



COMCARE CHARITABLE TRUST
FINANCIAL STATEMENTS
For the Year Ended 30 June 2024

COMCARE CHARITABLE TRUST
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For the Year Ended 30 June 2024



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For the Year Ended 30 June 2024

The Trustees are responsible for ensuring that the financial statements give a true and fair view of the financial position of the Trust as at 30 June 2024 and its financial performance and cash flow for the year ended on that date.

The Trustees consider that the financial statements of the Trust have been prepared using appropriate accounting policies, consistently applied and supported by reasonable judgements and estimates and that all relevant financial reporting and accounting standards have been followed.

The Trustees consider that proper accounting records have been kept which enable, with reasonable accuracy, the determination of the financial position of the Trust and facilitate compliance of the financial statements with the Charities Act 2005.

The Trustees consider that they have taken adequate steps to safeguard the assets of the Trust and to prevent fraud and other irregularities.

The Trustees have pleasure in presenting the financial statements of Comcare Charitable Trust for the year ended 30 June 2024.

The Board of Trustees of Comcare Charitable Trust authorised these financial statements for distribution on 12 September 2024.

For and on behalf of the Trust.
Murray Bain
Board Chair

Principal Activity	Comcare contributes to the recovery of people who experience mental illness through the provision of quality community services, social housing, and by supporting mental health sector development.
Address	334 Lincoln Road Christchurch
Registered Office	334 Lincoln Road Addington Christchurch 8024
Trustees	Murray Bain - Board Chair Peter Young - Finance Risk and Audit Committee Chair Sandy Brinsdon - People and Performance Committee Chair Murray Hendy Jaida Jorgensen James Lithgow Mark Newsome Alex Booker Oliver Roberts - Retired November 2023 Richard Steane - Retired November 2023
Chief Executive Officer	Martin Cole
Auditors	Nexia Audit Christchurch Level 4 123 Victoria Street Christchurch 8013
Solicitors	Trollope & Co PO Box 20 Christchurch 8140
Bankers	Westpac Christchurch
Charities Reg Number	CC10571

INDEPENDENT AUDITOR'S REPORT

To the Trustees of Comcare Charitable Trust

Report on the Financial Statements

Opinion

We have audited the accompanying financial statements of Comcare Charitable Trust (the "Trust") which comprise the financial statements on pages 10 to 23 and the statement of service performance on pages 7 to 9. The complete set of financial statements comprise the statement of financial position as at 30 June 2024, the statement of comprehensive revenue and expenses, statement of changes in net assets and cash flow statement for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion:

- a. The reported outcomes and outputs, and quantification of the outputs to the extent practicable, in the statement of service performance are suitable;
- b. the accompanying financial statements presents fairly, in all material respects:
 - the service performance for the year then ended; and
 - the financial position of Comcare Charitable Trust as at 30 June 2024 and its financial performance, and cash flows for the year then ended

in accordance with Public Benefit Entity Simple Format Reporting – Accrual (Not-For-Profit) issued by the New Zealand Accounting Standards Board.

Basis for Opinion

We conducted our audit of the statement of comprehensive revenue and expenses, statement of financial position, statement of changes in net assets, cash flow statement, and notes to the financial statements in accordance with International Standards on Auditing (New Zealand) (ISAs (NZ)), and the audit of the statement of service performance in accordance with the International Standard on Assurance Engagements (New Zealand) ISAE (NZ) 3000 (Revised).

Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial statements* section of our report. We are independent of the Trust in accordance with Professional and Ethical Standard 1 International Code of Ethics for Assurance Practitioners (including International Independence Standards) (New Zealand) issued by the New Zealand Auditing and Assurance Standards Board, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Nexia Christchurch Limited, a related entity, carried out other business and corporate advisory services for the Trust during the period. The provision of these other services has not impaired our independence. Other than this assignment, and in our capacity as Auditor, we have no other relationships with, or interests in, the Trust.

Responsibilities of the Board for the Financial Statements

The Board is responsible for:

- a. Identifying outcomes and outputs, and quantifying the outputs to the extent practicable, that are relevant, reliable, comparable and understandable, to report in the statement of service performance;
- b. the preparation and fair presentation of the financial statements which comprises:
 - the entity information;
 - the statement of service performance; and
 - the statement of financial performance, statement of financial position, statement of cash flows, statement of accounting policies and notes to the financial statements

in accordance with Public Benefit Entity Simple Format Reporting – Accrual (Not-For-Profit) issued in New Zealand by the New Zealand Accounting Standards Board, and

- c. for such internal control as the Board determine is necessary to enable the preparation of the financial statements that is free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board is responsible on behalf of the Trust for assessing the Trust'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 the Board either intend to liquidate the Trust or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements 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 ISAs (NZ) and ISAE (NZ) 3000 (Revised) 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 statements.

