

St. Francis Housing Association CLG
**(A company CLG by guarantee and having no
share capital)**

Directors' Report and Financial Statements
for the financial year ended
31 December 2018

ST. FRANCIS HOUSING ASSOCIATION CLG

**REPORT AND FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2018**

CONTENTS	PAGE
DIRECTORS AND OTHER INFORMATION	2 - 3
DIRECTORS' REPORT	4 - 9
DIRECTORS' RESPONSIBILITIES STATEMENT	10
INDEPENDENT AUDITORS' REPORT	11 - 13
STATEMENT OF INCOME AND RETAINED EARNINGS	14
BALANCE SHEET	15
CASH FLOW STATEMENT	16
NOTES TO THE FINANCIAL STATEMENTS	17 - 19
SUPPLEMENTARY INFORMATION	20 - 21

ST. FRANCIS HOUSING ASSOCIATION CLG

DIRECTORS AND OTHER INFORMATION

DIRECTORS:

Mr Mick Price (Chair)
Rev Kieran Cronin OFM
Rev Patrick Lynch OFM
Mr Brian Melaugh
Dr Joanne Fenton
Mr. Ray Langton
Dr Siobhan Garrigan
Ms Margaret Hennessy
Mr Derek Bell
Mr David Kiely

MEMBERS:

Rev Kieran Cronin OFM
Rev Padraig Breheny OFM
Rev Aidan McGrath OFM
Rev Joseph Condren OFM
Rev Stephen O'Kane OFM
Rev David Collins OFM
Rev Niall O'Connell OFM

SECRETARY:

L & P Trustee Services Ltd
75 St Stephens Green
Dublin 2

BOARD SUB-COMMITTEES:

Finance Committee

Mr. Ray Langton (Interim Chair)
Ms Mairead Divilly
Mr David Kiely
Mr Jonathan Mooney

Audit & Risk Committee

Mr. Ray Langton (Chair)
Rev Kieran Cronin OFM
Ms Mairead Divilly
Mr Derek Bell

HR and Governance & Nominations Committee

Mr Mick Price (Chair)
Mr Derek Bell
Ms Fidelma Keogh
Mr David Kiely
Mr Ray Langton
Ms Margaret Hennessy

Client Services Committee

Mr Mick Price (Chair)
Mr Brian Melaugh
Dr Joanne Fenton
Dr Siobhan Garrigan
Mr Ray Langton

Fundraising & Communications Committee

Mr Ray Langton (Chair)
Mr Mick Price
Ms Margaret Hennessy

ST. FRANCIS HOUSING ASSOCIATION CLG

DIRECTORS AND OTHER INFORMATION (CONTINUED)

EXECUTIVE LEADERSHIP TEAM:

CEO	Mr Tony Geoghegan (Retired 28.01.2019)
CEO	Ms Paula Byrne (Appointed 01.10.2018)
Head of Human Resources & Governance	Ms Stella O Sullivan
Head of Finance Risk & IT	Ms Jennifer Owens
Head of Fundraising and Communications	Ms Carol Casey
Head of Day Services	Ms Marie Lynch
Head of Residential Services	Mr Mark Kennedy

COMPANY NUMBER: 449783

CHARITY (REVENUE) NUMBER: CHY 18159

**CHARITIES REGULATOR
REGISTERED CHARITY NUMBER** 20069117

REGISTERED OFFICE: 24 Merchants Court
Merchants Quay
Dublin 8

SOLICITORS: Marcus A. Lynch & Son
12 Lower Ormond Quay
Dublin 1

PRINCIPAL BANKERS: AIB Bank
7/12 Dame Street
Dublin 2

PLACES OF OPERATION: St. Francis Farm
Tullow
Co Carlow
16 Ballymount Cottages
Dublin 22
68 Easton Row
Easton Meadow Estate
Leixlip
Co. Kildare.

INDEPENDENT AUDITOR: Deloitte Ireland LLP
Chartered Accountants and Statutory Audit Firm
Deloitte & Touche House
Earlsfort Terrace
Dublin 2

ST. FRANCIS HOUSING ASSOCIATION CLG

DIRECTORS' REPORT

The directors present herewith the audited financial statements for the financial year ended 31 December 2018.

