

SUMMARISED STATEMENT OF COMPREHENSIVE REVENUE AND EXPENSES

| Note | 2021 | 2020 |
|---|------------|------------|
| | \$ | \$ |
| Revenue from Exchange Transactions | | |
| Interest Received | 544 | 142 |
| | 544 | 142 |
| Revenue from Non-exchange Transactions | | |
| Canterbury Districts Health Board | 6,014,550 | 5,865,012 |
| Ministry of Social Development/ Ministry of Housing and Urban Development | 2,436,912 | 1,342,786 |
| Accommodation/Mental/HRHS | 1,808,459 | 1,633,040 |
| Rental Income received from Clients | 975,106 | 940,822 |
| Other Operating Revenue | 229,938 | 100,589 |
| Housing Plus Charitable Foundation | - | 125,000 |
| Housing New Zealand Corporation | 279,764 | - |
| | 11,744,789 | 10,007,249 |
| | 11,745,333 | 10,007,391 |
| Total Revenue | | |
| Expenses | | |
| Audit Fees | 12,500 | 9,091 |
| Interest Expense | 129,807 | 107,597 |
| Rental Expense | 1,283,755 | 1,057,994 |
| Wages | 5,462,963 | 5,371,273 |
| Other Operating Expenses | 2,016,462 | 2,077,608 |
| Depreciation | 639,819 | 560,052 |
| Net Loss / (Gain) on Disposal of Fixed Assets | (1,442) | 83,323 |
| | 9,544,063 | 9,266,936 |
| Total Expenses | | |
| | 2,201,270 | 740,453 |
| Other Comprehensive Revenue and Expense | | |
| Net Increase / (Decrease) on Property Revaluation | - | - |
| | - | - |
| Other Comprehensive Revenue and Expense for the year | | |
| | - | - |
| Total Comprehensive Revenue and Expenses for the year | | |
| | 2,201,270 | 740,453 |

SUMMARISED STATEMENT OF FINANCIAL POSITION

| Note | 2021 | 2020 |
|---|------------|------------|
| | \$ | \$ |
| ASSETS | | |
| Current Assets | | |
| Cash & Cash Equivalents | 1,815,910 | 359,051 |
| Receivables | 1,242,617 | 828,375 |
| Prepayments | 168,336 | 201,412 |
| Assets held for sale (248&251 Lichfield St) | - | 1,405,000 |
| | 3,226,863 | 2,793,838 |
| Non-current Assets | | |
| Property, Plant & Equipment | 28,783,750 | 29,303,635 |
| Building Work in Progress | 830,033 | - |
| | 29,613,783 | 29,303,635 |
| Total Assets | | |
| | 32,840,646 | 32,097,473 |
| LIABILITIES | | |
| Current Liabilities | | |
| Payables | 841,793 | 932,586 |
| GST Payable | 191,183 | 105,562 |
| Current Portion of Long-term Borrowings | 198,117 | 1,599,468 |
| | 1,231,093 | 2,637,615 |
| Non-current Liabilities | | |
| Advances Accommodation | 60,000 | 60,000 |
| Term Loans | 3,450,807 | 3,222,616 |
| Suspensory Loans | - | 279,764 |
| | 3,510,807 | 3,562,381 |
| Total Non-current Liabilities | | |
| | 4,741,899 | 6,199,996 |
| Total Liabilities | | |
| | 28,098,748 | 25,897,478 |
| NET ASSETS/EQUITY | | |
| Accumulated Funds | 22,295,874 | 20,094,604 |
| Asset Revaluation Reserve | 5,802,874 | 5,802,874 |
| | 28,098,748 | 25,897,478 |

SUMMARISED CASH FLOW STATEMENT

| Note | 2021 | 2020 |
|---|-------------|-------------|
| | \$ | \$ |
| Cash Flows from Operating Activities | | |
| Receipts | | |
| Receipts from Non-exchange Transactions | 11,050,783 | 10,195,700 |
| Receipts from Exchange Transactions | 544 | 142 |
| | 11,051,327 | 10,195,842 |
| Payments | | |
| Payments to Suppliers | 3,285,013 | 3,239,063 |
| Payments to Employees | 5,462,963 | 5,371,273 |
| Interest Paid | 129,807 | 107,597 |
| | 8,877,783 | 8,717,932 |
| | 2,173,545 | 1,477,911 |
| Net Cash Flows from Operating Activities | | |
| | 2,173,545 | 1,477,911 |
| Cash Flows from Investing Activities | | |
| Receipts | | |
| Sale of Fixed Assets | 1,412,996 | 71,873 |
| Payments | | |
| Purchase of Fixed Assets | 174,963 | 5,141,575 |
| Building Work in Progress | 781,560 | - |
| | 956,523 | 5,141,575 |
| Net Cash Flows from Investing Activities | | |
| | 456,473 | (5,069,702) |
| Cash Flows from Financing Activities | | |
| Receipts | | |
| New Borrowings Drawn down | - | 3,623,022 |
| Payments | | |
| Repayments Made | 1,173,151 | 112,825 |
| | (1,173,151) | 3,510,197 |
| Net Cash Flows from Financing Activities | | |
| | (1,173,151) | 3,510,197 |
| Net Increase/(Decrease) in Cash and Cash Equivalents | | |
| | 1,456,857 | (81,593) |
| Cash and Cash Equivalents at Beginning of Period | | |
| | 359,051 | 440,643 |
| Cash and Cash Equivalents at End of Period | | |
| | 1,815,908 | 359,051 |