As part of an audit in accordance with ISAs (NZ) and ISAE (NZ) 3000 (Revised), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, 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 Trust's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of the use of the going concern basis of accounting by the Board and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Trust'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 statements 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 Trust to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represents the underlying transactions and events in a manner that achieves fair presentation.
- Perform procedures to obtain evidence about and evaluate whether the reported outcomes and outputs, and quantification of the outputs to the extent practicable, are relevant, reliable, comparable and understandable.

We communicate with the Board 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.

Other information

The Trustees are responsible for the other information. The other information comprises the information included in the financial statements, but does not include the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and we do not express any form of audit opinion or assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Restriction on use of our report

This report is made solely to the Trust's Members, as a body. Our audit work has been undertaken so that we might state to the Trust's Members, as a body those matters which we are required to state to them in our audit report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Trust and the Trust's Members, as a body for our audit work, for this report or for the opinion we have formed.

Nexia Audit Christchurch.

Nexia Audit Christchurch

12 September 2024
Christchurch



Statement of Service Performance (PBE FRS 48)

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.

What will we do?

Promote, establish and maintain programmes and facilities to assist people who have restricted opportunities due to mental ill health.

Housing



We will provide a range of housing options, those that we own and those that we lease.

We will deliver services focused on supporting people to retain suitable and affordable housing during periods of potential housing instability.

We will offer supports to those who are homeless or facing homelessness to access long term appropriate affordable housing.

Employment and Education



We will provide pre-employment support where people gain the experience, skills, and habits necessary to enter the workforce including accessing voluntary and training opportunities.

We will support people to get and maintain paid employment.

We will deliver Job Rescue support for workers and employers to save a job that may be at risk.

Personalised Planning and Support



We will support people to access resources and services, that are part of the wider community.

We will partner with people to determine goals and actions, targeting areas known to have a significant impact on mental health and wellbeing including personal support and relationships and physical health.

Doing things well



We will look for ways to improve the services we deliver to the people and communities we serve via the collection and analysis of information through our quality assurance activities.

We will maintain Social Sector Accreditation Level 2.

We will maintain our status as a Registered Community Housing Provider.

We will undertake a Consumer Satisfaction Survey.

SERVICE	MEASURE	NUMBER	NUMBER
		2024	2023
Housing	Number of properties owned as at 30 June and the average level of occupancy.	102 99%	102 99%
	Number of properties built during the period in question	0	7
	Number of properties or land purchased in the period in question	0	1
	Number of Transitional (Emergency) Housing properties leased as at 30 June.	72	68
	Number of people supported to access housing	203	107
	Number of people supported to sustain housing	119	111
Employment	Number of people supported into paid employment in the period in question	42	48
	Number of people supported into training and education in the period in question	19	25
	Number of people supported into vocational activities the period in question	15	10
	Number of people who accessed job rescue in the period in question	68	59
Personal Planning & Support	Number of unique individuals who received community support services in the period in question	1,109	1,197
Doing Things Well	We undertook a survey of people renting Comcare Social Housing. Percentage of respondents rating good or very good.	96%	94%
	We undertook a survey of people who use Comcare services. Percentage positive response.	91%	81.5%
	We are a Registered Community Housing Provider Class 1 Social Landlord.		
	We have Level 2 Social Services Accreditation.		

COMCARE CHARITABLE TRUST
STATEMENT OF COMPREHENSIVE REVENUE AND EXPENSES
For the Year Ended 30 June 2024



	Note	2024	Restated 2023
		\$	\$
Revenue from Exchange Transactions			
Interest Received		65,836	10,345
		65,836	10,345
Revenue from Non-exchange Transactions			
Health NZ / Te Whatu Ora		8,759,918	7,407,977
Ministry of Social Development/ Ministry of Housing and Urban Development		2,650,632	2,568,559
Accommodation/Rental/IRRS		2,870,879	2,426,862
Rental income received from Clients		1,228,229	1,103,630
Other Operating Revenue		425,540	346,555
MOH		-	90,000
		15,935,198	13,943,582
Total Revenue		16,001,034	13,953,928
Expenses			
Audit Fees		17,255	16,500
Interest Expense		187,129	157,306
Rental Expense		2,093,629	1,733,028
Wages		8,321,964	7,280,776
Other Operating Expenses		3,228,598	3,220,093
Depreciation		749,472	638,483
Net Loss / (Gain) on Disposal of Fixed Assets	9	(20,945)	(19,243)
Total Expenses		14,577,103	13,026,942
Surplus/(Deficit) before gain on acquisition		1,423,931	926,986
Gain On Acquisition Of MHAPS (non-exchange revenue)	8	1,389,261	-
Total Surplus / (Deficit) for the year		2,813,192	926,986
Other Comprehensive Revenue and Expense			
Net Increase / (Decrease) on Property Revaluation	14	-	-
Other Comprehensive Revenue and Expense for the year		-	-
Total Comprehensive Revenue and Expenses for the year		2,813,192	926,986

These financial statements should be read in conjunction with the Independent Auditor's Report and accompanying Notes.