COMPANY STRUCTURE

St. Francis Housing Association CLG (SFHA) is incorporated as a Company limited by guarantee and not having share capital. It was registered on 27 November 2007 with Company number 449783. The Company is registered for the charitable purpose of providing housing, accommodation, and such other associated amenities as are necessary for the poor, marginalised, disadvantaged or homeless persons and to offer settlement, support, to the homeless and former drug users who have completed drug rehabilitation.

The objects of the Company are:

- (a) To carry on for the benefit of the community the provision of housing and associated amenities for persons in deprived or necessitous circumstances.
- (b) To provide for relief of poverty and deprivation caused by poor housing conditions and homelessness or other social and economic circumstances.

The Company is a public benefit entity and is registered with the Charities Regulator, charity registration number 20069117, and is granted charitable tax exemption, charity tax reference number CHY 18159 with the Revenue Commissioners.

The Company is governed by its Constitution (comprising the Memorandum and Articles of Association).

St. Francis Housing Association CLG is one of three companies operating under the banner name of Merchant's Quay Ireland (MQI) carrying out activities for social justice for homeless persons and drug users on a nationwide basis. The other companies are:-

- Merchants Quay Ireland CLG (MQI)
- Merchant's Quay Project CE Scheme CLG (MQPCE)

Services continue to incorporate the provision of meals, drug services, crisis intervention, needle exchange, rehabilitation and detox services, together with day programmes, aftercare and training.

DIRECTORS/TRUSTEES AND SECRETARY

The current directors are listed on page 2. The directors/trustees, who served at any time during the financial year except as noted, were as follows:

Directors/Trustees:

Mr Mick Price (Chair)
Rev Kieran Cronin OFM
Rev Patrick Lynch OFM
Mr Brian Melaugh
Dr Joanne Fenton
Mr. Ray Langton
Dr Siobhan Garrigan
Ms Margaret Hennessy
Mr Derek Bell
Mr David Kiely (Appointed 22 October 2018)

Secretary:

L & P Trustee Services Ltd

GOVERNANCE AND MANAGEMENT

Directors are appointed by the Members of the Company. The Members are the Definitory of the Order of Friars Minor in Ireland (Franciscan Province of Ireland).

The composition of the Board shall be not more than twelve persons and not less than five. The quorum for meetings is three. The Chairperson of the Governing Body shall be appointed by the Governing Body. All Directors are chosen on the basis of their willingness to serve, their ability, governance experience and support of the ethos and mission of the Company. The Board is committed to ensuring it has the necessary mix of skills and expertise and where necessary, seeks professional advice.

During 2018, the Board met twice.

Directors are required to undergo an induction programme to ensure that collectively they have the necessary oversight for the appropriate governance of the organisation. Training is arranged when a need is identified. With the exception of necessitous expenses, Directors are not remunerated for their work on the Board nor can they be appointed to any salaried position of the Company. No expenses were paid to Directors during the financial year (2017: €nil).

The Members meet annually to receive the annual report and audited financial statements of the Company. Other meetings may take place as required.

