

*Offering hope and changing lives
one household at a time.*



Annual Report 2006-2007

Changing lives

A faith-based approach serving people

Scripture tell us “The Wise man builds his house upon the rock” (Matthew 7-24). At Community Warehouse, we regard that as sound advice and strive to put it into practice proclaiming the love of Jesus Christ in practical ways.

Community Warehouse is a non-profit provider set up to serve people in the Milwaukee

community with affordable home and facility improvement materials. We partner with individuals, contractors, builders, manufacturers, retailers and foundations to supply the building materials and other resources that are needed to rebuild Greater Milwaukee’s underserved communities.

New materials at a fraction of retail prices help families make homes more livable, churches more inviting, community facilities more functional and neighborhood service centers more effective.

Community Warehouse also helps people rebuild their lives providing job opportunities, team-work experiences and faith development, guiding them to become positive and productive members of the community.



Dear friends and partners,

I have had the distinct privilege of being a part of this organization working very closely with the Board of Directors as well as our wonderful staff. It has been a humbling experience and we are thrilled the community has bought on to what our heart’s desire is: Offering hope and changing lives one household at a time.

We spent three years planning our ministry and held our grand opening June 27, 2005. This inaugural annual report encapsulates those two years of operation with our financial reporting for our second fiscal year July 2006 through June 2007. While plans, procedures, and strategies are fluid, our *vision* is clear and our *mission* controlled.

As you can see from the photo, Milwaukee’s redevelopment zone is in dire need for an organization like ours to come alongside the residents to help beautify their respective neighborhoods. From a marketing perspective, when one homeowner uses materials from Community Warehouse to improve his residence, soon the neighborhood begins to be transformed—one household at a time!

We are making a significant mark in Milwaukee’s central city.

Fondly,

George Bogdanovich
Executive Director
Community Warehouse



A partnering process

Matching up resources with needs

In just two and one-half years...

- 962 households served
- 67 non-profit organizations served
- More than 10,000 sales transactions
- \$2.9 million in material donations at retail value
- \$572,000 in sales/nearly \$2 million in retail value

Partners make it possible through tax-deductible gifts

- 98 companies have donated materials
- 35 individuals have made material donations
- 66 companies and organizations contributed financially
- 75 individual financial donors

Here's how Community Warehouse works. Contractors, builders, manufacturers, retailers and others donate unused building materials and supplies to us which we sort, grade, price and display at our warehouse in Milwaukee.

These materials and supplies are made available to both non-profit organizations and residential property owners located in Milwaukee's Redevelopment Zone for at least 75% off the recommended retail value.

The shopping experience at Community Warehouse is comparable to large home building supply retailers with materials and supplies categorized and displayed for convenient viewing. Shoppers find everything from sinks and bathtubs to flooring and ceiling tiles...from doors and windows to shingles and siding...from paint and stains to bricks and drywall...from plywood paneling to kitchen cabinets.



A full range of donated supplies and materials help people work to improve Milwaukee homes and neighborhoods.

Financial donors

Acme Systems, Inc.
Advanced Roofing
American Cleaners, Inc.
American Subcontractors Association
Assurant Health Foundation
AT&T
Bank One Foundation
C.D. Smith Construction
Canterbury Realty LLC
Carity Land Corp.
Caveman Productions, Inc.
Christian Faith Fellowship
Christian Stewardship Foundation
Computer Technologies of Wisconsin
Custom Design Organizational
Dave Droegkamp
Drake Environmental, Inc.
Elmbrook Church
Emile Banks & Associates
Great Lakes Golf Products
Greater Milwaukee Foundation, Inc.
Guyers Builder Supply, Inc.
Habash Habash & Rottier
Harry C. Glinberg Jewelers
Helen Bader Foundation
Heuler Tile Company, Inc.
Hope Street
Investors Bank
Joy Global Foundation
JPMorgan Chase Foundation
Kelben Foundation

