



2017 Annual Report



2017: A Year in Review

New Program: Pathways to Permanent Housing

On January 1st, 2017, Guest House of Milwaukee began managing the Pathways to Permanent Housing program located on the South Side of Milwaukee. This residential program provides transitional housing to 27 chronically homeless individuals. While in this program, residents have the unique opportunity to develop independent living skills and work towards permanent supportive housing.

For program manager Ilesha Sprewell, Pathways to Permanent Housing is a great step for Guest House.

“Pathways is important to the work Guest House is doing because we strive towards the same goal of providing housing, treatment, and social services for homeless individuals,” she said.

Guest House is excited that our growth as an organization continues to allow us to better serve those in our city who need us most.



Our Garden is Growing!

If you've ever visited Guest House, one of the things that probably stuck out to you was the Cream City Garden. Across the street from Guest House, on an acre plot of land, sits our community garden. The Cream City Garden was a project started in 2010 as a way of providing fresh produce to our community and to provide valuable training and skill-building for our guests and clients.

In the past seven years, the garden has grown in both size and sophistication, and in 2017 we created a new staff position to accommodate and facilitate garden planning and volunteers. Kaitlin Downs was hired as Guest House's first Garden Tech, and proved to be a valuable resource not only for our garden, but for Guest House as a whole.

In her role of Garden Tech, Kaitlin was able to lead and teach volunteers about gardening, as well as be an enthusiastic advocate for Guest House.



2017 Events

Wine Not?



Wine Not? 2017 took place on April 27th, and brought together many like-minded Guest House supporters for an evening of food, drinks, and networking.

Undy 500



Ladies and gentlemen, start your engines! The 2017 UNDY 500 kicked off on May 1st and finished on May 25th. Teams collected new underwear and undershirts for Guest House.

Guest House Golf Open



The 15th Annual Guest House Golf Open took place on August 28th at the North Shore Country Club in Mequon, WI. An 18-hole scramble, live auction, and dinner were among the highlights.

Harvest Fest



The 2017 Harvest Fest took place on September 14 in the Cream City Gardens on the Guest House grounds. Generous support of numerous area businesses helped us provide a great evening for our guests and neighbors.

Financial Report

Audited Operational Financial Statements

January 1st, 2017 - December 31st, 2017

Assets

Current Assets

Cash and Equivalents	\$	134,460
Cash - Restricted		130
Accounts Receivable		125,059
Pledges Receivable (net)		184,725
Grants Receivable		803,729
Amount Held in Escrow		-
Prepaid Expenses		37,232

Total Current Assets **\$ 1,285,335**

Property and Equipment

Building and Improvements	\$	3,329,964
Equipment		164,054
Furniture		64,316
Equipment in Progress		-
Land		169,758
<i>Total Property & Equipment</i>		<u>3,728,092</u>
<i>Less: Accumulated Depreciation</i>		(1,164,828)
Net Property and Equipment		<u>2,563,264</u>

Other Assets

Investment in LLC	\$	502,263
Cash-Client Trust Account		-
Cash Equivalent - Reserved for Unemployment Claims		32,702
Security Deposits		40,027
Pledges Receivable		-
Total Other Assets		<u>\$ 574,992</u>

Total Assets **\$ 4,423,591**

Liabilities and Net Assets

Current Liabilities

Benefits	\$	386,004
Current portion of LT Liabilities		93,366
Total Current Liabilities		479,370

Long-Term Liabilities

Mortgage		244,601
Highland MM LLC		305,000
Current Portion of LT Liabilities		(93,366)
Gap Loan		150,654
Total Long-Term Liabilities		700,255

Other Liabilities

Client Trust Accounts	\$	-
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Total Liabilities **\$ 1,179,625**

Net Assets **\$ 3,243,966**

Total Liabilities and Net Assets **\$ 4,423,591**

Revenue

Current Revenue

Foundation Grants and Contributions	\$	789,804
In-Kind Gifts		189,052
Special Events		111,216
(Special Events Expenses)		(37,282)
Interest Income		297
Rent Income		177,979

