Dear Friends,

The Guest House of Milwaukee is so excited to be celebrating our 30th anniversary this year. We are celebrating 30 years of successes and immense growth for all of our guests, the Guest House and our community, and we could not do it without all of the volunteers, donors, and community partners who make our work possible.

We would like to emphatically thank our 30th Anniversary Grand Slam Sponsor, the Brewers Community Foundation. They provided a tremendous amount of support to the Guest House in 2012, from hosting our anniversary celebration at Miller Park to giving a complete makeover to the Guest House rec room. We sincerely appreciate their help in making our 30th year a great one.

Along with the Brewers Community Foundation comes a very large group of foundations, individuals, families, schools, faith groups, organizations, businesses and more who have taken the time in the past 30 years to come to the Guest House to volunteer in our garden, serve a meal, play games with our guests, or donate clothing and hygiene products. We cannot thank you enough for the generosity you have shown- it goes a long way in making our guests feel that they have the support of the community behind them. Thank you!

In 2012 we saw growth not only financially, but in all aspects of our programs and services. Throughout this annual report you will find stories and statistics that show how the Guest House is an effective and innovative organization dedicated to erasing homelessness.

Thank you again for your continued support!

Sincerely,

Cindy Krahenbuhl    Marie Millard
Executive Director    Board President

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

459 men were served in our emergency shelter and transitional housing program.
Brewers Community Foundation

The Brewers Community Foundation (BCF) was an incredible support this year by being our 2012 Grand Slam Corporate Sponsor with a gift of $30,000. The Famous Racing Sausages kicked off the year by helping set up our overflow shelter, and Miller Park hosted our 30th Anniversary Luncheon. In addition to their generous sponsorship, the BCF also provided a generous grant for the Guest House to renovate the recreation room for our shelter guests.

Jomela Properties - Joe Devorkin & Scott Lurie

Jomela Properties offers quality affordable housing with caring and expert staff. Because of this, many of the Guest House guests move into Jomela properties and they have become a huge partner for the Guest House in many ways. Not only do they sponsor and host our Wine Not? event and are the presenting sponsors for our Guest House Open, but they are continually out in the community talking about and sharing the good work the Guest House does.

In 2012 we were able to demolish the vacant house across the street from the Guest House and add a whole new space to our garden. As a result, we harvested almost 600 pounds of fruits and vegetables. In addition to the extra space, we had MSOE students build a rainwater collection system. All of this enabled 16 guests to graduate from the Job Skills Training Program and learn about urban farming and the green industry and add new skills to their resumes.

Spotlight on Success: Cream City Gardens

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Spotlight on Success: Counseling Clinic

In 2012 the Clinic was chosen as one of seven Mental Health Outpatient Pilot clinics by the Behavioral Health Division. Because of this, individuals are able to access mental health services in their own neighborhood and get the assistance they need to develop and maintain healthier lives. Also new to the clinic is the addition of recovery support to individuals and families living in our supported permanent housing programs.

Faith Partners

Apostle Presbyterian Church
Bethel-Bethany United Church of Christ
Brookfield Congregational UCC
Congregation Emanu-el B’nai Jehudah
Congregation Shalom
Crossroads Presbyterian Church
First Baptist Church of West Allis
First Unitarian Society of Milwaukee
Good Shepherd Catholic Church
Grace Lutheran Church
Greendale Community Church
Greenfield Avenue Presbyterian Church
Hebrew United Church of Christ
Holy Family Parish
Interfaith Older Adult Programs
Living Word Christian Center
Lumen Christi Congregation
Memorial Church of Christ
Metropolitan Baptist Church
New Hope Missionary Baptist Church
North Shore Congregational Church
Our Lady of Good Hope Parish
Our Lady of Lourdes Parish
Plymouth United Church of Christ, Milwaukee
Racine Dominican Mission Fund
Redeemer United Church of Christ
Saron United Church of Christ
School Sisters of St. Francis