Kitchen Craft Builders
Kitchen Creators, Inc.
Luebke Construction, LLC
M&I Foundation
M.B.A. Women's Council
M.K. Floors, Inc.
Megal Development Corp.
Metropolitan Builders Association
Milwaukee Western Bank
Nathan Trotter & Co., Inc.
Northwestern Mutual Foundation
Omni Tech
Park Bank Foundation
Pieper Power Foundation
Robert W Baird
Schroeder Group
Spring Creek Church
Spruce CPA, S.C.
Stackner Family Foundation
Staff Up Midwest
Tandem Developers, LLC
The Atlanta Christian Foundation
The Bradley Foundation
The Equitable Bank
The Home Depot Foundation
Thousand Hills Foundation
United Way
Wells Fargo Foundation
Wisconsin Energy Corp. Foundation
Over 75 generous individuals

Partnerships for improvement

Financial and material donors are behind the success stories



Financial donors:

- Donate to individuals and organizations located in Milwaukee's under-served neighborhoods improving the quality of their homes and lives.
- Contribute towards the upgrading of Milwaukee's Redevelopment Zone as well as the economy of the entire city and surrounding area.
- Receive a tax deduction for donations to Community Warehouse, a qualified non-profit organization.

Material donors:

- Provide individuals and organizations located in Milwaukee's under-served neighborhoods with an improved quality of life through accessibility to quality home improvement materials.
- Increase floor and storage capacity by donating unused, overstocked or slightly damaged product.
- Contribute to a non-competitive resource, improving the Milwaukee community without risking the loss of potential customers.
- Receive a tax deduction.

Material donors

A. Fillinger, Inc.
ABC Supply Co., Inc.
Able Distributing
Acceta Millwork, Inc.
ACME Supply Inc.
Affordable Bath & Kitchen
Alpine Plywood Corp.
Amerhart
American Thermal Energy Corp.
B&E General Contractors, Inc.
Badger Building Supply, Inc.
Bay View Plumbing
BBC Lighting
Bielinski Homes
Blair's True Value Hardware
Bliffert Lumber & Fuel
Blue Ribbon Flooring
Boehm-Madisen Lumber Co., Inc.
Bohmann Plumbing Co.
Butler Building Supply
Cabinetwerks Design Studio
Callen Construction
Canterbury Custom Homes, Inc.
Carpet Town
Carpets Plus Color Tile of Oconomowoc
Cedar Siding
Cedarburg Lumber Co.
Century Development, Ltd.
Champion Windows of Milwaukee
Childcrest Tile & Stone
Clear Choice USA
Closet Concepts, LLC
Cobblestone Builders
Contract Painting Corporation

Custom Design Associates
Do It Yourself Bathroom Center
Drexel Interiors
Dudzick Enterprises, Inc.
Elektra Lights & Fans
Elliot's Ace Hardware
Enterprise Lighting LTD.
Exclusive Millwork, Inc.
Finial, The
General Lumber & Supply Co., Inc.
Good Electric
Granite Surfaces International
Guyer's Builder Supply, Inc.
H.W. Theis Company
Hallman Lindsay
Hardware Accents
Harris Lumber
Hein Electric Supply Company
Heuler Tile Company
J. Anthony Homes
Jeff Horwath Family builders
John Lincoln
Johnson Design Inc.
Jon Schlagenhaft Design
Kennedy Hahn Appliance
Kitchen Creators, Inc.
Kitchen Kraft Builders of Milwaukee, Inc.
Kohls Floor Covering
Kohl's Photo Studio
Kopfmann
Kowalske Design Studio
Kowalske's Earth Sense Energy Systems
Kuhs Quality Homes, Inc.
Lakeside Development Company
Luebke Construction, LLC

Lumber Liquidators
Mader's Carpet & Cabinets
Malkin's Carpets
Mark Carstensen Construction
Mautz Paint Co. (Sherwin-Williams)
Milwaukee Electric Tools
Mulligan & Associates, Inc.
Nashotah Homes, Inc.
National Glass
Neu's Building Center
O'Leary Plumbing & Heating
Productive Builders, Inc.
Puhl's True Value
Quality Building Products
Renewal by Anderson
Rundle-Spence Mfg. Co.
Shannon Sales
Signature Lighting
Standard Electric Supply Company
Stock Building Supply
Teuteberg, Inc
T. Fischer Improvements Inc.
The Gutter Co., Inc.
Tri-Town Heating and Air Conditioning Co.
United Building Center
Unlimited Windows
Wallboard, Inc.
Wasco
Wicks Wood Floors, Inc.
Window World of Milwaukee
Wisconsin Windows Sales
Wood Specialties, Inc.
Zuern Building Products, Inc.
Over 35 generous individuals

Thank you.



