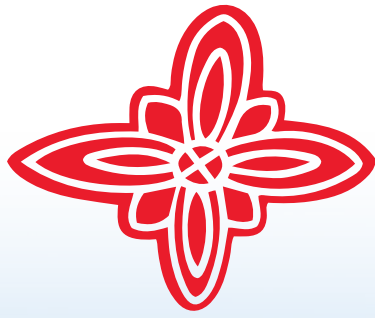




MONTE CECILIA
Empowering Families To Live Well

ANNUAL REPORT

2024/2025



PURPOSE

Empowering Families to Live Well

VALUES

Hope
Tumanako

Courageous Integrity
Tu Pono Toa

Justice
Tika

Hospitality
Manaakitanga

Collaboration
Kotahitanga

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MONTE CECILIA
Empowering Families To Live Well

www.montececilia.org.nz
www.facebook.com/Montececilia



CHAIRPERSON'S REPORT

This year has been a year of steady progress under difficult circumstances. For Monte Cecilia Housing Trust, the focus has not been on growth for its own sake, but on building the systems, structures, and capabilities that will allow us to serve families more effectively into the future.

The Board has been encouraged to see the successful rollout of Zavanti as our new tenancy management system, and the investment made in staff training to ensure it is used well. Alongside this, the strengthening of the Senior Leadership Team has given the organisation the depth of skill and leadership needed to meet the increasing complexity of our work.

These changes are about the quality of service provided to families.

At the same time, the Board recognises the serious challenges that families face. Rising living costs have left many struggling to afford even the basics, while reductions in government support for Emergency Housing have limited the options available for those in greatest need. Thank you to our tenants who have also participated and graduated from their support courses; this is important for your continued learning and upskilling.

As a practising Catholic, I am reminded that our mission is rooted in our Faith and whakapapa. We are called to serve those in need with compassion, to uphold human dignity, and to work for justice in housing. This is a calling that does not fade in difficult times – in fact, it becomes more urgent.

The generosity of the community this year has been a powerful witness to what is possible when people act together. From property owners who entrust us with their homes, to the parishes, schools, and families who donated food, clothing, and gifts, we have seen the spirit of solidarity in action. For this, the Board extends its deepest thanks.

On behalf of the Board, I wish to acknowledge the outstanding work of the Chief Executive and staff who walk alongside families each day.

Looking ahead, the Board is confident that Monte Cecilia is well-placed to continue its mission.

The Auckland Diocese, our shareholder, is also confident.

After four years, I am stepping down as Chair of the Board. It is a very different organisation from when I first joined the Board. It has been my privilege to serve.

*Tiimalu Lauvale,
Chairperson
Monte Cecilia
Housing Trust*



CHIEF EXECUTIVE'S REPORT

This past year has reminded us why Monte Cecilia Housing Trust exists. Every day we meet families carrying the heavy burdens of rising costs of food, fuel, and rent, struggling to find safe housing and fearing what tomorrow will bring. Yet, alongside the hardship, we see courage, resilience, and hope and it has been our privilege to walk with families through these challenges.

As an organisation, we have focused on becoming stronger in the last year. The introduction of Zavanti - our new tenancy management system - was a major change for us. It has asked much of our staff, who have worked hard to master new processes and adapt to different ways of working. Their perseverance has meant that we can now respond more quickly and accurately to the needs of families.

We have also reshaped our Senior Leadership Team, recognising that as the needs of families grow more complex, our leadership must grow with it. By creating a separate focus for Whānau Support and Tenancy Management, and welcoming a dedicated People and Capability leader, we have strengthened the way we support both families and staff. These changes have already led to more consistent tenancy outcomes, deeper wraparound support, and better care for the wellbeing of our people.

The wider environment we operate in has been far from smooth sailing this past year. The reduction in government support for Emergency Housing left families with fewer pathways to stability, while the rising cost of living has stretched many to breaking point. We have seen the impact of this first-hand, with families arriving to us exhausted, anxious, and unsure of where to turn. We have also seen the difference that kindness, stability, and faith can make.

We are humbled by the generosity of our community. Property owners, parishes, schools, and countless individuals have reached out with support in all forms. Some of these acts of kindness may seem small, but to a family under pressure they are a reminder that they are not forgotten.

I also want to acknowledge the families who have taken steps forward in their own journeys this year. Many have engaged with support programmes, gained

new skills, and worked towards independence. Their determination inspires us and strengthens our belief in what is possible.

