The House You Built: Celebrating 40 Years of Fearless Advocacy

Forty years ago, a small group of committed citizens were concerned about hunger and homelessness. Most people think of Patricia Hussey and Barbara Ferraro whose dynamic and tenacious leadership invigorated Covenant House for our first 25 years.

But it was a small band of individuals that fueled a city’s imagination for what Covenant House would become. There were four people who played the most pivotal roles: Bob Rodecker, the first President of the Covenant House Board of Directors; Pat Perelman, the first Director; Jim Lewis, the Rector at St. John’s Episcopal Church at that time; and Milford Zeigler, who organized the renovation of the original house next door to St. John’s.

The seeds for what would become Covenant House were planted in the 1970s. Members of several downtown churches and synagogues were concerned about hunger and homelessness in Charleston. The momentum from the faith community grew into social action and the Charleston Interfaith Council on Social Concerns was formed. Excerpted from the oral history project by Julie Pratt.

As we honor our history, we do so with the boldness and courage that lies within us.

With gratitude,

Reverend W. Patterson Lyles
President, Board of Directors

Ellen Allen
Chief Executive Officer

Covenant House’s new mural is one outcome of our efforts to decrease the prevalence of tobacco use in the LGBTQ+ community.

Covenant House Staff

Chief Executive Officer: Ellen Allen
Director of Operations: Ann E. Role
Program Director: Briana Martin
Property Manager: Phil Thalas
Finance Manager: Stay Reynolds
RN: Kay K Whiteside (Niece of Michael Jones)

CONNECT WITH US

@wvcovenanthouse

E. 8, 9, 10

40 YEARS OF HOPE

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40 YEARS OF HOPE
## Statement of Financial Position
December 31, 2020 with Comparative Totals as of December 31, 2019

### Assets

<table>
<thead>
<tr>
<th>2020</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Current Assets</strong></td>
<td></td>
</tr>
<tr>
<td>Cash and cash equivalents</td>
<td>$84,142</td>
</tr>
<tr>
<td>Grant receivable</td>
<td>$55,327</td>
</tr>
<tr>
<td>Accounts receivable—related party</td>
<td>297,598</td>
</tr>
<tr>
<td>Accounts receivable—unrelated parties</td>
<td>34,632</td>
</tr>
<tr>
<td>Prepaid expenses</td>
<td>30,853</td>
</tr>
<tr>
<td><strong>Total Current Assets</strong></td>
<td>$430,117</td>
</tr>
<tr>
<td>Property and equipment, at cost</td>
<td></td>
</tr>
<tr>
<td>Land</td>
<td>$410,491</td>
</tr>
<tr>
<td>Building and improvements</td>
<td>1,784,777</td>
</tr>
<tr>
<td>Equipment and furnishings</td>
<td>271,859</td>
</tr>
<tr>
<td>Landscaping</td>
<td>48,587</td>
</tr>
<tr>
<td><strong>Total Property and Equipment</strong></td>
<td>$2,567,724</td>
</tr>
<tr>
<td>Less accumulated depreciation</td>
<td>1,118,127</td>
</tr>
<tr>
<td><strong>Total Other Assets</strong></td>
<td></td>
</tr>
<tr>
<td>Beneficial interest in perpetual trust investments</td>
<td>4,461</td>
</tr>
<tr>
<td><strong>Total Assets</strong></td>
<td>$4,152,278</td>
</tr>
</tbody>
</table>

### Liabilities and Net Assets

<table>
<thead>
<tr>
<th>2020</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Current Liabilities</strong></td>
<td></td>
</tr>
<tr>
<td>Accounts payable</td>
<td>$54,836</td>
</tr>
<tr>
<td>Accrued payroll and withheld taxes</td>
<td>25,342</td>
</tr>
<tr>
<td>Accrued annual leave</td>
<td>41,421</td>
</tr>
<tr>
<td>Grant funds received in advance</td>
<td>18,231</td>
</tr>
<tr>
<td><strong>Total Current Liabilities</strong></td>
<td>$160,490</td>
</tr>
<tr>
<td><strong>Net Assets</strong></td>
<td>$3,638,788</td>
</tr>
<tr>
<td>Without donor restrictions</td>
<td></td>
</tr>
<tr>
<td>Unrestricted</td>
<td>$1,506,395</td>
</tr>
<tr>
<td>Designated</td>
<td>$1,334,760</td>
</tr>
<tr>
<td><strong>Total without donor restrictions</strong></td>
<td>$2,841,155</td>
</tr>
<tr>
<td>With donor restrictions</td>
<td></td>
</tr>
<tr>
<td>Land</td>
<td>$41,212</td>
</tr>
<tr>
<td>Endowment</td>
<td>$41,242</td>
</tr>
<tr>
<td><strong>Total with donor restrictions</strong></td>
<td>$82,454</td>
</tr>
<tr>
<td><strong>Total Net Assets</strong></td>
<td>$3,692,653</td>
</tr>
</tbody>
</table>

