



MONTE CECILIA
Housing Homeless Families



ANNUAL REPORT
2019/2020



VISION Everyone has access to adequate, affordable and secure housing.

VALUES *tumanako, tu pono toa, tika, manaakitanga, kotahitanga*
hope, courageous integrity, justice, hospitality, team

MISSION To promote housing justice for everyone in Aotearoa New Zealand.





MONTE CECILIA
Housing Homeless Families

CONTENTS

Chair's Report	4
Chief Executive Report	6
Monte Cecilia Housing Trust - Who are we? ..	8
2019/20 for Monte Cecilia	10
Windrush Close	12
Family experiences	14
Statement of Financial Performance	18
Statement of Financial Position	19
Statement of Cash Flows	20
Auditor's Report	22
Thank you	24



CHAIR'S REPORT

He aha te mea nui o te ao. He tāngata, he tāngata, he tāngata.

Statistics can be confronting, but they can also help reinforce just how significant an issue is when it's critical to draw attention to it.

In the case of homelessness in New Zealand, the stats keep getting worse and there is a risk for everyone involved that our ability to make progress in reducing the issue is fading.

Last July we were receiving an average of 20 calls a week asking for support with transitional or social housing. In July this year we were fielding up to 30 such calls every day. These two numbers alone reinforce just how desperate many people are currently finding their personal circumstances and it also highlights that not enough is being done to address that need.

We're going to need a concerted and aligned effort from all interested parties - yes, the government needs to act, but they also need to see the value in the community housing providers and private enterprises as they can't do it all themselves. We need to get the right people working together, funding the right types of projects rather than supporting decrepit motels.

On the flip side MCHT has had a year of expansion across multiple fronts as it rises to meet the growing challenges facing our communities. We have doubled the number of families we have been able to help into meaningful housing solutions, which has correlated to over 2500 children being assisted alongside their families - a massive achievement for an organisation of our size.

We also witnessed the culmination of over three years' work with the opening of the new Windrush Close transitional housing site in late 2019. With the ability to provide transitional housing to over 120 families every year, this is a significant development that is only going to further enable Monte to help more families in need.





Last year we talked about the Trust Board changes with long standing members stepping down at the last AGM. It was amazing to be able to give them the send-off they deserved. However, it was with some sadness that earlier this year Louise Elia passed away. She was a special lady who could light up a room with her smile who made a lasting contribution to Monte. She will be missed.

We also welcomed some new members to the Trust Board team, who bring a wealth of relevant experience:

- **Nicola Harrison** – Director at PwC Legal, Nicola brings extensive experience in the property space, having worked closely with private and government departments/entities. These are key capabilities given the volume and types of work the trust is involved in.
- **Shannon Scown** – Shannon possesses a very strong innovation and technology background, providing MCHT with valuable insights in this space. As Jim Weir’s granddaughter she also carries on his tireless work as a trustee.
- **Michelle Elsmore** – another property expert, given her role as the Property Portfolio Manager – Education, within the Catholic Diocese of Auckland. Michelle provides a stronger connection to the work of the diocese and the opportunities this might create for MCHT.
- **Tiumalu Peter Fa’afiu** – having just joined the board Peter possesses significant governance and leadership expertise and brings very relevant housing experience (having been the Interim Chief Executive for the Tamaki Regeneration Company).

- **Luisa Falanitule** – having joined the board last year, Luisa brought a lifetime of providing invaluable social services to the Pacifica community. Her understanding of our community quickly became apparent, but sadly she passed away after only a short time with us, which was a shock for everyone who knew her – she had such a warm, beautiful heart and will be missed.

Lastly, and I think excitingly, despite all the growth and development focus Monte has already had we are not stopping there. During the next financial year, we will be using the experience Bernie and the team have, coupled with the partnerships now in place, to find the right development opportunity to create a community. It will be a social housing neighbourhood where those in the homes will have the opportunity to not only live there, but explore ownership options. I look forward to being able to talk about this further next year!

