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To:



2008 ANNUAL REPORT

Dear Friends of the Guest House,

Simply put, 2008 was a year of growth for the Guest House. The largest area of growth we experienced was in permanent housing.

A new collaboration with Milwaukee County resulted in an additional 40 scattered-site apartments. Milwaukee County utilized Shelter Plus Care dollars to provide the rent subsidy for these apartments. These apartments focus on providing permanent housing to formerly homeless Milwaukee residents. While many organizations were on a hiring freeze, we at the Guest House hired three new staff members to provide the supportive services to these newly-housed individuals.

Another area of housing growth we experienced was in Prairie Apartments, our joint venture with the nonprofit developer out of Chicago, Heartland Housing Alliance. Together we saw the ground-breaking of a brand new 24-unit development, which provides an additional source of quality housing for low income individuals.

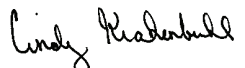
With the 40 additional apartments from the Milwaukee County Collaboration and the 24 new apartments through the Prairie Development, we now support a total of 170 units of permanent housing. This means we are supporting double the number of individuals within our community through supportive housing, than in our emergency shelter.


This increase in housing has caused us to concentrate on gathering the data that proves these types of programs work. In 2008, our outcome for maintaining housing was 92% compared to the national average of 71%. This proves not only can we move a significant number of people from our emergency shelter into permanent housing, but we are doing so with the provision of adequate support which these individuals need to maintain their housing over the long haul.

This distinguished work is only possible through the tremendous support we experience each and every day from you, our community. Please know your in-kind gifts, cash, and time enable the Guest House to help hundreds of homeless men, women and families each year. With your help, you can anticipate we will continue to explore new housing possibilities into the future.

Collectively we do have an impact.

Sincerely,


Cindy Krahenbuhl
Executive Director


Brad Murray
Board President

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2008 Guest House Staff

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Executive Director

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Katina Prescott

Rosy Ricks

James Shauntee

Heika Spielbauer

Kelli Steffey

Don Tatum

Danny Taylor

Vincent Vogt

Rob Williams

Leslie Williamson

Editor's Note: Every effort has been made to ensure the accuracy of the information contained in this report. The listing for donors represents contributors of at least \$100 to the Guest House during the past year. Likely, a name may have been misspelled or omitted inadvertently. Additionally, our many generous individuals, community partners, faith partners, and corporate supporters who provided invaluable in-kind gifts, while not listed; are also appreciated. Please let us know where we may have eroded or what documentation might be desirable in future reports of this nature. Call or email your comments to (414) 345-3240 ext. 168 or mari@guesthouseofmilwaukee.org.

Foundations and Trusts

Bader Foundation
 Catholic Community Foundation
 Ceres Foundation, Inc.
 Daniel M. Soref Charitable Trust
 Elizabeth A. Brinn Foundation
 Ellinger Foundation, Inc.
 Faye McBeath Foundation
 Foundation RAD
 GE Foundation
 Greater Milwaukee Foundation, Inc.
 Herbert H. Kohl Charities, Inc.
 Jane Bradley Pettit Foundation
 Ladish Company Foundation
 Luber Foundation
 Lux Foundation, Inc.

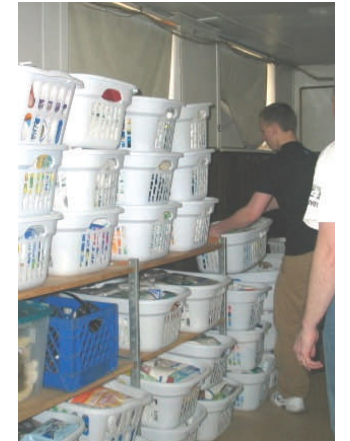
Lynde and Harry Bradley Foundation, Inc.
 Mainman Family Fund
 Metro Mil. Chapter of Thrivent Financial
 Monroe Family Revocable Trust
 Northwestern Mutual Foundation
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 Pfister & Vogel Tanning Company
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 US Bank Foundation
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 Willims-Manny Charitable Trust
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Todd came to the Guest House and quickly moved through our LEADS program. He completed the Resident Manager Program. Todd showed tremendous ability to work well with both clients and professionals and was offered a Team Leader position at one of the Safe Havens. He was soon applying for jobs and was able to secured a part-time position. Through his determination, hard work and reliability, he was offered a full-time position. Todd has since moved into his own apartment and this fall he intends to start taking classes to become a Social Worker.

