Message from the Board

The Board and staff of HomesteadCS are very proud to have such wonderful partners to help us achieve our mission of providing education and other resources to increase affordable, sustainable housing opportunities and financial stability in the communities we serve, and to be a catalyst for the development and revitalization of our neighborhoods.

With your partnership in 2018, we were able to prevent homelessness by providing housing to 74 residents at Historic Jeff Centre, as well as helping over 1,000 families understand their housing options and become educated in financial literacy. As part of that, we saved the homes of over 100 families from foreclosure, saving them over eight million dollars in assets, and helped 28 families purchase their first home.

With a grant from NCRC, we were able to strengthen our financial literacy programs and worked intensely with over 150 families on budgeting and credit issues. Over 2,200 employees now have access to our Community Loan Center program, giving them an affordable alternative to expensive payday lending, while helping build their credit score.

In 2018 the Board and Staff began reviewing our programs, discussing our strengths and weakness and looking toward the future as we began our strategic planning for 2019-2023. As part of that planning we talked with many community leaders, our clients, and our partners to ensure that we will be meeting the needs of our families going forward.

As a result of our 2019-2023 Strategic Plan, we will work to ensure all our veterans are aware of our services, engage in outreach to Purdue and Ivy Tech students, find ways to better work with the Hispanic community and reach all families that might need our assistance. We will also be looking into ways to increase the value of our CDFI certification by offering more programs and further increasing the number of employees that will be eligible for these programs. We will continue to work with our legislators to help find ways for our families to build assets and ensure their financial future. Lastly, we will continue the work with our partners to ensure that the Historic Jeff Centre remains affordable housing, past the Section 42 tax credit compliance period and remains a community asset, while investigating the possibility of adding more affordable senior units to the unused parking area.

As always, we need your help to accomplish everything our families need. We have been lucky to have such great partnerships and we are looking forward to building deeper relationships going forward. None of this would happen without these partnerships and you should feel very proud that you have helped us achieve so many wonderful things for so many families.

Thank you

Jim Slaven, Board President
The mission of HomesteadCS is to provide education and other resources to increase affordable, sustainable housing opportunities and financial stability in the communities we serve and to be a catalyst for the development and revitalization of our neighborhoods.

2018 Clients Served

Race
White: 79.9%
African American: 13.3%
Asian: 1.2%
Other: 0.6%
No Response: 5%

Ethnicity
Hispanic: 3.8%
Non-Hispanic: 93.4%
No Response: 2.8%
Program Accomplishments

1,072 clients served in 2018

134 Homeowners were helped with Foreclosure and Delinquency counseling, saving a total of $8.1 million in homes from foreclosure.

40 Clients completed Reverse Mortgage Counseling to make informed decisions on FHA’s Home Equity Conversion Mortgage.

27 Clients became experts in homeownership by completing Homebuyer Education classes.
Program Accomplishments

52 Clients learned crucial details of the home-buying process to make informed decisions through our Pre-purchase Counseling services.

28 Clients took our homebuyer & pre-purchase courses and became new homeowners, purchasing over $2.8 million in homes.

8 Hardest Hit Loans were closed; distributing over $330,000 in assistance to keep clients in their homes.

159 Clients were taught their rights and responsibilities by our Tenant Education classes.
**Program Accomplishments**

**10 Individuals**
opened new checking accounts at area financial institutions who would have otherwise been denied with the help of Bank on Tippecanoe.

**6 Clients**
were given post-purchase counseling about refinancing or assistance through NIP repair loans after purchasing a home.

**157 Clients**
received financial literacy counseling through our Project Reinvest program.

**451 Employees**
took out loans to avoid using payday lenders and other risky lending methods through our Community Loan Center.
In early 2018, HomesteadCS was fortunate to receive a grant from NCRC to support our financial capability counseling. Because of this funding, we were able to help 157 families with intense one-on-one counseling around budgeting, credit, and housing issues. We used the Consumer Financial Protection Bureau (CFPB) criteria to ascertain financial wellness before and after our counseling, with most of our clients showing an increase in wellness after the counseling. Although the majority of our clients came to us first with housing issues, we did see several families that wanted to build their credit score, decrease their debt and have a more financially secure retirement. Besides the partnership with NCRC, many of our clients told us they found out about us through the in-kind commercials run on the Star City Broadcasting Networks.
2018 Financials

Consolidated Statement of Financial Position and Activities
for the year ending December 31, 2018.