I am deeply proud of our staff, whose work so often takes place quietly, but whose impact is life-changing and ripples across generations. I also want to acknowledge the support of our Board for all that we do, and in particular the support of our outgoing Chair Tiumalu Peter Fa'afiu. He is a tireless champion for those facing housing vulnerability and he will be missed by me and the Board.

As we look ahead, I know the challenges are far from over. I also know that with faith, compassion, and community, we can continue to create homes where families find safety, stability, and hope.

Ngā mihi nui.

*Vicki Sykes,
Chief Executive
Monte Cecilia Housing Trust*



MONTE CECILIA HOUSING TRUST – WHO ARE WE?

The sentiment of ‘Empowering families to live well’ has been at the heart of Monte Cecilia Housing Trust since 1982, when the Marist Brothers, Sisters of Mercy, and the Society of St Vincent de Paul joined forces with Catholic Bishop John Mackie to respond to a growing crisis of homelessness in Auckland.

From those early days providing emergency accommodation at the historic Pah Homestead in Hillsborough, Monte Cecilia has grown into a leading for-purpose charity and registered Community Housing Provider (CHP) serving families across Central, South, and West Auckland. Our journey has always combined practical action with advocacy, supporting families while pressing the governments of the day for housing policies that are fair and family-friendly.

Today we provide safe, affordable transitional and community housing to more than 550 families at any given time, offering far more than just a roof overhead. Each household in Transitional Housing works alongside a dedicated Whānau Support Coordinator and Tenancy Manager to create their own pathway to fulfilling their goals. Plans are built around the goals families set for themselves, not a checklist imposed from outside.

Our wrap-around approach recognises that housing security is inseparable from wellbeing. We connect families with budgeting advice, life-skills training, computer skills training, employment support, and advocacy services, helping them build confidence and independence for the future.

Monte Cecilia’s housing portfolio blends properties we own, homes leased from Kāinga Ora, and dwellings rented from private owners to create an agile mix that lets us respond quickly to community need. As a Class 1 provider under the Charitable Housing Regulatory Authority, we meet the highest standards of governance and service delivery.

Every family we help toward a stable home brings us closer to a New Zealand where no one is left without a place to call home, and where every whānau has the opportunity to live well and thrive.





FAMILY EXPERIENCES

Looking toward the future – Doug's story

Earlier this year, Doug* and his two children moved from an emergency motel to Monte Cecilia Transitional Housing. The change brought a raft of challenges, in particular getting his children to school without a car.

Determined to secure a more stable long-term home for his children, Doug applied for a Kāinga Ora house with the help of the team at Monte Cecilia, who provided crucial support throughout the process.

To ease his transportation struggles while he worked with Kāinga Ora, Doug's Monte Cecilia Whānau Support Coordinator set him up with Good Shepherd Services, who were able to help him obtain a low-interest, affordable loan to purchase a car. Good Shepherd helps individuals facing financial hardship, even those with poor credit histories.

These efforts paid off, with Kāinga Ora offering him a house close to his children's school. Monte Cecilia supported Doug with this opportunity by linking him with Junk2Go, who were able to support him with the furniture he needed to make his new home liveable for his children.

Doug is very grateful for the support he received from Monte Cecilia. With housing now secure for himself and his children, he is looking forward to finding a job and starting a new chapter of his life.

**not his real name. Image is a stock photo.*



The power of building trust – Darlene's story*

After facing significant personal challenges, Darlene* moved into Monte Cecilia Transitional Housing from an emergency motel. One of her biggest struggles was dealing with her family's disapproval of her partner, who was incarcerated, adding pressure to an already difficult situation.

When Darlene first arrived, she had almost lost hope and was understandably cautious. She found it hard to trust her Whānau Support Coordinator and was often upset in her interactions with Monte Cecilia's staff. She also experienced conflict with her neighbours who had security concerns due to her disruptive behaviour in the community.

Despite these early challenges, Darlene's Whānau Support Coordinator believed in her, and took the time to build a relationship based on trust, compassion and understanding. Rather than rushing to judgement,

the team supported her and were successful in connecting her with counselling services through an MSD referral.