Guest House Mission

We provide shelter, housing education and services to Milwaukee's homeless who seek to transform their lives with dignity and purpose.

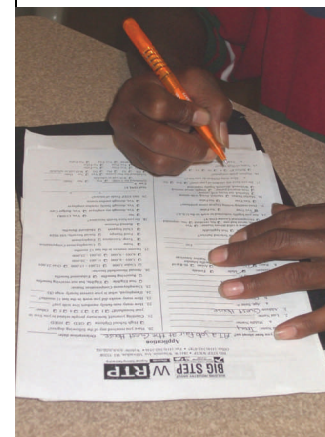
Steps to Success



While earning the highest rank in Boy Scouting Michael (left) and Matt (right) showed their support of the Guest House. These Eagle Scouts made individual emergency kits and house warming baskets for our permanent housing residents.



Prairie Apartment Ground Breaking



Job Fair for new hires to work on Prairie Apartments



Santa visits our first Permanent Housing Holiday Party

Faith Partners

Apostle Presbyterian Church
 Bethel-Bethany United Church of Christ
 Calvary Memorial United Church
 Christ United Methodist Church
 Community United Methodist Church
 Congregation Shalom
 Crossroads Presbyterian Church
 Faith Church of Milwaukee
 First Baptist Church of West Allis
 Grace Evangelical Lutheran
 Greendale Community Church
 Hephatha Lutheran Church
 Immanuel Presbyterian Church
 North Shore Congregational Church
 Our Lady of Lourdes Parish
 Racine Dominican Mission Fund
 Redeemer United Church of Christ
 Saint Alphonsus Congregation
 Sisters Of The Devine Savior
 Southeast Wisconsin Association UCC



SS Peter & Paul Church
 St. Agnes Congregation
 St. Charles Borromeo Congregation
 St. Eugene Congregation
 St. Jerome Congregation
 St. John Vianney Parish
 St. Judes Congregation
 St. Mark's Episcopal Church
 St. Mark's Lutheran Church
 St. Mary of the Hill Parish
 St. Mary's Congregation
 St. Mary's Parish
 St. Matthias Parish
 St. Paul's Women's Fellowship
 St. Thomas of Canterbury Episcopal Church
 St. William Parish
 Three Holy Women Catholic Parish
 Trinity United Church of Christ
 Wauwatosa Avenue United
 Methodist Church
 Wauwatosa Presbyterian Church

Eugene lived in a tent for two years, before entering the Guest House. While there he received treatment for alcohol dependency, and was connected to the Department of Veterans Affairs. Eugene sustained an injury while in the U.S. Army, which entitles him to veteran disability benefits he did not know about. Eugene lives in his own apartment near UW-Milwaukee, where he is pursuing a Computer Science degree.

Timothy & Valerie Gramling	Eugene & Gwendolyn Lavin	Judith Hall & Donald Sargent
Philip Grau	Tim & Mary Linehan	Patrick & Elizabeth Schroeder
Daniel Griesbach	Jo Ann Lomax	Kevin Schultz
Robert & Barbara Gross	Scott Lurie	Joseph & Amy Silvers
Thomas & Karen Guskowski	Marc Lurie	James & Christine Speaker
Jon & Mary Haas	Ed & Jean Maier	Lisa Steckhahn
Daniel & Helen Hartsman	Gerald & Elaine Mainman	Barbara Stein
Eugene & Norma Hayman	Mari Maldonado	Rudolf Stemplinger
Ann Heidkamp	Joseph & Joni McDevitt	Louis & Barbara Stippich
Tim & Kathy Heidt	Scott & Mary McFadden	Carol & Ted Storm
Anthony Hendricks	Matthew & Maria Melendes	Timothy & Victoria Strattner
Joseph Heuer	Sam & Rosa Mendez	Charles Streich
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John Carr & Jacqueline Klein	Kristy Nielson	Thomas Vanderhoef
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Krahenbuhl	Salvatore Proite	Kevin Wolf
Cindy Krahenbuhl &	Carrie Raad	Parker Rios & Kendra Wolff
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Frederick & Lisa Krumsieg	John & Elizabeth Roffers	
Arthur Laskin	Karen Rotker	
Gregory & Patricia Latsch	John & Margaret Runnells	
	Larry Salustro	

