



**HARBOR**  
HOUSE

# 2023-2024 ANNUAL REPORT

## Intergenerational Impact



# INTRODUCTION

This is a comprehensive report on Harbor House's activities throughout 2023-2024. This Annual Report is intended to provide information about the agency's activities & financial performance. 2023 celebrated the opening of Harbor House's Intergenerational Life Center.

## MISSION

We are an intergenerational community that empowers individuals of all ages, abilities, & aspirations by providing opportunities through innovative vocational, health, & education services.

*“Weaving a tapestry of  
love, hope, & empowerment  
by embracing life together.”*

# LETTER FROM THE CEO

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We are at the highest point we've been since 2002. Congratulations to everyone!

Dear Friends,

Every year at Harbor House seems more monumental than the last!

This year we welcomed our largest number of participants ever and are currently serving more than 200 people. We launched our before- and after-school program, welcomed our first senior, and began renovations on the Child Enrichment Center slated to open in June.

We enjoyed the steadfast support of our local, state, and federal governments, receiving a \$2 million gift from Metro Louisville and a \$4 million allocation from the State to complete our campus, including the Intergenerational Life Center, Child Enrichment Center, Walking Track, Transportation Hub, and a respite house offering stays up to two weeks. Sen. Morgan McGarvey also secured \$850,000 in federal funds for our campus completion.

We also opened a new respite house specifically for teens with intellectual disabilities that features a gaming system, ping pong and other gaming tables, a basketball goal, and a firepit.

These are terrific accomplishments that matter for one reason only: they translate into more services for participants and their families.

Thank you for joining us on this joyous journey. You are reading this report because you, too, are a faithful supporter of Harbor House. Thank you. Please enjoy seeing what your support has accomplished this year.

  
**Maria Smith**  
CEO  
Harbor House of Louisville

  
**Deena Pluhar**  
Board President  
Harbor House of Louisville





# BOARD OF DIRECTORS

## Leadership

**Deena Pluhar** President  
**Anne Carrico** Vice President  
**Richard Swope** Secretary  
**Dennis Riggs** Treasurer  
**Pam Cooper** Family Representative  
**Jamie Traughber** Immediate Past President

## Directors

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**Katie Edwards**  
**Rick Farrar**  
**Victoria Hopkins**  
**Dr. Ashley Iles**  
**Joni Jenkins**  
**David Owen**  
**Father Leo Payyappilly**  
**Phil Peercy**  
**Sean Salisbury**  
**Jackie Warner**  
**John Zoeller**



# Home Sweet Home

## Leadership

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**Dennis Riggs** Treasurer

## Directors

**Phil Kremer**  
**Phil Peercy**  
**Maria Smith**  
**John Zoeller**



# SERVICES & STAFF



**Maria Smith** Chief Executive Officer  
**Pat Pierce Johnson** Executive Assistant  
**Leslie Wilson** Administrative Support

## Accounting Department

**Thomas Evans** Chief Financial Officer  
**Robert Heintzman** Controller  
**Gary Scott** Assistant Controller  
**Laura Hendrickson** Accounting Specialist  
**Kathy Turner** Account Specialists  
**Krista Vowels** Purchasing Coordinator

## Development Department

**Karen Fallon** Senior Development Director  
**Kelly Green** Asst Director & Event Manager  
**Madi Jagers** Marketing Manager  
**Susan Smith** Grant Manager  
**Madeline Hester** Volunteer & Outreach Coordinator  
**Will Snawder** Venue Manager

## Human Resources

**Jennifer Ooley** HR Director  
**Jared Rogers** HR Generalist  
**Victoria Wilcox** HR Intern  
**Beth Poole** Receptionist

## Intergenerational Programs

**Gwynne Dellar** Activities Manager  
**Kristin Ramsey** External Activities & Events Coordinator  
**Molly Platt** Mail & Fulfillment Coordinator  
**Jonathan Robinson** Art Coordinator

