps telling the stories of the Market and its traders, allows quick problem resolution and imparts real-time direct feedback to ACMA about customer needs.

Market Expansion Campaign

Implementation of the ongoing Market Expansion campaign continued, highlighting the Market is open for business as usual (funded by City of Adelaide) and additional wayfinding in the precinct.

Saturday Market Days

Family activities continued every week with the free program including live music every Friday and Saturday, kids' activities and face painting every Saturday morning.



EVENTS AND ACTIVATIONS

July

Bastille Day

A celebration of French culture over three days was held on Thursday 14, Friday 15 and Saturday 16 July 2022. In-Market celebrations included theming in common dining areas, live music program cooking demonstrations, free kids' activities, pop-up activations, Champagne & Chablis bar, crepe pop-up, walking tour.



School Holidays

The July school holiday program, Big Market Adventures for Little Foodies, attracted 903 kids participating in the Market Trail, 122 in Little Market Chefs and hundreds more for our free craft workshops.

August

Winter Weekends

A collaboration with AEDA, Winter Weekends was held over four Friday nights in August, supporting Grote Street trading with a fire pit (with fire attendant), live music and fire twirling performers entertaining crowds on the footpath.



September

Sustainable September

Throughout the month the Market community was encouraged to consider the way they shop, cook and live. Some of the initiatives included social media competition to win a hamper of sustainable products, cooking demonstrations with Mandy Hall and Simply Sarj, free sustainable craft workshops and product highlights from Market traders.

October

School Holidays

The October school holiday program Big Market Adventures for Little Foodies attracted 905 kids participating in the Market Trail, 143 in Little Market Chefs and hundreds more for the popular free craft workshops.

Flower Day

City of Adelaide's Flower Day was celebrated on 29 and 30 October with a floral installation at The Market Stall and a free flower crown workshop for kids.

Greek Oxi Day

Greek Oxi Day was celebrated on Friday 28 October with a cooking demonstration by Greek chef Jordan Theodoros and band Sizmos.

November

Chilli Crab Shack

Seafood + Sounds on 4 & 5 November 2022 included the Chilli Crab Shack pop-up, SiSea sashimi and wine bar, live music and cooking demonstration with Tom Tilbury, Executive Chef of Press.

Adelaide Italian Festival

Radio Italiana 531 celebrated the Adelaide Italian Festival broadcasting live from our Market on three days during the festival. Each broadcast featured a cooking demonstration with community groups featuring food from different regions of Italy on Thursday 17 November, Friday 18 November and Saturday 19 November 2022.

December

Christmas

The Christmas event program focused on free family activities, music and theming. Refer Community and Customer Engagement

January

Lunar New Year

Lunar New Year was celebrated in-Market with installations at The Market Stall and Community kitchen. In-Market activations included a free kids workshop creating Lunar New Year lanterns, traditional lion dances and the God of Fortune giving out lucky red envelopes of gold coin chocs and good luck lollies.

February

Valentines' Day

Valentine's Day was celebrated with Market customers, with 150 roses and sunflowers gifted to shoppers on Tuesday 14 February and a gift guide on digital channels.



March

Easter

The Easter event program focused on free family activities, music and theming. Refer to Community and Customer Engagement

Sauce Day

A celebration of Italian food and culture, Sauce Day was held on 18 March 2023. In-Market activities included interactives and hands on sauce making workshops, live music, radio broadcast with Radio Italia 531, cooking demonstrations, free kids guided charcoal sketching class, free kids face painting and trader specials.

South Australian Country Women's Association (SACWA) Pop-Up

SACWA returned to the Community Kitchen for a scone and jam pop-up on Friday 24 and Saturday 25 March, receiving significant positive feedback from the community and social audience.

Adelaide Fringe

Fringe preview shows and pop-up performances in-Market and included the Soweto Gospel Choir, Choir of Man, Whitney: I Wanna Dance with Somebody and The Twins Trip Street performers.

A Taste from the African Kitchen

The African Women's Federation of SA presented A Taste from the African Kitchen Friday 31 March at the Community Kitchen with

cooking demonstrations and tastings from Ghana, South Sudan, Liberia and Ethiopia and three dance performances by the dance group Suns of Africa.

April

School Holidays

The April school holiday program Big Market Adventures for Little Foodies attracted 750 kids participating in the Market Trail, 139 in Little Market Chefs and more for our free Lego workshop.

Tasting Australia

As part of Tasting Australia, a series of ticketed self-guided tours, Flavours of the Market were held and a Friday night cooking demonstration with Smelly Cheese Co. and Mandy Hall.

May

History Festival

As part of South Australia's History Festival, customers were invited to take a journey through the iconic Adelaide Central Market to meet the colourful characters and uncover the rich history and architecture behind Australia's oldest food retail market in its original location. The ticketed guided tour saw customers discover the stories and secrets behind the stalls, meet the expert market traders and enjoy tastings of some SA's best fresh produce representing various times in history and the future foods of South Australia.

June

Tunes in June

Event series Tunes in June, presented with City of Adelaide, was delivered every Friday night in June. The South East corner was activated with local jazz bands and the French Wine Centre pop-up 'Impromptu'.

Winter Weekends

Winter Weekends (funded by City of Adelaide) returned on Friday nights during June on the Grote Street frontage including fire twirlers, live music and firepits at both SiSea and Cumbia.

OUR TRADERS

We will work with our traders to support them in the delivery of an exceptional shopping experience.



Leasing

- 98% occupancy during 2022/23
- Opening of Smiley's Tuckshop (Stall 11) and Mr Cheese (Stall GO44)
- Ten (10) existing leases renewed
- Three (3) lease assignments
- One (1) vacancy held for stall upgrades (Stall 12)
- One (1) relocation lease
- Federal Hall licenced from May 2023
- Lease framework review and independent stall valuations completed

Support trader success

Above and beyond the 667 social media posts featuring traders and 37 Market Lovers Newsletters, ACMA created opportunities for PR and digital content for traders, encouraging storytelling and profiling, whilst leveraging the Adelaide Central Market brand. For example, the visit of British chef, restaurateur and author Yottam Ottolenghi provided strong social content for the Market and a number of traders were profiled in the video.