There are currently five sub-committees of the Board

1. The Finance Committee is responsible for overseeing the Board's financial responsibilities and ensuring that effective systems, financial controls and procedures are in place to enable the organisation to operate in an orderly and efficient manner, and to report and make recommendations to the Board thereon.
2. The Audit & Risk Committee is responsible for the monitoring and review of the organisation's financial performance and financial controls, including the organisation's internal audit function, making recommendations to the Board about the appointment and remuneration of the external auditor and all matters relating to the external audit process, and overseeing, reviewing and monitoring the risk management framework within the organisation.
3. The Client Services Committee is responsible for overseeing the services and operations of the organisation. It is also responsible for assisting the Board in the planning and development of new services, the development and implementation of appropriate quality standards, compliance reporting to stakeholders and the clinical governance of the services such as supervision, good quality standards and best practice. The Committee is also responsible for considering the impact of any new Client Service proposals in line with the strategic plan, opportunities and considering the challenges which may arise in any change process.
4. The Governance & Nominations and HR & Remuneration Committees amalgamated in October 2018. This Committee is responsible for ensuring that best practice is adhered to regarding governance and to assist the Board in fulfilling its governance obligations by providing an independent review of its legal and regulatory responsibilities through the provision of adequate systems, policies and procedures. It is responsible for ensuring that adequate Board succession planning, induction and training for is in place for the Board to ensure that the organisation is well governed and run effectively, and appropriately to its aims, size, its beneficiaries' needs and overall strategic objectives. It also oversees the overarching strategic and operational human resource issues including employment practices, pay and pay structures and organisational restructuring, ensuring that there is compliance with the relevant HR legal and regulatory requirements.
5. The Fundraising and Communications Committee is responsible for ensuring that best practices are adhered to regarding Fundraising practice and oversight and to make recommendations to the Board regarding the Fundraising strategy.

GOVERNANCE AND MANAGEMENT (CONTINUED)

MANAGEMENT

The Company is led and controlled by a Board of Directors ("the Board") which is collectively responsible for ensuring the delivery of the organisation's objectives, for setting its strategic direction, and for upholding its values.

Day-to-day management of the organisation is delegated to the Chief Executive Officer and the Executive Leadership Team.

All of the above form the key management team.

CEO'S INTRODUCTION

In 2018, the homeless crisis was rarely away from the headlines. Every month, the figures for people living in emergency accommodation increased, approaching a shocking 10,000 mark with what seemed to be a grim inevitability. The media was filled with tragic stories of people trapped in homelessness. We saw tents pitched along the canal or people readying their sleeping bags in doorways.

These are the visible signs of the homeless crisis, but there is so much more we do not see, so much hidden tragedy. Homelessness is itself a traumatic experience. For far too many this is a plight that persists and the longer people are trapped in homelessness, the more their physical and mental health deteriorates. With that comes increased risk of substance misuse and addiction.

Merchants Quay Ireland is at the front line in responding to this homeless crisis. As an organisation, we have always and will always respond to need in a pragmatic, compassionate and non-judgemental way, always affirming the dignity of each human being and conscious too of the response which such a recognition demands. But as this crisis continues to grow, so too does the demand on our services.

In 2018 we saw significant increases in the number of people accessing our homeless drop-in service in Dublin and the Night Café, our emergency shelter; in the Midlands, our drug and alcohol treatment service had an increase in people who are homeless accessing the addiction services; there were also more people coming from homelessness into rehabilitation.

If much of the suffering associated with homelessness is hidden, so too is the suffering stemming from addiction. Over 700 lives are lost to drugs every year. These are preventable deaths. At Merchants Quay Ireland, we saw 169 people through our rehab and detox facilities in 2018. We have hired additional mental health workers, put in place more support for young people, and led out on a new service in the East Coast. We also continue the process of opening Ireland's first Medically Supervised Injecting Facility. It is clear that there is a chronic shortage of detox beds in Ireland. Worryingly, too, we have seen a large increase in crack cocaine use reported in many parts of the country.

I would like to pay tribute to our dedicated staff who, day after day, go above and beyond the call of duty to care for clients with skill and compassion. I would also like to thank our funders, both state and private, for their financial support. Without it, our services simply would not exist. We also treasure our association with the Franciscans and are very grateful for their continued support and encouragement.

The greatest risk now facing Ireland is an acceptance of preventable tragedy as a normality. Amid high rates of homelessness and addiction, it is important to remember that we have the capacity to end these crises. To achieve this will take leadership and courage from the State and support from society. It will require a much greater sense of urgency and radical thinking regarding homelessness; and it will incorporate a view of drug use which is based, in the first instance, on health and human need and not on judgement and criminal sanction.

We acknowledge the efforts made by the Government to deal with these crises, but more, much more, is needed. Merchants Quay Ireland will support those people who are most in need in our community – that is what we have always done – but we urge the Government to be brave.