City of Milwaukee

Block Grant		124,000
Emergency Services Grant		310,384

Milwaukee County

CCSB		83,134
Prairie Apartments		49,000
AODA Grant		7,144
Shelter Plus Care		130,913
RMT		377,212
Key to Independence		397,500
Comprehensive Community Service		984,964
Housing First		145,835
SAMHSA		24,140
Pathways		599,748
Thurgood Marshall		92,004

State of Wisconsin

State Shelter Subsidy Grant		89,000
Rapid Rehousing Grant		117,248
Medicaid		1,931

US Dept of Housing and Urban Development

Permanent Housing		1,460,636
FEMA Grant		40,497
V.A. Grant		84,308
Supportive Housing Grant		75,619
Net Assets Released from Restrictions		228,603
Capital Campaign Revenue		520
Other Income		14,401
Other Fee-For-Service Income		3,901

Total Revenue \$ 6,673,708

Operating Expenses

Program Services

Shelter Operations	\$	919,107
Resident Manager/Tenant Services		496,902
Transitional Housing & Clinical Services		1,688,344
Supportive Permanent Housing		2,032,710
Rapid Rehousing		271,757
Open Gate		7,349
Keys to Independence		455,955
Management and Supporting Services		481,662
Fund Development		215,685

Total Operating Expenses \$ 6,569,471

Change in Assets	\$	104,237
Net Assets, beginning of year		2,854,342

Net Assets, end of year \$ 2,958,579

With Gratitude

We are grateful for the support of the following foundations, corporations, faith partners, and individuals who made a contribution in the 2017 fiscal year to support our programs or operations. Donors reflect total giving for the year. Every effort has been made to ensure the accuracy of the information contained in this report. Please let us know where we may have erred or what documentation might be desirable in future reports of this nature.

Foundations and Trusts Over \$100 cash and/or in-kind gifts

Bert L. & Patricia S. Steigleder
Charitable Trust
Brewers Community Foundation
Catherine & Walter Lindsay Foundation
Catholic Community Foundation
Dan & Sheila Vander Sanden Family
Foundation Fund
Daniel M Soref Charitable Trust
F. Thomas Ament Fund
Forest County Potawatomi Foundation
Gardner Foundation
GE Foundation
Greater Milwaukee Foundation

Green Bay Packers Foundation
GSZ Family Fund
Herbert H. Kohl Charities, Inc.
Hubbell Foundation (Harvey)
Jane Bradley Pettit Foundation
Ladish Company Foundation
Lubar Family Foundation
Lux Foundation, Inc.
Mainman Family Fund
Marjorie L. Christiansen Foundation
Mortimer Charitable Lead Trust
Mosher Family Foundation
Park Bank Foundation, Inc.
Patrick & Anna M. Cudahy Fund

Paul P. Lipton Fund
PNC Foundation
PPC Foundation
Ralph Evinrude Foundation
RBC Foundation - USA
Rexnord Foundation, Inc.
Thomas & Nancy Florsheim
Family Foundation
Trostel Family Fund
Usinger Foundation
Walter & Ruth Olsen Fund
Weiss Family Foundation
Zilber Family Foundation

Individuals Over \$500 cash and/or in-kind gifts

David & Katheryn Adam
Milford Adams
Francisco Aguilar
Thomas & Mary Ann Albiero
Andy & Holly Anderson
George & Julianne Archibald
Colleen Babcock
Brandon Barlament
Peter & Janet Baumler
Michael Beck
Amanda Becker
Jeff & Kate Behring
Mark & Julie Berquist
Joan Bleidorn
Robin & Brian Bloczynski
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Andrea Bukacek
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Timothy & Sharlene Byrne
Stephen & Danette Carlton
Vincent Pyskaty & Claudia Carrigan
Thomas & Mary Belle Chatton
Mark & Christine Ciborowski
Matt Cool
David Coran
Michael Crowley
Mary Bednarik & Shep Crumrine
Julianna Ebert & Frank Daily
Stewart Edwards & Joanne Danforth
Patricia & James De Jong

