

SUMMARISED STATEMENT OF COMPREHENSIVE REVENUE AND EXPENSES

Note	2022	2021
	\$	\$
<b>Revenue from Exchange Transactions</b>		
Interest Received	1,535	544
	<u>1,535</u>	<u>544</u>
<b>Revenue from Non-exchange Transactions</b>		
Canterbury District Health Board	6,424,799	6,014,550
Ministry of Social Development/ Ministry of Housing and Urban Development	2,332,944	2,436,912
Accommodation/Rental/IRRS	1,987,387	1,808,459
Rental income received from Clients	1,043,415	975,166
Other Operating Revenue	220,301	229,938
Housing New Zealand Corporation	-	279,764
	<u>12,008,846</u>	<u>11,744,789</u>
<b>Total Revenue</b>	<u>12,010,381</u>	<u>11,745,333</u>
<b>Expenses</b>		
Audit Fees	13,006	12,500
Interest Expense	120,567	129,807
Rental Expense	1,421,780	1,283,755
Wages	6,640,040	5,462,963
Other Operating Expenses	2,342,359	2,016,662
Depreciation	603,688	639,819
Net Loss /Gain on Disposal of Fixed Assets	37	(1,442)
<b>Total Expenses</b>	<u>11,141,478</u>	<u>9,544,063</u>
<b>Total Surplus / (Deficit) for the year</b>	<u>868,902</u>	<u>2,201,270</u>
<b>Other Comprehensive Revenue and Expense</b>		
Net Increase / (Decrease) on Property Revaluation	8,747,753	-
<b>Other Comprehensive Revenue and Expense for the year</b>	<u>8,747,753</u>	<u>-</u>
<b>Total Comprehensive Revenue and Expenses for the year</b>	<u>9,616,655</u>	<u>2,201,270</u>

SUMMARISED STATEMENT OF FINANCIAL POSITION

Note	2022	2021	
	\$	\$	
<b>ASSETS</b>			
<b>Current Assets</b>			
Cash & Cash Equivalents	5	980,624	1,815,910
Receivables	6	1,531,723	1,242,617
Prepayments	7	278,790	168,336
<b>Total Current Assets</b>		<u>2,791,138</u>	<u>3,226,863</u>
<b>Non-current Assets</b>			
Property, Plant & Equipment	8	37,191,359	28,783,750
Building Work in Progress	9	2,393,776	830,033
<b>Total Non-current Assets</b>		<u>39,585,135</u>	<u>29,613,783</u>
<b>Total Assets</b>		<u>42,376,273</u>	<u>32,840,646</u>
<b>LIABILITIES</b>			
<b>Current Liabilities</b>			
Payables	10	1,131,107	841,793
GST Payable		191,251	191,183
Current Portion of Long-term Borrowings	11(iv)	2,768,420	198,116
<b>Total Current Liabilities</b>		<u>4,090,778</u>	<u>1,231,092</u>
<b>Non-current Liabilities</b>			
Advance Accommodation		60,000	60,000
Term Loans	11	510,092	3,450,807
<b>Total Non-current Liabilities</b>		<u>570,092</u>	<u>3,510,807</u>
<b>Total Liabilities</b>		<u>4,660,870</u>	<u>4,741,899</u>
<b>Net Assets</b>		<u>37,715,404</u>	<u>28,098,748</u>
<b>NET ASSETS/EQUITY</b>			
Accumulated Funds	12	23,164,778	22,295,874
Asset Revaluation Reserve	13	14,550,626	5,802,874
<b>Total Net Assets/Equity</b>		<u>37,715,404</u>	<u>28,098,748</u>

SUMMARISED CASH FLOW STATEMENT

Note	2022	2021
	\$	\$
<b>Cash Flows from Operating Activities</b>		
<b>Receipts</b>		
Receipts from Non-exchange Transactions	11,719,739	11,050,783
Receipts from Exchange Transactions	1,535	544
	<u>11,721,274</u>	<u>11,051,327</u>
<b>Payments</b>		
Payments to Suppliers	3,598,217	3,285,013
Payments to Employees	6,640,040	5,462,963
Interest Paid	120,567	129,807
	<u>10,358,824</u>	<u>8,877,782</u>
<b>Net Cash Flows from Operating Activities</b>	<u>1,362,450</u>	<u>2,173,545</u>
<b>Cash Flows from Investing Activities</b>		
<b>Receipts</b>		
Sale of Fixed Assets	17,978	1,412,996
<b>Payments</b>		
Purchase of Fixed Assets	259,270	174,963
Building Work in Progress	1,586,032	781,560
<b>Net Cash Flows from Investing Activities</b>	<u>(1,827,324)</u>	<u>456,473</u>
<b>Cash Flows from Financing Activities</b>		
<b>Receipts</b>		
New Borrowings Drawn down	-	-
<b>Payments</b>		
Repayments Made	370,411	1,173,161
	<u>(370,411)</u>	<u>(1,173,161)</u>
<b>Net Cash Flows from Financing Activities</b>	<u>(370,411)</u>	<u>(1,173,161)</u>
<b>Net Increase/(Decrease) in Cash and Cash Equivalents</b>	<u>(835,285)</u>	<u>1,456,857</u>
Cash and Cash Equivalents at Beginning of Period	1,815,909	359,051
<b>Cash and Cash Equivalents at End of Period</b>	<u>980,624</u>	<u>1,815,909</u>



