



2020-2021 Impact Report



Message from our CEO and Board Chair



Despite system disparities and inequities amplified by the COVID-19 endemic, our residents made remarkable strides this past year. These achievements make us feel incredibly proud to be part of the Community Partners of South Florida team and we are truly humbled to be considered a trusted resource for over 30 years.

For example, our neighbor Ms. Durden-Weathersbee dreamed of becoming a homeowner. “After I registered with CPSFL, I began to build my credit. I learned about the dos and don’ts of budgeting and which documents I needed to keep things on track so I didn’t fall behind,” says Durden-Weathersbee. CPSFL staff and financial coaches worked with her to secure a mortgage and gap financing. With a lot of hard work and encouragement, she is well on her way to becoming a first-time homeowner.

Investments in children and teens through our mentoring and teen outreach programs are fostering social-emotional intelligence and deeply engaging our future leaders. Last year, our teen club participants gave almost eight thousand hours back to their neighborhoods by volunteering. Programs that reach every age group are a big factor in why the neighborhoods we invest in are thriving. **Partnering with individuals and supporting them as they reach their personal goals, and setting their families up for a strong future is what we do best.**

Thanks to our staff, board of directors, volunteers, donors and partners who continue to propel us forward and serve alongside residents to create places that we choose to call home. Our ultimate goal is to continue investing in people and communities so that residents can achieve their dreams and thrive.

With deepest gratitude,

Scott and Charlotte

Top photo: Charlotte Pelton and Scott Hansel from Hats Off Nonprofit Awards 2021

Middle photo: Ms. Durden-Weathersbee breaks ground on what will be her new home in Riviera Beach

Bottom photo: Highland Elementary School Mentor, Andrew, and Mentee, Abraham, spend their time together building snap circuit kits which allow the safe exploration of electricity and encourage an interest in STEM subjects.



CPSFL Services



Socially + Emotionally Strong
CHILDREN

+

Engaged + Empowered
PARENTS

+

Long-term Financial
STABILITY

=

A Self-Sustaining
FAMILY

Client Stories

42% of youth served by Community Partners of South Florida live in low-income households; half of those live below the poverty line. The toxic stress that comes from living with higher rates of poverty, trauma, substance abuse and crime can have detrimental effects on child development.

Mentors, like Lorraine Petrozza, or Miss Lorraine as she is affectionately known, have been changing the odds for

Palm Beach County youth by volunteering as mentors for the Community Partners of South Florida (CPSFL) Mentoring program.

This extraordinary volunteer continues to demonstrate her

dedication to our community by telling her mentees in Lake Worth - "I see you. I hear you. You matter."

To understand the depth of Miss Lorraine's commitment, consider that the average mentor volunteers for about 18 months and CPSFL's Mentoring program requires a minimum commitment of one year.

Miss Lorraine has continuously mentored every year since 2011. Eleven years of committed volunteering is extraordinary and, on top of this, Miss Lorraine maintains contact with her mentees beyond the school year and throughout the summer months through Face Time, Zoom, phone calls, and other approved meet-ups.

Last year, she furthered her commitment by mentoring at Lake Worth Middle School, meaning she is with her mentees from second grade until they go off to high school, building a relationship of unconditional love, trust and support.



Through her volunteer service, Miss Lorraine has been improving what child development experts call 'protective factors' for children by offering a caring, supportive relationship with a non-parent adult. Through the CPSFL Mentoring program, she supports the education and development of PBC youth so that they graduate from high school and succeed in life. She nurtures socio-emotional health and academic success in each one of her school-aged mentees by being a dependable and trusted adult presence.

Miss Lorraine is an adult who models positive habits and is a person her mentees trust when they need to talk through challenges. In a nutshell, Miss Lorraine's influence improves her mentee's chances for long-term success.

The biggest beneficiaries of Miss Lorraine's generous spirit are the school-age girls she mentors. At 79-years-old, Miss Lorraine is always up for a challenge. As she says, "Mentoring keeps me young at heart."

A huge advocate of education and sharing knowledge, Miss Lorraine wants mentees to know that they don't need to be wealthy to achieve their goals. You just need to plan well and, "do your best today so you can dream tomorrow."