ACMA continues to enable after hours trading for special events organised by traders to support unique experiences.

Other initiatives were tested to feature traders and encourage tourism trade, such as the self-guided Market tour for cruise passengers and \$7,000 worth of gift cards offered to interstate visitors during the AFL Gather Round and welcome packs for new city businesses (in collaboration with AEDA).

Trader Engagement

Trader engagement was primarily conducted through regular e-newsletters, meetings with the elected Traders Representative Committee and Traders Advisory Group representatives and all-trader briefing sessions.

- 106 Market Talk e-newsletters were issued to traders
- 6 Traders Representative Committee (TRC) meetings
- 3 Trader Advisory Group (TAG) meetings
- 1 'All Trader' meeting
- 2 Market Square and Market Expansion Trader briefings by City of Adelaide

Pop-Up Opportunities

The Producer in Residence stall continued to provide small, local, artisan businesses the opportunity to trial their products with Market customers. Producers have generated significant social media engagement on the Market's social platforms and created proactive media opportunities throughout the year. Additional pop-up opportunities were available on the Eastern roadway, activating the hoarding.

17 businesses occupied the Producer in Residence stall on three-week licenses.

Adelaide's Famous Poffertjes Parlour traded successfully on a casual leasing license in April on the Eastern roadway. French Wine Centre operated a pop-up during December 2022 and June 2023 on the Eastern roadway.

OUR BUSINESS

We will take a responsible and sustainable approach to our business in pursuing positive long-term financial results.

Operations

ACMA continue to improve the look and feel of the trading environment of the Market to create great customer experiences. In 2022/23, this included structural stall upgrades, new line marking, additional lighting on eastern roadways, Market sign sculpture on Grote St, external Market signage, unisex toilet facilities, a touch-free water re-fill station, new furniture and additional seating based on customer feedback.

ACMA also continues to deliver brilliant basics around building maintenance, security, cleaning and waste services, security and safety including added additional emergency systems to service areas.

Adelaide Central Market Online

Adelaide Central Market Online continued into its second year of operation, providing customers the opportunity to shop over 2,000 Market products from 47 traders in one single transaction. ACMA manages the home delivery platform and associated logistics, which delivers to the Adelaide metro area three times a week. In 2022/23 the delivery radius was extended to include an additional 28 new suburbs and click and collect was introduced on Fridays.

The home delivery program continues to provide Market traders with an additional revenue stream and responds to customer demand.

This innovative service was acknowledged as Finalist in the Local Economy Development category at the 2023 Local Government Leadership Excellence Awards.

OUR COMMUNITY

We will make a valuable contribution to the economic, social and cultural wellbeing of our precinct and community.



Educational Resources

ACMA also launched 'Brain Food', a free teachers' resource for visiting school groups (estimated at 10,000 students per year). It aligns with the Australian Curriculum and reflect current topics including sustainability, food and nutrition, art and culture, and entrepreneurship.

Community Partnerships

As part of our annual Community Engagement Plan, ACMA continued to work closely with South Australian groups and organisations that align with our core values and enrich the Market community, including providing continued support to community partners OzHarvest and Catherine House.

OzHarvest food rescue

In 2022/23 13,355kg of good quality surplus food was rescued from Traders and safely delivered to South Australians in need, equating to 26,710 meals.

In the final days to Christmas 2022 the Tree of Goodness returned for its tenth year raising \$5072, with each donation highlighting the number of meals contributed to South Australians experiencing food insecurity.

Catherine House Christmas partnership

ACMA and traders proudly supported local charity, Catherine House, by contributing fresh produce and a range of special meal packs to women experiencing homelessness. Market traders provided all food products for Christmas lunch for 70 women at the centre on Christmas Day.

Ongoing monthly fruit and vegetable delivery also continued to further support Catherine House in delivering meals to women staying at the centre and experiencing homelessness.

Sustainability strategy

The inaugural 2022-24 Sustainability Strategy was established to guide sustainability actions for two years. One of the outcomes already achieved is the installation of the water refill station – also one of the most frequently suggested items by customers.



OUR MARKET

We will deliver infrastructure and programs that address the current and emerging needs of our customers and traders.

Market Expansion Project

ACMA has continued to work closely with the City of Adelaide and project stakeholders on the Market Square and Market Expansion. Ongoing ACMA communications has included:

- Extensive wayfinding in-Market and precinct
- Live radio reads
- Paid social media awareness campaigns targeting shopper segments
- Proactive PR
- Organic social media and newsletters to Market audience
- Dedicated Market Expansion project updates for traders
- Communication strategy for key UPark Central Market modifications

The UPark reconfiguration in May 2023 saw an extensive communications plan including in-Market signage, digital, advertising and trader communications.

ACMA looks forward to continuing working with the City of Adelaide to achieve the vision for the Market Expansion which will extend the Market offer and provide a thriving mixed-use place, complementing the vital role of the Adelaide Central Market as a hub of food and culture in the city.



Audited Financial Statements

Adelaide Central Market Authority

GENERAL PURPOSE FINANCIAL STATEMENTS

for the year ended 30 June 2023

Adelaide Central Market Authority

General Purpose Financial Statements

for the year ended 30 June 2023

	Page
Table of Contents	
1. Authority Certificate	2
2. Primary Financial Statements:	
- Statement of Comprehensive Income	3
- Statement of Financial Position	4
- Statement of Changes in Equity	5
- Statement of Cash Flows	6
3. Notes to the Financial Statements	7
4. Independent Auditor's Report - Financial Statements	24
5. Certificates of Audit Independence	
- Adelaide Central Market Authority Certificate of Audit Independence	26
- Audit Certificate of Audit Independence	27

Adelaide Central Market Authority

General Purpose Financial Statements

for the year ended 30 June 2023

Certification of Financial Statements

We have been authorised by the Adelaide Central Market Authority (the Authority) to certify the financial statements in their final form.