CEO Message

Kia ora koutou katoa

This year saw us publish Comcare Trust 1985-2020 The Story So Far... This was researched and written by Pauline Barnett, one time Board Chair of Comcare.

The Story So Far..., provides not only historical context, but acts to reaffirm Comcare's reason for being. We, the current custodians of the Comcare legacy, have the opportunity add new chapters to the Story So Far..., through our endeavours and focus on 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

We have continued to be able to support steady growth in the range and volume of services we deliver. Our Transitional Housing Service now supports around 67 people at any given time, with the team sourcing brand-new properties where those experiencing housing instability can find stability, security and support until a permanent housing option is achieved.

This year saw the expansion of our Peer Service with the introduction of a new service focussed on encouraging and supporting tangata whaiora to access the Covid 19 vaccine. This is important as the data is clear that people who access mental health and addiction services are less likely to be vaccinated and we also know that they experience poorer health outcomes overall. Having access to good, dependable, and trusted information is therefore a vital service for the wellbeing of tangata whaiora.

Since I have mentioned Covid-19, we have continued to operate and importantly deliver all services, anticipating and responding to life under the various protection framework settings. Our ability to react to and adapt how, where and when we provide supports has, as in the prior two years, featured large. I am proud to say that we have continued to deliver services throughout, and I dare say, learned about how we might shape how, where and when we deliver services in the future.

Our commitment to sector and service collaboration has remained strong and further developed over the period. We have expanded our involvement with the Te Tumu Waiora Canterbury (Integrated Primary Mental Health and Addictions) collaborative, with workers placed in a further four general practices across the region. Comcare also played a role in supporting the Canterbury health & welfare system respond to the needs of the most vulnerable in our communities when self-isolation was required. We worked alongside the local Care Coordination Hub providing specialist advice and guidance to the coordinators.

During the year, our North Canterbury team relocated to new headquarters based in the heart of Rangiora, providing ease of access, visibility in the community we serve and a great environment to be in.

We also continued our commitment to adding to available social housing stock. Our development of seven new one-bed units in Armagh Street is scheduled to be tenanted by the years end. We also purchased a plot of land where development will begin in 2023. This takes our Comcare owned housing stock to 105 dwellings with more to be added in the coming years.

I will mention our Kaiārahi Māori Strategic Manager. The addition of this role to the Senior Management team gives impetus and focus to our aim of being a valued treaty partner. The other key function of the role is to support the organisation develop better responses to redress health and housing inequities that exist in our society, particularly for Māori.

Lastly, I wish to mention that we start the 2022/23 year with the establishment of Te Whatu Ora Health New Zealand and Te Aka Whai Ora/Māori Health Authority. I want to acknowledge the role that our Canterbury District Health Board Planning and Funding colleagues have played in supporting Comcare over the years deliver innovative services with a partnership approach that was trusted and valued.

This is no doubt, an exciting time for the health and disability system and we at Comcare will endeavour to play our part in continuing to deliver great services to the people and communities that we serve.

