



# **ANNUAL REPORT 2022-2023**

2022-2023

# PRES HOUSE: A WELL ROOTED TREE



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

We are pleased to share with you the 2022-23 Pres House Annual Report. We have designed our report this year a little differently to give you an image of how decisions, actions, funding, programs, donations, volunteers, and more all come together to make Pres House the wonderful place that it is.

The guiding image used throughout this year's report is of a vibrant and healthy fruit tree. Pres House is like a tree that has deep roots, a strong trunk, many robust branches, and bears lots of life-giving fruit. It is a tree nourished by the rain from our donors and volunteers who make it all possible. In the following pages you'll read more about how the parts of the tree come together to make the whole of Pres House.

The tree that is Pres House starts with our deep roots. Rooted within the Presbyterian flavor of the Christian faith, we draw upon a long and rich tradition of trusting in God's grace, welcoming all of God's people, and celebrating the life of the mind, body, and spirit. The legacy of Pres House stretches back more than 115 years to the first community of students who claimed a literal house on the corner of State Street and Murray Street (now East Campus Mall) as the first "Pres House". Student elders, choir members, ROOJAHS (Royal Order of Janitors and Hosts), and members from the past form the healthy root system of Pres House today. Some of the activities we engage in 2023 are very different from those practiced in 1953, but many are very similar. And the spirit — the roots — are the same. The Pres House of today has grown out of the Pres House of yesterday and will serve as the foundation of the Pres House of tomorrow.



Since the first “Pres House” was purchased on the corner of State and Murray, we have been fortunate to have a building for students to call home. In recent years that expanded with the construction of the Pres House Apartments which is literally home to about 240 residents each year. Earned income and donations provide us with a strong financial base upon which to build our programs. These structures — facilities and finances — are the trunk of the Pres House tree. This past year was an important one for us as we took steps to further strengthen our facilities and finances so it can provide a healthy trunk out of which our programs and impact can grow.

We provided more programs, activities, and services to students in 2022-23 than we could print in this report. These are the branches of our tree – reaching out to offer fruit to students across all corners of the University of Wisconsin - Madison campus. Each year we prune the branches and new ones grow as we adapt, change, take new risks, and let the student community of today shape the programs of the moment.

But we don’t exist to put on programs. We exist to bear fruit in the lives of students and residents. Since its beginning, Pres House has sought to promote the spiritual, emotional, and intellectual growth of students and residents. This manifests in impact outcomes – fruit – in the lives of those we work with. This fruit is what we try to measure, what we seek to cultivate, and what matters most. The buildings are important, the finances are important, the programs are important, but what REALLY matters is the fruit. We are pleased to report that Pres House bore a lot of fruit in 2022-23.

We believe the tree that is Pres House is beautiful, vibrant, and strong. We hope you agree! But just like a tree in nature, it cannot grow or survive without nourishment and water. It cannot live without you. You, our donors and volunteers, provide the rain that makes the tree grow, keeps it strong and healthy, and ultimately produces the fruit that makes a difference in students’ lives. You nourished Pres House well in 2022-23. Thank you!

Please enjoy reading the ways in which your engagement with Pres House has borne fruit in the lives of students in the past year. We sincerely appreciate your connection to Pres House and encourage you to contact us with any questions or comments.

Gratefully,

**Rev. Andy Holmes**

2022-23 President of the Board of Directors

**Rev. Mark Elsdon**

Executive Director





# TRUNK OF THE TREE: FACILITIES + FINANCES

The facilities and finances of Pres House are the trunk of the tree that supports our program activities and produces fruit in the lives of students. In 2022-23 we took a number of important steps to strengthen the financial position of Pres House and to enhance the facilities that provide the space that makes Pres House a home for so many students each year.

**Facilities Improvements:** Hundreds of students call Pres House and Pres House Apartments home each year. Some live in our building as residents. Others “live” in the church as their home away from home making lunch, doing puzzles, studying, playing games, worshiping, and finding community. Keeping our facilities in good condition is a vital part of our ministry of welcome and hospitality. This year we completed the following projects:

- Installed a **new boiler** in the church building to stay warm in the long Wisconsin winter!
- Improved our card access, door hardware, video camera system, and other **security upgrades** to enhance the security of the church building. This was paid for by a grant from FEMA for nonprofit security projects.
- **Updated the main level kitchen** in the church that needed a refresh. Students use this kitchen all week long to bake cookies, make meals, and connect with each other and our staff.

