



2016

ANNUAL REPORT

WARREN |  | VILLAGE



Thank You

At Warren Village we recognize the challenges that low-income single parent families face. We work hard to provide safe and affordable housing combined with comprehensive family support services and quality early child care and education.

Our residents, Board of Trustees, and everyone who works at Warren Village thank you. Thank you to our donors, partners, community investors, and friends who have joined us in our efforts. Thanks to you Warren Village families are achieving sustainable personal and economic self-sufficiency.



Dear Warren Village Partners,

It is with deep appreciation that we reflect back on the last year at Warren Village. We immediately think of the donors, volunteers, trustees, and staff who are integral to our work and contribute so much to the lives of the families we serve. We think of the herculean and tireless efforts of our residents who have chosen a new path forward to change their lives at Warren Village. We strive to create opportunity for our residents through the power of our community's collective effort.

During our last fiscal year, we saw more than 60 residents transition to new pathways. Nearly 80% of them are considered successful in their efforts here at Warren Village. We are in a strong financial position, including appropriate cash balances to run our operations. We take stewardship of our finances very seriously, and have been working hard to identify new sources of revenue, offset expenditures with volunteer and in-kind donations, and invest our funds in a very thoughtful manner.

While Warren Village has always been a leader in moving families from poverty to self-sufficiency, we strive to continually assess our progress and reform our efforts to achieve the highest levels of quality. We collectively identify areas for improvement and ensure that we operate as a "learning organization" prepared to respond to the changing challenges that our residents face.

Thanks to our generous and caring community, we continue to transform lives and improve futures. In the following pages, you will meet people whose lives have been profoundly impacted by our work. Thank you for helping to make these stories and outcomes possible.

Brian Sandy
Chair of the Board

Ethan Hemming
President & CEO

Commitment to a Better Future

At 19 years old, Kaila was struggling to secure stable housing with her two children after committing to her sobriety. She was looking for a place where she could be surrounded by supportive people in an environment that offered structure to her life. Kaila found that Warren Village would offer her the guidance of a Family Advocate and a safe home where her son could be returned to her care from his foster placement.

Within two months of her moving in, Kaila's three-year-old son, Claiton, was permanently reunited with her and her daughter, Delaini. At Warren Village she found in-home services to help with the transition of being a family unit again. Recently, Kaila celebrated her two-year sobriety, has completed food services training at the Work Options for Women program, and is currently employed at a four-star restaurant on the 16th Street Mall.

Kaila's journey is inspiring as she reaches her sobriety milestones and achieves her dream of becoming an LPN in an assisted living community. She is motivated by taking one day at a time and appreciates the support from Warren Village staff and community. Claiton and Delaini are enrolled in our nationally-accredited Learning Center, and are meeting developmental and early learning goals.

For Kaila, the last three years have been full of hurdles, but she believes that she can truly live for today, knowing that her family is together and that she can keep moving forward. Kaila reflects on her Warren Village journey, "I'm so grateful for the supportive Warren Village community. I'm inspired by what I see here every day. I honestly don't know where I would be without the help and guidance of such an amazing community and committed staff of Family Advocates."



Like Kaila, many single parents arrive needing support and encouragement. She found that Warren Village would offer her the guidance of a Family Advocate and a safe place to call home.

By the Numbers

79% Success Rate

In Fiscal Year 2016, 49 out of 62 residents completed the program for a remarkable 79% success rate.



Our success is calculated by the percentage of residents who complete the Warren Village self-sufficiency program. To be a program graduate, a resident must meet three or more of the following six criteria at the time of transitioning:

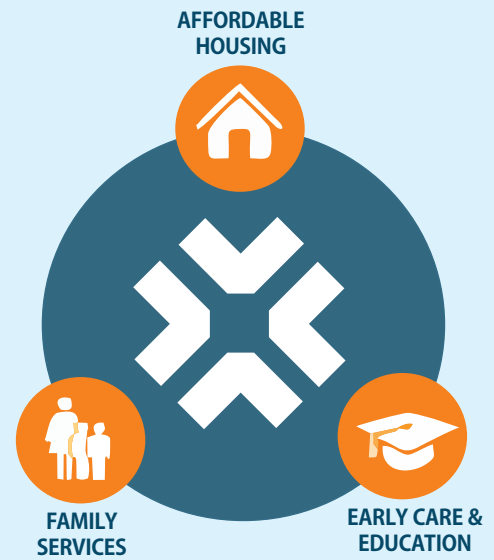
- maintain a full-time activity of employment and/or education
- show a positive change in income
- complete an educational program
- demonstrate positive changes in personal competencies
- attend 70% of required classes
- work on setting goals and demonstrate progress toward established goals

