



2008 Annual Report

Southern Junction Community Services Inc

Connecting People | Building Community

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Philosophy of Southern Junction Community Services

Statement of Purpose

Southern Junction Community Services will provide quality information, accommodation and support services relevant to people who are socially or economically disadvantaged, are homeless or at risk of homelessness. We will work with other agencies, groups and individuals in the community to overcome barriers, develop resilience and enhance the community connectedness of groups and individuals.

Vision Statement *The value of all groups and individuals is actively demonstrated by the way they are included and enabled to participate in the community.*

Mission Statement

Southern Junction Community Services will work in a way that is people focused, flexible and responsive, with an emphasis on early intervention and prevention. Our work will reflect the belief that all people have the right to pursue and achieve independence and self-reliance.

Core Values

Southern Junction Community Services aspires to deliver flexible and responsive services that are underpinned by the following core values:

- **RESPECT** ~ Every person deserves to be treated with respect
- **TRUST** ~ Safety and trust are the foundations of healthy families and relationships
- **INCLUSION** ~ Inclusive communities value and embrace diversity
- **INTEGRITY** ~ Acting in a way that is honest, just and open to others



SJCS Board Directors from left Treasurer David Healey, Secretary Alison King, Retiring Board Director George Turley, Graham Brown and John Enders.

Governance Leadership and Planning

Chairperson's Report



Mr Paul Rijken
Chairperson – SJCS Board

'...a proud history of responding to community needs'

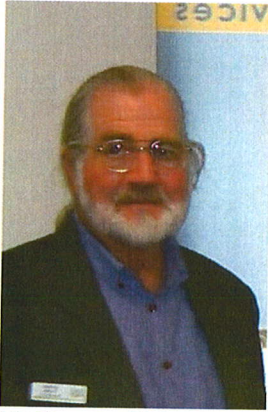
I am delighted to present the Southern Junction Community Services Annual Report for 2008. Southern Junction has a proud history of responding to the needs of marginalised people for well over 25 years. In 1983, the Berlin Wall divided people east and west, the internet was still in the minds of the inventors, home computers were beginning to appear but uploading, outsourcing and off-shoring were concepts yet to be developed. We have seen a rapid change in the last twenty five years particularly with technology. At the same time Southern Junction has seen rapid changes especially in the last three years.

There is no doubt that the needs of families in the Southern Vales are getting more and more complex. Economically it is getting harder to get by with simple commodities such as food and the cost of essential utilities. Housing is increasingly difficult to find and the cost of petrol has skyrocketed. The demand for services has continued to increase and subsequently, Southern Junction has continued to forge its well-earned reputation in the community by sustaining excellent working relationships with government agencies and other community organisations and continuing to take a leading role in our region.

The success of this organisation sits squarely with the staff who work tirelessly with clients and contribute enormously to building family and other connections. It is often said that SJCS staff walk the journey with their clients, building on their strengths and giving client's confidence in making their own positive choices to increase their level of control over their circumstances. I extend my gratitude and congratulations to the management team, staff and volunteers for their exemplary work. You do make a difference and our community is the better for it.

In the past 12 months new challenges were met and advances made in our current work. We have won new funding agreements and our 'Housing the South' strategy is going from strength to strength. Work was undertaken to clarify our core values of respect, trust, inclusion and integrity. These values sum up the manner in which this organisation is held in high regard but also pose a

'...there is no doubt that...needs are getting more complex ...'



Mr George Turley
Retiring after serving a full term on the Board

challenge for every member of the organisation to live and act accordingly. I acknowledge my fellow Board members for their contribution, wisdom and support. Our Board Directors come with many different skills and work in a voluntary capacity. I would like to mention the outstanding work of our Treasurer Mr David Healey who has guided the organisation through a difficult time in terms of financial workload. His experience and wisdom has ensured that SJCS continues to enjoy a solid financial position. At the conclusion of this year, Mr George Turley retires from the Board. We extend our gratitude to George for his service and wish him well in his future endeavours.

Finally as Chair of the Board I extend my gratitude and appreciation on behalf of the organisation to the CEO, Mr Graham Brown. There is no doubt that Graham is a dynamic and energetic CEO, constantly looking to improve and advance the organisation. His vision for a better and more 'connected community' in the South is most evident through the outcomes of SJCS.

Paul Rijken
Chair of the Board of Directors

'...constantly looking to improve and advance...'



SJCS Board Planning Day

Board of Directors

The governance of Southern Junction is supported by an experienced Board of Directors with broad management experience and high levels of expertise in health, housing, education, employment, public relations, community services and business sectors.

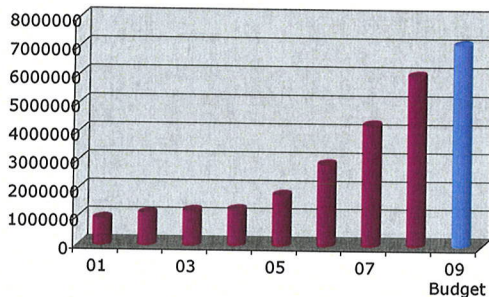
Board Director	Position	Task Group Focus
Paul Rijken (Chairperson)	Principal Cardijn College	
Alison King (Secretary)	Manager of GP Plus Health Care Centre Marion	Triennial Plan Task Group
David Healey (Treasurer)	Senior Consultant SA Health Dept	Finance Review Group Housing Task Group
John Amer	Retired Former Property Manager	Finance Review Group Housing Task Group
Chris Doull	Director, Strategic Support, Courts Administration Authority	
John Enders	Retired, former Operations Manager – Asset Services, R.D.N.S.	Housing Task Group Triennial Plan Task Group
Bill Peterson	Housing Manager, Bowden Brompton Housing Service	Housing Task Group
Clare MacAdam	Director of Development - Annesley College	Triennial Plan Task Group
Graeme Duncan	Business Manager - School of Dentistry - University of Adelaide	Finance Review Group
Barbara Cook	Training Consultant	
Marina Deaville	Director 'Welcome to Adelaide' Relocation Support Service	Finance Review Group
George Turley	Retired, former CEO BCS Westcare	(Retiring AGM 2008)
Graham Brown	Ex-Officio Member Chief Executive Officer	Finance Review Group Housing Task Group Triennial Plan Task Group

Treasurer's Report



Mr David Healey
Treasurer – SJCS Board

Revenue Growth 2001



Administration and Financial Management Capacity

Overview

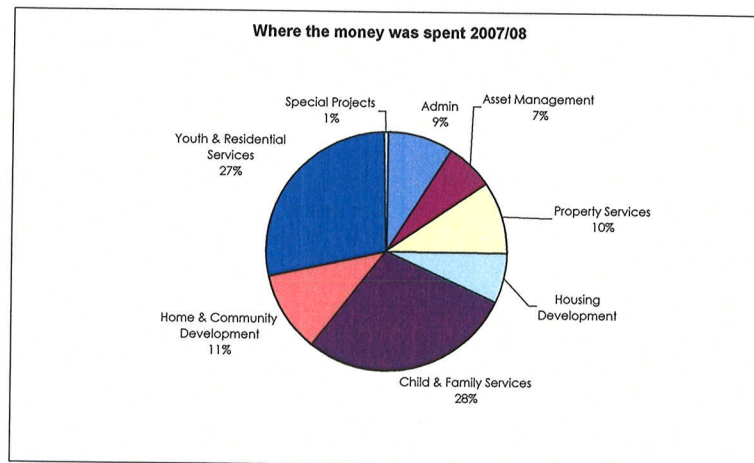
The financial status of Southern Junction Community Services has experienced solid growth once again, finishing the year with the Balance Sheet strengthened by over \$350,000, mainly reflected increased land holdings. Other growth indicators for 2007/08 include:

- Increase in grants received 39%
- Increase in the value of non-current assets 81%
- Increase in equity 61%

Southern Junction's financial management team has moved through a significant transition period during the year following the resignation of our former Resource Manager (Amanda Dahms) who had played a key role in the growth and development of the organisation over recent years. Whilst undertaking an extensive process to identify a suitable candidate to fill this critical position on a permanent basis, the organisation has engaged several accountants on a contract basis to assist the CEO in managing the finance functions of this growing organisation.