In our opinion:

- the accompanying financial statements comply with the *Local Government Act 1999*, *Local Government (Financial Management) Regulations 2011* and Australian Accounting Standards,
- the financial statements present a true and fair view of the Authority's financial position at 30 June 2023 and the results of its operations and cash flows for the financial year,
- internal controls implemented by the Authority provide a reasonable assurance that the Authority's financial records are complete, accurate and reliable and were effective throughout the financial year,
- the financial statements accurately reflect the Authority's accounting and other records.



Michael Sedgman
CITY OF ADELAIDE
ACTING CHIEF EXECUTIVE OFFICER



Christine Locher
ACTING CHAIR

Date: 1 September 2023

Adelaide Central Market Authority

Statement of Comprehensive Income

for the year ended 30 June 2023

\$ '000	Notes	2023	2022
Income			
User Charges	2a	4,647	4,146
Other Income	2b	128	136
Total Income		4,775	4,282
Expenses			
Materials, Contracts & Other Expenses	3a	4,651	4,425
Depreciation, Amortisation & Impairment	3b	39	3
Finance Costs	3c	2	-
Total Expenses		4,692	4,428
Operating Surplus / (Deficit)		83	(146)
Net Surplus / (Deficit)		83	(146)
Other Comprehensive Income			
Movements in Other Reserves - Parent Contribution		-	146
Total Other Comprehensive Income		-	146
Total Comprehensive Income		83	-

Adelaide Central Market Authority

Statement of Financial Position

as at 30 June 2023

\$ '000	Notes	2023	2022
ASSETS			
Current Assets			
Cash and Cash Equivalents	4a	-	-
Trade & Other Receivables	4b	276	127
Inventories	4c	31	13
Other Current Assets	4d	72	128
Total Current Assets		379	268
Non-Current Assets			
Infrastructure, Property, Plant & Equipment	6	75	114
Other Non-Current Assets	5a	29	100
Total Non-Current Assets		104	214
TOTAL ASSETS		483	482
LIABILITIES			
Current Liabilities			
Trade & Other Payables	7a	323	368
Borrowings	7b	39	37
Subtotal		362	405
Total Current Liabilities		362	405
Non-Current Liabilities			
Borrowings	7b	38	77
Total Non-Current Liabilities		38	77
TOTAL LIABILITIES		400	482
Net Assets		83	-
EQUITY			
Accumulated Surplus		(712)	(795)
Other Reserves	8a	795	795
Total Equity		83	-

Adelaide Central Market Authority

Statement of Changes in Equity

for the year ended 30 June 2023

\$ '000	Notes	Accumulated Surplus	Other Reserves	Total Equity
2023				
Balance at the end of previous reporting period		(795)	795	-
Net Surplus / (Deficit) for Year		83	-	83
Other Comprehensive Income				
- Parent Contribution		-	-	-
Other Comprehensive Income	8a	-	-	-
Total Comprehensive Income		83	-	83
Transfers between Reserves		-	-	-
Balance at the end of period		(712)	795	83
2022				
Balance at the end of previous reporting period		(3,069)	3,069	-
Net Surplus / (Deficit) for Year		(146)	-	(146)
Other Comprehensive Income				
- Parent Contribution		-	146	146
Other Comprehensive Income	8a	-	146	146
Total Comprehensive Income		(146)	146	-
Transfers between Reserves		2,420	(2,420)	-
Balance at the end of period		(795)	795	-

Adelaide Central Market Authority

Statement of Cash Flows

for the year ended 30 June 2023

\$ '000	Notes	2023	2022
Cash Flows from Operating Activities			
<u>Receipts</u>			
Operating Receipts		4,575	4,512
<u>Payments</u>			
Operating Payments to Suppliers and Employees		(4,536)	(5,238)
Net Cash provided by (or used in) Operating Activities	9b	39	(726)
Cash Flows from Investing Activities			
<u>Receipts</u>			
Nil			
<u>Payments</u>			
Nil			
Net Cash provided by (or used in) Investing Activities		-	-
Cash Flows from Financing Activities			
<u>Receipts</u>			
Nil			
<u>Payments</u>			
Repayment of Lease Liabilities		(39)	(3)
Net Cash provided by (or used in) Financing Activities		(39)	(3)
Net Increase (Decrease) in Cash Held		-	(729)
plus: Cash & Cash Equivalents at beginning of period		-	729
Cash & Cash Equivalents at end of period	9a	-	-

Adelaide Central Market Authority

Notes to and forming part of the Financial Statements for the year ended 30 June 2023

Contents of the Notes accompanying the Financial Statements

Note	Details	Page
1	Significant Accounting Policies	8
2	Income	12
3	Expenses	13
	Current Assets	
4a	Cash & Cash Equivalent Assets	15
4b	Trade & Other Receivables	15
4c	Inventories	15
4d	Other Current Assets	15
	Non-Current Assets	
5a	Other Non-Current Assets	15
	Fixed Assets	
6	Infrastructure, Property, Plant & Equipment	16
	Liabilities	
7a	Trade & Other Payables	17
7b	Borrowings	17
	Reserves	
8a	Other Reserves	17
9	Reconciliation to Statement of Cashflows	18
10	Financial Instruments	19
11	Uniform Presentation of Finances	20
12	Leases	21
13	Events After the Statement of Financial Position Date	22
14	Related Party Transactions	23

Adelaide Central Market Authority

Notes to and forming part of the Financial Statements for the period ended 30 June 2023

Note 1. Summary of Significant Accounting Policies

The principal accounting policies adopted by the Adelaide Central Market Authority (the Authority) in the preparation of these financial statements are set out below.