Affordable Housing provided for
150
LOW-INCOME FAMILIES

Family Services received by
390
CHILDREN AND ADULTS

Early Learning & Education provided for
158
LEARNING CENTER CHILDREN

4,507
Families Served
SINCE 1974



Of the 49 families who exited the program during the last year:

- **86%** found permanent housing
- **78%** increased their personal competencies in life skills
- **76%** maintained a full-time schedule of education and/or employment
- **94%** participated in career exploration, financial literacy and next-step housing guidance
- **78%** had a positive income change

Family Services



While living at Warren Village, parents are responsible for completing a number of program requirements including working and/or attending school, volunteering, and participating in life-skills classes.

Thirty-seven of the 49 residents who completed our program maintained a full-time schedule:

- **22 were working full-time**
- **5 were attending school full-time**
- **10 were working part-time and going to school part-time**

Sixteen residents completed an educational or career track program:

- **9 completed health care related certificate programs** (Certified Nursing Assistant, Medical Assisting, Massage Therapy and Phlebotomy)
- **2 completed a job preparation program**
- **3 Associate of Arts degrees** (Human Services, Medical Assisting and Registered Nursing)
- **1 Bachelor's degree in Graphic Design**
- **1 Master's degree in Communications**

Family Services Highlights



Our friends at the **Rocky Mountain Diaper Depot**, a local non-profit that collects and distributes diapers to agencies to directly share with low-income families, donated over 10,000 diapers in the last year.



89 children received brand new bedding through the nonprofit agency, **Sweet Dream in a Bag**, at special Treasure Time events held at Warren Village.



The **Family Services Computer Lab** received a make-over and an expansion of give new computers. College students now have greater access, along with extended hours, to this valuable study resource.



Our **Kids' Club**, an evening enrichment program for school-age and middle school children, resumed in August 2015 with the addition of a dedicated youth worker. With four nights of programming each week, we now offer a community mentoring program with **Big Brothers Big Sisters**, arts and crafts, sports, community field trips and homework assistance.

College to Career



Warren Village continues to develop an innovative College to Career program designed to propel parents into sustainable careers that earn a living wage. Concentrated workforce training programs have been identified to provide the work skills and experience necessary for middle-skill jobs, which are in demand and will provide family-sustaining wages.

Our program includes an innovative collaboration with the **Community College of Denver**. This partnership allows us to bring college credit classes onsite for residents, providing post-secondary education in a supportive environment.

With a minimum of two onsite classes each semester, we are building on the general education and core curriculum requirements that are common to a wide variety of professional certificates and fields of study.



Family Services Highlights



Through generous community support, 10 residents received financial awards from **\$12,000 donated to fund college scholarships**.



As a designated Financial Empowerment Center, Warren Village continues to provide free financial coaching in partnership with *mpowered*. As a **top-tier integration partner**, residents participate in ongoing coaching sessions to help them reduce debt and increase savings.



Six college credit classes were offered on-site through our partnership with the *Community College of Denver*. With a **75% class retention rate**, these classes are an opportunity for residents to experience post-secondary success in a smaller and supportive environment as they work towards greater career opportunities to achieve family-sustaining wages.



With help from the *Food Bank of the Rockies*, Family Services distributed over **13,000 pounds of food** through our onsite food pantry.

Learning Center

The Greta Horwitz Learning Center provided early learning and education to 158 children ages six weeks through 10 years old in Fiscal Year 2016.

- **24% of the children enrolled in the Learning Center received special needs services.** Most of these services come from the Colorado Center for Pediatric Learning and Development; and Sewall Child Development Center.
- **Proper nutrition is vitally important to young children.** A full-time chef prepares meals and snacks for our students. In the past year, we served 19,525 nutritious meals.
- **Most of the children in the Learning Center have experienced trauma.** In the past year, our licensed social worker has worked with 130 children within 10 classrooms for a total of 1,271 hours; and provided support planning meetings with parents and teachers for 24 children.