An assessment of the organisation's capacity as a 'growth housing provider' was conducted by the Office of Community Housing during the year, resulting in a report that assigned Southern Junction a rating of 97.22% against the assessment criteria. The report acknowledged the organisation to be one of only two Community Housing Associations in the South Australia with demonstrated capacity for immediate growth. This report is an excellent external commendation of the organisation's high quality management and a confirmation that Southern Junction has a strong base on which to develop future growth.

Where the money was spent 2007/08



'Commitment to continuous quality improvement...'

In keeping with the organisation's commitment to continuous quality improvement, the following initiatives have been implemented during the year:

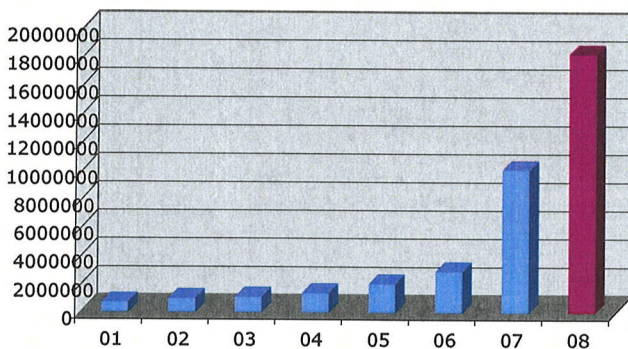
- An extensive review of property management and financial management systems was undertaken to ensuring that both computer and manual systems are capable of managing expected future growth.
- Provisions for property maintenance and staff overheads were increased to support anticipated organisational growth.
- A provision for doubtful debts was introduced assist in managing risks associated with the increasing number of rental properties
- Cash management systems were reviewed to ensure that debt interest is minimised

Development of Affordable Housing

Through an extensive internal and external consultation process, the Board's Affordable Housing Task Group has developed our 'Housing the South' Strategy which outlines a plan to increase the organisation's role in the provision of affordable housing over the next five years. Significant progress against our strategic objectives was demonstrated during the year through the following:

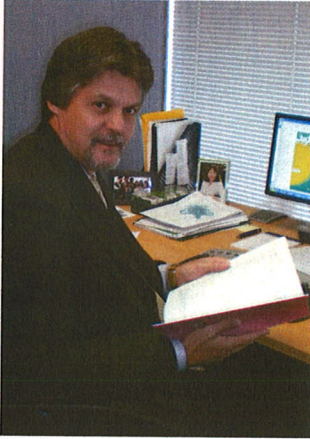
- Completion of six(6) two-bedroom units at Seaford Meadows in April 2008.
- Philanthropic grants of \$120k were attracted to support the Seaford Meadows Project and commitments of a further \$320k have been confirmed for future housing projects.
- Southern Junction was awarded a grant of \$1.91 million by the State's Affordable Housing Innovations Unit to assist in further housing developments during the 2008-09 financial year
- Alliances and agreements with funders including government departments, property developers and builders were developed to fulfil this aspect of Southern Junction' Triennial Plan
- The financial efficacy of undertaking housing developments was demonstrated through a recent external valuation of the Seaford Meadows properties that indicated an increase in value of \$250,000 in just 13 months.

Growth in Fixed Assets:



David Healey
Treasurer of the Board of Directors

Chief Executive Officer's Report



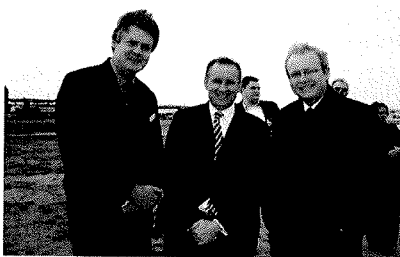
Graham Brown
Chief Executive Officer

I begin with the assertion that the essential ingredient of an effective community service organisation is the quality of its staff. With this in mind, I am pleased to report that Southern Junction has a dedicated core of committed staff whose daily work in pre-existing services has yielded exemplary support services and high quality, safe and stable accommodation for many very vulnerable children, marginalised young people, families and individuals with multiple complex needs. I have the daily privilege of witnessing their passionate commitment as they diligently and patiently work to establish and sustain supportive professional relationships with hundreds of individuals and families who access our increasingly diverse range of services.

Our Finance Team has moved through a period of radical transformation this year following the departure of our former Resource Manager (Amanda Dahms), however, our dedicated Administration, Financial Management and Property Services team staff have maintained operations well and recently welcomed Mr Michael Hynes as our new Senior Accountant.

The attraction of additional revenue streams via the National Community Crime Prevention Strategy has enabled the implementation of new family intervention strategies that have significantly augmented our capacity to engage with complex family dynamics. The 'Turning Point' Program is being developed in consultation with other agencies in the region and contributes to the safety of women and children by assisting men to take responsibility for their use of violence in relationships. Concurrently, the 'Nexus' Program has also been established to address the emerging destructive behaviour patterns of primary - aged children who engage in abusive, violent and destructive behaviours. The establishment of these innovative new family intervention services has once again demonstrated the professionalism of our management and staff team and organisation's capacity to very effectively identify and respond to the needs of the southern suburbs of Adelaide and Fleurieu Peninsula. Both of these services have appreciated strong collaborative support from government and other community agencies that have been achieved through the establishment of two 'Interagency Crime Prevention Reference Groups'.

Following extensive regional consultation conducted by our Southern Family Links Program, Southern Junction has also established a unique 'opportunistic intervention' pilot program called 'Point of Engagement'. The program works intensively with parents who have drug and alcohol dependency issues and assists them to make healthier life choices during the ante and post-natal period to reduce risk to new-born babies and other children. This leading edge outreach service is working closely with Drug and Alcohol Services SA, hospitals and allied health services.



Prime Minister Kevin Rudd and The Hon. Jay Weatherill join SJCS Board Chair Paul Rijken 'Turn of the First Sod' for SJCS's 'historic' Affordable Housing Project at the Seaford Meadows

Recognising the impact of 'housing stress' (households paying more than 30% of income in rent) upon the community, Southern Junction launched its 'Housing the South' Strategy (HtSS) during the year. HtSS outlines some bold targets for the provision of affordable housing over the next five years. Subsequently, the completion of six new two-bedroom units at Seaford Meadows in April 2008 has demonstrated the organisation's growing project management expertise and ascending role as a key housing provider in the region. We have appreciated capital grants from the State Government's Affordable Housing Innovations Unit and the Wyatt Benevolent Institution. The significant capital grants provided by these partners has enabled us to demonstrate what can be achieved when concerned stakeholders align their efforts and resources around a common purpose.