## Statement of Activities
For the Year Ended December 31, 2020 with Comparative Totals for the Year Ended December 31, 2019

### Support and Revenues

<table>
<thead>
<tr>
<th>2020</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Without Donor Restrictions</strong></td>
<td><strong>With Donor Restrictions</strong></td>
</tr>
<tr>
<td><strong>Support</strong></td>
<td></td>
</tr>
<tr>
<td>Contributions</td>
<td>$741,940</td>
</tr>
<tr>
<td>Government grants</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total Support</strong></td>
<td>$741,940</td>
</tr>
<tr>
<td><strong>Revenues</strong></td>
<td></td>
</tr>
<tr>
<td>Program service fees</td>
<td>2,214</td>
</tr>
<tr>
<td>Investment income</td>
<td>173,876</td>
</tr>
<tr>
<td>Special Events</td>
<td>27,433</td>
</tr>
<tr>
<td>Paycheck Protection Program</td>
<td>-</td>
</tr>
<tr>
<td>Rental income, net of expenses of $10,876</td>
<td>9,076</td>
</tr>
<tr>
<td><strong>Total Revenues</strong></td>
<td>$2,473,822</td>
</tr>
</tbody>
</table>

### Support and Revenues

<table>
<thead>
<tr>
<th>2020</th>
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<tbody>
<tr>
<td><strong>Total Support and Revenues</strong></td>
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### Net Assets

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<td></td>
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<tr>
<td>Unrestricted</td>
<td>$1,506,395</td>
</tr>
<tr>
<td>Designated</td>
<td>$1,309,613</td>
</tr>
<tr>
<td><strong>Total without donor restrictions</strong></td>
<td>$2,816,008</td>
</tr>
<tr>
<td>With donor restrictions</td>
<td></td>
</tr>
<tr>
<td>Land</td>
<td>$118,891</td>
</tr>
<tr>
<td>Endowment</td>
<td>$435,308</td>
</tr>
<tr>
<td><strong>Total with donor restrictions</strong></td>
<td>$554,199</td>
</tr>
<tr>
<td><strong>Total Net Assets</strong></td>
<td>$3,470,207</td>
</tr>
</tbody>
</table>

### Change in Net Assets

<table>
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<tr>
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<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Without Donor Restrictions</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Change in Net Assets</strong></td>
<td>$244,703</td>
</tr>
<tr>
<td><strong>With Donor Restrictions</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Change in Net Assets</strong></td>
<td>$181,207</td>
</tr>
</tbody>
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### Financial Position

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<td>Other Assets</td>
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<td><strong>Total Assets</strong></td>
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<tr>
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</thead>
<tbody>
<tr>
<td><strong>Liabilities</strong></td>
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<tr>
<td>Current Liabilities</td>
<td>$160,490</td>
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<tr>
<td><strong>Total Liabilities</strong></td>
<td>$160,490</td>
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### Covenant House

- **HIV/AIDS**
  - 2018: $191,567
  - 2019: $237,849
- **Food pantry**
  - 2019: $113,233
  - 2020: $149,964
- **LGBT**
  - 2019: $58,452
  - 2020: $36,620
- **COC**
  - 2020: $61,930
  - 2019: $10,392
- **Emergency Solutions**
  - 2019: $41,937
  - 2020: $26,460
- **Home for Good**
  - 2019: $10,274
  - 2020: $5,879
- **Improving Food Security**
  - 2019: $142,122
  - 2020: $76,734
- **Preventing Homelessness**
  - 2019: $61,144
  - 2020: $63,600
- **Improving Access to Health Care**
  - 2019: $1,717
  - 2020: $5,494
- **Housing First**
  - 2019: $429,648
  - 2020: $423,504
- **At 16.5%, Covenant House has the lowest overhead in the non-profit sector in West Virginia.**