Learning Center Highlights



Warren Village is one of the few early childcare centers that has Nature-Based Outdoor Classrooms. We are nationally recognized as a shining example of a successful **Nature Explore** certified space where children grow, learn and engage with the natural world.



Teaching Strategies Gold for Infants and Toddlers continued this year. This program is part of the **Results Matter Expansion Project**, which provides professional development for our teachers in observation and assessment skills.



The Learning Center continued to collaborate with community partners and increase resources for children and families. Partners include: **Dardano's** for summer gymnastics; the **Colorado Ballet Company**; the **Denver Public Library**; the **Denver Zoo**; the **Lion's Club**; the **Center for Speech, Hearing and Language**; **Denver Parks and Recreation**; and **CenturyLink**.

Transitional Housing

Warren Village has 93 residential apartment units located in Denver’s Capitol Hill neighborhood. This past year:

- **62 families moved out**
- **average length of stay was 20 months**
- **86% of those who moved out found permanent housing**

The Warren Village First Step program, in partnership with Denver’s Road Home and located on North Federal Boulevard, has 13 transitional housing units. In fiscal year 2016:

- **26 families and 22 children were served**
- **of the 10 First Step Families who exited the program, 84% found permanent housing**

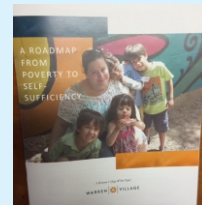
Housing Reception Highlight

Warren Village residents are much more secure now, with additional security coverage each weekday and improved exterior camera coverages. Additionally, a new Housing Reception position was created in early 2015 which enhances the housing application process, program and connection with residents.



White Paper on Poverty

Warren Village published a White Paper, *A Roadmap from Poverty to Self-Sufficiency*, in January 2016. The report reflects important issues that Warren Village residents encounter: poverty, homelessness, educational attainment, making a living wage, cost of childcare, and the “Cliff Effect.” In partnership with **Ascend at the Aspen Institute**, the paper also addresses the Two-Generation model that gives attention to parents and children equally.



Close to Home Campaign

Warren Village is proud to be part of the Close to Home (CTH) public will-building campaign to address the issue of homelessness. The campaign is funded by **The Denver Foundation** and began in November 2015. Warren Village leads the Hand Up Collaborative, which is one of three collaboratives that make up the CTH Grassroots Network. The goal of the campaign is to persuade public opinion by painting a truer and more authentic picture of homelessness in the Denver metro area.





Volunteer Services

Volunteers provide an invaluable service to our work at Warren Village. In Fiscal Year 2016 a total of 841 volunteers provided 17,941 hours of service!

- Warren Village partnered with St. Mary's Academy, Regis High School, Big Brothers Big Sisters, and Volunteers of America to provide tutoring and Learning Center classroom support.
- The Healthy Beginnings Clinic through the University of Colorado Medical School generated 732 volunteer hours providing medical care to our families.
- 190 volunteers contributed 1,300 hours of work to evening childcare in support of our Life Skills program.
- Approximately 200 volunteers donated their time to make our annual Holiday Shop a joyful and successful day for families.
- The Foster Grandparents from Volunteers of America served almost 3,000 hours in the Learning Center.
- Our Board of Trustees volunteered thousands of hours of service.



2016 Volunteer Awards



Trustee Award
Tammy Abramovitz



Legacy Volunteers of the Year
Helen and Lyle Stewart



Volunteer of the Year
Carol Balkcom



Youth Volunteer of the Year
Maggie Longenecker



Alumni Volunteer of the Year
Victoria McCammon



First Step Volunteers of the Year
The LeFever Family



Volunteer Group of the Year
Altria Group Distribution Company



Volunteer Collaboration of the Year
Sherwin-Williams &
Toni Hesse/Jasmine Interiors

Gratitude and Determination

Essie and her 4-year-old daughter Cata'liyah have been part of the Warren Village community since December 2013. The circumstance that brought them here were heart-breaking; but in the midst of those challenges, they found hope.