I would like to extend a huge thanks to Bernie and the ever-growing Monte team. You have had a massive year with an increasing demand for support, an expanding property portfolio to manage, the opening of Windrush and the impacts of a pandemic to contend with, yet you have never faltered in the service you provide. It’s a privilege to be associated with such an amazing group of people working so tirelessly to support those in need.

Fa’afetai, Mālō ‘aupito, tēnā koutou, thank you.

Ken Brophy, Chairperson



CHIEF EXECUTIVE REPORT

*Tēnā koutou,
Malo e lelei,
Talofa lava.*

Have you thought about the country we are becoming, where every year the rich become richer while the poor work two or three jobs just to get by?

Working for Monte Cecilia, we get a close up look at the impact this disparity has on real people. We see families forced to live in overcrowded and sub-standard housing, disconnected from their communities, experiencing feelings of shame, worthlessness and outright hopelessness.

This chronic instability reduces people's horizons. Where many of us make plans in terms of months, years or even decades (home upgrades, holidays, education for our children, etc) for families living in poverty and homelessness life is lived day to day warding off crises. Pay the rent or afford food? Keep the power on or put gas in the car?

It can be difficult for many New Zealanders to empathise when the common prejudices are that homeless families are jobless, drug addicted, suffering from mental health issues, gamblers and chain

smokers. But 90 per cent of the families coming to us do not fit any of the above. Instead they are frequently working on the minimum wage of \$18.90 an hour, paying \$500 to \$800 per week rent for cold damp houses (or even garages), struggling to afford power to keep their children warm, fuel for the car to get to work and constant medical bills because their rental house is cold and damp. This puts them in painful situations - imagine telling your child they can't belong to a sports team because you can't afford the cost of a team uniform.

Each government claims the issues of today were caused by the previous government, and their supporters 100% support that notion, yet I'm constantly reminded that Monte Cecilia was founded in 1982 because there was a homelessness and poverty issue back then. This crisis has been with us for over 30 years and only seems to be getting worse. We need leadership in this area that is committed to fixing the problem instead of passing on blame for it. Regardless our political or religious views, regardless of our personal circumstances or position in society, we all need a paradigm shift. We must all commit to being a voice for the voiceless.

Malala Yousafzai, after recovering from being shot by a Taliban gunman for her activism, did not go on to blame game or think "woe is me" and disappear. Instead she said "I raise my voice - not so I can shout, but so that those without a voice can be heard... we cannot succeed when half of us are held back."

As CEO I dream that we will one day regard housing as a human right for every New Zealand family, so every child can grow up in a home that is warm, dry, safe and sustainable. This is not an idle belief for me, I am committed to being a voice for the voiceless and as a team Monte Cecilia puts this belief into action every day with real people creating real futures in the hope of ending generational poverty and homelessness.

Monte Cecilia has doubled in size every year for the last three years, not because we are seeking to grow, but because we have had to in order to assist those who mostly self-refer. Last financial year Monte Cecilia had 1600 children and their families seeking our support and this financial year that number grew to 2638 children and their families. Along with this growth we went from 165 to 240 community homes and 36 to 70 transitional homes, with our pipeline well and truly exceeding 400 plus properties.

This growth would not have been possible without the help of many, but our front line of people with passion, empathy and commitment is where the rubber really hits the road. Day in and day out Monte Cecilia's

team of 45 staff work tirelessly to empower the disempowered, knocking on doors seeking housing options, delivering food parcels, being a listening ear, finding household furnishings and linking children to schools and health facilities. Without this awesome team none of this could have happened.

It's been an extraordinary year for the world, for NZ and equally for Monte Cecilia. In October 2019 Prime Minister Jacinda Ardern opened our new \$12 million transitional and office facility in Mangere. In April this year COVID impacted our country, food banks were overwhelmed and the Monte Cecilia Administration and Tenancy Team stepped up to package and deliver hundreds of food parcels from our Mangere site, assisted by KiwiHarvest, St Vinnies and South Auckland Christian FoodBank.