I See You.
I Hear You.
You Matter.
Mentor Lorraine Petrozza

Being a teen today is no easy task. But for Forest Hill High School senior Arisahy Hernandez, CPSFL's Teen Outreach Program (TOP®) has become a life-changing experience to help her and other youth flourish in their defining years and beyond.

“During the high school years, you are molding yourself, finding yourself,” said Arisahy. “Through TOP, we’re learning how to process our thoughts so that we don’t focus so much on our own actions, but instead open our minds to others. TOP is helping us break out of certain mindsets and our comfort zones.”

TOP is also showing Arisahy how she is in control of her own odds, a perspective she knows will benefit her across all three of CPSFL's mission areas—health, housing, and community.

“Having Hispanic parents who have had a lot of generational trauma from their hardships in Mexico, never having a childhood of their own, can result in strong, bold, or hurtful behaviors without meaning to be. I’m learning that part of mental health is understanding the behavior of others, how to talk about it, and find ways to cope.”

She brings that same understanding to create a sense of community by helping others. “Someone may have a problem you already dealt with, so it may seem easy, but they are only at stage one. Don’t judge how they got there. Show them how to move on from there.”

Looking toward her future for secondary education and a home of her own one day, TOP has shown Arisahy how to find opportunities—and take them. “Do the research. Help is there, but it won’t be handed to you. Are you willing to put in the effort to get it?”

This is one young woman who is stacking the odds in her own favor to come out on TOP.

Youth Coming Out on TOP.

*Arisahy Hernandez,
Forest Hill Senior*



“TOP youth completely come out of their shell by the end of the school year. They are engaging with more people, building relationships with teachers, and taking an interest in community projects.”

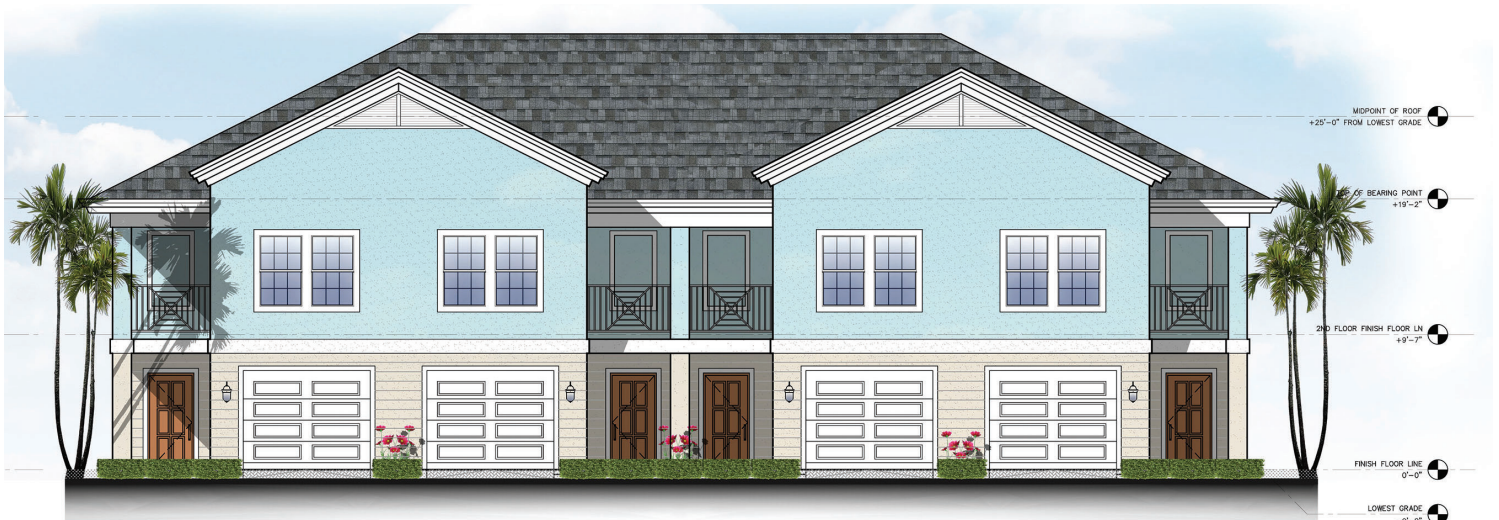
Naomi Gallagher, CPSFL TOP facilitator

The Teen Outreach Program's approach to youth development includes:

- Weekly peer group meetings
- Social emotional skill-building (goal setting, communication, teamwork, empathy, problem-solving)
- Positive adult guidance and support
- Community service learning

Program Highlights

Real Estate Development



“Creating and preserving affordable housing in our community is at the heart of our work. Davis Commons is our latest development project and will be a 20-unit townhome community in Unincorporated Lake Worth. We are working in partnership with the Community Land Trust of Palm Beach County and the Treasure Coast and the homes will remain affordable in perpetuity.”

Lynda Charles, Vice President of Housing Services



NeighborWorks Week

Volunteers and staff worked together to paint and landscape a West Palm Beach resident's home in celebration of NeighborWorks Week. NeighborWorks America is a congressionally chartered and funded nonpartisan nonprofit, supporting organizations that provide communities with affordable housing, financial counseling and coaching, training and resident engagement and collaboration in the areas of health, employment and education. Community Partners of South Florida has been a chartered member of NeighborWorks America since 1996.



"Communities thrive when residents lead the conversation."
Jaime-Lee Bradshaw, Chief Strategy Officer



Resident Leadership Academy

Resident Leaders completed a 10-week course developing their leadership capacity for board and committee service. The Resident Leadership Academy creates a more equitable and inclusive process for engaging community members. The program equips them with the tools they need to advocate for their neighborhoods and foster the change they wish to see.



BRIDGES Summer Reading

The CPSFL volunteer development committee partnered with BRIDGES at Highland to promote literacy and the summer reading program. BRIDGES is funded by the Children's Services Council of Pa CPSFL operates BRIDGES neighborhood hubs in Riviera Beach, Belle Glade, Pahokee, and two locations in Lake Worth.

Safe Schools

Approximately 1 in 5 children will experience a mental health disorder at some point in their life, and research shows that about 75 percent of children do not receive needed services. Since children spend most of their time in school, school-based mental health programming provides the ideal opportunity to increase access to care. Tawanna Richardson works with the students at Congress Middle School as a counselor and over the past year, has seen about 45 students.



"The need is great. I used to be a Congress Cougar and there was a need when I attended school here but we didn't have any programs like this. Our program is especially beneficial for low-income families or students who come from a place where mental health is stigmatized and misunderstood. It is a pleasure and a blessing to serve these kids."

Tawanna Richardson, Co-located Mental Health Professional



Client Impact Numbers

80% of our clients would **highly recommend CPSFL services** to a friend or family member.

70% of individuals engaging in mental/behavioral health services **successfully completed** their prescribed **therapy plan**.

100% of financial literacy workshops participants reported an **increase in their financial knowledge**.

Our teen club participants gave **7,900 hours** back to their neighborhoods by **volunteering**.

CPSFL hosted **500 virtual presentations** and **resource fairs** providing safety education to parents, caregivers and children.

CPSFL secured **safe and stable housing for 180 families** in Palm Beach County through rental and homeownership programs.

93% of youth who were mentored or participated in our clubs self-reported **improvements in their attitudes and behaviors**.

Statement of Activities

Revenues

Government Grants and Contracts	\$11,227,438
Contributions and Patient Services	\$3,992,115
Indirect Income	\$75,624
Consulting Fees and Other Revenues	\$192,103
PPP Loan Forgiveness	\$1,983,977
Total Revenues	\$17,471,257

Expenses

Community Revitalization	\$9,472,582
Health and Human Services	\$6,059,243
Management and General	\$520,335
Fundraising	\$92,253
Total Expenses	\$16,144,413

Change in Net Assets

Net Assets, Beginning of Year	\$6,151,437
Net Assets, End of Year	\$7,478,281

Statement of Financial Position

Assets

Cash and Cash Equivalents	\$4,946,298
Cash and Cash Equivalents, Designated	\$274,466
Accounts and Grants Receivable, Net	\$1,188,628
Mortgages Receivable, Net	\$3,207,824
Real Estate Inventory	\$995,000
Other Assets	\$117,662
Related Party Receivable	\$32,428
Property and Equipment, Net	\$1,972,783
Community Land Trust	\$870,000
Total Assets	\$13,605,089