Before coming to Warren Village, Essie lived with and helped take care of her grandmother and niece. Both her mother and brother had passed away within a year of each other, and the responsibility fell to Essie. While working as a nanny, she supported her diabetic grandmother and tried to provide emotional support to her niece who had already experienced many traumas in her young life. When Essie became pregnant, she ended up on bed rest, and her daughter was born early at 28 weeks. After three months in the hospital, the thought of bringing her premature daughter home to her current living situation was overwhelming. It was then that a nurse referred Essie to Warren Village.

Having a home for just her and her daughter as well as a safe place for Cata'liyah to receive care was wonderful. Of the staff in the Warren Village Learning Center Essie shares, "They have been amazing! My daughter is doing so well and has made significant progress." Essie has made incredible progress too. She attended the Community College of Denver and took advantage of some of the college courses offered on-site at Warren Village through the College to Career program. She recently completed her Associate's Degree and is pursuing her Bachelor's degree in Human Services at Metro State University.

Essie is thankful for the people of Warren Village, "I'm so grateful for those we've met along the way who have been there to support us. It's very humbling. I've met the most amazing Family Advocates who have helped shepherd my journey to self-sufficiency."



For single parents like Essie, a welcoming, safe community like Warren Village can foster vital support networks and relationships.

Fundraising Highlights

Warren Village held its *Come Out & Play* Fall Gala at The ART hotel on October 16, 2015. The evening featured an exclusive performance of “Sibling Revelry” by Tony-nominated sisters Ann Hampton Callaway and Liz Callaway. The event raised \$140,000 for the Greta Horwitz Learning Center.

On February 19, 2016 Warren Village presented its All-Star Luncheon at the Marriot Denver City Center, raising \$200,000 in support of our work for single-parent families. The event featured an inspiring keynote presentation by Oscar-winning actress and activist Marlee Matlin, and honorees, Sheila Bugdanowitz, President and CEO of the Rose Community Foundation, and Jodi Rolland, Colorado State and Denver Market President of Bank of America.



Donor Highlight

“We are firm believers in supporting programs that encourage individuals to improve their situation through education and training.



Warren Village gives single parents the resources and support to enable them to become self-sufficient. We have had the honor of meeting a number of Warren Village alumni and their stories are inspiring considering all that they have had to overcome.

We believe that Warren Village is one of the best run nonprofit organizations in our community. Thanks to the outstanding leadership and staff of Warren Village, they are making real and lasting changes to our communities and giving hope to families who need it most.”

Laura and Mike Richards

Thank You Donors!

Warren Village is honored to recognize contributions from the following donors from Fiscal Year 2016 (April 1, 2015 to March 31, 2016):

**Indicates donors who made a contribution through United Way*

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\$100,000+

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William G. McGowan Charitable Fund

\$50,000 - \$99,999

The Anschutz Foundation
Buell Foundation
Denver Post Charities, a McCormick Foundation Fund

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Helen K. and Arthur E. Johnson Foundation
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The Jay and Rose Phillips Family Foundation of Colorado
Rose Community Foundation
The Women's Foundation of Colorado

\$10,000-\$19,999

The Sam S. Bloom Foundation
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Virginia W. Hill Foundation
Metro Denver Dental Foundation
U.S. Bank Foundation
The Women's Forum of Colorado Foundation
Xcel Energy Foundation

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KeyBank Foundation
Rose Youth Foundation
Schlessman Family Foundation, Inc.
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Wells Fargo Foundation

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Scott Family Foundation II
Harry L. Willett Foundation
The Randal H. Woods Fund

\$250-\$999

Foster Family Fund
Pulliam & Mercer Charitable Trust



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\$20,000-\$49,999

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Encana Cares Foundation

\$5,000-\$9,999

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The Business Journals
Vectra Bank Colorado *
Walker Parking Consultants
Western Union Gift Match Program
Whiting Oil & Gas Corp.

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\$100,000+

Denver Department of Human Services – Warren Village
First Step Program
Energy Outreach Colorado
Mile High United Way

\$5,000-\$9,999

AMP the Cause
United Way of Metropolitan Chicago
Women With A Cause Foundation

\$1,000-\$4,999

America's Road Home, Inc.
Greater Twin Cities United Way
Rotary Club of University Hills
Truist - United Way of Tri-State, Inc.
United Way of Amarillo & Canyon
Women's Independence Scholarship Program, Inc.