ACHIEVEMENTS AND PERFORMANCE

AFTERCARE & SOCIAL HOUSING SERVICES

Aftercare Housing Services – Dublin and Kildare:

In the context of the housing crisis, finding accommodation for the large proportion of clients leaving our residential rehab services who are effectively homeless has been an increasing challenge. The reality is that many people who are recovering from addiction have broken down links with family and friends, with rents often unaffordable and discrimination continuing to affect Housing Assistance Payment recipients. A return to homelessness following rehabilitation places the recovery for which people fight so hard at risk.

Merchants Quay Ireland offers aftercare housing in the form of supportive accommodation, to people in recovery who find themselves homeless after completing residential rehabilitation treatment. MQI operates two short-term transitional housing services, one in Dublin, developed with the support of one of the organisation's donors, the other in Kildare, developed in partnership with Respond Housing Association.

MQI also runs a Drug-Free Day Programme based in Dolphin's Barn, Dublin, targeted at clients exiting our residential rehabilitation services at High Park and St. Francis Farm. The day programme is six months in duration and provides one-to-one care in the areas of planning, support groups and education sessions aimed at assisting clients reintegrate into society.

A total of 51 clients went through our Aftercare services in 2018, with average occupancy at around 69%. Move on accommodation is difficult for the predominantly single male client group in the context of a homeless crisis. To this end MQI has been forging links with housing associations (Daisyhouse, Suibhneas, HAIL), private landlords and peer networks.

RISK ASSESSMENT

The Board of Directors & the Executive Leadership Team is committed to maintaining a strong risk management framework. The objective of the risk management is to ensure that the organisation is equipped to monitor and manage its key risks in line with good practice and to ensure that the Company makes every effort to manage risk appropriately by maximising its potential opportunities to mitigate risk, while also minimising the adverse effects of risk.

The Executive leadership team along with the relevant committees will be responsible for executing and maintain the organisation's Risk Management programme.

The principal risks and uncertainties that the trustees see as facing the charity are:

- Health & Safety Risks for staff and clients
- Reputational Risks
- Compliance & Legal Risks - Risk of Litigation
- Training Inefficiencies
- Legislation Changes / Regulations

The Company has appropriate insurance and business policies to limit the risks associated with its activities and the Audit & Risk Committee reporting to the Board of Directors reviews, assesses and monitors the organisation's control and risk management systems, its Risk Register and Risk Appetite Statement.

COMMITMENT TO BEST PRACTICE IN CORPORATE GOVERNANCE

The Company is on the journey towards being compliant with the *Governance Code: A Code of Practice for Good Governance of Community, Voluntary and Charitable Organisations in Ireland* ("the Code") and is anticipated that it will become fully compliant with the Code by March 2017. The process involved a thorough review and assessment of the organisation's policies, procedures, structures and values to ensure that the Company was run as effectively as possible, with a focus on increasing transparency and a reassurance to all stakeholders that funds and donations are being well managed.

The Company recognises that organisations have a responsibility to follow a code of good practice when it comes to how their organisations are run. The aim of the Code is to determine and formulate standards of best practice in corporate governance applicable across the areas of leadership, control, transparency, accountability, working effectively and behaving with integrity.

COMMITMENT TO STANDARDS IN FUNDRAISING PRACTICE

The Company is fully committed to achieving the standards contained within the guidelines for charitable organisations fundraising from the public (the Guidelines). The Guidelines are intended to assist trustees of a charity to run the charity effectively, avoid difficulties in respect of fundraising activities and comply with their legal duties.

The Guidelines- and Merchants Quay's fundraising practice - are built around the principles of:

- Respect,
- Honesty and integrity,
- Transparency and accountability.

The Guidelines were issued in September 2017 by The Charities Regulatory Authority and were based on the 2008 Statement of Guiding Principles on Charitable Fundraising which was formally discussed and adopted at a meeting of the Board. The Board meets regularly to discuss plans for funding, including any shortfall or excess and allocation of funds.

RESERVES POLICY

The Directors have examined the Company's requirements for reserves in light of the main risks of the organisation. The Board is working to achieve a policy whereby the unrestricted funds held by the Company should be six months of the current expenditure.