**Money + Mission:** 2022-23 was a strong year financially for Pres House. It was also an important year for us to re-evaluate our financial partners and seek to bring even more alignment to our mission and mission. We took the following steps:

- Engaged in a year-long review of our investment policy and financial services partners that led to a **new, board-approved investment policy** that balances the long-term sustainability of Pres House with funding for program growth while being conscious of the impact of our investment decisions in the world around us.
- Moved 12% of our invested assets into an active **impact investment** with Working Capital for Community Needs, a Madison-based microfinance fund that supports more than 20,000 families throughout Latin America. (The rest of our investments are also screened with the Presbyterian Church, USA environmental, social, and governance criteria.)
- Experimented with **staggered leasing** to better serve UW students who aren’t ready to sign leases in October (as most properties require) while still maintaining 100% occupancy in the PH Apartment building. This staggered leasing held spaces in the building for international students, transfer students, and others to lease later in the year in contrast to most similar buildings that filled up in October.

**Facilities and finances provide the stable trunk  
that support the branches of our tree – the programs  
at Pres House...**

# FINANCIALS

## 2022-2023



### Fiscal Year

2022-2023      2020-2021

#### Income:

Rental Income	2,197,473	2,126,226
Individual Contributions	101,590	108,714
Church Contributions	8,250	21,820
Grant Received	16,130	0
Investment Income (Loss)	166,828	(241,035)
Other Income	30,143	22,953
	<b>2,520,413</b>	<b>2,038,678</b>

#### Expenses:

Program Services	1,969,404	1,882,494
Management and General	330,305	338,393
Fundraising	75,189	72,422
	<b>2,374,898</b>	<b>2,293,309</b>

<b>Write-Off Of Costs of Obtaining Financing</b>	<b>(639)</b>	<b>(272,395)</b>
Pres House refinanced the debt on the apartment building in 2022. Unamortized costs to obtain original financing were written off.		

<b>Net Income (loss)</b>	<b>145,515</b>	<b>(527,026)</b>
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<b>Adjustments for non-operating income/loss</b>	<b>(9,344)</b>	<b>996,927</b>
Depreciation, amortization, unrealized gains/loss, pre-funded grants, write-off.		

<b>Net operating income (loss)</b>	<b>136,171</b>	<b>469,901</b>
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<b>Principal payment</b>	<b>(287,411)</b>	<b>(375,000)</b>
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<b>Operating results after principal payment</b>	<b>(151,240)</b>	<b>94,901</b>
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#### Statement of Financial Position:

These figures represent financial position as of June 30, 2022

#### Assets:

Cash, Escrows and Reserves	830,313	957,343
Endowments	2,752,602	2,600,577
Accounts Receivable	7,396	11,370
Pledges Receivable	20,000	20,000
Land, Buildings and Equipment (net)	10,420,387	10,506,258
Other Assets	4,374	96,720
	<b>14,035,072</b>	<b>14,192,268</b>

#### Liabilities:

Accounts Payable	45,013	18,895
Other Liabilities	365,382	407,170
Long-Term Debt	10,947,242	11,234,014
	<b>11,357,637</b>	<b>11,660,079</b>

#### Net Assets:

Without donor restrictions	2,522,661	2,387,919
With donor restrictions	154,774	144,270
	<b>2,677,435</b>	<b>2,532,189</b>



## BRANCHES OF THE TREE: PROGRAMS

A complete list of Pres House of programs would be too long to publish in this report. So instead we highlight three programs here; one from each of our core program areas in the campus church, apartment community, and Candid Wellness.

### **Student Leadership Council in the Campus Church**

Each year between 10 and 15 undergraduate and graduate students serve on the Pres House Council, a leadership team of students who shape what happens in the campus church community. Much like the student leadership teams from past decades at Pres House, this group plans programs and activities, decides how to spend funds, leads small groups, and learns how to serve as leaders. These volunteer student council members make a commitment to regular participation in the life of the Pres House community, and they offer their unique gifts and talents for serving their fellow students. Six of the council members are elected by their peers to also serve as full voting members of the Pres House Board of Directors each year.