These policies have been consistently applied to all the years presented, unless otherwise stated.

1 Basis of Preparation

1.1 Compliance with Australian Accounting Standards

This general purpose financial report has been prepared on a going concern basis using the historical cost convention (except as stated below) in accordance with Australian Accounting Standards as they apply to not-for-profit entities, other authoritative pronouncements of the Australian Accounting Standards Board, Interpretations and relevant South Australian legislation.

The financial report was authorised for issue by certificate under regulation 14 of the *Local Government (Financial Management) Regulations 2011*.

1.2 Critical Accounting Estimates

The preparation of financial statements in conformity with Australian Accounting Standards requires the use of certain critical accounting estimates and requires management to exercise its judgement in applying the Authority's accounting policies.

The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are specifically referred to in the relevant sections of these Notes.

1.3 Rounding

All amounts in the financial statements have been rounded to the nearest thousand dollars (\$'000).

2 The Local Government Reporting Entity

The Adelaide Central Market Authority is incorporated under the South Australian *Local*

Government Act 1999 and has its principal place of business at 44-60 Gouger Street, Adelaide.

The Authority was enacted on 3 May 2012 as a subsidiary of the Corporation of the City of Adelaide with its primary role being to oversee the management and operation of the Adelaide Central Market.

3 Income Recognition

The Authority recognises revenue under *AASB 1058 Income of Not-for-Profit Entities* (AASB 1058) or *AASB 15 Revenue from Contracts with Customers* (AASB 15) when appropriate.

In cases where there is an 'enforceable' contract with a customer with 'sufficiently specific' performance obligations, the transaction is accounted for under AASB 15 where income is recognised when (or as) the performance obligations are satisfied (i.e. when it transfers control of a product or service to a customer). Revenue is measured based on the consideration to which the Authority expects to be entitled in a contract with a customer.

In other cases, AASB 1058 applies when the Authority enters into transactions where the consideration to acquire an asset is significantly less than the fair value of the asset principally to enable the Authority to further its objectives. The excess of the asset recognised (at fair value) over any 'related amounts' is recognised as income immediately, except in the case where a financial asset has been received to enable the Authority to acquire or construct a recognisable non-financial asset that is to be controlled by the Authority. In this case, the Authority recognises the excess as a liability that is recognised over time in profit and loss when (or as) the Authority satisfies its obligations under the transfer.

4 Cash, Cash Equivalents and other Financial Instruments

Cash Assets include all amounts readily convertible to cash on hand at the Authority's option with an insignificant risk of changes in value with a maturity of three months or less from the date of acquisition.

Note 1. Summary of Significant Accounting Policies (continued)

Most receivables relate to stall holder leases and are secured in part by bank or director's guarantees.

All receivables are reviewed as at the reporting date and adequate allowance made for amounts the receipt of which is considered doubtful.

All financial instruments are recognised at fair value at the date of recognition.

5 Inventories

Inventories held in respect of business undertakings have been valued at the lower of cost and net realisable value.

6 Infrastructure, Property, Plant & Equipment

Effective from 1 July 2021, ACMA is responsible for operating the Market with the market assets and car park operation transferred to the City of Adelaide.

6.1 Initial Recognition

All assets are initially recognised at cost.

All non-current assets purchased or constructed are capitalised as the expenditure is incurred and depreciated as soon as the asset is held "ready for use". Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition, including architects' fees and engineering design fees and all other costs incurred.

The cost of non-current assets constructed by the Authority includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overhead.

6.2 Materiality

Assets with an economic life in excess of one year are only capitalised where the cost of acquisition exceeds materiality thresholds established by the Authority. Items of property, plant and equipment with a total value less than \$5,000 are treated as an expense in the year of acquisition. All other items of property, plant and equipment are capitalised.

6.3 Depreciation of Non-Current Assets

Property, plant and equipment assets recognised are systematically depreciated over their useful lives on a straight-line basis which, in the opinion of the Authority, best reflects the consumption of the service potential embodied in those assets.

Depreciation methods, useful lives and residual values of classes of assets are reviewed annually.

Major depreciation periods for each class of asset are listed below.

Other Assets

Right-of-Use Assets	3 years
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6.4 Impairment

Assets that are subject to depreciation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount (which is the higher of the present value of future cash inflows or value in use).

For assets whose future economic benefits are not dependent on the ability to generate cash flows, and where the future economic benefits would be replaced if the Authority were deprived thereof, the value in use is the depreciated replacement cost. In assessing impairment for these assets, a rebuttable assumption is made that the current replacement cost exceeds the original cost of acquisition.

7 Payables

7.1 Goods & Services

Creditors are amounts due to external parties for the supply of goods and services and are recognised as liabilities when the goods and services are received. Creditors are normally paid 30 days after the month of invoice. No interest is payable on these amounts.

7.2 Payments Received in Advance & Deposits

Amounts received from external parties in advance of service delivery, and security deposits held against possible damage to the Authority assets, are

Adelaide Central Market Authority

Notes to and forming part of the Financial Statements for the period ended 30 June 2023

Note 1. Summary of Significant Accounting Policies (continued)

recognised as liabilities until the service is delivered or damage reinstated, or the amount is refunded.

8 Employee Benefits

The Authority does not have any employees. All employees are engaged through the parent entity, the City of Adelaide.

9 Leases

The Authority assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period in exchange for consideration.