Revenue and Support

<table>
<thead>
<tr>
<th>Description</th>
<th>2018 Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Contributions, Grants and Special Events</td>
<td>$690,115</td>
</tr>
<tr>
<td>B Interest</td>
<td>$78,967</td>
</tr>
<tr>
<td>C Contracts and Service Fees</td>
<td>$74,950</td>
</tr>
<tr>
<td>D Program Service Fees</td>
<td>$36,856</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>$93</td>
</tr>
<tr>
<td><strong>Total Revenue and Support</strong></td>
<td><strong>$880,981</strong></td>
</tr>
</tbody>
</table>

Expenses

<table>
<thead>
<tr>
<th>Description</th>
<th>2018 Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Housing and Financial Education</td>
<td>$231,553</td>
</tr>
<tr>
<td>B Foreclosure Prevention</td>
<td>$172,009</td>
</tr>
<tr>
<td>C Community Loan Center</td>
<td>$158,778</td>
</tr>
<tr>
<td>D Supporting Services</td>
<td>$79,338</td>
</tr>
<tr>
<td>E Other Programs</td>
<td>$19,847</td>
</tr>
<tr>
<td><strong>Total Expenses</strong></td>
<td><strong>$661,575</strong></td>
</tr>
</tbody>
</table>

Net Assets

<table>
<thead>
<tr>
<th>Description</th>
<th>2018 Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Increase in Net Assets</td>
<td>$219,406</td>
</tr>
<tr>
<td>Net Assets, Beginning of Year</td>
<td>$2,561,265</td>
</tr>
<tr>
<td><strong>Total Net Assets, End of Year</strong></td>
<td><strong>$2,780,671</strong></td>
</tr>
</tbody>
</table>
## 2018 Financials

### Assets

<table>
<thead>
<tr>
<th>Description</th>
<th>2018 Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash</td>
<td>$660,413</td>
</tr>
<tr>
<td>Accounts Receivable</td>
<td>$70,531</td>
</tr>
<tr>
<td>Prepaid Expenses</td>
<td>$15,944</td>
</tr>
<tr>
<td>Receivables from Historical Jeff</td>
<td>$1,724,424</td>
</tr>
<tr>
<td>Notes Receivable</td>
<td>$258,382</td>
</tr>
<tr>
<td>Property &amp; Equipment (net)</td>
<td>$95,409</td>
</tr>
<tr>
<td>Properties Held for Resale (net)</td>
<td>$2,000</td>
</tr>
<tr>
<td>Unconditional Promise to Give</td>
<td>$26,795</td>
</tr>
<tr>
<td><strong>Total Assets</strong></td>
<td><strong>$2,853,898</strong></td>
</tr>
</tbody>
</table>

### Liabilities

<table>
<thead>
<tr>
<th>Description</th>
<th>2018 Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accounts Payable</td>
<td>$15,639</td>
</tr>
<tr>
<td>Accrued Expenses</td>
<td>$11,609</td>
</tr>
<tr>
<td>Escrow Liabilities</td>
<td>$10,783</td>
</tr>
<tr>
<td>Capital Lease Payable</td>
<td>$ -</td>
</tr>
<tr>
<td>Deficit Investments in Partnerships</td>
<td>$35,196</td>
</tr>
<tr>
<td><strong>Liabilities</strong></td>
<td><strong>$73,227</strong></td>
</tr>
</tbody>
</table>

### Net Assets

<table>
<thead>
<tr>
<th>Description</th>
<th>2018 Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Without Restrictions</td>
<td>$2,615,888</td>
</tr>
<tr>
<td>With Restrictions</td>
<td>$164,783</td>
</tr>
<tr>
<td><strong>Net Assets</strong></td>
<td><strong>$2,780,671</strong></td>
</tr>
</tbody>
</table>

**Total Liabilities and Net Assets**  
**$2,853,898**
Program Sponsors

Key Club Sponsors

**Platinum Key**
Star City Broadcasting
State Farm
Caterpillar Foundation
Wells Fargo Foundation

**Bronze Key**
Fifth Third Bank

**Silver Key**
Huntington National Bank
Best Buy Foundation
Lafayette Life Foundation
The Community Foundation—100 Men Who Give