This support marked a turning point in Darlene's life, and she was able to find hope and believe in her plan for a better future. Over time, she gained more control of her situation, secured a job as a school bus driver, and successfully applied for a Kāinga Ora home. As Darlene prepared for this new chapter, Monte Cecilia was able to connect her with Junk2Go who could supply her with donated furniture, helping her settle comfortably into her new home.

Darlene has since expressed her heartfelt gratitude to the team at Monte Cecilia for their faith in her to rebuild her life, and their unwavering support and hope. We are all proud of the progress she's made and wish her every success in the future.

**not her real name*

Finding your place in the world – Hamid’s story*

When Hamid* arrived in New Zealand two and a half years ago as a refugee, he initially found shelter with his sister and her family in a three-bedroom house. However, when his own family joined him last year, that living situation quickly proved overcrowded, forcing his family to move through a series of emergency motels.

Thankfully, Monte Cecilia was able to support Hamid’s family by offering Transitional Housing, providing a more suitable space and a chance for them to think about and plan for a better future. Hamid had

aspirations to live closer to his extended family and community mosque, which were important to him. Understanding this, his Monte Cecilia Whānau Support Coordinator worked closely with him to help achieve this goal.

With the guidance of his Whānau Support Coordinator, Hamid researched Kāinga Ora housing developments that would better meet his needs. He reached out to a Kāinga Ora advisor, who swiftly assessed his situation, arranged a house viewing, and secured a new home for his family within a single week.

Hamid’s new residence is now just five minutes away from his whānau and includes other members of his community in the same block, allowing him to stay connected to both his family and his faith.

**not his real name*

Being the springboard – Leilani’s story

Leilani* came to Monte Cecilia Transitional Housing in 2023 as a single mother of two, determined to create a better life for her family.

Her story really showcases the spectrum of need that families coming to Monte Cecilia require. Some families need a lot of help, while others like Leilani’s just need a bit of support to springboard back toward their goals.

During her stay, Leilani took full advantage of Monte Cecilia’s wraparound services, completing a computer skills course to earn a certification and build valuable skills. Her hard work paid off when she secured a full-time role and then was recognised with a promotion to a management position.

Leilani has also instilled independence in her children, who confidently catch public transport to school each day, while she ensures they are safely picked up after school.

With Monte Cecilia’s support, Leilani was referred to Kāinga Ora housing and after a successful interview she was offered a property in Manukau that was ideally located for both her work and her children’s school routes. While we offered assistance with furniture, Leilani chose to make her new house a home using items donated by family and her own belongings.

Leilani expressed her heartfelt gratitude for the guidance and support she received from Monte Cecilia, which helped her achieve stability and independence.

Bravo Leilani, we’re proud of you and wish you all the best in your journeys to come!

**not her real name. Image is a stock photo.*



2024/2025 AT A GLANCE – TAKING THE BALL AND RUNNING WITH IT

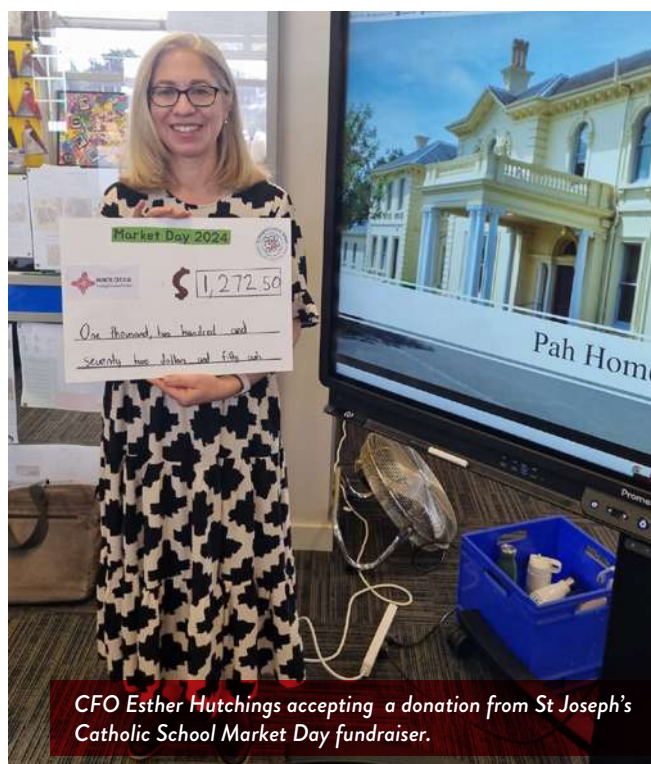
2024/2025 has been a year of applying new systems and processes to our mahi, translating groundwork into action with measurable impact.