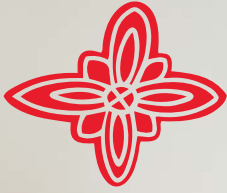
Four and a half years ago when I became CEO for Monte Cecilia I had no idea what was ahead, but I do know our highly skilled and competent Trust Board have been hugely supportive and continue to hold us to our Vision and Mission with a clear view of our opportunities and risks. Our staff team have doubled in size and our Operations Manager Beth Waudby has kept our development steady, ensuring we have continued in the right direction.

Our donors have been incredibly generous, with donations doubling over the past year. This is an amazing turnaround from four years ago when they were in steady decline. It has been exciting for me to be able to tell our donors that donations would no longer be used on operational and administrative costs but that 100% would now be directed to helping people who come to us via courses, food parcels, sponsoring laptops upon completion of 30hr IT training and similar activities.

The trust's sponsorships, along with large discounts from supportive organisations and businesses, have assisted us to where we are today. KiwiHarvest faithfully delivers fresh vegies every week, John's team at Wilderness Motorhome Rentals and SmartRV Motorhome and Caravan Sales keeps our car fleet on the road for free, it's all truly appreciated. There is a long list, too long to list here, but we as a team and the whanau we've been able to assist truly appreciate your prayers, donations, grants and support which means generational impact and our ability to keep on doing what we do.

Ngā mihi

Bernie Smith, CEO



MONTE CECILIA
Housing Homeless Families



MONTE CECILIA HOUSING TRUST – WHO ARE WE?

We aim to ensure families successfully transition into long-term, warm, dry, secure and sustainable housing so they can better determine their own futures.

Monte Cecilia Housing Trust is a not for profit community housing provider that makes a positive difference to the lives of homeless people by delivering secure housing. We own and lease almost 400 dwellings across the Auckland region to help families into warm dry safe housing options.

We provide a range of housing services helping support low income families in finding affordable and appropriate housing as well as preparing them to manage their own homes. Our services include housing advice and referral, advocacy for sustainable housing and offering a limited range of housing in Trust properties.

Our service delivery model enables families with a serious housing need to access safe and affordable transitional housing for up to three months. During this time families contribute to a savings programme, develop skills in household management and benefit from comprehensive family support services through our supportive housing programme. Families are able to stabilise their living situation as we assist them in transitioning toward independent housing, either in a public house or private rental.

Our wrap-around services include financial literacy, parenting programmes, household management, cooking classes, family goal setting and job seeking. We are a Class 1 provider under the Charitable Housing Regulatory Authority (CHRA) and a registered charity.

Properties we manage

The properties we manage include:

1. Properties owned by us - These properties provide an asset base and greater security to those we house.

2. Kāinga Ora properties owned by the Government, but leased and managed by us. Kāinga Ora sets the subsidised lease cost and the tenant's rent is set at 25% of their household income.
3. Leasehold properties we source from the private rental market and sublet to eligible applicants and only obtainable with MSD Income Related Rent Subsidy, the tenant contributes 25% of their household income.

Services we provide

1. Social Services - we provide social worker assistance to help families with their life plans and moving forward. We link our tenants with support services such as counseling, financial literacy advice or other community organisations who can be part of bringing hope and transforming lives.
2. Property Management Services – we have a hands-on, comprehensive approach in property management, covering private residential, community housing and transitional housing facilities as part of our own in-house portfolio. We also assist private landlords who lease their properties to us to successfully manage their properties. We engage in:
 - Tenancy selection and management
 - Property inspections
 - Rent collection and arrears management

We invite organisations to discuss opportunities for partnering with us to find ways of serving their communities by developing under-utilised land to meet the growing need for affordable housing for families and communities. As an accredited social housing provider, we often work with some of New Zealand's most vulnerable people.