**Key Chain Link**
Centier Bank
Kiwanis Foundation

**Other**
Bison Investment Advisors
Central Presbyterian Church
Lafayette Retirees

Individual Donors

**Family**
Melissa & David Holder
Joseph Howarth
Marie & Doug Morse
Cheryl & David Rosenthal
Jim Slaven
Sharon & Bruce Walter
Dr. Williamson
Donna Wuethrich

**Neighbor**
Jeff Anderson
Kara Boehm
Angelica & Dennis Cecil
Karen Evans
Leon Fisher
Carolyn & Norbert Fisher
Jake Franklin
Kristi Gill
Heather Hart
Joseph Kellogg
Sharon Kellogg
Sheila Klinker
Ronald & Debra Kolczak
Jennifer & Donald Layton
Larry Lohmeier
Cindy Martin
Sarah May
Kimberly & Timothy Schooler
Joseph Seaman
Charles Shook
Sheila Talley
Sherry Walter

**Friend**
Cindy & Richard Murray
Jason & Sara Schwenk
Evil on Erie

**Downright Dreadful (Diamond)**
Star City Broadcasting

**Petrifying (Platinum)**
Neuhoff Media
First Financial Bank

**Gruesome (Gold)**
Visit Lafayette-West Lafayette
IBEW Local 668

**Sinister (Silver)**
The Athlete
CVL Broadcasting
Subaru of Indiana Automotive

**Bloodcurdling (Bronze)**
Caterpillar Inc.
Soller-Baker Funeral Homes
Monster Mini Golf
DeFouw Automotive

**Creepy (Crystal)**
June Palms Property Management

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Sgt. Preston’s

*Thank you to Sgt. Preston’s and the Henriott Group for their contributions!*

---

Ugly Sweater Run

*Thank you to Momentum Event Management and Franklin Finish for their contributions!
Homeward Bound Contributors

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Stallard & Schuh Inc.

Silver
American Mortgage
Caterpillar, Inc.
First Financial Bank

Bronze
Horizon Bank

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Lynn Anderson
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Gail & Alan Beck
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Berkshire Hathaway
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Holly Blomberg
Julia Bruemmer-Lachner
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Sophia Murphy
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Toni Rogat
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Jennifer & William Scott
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Larissa Seabolt
Elerra Shaw
Rebecca & Sherman Sheets
Charlie Shellie
Valerie Shepard
Charles Shook
Mary Slavens
Steven Sloan
Carl Smith
Adam Snides
Emily Spray
Michele Deanne Spray
Gail Summers
The Carol King Team
Amy Theivagt
Jeff Thompson
Terra & Brian Tilley
Jeannette Toler
Joseph Vanable
Sandra Vance
Weichert Realtors
Susan R. Wellner
Peg & Jeff Wier
Our Team

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Cindy Murray, Vice President
David Holder, Treasurer
Larry Lohmeier, Secretary
Russ Harvey
Joe Howarth
Sheila Klinker
David Kovich
David Rosenthal
Tim Schooler
Charlie Shook
Heather Hart
Sarah May

Staff

Marie Morse, Executive Director
Joe Kellogg, Housing Programs and Facilities Manager
Kristi Gill, Housing Educator
Jason Schwenk, Accounting Manager
Chris June, Special Events Coordinator

Office Volunteers

Deb Kolczak
Jeff and Sherry Manny
Janis Lucas
Teresa Riehle
We are a 501(c)(3) non-profit organization located in Lafayette, Indiana that decreases foreclosure, increases home ownership, and ensures that families in Tippecanoe and surrounding counties have safe, affordable homes.

Our programs make clients aware of their options in order for them to make informed decisions. If further action is necessary, we work on the client’s behalf to achieve the best possible solution.

As we are certified by the state of Indiana and the U.S. Dept. of Housing and Urban Development (HUD), our clients have access to additional resources that other organizations are unable to offer.

Thanks to grants and charitable donations, nearly all of our programs are free. Ensure that area families have safe, affordable homes by joining our Donor Club at www.HomesteadCS.org/Donate.

Phone: 765-423-1284
Fax: 765-637-7949
www.HomesteadCS.org
www.CLCWestCentralIndiana.org

HomesteadCS
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Lafayette, IN
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