Board 2021

- Mr David Griffiths (Chair)
- Mr Murray Hendy (Deputy Chair)
- Mr Oliver Roberts
- Mr Peter Young
- Mrs Sandy Brinsdon
- Mr Richard Steane
- Mrs Alex Booker
- Mrs Irihapeti Mahuika

CEO

Martin Cole

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Nexia Christchurch Ltd

Solicitors

Trollope & Co

Bank

Westpac

Acknowledgements

We would like to acknowledge the significant support of the following organisations that enables Comcare Trust to continue its work on behalf of people who experience mental illness and addictions in Canterbury.

- Canterbury District Health Board
- Ministry of Social Development
- Ministry of Housing and Urban Development

CEO Message

In last year's report, I stated that the overriding theme was adaptation. This year has seen that theme continue, with flexibility and resilience along as companions! I don't think any of us realised that we would continue to grapple with the ongoing and shifting influence of COVID-19 and the wide-reaching impact on our day-to-day lives.



I am pleased to report, that over the course of the year we have continued to provide a full range of services, adapting how we provide support to match the requirements of the various alert levels. This has enabled us to support over 4,100 people during the year, housing 54 people through our housing facilitation service and supporting 54 people into paid employment. We also received over 5,600 calls to Warmline.

We have even managed to expand the range of services we offer, adding Complex Case Coordination and Rapid Rehousing, as well as extending our involvement in Housing First and Te Tumu Waiora Canterbury.

This year also saw the purchase of a section of land on which we will build seven single-bedroom homes, bringing our social housing (Comcare owned) properties to 102. This is a continued commitment to provide quality, affordable and sustainable housing for those in need.

We continue to focus on the improvement of our information and technology systems, with the roll-out of RecordBase, a new client information system. We also moved to a cloud-based hosting environment within which we store, retrieve and send information while continuing the improvement of our overall IT security. All of this is important, as it enables staff to readily access information outside of the office environment with a view to enhancing the experience of the people who use our services. This will continue to be a focus in the coming year, as we look toward further enhancement and utilisation of digital systems.

In the last five years Comcare's housing services have doubled in size. Given that growth and the likelihood that demand will continue to increase, we have put in place a new structure which not only increased the number of staff delivering services, but also realigns the structure and functions of our Housing teams. This further clarifies and separates Comcare's obligations as a registered community housing provider and landlord and a provider of housing support services.

This year, also saw Comcare's six Christchurch offices relocate to one location. We were delighted to officially open our new headquarters in October 2020. Sir John Kirwan (pictured below) brought some star power to proceedings and spoke passionately, eloquently and authentically about his personal experience with depression and anxiety.

Lastly, I want to acknowledge and thank Comcare staff, volunteers and Trustees for their ongoing commitment to our mission, particularly during these unprecedented times.

Martin Cole
CEO



2021 ANNUAL REPORT

Comcare Charitable Trust - Summary



Board Chair



As we say goodbye to 2021 it is worth pausing to reflect on the achievements of the last 12 months. Again our operating environment has continued to change and I am proud of how the organisation has responded and anticipated the

challenges that this has brought. Covid has brought a new “normal” and with it the need to adapt both the services required and the way in which we deliver them. We have responded well and even grown the services we provide.

This year saw us move from bedding in the new building we now call home in Lincoln Road to looking for new opportunities to meet the needs of our clients. This has included expanding services and increasing our social housing portfolio with a new project now underway.

In the New Year the board will turn its mind to refreshing our strategic direction. This is an opportunity to reflect on where we have come from and where we are heading in the longer term. This will give our senior management the clarity they need to apply our resources in the best way to meet the direction set by the board and the needs of our clients.

With another successful year behind us my thanks go to our staff, partners and funders who have made this success possible.



David Griffiths
Chair of Trustees

Our Vision

People who experience mental illness and addictions living well.

Our Mission

To contribute positively to the recovery of people who experience mental illness and addictions through the provision of quality community services, social housing, and by supporting mental health sector development.

Strategic Goals

1. To be a leading provider of evidence-based support services that enable people with mental health and addiction needs to reach their potential.
2. Grow our social housing portfolio and be a leading provider of housing and accommodation services for vulnerable people.
3. To become a primary point of contact for people in the Canterbury region seeking services that enhance mental health and wellbeing.
4. To ensure our services meet the needs of Māori and Pasifika people.
5. To be a partner of choice for stakeholders in the mental health, addiction and community housing sectors.