## Operations Department

**Angela Burton** Chief Operations Officer  
**Gene Murphy** Operations Director  
**Justin Vessels** Maintenance Supervisor  
**Eric Hunter** Janitor  
**Susan Romero** Security

## Food Service

**Brooke Conti** Cook  
**Christopher Rubeck** Kitchen Assistant  
**Linda Underwood** Kitchen Assistant

## Cafe and Bakery

**Esther Jackson** Pastry Chef  
**Jessica McClendon** Barista  
**Nicole Rector Finney** Barista



# PROGRAMS AND SERVICES

**Taylor McGinnis** Program Director

## ADULT DAY TRAINING (ADT)

ADT provides person-centered, goal-oriented day services for adults with disabilities. Services are available five days a week from 7-5 p.m. ADT staff encourages each participant to live up to their full potential. The ADT program provides life skills activities such as daily living, communication, budgeting, writing, computer skills, cooking, gardening, friendship building & so much more!

## COMMUNITY LIVING SUPPORT (CLS)

This service is provided through the SCL waiver for participants that do not live in a staffed residence. CLS services are goal-oriented & person-centered. CLS staff works one-on-one with the participant in the community. CLS staff provides the participant with training and/or assistance with skills that they would like to achieve. Activities include personal goals, education, recreation, or social skills.

## RESPITE CARE

Respite is provided when a family needs a brief period of relief from caring for a loved one. We currently have 2 short term respite homes active. Soon we will open a third to specialize in teens in need of respite.

## SUPPORTED EMPLOYMENT

Employment Coordinators work with the Kentucky Department of Vocational Rehabilitation to help candidates find jobs in the community based on their skills & interests. Harbor House also provides on-the-job training & educational services to help participants further their skills for the workforce.

**Paige Snepp** Supported Employment Supervisor



### Direct Support

**Rosie Allen** **Carol Henry**  
**Cheryl Anderson** **Destiny Johnson**  
**Kimberly Arrowood** **Amber Lively**  
**Dala Brittle** **William Minor**  
**Keenan Ferguson** **Samoine Mitchell**  
**Megan Fields** **Katherine Norris**  
**Hannah French** **Amber Smith**  
**Jackie Gaston** **Patrice Wiseman**  
**Rhonda Wilson**

### Intake Coordinator

**Mary McGee**

### Community Living Support Specialist

**Everlean Abernathy**  
**Cynthia Hicks-Brown**  
**Krislyn Lucas**  
**Stephanie Williams**  
**Kim Flota**  
**Brenda Neville**  
**Sonya Burke**

## HEALTH SERVICES

**Stephanie Baker** Director of Health Services  
**Ashley Engler** Occupational Therapist  
**Tracy Harrison** Registered Nurse  
**Amanda Manion** LPN, Training & Compliance Coordinator  
**Yhmeiko Croom** Certified Nursing Assistant  
**Kiauna Crowder** Certified Nursing Assistant  
**Linda Hill** Certified Nursing Assistant  
**Savannah Frank** Personal Service Assistant

## HOME SWEET HOME

### Cleaning & Care

This service was designed to nurture intergenerational relationships by training & employing individuals with disabilities & others to provide in-home services to those who are unable to perform everyday chores such as light housekeeping, laundry or grocery shopping.

**Nicole Lesak** HSH Supervisor  
**Micah Spencer** Cleaning Associate

### Personal Service Agency

This service is provided through the SCL waiver for participants that do not live in a staffed residence. The participant receives assistance with eating, bathing, dressing, personal hygiene, community activities, or activities of daily living.

## TRANSPORTATION

Transportation is available for participants who want to gain access to community services, activities, resources, & organizations typically utilized by the general population. Transportation is door to door service for Harbor House participants.