Tenancy Management & new systems

The investment in selecting and implementing the Zavanti tenancy management system, which went online in August 2024, is already paying dividends. Standardised processes, streamlined tasks, and a centralised data hub are giving our teams clearer oversight and freeing up time for the people who matter most - our tenants. Building on this success, we are now rolling out complementary systems to lift efficiency and accountability even further. We look forward to telling you about them in next year's annual report!

Senior Leadership Restructure

Our work reshaping the foundations of Monte Cecilia were not restricted to systems, we also reshaped our Senior Leadership Team. The former General Manager Housing role has been split into two specialist positions, Head of Wrap-Around Services and Head of Tenancy, ensuring dedicated expertise for each critical area. We have also created a Head of People & Capability role to strengthen our greatest resource: our staff. These changes give our leaders the bandwidth to go deeper and deliver more for the families we serve.



CFO Esther Hutchings accepting a donation from St Joseph's Catholic School Market Day fundraiser.

Navigating a Changing Funding Landscape

Government decisions around Emergency Housing have brought undeniable challenges. Monte Cecilia's response has been steadfast: to remain a place of safety and stability for families facing housing insecurity. We have adapted, advocated, and continued to welcome those in need, regardless of shifting policy winds.

Expanding Our Network of Support

This year we developed our ties with the Catholic Diocese of Auckland and reached further into parishes across South Auckland. These stronger connections mean more families can find us when they need help most. Parish leaders know their communities intimately, and their support, both practical and spiritual, has multiplied our reach and impact.

2024/2025 BY THE NUMBERS

556 properties
(as of 30 June 2025)

managed by Monte Cecilia

- **248** Transitional houses*
- **308** Community houses*



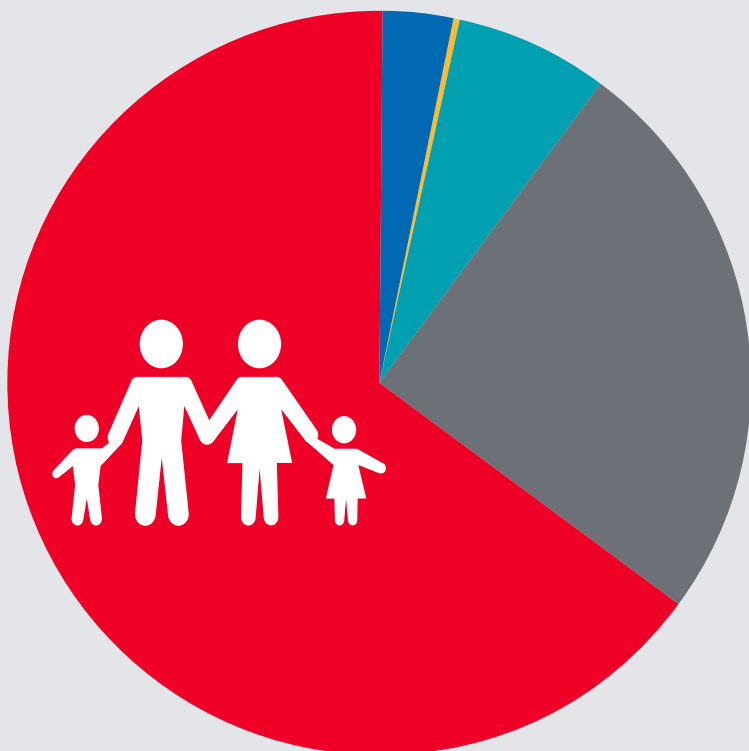
- **299** New tenancies offered between 01 July 2024 and 30 June 2025
- **872** families were housed overall between 01 July 2024 and 30 June 2025

*(as of 30 June 2025)

2355 people housed in MCHT as of 30 June 2025



Age range of primary tenant



3.33% Under 21
64.79% 22-40yrs
24.89% 41-54yrs
6.77% 55-69yrs
0.23% Over 70

ADVOCACY

1,630

Whānau assisted with advocacy

799

Whānau assisted with Housing and Social Services

ETHNICITY

Ethnicity	Percentage
Samoan	39%
Tongan	26%
Maori	20%
Other	11.2%
Afghan	3%

FEEDBACK FROM OUR TENANTS

At Monte Cecilia Housing Trust, we place great importance on listening to the voices of our tenants. In addition to regular interaction between our staff and our tenants, we also conduct regular anonymous Tenant Satisfaction Surveys to better understand their experiences, measure how well we are meeting their needs, and identify opportunities for improvement. The feedback we receive not only affirms what we are doing well, but also guides us in making meaningful changes that strengthen our services and support the wellbeing of the families we work alongside.