## Food programs for PH Apartments residents

Eating together is a central aspect of creating community and extending hospitality to the residents of the Pres House Apartments. This happens from the moment they move in, with food provided as they get settled on day one. It continues throughout the year with weekly afternoon tea, weekly morning bagels and coffee, monthly community dinners, and special food-related events led by students and staff. Through a partnership with another campus student organization, Pres House offers free frozen meals made from leftover food from the UW dining halls.

This program is designed to address the reality that many UW students do not have enough to eat each week. Many residents volunteer to distribute the meals and all of them can pick up free meals whenever they need some extra food.



**DURING 2022-23 MORE THAN  
1500 MEALS WERE DISTRIBUTED.**

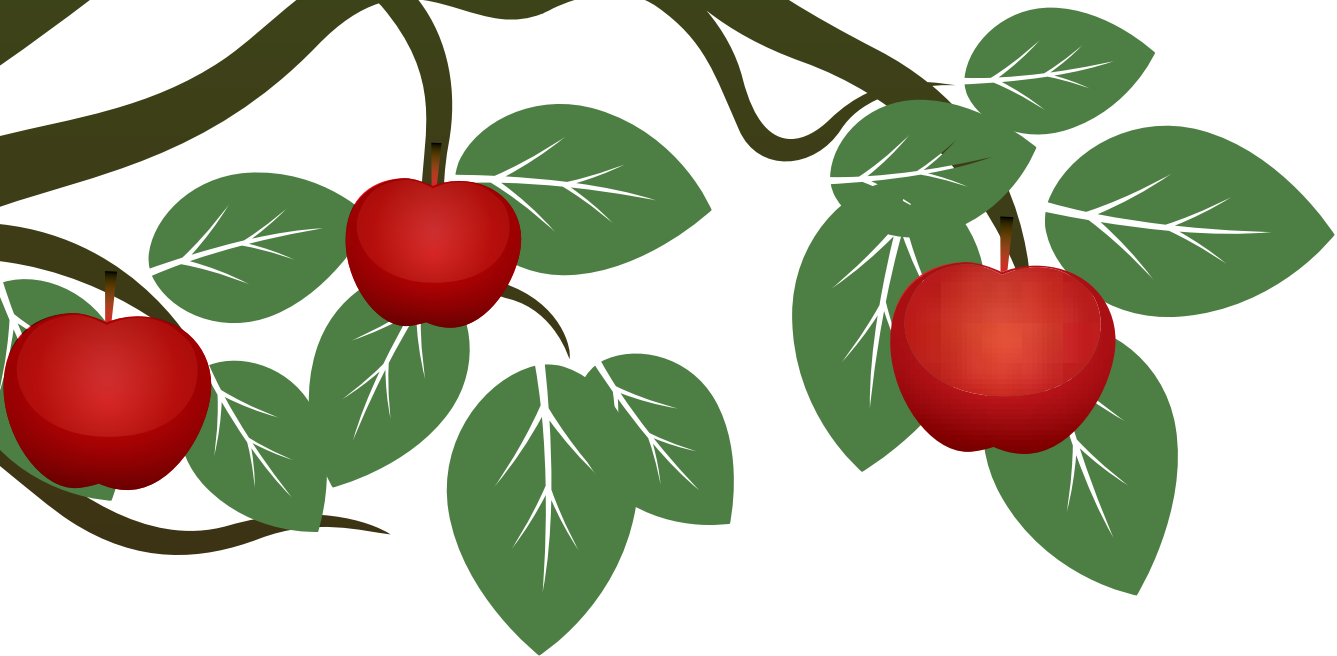
## Candid Coaching through the Candid Wellness initiative

Our Director of Candid, Ginger Morgan, is a certified health and wellness coach. Ginger had 146 individual coaching sessions in 2022-23 with students. These sessions help students address areas that they report struggling with: stress, anxiety, low motivation, self-doubt, sleep problems, exercise, healthy eating, and more. The coaching sessions are designed to work alongside Candid workshops and peer small groups to help students make progress on their wellness goals. And these coaching sessions help!



**100% OF CANDID PARTICIPANTS SURVEYED  
WOULD RECOMMEND CANDID TO A FRIEND.**

**These programs and many others, the branches of our tree, exist to support the spiritual, emotional, and intellectual growth of residents and students. They produce fruit in the lives of students...**



## FRUIT OF THE TREE: OUTCOMES

Everything about Pres House – the roots, trunk, and branches, exist to promote the spiritual, emotional, and intellectual growth of residents and students. They exist to produce fruit in the lives of students. These are the impact outcomes that matter most. Here are some select outcomes from 2022-23 that relate to the programs described in the previous pages.