**Larry Eisenbeis** Transportation Manager  
**Yolanda Darnell** Transportation Coordinator

### DRIVERS

**Sharon Alvis**  
**Stephanie Evans**  
**Lucille Gibson**  
**Cynthia Lahne**  
**James Martin**  
**Ty Penick**  
**Novis Pleasant**

**Gene Sergeant**  
**Jessica Sparks**  
**Chuck Webb**  
**Larry Webb**  
**Jackie Wickliffe**  
**Denise Williams**  
**Jeremy Pendley** Utility Driver

## MAIL & FULFILLMENT

The Mail Fulfillment Center allows participants to work & earn a paycheck. Mail work may include stuffing envelopes, inserting, tabbing, labeling, & more. The on-site employment also provides the participants with work skills that can assist them in obtaining & maintaining community employment.

**Jamie Klein** Mail & Fulfillment Supervisor  
**Taylor Scheurich** Mail & Fulfillment Operations Specialist



Teen Program is for teens with disabilities & their siblings through the Michelle P. Waiver for ages 13 to high school graduation. It offers lessons in cooking, communication, money management, & more!

Before- & After-School Programs for grades k-8, is set to start this year. M-F 6am-6pm. The program will offer tutoring, gardening, art, & music.

**Wendy Heistand** Childcare Coordinator  
**LJ McClain** Childcare worker  
**Ailani Mohr** Childcare worker

# INDEPENDENT AUDITOR'S REPORT



*Jones, Nale & Mattingly PLC*

To the Board of Directors  
Harbor House of Louisville, Inc. & Affiliate  
Louisville, Kentucky

## Opinion

We have audited the accompanying consolidated financial statements of Harbor House of Louisville, Inc. (a nonprofit organization) and affiliate, which comprise the consolidated statements of financial position as of June 30, 2024 and 2023, and the related consolidated statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the consolidated financial statements.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Harbor House of Louisville, Inc. and affiliate as of June 30, 2024 and 2023, and the changes in their net assets and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

## Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Harbor House of Louisville, Inc. and affiliate and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

## Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Harbor House of Louisville Inc. and affiliate's ability to continue as a going concern within one year after the date that the consolidated financial statements are available to be issued.

## **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the consolidated financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the consolidated financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Harbor House of Louisville, Inc. and affiliate's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Harbor House of Louisville, Inc. and affiliate's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

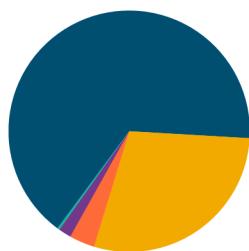
*Jones, Hale & Mattingly, P.C.*

Louisville, Kentucky  
November 4, 2024

## RESOURCES & FINANCIAL MANAGEMENT

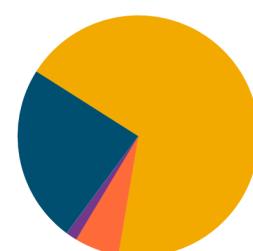
### 2024 REVENUE

\$ 3,592,773	28.8%	PROGRAM SERVICE INCOME	\$ 2,491,229	24%
\$ 8,219,168	65.8%	CONTRIBUTIONS & GRANTS	\$ 7,300,544	69%
\$ 424,621	3.4%	SPECIAL EVENTS & FUND-RAISING	\$ 640,189	6%
\$ 206,576	1.7%	CONTRIBUTED NONFINANCIAL ASSETS	\$ 160,827	1.5%
\$ 38,560	.3%	INTEREST INCOME	\$ 1,202	.01%
<b>\$ 12,481,698</b>		<b>TOTAL REVENUES &amp; SUPPORT</b>	<b>\$ 10,593,991</b>	



### 2023 REVENUE

\$ 2,491,229	24%	PROGRAM SERVICE INCOME	\$ 2,491,229	24%
\$ 7,300,544	69%	CONTRIBUTIONS & GRANTS	\$ 7,300,544	69%
\$ 640,189	6%	SPECIAL EVENTS & FUND-RAISING	\$ 640,189	6%
\$ 160,827	1.5%	CONTRIBUTED NONFINANCIAL ASSETS	\$ 160,827	1.5%
\$ 1,202	.01%	INTEREST INCOME	\$ 1,202	.01%
<b>\$ 10,593,991</b>		<b>TOTAL REVENUES &amp; SUPPORT</b>	<b>\$ 10,593,991</b>	