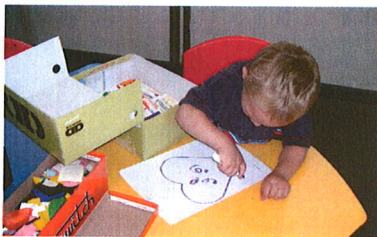
If the trends of recent years can be used as a guide, there is little doubt that further growth and change will be the hallmarks of Southern Junction's future. We are pleased to acknowledge our valued relationships with other community organisations and our funding partners and look forward to further strengthening these relationships as prepare our Triennial Plan for the period 2009-11.

Finally, on behalf of the Senior Management Team, I express my sincere gratitude for the outstanding commitment of Southern Junction's Board of Directors whose professionalism and capacity for wise discernment continues to be an invaluable resource as the organisation continues to boldly step into new areas of service. In particular, I express my gratitude to Mr Paul Rijken for his leadership as Chair of the Board over the last two years, to Mr David Healey who has provided outstanding service as Treasurer and also for the dedicated support of retiring Director, George Turley.

Graham Brown

Impact of Services

Child and Family Services



Youth and Residential Services

"I had no place to go and I was scared..."
Junction House client

- **Assisted 154 individuals and families** to work through complex and challenging issues through Parent Adolescent Counselling.
- **Supported 76 individual victims of sexual abuse** through the Sexual Abuse Support Service.
- **Advocated for improved access to services for thousands of 0-5 year old children** who are subject to significant adversity factors in the suburbs of Hackham, Hackham West, Morphett Vale, Christie Downs and Lonsdale.
- **Facilitated 5-12 Working Party** to establish a forum which focussed directly on the needs of families and children in this age group
- **Further developed 'Small Steps' Supported Playgroups** that enabled attendance by 27 socially isolated young parents and 24 children who are impacted by multiple adversity factors.
- **Delivered Effective Parenting** training to 69 parents of children who have experienced trauma and/or have challenging behaviours via the 'Hand in Hand' Course.
- **Provided training and support for 22 parents, guardians or caregivers** who are struggling with children or adolescents who are being violent and abusive toward them or other family members via the 'Who's in Charge' Course.
- **Supported over 25 men in counselling and group work** to take responsibility for their use of violence in their relationships and families, whilst concurrently supporting their female partners/former partners.
- Provided **short-term, Emergency Accommodation** for approximately 25 homeless young people.
- Provided **stable Residential Accommodation** for around 59 homeless young people for periods greater than 3 months.
- **Provided 720 nights of safe, supported residential accommodation for children aged 5-10** who are under the Guardianship of the Minister for Families and Communities.
- **Provided safe, supported residential accommodation to 49 young people** aged 11-18 who are under the Guardianship of the Minister for Families and Communities
- **Provided 950 hours of mentoring for children and young people** who are living in complex circumstances.

Impact of Services (Continued)

Home and Community Development



Home and Community Development Staff

- **Enabled over 50 families** to address challenging life issues, to stabilise their circumstances and subsequently, to avoid becoming homeless.
- **Provided outreach support for 110 young people** who would otherwise have been homeless.
- **Supported over 121 children** of primary (adult) clients who are subject to significant adversity and 'risk' factors.
- **Assisted 85 social housing tenants** to address accumulated debts and establish more positive tenancy histories.
- **Provided intensive support to 10 'high-risk' families** through targeted drug and alcohol intervention strategies throughout pregnancy and early infancy
- **'Active Communities' Initiatives** provided opportunities for participation in a range of inclusive community activities that help to overcome social isolation that is experienced by many disadvantaged people, i.e. cooking classes.

"The optimism of the action far outweighs the pessimism of the thought"

Property Services



- **Provided transitional housing for 107 young people**
- **Operated 67 Community Housing Properties** that provide long-term affordable housing for people on low incomes
- **Provided stable accommodation for 6 people with disabilities and exceptional needs.**
- **Managed 10 social housing properties and tenancies for another community organisation** in order to make accommodation affordable and sustainable for people on low incomes
- **Completed construction of six new two-bedroom units** at Seaford Meadows that provide affordable rental housing for low income households.

**Poem by a
Supported
Emergency
Accommodation
Services (SEAS)
Client**

***“ You all taught me
life itself is worth
having another go.
I will push for my
goals and try to
achieve them.”***

(SEAS Client)

SEAS

I am just another young person
With a lot of self doubt
I live here at SEAS
People come in and out
I came here with some problems
I came here with fears
And the SEAS staff have helped me
Listened to my tears
When I am down
They always help me try
To find a reason to smile
They understand my cry
They have helped me really
Discover my life's reason
And have helped me see light
And something to believe in
They've also shown me not everyone
Is mean and unfair
SEAS have told me and proven
That these people do care
So I will go on
By What SEAS staff have taught me
Hold onto the way
These people believe and see me
I thank you so much SEAS
For showing that caring is true
And for giving me back life's reason and hope
SEAS I thank you.

Working Together and Communication

Collaborative Partnerships



A 'Financial Strike Team' from Westpac contributes expertise on financial modelling for 'Housing the South' Strategy

SJCS staff actively participate in regional key Round Tables and sector working parties including:

- **Aldinga Sellicks Alliance**
- **Families and Children's Round Table**
- **(Southern) Youth Round Table**
- **Fleurieu Youth Round Table**
- **Southern Youth Workers Network**
- **Southern Housing Round Table – Forum 'Hoarding: Whose Problem is it?'**
- **Child and Family Welfare Association**
- **Onkaparinga Collaborative Approach to the Prevention of Domestic and Indigenous Family Violence**
- **Aboriginal Task Group - Reconciliation Day**

Southern Junction's effectiveness is underpinned by the quality of the relationships that we are able to facilitate and sustain with staff teams, volunteers, Board Directors and with external stakeholders.

Demonstrating the organisation's commitment to interagency collaboration, SJCS has sought to actively participate in a diverse array of regional forums and interagency projects that have led to improved outcomes for our clients and tenants.

Professor Julian Disney of the National Affordable Housing Summit was our keynote speaker for this year's Annual Conference titled 'Building Blocks of Community'. The gathering provided an outstanding opportunity for representatives from other government and community agencies to join with our staff and to gain a broad understanding of the challenges issues associated with the national housing crisis. In addition to a range of staff seminars and workshops, the staff also took the opportunity to reflect upon the Prime Minister's historic apology to our nation's Indigenous people. SJCS is keen to be a proactive contributor to the valorisation of Indigenous people as we endeavour foster social inclusion.

The Official Opening of six new two-bedroom units both acknowledged and celebrated the efficacy of Southern Junction's very productive alliance with the Wyatt Trust, Fairmont Homes, HomeStart Finance and the State Government's Affordable Housing Innovations Unit. We are delighted that Fairmont Homes has demonstrated a strong commitment to building healthy communities by entering into a unique partnership with Southern Junction to establish an interim Neighbourhood House in the emerging Seaford Meadows Community.

SJCS has valued the participation of government and community agencies two 'Interagency Crime Prevention Reference Groups' that have guided the development the 'Nexus' and 'Turning Point' Programs. These well-attended collaborative hubs have facilitated the exchange of professional perspectives and information sharing and promoted the development of coordinated regional responses to complex 'family-based crime.

Wyatt Benevolent Institution is a valued partner in responding to community needs

The Wyatt Benevolent Institution has made a substantial contribution to SJCS's work through provision of capital grants for our Affordable Housing Projects and 'Transition Support Packages' that enable many of our disadvantaged clients to move toward increased social and economic stability. The clients of Southern Junction's Turning Point, Nexus and Family Support Services have also benefited from the generous ongoing financial support of the Paul Terry Foundation.