Comments from tenants:

"I just want to say a big thank you to the Monte Cecilia team for all the support you've provided during my time here. My experience has been really positive, and I'm genuinely grateful for the safe, warm, and welcoming environment you've created for me and my children."

"From the very beginning, I've felt heard, respected, and supported. The staff have always been kind, professional, and responsive whenever I've needed help - whether it was with housing advice, budgeting support, or just checking in on our wellbeing. It's clear that you genuinely care about the families you work with."

"Thank you to everyone at Monte Cecilia Housing Trust for your support and help. I really appreciate the care and kindness you showed my family. It made a big difference, and I'm truly grateful. Wishing you all the best in the work you continue to do for others."

"I am very appreciative for the house given to me by Monte Cecilia. Thank you, I wouldn't have gotten to where I am now without your guys' support, I will definitely remember you guys' when I'm doing good in life. "

"Your dedication to supporting families experiencing housing insecurity is truly inspiring. The work you do doesn't just provide shelter it restores dignity, stability, and hope to those who need it most. Thank you for your compassion, your



perseverance, and your unwavering commitment to creating a more just and caring community. The positive impact you make in people's lives echoes far beyond the walls of housing; it fosters a future where families can thrive."

"I love being under Monte Cecilia Housing Trust, I have never in my life been this happy,

free, and feel a sense of belonging and also able to provide a roof over my children's head without relying on everyone else. I am forever thankful for the support and care we have received both in Transitional Housing and in our beautiful Community Housing! I am so happy! "

The June 2025 Tenant Satisfaction Survey results

June 2025 Tenant Satisfaction Survey questions	Tenant Response
Generally, how satisfied would you say you are with the housing services provided by Monte Cecilia, on a scale of 1-10? Combined average score:	8.1 / 10
How satisfied are you that your views are being taken into account by Monte Cecilia Housing Trust? Combined average score:	7.9 / 10
How satisfied are you with the area you live in, on a scale of 1-10? Combined average score:	8.3 / 10
How satisfied are you with your house and property, on a scale of 1-10? Combined average score:	7.9 / 10
How satisfied are you with the tenant management services provided by Monte Cecilia, on a scale of 1-10? Combined average score:	7.9 / 10
Would you agree with the statement "My current housing situation contributes positively to my overall wellbeing"?	77.65% agree / strongly agree
Would you agree with the statement "My current housing situation allows me to feel safe at home"?	85.17% agree / strongly agree
Would you agree with the statement "My current housing situation enables me to feel more in control of my life"?	78.36% agree / strongly agree

BOARD MEMBERS

FOR THE 2024/25 YEAR



**Tiumalu Peter
Fa'afu**
Board Chairperson



Michele Elsmore
Deputy Chair



**Anthony Appleton-
Tattersall**
*Head of Audit,
Risk and Compliance
Committee*



John Hastings
*Head of
Governance,
People and Culture
Committee*



Nicola Harrison
Trustee



Margaret Martin
Trustee



**Taimalelagi Tim
Swann**
Trustee



'Ilesina Tupouniua
Trustee

SENIOR LEADERSHIP TEAM



Vicki Sykes
Chief Executive



Jade Thorne
Head of Tenancy Services



Dean Duckmanton
Head of Property and Facilities



Kendall Whalley
Head of Wrap Around Support Services



Esther Hutchings
Chief Financial Officer



Mel Scott
Head of People and Capability



Martin Moore
Head of Business Services and Communications

STAFF AND STAKEHOLDER ENGAGEMENT – 2024/2025 HIGHLIGHTS

Language & culture staff celebrations

The Monte Cecilia team came together to share and celebrate culture throughout the year, including:

- Matariki
- Cook Island language week
- Tongan language week
- Fiji language week
- Tuvalu language week
- Māori language week
- Samoan language week
- Niue language week

Welcome Packs

Starting things off on a good note is important in building any relationship, so as part of welcoming a new family into Monte Cecilia Transitional Housing we provide them with a welcome pack of cleaning supplies and food items.

