



2017-18  
ANNUAL REPORT

# FROM THE PRESIDENT OF THE BOARD AND THE EXECUTIVE DIRECTOR

2017-18

**Dear Pres House Alumni, Friends, and Supporters,**

We are pleased to share with you the 2017-18 Pres House Annual Report. In this edition, we are excited to show you some of the significant ways Pres House is making an impact in the lives of the students and young adults we serve.

There is much discussion in the nonprofit sector about the importance of measuring impact and using data to drive decisions about programming and resource allocation. We at Pres House support this move. We believe donors have a right to know how funds are being used to make a difference, and it is important for us to understand how and where we are being most effective. Here at Pres House, we have been taking steps over the past few years to better quantify and describe the impact we are having in the lives of students and young adults.

But how exactly does one measure the broad (and vital!) mission of Pres House: “promoting the spiritual, emotional, and intellectual growth” of students and young adults? We started by breaking down our vital and historical mission of promoting the spiritual, emotional, and intellectual growth of students at UW-Madison into five specific impact objectives that we aim to achieve through the Pres House student church and apartment communities. Then we set about measuring our impact in each of these areas. The five objectives are:

1. *Help students develop a deeper and more mature faith*
2. *Offer students an experience of gracious welcome and connection*
3. *Invite, identify, and share student gifts in and outside of Pres House*
4. *Improve the capacity for students to interact with people different from themselves*
5. *Help students cultivate wellness in community*

Across the following pages, you will see how Pres House is having an impact in each of these objectives in the lives of the 750+ students we serve each year. Some of the results are remarkable.

- **81%** of our Next Step sober living participants remain in addiction recovery and are enrolled in college or have graduated – saving Wisconsin more than **\$200,000** in treatment and related costs.
- **86%** of residents report that through our programs they **tripled** the number of people they know in our building from fall to spring.

- Scholarship programs in the PH Apartments are so popular that about **30%** of residents are now enrolled, and we added **\$25,000** of scholarships which still did not meet demand.
- More than **three quarters** of those who participate in the Pres House campus church community have learned or tried something new in their spiritual life as a result of their involvement at Pres House.
- **100%** of survey respondents would recommend Pres House to a friend.
- And much more (read on).

But as valuable as these data are, they don't tell the full story. In the end it is the personal stories of transformation that participants share that keep us hard at work making Pres House a home in the heart of the UW-Madison campus. You can read stories of transformation on the Pres House blog at [preshouse.org/blog](http://preshouse.org/blog) and watch a short video about the impact of PH Apartment scholarship intentional living programs in lives of our residents at [phpts.com/scholarship-programs](http://phpts.com/scholarship-programs). We hope you are inspired by their stories.

This past fiscal year was the first time in many years that the PH Apartments was not 100% full. There have been thousands of new student housing beds added to the downtown Madison market in recent years, so vacancy rates in the area are on the rise. But we tackled the problem quickly and decisively, and through a multi-pronged strategy during the past leasing year we have gone from approximately 94% occupancy in 2017-18 to 100% full again for the 2018-19 year. And despite reduced program income from rent, Pres House still had a solid year financially due to the generous support of donors and careful stewardship of resources.

This coming year brings with it new and exciting projects including the launch of GatherX – a spiritual community for young professionals (post-college) in downtown Madison. Pres House is incubating this new community with support from the Lilly Endowment, John Knox Presbytery, the Synod of Lakes and Prairies, and local congregations. Find out more at [gatherx.org](http://gatherx.org).

All of this impact is thanks to you — the donors, board members, volunteers, residents, students, and young professionals who make Pres House what it is. We hope you are encouraged by what is happening at Pres House and will join us in giving thanks for God's faithfulness and fruitfulness. We sincerely appreciate your connection to Pres House and encourage you to contact us with any questions or comments on the information in this report.