Individuals



Marcel & Laura Cesar
 Thomas & Mary Belle Chatton
 Mark Cichon
 Anthony & Mary Clementi
 John & Jennifer Collard
 Beverly & Ervin Colton
 Robert Craig
 Mary Bednarik &
 J. Sheppard Crumrine
 Anthony & Jill D'Amato
 Francis & Mildred David
 Patricia & James DeJong
 Stephen DeLeers
 Mark Kupsch &
 Deborah Diamond
 Bob & Jean Dienhart
 Roman & Carol Draba
 Geralyn Drymalski
 Gisela Zelenka-Drysdale &
 Doug Drysdale
 Jennifer Earl-Boehm
 Paul Eberle
 Ned Eberle
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 James Ehrle
 George Fahr
 Craig & JoAnn Faucett
 Clifford & Kathy Finn
 Curry First
 Dean & Anne Fitzgerald
 Jennifer & Gregory Flemal
 Scott & Mary Fredrick
 Theodore & Jean Friedlander
 Daniel & Mary Ellen Fromm
 Jeffrey & Kathleen Fuller
 Carol Gehl
 David Golab
 Michael Goldberg

Sarra Agherrabi
 Richard Ahlmeier
 Lynn Ferko Alan &
 Mark Alan
 George & Shelia Aldrich
 Ronald Allen
 Thomas & Zita Allen
 Peter & Carol Anderson
 Scott Anderson
 Thomas & Patricia Bachhuber
 Gregory & Mary Barnes
 Dennis & Karen Barney
 Carole Barrowman
 David & Karen Bartel
 Rodney Bartlow
 Peter & Janet Baumler
 David Becker
 Desiree Erickson &
 Scott Beightol
 Carol Bender
 Richard & Molly Berens
 Maurice Berglund

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 Patrick Bowne
 Edward & Helen Brady
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 William Brooks
 Martha Brown
 Karen Robison & Karl
 Bucholz
 Elaine Burke
 Dwayne & Barbara Butler
 Karl & Nancy Byleen
 Gerard & Colleen Campbell
 Mary Cannon
 Peter Carlson
 Teresa Carpenter
 Michael Carter
 Joseph & Katherine Cayen

Community Partners

Accent Events
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 Arcataur Capital
 Management, LLC
 Assurant Health
 AT&T Wisconsin
 Batzner Pest Management
 Bob Duthie Agency
 Bostik Inc.
 Community Shares of
 Greater Milwaukee
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 Data Financial Business
 Services, Inc.
 Dental Professionals, S.C.
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 National City Bank
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 One Source Construction
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 Quarles & Brady

Ray's Ok Service
 Reilly, Penner & Benton
 Reinhart Food Services
 Sacred Heart School
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 Schwab Charitable Fund
 Shorewest Realtors
 Stark Investments
 Symet Inc.
 Three Pillars Senior
 Living Communities
 Trade Press Publishing
 Trombetta Motion
 Technologies
 United Way of Greater
 Milwaukee
 VJS Construction Services
 Wal-Mart Store #2828
 Wisconsin Title Service

Monica struggled with a lifetime of heavy drug addiction, after 3 years of living in a shelter she found herself giving up on life. Shortly after she found the Guest House . With help from her case manager she was able to find her own apartment, a home. She has been living there for almost a year and is committed to her substance abuse treatment, and setting goals for herself. She plans on going back to school for her GED and follow her passion in technological training.