An increasing number of SJCS Staff and Community Members are now making regular donations to the SFBF through workplace giving schemes. The support of local business leaders, service clubs and community members was also highlighted by a 'Southern Sundowner' event that was generously sponsored by Westpac.

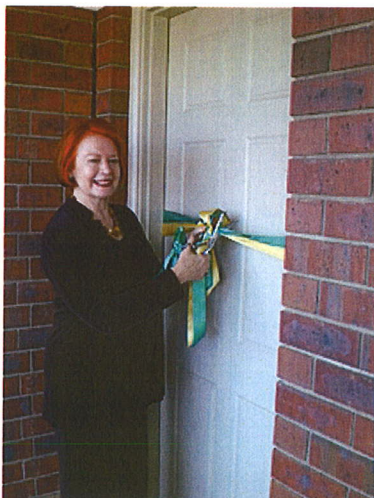
Donations to the Southern Family Benefit Fund (SFBF) enabled distribution of over 200 Christmas Hampers to needy families in 2008. An exciting new initiative of Flinders University during 2007 called 'Feet on the Street' (associated with the City-Bay Fun Run) is rapidly gaining momentum as a key annual SFBF fundraising event.

Southern Junction's internal management structures and communication systems are well supported by advanced information management and communication technologies. Under the leadership of our Development Manager, our 'Working Together and Communications Task Group' is devoting special attention to the issues and challenges of maintaining our healthy organisational culture amid rapidly growing staff teams and whilst establishing several new service outlets.



Representatives of collaborating partners Wyatt Benevolent Institution and Fairmont Homes gather at the official opening of six new units at Seaford Meadows

Southern Family Benefit



Ms Gay Thompson MP, State Member for Reynell, officially opens doors at Seaford Meadows

Service Provision

Southern Junction: Responding to Community Needs

Southern Junction provides an ever-increasing range of services to meet the identified needs of the community through three Service Portfolios; Home and Community Development, Youth and Residential and Child and Families Portfolios. Services are provided throughout the Marion, Onkaparinga and the Lower Fleurieu Council areas. During the past year, significant resources have been dedicated to identifying and responding to the needs of the mid-south communities through provision of outreach services at Aldinga and planned development of a Neighbourhood House at Seaford Meadows.

Home and Community Development Services

Within the Home and Community Development portfolio, the Southern Tenancy Support Service, Supported Accommodation Assistance Program and Point of Engagement programs provide a home visiting model of support to three distinct client groups. Each of the programs provides tailored, responsive support to clients on a one to one basis to achieve individual goals.



*Southern Tenancy
Supported Service
transforms a home from this
(above) to
this (below)*



The Southern Tenancy Support Service (STSS) has continued to provide tenancy support to Housing SA tenants who reside in the Marion and Onkaparinga council regions who are in crisis or at risk of losing their tenancy. STSS provides flexible, innovative and creative case management responses to enable workers to support tenants for the duration of their need. This

program has been highly successful with greater than 80% of tenants having sustained their tenancies for at least 12 months from their initial referral into the program. In the past year the program has supported 119 clients, averaging 4 new referrals per month. An emerging trend

identified by the staff team indicates an increasing trend of larger families needing support (22% with 5 children or more) and that families have required longer-term intense support. Conversely, 60% of the current clients are sole parents.

(Photographs Courtesy Housing SA)

Point of Engagement Program

" Thank you for understanding about my need to take small steps. I feel like im coming out of a 38 year long depression. Thank you my Southern junction angel."
(STSS client)

Supported Accommodation Assistance Program



'A notable emerging trend is that the private rental market is often too expensive for single people, whether on a supported income or working...'

Point of Engagement is an innovative pilot program that seeks to engage with 'difficult to reach' new and expectant mothers and their partners who are affected by illicit drugs. Through 1:1 support, the program aims to reduce the negative impacts of parental drug abuse upon the health and other developmental needs of babies and enhance acceptance of parental responsibility for their own welfare and that of their children. Since its inception in July 2007, this pilot program has supported 12 clients

A mid-point review of the program recently suggested that although this is "a niche service... the need outweighs the current service capacity of the project".

The SAAP Youth Outreach Service has provided support to over 110 young people (primary clients) and their families in the past year which resulted in well over 800 contact visits.

Almost half (52%) of the young people supported were referred by their family, friends or self-referred. The majority of these young people were already living in the southern suburbs prior to being supported by SAAP and over half of the client group (58.4%) were supported for more than 52 weeks. Once again, the main reason identified by the client group for their current homelessness was relationship/family breakdown (49.5%). Almost 80% of those supported were in receipt of a benefit.

A notable emerging trend is that the private rental market is often too expensive for single people, whether on a supported income or working, so 'Share Tenancy' is a focus that Outreach Workers are referring to more and more. A positive highlight is that in spite of the increasing barriers to affordable housing, over 25% of clients during 2007-08 were seeking independent housing options. In addition to those clients directly receiving support, 420 casual client contacts have been recorded with staff providing a variety of information, advocacy, assessment for housing and referral to other agencies.

Youth and Residential Services

Supported Emergency Accommodation Services

"REMEMBER, you are making a difference in many young lives."

Youth Connections

"I love spending time with my mentor because I get to do fun things."

(Youth Connections client)

The Youth and Residential Portfolio encompasses four Residential Care facilities and a Youth Mentoring program. The Residential Care facilities accommodate young people aged from 5 years through to 18 years; in age specific groupings. All sites are staffed with 24/7 rotating rosters.

Supported Emergency Accommodation Services (SEAS) provide accommodation to young people under the Guardianship of the Minister. SEAS Mulberry Court was initially established in 2005, as a pilot program to provide emergency placements of less than 42 days. In 2006 and 2007, Parramatta House and Parkview House were opened to provide additional placements. Currently, there are three separate units providing children and young people with a stable, positive and homelike environment where they are able to stabilise their life and build supportive relationships with both residential care staff and their mentor.

Each of the SEAS units provides an environment tailored to meet the needs of specific age groups, gender requirements and the number of children or young people in the unit is directly reflective of primary care needs of the age group.

Much of the success of the SEAS placements has been directly attributable to the **Youth Connections** Mentoring program which is funded alongside SEAS to provide immediate recreation, life skill and social supports to the child Mentors who provide an ideal 'sounding board' for young people in care and develop relationships that provide the sense of belonging and importance of the young person as an individual. Mentors work with clients to develop healthy relationships with others as the children and young people who are often disconnected from family and friends. The mentoring program has provided outings for groups and individuals, games nights and in the coming year will extend the focus to educational support.

Junction House

This residential service is key component of Southern Junction's Supported Accommodation Assistance Program (SAAP) for homeless young people

Junction House has continued to provide high quality, supportive care to young people who are homeless or at risk of homelessness. Junction House provides longer term, transitional accommodation for up to three young men and three young women and has the capacity to provide emergency placements for one young man and one young woman.

Many young people remain at Junction House for extended periods of time whilst they are assisted to prepare for the transition to independent living through our SAAP Outreach Support Service, Housing SA Direct Lease, or into the private rental or private share market. Some young people also return to the family home after counselling and some 'time out' to resolve their issues.