Liabilities

Accounts Payable, Accrued Expenses and Other Current Liabilities	\$1,563,958
Mortgage Payable	\$160,000
Agency Payables and Refundable Advances	\$4,402,850
Total Liabilities	\$6,126,808

Ending Net Assets

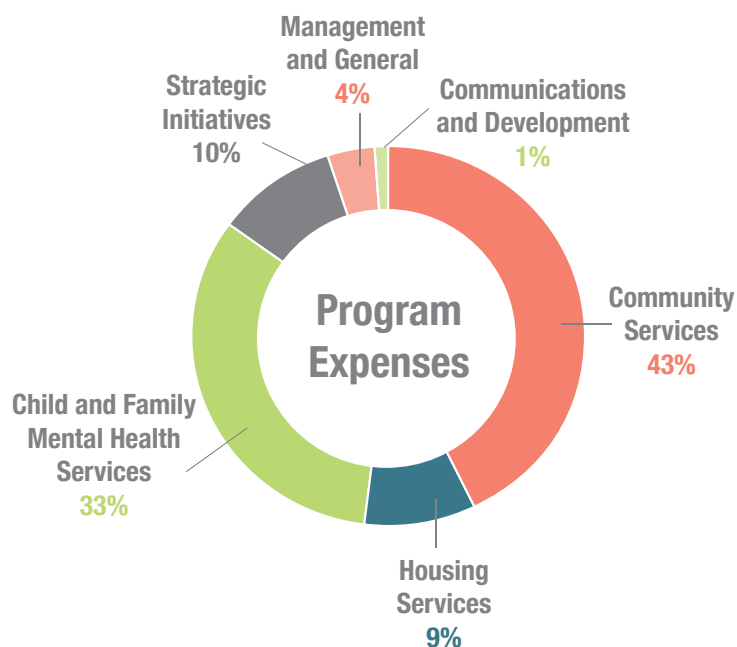
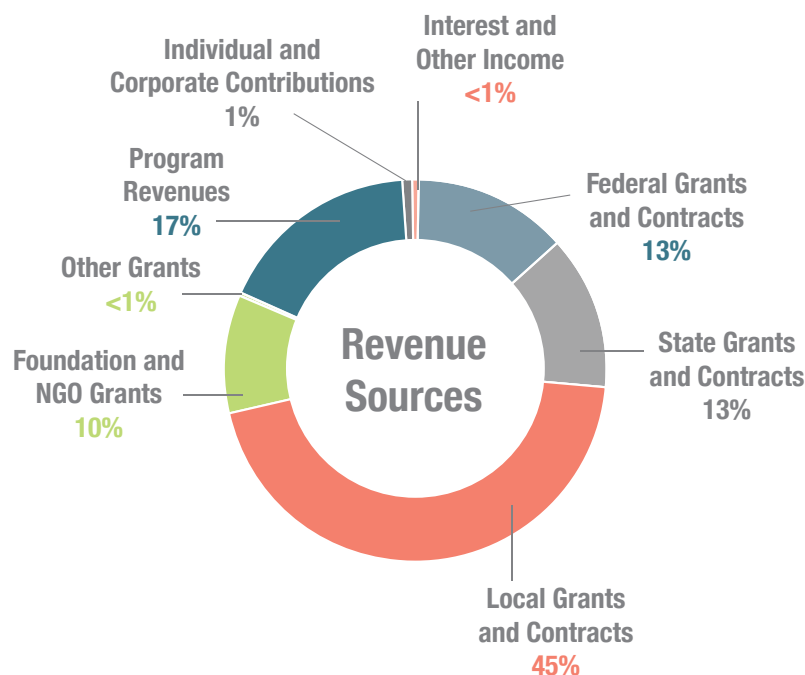
Without Donor Restrictions