2019/20 FOR MONTE CECILIA



Last year we assisted **1621** children, this year that number was **2638**



Monte Cecilia has grown from managing **165** community homes to now managing **240**



Monte Cecilia managed **36** transitional homes in 2018/2019, this has almost doubled to **70**



A year of growth and challenges

2019/2020 has been a turbulent year for New Zealand as a whole and Monte Cecilia has done our best to operate in this challenging and uncertain environment. We have grown rapidly, not because we want to but in response to New Zealand's ongoing homelessness crisis and now the COVID-19 outbreak impact. Monte Cecilia's staff has expanded to 48 skilled and passionate people across six offices in the Auckland region.

Transitional housing options in South/ West Auckland

We manage 139 houses that are used for transitional housing, offering families in need 12-14 weeks of supported accommodation in South and West Auckland while we and our residential family look for longer term warm, dry, secure sustainable housing solutions.

Community Housing options across South and West Auckland

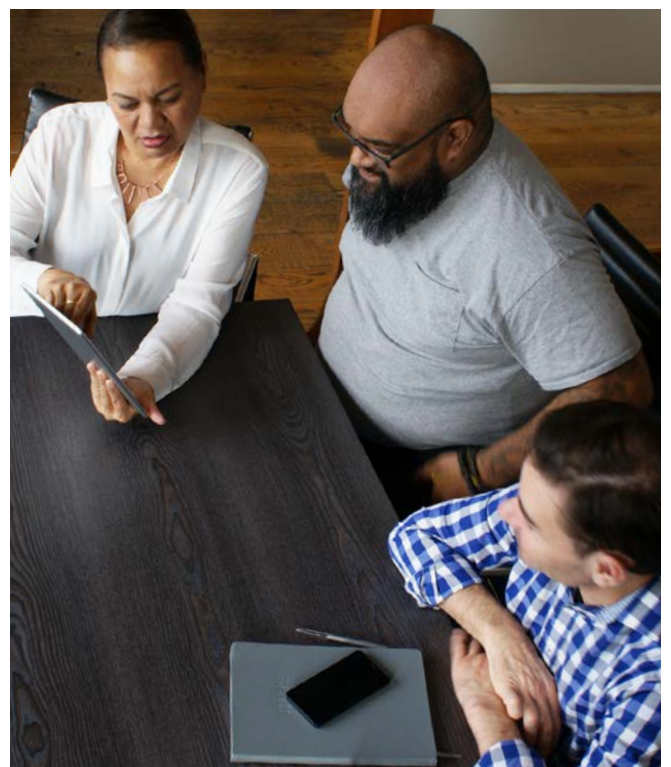
Monte Cecilia manages 249 community housing properties as long-term housing solutions for families, either in one of our homes in South or West Auckland, a Kāinga Ora home or a private rental. In the past year we assisted 237 families into longer term warm, safe and sustainable housing options. Sadly, our efforts have been somewhat hampered by the COVID-19 outbreak, with the lockdowns disrupting our ability to help even more people.

Advocacy/Facilitation Services

Monte's services reach as far South as Pukekohe and as far West as Ranui/Henderson. Most of our referrals are self-referrals (693 this year), but we did receive 216 referrals through Work and Income NZ, 43 from Family Start, 33 from Turiki Health, 27 from hospital and health services and 93 from other referral services. This reflects Monte Cecilia being well-regarded in the transitional and community housing sector for following through and that we are child-centred, family-focused and community-oriented.

Over the past year our advocacy service has worked with 1105 adults and 2638 children, 55 per cent of whom were seven years of age and under. 35% of families we worked with were primarily Samoan in ethnicity, 31% were Maori, 24% represented other Pacifica peoples, and 10% other ethnic groups.

Overcrowding was the biggest issue facing families in crisis, with 38% of referred families experiencing this. 34% of families could not sustain a private rental, 6% had been evicted and 5% were transient.





WINDRUSH CLOSE

In October 2020, Monte Cecilia will celebrate the one-year anniversary of the opening on our new Windrush Close transitional housing facility.

Prime Minister Jacinda Ardern attended the official opening on October 10, 2019, to cut the ribbon, just as former-Prime Minister Helen Clark attended the first facility's opening in 2002. Both facilities were blessed by the Catholic Bishop of Auckland, Patrick Dunn.