COMCARE CHARITABLE TRUST
STATEMENT OF CHANGES IN NET ASSETS
For the Year Ended 30 June 2024



	Note	Asset Revaluation Reserve	Retained Surplus	Total Equity
	13 & 14	\$	\$	\$
Opening Balance 1 July 2023		14,550,626	24,091,763	38,642,389
Surplus/ (Deficit) for the year		-	2,813,192	2,813,192
Transfers		-	-	-
Closing Equity 30 June 2024		<u>14,550,626</u>	<u>26,904,956</u>	<u>41,455,583</u>
Opening Balance 1 July 2022		14,550,626	23,164,777	37,715,403
Surplus/ (Deficit) for the year		-	926,986	926,986
Transfers		-	-	-
Closing Equity 30 June 2023		<u>14,550,626</u>	<u>24,091,763</u>	<u>38,642,389</u>

These financial statements should be read in conjunction with the Independent Auditor's Report and accompanying Notes.





COMCARE CHARITABLE TRUST
STATEMENT OF FINANCIAL POSITION
As at 30 June 2024



	Note	2024 \$	Restated 2023 \$
ASSETS			
Current Assets			
Cash & Cash Equivalents	6	2,930,194	1,507,217
Receivables	7	2,990,645	1,316,369
Total Current Assets		5,920,839	2,823,586
Non-current Assets			
Property, Plant & Equipment	9	38,934,814	39,110,306
Building Work in Progress	10	1,269,861	1,231,390
Total Non-current Assets		40,204,675	40,341,696
Total Assets		46,125,514	43,165,282
LIABILITIES			
Current Liabilities			
Payables	11	1,697,310	1,462,527
GST Payable		229,399	193,204
Current Portion of Long-term Borrowings	12(iii)	126,934	112,338
Total Current Liabilities		2,053,643	1,768,069
Non-current Liabilities			
Advance Accommodation		60,000	60,000
Term Loans	12	2,556,290	2,694,825
Total Non-current Liabilities		2,616,290	2,754,825
Total Liabilities		4,669,933	4,522,894
Net Assets		41,455,581	38,642,390
NET ASSETS/EQUITY			
Accumulated Funds	13	26,904,956	24,091,763
Asset Revaluation Reserve	14	14,550,626	14,550,626
Total Net Assets/Equity		41,455,581	38,642,390

For and on behalf of the Board of Trustees:


 Trustee (Chairperson) _____ Date 12/9/2024


 Trustee _____ Date 12/9/2024

These financial statements should be read in conjunction with the Independent Auditor's Report and accompanying Notes.



COMCARE CHARITABLE TRUST

CASH FLOW STATEMENT

For the Year Ended 30 June 2024



	Note	2024	Restated 2023
		\$	\$
Cash Flows from Operating Activities			
Receipts			
Receipts from Non-exchange Transactions		14,260,922	14,158,936
Receipts from Acquisition Of MHAPS (non-exchange Transactions)		1,389,261	-
Receipts from Exchange Transactions		65,836	10,345
		<u>15,716,019</u>	<u>14,169,282</u>
Payments			
Payments to Suppliers		5,068,504	4,357,457
Payments to Employees		8,321,964	7,280,776
Interest Paid		187,129	157,306
		<u>13,577,598</u>	<u>11,795,539</u>
Net Cash Flows from Operating Activities	15	<u>2,138,421</u>	<u>2,373,742</u>
Cash Flows from Investing Activities			
Receipts			
Sale of Fixed Assets		35,435	33,870
Payments			
Purchase of Fixed Assets		565,177	2,620,931
Building Work In Progress		61,764	(1,211,261)
Net Cash Flows from Investing Activities		<u>(591,506)</u>	<u>(1,375,800)</u>
Cash Flows from Financing Activities			
Receipts			
New Borrowings Drawn down		-	-
Payments			
Repayments Made		123,939	471,350
Net Cash Flows from Financing Activities		<u>(123,939)</u>	<u>(471,350)</u>
Net Increase/(Decrease) in Cash and Cash Equivalents		1,422,977	526,593
Cash and Cash Equivalents at Beginning of Period		1,507,218	980,624
Cash and Cash Equivalents at End of Period	6	<u>2,930,195</u>	<u>1,507,218</u>

These financial statements should be read in conjunction with the Independent Auditor's Report and accompanying Notes.



For the Year Ended 30 June 2024

1 Reporting Entity

The reporting entity is Comcare Charitable Trust (the "Trust"). The Trust is domiciled in New Zealand and is a charitable organisation registered under the Charities Act 2005. These financial statements and the accompanying notes summarise the financial results of activities carried out by the Trust. The Trust contributes to the recovery of people who experience mental illness through the provision of quality community services, social housing, and by supporting mental health sector development. These financial statements have been approved and were authorised for issue by the Board of Trustees on 12 September 2024.