ST. FRANCIS HOUSING ASSOCIATION CLG

DIRECTORS' REPORT (CONTINUED)

TAXATION STATUS

The company was granted charitable tax exemption by the Revenue Commissioners on the 20 May 2008.

ACCOUNTING RECORDS

The measures that the directors have taken to secure compliance with the requirements of sections 281 to 285 of the Companies Act 2014 with regard to the keeping of accounting records, are the employment of appropriately qualified accounting personnel and the maintenance of computerised accounting systems. The company's accounting records are maintained at the company's registered office at 24 Merchants Court, Merchants Quay, Dublin 8.

DISCLOSURE OF INFORMATION TO AUDITORS

In the case of each of the persons who are directors at the time the directors' report and financial statements are approved:

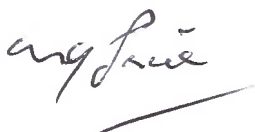
- A) So far as the director is aware, there is no relevant audit information of which the company's auditors are unaware; and
- B) Each director has taken all steps that ought to have been taken by the director in order to make himself/herself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

AUDITORS


The auditors, Deloitte Ireland LLP, Chartered Accountants and Statutory Audit Firm continue in office in accordance with Section 383(2) of the Companies Act 2014.

Approved by the Board and signed on its behalf by:

Mick Price
Director



Ray Langton
Director



Date:

17/6/2019

ST. FRANCIS HOUSING ASSOCIATION CLG

DIRECTORS' REPORT (CONTINUED)

Irish company law requires the directors to prepare financial statements for each financial year. Under the law, the directors have elected to prepare the financial statements in accordance with FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* ("relevant financial reporting framework"). Under company law, the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the assets, liabilities and financial position of the company as at the financial year end date and of the surplus or deficit of the company for the financial year and otherwise comply with the Companies Act 2014.

In preparing those financial statements, the Board is required to:

- select suitable accounting policies for the company financial statements and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether the financial statements have been prepared in accordance with the applicable accounting standards, identify those standards, and note the effect and the reasons for any material departure from those standards; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The Board is responsible for ensuring that the company keeps or causes to be kept adequate accounting records which correctly explain and record the transactions of the company, enable at any time the assets, liabilities, financial position and profit or loss of the company to be determined with reasonable accuracy, enable them to ensure that the financial statements and Board's report complies with the Companies Act 2014 and enable the financial statements to be audited. It is also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board is responsible for the maintenance and integrity of the corporate and financial information included on the company's website.

Independent auditor's report to the members of St. Francis Housing Association CLG

Report on the audit of the financial statements

Opinion on the financial statements of St. Francis Housing Association CLG (the 'company')

In our opinion the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the company as at 31 December 2018 and of the surplus for the financial year then ended; and
- have been properly prepared in accordance with the relevant financial reporting framework and, in particular, with the requirements of the Companies Act 2014.

The financial statements we have audited comprise:

- the Statement of Income and Retained Earnings;
- the Balance Sheet;
- the Cash Flow Statement; and
- the related notes 1 to 10, including a summary of significant accounting policies as set out in note 1.

The relevant financial reporting framework that has been applied in their preparation is the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" issued by the Financial Reporting Council ("the relevant financial reporting framework").

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (Ireland) (ISAs (Ireland)) and applicable law. Our responsibilities under those standards are described below in the "*Auditor's responsibilities for the audit of the financial statements*" section of our report.

We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in Ireland, including the Ethical Standard issued by the Irish Auditing and Accounting Supervisory Authority, 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.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which ISAs (Ireland) require us to report to you where:

- the directors' use of the going concern basis of accounting in preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The directors are responsible for the other information. The other information comprises the information included in the Reports and Financial Statements for the financial year ended 31 December 2018, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Continued on next page/

Continued from previous page/

Independent auditor's report to the members of St. Francis Housing Association CLG

Other information (Continued)

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Responsibilities of directors

As explained more fully in the Directors' Responsibilities Statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view and otherwise comply with the Companies Act 2014, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company'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 directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are 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 (Ireland) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs (Ireland), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of the auditor's report. However, future events or conditions may cause the entity (or where relevant, the group) to cease to continue as a going concern.