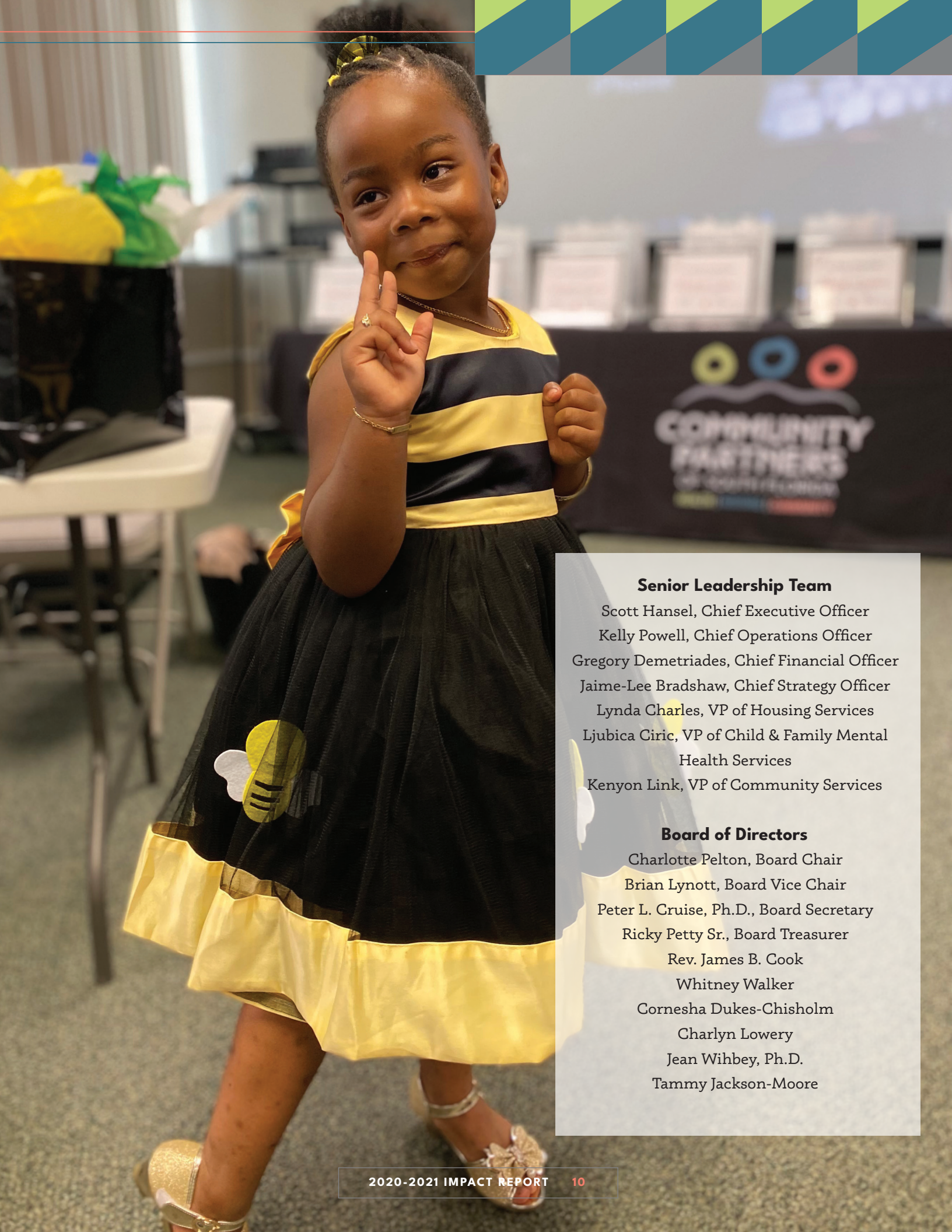
Equity in Fixed Assets	\$2,094,233
Equity in Community Land Trust	\$870,000
Undesignated	\$4,514,048
Total Ending Net Assets	\$7,478,281

Liabilities and Net Assets

\$13,605,089

Consolidated Audited Financial Statements for the Year Ended September 30, 2021





Senior Leadership Team

Scott Hansel, Chief Executive Officer
Kelly Powell, Chief Operations Officer
Gregory Demetriades, Chief Financial Officer
Jaime-Lee Bradshaw, Chief Strategy Officer
Lynda Charles, VP of Housing Services
Ljubica Ciric, VP of Child & Family Mental
Health Services
Kenyon Link, VP of Community Services