2 Basis of Preparation

The financial statements have been prepared on the going concern basis.

3 Statement of Compliance

The financial statements have been prepared in accordance with Generally Accepted Accounting Practice in New Zealand ("NZ GAAP"). They comply with Public Benefit Entity International Public Sector Accounting Standards ("PBE IPSAS") and other applicable financial reporting standards as appropriate that have been authorised for use by the External Reporting Board for Not-For-Profit entities. For the purpose of complying with NZ GAAP, the Trust is a public benefit not for profit entity and is eligible to apply Tier 2 Not-For-Profit PBE IPSAS on the basis that it does not have public accountability and it is not defined as large.

The Board of Trustees has elected to report in accordance with Tier 2 Not-For-Profit PBE Accounting Standards and, in doing so, has taken advantage of all applicable Reduced Disclosure Regime ("RDR") disclosure concessions.

4 Reporting Period

The current period financial statements and the comparative figures are prepared for 12 month periods ending 30 June.

5 Summary of Accounting Policies

The significant accounting policies used in the preparation of these financial statements as set out below have been applied consistently to both years presented in these financial statements.

5.1 Basis of measurement

These financial statements have been prepared on the basis of historical cost except for land and buildings and net identifiable assets in a PBE combination acquisition which are measured at fair value.

5.2 Functional and presentation currency

The financial statements are presented in New Zealand dollars (\$), which is the Trust's functional currency. All financial information presented in New Zealand dollars has been rounded to the nearest dollar.

5.3 Revenue

Revenue is recognised to the extent that it is probable that the economic benefit will flow to the Trust and revenue can be reliably measured. Revenue is measured at the fair value of the consideration received. The following specific recognition criteria must be met before revenue is recognised.

Revenue from Non-exchange transactions

Government contracts:

Revenue from government contracts relates to income received from Health NZ / Te Whatu Ora, Ministry of Housing and Urban Development (MHUD) and Ministry of Social Development (MSD). The entity recognises revenue to the extent that the conditions in the contract have been satisfied - Revenue is recognised in the period the services are provided.

Received from clients:

Rental income and contributions received weekly from clients are recognised as revenue.

Received from acquisition :

Revenue received from acquisition are recognised as non-exchange revenue.

Revenue from Exchange transactions

Interest revenue:

Interest revenue is recognised as it accrues, using the effective interest method.

Revenue is divided into exchange contracts whereby the entity provides service or goods for approximately equal value to the revenue received. Non-exchange contracts arise where an entity receives value from another entity without giving approximately equal value in exchange.

For the Year Ended 30 June 2024

5.4 Impairment for trade debtors

The collectability of trade debtors is reviewed on an ongoing basis. A provision for impairment of trade debtors is established when there is objective evidence that Trust will not be able to collect all amounts due according to the original terms of the trade debtors.

5.5 Volunteer Services

The value of services provided by volunteers is not recorded.

5.6 Goods & Services Tax

The financial statements have been prepared so that all components are stated exclusive of GST with the exception of the following which are stated inclusive of GST:
Accounts Receivable and Accounts Payable
Social Housing - Accommodation receipts and expenses are exempt activities.

5.7 Financial Instruments – Initial recognition and subsequent measurement

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Financial assets and financial liabilities are recognised when the Trust becomes a party to the contractual provisions of the financial instrument.

Financial assets

Financial assets within the scope of NFP PBE IPSAS 29 Financial Instruments: Recognition and Measurement are classified as financial assets at fair value through surplus or deficit, loans and receivables, held-to-maturity investments or available-for-sale financial assets. The classifications of the financial assets are determined at initial recognition.

The categorisation determines subsequent measurement and whether any resulting income and expense is recognised in surplus or deficit or in other comprehensive revenue and expenses. The Trust financial assets are classified in no other category except for loan and receivables. The Trust financial assets include: cash and cash equivalents, receivables from exchange transactions, receivables from non-exchange transactions.

Loan and receivables

Loan and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. After initial recognition, these are measured at amortised cost using the effective interest method, less any allowance for impairment. The Trust's cash and cash equivalent, receivables from exchange transactions, and receivables from non-exchange transactions fall into this category of financial instruments.

Financial liabilities

Financial liabilities include trade and other payables (excluding GST and PAYE), employee entitlements and loans and borrowings (in respect of grants whose conditions are yet to be complied with).

All financial liabilities are initially recognised at fair value (plus transaction cost for financial liabilities not at fair value through surplus or deficit) and are measured subsequently at amortised cost using the effective interest method except for financial liabilities at fair value through surplus or deficit.

Gains and losses are recognised in surplus or deficit when the liabilities are derecognised as well as through the effective interest rate amortisation process. The effective interest rate amortisation is included as finance costs in the statement of financial performance.

Trade and other payables are unsecured and are usually paid within 30 days of recognition. Due to their short-term nature they are not discounted. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the effective interest rate.