Financial accountability

A commitment to a return on investment

BALANCE SHEET JUNE 30, 2007

ASSETS		
CURRENT ASSETS		
Cash and Cash Equivalents	\$237,361	
Grants Receivable	15,000	
Prepaid Expenses	1,449	
Inventory	127,282	
Total Current Assets		\$381,092
FIXED ASSETS		
Vehicles	\$4,500	
Computer Equipment	28,300	
Building	300,000	
Capital Improvements	126,891	
Accumulated Depreciation	(44,968)	
Total Fixed Assets		414,723
TOTAL ASSETS		\$795, 815
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES		
Accounts Payable	\$8,634	
Accrued Payroll	4,907	
Total Liabilities		\$13,541
NET ASSETS		
Unrestricted	\$767,274	
Temporarily Restricted	15,000	
Total Net Assets		782,274
TOTAL LIABILITIES AND NET ASSETS		\$ 795,815

STATEMENT OF ACTIVITIES JUNE 30, 2007

REVENUE	Unrestricted	Temporarily Unrestricted	Total
Contributions	\$109,925	\$15,000	\$124,925
Donated Goods	164,284	---	164,284
Membership Dues	16,650	---	16,650
Investment Income	9,079	---	9,079
Product Sales	157,043	---	157,043
Total Revenues	\$456,981	\$15,000	\$471,981
EXPENSES			
Program Services	\$312,677	---	\$312,677
Management and General	82,922	---	82,922
Fund Raising	10,039	---	10,039
Total Expenses	\$405,638	---	\$405,638
CHANGE IN NET ASSETS	\$51,343	\$15,000	\$66,343
Net Assets, Beginning of Year	715,931	---	715,931
NET ASSETS, END OF YEAR	\$767,274	\$15,000	\$782,274

Watch us grow

After just two years of operation, initial goals have been surpassed. Continued growth provides new opportunities as well as new challenges.

Membership

Belonging makes Community Warehouse work to the benefit of the community.

Community Warehouse is a membership organization and only members are eligible to purchase materials to make sure homes and neighborhoods benefit.

To qualify for membership individuals must meet the following requirements:

- Be a resident or own property in Milwaukee's Redevelopment Zone.
- Agree to use the product in their own homes or properties.
- Pay an annual fee of \$25.
- Be sponsored by one of our Non-profit organization members.

Non-profit Organizations also have conditions for membership:

- Be located and serve in Milwaukee's Redevelopment Zone.
- Agree to use the products for their own property or in accomplishing their mission.
- Pay an annual fee of \$100.
- Provide Federal and State Tax Exempt information.

Neither individual nor non-profit organization members may resell products purchased from Community Warehouse.



People served

- \$40 average sale per customer with a \$200 material retail value
- Average savings of 80% per purchase
- 60% Southside customer base (within 2 mi.)
- 40% Northside customer base (within 6 mi.)

Board of Directors

E. Everett Edwards, Chair Person
Retired Corporate Executive

Emile H. Banks, Director
Attorney

Bradley Sebena, Treasurer
Certified Public Accountant

Robert Hill, Director
Business Executive

Mark Ward, Director
Business Executive

Jeff Horwath, Director
Building, Business Owner

Robert Wulf, Director
Business Executive

John Lesko, Director
Retired Executive

Staff



Back Row: Israel Cordova Jr, Warehouse Staff; Jacob Maclin, Warehouse Staff; Jill Rennick, Administrative Manager; Brent Halfwassen, Warehouse and Procurement Manager; Ray Curtiss, Warehouse Staff; Michael Poser, Warehouse Staff. **Front Row:** Katie Schaefer, Warehouse Staff; Alan Damato, Warehouse Staff; George Bogdanovich, Executive Director; Marta Alamo, Warehouse Staff.

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The Community Warehouse

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Milwaukee, WI 53204

414-383-7792

www.Thecommunitywarehouse.org