Due to the current 'Housing Crisis', i.e. the lack of suitable stable and affordable accommodation options, many young people face prolonged waiting times for suitable accommodation options. Understandably, some young people are becoming frustrated when they are ready to move on to more independent living and find themselves having to wait for these opportunities.

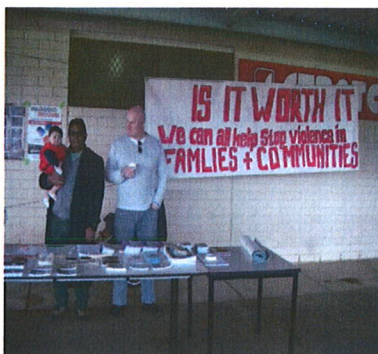
The staff team at Junction House continues to be one of the most stable and experienced teams within the organisation with little staff movement over the past 12 months. They continue to have excellent working relationships with other agencies within the SAAP sector, including Trace-A-Place, Housing SA, Centrelink, Families SA and other SAAP agencies.

Outreach Support for Homeless Young People

'Housing Crisis' leads to frustration amongst young people...

The Child and Family Services Portfolio has undergone significant growth during the year with the commencement of two new community crime prevention programs, Turning Point and Nexus, funded by the National Community Crime Prevention Program and the Paul Terry Foundation.

Child and Family Services



'Turning Point' is an innovative new program that contributes to the safety of women and children by supporting men to take responsibility for stopping their violent and abusive behaviour and to develop more respectful ways of relating to their current or former female partners, children and family members. Staff have taken lead roles in regional initiatives including the 'Week Without Violence', 'White Ribbon Day', Nunga Men's Camps, a 'Men Stopping Violence' information stall at South Adelaide Football and the regional 'Moving Towards Responsibility - Men Stopping Violence and Abuse' group.

Nexus Program...

"... reducing destructive behaviours and suspensions and decreased destructive and/or attention-seeking behaviours by children"



Family Support Services

Our specialist Counselling and Family Support Services are in high demand...

The **'Nexus' Program** supports 'at risk' primary school-aged children living in the outer Southern Adelaide region who significantly harm others and/or who engage in destructive behaviours. The program aims to enhance the social, emotional and developmental well-being of children and works with their parents, schools and community to strengthen relationships and build a safe nurturing environment that responds appropriately to the needs of the child. Nexus receives referrals through regional child and family service providers and DECS (Department of Education and Children's Services) student support services.

The Nexus Program began engaging with clients and their families in October 2007 and in this short time, has already demonstrated successful engagement with 18 children and their families resulting in a range of positive outcomes including:

- A reduction of destructive behaviours and suspensions and decreased destructive and/or attention-seeking behaviours by children in public spaces
- Children are enjoying school and having positive relationships with teachers.
- Children are making and retaining friends
- Parents/carers reported feeling more connected with their child
- Families have developed better routines and have reported being more stable

Parent Adolescent Counselling and Sexual Abuse Support Service

These professional counselling services have been in high demand throughout the year. Many Parent Adolescent Counselling clients identified parenting-related issues as the primary reason for contact with child behaviour issues, anger and aggression also commonly identified. Approximately fifty percent of Sexual Abuse Support Service clients have sought support around their child's sexual abuse.

While the majority of support was provided from our Family Service Centre in Christies Beach, the parent adolescent counsellor also provided support to 23 clients at Aldinga GP Plus Centre one day per week.

Effective Parenting Programs

"Parents are empowered to more effectively deal with the violence they were experiencing from their children"

Southern Family Links



Southern Family Links (SFL)
Lonsdale Family Picnic

**"Playgroup for Dad's...
...a great success!"**

Supported Playgroups



'Improved nutrition, enriched play and socialisation ... primary aims of supported playgroup's.

Effective Parenting Programs

SJCS's 'Hand in Hand' and 'Who's in Charge?' parenting courses run in the Onkaparinga region, have been very well attended, with over 90 participants reporting that there had been positive changes in their children's and their own behaviour. Parents report that the groups had empowered them to more effectively deal with the violence they were experiencing from their children. Many reported improved understanding of their child's behavior. They also valued the new approaches learnt and opportunities to discuss strategies as a group and to hear other people's experiences.

Southern Family Links (SFL) continues to assist service providers to establish and sustain links with families and children who are difficult to reach by conventional means. SFL assists agencies to examine flexibility of their services and enhance practices to better accommodate the needs of 'high-risk' families with young children living in Hackham, Hackham West, Morphett Vale, Lonsdale and Christie Downs.

The project's achievements this year include:

- Establishment of a 'Dad's Playgroup' on Saturdays,
- Develop creative staffing and funding to make child care more affordable for low income families,
- Formation of a regional working group to support sector training needs for staff working with 0-5 y.o.'s,
- Engaged seven government and non-government agencies in a partnership called the John Morphett Action Group that aims are to engage the local community in building support and connections for families at the John Morphett Primary School site.

'Small Steps' and 'Holiday Connect' Playgroups have really 'taken off' with 8-10 children and their parents participating in sessions each week, including several Aboriginal families. Improved nutrition, enriched play and socialisation continue as primary aims of these supported playgroups. Fostering parent-child attachment and provision of positive early childhood experiences have also been the key focuses of the group's program.

Two 'Circle of Security' information sessions, facilitated by SJCS's Southern Family Links program, assisted parents to develop nurturing, caring and protective relationships with their children. Successful 'holiday' playgroups included attending a performance of Old MacDonald's Farm, a 'Life Be In It' Sports Day, Library Storytime, Christmas gifts and crafts, Music and Movement and a trip to the zoo.

Housing Services



'Housing the South' Strategy

A Strategy for Increasing:

- Access to Affordable Housing
- Stability and Connectedness
- Economic and Environmental Sustainability

Property Management

SJCS Property Management (as at 30th June 2008)	
Leased from Housing SA via Supported Tenancy Scheme (STS)	41
Office For Community Housing (OCH)	67
Managed for Mission Australia (Co-op Village)	10
SJCS Affordable Housing properties	6
Supported Emergency Accommodation Service	6
Administration	3
Total Properties Managed	133

Community Housing Association

A total of 27 Community Housing Properties have been successfully transferred into Southern Junction's Community Housing Association during the year.

The community's urgent need for increased access to stable, affordable housing that is appropriate to their needs in the Southern Suburbs of Adelaide and the Fleurieu Peninsula is clearly demonstrated by our ever-increasing waiting list that continues to grow at a rate of around 5 applications per week. Low vacancy rates within the private rental sector, declining public housing stock and a lack of other affordable housing options for 'low' and 'very low' income households have contributed the current 'housing crisis'. In response, Southern Junction has developed a 'Housing the South' Strategy which sets bold targets for the provision of new affordable housing and is working proactively to attract much needed State and Federal Government funding that will enable the construction of new housing across the southern Adelaide and Fleurieu Peninsula regions.

Property and Tenancy Management Services

The number of properties managed by Southern Junction has increased overall by 25 during 2007/08 to an overall total 133 properties.

The construction of six new two-bedroom units at Seaford Meadows was completed in April 2008 and are now providing high quality affordable rental housing for low income households.

Housing Outcomes

Southern Junction has property and tenancy management services including:

- Transitional housing for 107 young people
- Stable housing for six young disabled tenants and others with exceptional needs
- 67 Community Housing Properties that provide long-term affordable housing for people on low incomes
- 10 houses owned by another community organisation in order to make accommodation affordable and sustainable for people on low incomes

Human Resources



Ms Amanda Rishworth MP addresses Staff Conference 2008.