5.8 Impairment of non-financial assets

The carrying amounts of the Trust's non-financial assets are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

5.9 Cash and Cash Equivalents

Cash and cash equivalents are short term, highly liquid investments that are readily convertible to known amounts of cash which are subject to an insignificant risk of changes in value.

5.10 Advance Accommodation

An amount forecasted by Ministry of Housing and Urban Development to cover rent and bond advance that the provider had to pay up front to secure the flat. At the end of the three years contract, it is expected that this money will be returned to Ministry of Housing and Urban Development, or the rent subsidy will not be invoiced for the amount of advance received (weeks).

5.11 Acquisitions policy

PBE combinations are accounted for using the acquisition method as at the acquisition date, which is the date on which control of the acquired operations is gained.

The Trust gains control of an acquired operations when it gains (i) power over the operation, (ii) exposure, or rights, to variable benefits from its involvement with the operation, and (iii) the ability to use its power over the operation to affect the nature or amount of the benefits from its involvement with the operation.

The Trust measures goodwill at the acquisition date as:

The aggregate of:

- The fair value of consideration transferred;
- The recognised amount of any Non-controlling interests in the acquiree; and
- The fair value of any pre-existing equity interest in the acquiree.

Less:

- The fair value of the net identifiable assets acquired, and liabilities assumed.

Goodwill is only recognised to the extent that the acquisition results in the generation of net cash inflows and the goodwill arises from the acquisition of cash-generating operations. In all other circumstances, the excess of consideration transferred over the fair values of the net identifiable assets acquired is recognised as a loss in surplus or deficit. Any gain on bargain purchase is recognised immediately in surplus or deficit.

The consideration transferred does not include amounts related to the settlement of pre-existing relationships. Such amounts are generally recognised in surplus or deficit.

Transactions costs related to a PBE combination acquisition incurred by the Trust, other than those associated with the issue of debt or equity securities, are expensed in surplus or deficit as incurred.

Any contingent consideration payable is measured at fair value at the acquisition date. If the contingent consideration is classified as equity, then it is not subsequently remeasured and settlement is accounted for within net assets/equity. Otherwise, subsequent changes in the fair value of the contingent consideration are recognised in surplus or deficit.

If the PBE combination acquisition is achieved in stages, any previously held equity interest is remeasured at its acquisition date fair value and any resulting gain or loss is recognised in surplus or deficit. It is then considered in the determination of goodwill.

If the initial accounting for an acquisition is incomplete by the end of the reporting period in which the acquisition occurs, the Trust reports in the financial statements provisional amounts for the items for which the accounting is incomplete. During the measurement period the provisional amounts recognised are adjusted retrospectively to reflect new information obtained about facts and circumstances that existed as of the acquisition date and, if known, would have affected the measurement of the amounts recognised as of that date. The measurement period ends as soon as the Trust receives the information it was seeking about facts and circumstances that existed as of the acquisition date or learns that more information is not obtainable. However, the measurement period does not exceed one year from the acquisition date.

For the Year Ended 30 June 2024

5.12 Property, Plant & Equipment

Items of property, plant and equipment are measured at cost less accumulated depreciation and impairment losses, except for land and buildings which are revalued every three years. Cost includes expenditure that is directly attributable to the acquisition of the asset. Where an asset is acquired through a non-exchange transaction, its cost is measured at its fair value as at the date of acquisition.

Land and buildings are valued when purchased, and then revalued approximately every three years thereafter. Selected properties were revalued by Ford Baker in 30 June 2022 and have been disclosed at such. The next full, market revaluation is scheduled for June 2025.

Accumulated depreciation at date of valuation on revalued buildings is credited to Cost or Revaluation together with the revaluation increment or decrement.

Depreciation is charged on straight line and diminishing value basis over the useful life of the asset, except for land. Land is not depreciated. Depreciation is charged at rates calculated to allocate the cost or valuation of the asset less any estimated residual value over its remaining useful life:

Buildings	10 - 50% Diminishing Value and 2 - 33% Straight Line
Household Chattels	10- 30% Diminishing Value
Office Furniture & Equipment	8 - 67% Diminishing Value and 25% Straight Line
Motor Vehicles	30% Diminishing Value

Depreciation methods, useful lives and residual values are reviewed at each reporting date and are adjusted if there is a change in the expected pattern of consumption of the future economic benefit or service potential embodied in the asset.

Non-Current Assets Held For Sale

The criteria for held for sale classification is regarded as met only when the sale is highly probable, and the asset or disposal group is available for immediate sale in its present condition. Actions required to complete the sale should indicate that it is unlikely that significant changes to the sale will be made or that the decision to sell will be withdrawn. Management must be committed to the plan to sell the asset and the sale must be expected to be completed within one year from the date of the classification.

Property, plant and equipment and intangible assets are not depreciated or amortised once classified as held for sale.

Assets and liabilities classified as held for sale are presented separately as current items in the statement of financial position.