Board of Directors

Charlotte Pelton, Board Chair
Brian Lynott, Board Vice Chair
Peter L. Cruise, Ph.D., Board Secretary
Ricky Petty Sr., Board Treasurer
Rev. James B. Cook
Whitney Walker
Corneshia Dukes-Chisholm
Charlyn Lowery
Jean Wihbey, Ph.D.
Tammy Jackson-Moore



Investors

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Randa Alami
Cinthya and Jeff Albert
Diana Alvarez
India Anderson
April Berube
Wilniquia Blackmon
Nancy Bourne
Tynisha Brown
Jean Brutus
Barbara Buckley
Kimberly Bullard
Jonathan Burstein
Kari Bouldin
Joanne Bozzuto
Larisha Carswell
Andra Chintala
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Sharonda Crawford
Bill and Mary Creslein
Jennifer and Chris Craft
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Hector Diaz
Susy Diaz-Piesco
Phillondria Drummer
Cornesha Dukes-Chisholm
Keona Evans
Judith Fertil
Anita Flores
Gloria Florexil
William Foster
Illianna Gibbons

Craig Glover
Shelley B. Goodman
Sabrina Graham
Anne Harring
Zariyah Heath
M. Heilman
Artiona Hickman
Brandon Hodgins
Louis A Holland Jr.
Tameka Hudson
Billy and Cristina Hungerford
Dr. Lori Lane
Erik Lembke
Tiffany Jackson
Krystal Johnson
Frero Joseph
Natalie Joseph
Wilma Joseph
Anish Kabir
Julie Khanna
Adam Kramser
Michael Kuohn
Dennis and Peggy Knabb
Allison LaBossiere
Kevin Lawson
Blair Lee
Manoucheka Leger
Erik Lembcke
Brian Lynott
Miles and Kylie Marsala
Jennifer Martinez
Nicole Monteiro
Mark Montgomery
Dawna Owens
Shola Oglenski
Adriana Papp
Anne Paskavitch

Charlotte Pelton
Ricky Petty
Marie Pierre
Kayia Poole
Maggie Portela
Monica Puerto
Bridget and Bill Ramsey
Chelsea Reed
Lindsey Roston
Racheem Sagay
Genese Saint-Hilaire
Joseph Scondotto
Emily Segal
S. Sixberry
Kristi Slater
Nina and Barry Solomon
Ray and Lisa Strudgeon
Shannon Stilson
Kathryn Tancig
Erica Taylor
Joanne Thompson
Seanna Thompson
R and B Vogel
Alexandra Valencia
Destiny Walinski
Patricia Wallace
Valerie Walker
Whitney Walker
Colin Walkes
Elizabeth Webb
Jean Wihbey, Ph.D.
Deborah Wilcox
Ashley Wilkerson
Rebecca Wisnicki
Jacondria Woodson

Our Mission

To partner with communities to change the odds for children and families facing social, emotional and financial adversity.

Partners



Aerojet Rocketdyne Foundation	Kiwanis of Riviera Beach
Amtrust Bank, a division of New York Community Bank	Mariner Foundation Fund
Bank of America Charitable Foundation	Nonprofit Chamber of Palm Beach County
Bank United	Palm Beach County Board of County Commissioners
Cemex	Palm Health Foundation
Charlotte Pelton & Associates	The Partnership Inc.
ChildNet	PNC Foundation
City National Bank of Florida	Quantum Foundation
Community Foundation for Palm Beach & Martin Counties	Seacoast Bank
Edward and Lucille Kimmel Foundation	Synovus
First Horizon	TIAA Bank
Florida Power & Light Company	Truist
The Frederick A. DeLuca Foundation	U.S. Sugar
Frisbie Group	United States Department of Housing and Urban Development
Health Council of South East Florida	Valley Bank
Holyfield & Thomas	Waypointe East
Ibis Charities Foundation	Wells Fargo Foundation
The Jim Moran Foundation	Unitarian Universalist Fellowship of Boca Raton
The Joelson Foundation	



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