Gary & Kimberly Draeger
Patrick & Virginia Dunphy
Ronny & Deborah Eaton
Paul & Paula Eberle
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Laura Peracchio & Daniel Eder
Debra & Jonathan Eder
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Dean & Anne Fitzgerald
Lindy Yeager & John Florsheim
Rose Mary Francis
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Joel & Marielli Mueller
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Bill Murray
Susan Nemetz
James & Linda Newgard
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Andrew O'Connell
Layton & Barbara Olsen
Elizebeth Brenner & Steve Ostrofsky
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Carol Storm
Lisa & Paul Sweeney
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Mike Wanger
David Warner
John & Carol Washcovick
Karen Wawrzonkowski
Ann Williamsen
Tom & Mary Wisniewski
Lee & Carol Wolcott
William & Michelle Wong
Nancy Zabriskie
Dominick & Mary Pat Zarcone

Faith Partners **Over \$500 cash and/or in-kind gifts**

Bethel Bethany United Church of Christ
Brookfield Congregational UCC
Christ King Parish
Christ Our Savior Lutheran Church
Christ the Victor Lutheran Church
Congregation Emanu-el B'ne Jeshurun
Crossroads Presbyterian Church
Divine Mercy Parish
Emanuel Church, Hales Corners UCC
First Unitarian Society of Milwaukee
Good Shepherd Catholic Church
Grace Lutheran Church Social
Concerns Committee
Greendale Community Church

House of Grace Kingdom Ministry
Immanuel Presbyterian Church
Lumen Christi Congregation
Lutheran Chapel of the Cross
New Hope Victory Temple
Our Lady of Lourdes Parish
Plymouth Church of Milwaukee
Racine Dominican Mission Fund
Sage Community Care, Inc.
School Sisters of Notre Dame Dallas
Southeast Wisconsin Association UCC, Inc.
St. Anthony on the Lake
St. Bernadette Congregation
St. Elizabeth Ann Seton Parish

St. Eugene Congregation
St. James Congregation
St. John Vianney Parish
St. Joseph Parish
St. Mary's Congregation
St. Mary's Visitation Parish
St. Matthew's Congregation
St. Monica Congregation
St. Thomas of Canterbury
Episcopal Church
St. William Catholic Church
Trinity Lutheran Church
Unity Lutheran Church
Wauwatosa Presbyterian Church

Community Partners **Over \$500 cash and/or in-kind gifts**

Anick & Associates
Aspect Consulting, LLC
Assurant, Inc.
Badger Brookfield Insurance
Baker Tilly Virchow Krause, LLP
Beans & Barley
Belair Cantina
The Benevity Community Impact Fund
Berghammer Construction Corporation
Black Shoe Hospitality
Cafe 1505
Cannon & Dunphy, S.C.
Cenpatco
Central Office Systems
Community Advocates
CSE Promotional Merchandise &
WorkwearSolutions
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Milwaukee Carpet
Milwaukee Empty Bowls
NACE c/o Milwaukee Art Museum
Payroll Control Systems
Purple Door Ice Cream
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S & S Sales
Sanford
Saz's

Schranz Roofing Inc.
SER Roofing & Siding LLC
Sherwin-Williams Company
Shorewest Realtors
Southwest Airlines
Stamm Technologies
St. Ben's Community Meal
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United Way – Greater Milwaukee &
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US Bank
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Vizance, Inc.
Walt Disney World
Waste Management
WaterStone Bank
WE Energies Foundation

About Us



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Our Mission

The Guest House of Milwaukee provides shelter, housing, education, and services to Milwaukee's homeless who seek to transform their lives with dignity and purpose.



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<http://www.guesthouseofmilwaukee.org/annual-reports.html>