In Christ's service,



**Scott Anderson**  
*President of the Board of Directors*




**Mark Elsdon**  
*Executive Director/Campus Co-Pastor*



# HELP STUDENTS DEVELOP A DEEPER AND MORE MATURE FAITH

- 78% of those who participate in the Pres House campus church community have learned or tried something new in their spiritual life as a result of their involvement at Pres House in the past year. When asked what they learned/tried, some of the responses were:
  - “New prayer practices.”
  - “Rethinking the image and role of God and how I participate in the relationship.”
  - “I have tried discussing religious beliefs with more people, and I have learned to share more openly.”
  - “My developing understanding of an ever-loving God has made me more forgiving toward myself, and accepting of other people.”
- 25 stories of transformation were shared in worship, newsletters, and on the Pres House blog. You can read them at <https://preshouse.org/blog>
- 80 people spent almost 2400 hours in small group conversations in 2017-18



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*“Quite frankly, Pres House has changed my understanding of my own faith. I’ve found ways that I can worship God through a social justice framework marrying my religious and professional work. I’ve found purpose in what I do because of the conversations I’ve had at Pres House.”*

# OFFER STUDENTS AN EXPERIENCE OF GRACIOUS WELCOME AND CONNECTION

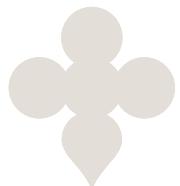


- 100% would recommend the Pres House church community to a friend
- 86% of residents report that through our programs they TRIPLED the number of people they know in our building from fall to spring
- 91% of worship participants report being meaningfully connected to at least 3 other peers at Pres House
- 100% of worship participants feel cared for by the Pres House community
- Scholarship programs in the PH Apartments are so popular that about 30% of residents are now enrolled, and we added \$25,000 of scholarships which still did not meet demand. We will give away \$90,000 in scholarships in 2018-19

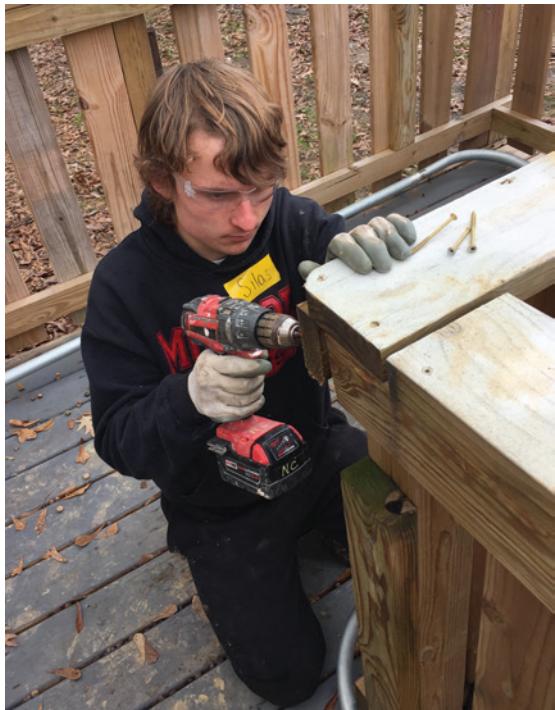
“ Going to PH is a highlight of my week! ”

*“This is the most affirming community I have ever been a part of. Pres House is an environment where the staff and the students/young professionals involved listen and support each other. Whether discerning my next steps, dealing with roommate troubles, or spiritual matters, I know I can consistently turn to Pres House.”*

“Pres House has provided me an anchor in an ever-changing life. It has become a new/second family, and it has provided me a space in which I am able to question my life, passions, God, and purpose in life.”



# INVITE, IDENTIFY, AND SHARE STUDENT GIFTS IN AND OUTSIDE OF PRES HOUSE



- 94% of worship participants report that students and young adults are encouraged and supported in creating new ideas/programs
- 100% of worship participants report that students and young adults are encouraged and supported to use their gifts
- 75% of worship participants report that their involvement at Pres House helped them identify their unique gifts
- 25% of “involved” participants engaged in volunteer service in a typical month for a total of 1807 hours of volunteer work through Pres House

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*“Pres House has given me the support to more honestly present myself to the world, which has allowed me to have more fruitful relationships with others and with God.”*



**“The Community Engagement Opportunity program at Pres House encouraged me to volunteer at the UW-Health Pharmacy and at multiple church activities.”**



# IMPROVE THE CAPACITY FOR STUDENTS TO INTERACT WITH PEOPLE DIFFERENT FROM THEMSELVES

- 91% of respondents were excited to have the opportunity to interact with people different from themselves, even if they hadn't initially sought out this opportunity
- Pres House provided 15 distinct programs designed to achieve this
- Participants reported interacting with people different from themselves in the following ways:
  - "Learned to talk to those with tenuous living situations."
  - "Thinking about race issues more intentionally."
  - "Connecting with people less like myself."
  - "I learned more about the barriers to learning the English language that many international students face, and how it is an often overlooked privilege of mine for it to be my native language."