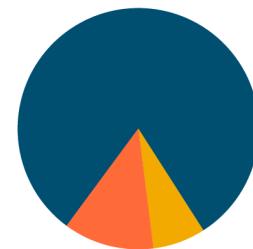
### 2024 EXPENSE

\$ 5,250,068	82.4%	PROGRAM SERVICES	\$ 2,857,595	80%
\$ 580,816	9.1%	MANAGEMENT & GENERAL	\$ 281,362	7.4%
\$ 541,160	8.5%	FUND-RAISING	\$ 438,786	12.3%
<b>\$ 6,372,044</b>		<b>TOTAL EXPENSES</b>	<b>\$ 3,577,743</b>	



### 2023 EXPENSE

\$ 2,857,595	80%	PROGRAM SERVICES	\$ 2,857,595	80%
\$ 281,362	7.4%	MANAGEMENT & GENERAL	\$ 281,362	7.4%
\$ 438,786	12.3%	FUND-RAISING	\$ 438,786	12.3%
<b>\$ 3,577,743</b>		<b>TOTAL EXPENSES</b>	<b>\$ 3,577,743</b>	



**\$ 6,109,654**

**INCREASE (DECREASE) IN NET ASSETS**

**\$13,143,941**

**NET ASSETS AT BEGINNING OF YEAR**

**\$19,253,595**

**NET ASSETS AT END OF YEAR**



Program Services



Contributions



Fund-Raising



Contributed  
nonfinancial assets



Interest Income

# THANK YOU TO ALL OF OUR DONORS

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WILLIAM TODD  
ZEEFAM TRUST

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CHARLES AND MARY LEIS

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CHARLES KINBERGER AND LYNN CARRIE  
CHARLES SENN  
CHONG'S BARBER CENTER  
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CHRIS MCCOY  
CHRIS RYAN  
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CHUCK COVAL  
CLEADA JEAN LIVELY  
COCA COLA CONSOLIDATED  
COLEEN COSTAR  
CONNIE SENNE' *deceased*  
CONOR MALONE  
DACIA CROOT AND CAROLYN  
HOFERKAMP  
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DAN AND CHERI WANNEMUCHLER  
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LOUISVILLE METRO COUNCIL- DISTRICT 10  
LOUISVILLE METRO COUNCIL-DISTRICT 12  
LOUISVILLE METRO COUNCIL- DISTRICT 13

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Harbor House apologizes for any  
errors or omissions.

Please contact Karen Fallon at  
[kfallon@hhlou.org](mailto:kfallon@hhlou.org) or  
502-916-5725  
so that we may remedy the error.



# GET INVOLVED!

## Tour

If you haven't toured Harbor House, we would love to show you what we do & introduce you to the individuals we are honored to serve. There is no better way to learn about who we are than to join us for a one-hour tour.

**Kelly Green** | 502-916-5729 | [kgreen@hhlou.org](mailto:kgreen@hhlou.org)



Videos worth a thousand words

## Donate

Your contribution enables us to provide challenging, enjoyable, & productive work for all of our hard-working participants. It is through the generosity of people like you that we are able to enhance programs & services at Harbor House.

**Karen Fallon** | 502-916-5725 | [kfallon@hhlou.org](mailto:kfallon@hhlou.org)



Donate or sponsor

## Volunteer

Whether you're interested in spending one-on-one time with a participant, helping in our mailroom, rolling up your sleeves to do some landscaping, or assisting with one of our many events like the Ken-Ducky Derby, Harbor House is always in need of volunteers! Volunteering is fun, rewarding, & enlightening!

**Madeline Hester** | 502-719-0072 ext 520 | [mhester@hhlou.org](mailto:mhester@hhlou.org)



Get the Harbor Highlights or sign up to volunteer





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