The 31-unit facility allows Monte Cecilia to provide 12-14 weeks of transitional housing and services to more than 120 families a year. The facility has quickly proven its worth, filling to capacity within a month of opening and remaining busy ever since.

The facility replaces Monte Cecilia's former premises, a converted rest-home which was demolished to make space for the new construction. The former premises had been showing its age and maintenance issues were becoming an increasing concern.

The new design is tailored to provide families with warm, dry, safe and sustainable housing and is future-proofed with the inclusion of high-speed fibre, solar power and each unit being totally self-contained (allowing them to be easily converted into community housing if the need for transitional housing decreases). It also includes meeting rooms where Monte Cecilia staff can provide training on topics such as financial and computer skills, language training and tenancy readiness.

The \$12 million facility was funded through a combination of donations and a 10-year government loan of \$8.6 million from the Ministry Housing and Urban Development. The government now leases the facility back from Monte Cecilia to provide transitional housing.

All of this was made possible by the generosity of:

*Jim & Mae Weir Family
\$870,000*

*David Levene
\$15,000*

*Catholic Caring Foundation
\$200,000*

*Anonymous
\$500,000*

*SkyCity
\$125,000*

*Anonymous Family Trust
\$50,000*

*Ted Manson Family Trust
\$60,000*

*Ministry of Housing and Urban
Development
\$8.65 million ten-year loan*



Monte Cecilia Housing Trust
Opened by
The Right Residence for the Right Person
19 October 2018
MONTE CECILIA

MONTE CECILIA
Housing Trust



FAMILY EXPERIENCES

Now into a much better place



David* and Sarah* came to Monte with five children (from 21 months to six years). They had been living in all sorts of run-down accommodation, sleeping in the car, or sharing with family or friends in overcrowded houses. They even tried private rental but couldn't keep up with the rental payments each week.

The whole family was getting sick, and two of the children ended up in hospital in intensive care for a month with Bronchiolitis. Another child has Developmental Delay. David had to give up fulltime work to be home with Sarah. It all became too much for Sarah to bear. They were finally put into a WINZ motel.

While they were in the WINZ motel, a relative mentioned to them about Monte Cecilia and they decided to ring and find out. They said they had never heard about Monte Cecilia and were curious to find out more. They had an assessment, and everything just escalated from there. David, in his own words, said that "the whole process from there increased to 100 percent".

They were offered Transitional housing by the end of that same week. David and Sarah could not believe it.

They were housed in a four bedroom fully furnished Transitional house by Monte. David said that they truly felt that their prayers had been answered. They could not believe how things were finally turning around in their favour.

While they were living in Monte's Transitional housing, David attended Money Mates classes each week, and also saw a Financial Advisor on a one to one basis weekly.

They came in with significant debts which the Financial Advisor helped David to sort out and put him on a payment plan that he could manage. He had an overdraft of which was paid off over the two months they were living in Monte's Transitional housing.

David said he was grateful to have Social Work support throughout his whole journey in getting them housed. He said he felt very spoilt. He also said the support they were given, he never knew they could get. They felt the donations of food and clothing really helped them to save money and put more money on their debt.

David's dream was to become self-employed and run his own business from home, so that he can still help Sarah out with the kids. He completed the Seminar through WINZ and got funding for his equipment to start his own recording studio.

They've now been housed by Kāinga Ora (Housing New Zealand), he said he will always be grateful to all of Monte's staff who helped raise their family from poverty and now into a much better place where there is hope in the future for their children. He said he's glad he now knows what Monte Cecilia is all about and he wishes that all the families that are struggling out there will be able to hear or learn about Monte Cecilia sooner rather than later.

**Not their real names.*

Now they're making plans...

Amiria* and her family were in a rat and flea infested private rental, with a landlord that refused to listen to their complaints about substandard housing. Their tenancy was terminated.

They faced so many declines when applying for other private rentals that the family had a real sense of hopelessness becoming severely stressed. The date of the tenancy end date came, and the family moved in to emergency motel accommodation.