9.1 The Authority as a lessee

The Authority recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

i.) Right-of-Use-Assets

The Authority recognises right-of-use assets at the commencement date of the lease. Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, lease payments made at or before the commencement date less any lease incentives received and the estimate of costs to be incurred to restore the leased asset. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets.

ii.) Lease Liabilities

At the commencement date of the lease, the Authority recognises lease liabilities measured at the present value of lease payments to be made over the lease term. In calculating the present value of lease payments, the Authority uses its incremental borrowing rate or the interest rate implicit in the lease.

iii.) Short-term leases and leases of low-value assets

The Authority applies the short-term lease recognition exemption to its short-term leases of machinery and equipment (ie, those leases that have a lease term of 12 months or less from the commencement date). It also applies the low-value assets recognition exemption to leases of office equipment that are low value. Lease payments on short-term leases and leases of low-value assets are recognised as expense on a straight-line basis over the lease term.

iv.) Leases with significantly below-market terms and conditions

In the prior year the Authority commenced a new lease on 8 July 2021 for the Central Market Complex from the Corporation of the City of Adelaide for a period of 20 years. The Authority has elected to apply the exemption available under AASB16 as the lease contains payment terms of \$1 per annum and is treated as a “peppercorn” lease. The lease payments are recognised as an expense on a straight-line basis over the lease term.

9.2 The Authority as a lessor

Leases in which the Authority does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease term and is included in revenue in the Statement of Comprehensive Income due to its operating nature. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned.

10 GST Implications

In accordance with Interpretation 1031 “Accounting for the Goods & Services Tax”

- Receivables and Creditors include GST receivable and payable.

Adelaide Central Market Authority

Notes to and forming part of the Financial Statements for the period ended 30 June 2023

Note 1. Summary of Significant Accounting Policies (continued)

- Except in relation to input taxed activities, revenues and operating expenditures exclude GST receivable and payable.
- Non-current assets and capital expenditures include GST net of any recoupment.
- Amounts included in the Statement of Cash Flows are disclosed on a gross basis.

11 New and amended accounting standards and interpretations

No new or revised Standards and Interpretations issued by the Australian Accounting Standards Board (AASB) have been adopted in the current period.

The AASB has issued Australian Accounting Standards and Interpretations which are not effective at 30 June 2023. The Authority does not anticipate that new and amended Australian Accounting Standards, and Interpretations, issued but not yet effective at the time of compiling these illustrative statements will apply to the Authority's future reporting periods.

12 Comparative Figures

To ensure comparability with the current reporting period's figures, some comparative period line items and amounts may have been reclassified or individually reported for the first time within these financial statements and/or the notes.

13 Disclaimer

Nothing contained within these statements may be taken to be an admission of any liability to any person under any circumstance.

Adelaide Central Market Authority

Notes to and forming part of the Financial Statements for the year ended 30 June 2023

Note 2. Income

\$ '000	2023	2022
(a). User Charges		
Property Lease	3,804	3,441
Property Recovery	843	705
Total User Charges	4,647	4,146
(b). Other Income		
Merchandise Sales	40	25
General Sales	-	11
Commission	88	100
Total Other Income	128	136

Adelaide Central Market Authority

Notes to and forming part of the Financial Statements for the year ended 30 June 2023

Note 3. Expenses

\$ '000	Notes	2023	2022
(a). Materials, Contracts and Other Expenses			
(i) Prescribed Expenses			
Auditor's Remuneration		9	10
Board Fees		113	103
Subtotal - Prescribed Expenses		122	113
(ii) Other Materials, Contracts and Expenses			
Contractors		1,130	1,040
Energy		598	497
Maintenance		339	335
Legal Expenses		16	14
Levies Paid to Government - including Landscape levy		27	23
Parts, Accessories & Consumables		43	59
Professional Services		114	69
Advertising and Promotion		125	149
Bank Charges and Cash Collection		12	15
Catering		2	12
Cleaning		967	927
Water		111	53
External Plant Hire		7	16
Insurance		52	57
Minor Plant and Equipment		5	4
Printing, Freight and Postage		73	75
Rates and Taxes		38	39
Security		519	567
Subscriptions		8	7
Training and Development		2	6
Waste Services		328	302
Other		13	46
Subtotal - Other Material, Contracts & Expenses		4,529	4,312
Total Materials, Contracts and Other Expenses		4,651	4,425

Adelaide Central Market Authority

Notes to and forming part of the Financial Statements for the year ended 30 June 2023

Note 3. Expenses (continued)

\$ '000	2023	2022
(b). Depreciation, Amortisation and Impairment		
(i) Depreciation and Amortisation		
Right-of-Use Assets	39	3
Subtotal	39	3
Total Depreciation, Amortisation and Impairment	39	3
(c). Finance Costs		
Interest on Leases	2	-
Total Finance Costs	2	-

Adelaide Central Market Authority

Notes to and forming part of the Financial Statements for the year ended 30 June 2023

Note 4. Current Assets

\$ '000	2023	2022
(a). Cash & Cash Equivalent Assets		
Cash on Hand and at Bank	-	-
Total Cash & Cash Equivalent Assets	-	-
(b). Trade & Other Receivables		
Accrued Revenues	120	109
Debtors - General	-	15
GST Recoupment	18	-
Prepayments	-	3
Inter-Entity Debtor	138	-
Subtotal	276	127
Total Trade & Other Receivables	276	127
(c). Inventories		
Trading Stock	31	13
Total Inventories	31	13
(d). Other Current Assets		
Rent Receivable	72	128
Total Other Current Assets	72	128

In 2019-20 the Authority resolved to provide three month's rent relief to its tenants as a consequence of the COVID-19 pandemic. The rent concession has been recognised as a lease modification under AASB 16 Leases, and the revised consideration is recognised over the remaining lease term. The non-current portion of the modification is shown at Note 5. Non-Current Assets (a)(i) Other.