*"I have appreciated experiencing a different way of doing things and people from different denominations. Also seeing all the generous volunteers who bring us food each week has given me a new appreciation for the Presbyterian Church."*

“

Pres House has given me friendships with people different than me that I would not have otherwise created.

”

# HELP STUDENTS CULTIVATE WELLNESS IN COMMUNITY

- 168 people participated in one of 16 wellness programs through Pres House
- 91% of worship participants reported finding emotional/wellness support at Pres House
- 81% of Next Step sober living participants remain in addiction recovery and are enrolled in college or have graduated – saving Wisconsin more than \$200,000 in treatment and related costs



*“The Community Engagement Opportunity program at Pres House definitely encouraged me to be more healthy and hit the gym as well as participate in more volunteer events.”*

“ I went to a stress management activity, and I learned some good tips for tackling anxiety. ”





*“Pres House has strengthened my trust in God and given me resilience when my faith is tested.”*



“  
Pres House has given  
me people to talk through  
complex and personal  
thoughts/ideas with.  
”



# FINANCIAL HIGHLIGHTS

FISCAL YEAR	2017–2018	2016–2017
<b>Income</b>		
Rental Income	1,897,464	2,039,688
Individual Contributions	108,627	113,778
Church Contributions	17,550	18,600
Grants Received	417,970	37,117
Investment Income	73,812	156,740
Other Income	31,248	2,109
PCUSA Support	1,000	1,000
	<b>2,547,671</b>	<b>2,369,032</b>



<b>Expenses</b>		
Program Services	1,631,278	1,646,758
Management and General	309,607	320,896
Fundraising	61,949	63,890
	<b>2,002,834</b>	<b>2,031,544</b>
<b>Net Operating Gain</b>		
	544,837	337,488
<b>Add Back Depreciation and Amortization</b>	358,119	397,906
<b>Less Principal Repayment</b>	(310,000)	(295,000)
<b>Less Designated Grant Funds for Future Programming</b>	(357,792)	
<b>Net Operating Income Excluding Depreciation/Amortization, Principal Repayment, and Pre-funded grants</b>	<b>235,164</b>	<b>440,394</b>

Net income invested for future interest rate risk management and/or future debt reduction

## Statement of Financial Position

These figures represent financial position as of June 30, 2018



<b>Assets</b>		
Cash, Escrows and Reserves	1,355,394	1,072,088
Endowments	1,978,276	1,546,218
Accounts Receivable	9,248	25,380
Pledges Receivable	6,600	38,570
Land, Buildings and Equipment (net)	11,772,275	12,085,867
Other Assets	137,598	154,531
	<b>15,259,391</b>	<b>14,922,654</b>

<b>Liabilities</b>		
Accounts Payable	34,431	25,141
Other Liabilities	339,958	265,308
Long-Term Debt	12,573,725	12,865,765
	<b>12,948,114</b>	<b>13,156,214</b>

<b>Net Assets</b>		
Unrestricted Net Assets	1,800,125	1,627,161
Temporarily Restricted Net Assets	479,152	107,279
Permanently Restricted Net Assets	32,000	32,000
	<b>2,311,277</b>	<b>1,766,440</b>



# GIVING

## \$250,000 +

Lilly Endowment Inc. ♦

## \$25,000 - \$249,999

Margaret Mae Rendall ★

## \$10,000 - 24,999

Anonymous (x2) ▲

John Knox Presbyterian ♦

Louisville Institute

Perry Fund

Synod of Lakes and Prairies ♦

## \$1000 - \$9,999

Lori Aeschbacher

Anonymous

Karen Best and David Fields

Judith Blue

Brad Brown ▲

Bryn Mawr Presbyterian Church ●

Christ Presbyterian Church ●

Covenant Presbyterian Church ●

Dale Heights Presbyterian Church ●

Mark Elsdon and Erica Liu

First Presbyterian Church,  
Waunakee ●

Alice Honeywell and Booth Fowler

Christopher Lee ▲

William Arthur Longbrake

- In Memory of Martha Longbrake

Douglas and Norma Madsen

David and Martha Nelson

Kathleen and Bill Owens

Joy and C. Duane Patterson

Leroy and Lois Plekenpol

Karen and Walter Pridham

Travis and Lauren Serebin

Westminster Presbyterian Church ●

Edmund Philip Willis

## \$250 - \$999

Elton and Carrie Aberle

Alyce Andrus

- In Honor of Paul Andrus

Anonymous (2)