5.13 Leases

Payments on operating lease agreements, where the lessor retains substantially the risk and rewards of ownership of an asset, are recognised as an expense on a straight-line basis over the lease term.

5.14 Income Taxation

Due to its charitable status, the Trust is exempt from income tax.

5.15 Borrowing costs policy

All borrowing costs are expensed in the period they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

5.16 Employee benefit policy

i. Short-term employee benefits

Short-term employee benefit liabilities are recognised when the Trust has a legal or constructive obligation to remunerate employees for services provided and that are expected to be settled wholly before 12 months after the reporting date.

ii. Long-term employee benefits

Long-term employee benefit obligations are recognised when the Trust has a legal or constructive obligation to remunerate employees for services provided up to reporting date for which settlement will be beyond 12 months of reporting date.

5.17 Going Concern Disclosures

An amendment to PBE IPSAS 1 in relation to going concern disclosures was adopted by the Trust. The amendment introduced more specific disclosures about going concern assessments to provide more relevant and transparent information about the matters considered when making such assessments. This amendment has not had an impact on accounting policies of the Trust. As the Trust is a going concern with significant reserves, no further disclosures around the going concern assessment are considered to be required by the Trustees.

COMCARE CHARITABLE TRUST
NOTES TO THE FINANCIAL STATEMENTS



For the Year Ended 30 June 2024

6 Cash & Cash Equivalents

Cash and cash equivalents include the following components:

	2024	2023
	\$	\$
Westpac operating accounts	1,426,994	1,504,317
Petty cash	3,200	2,900
Westpac T/DEP	1,500,000	
Total	2,930,194	1,507,217

7 Receivables

	2024	Restated 2023
	\$	\$
Trade debtors	1,593,654	978,040
Accrued income	8,765	233,931
Bonds paid	119,112	104,397
MHAPS Acquisition	1,269,114	-
Total	2,990,645	1,316,369

8 MHAPS Acquisition

On 27/06/2024 The Board of Trustees entered into an Asset Transfer and Distribution Agreement with Mental Health Advocacy and Peer Support Trust. The Board of the Mental Health Advocacy and Peer Support Trust (MHAPS) and the Board of Comcare Charitable Trust (Comcare) agreed to transfer the operations of MHAPS to Comcare in order to ensure the continuation and grow the potential of Peer Support and Advocacy services in Canterbury. Following the transfer and distribution of the Business and Assets, MHAPS will be wound up - As part of the winding up of MHAPS, and in exercise of the Trustees' power of disposition of surplus assets, MHAPS's Trustees agree to transfer or distribute to Comcare, the legal and beneficial ownership in and to, and all of the rights, title and interest in and to, the Business and Assets - It is intended by the Parties that, Comcare will assume liability for all the rights and obligations associated with all the Business and Assets of MHAPS on the Effective Date 27/06/2024.

Purchase Consideration

	2024
	\$
Cash Paid	1
The assets and liabilities recognised as a result of the acquisition are as follows:	
	\$
Cash	1,165,329
Retention Payment	150,000
Assets	120,148
Holiday Pay Obligation	(46,215)
Net Assets	1,389,261

9 Property, Plant & Equipment

	2024	2023
	\$	\$
Land & buildings	37,794,177	38,232,890
Household chattels	14,862	10,561
Office furniture & equipment	544,567	365,578
Motor vehicles	581,208	501,277
Total	38,934,814	39,110,306

Land & Buildings

Cost	40,475,703
Accumulated depreciation	(2,242,813)
Carrying value at the beginning of the year	38,232,890
Additions	-
Disposals	-
Revaluation Reserve	-
Depreciation	(438,713)

Carrying value at the end of the year 37,794,177

Represented by:

Cost	40,475,703
Accumulated depreciation	(2,681,526)
Carrying value at the end of the year	37,794,177



COMCARE CHARITABLE TRUST
NOTES TO THE FINANCIAL STATEMENTS



For the Year Ended 30 June 2024

Household Chattels	
Cost	51,501
Accumulated depreciation	(40,939)
Carrying value at the beginning of the year	10,561
Additions	6,298
Disposals	-
Depreciation	(1,998)
Carrying value at the end of the year	14,862
Represented by:	
Cost	57,799
Accumulated depreciation	(42,937)
Carrying value at the end of the year	14,862
Office Furniture & Equipment	
Cost	1,264,535
Accumulated depreciation	(898,957)
Carrying value at the beginning of the year	365,578
Additions	282,172
Disposals	-
Depreciation	(103,182)
Carrying value at the end of the year	544,567
Represented by:	
Cost	1,546,706
Accumulated depreciation	(1,002,139)
Carrying value at the end of the year	544,567
Motor Vehicles	
Cost	1,298,088
Accumulated depreciation	(796,811)
Carrying value at the beginning of the year	501,277
Additions	300,000
Disposals	(14,490)
Depreciation	(205,578)
Carrying value at the end of the year	581,208
Represented by:	
Cost	1,583,598
Accumulated depreciation	(1,002,389)
Carrying value at the end of the year	581,208

Residential properties acquired on or before June 2022 reflect their independent revaluation as at 30 June 2022. Properties acquired on or after 01 July 2022 are disclosed at their historical cost.