Note 5. Non-Current Assets

\$ '000	2023	2022
(a). Other Non-Current Assets		
(i) Other		
Rent Receivable	29	100
Total Other	29	100
Total Other Non-Current Assets	29	100

Notes to and forming part of the Financial Statements
for the year ended 30 June 2023

Note 6. Infrastructure, Property, Plant & Equipment

	as at 30/6/2022			Asset movements during the reporting period					as at 30/6/2023		
	At Cost	Accumulated Dep'n	Carrying Value	Asset Additions	Depreciation Expense (Note 3c)	Adjustments & Transfers	Projected Related Expenditure (Note 3b)	Tfrs from/(to) "Held for Distribution to Owners" category	At Cost	Accumulated Dep'n	Carrying Value
\$ '000											
Right-of-Use Assets	117	(3)	114	-	(39)	-	-	-	117	(42)	75
Total Infrastructure, Property, Plant & Equipment	117	(3)	114	-	(39)	-	-	-	117	(42)	75
Comparatives	-	-	-	117	(3)	-	-	-	117	(3)	114

Adelaide Central Market Authority

Notes to and forming part of the Financial Statements for the year ended 30 June 2023

Note 7. Liabilities

\$ '000	Notes	2023 Current	2023 Non Current	2022 Current	2022 Non Current
(a). Trade and Other Payables					
Payments Received in Advance		180	-	228	-
Accrued Expenses - Other		22	-	96	-
Inter-Entity Creditor		-	-	42	-
GST Payable		-	-	2	-
Trade Payables		121	-	-	-
Total Trade and Other Payables		323	-	368	-
(b). Borrowings					
Lease Liabilities	12	39	38	37	77
Total Borrowings		39	38	37	77

Note 8. Reserves

\$ '000	30/6/2022	Tfrs to Reserve	Tfrs from Reserve	Other Movements	30/6/2023
(a). Other Reserves					
City of Adelaide Contribution	795	-	-	-	795
Total Other Reserves	795	-	-	-	795
Comparatives	3,069	146	(2,420)	-	795

OTHER RESERVES

City of Adelaide Contribution

In the prior period an amount of \$146,000 was committed to the Authority as a contribution from the City of Adelaide. The contribution supports the ongoing operations of the Authority to continue as a going concern.

Adelaide Central Market Authority

Notes to and forming part of the Financial Statements for the year ended 30 June 2023

Note 9. Reconciliation to Statement of Cash Flows

\$ '000	Notes	2023	2022
(a). Reconciliation of Cash			
Cash Assets comprise highly liquid investments with short periods to maturity subject to insignificant risk of changes of value. Cash at the end of the reporting period as shown in the Statement of Cash Flows is reconciled to the related items in the Statement of Financial Position as follows:			
Total Cash & Equivalent Assets		-	-
Balances per Statement of Cash Flows		-	-
(b). Reconciliation of Change in Net Assets to Cash from Operating Activities			
Net Surplus/(Deficit)		83	(146)
Non-Cash Items in Income Statements			
Depreciation, Amortisation & Impairment		39	3
		122	(143)
Add (Less): Changes in Net Current Assets			
Net (Increase)/Decrease in Receivables		(149)	165
Net (Increase)/Decrease in Inventories		(18)	18
Net (Increase)/Decrease in Other Current Assets		127	370
Net Increase/(Decrease) in Trade & Other Payables		(43)	(1,136)
Net Cash provided by (or used in) operations		39	(726)
(c). Non-Cash Financing and Investing Activities			
Borrowings			
- Opening Balance		-	10,883
- Net Proceeds from/(Repayment of) Borrowings		-	(10,883)
Closing Balance		-	-
- Leases		77	114
Total Liabilities from Financing Activities		77	114

Adelaide Central Market Authority

Notes to and forming part of the Financial Statements for the year ended 30 June 2023

Note 10. Financial Instruments

\$ '000	Due < 1 year	Due > 1 year & ≤ 5 years	Due > 5 years	Total Contractual Cash Flows	Carrying Values
2023					
<u>Financial Assets</u>					
Receivables	277	-	-	277	276
Total Financial Assets	277	-	-	277	276
<u>Financial Liabilities</u>					
Payables	143	-	-	143	143
Lease Liabilities	40	38	-	78	77
Total Financial Liabilities	183	38	-	221	220

\$ '000	Due < 1 year	Due > 1 year & ≤ 5 years	Due > 5 years	Total Contractual Cash Flows	Carrying Values
2022					
<u>Financial Assets</u>					
Receivables	126	-	-	126	124
Total Financial Assets	126	-	-	126	124
<u>Financial Liabilities</u>					
Payables	140	-	-	140	140
Lease Liabilities	39	78	-	117	114
Total Financial Liabilities	179	78	-	257	254

Net Fair Value

All carrying values approximate fair value for all recognised financial instruments. There is no recognised market for the financial assets of the Authority.

Adelaide Central Market Authority

Notes to and forming part of the Financial Statements for the year ended 30 June 2023

Note 10. Financial Instruments (continued)

\$ '000

Risk Exposures

Credit Risk represents the loss that would be recognised if counterparties fail to perform as contracted. The maximum credit risk on financial assets of the Authority is the carrying amount, net of any impairment. All Authority investments are made with the SA Local Government Finance Authority and are guaranteed by the SA Government. Except as detailed in Notes 4 & 5 in relation to individual classes of receivables, exposure is concentrated within the Authority's boundaries, and there is no material exposure to any individual debtor.

Market Risk is the risk that fair values of financial assets will fluctuate as a result of changes in market prices. All of the Authority's financial assets are denominated in Australian dollars and are not traded on any market, and hence neither market risk nor **currency risk** apply.

Liquidity Risk is the risk that the Authority will encounter difficulty in meeting obligations with financial liabilities. In accordance with the model Treasury Management Policy (LGA Information Paper 15), liabilities have a range of maturity dates. The Authority also has available a range of bank overdraft and standby borrowing facilities that it can access.

Interest Rate Risk is the risk that future cash flows will fluctuate because of changes in market interest rates. Cash flow fluctuations are managed through the City of Adelaide.

Note 11. Uniform Presentation of Finances

\$ '000

2023

2022

The following is a high level summary of both operating and capital investment activities of the Authority prepared on a simplified Uniform Presentation Framework basis.

All Councils in South Australia have agreed to summarise annual budgets and long-term financial plans on the same basis.