John Block

Joel Bodilly

Dan Bolt and Jee-Seon Kim

The Crossing

Jacob Draeger

Ron and Linda Elsdon ▲

First Presbyterian Church, Oregon ●

Robert and Carol Frykenberg

Grace Presbyterian Church ♦

Souheil Haddad

Mary Harland

Andy Holmes

Nick Hughes  
- In Honor of Genesis  
Campus Ministries

Laurie Jones ▲

Savannah Kenny

Michael & Megan Kling

Paul and Kathy Kuehn

Fern and William Lawrence

Roy Alan Lembcke

Helen and Ernest Madsen ▲

Stephanie and Kenneth Martell

Bob and Betty Nichols

Oakland-Cambridge Presbyterian  
Church ●

James Harris Olander

Laura Peck and Greg Anderson

Alicia Powers ▲

Sun Valley Presbyterian Church ●

Jairaj Ranchod

Rock Prairie Presbyterian Women

Becky Jo Schwei

Tom and Debi Schwei

Wrede and Melissa Smith

Robert and Barbara Sorensen

Leslyn and Nick Spinelli ▲

Chris and Liz Sundahl

Ralph and Betty Thomas

John and Helen Tibbitts

Carol and John Toussaint

Union Presbyterian Church ●

Guion R. Van Rensselaer

Robert and Pauline Weaver

## \$1 - \$249

Scott Anderson ▲

Anonymous (7) ♦

Caroline and Douglas Ault ▲

Thomas H. Barland

John Barr

Howard and Mary Bell

Terry and Tina Carroll

Ann and Robert Chao

Helen Chao

Peter Christianson ▲

Don and Eileen Coleman

Edward and Victoria Cothroll

Kathryn Curtis

Mary Dalton

- In Honor of Alison Crane

Barbara and Thomas Darnell

James and Sally Ann Davis

Anne Louise Dropp

Bette and Thomas Duff

Mitzi L. Duxbury

Delma Erikson

Jeanne and Herb Evert

Christopher Facklam ▲

Michael Fahey ▲

Norman Fedderly

Auralia and Glenn Feifarek

Kelly Fitzgerald ▲

Brooke Foster

Robert and Nanette Franzé

Ellis K. and John Gasser

Jenni Geurink

John M. Gorton and Julia Edwards

Sandra and Eugene Gosselink

Paul M. Gross

Connor Hanson ▲

John and Ruth Hay

John Heaton

- In Honor of Glen Reichelderfer

Callie Hill

David and Theodora Jansky

James and Sally Jennings

Lenore Rutti & Elizabeth

and Howard Jordan

- In Memory of Richard Rutti

Mary Kraemer

Mary Krall

James and Coralee Krueger

Alex Kuehn ▲

Andrew and Amy Liu ▲

Catherine Liu ▲

Anne Lovell

Timothy D. and Mary A. Lyke

Beth Gwin March and Steven March

Steven Martell

Ruth and Martin Massengale

Jake McClanahan (His House)

Ruth Mehl

John and Lois Miller

Eric Mischo

John and Jeanne Morledge

- In Memory of Paul Morledge

Patrick and Susan Morrissey

Sidharth Mudgal ▲

Marge Murray

- In Memory of Stan Murray

Pam and Robert Nolan ▲

Anne Norman ▲

Presbyterian Women of Rushford

Susan Paddock

- In Memory of Bob and Betty

Paddock

Bob Patterson

David Quade

Edwin and Pamela Reid

Eugene Reynolds

John and Marjorie Reynolds

- In Honor of 55th Anniversary

of our wedding at Pres House -

August 17, 1963

Nick Ring

Jean Ruhde

James and Patricia Russell

Paula and John Rusterholz

Nancy Schaefer ▲

Jacquelyn Scheibelhut

- In Memory of Clement

Scheibelhut

Charles Schoebert ▲

Jason and Julie Schroeder

Thomas and Sandra Steffen

Haywood Strickland

Susan Szabo ▲

Jon and Susan Udell

Daniel Valenza ▲

Zuf Wang

Kesha Wilkinson

Abbey Zacharski





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