Accumulated depreciation to date of valuation on revalued buildings is credited to Cost or Revaluation together with the revaluation increment or decrement.

COMCARE CHARITABLE TRUST
NOTES TO THE FINANCIAL STATEMENTS



For the Year Ended 30 June 2024

	2024	2023
10 Building Work in Progress	\$	\$
Fixed Assets Accrual	51,766	75,059
Project 7 - Work in Progress - 5 Taramea Place (i)	1,218,095	1,156,331
Closing Balance	1,269,861	1,231,390

(i) Project 7: New project at 5 Taramea Place, Addington, Christchurch. Total projected budget is \$2.75m - Expenditure to date comprises land acquisition.

11 Payables

	2024	Restated 2023
	\$	\$
Trade creditors	972,545	918,746
Accrued expenses	221,155	106,772
Holiday pay accrued	479,073	412,472
Insurance recovery - buildings	15,107	15,107
D L Moore support fund	9,430	9,430
Total	1,697,310	1,462,527



COMCARE CHARITABLE TRUST
NOTES TO THE FINANCIAL STATEMENTS



For the Year Ended 30 June 2024

12 Term Loans

		2024	2023
		\$	\$
SF Housing Trust	(i)	500,000	500,000
Westpac	(ii)	2,183,224	2,307,163
Total of borrowing		<u>2,683,224</u>	<u>2,807,163</u>
Less: current portion	(iii)	(126,934)	(112,338)
Non-current term loans		<u>2,556,290</u>	<u>2,694,825</u>

(i) Lender: SF Housing Trust

	2024	2023
	\$	\$
Funds drawdown to date	500,000	500,000
Repayments to date	-	-
Closing Balance	<u>500,000</u>	<u>500,000</u>

Two loan facilities each totalling \$250,000 to assist with the purchase of the properties at 21 Bordesley Street and 1032 Colombo Street, secured by way of mortgage over those properties. The interest rate is 2% per annum with interest only payments over the loan term of 20 years and full principal repayment at the end of the term, loan1 maturity date is 20/12/2033, loan2 maturity date is 02/09/2034 .



COMCARE CHARITABLE TRUST
NOTES TO THE FINANCIAL STATEMENTS



For the Year Ended 30 June 2024

(ii) Lender: Westpac

2024	Loan 95	Total	
	\$	\$	
Funds drawdown	2,636,000	2,636,000	
Repayments to date	(452,776)	(452,776)	
Balance 30 June	2,183,224	2,183,224	
2023	Loan 95	Loan 94	Total
	\$	\$	\$
Funds drawdown	2,636,000	900,000	3,536,000
Repayments to date	(328,837)	(900,000)	(1,228,837)
Balance 30 June	2,307,163	-	2,307,163

	Loan 95	Loan 93	Loan 92	Loan 91
Westpac loan	Loan 95	Loan 93	Loan 92	Loan 91
Commencement	31/10/2019	18/06/2014	4/12/2013	4/12/2013
Interest only period	31/10/2020	18/06/2015	4/12/2014	4/12/2014
Maturity Dates	26/01/2026	18/06/2029	4/12/2038	4/12/2038
Current available credit*	-	331,834	373,320	56,174
2023 available credit	-	384,296	385,124	57,937
Interest rate	7.75%	8.10%	8.10%	8.10%

Westpac loans are secured by way of mortgage over the properties at 5 Newmark Street, 65A Tankerville Road, 19A Hillier Place, 5-7 Montreal Street, 351 Hereford Street and 334 Lincoln Road.

Whilst Loans 91,92 and 93 have been fully repaid the balance of each loan facility remains available to Comcare to draw upon should the need arise prior to their respective maturity dates.

(iii) Current Portion of Term Loans

	2024	2023
	\$	\$
Supporting Families House Trust	-	-
Westpac loan	126,934	112,338
Total	126,934	112,338



COMCARE CHARITABLE TRUST
NOTES TO THE FINANCIAL STATEMENTS



For the Year Ended 30 June 2024

13 Accumulated Funds

	2024	2023
	\$	\$
Opening balance	24,091,763	23,164,777
Total comprehensive revenue and expense	2,813,192	926,986
Realised asset revaluation	-	-
Closing Balance	26,904,956	24,091,763

14 Asset Revaluation Reserve

	2024	2023
	\$	\$
Opening balance	14,550,626	14,550,626
Revaluation reserve increases / (decreases)	-	-
Closing balance	14,550,626	14,550,626

15 Notes to the Cash Flow Statement

(a) Cash and Cash Equivalents

Cash and cash equivalents consist of petty cash and balances with Westpac.