The arrangements ensure that all Councils provide a common 'core' of financial information, which enables meaningful comparisons of each Council's finances.

Income	4,775	4,282
less Expenses	(4,692)	(4,428)
Operating Surplus / (Deficit)	83	(146)
Net Outlays on Existing Assets		
Capital Expenditure on Renewal and Replacement of Existing Assets	-	-
<i>add back</i> Depreciation, Amortisation and Impairment	39	3
Subtotal	39	3
Net Outlays on New and Upgraded Assets		
Nil		
Net Lending / (Borrowing) for Financial Year	122	(143)

Adelaide Central Market Authority

Notes to and forming part of the Financial Statements for the year ended 30 June 2023

Note 12. Leases

\$ '000

The Authority as a Lessee

Terms and conditions of leases

Land & Buildings

The Authority leased the Central Market Complex from the Corporation of the City of Adelaide under a lease which commenced on 8 July 2021 for a period of 20 years. The lease contains payment terms of \$1 per annum and is deemed a "Peppercorn" lease. The lease payments are recognised as an expense in Note 3.

Right of use Asset

ACMA has entered into an agreement with Willsmere Pty Ltd in order to occupy a cool room and online shopping retail space until 31 May 2025. The financial implications of this arrangement are disclosed in Right of Use Assets below.

Set out below are the carrying amounts of right-of-use assets recognised within Infrastructure, Property, Plant and Equipment and the movements during the period:

Right of use assets

	Buildings \$'000	Total \$'000
2023		
Opening Balance	114	114
Depreciation charge	(39)	(39)
Balance at 30 June 2023	75	75
2022		
Opening Balance	-	-
Additions to right-of-use assets	117	117
Depreciation charge	(3)	(3)
Balance at 30 June 2022	114	114

Set out below are the carrying amounts of lease liabilities (included under interest-bearing loans and borrowings) and the movements during the period:

\$ '000	2023	2022
Balance at 1 July	114	4,664
Additions	-	117
Accretion of interest	2	-
Payments	(39)	(3)
Transfer to City of Adelaide	-	(4,664)
Balance at 30 June	77	114

Adelaide Central Market Authority

Notes to and forming part of the Financial Statements for the year ended 30 June 2023

Note 12. Leases (continued)

The Authority as a Lessee (continued)

Classified as:

Current	39	37
Non Current	38	77

The maturity analysis of lease liabilities is included in Note 10.

The Authority had total cash outflows for leases of \$38,830 in 2022-23 (2022: \$3,214).

The following are the amounts recognised in profit or loss:

Depreciation expense of Right-of-Use Assets	39	3
Interest expense on lease liabilities	2	-
Total amount recognised in profit or loss	41	3

The Authority as a Lessor

Leases Providing Revenue to the Authority

\$ '000	2023	2022
Future minimum rentals receivable under non-cancellable operating leases as at 30 June, are as follows:		
Not later than one year	4,209	3,918
Later than one year and not later than 5 years	6,827	6,378
Later than 5 years	16	9
	11,052	10,305

Note 13. Events After the Statement of Financial Position Date

Events that occur after the reporting date of 30 June 2023, up to and including the date when the financial statements are "authorised for issue" have been taken into account in preparing these statements.

The Authority has adopted the date of receipt of the Certification of Financial Statements as the appropriate "authorised for issue" date relating to these General Purpose Financial Statements.

Accordingly, the "authorised for issue" date is 01/09/23.

The Authority is not aware of any "non adjusting events" that merit disclosure.

Adelaide Central Market Authority

Notes to and forming part of the Financial Statements
for the year ended 30 June 2023

Note 14. Related Party Transactions

\$ '000	2023	2022
---------	------	------

Key Management Personnel

Transactions with Key Management Personnel

The Key Management Personnel of the Adelaide Central Market Authority include Board members and the General Manager. In all, 7 persons were paid the following total cumulative compensation which have been included within contractors in note 3:

The compensation paid to Key Management Personnel comprises:

Short-Term Employee Benefits	279	275
Post-Employment Benefits	19	17
Total	<u>298</u>	<u>292</u>

Amounts paid as direct reimbursement of expenses incurred on behalf of the Adelaide Central Market Authority have not been included above.

Receipts from Key Management Personnel comprise:

Adelaide Central Market Authority received the following rent amounts from Board members or Council elected members relating to 3 tenancies:

Stallholder Lease Rentals for properties managed by Adelaide Central Market	100	272
Total	<u>100</u>	<u>272</u>

Other Related Party Transactions

ACMA contracts staff from Council with the on-charge totalling \$1,107,190 (2022: \$966,880) for the year.

Council, as the parent entity, has provided an equity contribution of \$146,000 in the prior year to continue to support ACMA on a going concern basis. ACMA generated a profit of \$83,000 in the current year. Distribution will be made to City of Adelaide once sufficient reserves are generated.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF ADELAIDE CENTRAL MARKET AUTHORITY

Report on the Audit of the Financial Report

Opinion

We have audited the financial report of Adelaide Central Market Authority (the Entity), which comprises the statement of financial position as at 30 June 2023, the statement of comprehensive income, the statement of changes in equity and the statement of cash flows for the year then ended, and notes to the financial report, including a summary of significant accounting policies, and the declaration by those charged with governance.

In our opinion the accompanying financial report presents fairly, in all material respects, the financial position of the Entity as at 30 June 2023 and its financial performance for the year ended on that date in accordance with Australian Accounting Standards, the *Local Government Act 1999* and the *Local Government (Financial Management) Regulations 2011*.

Basis for opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the Financial Report* section of our report. We are independent of the Entity in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of management and those charged with governance for the Financial Report

Management is responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards, the *Local Government Act 1999* and the *Local Government (Financial Management) Regulations 2011* and for such internal control as management determines is necessary to enable the preparation and fair presentation of a financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, management is responsible for assessing the Entity'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 management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity's financial reporting process.