Many of these items are donated, so we wanted to thank everyone who has provided items throughout the year and, in particular, the good people at St Michael's and St Dominic's Parishes for their generosity (these two groups alone provided 55% of the contributions that went into the welcome packs).



Monte Cecilia's Beans For All Programme

Beans For All was an initiative launched in 2025 to solve an unusual problem – Canned beans are one of the most donated food items, but also one that many tenants aren't sure what to do with.

We took inspiration from meal-kit companies, putting together specific ingredients with a recipe and sending them out to families with encouragement to give something new a go. Recipes so far have included Mexican Chilli, Minestrone soup and more!

With dozens of packs going out, we've gotten outstanding feedback from tenants, who have enthusiastically told us how much they've enjoyed some of the recipes, which were specifically designed to be healthy, easy to cook and cost-effective to replicate.

In this way we've been able to make donations go further and teach families new techniques for feeding their whānau.

Duffy Books

The past year has been made all the better for our partnership with Duffy Books, who have supplied subsidised books for children and young people in Monte Cecilia housing, with families getting to choose two books per child from a wide catalogue. It's been fantastic to see the books arrive, and even better to hear the feedback from families about how their children are learning to enjoy reading.

Junk2Go

Over the past year Junk2Go has kindly invited Monte Cecilia to bring families each week, which they help with donations of furniture, household goods and whiteware. Over the past year they've helped equip 50 families, which has made a huge difference for those moving from Monte Cecilia Transitional Housing (which comes fully equipped) into Community Housing, Kāinga Ora properties or private homes. Bravo and thank you to the team!



Easter Egg donation from St Michael's School.



MCHT Team picking up Marist College Christmas Donations.



Stakeholder Engagement Coordinator Elaine Lolesio with a package from Duffy Books.

Easter

2025's Easter was an amazing demonstration of kindness from Monte Cecilia's supporters, with a flood of donated Easter Eggs coming in. Thanks to the generosity of parishes, schools and many individuals, we were able to provide Easter egg packs to 717 children from 226 families living in Monte Cecilia Transitional Housing. This is a powerful gesture for children in a time of uncertainty, letting them know that people are looking out for them.

Christmas

Every year Monte Cecilia does its best to provide Christmas packs to families living in our Transitional Housing. These packs include food and presents for children, helping young people in Monte Cecilia housing to feel safe, supported and remembered.

The support we received this past year was outstanding, with multiple parishes, organisations and individuals contributing enough food and presents to put together gift boxes to every single one of the 256 families in Monte Cecilia Transitional Housing, and enough left over to even get a few out to select families in Community Housing.

FINANCIAL STATEMENTS

Statement of Comprehensive Revenue and Expenses

Monte Cecilia Housing Trust
For the year ended 30 June 2025

	2025 This Year \$	2024 Last Year \$
Revenue		
Revenue from Exchange Transactions		
Rental Income	5,432,412	5,747,982
Interest, dividends and other investment revenue	900,876	539,120
Other revenue	2,159,852	1,740,646
Total Revenue from Exchange Transactions	8,493,140	8,027,748
Revenue from Non-Exchange Transactions		
Donations, funding agreements and other similar revenue	25,157,697	25,422,867
Total Revenue from Non-Exchange Transactions	25,157,697	25,422,867
Total Revenue	33,650,837	33,450,615
Expenses		
Personnel	4,853,696	4,771,136
Property and Programme Delivery	22,930,530	22,928,950
Support and Administration	345,155	265,846
Bad Debts	1,125,618	877,822
Interest Paid	747,620	705,202
Depreciation	1,094,917	1,069,126
Total Expenses	31,097,536	30,618,082
Net Surplus/(Deficit) for the Year	2,553,301	2,832,533
Other Comprehensive Revenue and Expenses for the Year		
Other Comprehensive	-	-
Total Comprehensive Revenue and Expenses for the Year	2,553,301	2,832,533

The full set of audited 2025 Annual Financial Statements are available at www.montececilia.org.nz