Audited Financial Statements (January 1 — December 31, 2008)

Assets

Current Assets	
Cash and Equivalents	\$ 304,754
Accounts Receivable	167,613
Grants Receivable	245,680
Prepaid Expenses	<u>20,943</u>
Total Current Assets	738,990

Property and Equipment

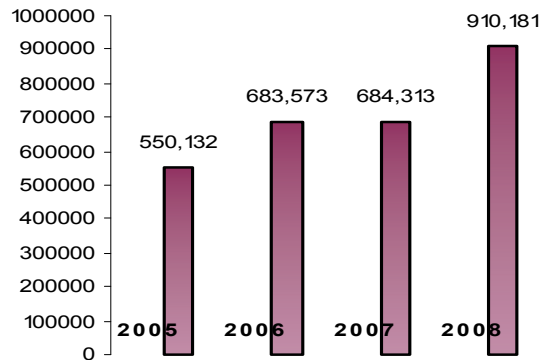
Building and Improvements	1,047,356
Equipment	100,743
Furniture	27,495
Land	18,081
Total Property and Equipment	1,193,675
Less Accumulated Depreciation	(681,470)
Net Property and Equipment	512,205

Other Assets

Investment in LLC	502,263
Cash - Client trust Account	17,448
Total Other Assets	519,711

Total Assets \$ **1,770,906**

Net Assets



Expenses

Program Services	
Shelter Operations	\$ 425,284
Resident Manager/Tenant Services	318,845
LEADS	354,236
Housing	848,310
Shelter Plus Care	73,782
My Home Expansion	118,167
Other Programs	184,436
Management and Supporting Services	326,140
Fund Development	142,335
Total Expenses	\$ 2,791,535
Change in Assets	225,869
Net Assets, Beginning of Year	684,313
Net Assets, End of Year	\$ 910,181

Liabilities and Net Assets

Current Liabilities

Benefits	\$ 77,762
Current portion of LT Liabilities	<u>180,456</u>
Total Current Liabilities	258,218

Long-Term Liabilities

Mortgage	327,297
Highland MM LLC	305,000
Current Portion of LT Liabilities	<u>172,238</u>
Total Long-Term Liabilities	460,059

Other Liabilities

Due to LLC	125,000
Client Trust Accounts	<u>17,238</u>
Total Other Liabilities	142,448

Total Liabilities

860,725

Net Assets

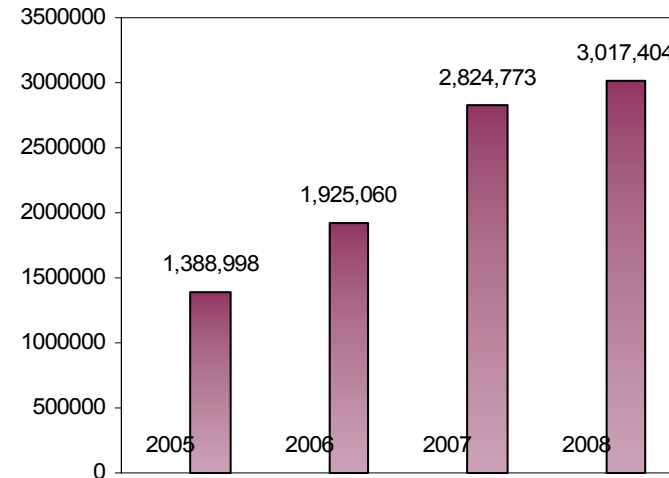
910,181

Total Liabilities and Net Assets \$ **1,770,906**

Revenue

Foundation Grants and Contributions	\$ 418,256
In-Kind Gifts	156,993
Special Events	49,834
Interest Income	2,451
Rent Income	81,496
City of Milwaukee	
Block Grant	73,160
Emergency Shelter Grant	100,521
Milwaukee County	
DHS Emergency Shelter Grant	46,000
AODA Grant	139,395
Shelter Plus Care	100,759
RMP	305,774
State of Wisconsin	
DOC Emergency Shelter Grant	42,527
Healthcare for the Homeless Shelter Grant	117,268
US Dept of Housing and Urban Development	
Homelinc I	157,089
Homelinc III & Homelinc III Expansion	939,522
Community Advocates-FEMA Grant	48,180
Developer Fee	56,914
Community Shares of Greater Milwaukee	5,222
Other income	15,839

Total Revenue \$ **3,017,404**



Revenue