**Invite, identify, and share student gifts in, and outside, of Pres House**

**100%**

of student Council members felt encouraged and supported in using their gifts as student leaders

**13** out of **14**

of the 2022-23 student Council members created and/or helped run their own programs

Students provided almost

**3000**

hours of volunteer service around Pres House

“

Being a Council member gave me more opportunities to share my gifts through leadership and the groups and events I was part of.

”





## Offer students an experience of gracious welcome and connection

**86%**

of PH Apartment residents increased the number of other residents they knew in the building from fall semester to spring semester

**97%**

of residents agree or strongly agree that PH programs and staff are **welcoming**

Almost  
**75%**

of residents report being more confident in their ability to have healthy interactions with peers as a result of Pres House programs



“ The frozen meals are really helpful. The afternoon tea gives me a good wind-down time to chat with other residents. Overall, the people I’ve met here are amazing. ”

## Help students cultivate wellness in community

**70%**

of Candid participants could identify a wellness strategy or skill they will continue into the future

**83%**

of Candid participants made progress on a wellness goal that is “significant” or “exceeds expectations”

**79%**

report they **connected** with peers about **wellness** through Candid



“ I was surprised how much Candid actually helped me to improve areas of my life. This might seem obvious but I definitely went into the program not really thinking it would impact me at all. But it has for sure made a significant difference in my life! ”

**These outcomes, this fruit, is made possible through the support provided by our donors and volunteers...**

# RAIN TO NOURISH THE TREE:

SUPPORT FROM DONORS AND VOLUNTEERS JULY 1, 2022 - JUNE 30, 2023

Just as a tree cannot survive without water, Pres House relies on you, our donors and volunteers, to sustain and give life to all that happens in the life of students. You are the rain that makes the tree grow and bear fruit. Thank you for making everything in 2022-23 possible and for your support for the 2023-24 school year!

## KEY

In addition to supporting students through general giving, donors also helped fund specific needs as noted with the following symbols. If not otherwise noted, gifts were used where most needed.

★ Ph Apartment Scholarship/ Sober Housing

† PH Church

Ω Monthly Givers

♥ In Kind

Andrew Ivarson Ω  
Hannah Jilk Ω  
Mary and Douglas Johnson Ω  
Savannah Kenny Ω  
Fern and William Lawrence†  
- In Memory of Lois Plekenpol  
Mark Elsdon and Erica Liu  
William Arthur Longbrake  
- In Memory of Martha Longbrake  
Scott Lumsden  
Douglas and Norma Madsen  
Rona Neri  
Bill and Kathleen Cook Owens Ω  
Joy Patterson  
LeRoy Plekenpol  
John Knox Presbytery  
Karen Pridham  
Carol Quintana  
Autumn Butler-Saeger †Ω  
Travis and Lauren Serebin Ω  
Lee Tan Ω

## \$500 - \$999

Elton and Carrie Aberle†  
William Ault  
Thomas H. Barland  
Dale Heights Presbyterian Church ♥  
First Presbyterian Church, Oregon ♥  
First Presbyterian Church, Waunakee ♥  
Forest Park Presbyterian Church ♥  
Jerusalem Presbyterian Church ♥  
James and Sally Ann Davis★  
- In Honor of Pres House Leadership  
Ron and Linda Elsdon  
Liane Kosaki and Anna Franklin  
Souheil Haddad Ω  
Dan Bolt and Jee-Seon Kim  
Anne Lovell★  
Charlotte Miller  
- In Memory of Donald W Miller  
David and Martha Nelson  
Anne Norman Ω  
Alison Radigan  
Jason Digman and Ann Rainhart  
- In Honor of Evan and Kyle Digman

## \$20,000 +

Synod of Lakes and Prairies

## \$5,000 - \$19,999

Anonymous  
John Reynolds†  
- In Memory of Marjorie Reynolds

## \$1,000 - \$4,999

Judith Blue  
Brad Brown★  
Christ Presbyterian Church ♥  
Covenant Presbyterian Church ♥  
Westminster Presbyterian Church ♥  
Nancy and Gordon Enderle  
Karen Best and David Fields Ω  
Bex Fortin  
WI Alumni Research Foundation  
Alice Honeywell and Booth Fowler Ω