A Monte Cecilia Social Worker met with the family and completed a Transitional Housing application. While waiting for a housing solution, the social worker assisted them with advocacy/facilitation by supporting their WINZ appointments, providing food parcels, giving answers to Amiria's many questions and concerns about their situation, and speaking on behalf of the family to raise their Social Housing priority rating on the housing wait register.

In no time the family notified us that they were able to secure a private rental. Amiria expressed gratitude towards Monte Cecilia for the advocacy, emotional and practical support that Monte Cecilia provided for them during this stressful time. On the day that the family



moved into their private rental, their Monte Cecilia staff brought them blankets, linen, towels, crockery, pots and pans to help them settle into their new home.

Amiria said she has plans to get a business degree and her fiancé plans to get back into work. The children are happy to have their own rooms and have the opportunity to grow and flourish in their new family home.

**Not her real name.*

Extraordinary generosity of the Ellerslie community

Sally* and her family arrived in New Zealand from Samoa about a year ago with their five lovely young kids aged 2-11 years old.

Dad works full time, but despite earning a regular wage the family was struggling to find a private rental and being turned down time and time again, things were becoming strained in the small house where they were living with Sally's brother and his family. Sally's family of seven were sleeping in one room with the children regularly getting sick. Their family doctor confirmed this was being caused by their overcrowded accommodation.

On the first weekend in August with Monte's help, this family moved into a four-bedroom house with a huge yard with plenty of space for the growing family. They were delighted to finally have a house to call home that they could settle in.

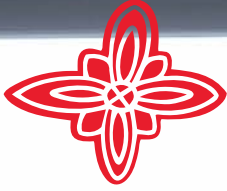
Carmel, one of Monte Cecilia's Housing Specialists put up a post on one of the community Facebook groups that she belongs to, asking her neighbours if they could help this family out with furniture, as they literally owned nothing but their clothes and a few blankets.

Carmel has been deluged with offers of donations. Thanks to the extraordinary generosity of the Ellerslie Community Sally and her family now have most of the major items needed to set up their house.

Sally's family is full of gratitude and love to all who have assisted them.

**Not her real name.*





MONTE CECILIA
Housing Homeless Families



Whanau settled into a safe and stable home

John* and his partner, along with their six children, were very transient moving seven times between whanau since 2003. This was due to relationship breakdown, tenancy breach and having such a large family that contributed to overcrowded living.

The last property this family lived in, their oldest son got involved with local the gang where he was stealing and doing other criminal activities. John's son became a target in the area and gangs were hunting him down. Although their son managed to leave the area, John's family was put at risk where they were harassed and threatened by gang members. In order to flee from danger, they were housed in a motel by Work and Income.

Monte Cecilia supported this family to get into our Transitional housing that was based in South Auckland. We were able to quickly identify that this area was still putting the family's safety at risk. So Monte Cecilia tenancy team worked urgently to transfer the whanau to one of our other transitional houses on the other side of Auckland. During the waiting time Monte Cecilia liaised with Solomon group regarding school truancy, safety concerns, and the local Marae for parenting and whanau supports.

The family moved into new house and enrolled all their kids into local schools and confirmed they were finally feeling safe and stable. John and his partner engaged in our programmes, worked proactively with Monte Cecilia to achieve their housing goals. The children were thriving at school and having a stable house enabled them feel settled. Monte Cecilia made a referral to Fonuaola for Financial literacy and to a Kāinga Ora service that supports Maori families to achieve their aspirations using a whanau centered approach.

The family was offered and accepted a long-term property provided by Monte Cecilia community housing. The social worker supported the family to get furniture and they continue to be in touch with the social worker. The family are so grateful for the support to achieve their main goal which was to find a safe, warm, stable but more importantly, sustainable long-term house that they could call home.

**Not his real name.*

Just another day



Thomas* was having a very stressful time when he had contacted Monte Cecilia Housing Trust, because his partner was in I.C.U and his current lease was to end on that day which added more stress to Thomas' situation. He and his daughter were about to become homeless.