Auditor's responsibilities for the audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is 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 the Australian Auditing Standards 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 this financial report.

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website (<http://www.auasb.gov.au/Home.aspx>) at: http://www.auasb.gov.au/auditors_responsibilities/ar4.pdf

This description forms part of our auditor's report.

A handwritten signature in blue ink that reads 'BDO'.

BDO Audit Pty Ltd

A handwritten signature in blue ink, appearing to read 'Linh Dao'.

Linh Dao
Director

Adelaide, 18 September 2023

Adelaide Central Market Authority

General Purpose Financial Statements for the year ended 30 June 2023

Certification of Auditor Independence

To the best of our knowledge and belief, we confirm that, for the purpose of the audit of Adelaide Central Market Authority for the year ended 30 June 2023, the Council's Auditor, BDO Audit (SA) Pty Ltd has maintained its independence in accordance with the requirements of the *Local Government Act 1999* and the *Local Government (Financial Management) Regulations 2011* made under that Act.

This statement is prepared in accordance with the requirements of Regulation 22(3) *Local Government (Financial Management) Regulations 2011*.



Michael Sedgman
Acting Chief Executive Officer
CITY OF ADELAIDE



David Powell
Presiding Member
CITY OF ADELAIDE AUDIT COMMITTEE



Christine Locher
Acting Chair
ADELAIDE CENTRAL MARKET AUTHORITY

Date: 1 September 2023

CERTIFICATION OF AUDITOR INDEPENDENCE

I confirm that, for the audit of the financial statements of the Adelaide Central Market Authority for the year ended 30 June 2023, I have maintained my independence in accordance with the requirements of APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code), Part 4A, published by the Accounting Professional and Ethical Standards Board, in accordance with the *Local Government Act 1999* and the *Local Government (Financial Management) Regulations 2011* made under that Act.

This statement is prepared in accordance with the requirements of Regulation 22 (5) *Local Government (Financial Management) Regulations 2011*.



Linh Dao
Director

BDO Audit Pty Ltd

Adelaide, 23 August 2023

Central Market Marketing Fund

Summary Financials

For the year ended 30 June 2023

Adelaide Central Market Authority
Report on Marketing Contributions from Lessees 2022-23

Income and Expenditure for the year ended 30 June 2023

Marketing Contribution by Lessees	2022-23 \$	2021-22 \$
Income		
Tenants Contribution *	517,809	487,200
Income from Market Activities	40,715	39,002
Interest Received - Bank Accounts	709	162
Total Income	559,233	526,364
Expenditure		
Advertising/Promotion	507,661	621,364
Audit Fees	1,300	1,200
Bank Charges	4,061	3,470
Promotional Materials	0	127
Other Expenditure	133	121
Total Expenditure	513,155	626,283
Total Central Market Marketing Fund	46,079	(99,919)
Previous Year brought forward	36,991	136,910
Net position 30 June	83,070	36,991

Marketing Fund Balance Sheet as at 30 June 2023

Central Market Marketing Fund	2022-23 \$	2021-22 \$
Assets		
Cash at Bank	45,189	12,526
Trade and Other Receivables	44,997	45,612
Total Assets	90,187	58,138
Liabilities		
Trade and Other Payables - Current	(7,117)	(21,147)
Total Liabilities	(7,117)	(21,147)
Net Assets	83,070	36,991
Current Year Surplus	46,079	(99,919)
Accumulated Surplus / Deficit	36,991	136,910
Total Equity	83,070	36,991

* The contribution provided by lessees to marketing activities is determined by the Retail & Commercial Leases Act 1995. The contribution amount is calculated at 13% of rent.

INDEPENDENT AUDITOR'S REPORT TO THE ADELAIDE CENTRAL MARKET AUTHORITY

Report on the Audit of the Financial Statement

Opinion

We have audited the Report on Marketing Contributions from Lessees of Adelaide Central Market Authority (the Entity) which comprise the Marketing Fund Balance Sheet as at 30 June 2023 and the Income and Expenditure the year then ended.

In our opinion, the accompanying financial statement presents fairly, in all material respects, the financial position of the Entity's Marketing Fund as at 30 June 2023, and its financial performance for the year then ended, in accordance with the requirements of section 55 of the Retail and Commercial Leases Act (SA) 1995.

Basis for opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statement* section of our report. We are independent of the Entity in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the financial statement in Australia, and we have fulfilled our other ethical responsibilities in accordance with that Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of matter - Basis of accounting

We draw attention to the basis of accounting. The financial statement has been prepared to assist the Entity to meet the requirements of section 55 of the Retail and Commercial Leases Act (SA) 1995. As a result, the financial statement may not be suitable for another purpose. Our opinion is not modified in respect of this matter.

Responsibilities of management and those charged with governance for the Financial Statement

Management is responsible for the preparation and fair presentation of the financial statement, and have determined that the basis of preparation used is appropriate to meet the requirements of the requirements of the section 55 of the *Retail and Commercial Leases Act (SA) 1995*, and for such internal control as management determines is necessary to enable the preparation of the financial statement that is free from material misstatement, whether due to fraud or error.

In preparing the financial statement, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity's financial reporting process.



Auditor's responsibilities for the audit of the Financial Statement

Our objectives are to obtain reasonable assurance about whether the financial statement as a whole is 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 Australian Auditing Standards 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 this financial statement.

A further description of our responsibilities for the audit of the financial report is located in Appendix 1. This description forms part of our auditor's report.

A handwritten signature in blue ink that reads 'BDO' in a stylized, cursive font.

BDO Audit Pty Ltd

A handwritten signature in blue ink that reads 'Linh Dao' in a cursive font.

Linh Dao
Director

Adelaide, 18 September 2023



Appendix 1 - Additional information on the Auditor's responsibilities for the audit of the financial statement

As part of an audit in accordance with Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates, if any, and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates, if any, and related disclosures made by management,

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.