Leadership and Management Development Program



SJCS hosts a community sector workforce development workshop for 'Southern Futures'

Southern Junction has worked diligently to recruit new staff and to support the ongoing professional development of our existing staff in order to meet the needs of the service's continuing growth. The staff of Southern Junction increased to one hundred and twelve (112) during the year. The capacity of our Senior Management Team has been simultaneously supplemented by the appointment of a new Resource Manager (Rebecca East), Strategic Management Accountant (Michael Hynes) and a new Portfolio Manager (Robert Wilson) for the Home and Community Development Service Portfolio.

SJCS was able to provide modest wage increases for all staff during the year as a result of the 'Healthy State - Strong Community' campaign which

recognises the challenging work undertaken by the community sector. Concurrently, employment conditions were reviewed and streamlined during 2008 resulting in updated standard conditions of employment being introduced across the organisation.

Additional resources were also directed into Training and Professional Development during the year, reflecting the organisation's desire to foster an 'open learning culture'. Staff completed a confidential professional development survey to assist with the development of an annual training schedule that will be further enhanced in the year ahead.

Recognising the need for strong leadership and effective management across all levels of SJCS, a 'Leadership and Management Development Program' named 'ASPIRE' has been further developed during the year. ASPIRE aims to provide an individually tailored, competency-based program that builds upon the competency of staff currently in leadership and management roles, and those who 'aspire' to positions of higher responsibility. Our multi-pronged strategy for developing and sustaining a high quality workforce for the future also includes strengthening of linkages with training providers, co-hosting workforce development forums and Senior Managers lecturing in tertiary institutions and supervising field education.

Administration and Financial Management

Sound Administration

Southern Junction's administrative infrastructure has been strengthened during the year to keep pace with our ever-expanding array of services, thanks to the professional commitment of Administration Team Leader Shane Hansen, and the diligence of his growing team. The Administration Team are now supporting service delivery by providing Administration functions and Executive Support across three sites following the closure of our McKinna Road site and subsequent consolidation of offices.

Efficient Financial Management

Southern Junction's Financial Management Team has also expanded this year with the addition of a Strategic Management Accountant, Michael Hynes, whose skills are complimenting the existing Resource Manager and Finance Officer.

Innovative use of Information and Communication Technology



The organisation's continuing growth has been underpinned by the efficient use of information and communication technologies. IT upgrades during the year have provided users with more flexibility in accessing email and enhanced computer desktop functionality. Staff expertise in the creation and administration of tailored relational databases has facilitated efficient data management practices that meet the needs of our diverse and innovative range of services.

Effective Asset Management



The introduction of Voice Over Internet Protocol (VOIP) telecommunication services between office sites has demonstrated the organisations quest to optimise the use of state-of-the-art technologies that can enhance service efficiency and effectiveness.

Southern Junction's ever-increasing asset base of vehicles, furniture and equipment is being administered via efficient Asset Management practices and procedures.

Our motor vehicle fleet, which is used flexibly by all service staff, has increased to include 20 during the financial year.

Acknowledgements

2007-2008 Donors and Sponsors of the Southern Family Benefit Fund

Allbiz Supplies
Astec Paints
Bank SA
Blockbuster Noarlunga
Carpet Choice – Sherriffs
Road
Christies Beach High
School
Christine Miller
Accounting and Tax Pty
Ltd
City of Onkaparinga
Community Benefit SA
Curves Christies Beach
Don Marwick
Conveyancing Pty Ltd
Drug & Alcohol Services
South Australia
EPAC Salary Solutions
Fairmont Homes
Flinders University
Grating Industries
Hilltop Butchers
Housing SA – Staff
Jan Pedersen
KFC Noarlunga
Lions Club of McLaren
Vale

Lonsdale Hotel Pty Ltd
Lucas Earth Movers
Marsh
McDonalds Noarlunga
Messenger Press
Morphett Vale Lions Club
Pilgrim School
Rotary Club of Flagstaff
Hill
SJCS Staff Members
SJCS Board Directors
Southern Districts
Plumbing
The Original Open Market
The Wyatt Benevolent
Institution
Westpac Bank

Valued Service Providers and Suppliers

Accredited Locksmiths
Aldinga Glass and Aluminium
All Waste Water Services
APT Facility Management Pty Ltd
Architectural Hardware
Beachlands Lawn and Garden Services
Best Electrical
B.M.S Electrical Services
Budget Glass
Chubb Fire Safety
Clarksons Glass
Climate Technologies
Comhouse Co-operative Ltd
CR Adams Plumbing Pty Ltd
D & G Plumbing
Davis and Brooks Building Services
Discount City Carpets
Electrolux Pty Ltd
Gary Price – Window Cleaning
Glen's A Sparky - Goolwa Gliderol
Global Bath Insert Pty Ltd
Goolwa and South Coast Electrical
Green's Environmental Pest Service
Greg Mitchell Plumbing - Goolwa
Housing SA
Ian's Garage Door Centre
Instant Gas and Plumbing Services
J & R Plumbing South
Jamie Brougham – Gardening Services
Jim Griffin Electrical
Jim's Building Maintenance Services
Jim's Fencing
Jim's Roofing
Jones Tree Felling
K & W Brook
Lightwork Home Cleaning
Mannix Air Conditioning
Marion Sand and Metal Pty Ltd
McNamara Fencing Contractors Pty Ltd
Mend and Mop
Mike Hodge
Neil Sanderson Gas Service
Noarlunga Carpets
Ollie Com Voice and Data Solutions
Onkaparinga Council – Waste Management
Origin Energy
Puratap
R & J McCann and P.A. Kerkemeyer
Rheem Australia
Richardson Cleaning Service
Roger Kozuch
S.A. Building Services Pty Ltd
Sealeck Pty Ltd
Signature Lawns
South Adelaide Glass
Southern Districts Plumbing
Southern Locksmiths
Southern Suburbs
Emergency Plumbing
Southside Security Doors
Speedy Glass
Stephen Chandler – Tiler
Stewart Peet
Suburban Locksmiths
The Gutter Guy
V.I.P Cleaning Services
Wistow – Locks, Alarms and General Repairs

***Appendix -
Audited
Financial
Statements***

***2007-08 Statements
Audited by Nelson
Wheeler Nexia***

INDEPENDENT AUDIT REPORT TO THE MEMBERS OF
SOUTHERN JUNCTION COMMUNITY SERVICES INC

1.

We have audited the financial report of the Southern Junction Community Services Inc for the financial year ended 30 June 2008, being a special purpose financial report which comprises the Statement of Committee Members, Statement of Financial Performance, Statement of Financial Position, and the Notes to and forming part of the Financial Statements.

Committee's Responsibility for the Financial Report

The Association's committee is responsible for the preparation and fair presentation of the financial report and has determined that the accounting policies described in Note 1 to the financial statements are appropriate to meet the requirements of the Associations Incorporations Act 1985 and Regulations, the Rules of the Association and the needs of members. The Committee's responsibility also includes establishing and maintaining internal controls relevant to the preparation and fair presentation of the financial report so that it is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies and making accounting estimates that are reasonable in the circumstances.

Auditor's Responsibility

Our responsibility is to express an opinion on the financial report based on our audit. No opinion is expressed as to whether the accounting policies used, as described in Note 1, are appropriate to meet the requirements of the Associations Incorporations Act 1985 and Regulations, the Rules of the Association and the needs of members. We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance as to whether the financial report is free from material misstatement.