Continued on next page/

Continued from previous page/

Independent auditor's report to the members of St. Francis Housing Association CLG

Auditor's responsibilities for the audit of the financial statements (Continued)

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that the auditor identifies during the audit.

This report is made solely to the company's members, as a body, in accordance with Section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Report on other legal and regulatory requirements

Opinion on other matters prescribed by the Companies Act 2014

Based solely on the work undertaken in the course of the audit, we report that:

- We have obtained all the information and explanations which we consider necessary for the purposes of our audit.
- In our opinion the accounting records of the company were sufficient to permit the financial statements to be readily and properly audited.
- The financial statements are in agreement with the accounting records.
- In our opinion the information given in the directors' report is consistent with the financial statements and the directors' report has been prepared in accordance with the Companies Act 2014.

Matters on which we are required to report by exception

Based on the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

We have nothing to report in respect of the provisions in the Companies Act 2014 which require us to report to you if, in our opinion, the disclosures of directors' remuneration and transactions specified by law are not made.


Cathal Treacy
For and on behalf of Deloitte Ireland LLP
Chartered Accountants and Statutory Audit Firm
Deloitte & Touche House, Earlsfort Terrace, Dublin 2

Date: 18 June 2019

ST. FRANCIS HOUSING ASSOCIATION CLG**STATEMENT OF INCOME AND RETAINED EARNINGS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2018**

	<i>Notes</i>	2018 €	2017 €
INCOME		62,742	31,200
EXPENDITURE			
Staff Costs	3	-	(28,843)
Other expenses		(35,456)	(32,995)
SURPLUS /(DEFICIT) ON ORDINARY ACTIVITIES BEFORE TAXATION	4	27,286	(30,638)
Taxation	5	-	-
SURPLUS /(DEFICIT) ON ORDINARY ACTIVITIES AFTER TAXATION		27,286	(30,638)
Retained earnings brought forward		(22,323)	8,315
RETAINED EARNINGS CARRIED FORWARD		4,963	(22,323)


There are no recognised gains or losses other than noted above.

ST. FRANCIS HOUSING ASSOCIATION CLG

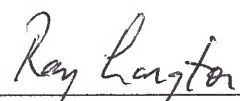
**BALANCE SHEET
AS AT 31 DECEMBER 2018**

	Notes	2018 €	2017 €
Current Assets			
Cash at bank		4,963	4,963
		<u>4,963</u>	<u>4,963</u>
Creditors: Amounts falling due within one year	6	-	(27,286)
Total assets less current liabilities		<u>4,963</u>	<u>(22,323)</u>
TOTAL NET ASSETS /(LIABILITIES)		<u>4,963</u>	<u>(22,323)</u>
Financed by			
Retained earnings		4,963	(22,323)
		<u>4,963</u>	<u>(22,323)</u>

The financial statements were approved and authorised for issue by the Board of Directors on 17 June 2019 and signed on its behalf by:



Mick Price
Director



Ray Langton
Director

ST. FRANCIS HOUSING ASSOCIATION CLG**CASH FLOW STATEMENT
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2018****RECONCILIATION OF NET INCOME/(EXPENDITURE) TO NET CASH FLOW**

	2018 €	2017 €
NET INCOME/(EXPENDITURE) FOR THE REPORTING YEAR	27,286	(30,638)
<i>Adjustments for:</i>		
Decrease in debtors	-	3,315
(Decrease)/increase in creditors	(27,286)	27,286
NET CASH GENERATED BY CHARITABLE ACTIVITIES	-	(37)
	2018 €	2017 €
Cash inflow from operating activities	-	(37)
Increase in cash		(37)
Cash and cash equivalents at the beginning of the reporting year	4,963	5,000
Cash and cash equivalents at the end of the reporting year	4,963	4,963

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2018**

1. ACCOUNTING POLICIES

The significant accounting policies adopted by the company are as follows:

Basis of Preparation

The financial statements have been prepared under the historical cost convention, modified to include certain items at fair value, and in accordance with the Companies Act 2014 and the Financial Reporting Standard 102 (FRS 102) issued by the Financial Reporting Council.

2. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Company's accounting policies, which are described in note 1, the directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

The directors do not consider there are any critical judgements or sources of estimation requiring disclosure.

GOING CONCERN

With assistance from Merchants Quay Ireland CLG the organisation's forecast and projections, taking account of reasonable possible changes in performance, show that the organisation will be able to operate within the level of its current cash and investment resources. The Board have a reasonable expectation that the organisation has adequate resources to continue in operational existence for the foreseeable future. Thus they have continued to adopt the going concern basis of accounting in preparation of the annual financial statements.

3. STAFF COSTS

The average number of persons employed by the company (including executive directors) was as set out below:

	2018 No.	2017 No.
Employees	-	0.6

ST. FRANCIS HOUSING ASSOCIATION CLG**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2018****3. STAFF COSTS (CONTINUED)**

The aggregate payroll costs of these persons were as follows:	2018	2017
	€	€
Salaries	-	26,369
PRSI	-	2,474
	<u>-</u>	<u>28,843</u>

The key management personnel at the company comprises of the Directors and the executive team. In the current year the key management team work across MQI however no portion of the salaries that arise within Merchant's Quay Ireland CLG that are attributable to the work of St Francis Housing Association CLG have been charged over to this Company. It is important to note that the direct salaries that arise within Merchants Quay Project CLG that are attributable to the work of St Francis Housing Association CLG are transferred over to this charity and included in the above.

4. SURPLUS/(DEFICIT) FOR THE FINANCIAL YEAR BEFORE AND TAX

	2018	2017
	€	€
Surplus /(deficit) before tax is stated after charging:		
Directors' remuneration	-	-
Depreciation	-	-
	<u>-</u>	<u>-</u>

5. TAXATION

The company was granted charitable tax status by the Revenue Commissioners on the 20 May 2008.

6. RELATED PARTY TRANSACTIONS

The Directors of the company are also Directors of Merchants Quay Ireland CLG(MQI). The Members on behalf of the Order of The Friars Minor have effective control over all three companies.

The balance owing to the Merchants Quay Ireland CLG at 31 December 2018 was €Nil (2017: owed to MQI €27,286).

RECONCILIATION RELATED PARTY TRANSACTIONS- MQI	2018
	€
Opening Balance	(27,286)
Donation from MQI	27,286
	<u>-</u>
Closing Balance	<u>-</u>

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2018**

7. TANGIBLE FIXED ASSETS

The company did not beneficially own any assets at 31 December 2018 or 31 December 2018.

8. GUARANTEES AND SECURITIES

The company has issued no guarantees and has pledged no securities.

9. CONTINGENT LIABILITIES

There were no contingent liabilities at the balance sheet date.

10. ULTIMATE CONTROLLING PARTY

The members and Directors of the Company at 31 December 2018 apart from Mr. Mick Price, Mr. Brian Melaugh, Dr Joanne Fenton, Mr Ray Langton, Mr Derek Bell, Ms Margaret Hennessy, Mr David Kiely and Dr Siobhan Garrigan are members of the Order of Friars Minor.

The supplementary information does not form part of the statutory financial statements and therefore does not fall within the scope of the audit.

ST. FRANCIS HOUSING ASSOCIATION CLG**UNAUDITED DETAILED INCOME AND EXPENDITURE ACCOUNT
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2018**

	2018 €	2017 €
Income		
Fundraising and other income	62,742	31,200
	<hr/>	<hr/>
Staff expenses		
Salaries Including Pension	-	26,369
PRSI	-	2,474
	<hr/>	<hr/>
	-	28,843
	<hr/>	<hr/>
Administrative expenses		
Rent	4,800	4,800
Repairs & Maintenance	9,927	5,525
Heat & Light	7,742	10,055
Household	6,663	6,241
Office costs	2,634	2,199
Motor and travel	2,648	1,195
Client activity	848	2,431
Training	194	549
	<hr/>	<hr/>
	35,456	32,995
	<hr/>	<hr/>
Surplus/(deficit)	27,286	(30,638)
	<hr/>	<hr/>