Southeast Wisconsin Association UCC, Inc.
St. Benedict the Moor
St. Bernadette Congregation
St. Bernard Parish
St. Charles Borromeo Congregation
St. Dominic Parish
St. Elizabeth Ann Seton Parish
St. Eugene Congregation
St. James Congregation
St. Jerome Congregation
St. John Evangelical Lutheran Church
St. John Vianney Parish
St. Joseph Congregation
St. Mark’s Episcopal Church
St. Martin of Tours Parish
St. Mary Immaculate Conception Congregation
St. Matthew’s Congregation
St. Monica Congregation
St. Paul’s Episcopal Church
St. Paul’s Women’s Fellowship
St. Robert Congregation
St. Roman Parish
St. William Catholic Church
Three Holy Women Catholic Parish
United Church of Christ Congregational
Wauwatosa Avenue United Methodist Church
Wauwatosa Presbyterian Church
West Granville Presbyterian Church

99% of Guest House clients left with stable mental health in 2012.
“On Thanksgiving night of 2008 I entered the Guest House of Milwaukee, and at the time had been sober for 15 years. The Guest House allowed me to do what I needed to do to get into Milwaukee Area Technical College...”

-Sue
Editor's Note: Every effort has been made to ensure the accuracy of the information contained in this report. The list includes individuals, community partners, faith partners and corporate supporters who provided invaluable in-kind gifts.
Audited Operational Financial Statements (January 1 — December 31, 2012)

### Assets

**Current Assets:**
- Cash and Equivalents: $339,911
- Accounts Receivable: 147,421
- Pledges Receivable (net): 90,778
- Grants Receivable: 333,743
- Prepaid Expenses: 12,433
- Total Current Assets: 924,298

**Property and Equipment:**
- Building and Improvements: 1,062,356
- Equipment: 142,794
- Furniture: 45,816
- Land: 18,081
- Total Property and Equipment: 1,269,047
  - Less: Accumulated Depreciation: (868,453)
  - Net Property and Equipment: 400,594

**Other Assets:**
- Investment in LLC: 502,263
- Cash - Client Trust Account: 23,826
- Certificate of Deposit: 4,575
- Total Other Assets: 619,571

**Total Assets:** $1,944,451

### Liabilities and Net Assets

**Current Liabilities:**
- Benefits: $178,808
- Current portion of LT Liabilities: 8,279
- Total Current Liabilities: 187,087

**Long-Term Liabilities:**
- Mortgage: 292,101
- Highland MM LLC: 305,000
- Current Portion of LT Liabilities: (8,279)
- Total Long-Term Liabilities: 588,822

**Other Liabilities:**
- Client Trust Accounts: 4,575
- Total Other Liabilities: 4,575

**Net Liabilities:** 780,484

**Net Assets:** 1,163,967

**Total Liabilities and Net Assets:** $1,944,451

### Expenses

**Program Services:**
- Shelter Operations: $586,821
- Resident Manager/Tenant Services: 409,342
- Transitional Housing & AODA Clinic: 570,751
- Supportive Permanent Housing: 1,552,861
- Rapid Rehousing: 137,098
- Open Gate: 34,344
- Management and Supporting Services: 296,031
- Fund Development: 237,794

**Total Expenses:** $3,825,042

**Change in Assets:**
- Net assets, beginning of year: 977,741
- Change in Assets: (72,031)
- Net assets, end of year: $920,557

### Revenue

**Current Revenue:**
- Foundation grants and contributions: $511,357
- In-kind gifts: 142,116
- Special events: 93,779
- Interest income: 304
- Rent income: 100,888

**City of Milwaukee:**
- Block Grant: 94,396
- Emergency Shelter Grant: 206,314

**Milwaukee County:**
- CCSB: 46,000
- Prairie Apartments: 49,000
- AODA Grant: 84,525
- Shelter Plus Care: 130,913
- RMT: 373,491

**State of Wisconsin:**
- Emergency Shelter/TH Grant: 18,571
- State Shelter Subsidy Grant: 89,000
- Rapid Rehousing Grant: 69,702