Our audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risk of material misstatement of the financial report, whether due to fraud or error. In making these risk assessments, the auditor considers internal controls relevant to the preparation and fair presentation of the financial report 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 internal controls. An audit also includes evaluating the application of the accounting policies used, as described in Note 1, and the reasonableness of accounting estimates made by the Committee, as well as evaluating the overall presentation of the financial report.

The financial report has been prepared for the distribution to members for the purpose of fulfilling the Committee's financial reporting requirements under the Associations Incorporation Act 1985 and Regulations and the Rules of the Association. We disclaim any assumption of responsibility for any reliance on this report or on the financial report to which it relates to any person other than the members, or for any purpose other than that for which it was prepared.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Audit Opinion

In our opinion, the financial report of Southern Junction Community Services Inc presents fairly, in all material respects, the financial state of the Association as at 30 June 2008 and the results of its operations for the year then ended in accordance with the accounting policies described in Note 1 to the financial report.

We have received all the information and explanations we requested for the purpose of the audit.


G. R. ASHBY
NELSON WHEELER NEXIA

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Email info@nwnexia.com.au
Website nelsonwheeler nexia.com.au
ABN 81 715 106 923

Dated: 22 October 2008

SOUTHERN JUNCTION COMMUNITY SERVICES INC

**FINANCIAL STATEMENTS
YEAR ENDED 30 JUNE 2008**

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1. Independent Auditor's Report
2. Statement of Committee Members
3. Report of Committee Members
4. Statement of Financial Performance
5. Statement of Financial Position
- 6-9 Notes to and forming part of the Financial Statements

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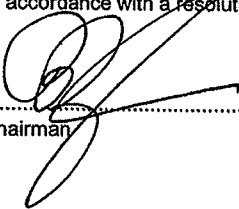
SOUTHERN JUNCTION COMMUNITY SERVICES INC

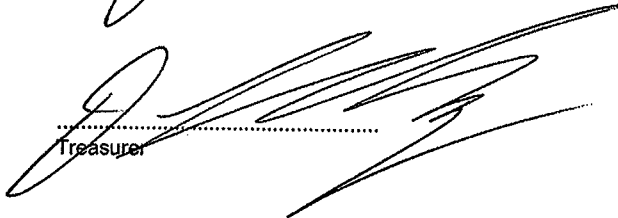
STATEMENT OF COMMITTEE MEMBERS

In the opinion of the Members of the Committee:

- (a) The financial statements as set out on pages 4 to 9 are drawn up so as to present fairly the results of the operations of the Association for the financial year-ended 30 June 2008 and the state of affairs of the Association as at 30 June 2008; and
- (b) At the date of this statement there are reasonable grounds to believe that the Association will be able to pay its debts as and when they fall due.

In accordance with a resolution of the Committee of the Association.


.....
Chairman


.....
Treasurer

Signed at Adelaide this day of 2008

SOUTHERN JUNCTION COMMUNITY SERVICES INC

REPORT OF COMMITTEE MEMBERS

During the financial year ended 30 June 2008 in the opinion of the Members of the Committee:

- (a) No officer of the Association, nor a firm of which an officer is a member, or a body corporate in which an officer has a substantial financial interest, has received or become entitled to receive a benefit, as a result of a contract between the officer a firm of which the officer is a member or a body corporate in which the officer has a substantial financial interest and the Association; and
- (b) No officer of the Association has received directly or indirectly from the Association any payment or other benefit of a pecuniary value, other than Officers employed by the Association are paid salaries which have been determined in accordance with general market conditions.

In accordance with a resolution of the Committee of the Association.



.....
Chairman



.....
Treasurer

Signed at Adelaide this day of 2008

SOUTHERN JUNCTION COMMUNITY SERVICES INC
STATEMENT OF FINANCIAL PERFORMANCE
FOR THE YEAR ENDED 30 JUNE 2008

	<u>Notes</u>	2008 \$	2007 \$
INCOME			
Rental Properties		553,180	440,990
Donations		63,565	4,723
Grants	2	5,221,087	3,744,677
Interest Received		35,034	36,541
Other Income		59,068	34,070
Net gain on disposal of fixed assets		0	11,547
TOTAL INCOME		<u>5,931,935</u>	<u>4,272,548</u>
EXPENSES			
Salaries, Wages and other staffing costs		4,060,911	3,070,034
Client Expenses		170,409	43,600
Depreciation		132,854	68,697
Insurance		29,067	34,013
Property Expenses	3	639,822	616,260
Other Expenses	4	548,663	347,102
TOTAL EXPENSES		<u>5,581,726</u>	<u>4,179,705</u>
NET OPERATING SURPLUS		<u>350,209</u>	<u>92,843</u>
TRANSFER (TO) / FROM RESERVES	15	15,000	0
NET MOVEMENT TO ACCUMULATED SURPLUS		<u>365,209</u>	<u>92,843</u>
ACCUMULATED SURPLUS AT THE BEGINNING OF THE YEAR		<u>668,466</u>	<u>575,623</u>
ACCUMULATED SURPLUS AT THE END OF THE YEAR		<u>1,033,675</u>	<u>668,466</u>

The accompanying notes form part
of these financial statements.

SOUTHERN JUNCTION COMMUNITY SERVICES INC

STATEMENT OF FINANCIAL POSITION

AS AT 30 JUNE 2008

	<u>Notes</u>	2008 \$	2007 \$
<u>CURRENT ASSETS</u>			
Cash	5	78,647	700,975
Receivables	6	133,744	73,768
Investments	7	128,677	245,948
Prepayments	8	14,070	34,968
		<hr/>	<hr/>
<u>TOTAL CURRENT ASSETS</u>		355,138	1,055,659
<u>NON CURRENT ASSETS</u>			
Community Housing		14,901,626	7,493,989
Property Plant & Equipment	9	3,337,159	2,566,189
		<hr/>	<hr/>
<u>TOTAL NON CURRENT ASSETS</u>		18,238,785	10,060,178
		<hr/>	<hr/>
<u>TOTAL ASSETS</u>		18,593,923	11,115,837
<u>CURRENT LIABILITIES</u>			
Borrowings	10	40,216	6,026
Payables & Other Accruals	11	223,163	406,463
Funds held for Specific Purposes	12	481,497	884,930
Provisions	13	281,148	227,457
		<hr/>	<hr/>
<u>TOTAL CURRENT LIABILITIES</u>		1,026,024	1,524,876
<u>NON CURRENT LIABILITIES</u>			
Borrowings	10	780,242	986,661
Funds held for Specific Purposes	12	110,038	0
Provisions	13	51,385	21,845
Contributed Debentured Property	14	14,901,626	7,493,989
		<hr/>	<hr/>
<u>TOTAL NON CURRENT LIABILITIES</u>		15,843,292	8,502,495
		<hr/>	<hr/>
<u>TOTAL LIABILITIES</u>		16,869,316	10,027,371
		<hr/>	<hr/>
<u>NET ASSETS</u>		1,724,607	1,088,466
<u>MEMBERS FUNDS</u>			
Sick Leave Reserve	15	0	15,000
Asset Revaluation Reserve	16	690,932	405,000
Retained Surplus		1,033,675	668,466
		<hr/>	<hr/>
<u>TOTAL MEMBERS FUNDS</u>		1,724,607	1,088,466

SOUTHERN JUNCTION COMMUNITY SERVICES INC
NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2008

1 Summary of Significant Accounting Policies

The financial statements are a special purpose financial report which has been prepared solely for distribution to the members for the purpose of fulfilling the requirements of the Rules of the Association, the Associations Incorporation Act 1985 & Regulations and the S.A. Cooperative and Community Housing Act 1991. The Committee has determined the Association is not a reporting entity.