Ngā mihi

*Martin Cole*

Martin Cole  
CEO

Board 2022

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

CEO

Martin Cole

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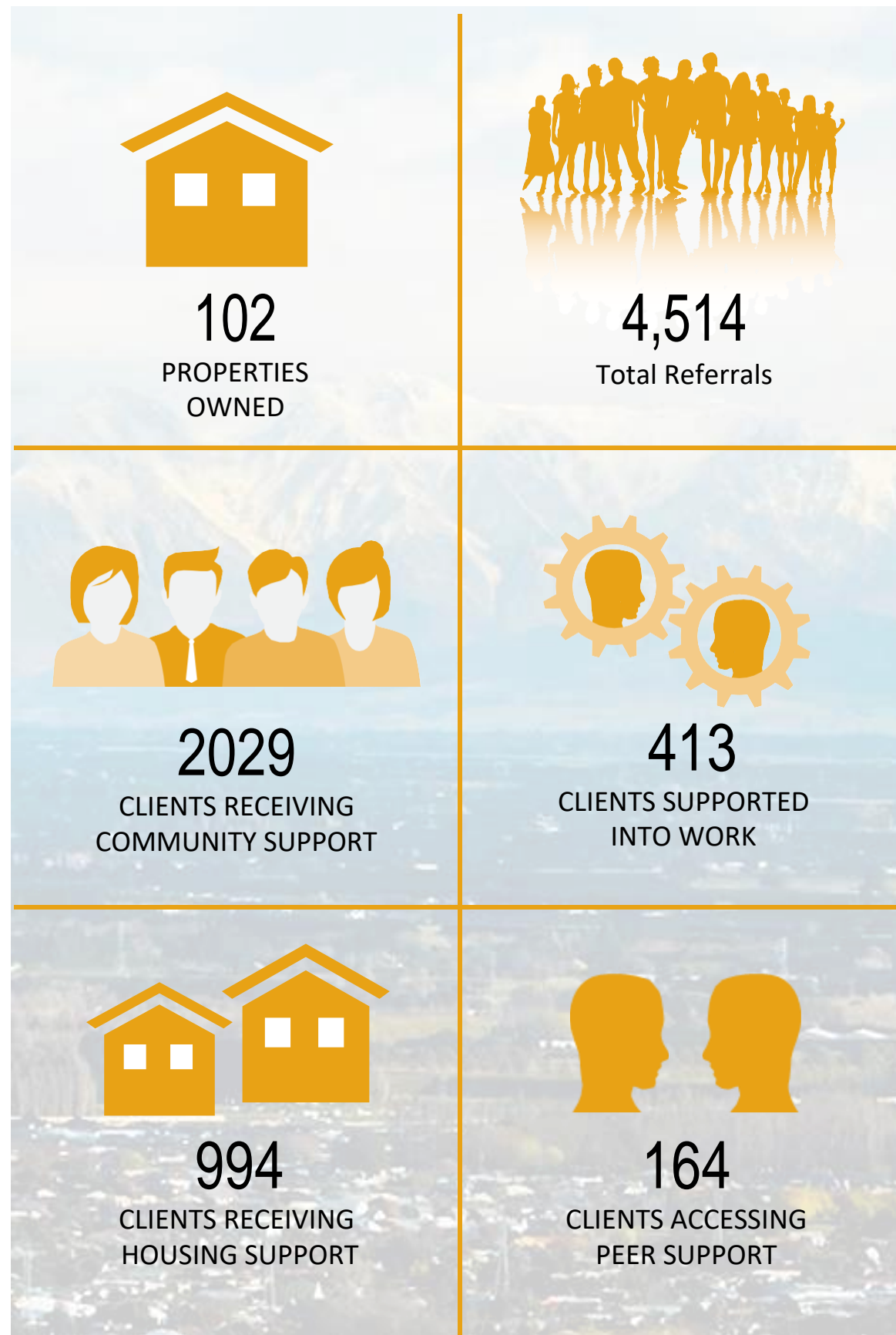
Acknowledgements

We would like to acknowledge the significant support of all stakeholders who enable Comcare Trust to continue its work on behalf of people who experience mental illness in Canterbury, particularly:

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

2022 ANNUAL REPORT

# Comcare Charitable Trust - Summary



## Board Chair



It is with some sadness that I write this my final message as the Chair of Comcare Trust. Having been on the board for 10 years I have decided it is time to step down from the board and let a new chair take on the privilege of leading of this role.

I feel it is important to ensure we have a healthy turnover of faces in these roles and with this in mind the board has been looking at how we introduce new board members to ensure we have fresh thinking while maintaining the appropriate level of experience.

Earlier this year the board refreshed our strategic plan and I really appreciate the way in which the board, CE and leadership team contributed to this process. We are operating in challenging times and we need an organisation that is clear on its role and place in the world. I firmly believe we have the plan in place to provide this clarity.

We have had another successful year. The value of our housing assets grew significantly during the period contributing to a strong balance sheet. We continue to deliver high quality services to our clients and look for new ways to support them. We have worked with the sector through the Covid response and expanded our service delivery. Our organisation is a strong financial position and has the resources to see us through the challenges of the coming years. We have a passionate and skilled team working across the organisation and we will continue to apply the resources of the organisation to ensure staff have what they need to deliver our services.

As I think back on the size and scale of the organisation when I joined the board, we have come a long way. I am proud of the part I have played in guiding the organisation and the position it is in now I am leaving. Thanks to all the staff and volunteer board members I have worked over the years. I wish the organisation all the success for the future.

**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.