**US Dept of Housing and Urban Development:**
- Transitional Housing: 166,160
- Permanent Housing: 1,294,733
- FEMA Grant: 29,307
- V.A. Grant: 84,544
- Community Shares of Greater Milwaukee: 1,412
- Net assets released from restrictions: 139,859
- Other income: 26,640

**Total Revenue:** $3,753,011
Foundations and Trusts

Aldolph & Arlene M. Sekula Fund
Assurant Health Foundation
Barbara Ann Stein Charitable Trust
Bert L. & Patricia S. Steigleder Charitable Trust
Brewers Community Foundation
Catholic Community Foundation
David & Julia Uhlein Charitable Foundation
Daniel M. Sorel Charitable Trust
Evans & Marion Heifner Foundation
Faye McBeath Foundation
Forest County Potawatomi Foundation
Frieda & William Hunt Memorial Trust
Galaxy Foundation, Inc.
Gardner Foundation
GE Foundation
Goldammer
Gordon Flexner Charitable Foundation
Greater Milwaukee Foundation, Inc.
Gruenberg Family Revocable Trust
Herbert H. Kohl Charities, Inc.
Jane Bradley Pettit Foundation
Jewish Community Foundation
Journal Foundation/Thomas & Yvonne McCaw Foundation
Lux Foundation, Inc.
Moshier Family Foundation
Monroe Family Revocable Trust
Northwestern Mutual Foundation
North Metro Milwaukee Chapter - Thrivent Financial
Opus Foundation
Pfister & Vogel Tanning Co. Foundation
R & M Foundation, Inc.
Ralph Evnin Charitable Foundation
Rexnord Foundation, Inc.
Robert W. Baird Foundation
Schneider Electric North America Foundation
Silverman Family Foundation
St. Paul’s UCC Foundation, Inc.
UPS Foundation
Walter & Ruth Olsen Fund
Waterstone Bank Fund
We Energies Foundation
Wells Fargo Foundation
William Ryan Drew Revocable Trust

2012 Board of Directors

Marie Millard
President

Judeen Schulte
Secretary

Mark Berquist
Treasurer

Stan Brister
Robert Heu Chun
Carol Draba
Gregory Griffin
Vickie Hinds
JoAnn Lomax
Jean Maier
Marilyn Spenner
Ralf Walter
John Washcovick
Sharon Wilcox

82% of Guest House clients left with self-sustaining income in 2012.

2012 Guest House Staff

Executive Director - Cindy Krahenbuhl

Monica Anderson
Angela Atkins
Tawanda Barnes
Chuck Braun
Gerard Campbell
Bruce Carter
Crystal Ciesielski
Eric Collins-Dyke
Andrew Collura
Chyra Cook
Zach Curr
Brianna Dahm
Clarice Davis
Jacob Dean
Darnell Fitzpatrick
Demetrious Fitzpatrick
Amanda Fleasas
Rebecca Frank
Arminta Franklin
Phillip Gardner

Jermill Heath
Steve Hill
Dawon Holley
Ryan Hurse
Tamiko Jones
Erik Kaepnick
Cindy Krahenbuhl
Arcelia Martinez
Maria Marchan-McDuffie
Natasha Mays
Maria Melendez
Kennis Minniefield
Andrew Musgrave
Audra O’Connell
Renee Pasciak
Eileen Peterson
Justin Queen
Antoine Roberts
Andrew Ronquillo
Edward Rubin

Keisha Russell
Tenisha Salaam
Joshua Scott
Catilla Searcy
Claire Shanahan
James Shautntee
James Shaw
Kelli Steffey
Don Tatum
Danny Taylor
Ralph Tilden
Kristen Vareka-Belz
Akira Wesley
Asia White
Donovan Williams
Lisa Williams
Sasharae Williams
Sabina Wilsey
Stephanie Woods
Joseph Zaffiro

A big thank you to our 2012 Grand Slam Sponsor!