# RAIN TO NOURISH THE TREE:

## SUPPORT FROM DONORS AND VOLUNTEERS JULY 1, 2022 - JUNE 30, 2023

William and Judith Schuele  
- In Memory of Norma D Cranston Schuele  
Ralph Spaulding  
Robert and Barbara Sorensen ★  
Chris and Liz Sundahl Ω  
Jon and Susan Udell  
Zuf Wang Ω  
Robert and Pauline Weaver  
Andrea and Clay Wegrzynowicz Ω

### \$250-\$499

Anonymous ★  
Mary Council-Austin  
Howard Bell †  
- In Memory of Mary Bell  
Ann Chao  
- In Memory of Robert S Chao  
Bryn Mawr Presbyterian Church ♥  
Oakland-Cambridge Presbyterian Church ♥  
Union Presbyterian Church ♥  
Robert and Carol Frykenberg  
Callie Hill Ω  
Roy Alan Lembcke  
Alicia Powers  
Howard and Dorothy Richards  
James and Patricia Russell  
Wrede and Melissa Smith  
James Swab

### \$1- \$249

Anonymous x3  
Margaret Asturias  
Andrea and Bryce Aul  
Olivia Avery Ω  
Meredith Bone Ω  
Joseph C. Brown  
- In Memory of Frieda Brown  
Betty Elaine Burt  
Kathleen Chase  
- In Memory of Patricia Chase  
Derrick Chi  
Ava Copple  
James Corcoran

Amy Danielsen †  
Emily Danielsen †  
Barbara Darnell  
Evan Digman  
MaryAnn Digman  
- In Honor of Evan and Kyle Digman  
Logan Edwards  
Edward and Suzanne Erdmann ★  
Delma Erikson  
Herb Evert  
Sandra and Eugene Gosselink  
Rolf and Carolyn Hahne  
Erin Hastey  
John Heaton Ω  
Jim and DeeDee Hessling  
Andy Holmes  
Jim Hovde  
David and Theodora Jansky  
Laurie Jones  
- In Honor of Ginger Morgan  
Spencer Johnson  
Otto and Vicki Kraus †  
James and Coralee Krueger  
Gina C Larsen  
Leann Lindemann  
Shirley Lloyd  
Beth Gwin March and Steven March †  
Michael Fahey and Renee Martell  
Ruth and Martin Massengale  
John and Lois Miller  
Eric Mischo  
Marge Murray †  
- In Memory of Stan Murray  
Delbert and Mary Margaret Smith †  
Mary Parmeter  
Grace Pomroy  
Nick Perkins  
Paula and John Rusterholz  
Judith Schwab  
- In Memory of Gary Schwab  
Silas Setterstrom Ω  
Thomas and Sandra Steffen  
Natalie Strait Ω  
Elizabeth Tan Ω  
Ray and Leatrice Thurston  
Angela Byars-Winston  
- In Honor of Drucilla Byars

### CHURCH MEAL VOLUNTEERS

We give special thanks for the volunteers from churches that bring meals most Sunday evenings during the academic year. Dinner with worship is a highlight of the week for students and creates the spiritual community that is so important.

Oakland-Cambridge  
Presbyterian Church  
Christ Presbyterian Church, Madison  
Jerusalem Presbyterian Church, Wales  
Westminster Presbyterian Church, Madison  
Covenant Presbyterian Church, Madison  
Bryn Mawr Presbyterian Church, Cottage Grove  
Forest Park Presbyterian Church, New Berlin  
Dale Heights Presbyterian, Madison  
First Presbyterian Church, Oregon  
Union Presbyterian Church, Monroe  
First Presbyterian Church, Waunakee

### WE ARE GRATEFUL TO HAVE RECEIVED DONATIONS FROM THE FOLLOWING BUSINESSES:

Insomnia Cookies  
Ian's Pizza  
Toppers Pizza  
Einstein Bagels  
Milios Sandwiches  
Just Coffee

**\*Please accept our sincere apologies for any errors. Please let us know of corrections.**





Presbyterian  
Student Center  
Foundation

**Nii Addo Abrahams**

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**Mark Elsdon**

Executive Director  
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**Mark Gordon**

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**Manato Jansen**

Associate Director of Residential Community  
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**Erica Liu**

Pastor & Director of Campus Ministry  
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**Ginger Morgan**

Director of Candid & Community Initiatives  
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**Terry Bauer**

Property Manager, PH Apartments  
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