\$250-\$999

AAA Colorado Auto Source #6
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Colorado Housing and Finance Authority
East Denver Kiwanis Foundation
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and Southern New Jersey
United Way of Massachusetts Bay
United Way of Tri-County, Inc.
Warren Village Alumni Association
Warren Village L.E.A.D.

FAITH-BASED ORGANIZATIONS

\$5,000-\$9,999

Cherry Creek Presbyterian Church

\$1,000-\$4,999

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Parker United Methodist Church
Spirit of Christ Catholic Community
St. Vincent de Paul Society
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University Park United Methodist Church

\$250-\$999

Christ Church/Women United Methodist of Denver
Durango United Methodist Women
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Grace United Methodist Church of Denver
Monthalia United Methodist Church
The North Park Community United Methodist Church
Parkview Congregational Church
Phillips United Methodist Women
St. Andrew United Methodist Church of Highlands Ranch
Trinity United Methodist Church of Elk Mound
Yuma United Methodist Church/Women



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\$10,000-\$19,999

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Ms. Aryn O'Donnell
Kathi and Doug Perryman
Greg and Christine Petty
Mr. Daniel Pfeiffer *
James and Lillian Sue Phelps
Gian and Colleen Porro
Mr. Mario J. Portocarrero
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Donna and Larry Ralston
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Ms. Jenna Samek
Ms. Lara Sanders
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 Ms. Laura Sneideringer
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 Amy and Todd Tantillo
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 Mr. Ed Williams
 Ms. Audrienne "DeDe" Williams
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 Karen and Richard Wolf
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Ms. Jennifer Wong *
 Mr. Greg Wragge
 Ms. Vicki Wright
 Dr. Jerry Yager
 Mr. Cary H. Yuan *
 Christina and Marc Zitek
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 Ms. Julie A. Mordecai
 Ms. Marilyn Anderson by
 Ms. Elizabeth G. Anderson
 George Anderson
 Gary and Lola Bingham
 Ms. Kim Bingham
 Ms. Susannah Colton
 Ms. Kendra Greb
 Anna Ardinger by
 Ms. Beverly Ardinger Brown
 Warren Village's Red Balloon Society by
 Ms. Theresa Graf
 Ms. Trudy Barlow by
 Ms. Ronda B. Smith
 Russ and Mae Bean by
 Colin and Valerie Claus
 Ed Beck by
 Mr. Alan Stein
 Chuck Borgman by
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 Ms. Elena Cappella
 Ms. Betty Caruso by
 Ms. Anita Zonker
 Ms. Jan Chapman by
 Ms. Mary Wamsley
 Ms. Alana Chartier's 30th Birthday by
 Athanasia Christou
 Ms. Helen Coulson by
 Mr. Paul R. Coulson
 Mr. Kyle T. Craig by
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 Ms. Judy Tate
 Cary Davis by
 Carolyn and Don Etter

Leone Deskin by
 Ms. Sandra S. Deskin
 Dr. Shelley Dworet and Ben Flitter by
 David and Debra Flitter
 Steph Eberl by
 Mr. Jeff Eberl
 Dave and Becca Eggleston and their children by
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 Vickers Family by
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 Jill Farquhar by
 Ms. Lois Paul
 Scott and Katie Goodwin by
 Ms. Jenna Samek
 The Happel Family by
 Carolyn and Don Etter
 Wash House by
 Ms. Nichole Kilbourn
 Chuck and Carol Jansch by
 Ms. Nicole L. Jansch
 Arthur Jarvis by
 Mr. Paul G. Jarvis
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 Jeff and Kelly Chopin
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 daughter by
 Ms. Luz Sherman
 Drew Peterson by
 Ms. Katherine Ross

Breck and Ellania Petramala by
 Mr. Rocco Petramala
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 Carolyn and Don Etter
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 Kathleen Reilly by
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 Mr. Eli Ringel by
 Steven and Joan Ringel
 M. Carl H. Ritz by
 Ms. Wendy Ritz
 The Sandy Family by
 Mr. Dave Richman
 Warren Village Staff by
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 Ms. Patricia A. Roser
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 Charles and Sheila Tennyson by
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 Mr. Mark Waddell by
 Pat and Tony Selby
 The Warshauer Family by
 Carolyn and Don Etter
 Merilee, Trent, Caden & Mattie Zimbelman
 by Ms. Joanne Bircher