(b) Reconciliation of Net Cash Flows from Operating Activities to Surplus

	2024	2023
	\$	\$
Surplus		
Net operating surplus	2,813,192	926,986
Total surplus	2,813,192	926,986
Add/(deduct) Non-cash movements		
Depreciation	749,472	638,483
Net loss/(gain) on disposal (sale) of property	(20,945)	(19,243)
Add/(deduct) movements in working capital items		
Trade and other receivables	(1,674,276)	215,355
Invoice Received in Advance	-	34,157
Trade and other payables	234,783	576,053
GST payable	36,195	1,953
Net Cash Flows from Operating Activities	2,138,421	2,373,743



COMCARE CHARITABLE TRUST
NOTES TO THE FINANCIAL STATEMENTS



For the Year Ended 30 June 2024

16 Financial Instruments

(i) **Concentration of Credit Risk**

In the normal course of business, the Trust incurs credit risk from trade debtors and transactions with financial institutions. The Trust has a credit policy which is used to manage this risk. As part of this policy, limits on exposures with counterparties have been set and approved by the Board of Trustees and are monitored on a regular basis. The Trust has no significant concentrations of credit risk.

The Trust does not require any collateral or security to support financial instruments due to the quality of financial institutions and trade debtors dealt with.

(ii) **Fair Values**

The estimated fair values of the Trust's financial assets and liabilities do not differ from the carrying values.

(iii) **Term Liabilities**

The fair value of the Trust's term liabilities is estimated based on current market rates available to the Trust for debt of similar maturity.

17 Contingent Assets and Liabilities

The Trust has no outstanding contingent liabilities related to the building projects (2023: Nil).

There were no contingent assets at balance date (2023: Nil).

18 Capital Commitments

At balance date the Trust has no capital commitments (2023: Nil).

19 Leases

As at the reporting date, the Board of Trustees has the following operating lease commitments in respect of premises and office equipment:

	2024	2023
	\$	\$
Less than 1 year	330,972	199,200
Between 1 and 5 years	312,432	208,783
More than 5 years	-	-
Total	643,404	407,983

Description of the lease agreements Comcare has:

Lessor	What is the lease for	Terms of the lease	The rights of renewal
Ricoh	photocopier rental	not cancellable	none
The Salvation Army	rental of office	not cancellable	1/3/2026 and 1/3/2029
Walsall Street Developments	car park rental	not cancellable	none
Corina Dempsey Trust	rental of office	not cancellable	2/8/2023 and 2/8/2025
J and P Fraemohs Par	Rent 3/357 Madras St	not cancellable	2Years
Brough & Fraemohs Tr	Rent4/357 Madras St	not cancellable	2Years
Community House Mid	Rent 44 Cass St	not cancellable	Dec-26

20 Events After the Reporting Date

The Board of Trustees and management is not aware of any other matters or circumstances since the end of the reporting period, not otherwise dealt with in these financial statements that have significantly or may significantly affect the operations of the Comcare Charitable Trust.

21 Related Party Disclosure

Related party transactions comprise remuneration to the key management personnel who are considered to be the Board of Trustees, together with the members of the senior management group of the entity as below:

	2024		2023	
	\$	FTE	\$	FTE
1) Senior management personnel compensation - short term benefits for employees	1,371,936	10	1,283,981	10
Close members of the family of key management personnel	92,392	2	72,160	1
2) Board of Trustees	57,231	8	-	8
Total	1,521,559	20	1,356,140	19

22 Restatement

STATEMENT OF COMPREHENSIVE REVENUE AND EXPENSES
2023

	As Reported	Adjustment	Restated
	\$	\$	\$
Ministry of Social Development/ Ministry of Housing and Urban Development	2,286,194	282,365	2,568,559
Other Operating Revenue	233,086	113,469	346,555
Other Operating Expenses	2,824,260	395,833	3,220,093

In preparing the 2024 financial statements, a restatement was made to the 2023 figures to reflect the payments received from MHUD as miscellaneous cost totalling \$282364 and the power payments received from clients totalling \$113469 to be showing as Revenue and Expense instead of showing as a net figures.

STATEMENT OF FINANCIAL POSITION
2023

	As Reported	Adjustment	Restated
	\$	\$	\$
Invoice Received in Advance	244,633	(244,633)	-
Payables	1,707,160	(244,633)	1,462,527

In preparing the 2024 financial statements, a restatement was made to the 2023 figures to reflect that any invoices received at year end removed from current assets and current liabilities.

CASH FLOW STATEMENT
2023

	As Reported	Adjustment	Restated
	\$	\$	\$
Receipts from Non-exchange Transactions	13,763,103	395,833	14,158,936
Payments to Suppliers	3,961,624	395,833	4,357,457

The correction made in the Statement Of Comprehensive Revenue And Expense also impacts on the 2023 Cash Flow Statement. As a result Receipts from Non-exchange Transactions and payments to suppliers increased by \$395833.