The financial statements have been prepared in accordance with the Associations Incorporation Act 1985 and the following Australian Accounting Standards.

AASB 110	Events After the Balance Sheet Date
AASB 117	Leases
AASB 1031	Materiality

No other Accounting Standards, Urgent Issues Group Consensus Views or other authoritative pronouncements of the Australian Accounting Standards Board have been applied.

The financial statements have been prepared on an accruals basis and are based on historical costs and does not take into account changing money values, or except where specifically stated, current valuations of non-current assets.

The following is a summary of the significant accounting policies adopted by the Association in preparing its financial statements on the above basis:

- (a) **Depreciation**
Depreciation is calculated on a diminishing value or straight line basis so as to write off the cost of each item of equipment valued at over \$1,000 over its expected useful life.
- (b) **Taxation**
The Association is specifically exempt from paying income tax under Section 50-45 of the Income Tax Assessment Act.
- (c) **Non Current Assets**
Non current assets are brought to account at cost or at independent valuation.
- (d) **Employee Entitlements**
Provision has been made in the accounts for benefits accruing to employees in relation to annual leave and long service leave, taking into consideration employees current pay rates and period of service.
- (e) **Goods and Services Tax**
Revenue, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office, then the GST is recognised as part of the cost of the asset or expense. Receivables and payables are shown inclusive of GST.



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SOUTHERN JUNCTION COMMUNITY SERVICES INC
NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2008

	2008	2007
	\$	\$
2 Grants		
Capital	555,054	21,495
Operational	4,666,033	3,723,182
	<u>5,221,087</u>	<u>3,744,677</u>
3 Property Expenses		
Capital Contribution to O.C.H.	72,785	16,420
Supported Tenancy Scheme Rent to Housing S.A.	259,314	285,019
Office Rent	77,496	122,488
Building Repairs & Maintenance	65,824	54,977
Rates & Taxes	76,148	28,025
Other Property Expenses	88,256	109,330
	<u>639,822</u>	<u>616,260</u>
4 Other Expenses		
Interest Expense	66,985	22,205
Food supplies	79,175	65,964
Telephones	79,359	87,162
Sundry Expenses	323,143	171,771
	<u>548,663</u>	<u>347,102</u>
5 Cash		
High Performance Account	67,334	429,967
Cheque Account	-5,898	258,820
Housing Association Accounts	9,318	9,340
Petty Cash	3,391	2,848
Undeposited Funds	4,503	0
	<u>78,647</u>	<u>700,975</u>
Cash is also deposited against Debt facilities with re-draw capabilities. These are reflected against the non-current borrowings.		
6 Receivables		
Debtors	140,754	60,418
Less: Doubtful Debts	-16,150	0
Rent in Arrears	3,216	0
Interest Receivable	5,925	13,350
	<u>133,744</u>	<u>73,768</u>
7 Investments		
Short Term Deposits	128,677	245,948
8 Prepayments		
Prepaid Expenses	14,070	34,968



SOUTHERN JUNCTION COMMUNITY SERVICES INC

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2008

9 Non Current Assets

	Freehold Land & Buildings \$	Motor Vehicles \$	Computer Equipment \$	Furniture, Fixtures & Equipment \$	Office Renovations \$	TOTAL \$
Cost of fair value						
At 1 July 2006	420,000	149,251	69,179	232,980	60,811	932,221
Additions	1,393,785	239,148	44,163	0	100,302	1,777,398
Revaluation increment	200,000	0	0	0	0	200,000
Disposals	0	40,442	0	85,753	0	126,195
At 30 June 2007	2,013,785	347,957	113,342	147,227	161,113	2,783,424
Additions	425,283	185,333	16,945	14,468	7,150	649,180
Revaluation increment	285,932	0	0	0	0	285,932
Disposals	0	55,584	0	0	0	55,584
At 30 June 2008	2,725,000	477,707	130,287	161,695	168,263	3,662,952
Accumulated Depreciation						
At 1 July 2006	0	39,313	53,807	129,800	28,973	251,893
Charge for the year	0	37,516	6,431	5,921	14,712	64,580
Disposals	0	26,074	0	73,165	0	99,239
At 30 June 2007	0	50,755	60,238	62,556	43,685	217,234
Charge for the year	0	68,087	16,342	15,019	32,697	132,144
Disposals	0	23,585	0	0	0	23,585
At 30 June 2008	0	95,256	76,580	77,575	76,382	325,793
Net Carrying Amount						
at 30 June 2008	2,725,000	382,450	53,707	84,120	91,882	3,337,159
at 30 June 2007	2,013,785	297,202	53,104	84,671	117,428	2,566,190

		2008 \$	2007 \$
10 Borrowings			
(Current)			
Hire Purchase Liability	17	40,216	6,026
(Non Current)			
Borrowings		765,049	950,000
Hire Purchase Liability	17	15,193	36,661
		<u>780,242</u>	<u>986,661</u>
11 Payables & Other Accruals			
Creditors and Accruals		107,100	163,591
Accrued Wages		124,678	67,671
GST Payable		-8,615	175,201
		<u>223,163</u>	<u>406,463</u>
12 Funds held for Specific Purposes			
(Current)			
Southern Family Benefit Fund		5,545	62,013
Grants Received in Advance		380,093	692,075
Property Maintenance		95,859	130,842
		<u>481,497</u>	<u>884,930</u>
(Non Current)			
Property Maintenance		110,038	0



SOUTHERN JUNCTION COMMUNITY SERVICES INC

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2008

13 Provisions	2008	2007
	\$	\$
(Current)		
Annual Leave	168,536	127,217
Long Service Leave	24,700	70,771
Sick Leave	20,000	0
Special Projects	67,912	29,469
	281,148	227,457
(Non Current)		
Long Service Leave	51,385	21,845

14 Contributed Debentured Property

SACHA	14,901,626	7,493,989
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During 2007-08, new debentured property was contributed by SACHA to the value of \$5,323,000 (2006-07: \$5,910,225) and existing debentures were revised by SACHA by \$2,084,637 (2006-07: \$614,236) to reflect the Valuer General's valuation of the properties which are debentured.

15 Sick Leave Reserve

Opening Balance	15,000	15,000
Add: Transfer (to) / from Accumulated Surplus	-15,000	0
Closing Balance	0	15,000

16 Asset Revaluation Reserve

Opening Balance	405,000	205,000
Add: Transfer from revaluation of property	285,932	200,000
Closing Balance	690,932	405,000

17 Capital and Leasing Commitments

(a) Hire Purchase Commitments

The following Hire Purchase Liabilities have been capitalised in the financial statements at balance date:

Payable:		
Not later than 1 year	44,630	9,909
Later than 1 year but not later than 5 years	15,433	39,432
	60,063	49,341
Less: Future finance charges	4,654	6,654
	55,409	42,687

(b) Operating Lease Commitments

The following operating leases have no been capitalised in the financial statements at balance date:

Payable:		
Not later than 1 year	39,900	57,477
Later than 1 year but not later than 5 years	23,900	63,800
	63,800	121,277