MEMORIALS

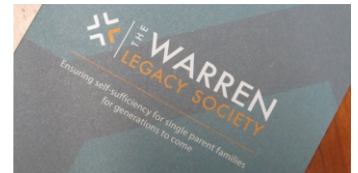
Mr. Edward Alexander by
 Ms. Claudia Alexander
 Mr. Dick Bradford by
 Rick and Jen Bradford
 Ms. Caroline Carlson
 David Choate by
 Jan and Gary Friedland
 Mr. Anthony 'Tony' DeNovellis by
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 AAA Club Partners, Inc.
 AAA Colorado Auto Source #6
 AAA Hudson Valley
 AAA Northway
 AAA Oklahoma
 AAA South Jersey
 American Automobile Association

American Direct Marketing Resources, Inc.
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 Lola and Charles Wilcox
 Wayne and Gail Zarlenigo
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 Mrs. Caroline H. Lewis
 Phyllis W. Dunlap by
 Mr. Lewis Dunlap

John Fahrenkrog by
 Mr. Alan Stein
 Marian May Gangel by
 Mr. Scott Scheirman
 Marian Gangel and Fee Shem by
 Ms. Talya Bosch
 Mr. Todd Gangel
 Ms. Anita Hutner
 Bill Mertz and John Frel
 Ms. Lauren Moser
 Ms. Melissa Ronacher
 Shirley Geers by
 Ms. Constance Emge
 Kristen Marcia Hoodak by
 Ms. Martha Hoodak
 Mrs. Greta L. Horwitz by
 The Nancy & Robert Schulein Fund
 Greta and Irwin Horwitz by
 Bain Family Foundation
 Irwin Horwitz by
 The Reverend Ed Beck
 Ms. Jacquie Chappell-Reid
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 Robert and Susan Wenger
 Ms. Joanne York by
 Vicki and Marc Carpenter
 Bill, Kathy, Bob and Donna Ducanis
 James and Joanne Fyda
 Marianne and Timothy Fyda
 Ms. Kathleen Fyda-Turner
 Claudia and Jim Johnson



The Warren Legacy Society is comprised of individuals and families who have generously named Warren Village as a beneficiary of their estate. Members of this group help ensure that Warren Village can continue its comprehensive work to transform the lives of single-parent families who are on the path to self-sufficiency.

To learn more about the
 Warren Legacy Society please call
 303.320.5052.

Board of Trustees



Officers

- Brian Sandy**, *Chair* | President, Signature Select LLC - IMA, Inc.
- Tammy Abramovitz**, *Vice-Chair* | Community Volunteer and Philanthropist
- Guy Cornelius**, *Past-Chair* | President, Vine Street Consulting, Inc.
- Jennifer J. McPeck**, *Treasurer* | Chief Financial Officer - Janus Capital Group, Inc.
- Mary A. Wells**, *Secretary* | Attorney at Law - Wells, Anderson & Race, LLC

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- Julie Clark** | Founder - Baby Einstein Company & JoyBox Studios
- Angela Coleman** | Corporate Events and Meetings Manager - KPMG, LLP
- Kyle Craig** | Principal - Outlook Consulting, Inc.
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- Katie M. Goodwin** | Senior Assistant University Counsel
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- Tracey Stewart** | Investment Director, Family Economic Security
Gary Community Investments & The Piton Foundation
- Caroline Turner** | Principal - DifferenceWORKS, LLC
- Mark Waddell** | Retired Senior Product Manager - Qwest Communications

Mission

Warren Village exists so low-income single parent families can achieve personal and economic self-sufficiency.

Vision

Warren Village is the nationally recognized leader for moving people from poverty toward self-sufficiency.

Values

Collaboration | We realize success is a product of teamwork and believe in the power of individual commitment to a group effort. We foster partnerships within our own organization and with our broader community.

Integrity | We are consistently transparent, truthful and ethical in our actions and communications.