That very same day a Monte Cecilia social worker went to go see Thomas to offer him and his whanau support. The social worker was able to build whanaungatanga with Thomas and his whanau which helped Thomas manage his stress as it gave him a chance to talk to someone about how he was feeling.

The Monte tenancy team jumped into action with the great news that they were able to house Thomas that day in one of their transitional houses.

Once the social worker informed Thomas of this he was "over the moon" and was so happy that Monte was so quickly able to support and help him and his whanau in his time of need, and that he would no longer become homeless. Thomas loves his new home and remains in contact with the social worker on a weekly basis.

Thomas told the social worker that no one has ever helped him like the team at Monte Cecilia and that he has been given a second chance which he is not used to. Today Thomas* is happy thanks to the teamwork from Monte Cecilia in helping him in his time of need.

**Not his real name.*



FINANCIAL STATEMENTS

Statement of Financial Performance

Monte Cecilia Housing Trust
For the year ended 30 June 2020

	NOTES	2020	2019
Revenue			
Donations, fundraising and other similar revenue	1	8,594,160	4,125,028
Rental Income		2,221,841	1,178,737
Interest, dividends and other investment revenue	1	1,547	451
Other revenue	1	133,242	82,684
Total Revenue		10,950,790	5,386,900
Expenses			
Volunteer and employee related costs	2	1,397,812	1,039,125
Costs related to providing goods or service	2	6,893,825	3,767,720
Administration	2	556,050	222,665
Depreciation		388,139	144,266
Total Expenses		9,235,825	5,173,776
Surplus/(Deficit) for the Year		1,714,964	213,124

Statement of Financial Position

Monte Cecilia Housing Trust For the year ended 30 June 2020

	NOTES	2020	2019
Assets			
Current Assets			
Bank accounts and cash	3	1,410,567	612,871
Debtors and prepayments	3	942,627	274,225
Total Current Assets		2,353,194	887,096
Non-Current Assets			
Property, Plant and Equipment	4	18,602,695	9,221,261
Capital Work in Progress		-	5,585,853
Total Non-Current Assets		18,602,695	14,807,114
Total Assets		20,955,889	15,694,210
Liabilities			
Current Liabilities			
Creditors and accrued expenses	3	59,382	28,732
Employee costs payable	3	108,042	88,373
Unused donations and grants with conditions	3	467,675	385,770
Current Portion of Term Loans	3	99,049	95,238
Total Current Liabilities		734,148	598,113
Non-Current Liabilities			
Loans	3	2,116,445	2,223,720
MHUD Loan		8,467,482	4,949,528
Total Non-Current Liabilities		10,583,927	7,173,248
Total Liabilities		11,318,076	7,771,361
Total Assets less Total Liabilities (Net Assets)		9,637,813	7,922,849
Accumulated Funds			
Accumulated surpluses or (deficits)	5	9,637,813	6,617,303
Reserves		-	1,305,546
Total Accumulated Funds		9,637,813	7,922,849

Statement of Cash Flows

Monte Cecilia Housing Trust For the year ended 30 June 2020

2020 ACTUAL \$ 2019 ACTUAL \$

Cash flows from Operating Activities

Cash was received from

Government Grants and Donations	8,676,065	4,125,028
Rental Income	2,355,397	1,261,421
Other Revenue		
Interests, dividends and other investment receipts	1541	451
Goods and Services Tax (net)	169,734	(182,530)

Cash was applied to

Payments to Employees	(1,539,025)	(1,214,335)
Payments to Suppliers	(7,773,871)	(3,532,958)
Interest Paid	(330,973)	(160,361)
Net Cash from Operating Activities	1,558,874	296,716

Cash flows from Investing and Financing Activities

Cash was received from

Receipts from sale of PPE		
Receipts from sale of Investments		
Loans Received	3,517,954	4,949,528
Capital contributed from owners or members		