Statement of Financial Position

Monte Cecilia Housing Trust For the year ended 30 June 2025

	2025 This Year \$	2024 Last Year \$
Current Assets		
Cash and Cash Equivalents	3,802,041	9,200,655
Receivables and Prepayments	1,054,773	1,724,043
Investments	16,337,691	10,911,830
Total Current Assets	21,194,505	21,836,528
Non-Current Assets		
Property, Plant and Equipment	15,725,754	16,526,946
Total Non-Current Assets	15,725,754	16,526,946
Total Assets	36,920,259	38,363,474
Liabilities		
Current Liabilities		
Payables and Accruals	353,912	675,791
Employee Entitlements	438,260	355,699
Income Received in Advance	152,525	3,909,115
Loan - Current	150,000	100,000
Total Current Liabilities	1,094,697	5,040,605
Non-Current Liabilities		
Term Loan	50,000	100,000
MHUD Loan	-	8,532,609
CHFA Loan	8,532,000	-
Total Non-Current Liabilities	8,582,000	8,632,609
Total Liabilities	9,676,697	13,673,214
Total Assets less Total Liabilities (Net Assets)	27,243,562	24,690,261
Accumulated Funds		
Capital Reserves	4,603,006	4,603,006
Accumulated Revenue and Expenses	22,640,556	20,087,255
Total Accumulated Funds	27,243,562	24,690,261

FINANCIAL STATEMENTS

Statement of Cash Flows

Monte Cecilia Housing Trust
For the year ended 30 June 2025

	2025 This Year \$	2024 Last Year \$
Cash flows from Operating Activities		
Cash was received from		
Funding Agreements and Donations	22,056,463	29,524,536
Rental Income	5,377,412	5,785,569
Other Income	1,053,834	1,794,609
GST	(194,111)	175,843
Cash was applied to		
Payments to Employees	(4,514,507)	(4,585,226)
Payments to Suppliers	(24,406,751)	(25,031,214)
Net Cash from Operating Activities	(627,660)	7,664,117
Cash flows from Investing and Financing Activities		
Cash was received from		
Receipts from Sale of Investment	4,105,219	-
Investment Income (Interest)	953,037	448,818
Cash was applied to		
Purchase of PPE	(205,847)	(218,614)
Capital Work in Progress	(81,847)	(176,640)
Purchase of Investments	(8,750,000)	(5,550,000)
Repayment of NZ Treasury (MHUD) Loan	(609)	-
Interest Paid	(727,984)	(705,203)
Funds held on behalf of Tenants	(62,923)	(72,444)
Net cash from Investing and Financing Activities	(4,770,954)	(6,274,083)
Net increase/(decrease) in Cash	(5,398,614)	1,390,034
Cash at the beginning of the year	9,200,655	7,810,621
Cash at the end of the year	3,802,041	9,200,655
Cash is represented by:		
Bank Accounts	3,802,041	9,200,655
Total Cash	3,802,041	9,200,655

Independent auditor's report to the Trustees of Monte Cecilia Housing Trust

Report on the audit of the performance report



Our opinion on the performance report

In our opinion, the accompanying performance report of Monte Cecilia Housing Trust (the Entity), presents fairly, in all material respects:

- the entity information as at 30 June 2025;
- the financial position of the Entity as at 30 June 2025, and its financial performance, and its cash flows for the year then ended; and
- the service performance for the year ended 30 June 2025 in that the service performance information is appropriate and meaningful and prepared in accordance with the Entity's measurement bases or evaluation methods

in accordance with the Public Benefit International Public Sector Accounting Standards Reduced Disclosure Regime (IPSAS RDR) issued by the New Zealand Accounting Standards Board.

What was audited?

We have audited the performance report of the Entity, which comprises the financial statements on pages 6 to 17, and the service performance information on page 5, and entity information on pages 2 to 3. The complete set of financial statements comprise:

- the statement of financial position as at 30 June 2025,
- the statement of comprehensive revenue and expense for the year then ended,
- the statement of changes in net equity for the year then ended,
- the statement of cash flows for the year then ended, and
- notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

Basis for opinion

We conducted our audit of the financial statements in accordance with International Standards on Auditing (New Zealand) (ISAs (NZ)) and the audit of the service performance information and entity information in accordance with the ISAs (NZ) and New Zealand Auditing Standard NZ AS 1 (Revised) *The Audit of Service Performance Information*. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the performance report* section of our report.

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williambuck.com

William Buck is an association of firms, each trading under the name of William Buck across Australia and New Zealand with affiliated offices worldwide.

*William Buck (NZ) Limited and William Buck Audit (NZ) Limited



We are independent of the Entity 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.