Inclusion | We are committed to diversity in all its forms and value individual perspectives and contributions. We create an environment of inclusiveness in which all feel valued and heard.

Accountability | We hold our staff, volunteers, board, residents, and all involved with Warren Village responsible for their actions. We understand that meeting our individual and collective obligations is fundamental to achieving our mission and upholding our commitments to the public.

Empowerment | We help our residents leverage their unique strengths on their journey to reach their full potential. We foster an environment in which staff, board members, volunteers and donors can make a lasting impact on the organization and community.

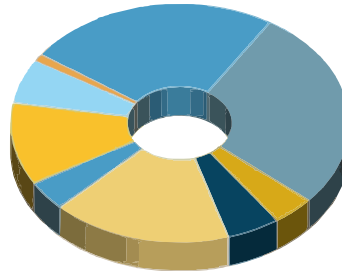
Excellence | We strive for the highest quality effort, output and results in all of our endeavors.

Financial Statement

Fiscal Year 2016 (April 1, 2015 - March 31, 2016) was a strong financial year as our net assets increased by .88% from the previous year. The increase is due to solid revenues and controlling expenses. The Statement of Financial Position shows the Current Ratio is 5.8%.

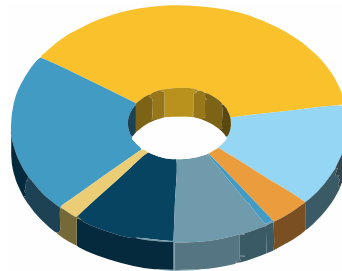
Revenue, Gains and Support

Operating Support:		
Foundations	\$781,008	17%
Government	\$172,839	4%
Individuals	\$503,433	11%
United Way	\$256,918	6%
Religious/Business/Civic	\$55,536	1%
Program Service Revenue:		
Housing	\$1,078,822	24%
Learning Center	\$1,209,517	27%
In-Kind Donations		
Special Events	\$188,990	4%
	\$226,858	5%
Total Revenue, Gains and Support	\$4,473,921	100%



Operating Expenses

Affordable Housing	\$898,314	22%
Learning Center	\$1,533,585	38%
Family Services	\$582,837	14%
Warren Village First Step	\$176,126	4%
Volunteer Services	\$81,154	2%
Warren Village Without Walls	\$41,105	1%
Management and General	\$375,396	9%
Development	\$392,611	10%
Total Operating Expenses	\$4,081,128	98.3%
Change in Net Assets	\$392,783	1.7%
Depreciation/Amortization Expense	(\$241,472)	
Investment Gain	(\$81,119)	
Total Change in Net Assets	\$70,202	



Financial Position

Current Assets:	
Cash	\$1,710,783
Accounts Receivable	\$139,852
Prepaid Expenses	\$92,385
Grant Receivable	\$45,195

Total Current Assets \$1,988,215

Restricted Cash - Tenant Deposits	\$23,848
Investments	\$2,043,869
Property and Equipment - Net	\$4,328,139
Escrow Deposits	\$360,614

Total Assets \$8,744,685

Current Liabilities:	
Accounts Payable	\$142,752
Accrued Payroll Costs	\$201,364

Total Current Liabilities \$344,116

Long-Term Liabilities	
Long-Term Debt	\$300,000
Accrued Management Fees	\$28,815


Total Liabilities \$672,931

Net Assets	
Designated by Board	\$570,651
Net Investment in property	\$4,328,139
Undesignated	\$3,012,698

Total Unrestricted Net Assets \$7,911,488

Temporarily Restricted Net Assets	\$12,820
Permanently Restricted Net Assets	\$147,446

Total Net Assets \$8,071,754
Total Liabilities and Net Assets \$8,744,685



For over four decades Warren Village has improved the quality of life for more than 4,500 families. Located in the Capitol Hill neighborhood of Denver, Colorado, Warren Village is a unique family community nationally recognized for its programs to help motivated low-income, single parent families move from public assistance to personal and economic self-sufficiency. Through its comprehensive program of affordable housing, on-site nationally accredited child care and education, supportive family services, and educational guidance and career development, Warren Village has helped transform the lives of generations of families.

Warren Village
1323 Gilpin Street | Denver, CO 80218
303.321.2345 TEL | 720.941.9016 FAX
www.warrevillage.org