Cash was applied to

Purchase of PPE	(4,183,720)	423,226
Capital Work in Progress		(5,152,262)
Purchase of Investments		
Repayments of Loans	(105,881)	(462,132)
Funds held on behalf of Tenants	10,469	(618)
Capital repaid to owners or member		
Net cash from Investing and Financing Activities	(761, 178)	(242,258)

<i>Net increase/(decrease) in cash</i>	797,696	54,458
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Statement of Cash Flows (contd)

	2020 ACTUAL \$	2019 ACTUAL \$
Cash at the beginning of the year	612,871	558,414
Cash at the end of the year	1,410,568	612,871
This is represented by:		
Bank Accounts and Cash	1,410,568	612,872
Investments	1,410,568	612,872
Closing Cash	612,872	558,414

*Full audited accounts available at
www.montececilia.org.nz*

Monte Cecilia Housing Trust

Independent auditor's report to the Trustees

Report on the Financial Report

Opinion

We have audited the financial statements of Monte Cecilia Housing Trust (the entity), which comprise the statement of financial position as at 30 June 2020, and the statement of financial performance, statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion accompanying financial statements give a true and fair view of the financial position of Monte Cecilia Housing Trust as at 30 June 2020 and of its financial performance, and cash flows for the year then ended in accordance with Public Benefit Entity International Public Sector Accounting Standards Reduced Disclosure Regime (IPSAS RDR).

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (New Zealand) (ISAs (NZ)). 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 entity in accordance with Professional and Ethical Standard 1 (Revised) Code of Ethics for Assurance Practitioners 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.

Other than in our capacity as auditor we have no relationship with, or interests in, the entity.

ACCOUNTANTS & ADVISORS

Level 4, 21 Queen Street
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William Buck Audit (NZ) Limited

Information Other than the Financial Statements and Auditor's Report Thereon

The Board is responsible for the other information. The other information comprises the Statement of Service Performance included in the Annual Report, 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.

Responsibilities of the Board of Trustees

The Board is responsible on behalf of the entity for the preparation of the financial statements that give a true and fair view in accordance with Public Benefit Entity International Public Sector Accounting Standards, and 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 entity 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 the Board either intend to liquidate the entity 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 are as a whole 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) 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 these financial statements.

A further description of our responsibilities for the audit of these financial statements is located at the External Reporting Board (XRB) website at:

<https://www.xrb.govt.nz/standards-for-assurance-practitioners/auditors-responsibilities/>

This description forms part of our independent auditor's report.

The engagement director on the audit resulting in this independent auditor's report is Alison Anderson.

Restriction on Distribution and Use

This report is made solely to the entity's members, as a body. Our audit work has been undertaken so that we might state to the entity's members those matters which we are required to state to them in an auditor's 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 entity and the entity's members, as a body, for our audit work, for this report or for the opinions we have formed.

A stylized, handwritten signature of "William Buck" in blue ink.

William Buck Audit (NZ) Limited
Auckland
16 September 2020

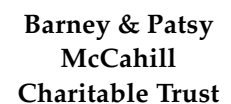
THANK YOU

As a trust we would like to say a special thank you to all our staff, volunteers and board members who have served over the last year. Thank you for your continued passion and dedication in supporting those in need through our services. As always, it has been a privilege working alongside you as we serve our community. We certainly couldn't achieve all that we do in the community without the committed support of our partners. This journey is about building hope together and it is as we bring our skills and resources together that we can walk alongside people, enabling them to see a future filled with hope and purpose.

Thank you to our sponsors and partners from the philanthropic sector, the business community and our partners in government and council. Together we are making a difference resulting in transformed lives and healthy communities.

"I spend my life building the world I want to live in."

- Robin Chase, Entrepreneur



Monte Cecilia Housing Trust Accountant:



Monte Cecilia Housing Trust Lawyer:



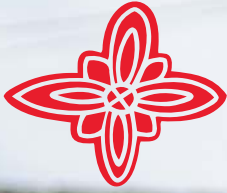
Monte Cecilia Housing Trust Book Keeper:





MONTE CECILIA
Housing Homeless Families





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Housing Homeless Families



Monte Cecilia Housing Trust

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