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

Responsibilities of the Trustees for the performance report

The Trustees are responsible on behalf of the Entity for:

- The preparation, and fair presentation of the performance report in accordance with the applicable financial reporting framework;
- The selection of elements/aspects of service performance, performance measures and/or descriptions and measurement bases or evaluation methods that present service performance information that is appropriate and meaningful in accordance with the applicable financial reporting framework;
- The preparation and fair presentation of service performance information in accordance with the Entity's measurement bases or evaluation methods, in accordance with the applicable financial reporting framework;
- The overall presentation, structure and content of the service performance information in accordance with the applicable financial reporting framework; and
- Such internal control as the Trustees determine is necessary to enable the preparation of a performance report that is free from material misstatement, whether due to fraud or error.

In preparing the performance report, the Trustees are responsible for assessing the Entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees 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 performance report

Our objectives are to obtain reasonable assurance about whether the performance report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (NZ) and NZ AS 1 (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 or collectively, they could reasonably be expected to influence the decisions of users taken on the basis of this performance report.

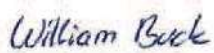
A further description of our responsibilities for the audit of the performance report is located at the External Reporting Board's website:

<https://www.xrb.govt.nz/standards/assurance-standards/auditors-responsibilities/audit-report-18-1/>

This description forms part of our auditor's report.

Restriction on Distribution and Use

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



William Buck Audit (NZ) Limited

Auckland, 15 October 2025

THANK YOU

"The world tells us to seek success, power and money; God tells us to seek humility, service and love." - Pope Francis.

As we reflect on another remarkable year, we extend our heartfelt gratitude to our dedicated staff, volunteers, and board members. Your unwavering commitment has been at the core of everything Monte Cecilia has achieved. We simply couldn't carry out our mission without the collective effort of those who stand with us.

We also acknowledge our valued sponsors, philanthropic partners, business collaborators, and our partners in government. Your support has been instrumental in empowering us to continue our work.

Your passion and dedication to helping those in need have been inspiring, and it remains our privilege to work alongside you as we uplift our community together.

This journey is about creating hope, hand in hand. By pooling our skills and resources, we walk with people on a path that opens doors to a future full of promise and opportunity.

Schools that have supported us:

St Michaels Primary School in Remuera
St Dominic's Primary School in Blockhouse Bay
Monte Cecilia Primary School in Hillsborough
St Dominic's College in Ranui
Marist Girls College in Mt Albert
Baradene College in Epsom
St Marys College in Ponsonby
St Joseph's School in Otahuhu
Rosmini College in Takapuna

Other key support:

St Michaels Catholic Church in Remuera
St Anne's Catholic Church in Manurewa
St Dominic's Catholic in Blockhouse Bay
Raewyn Boersen
Henley Family Trust

Educational providers for MCHT tenants:

Katoa Connect Trust
Christians Against Poverty
Mangere Budgeting Services Trust
Vaiola Pacific Island Budgeting Service Trust

Rule Education
Kids Count
Good Seeds Trust
Mangere East Community
Barnardos

Good Seeds Trust
The Solomon Group
Lifeskills Training & Education
Te Wananga o Aotearoa



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DEVELOPMENT**
TE MANATŪ WHAKAHIATO ORA



**MINISTRY OF HOUSING
AND URBAN DEVELOPMENT**



**Give a
Kid a
Blanket**



TOSHIBA
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Individual Donors:

Barney and Patsy McCahill
Henley Family Trust
Vivian Cheung
Elizabeth Wright

All the other individual donors who supported Monte Cecilia over the past year.

**Monte Cecilia
Housing Trust
Auditor:**



**Monte Cecilia Housing
Trust Lawyers and
pro-bono legal support:**





Graham and Bernadette Southcombe delivering 'Knitting for Charity' donations.



Cyril from St Dominic's Parish, who dropped by with a gift of knitting from Bernadette Geraldine.



Donation from St Anne's Parish.



Teresa McNamara for dropping by from the Auckland Diocesan Office with Christmas Donations.



Boxing up Christmas presents 2024.



Tilly Sa and Elena Nukulasi winning Monte Cecilia's Team and Rising Star awards.



Nadine from St Mark's Parish (Pakuranga) dropping by with a donation of warm winter woolies.



Staff celebrating Tongan language week.



MONTE CECILIA
Empowering Families To Live Well

Monte Cecilia Housing Trust

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