WELCOME HOME ANGEL

CONTENTS

EIN: 26-1638488 Report Generated on: 11/18/2025	Executive Summary	2
	Programs & Results	4
	Financial Review	7
	Operations & Leadership	9
	APPENDIX	
	Key Documents	18
	Charity Check Report	19

WELCOME HOME ANGEL

♥ Wilmington, NC

http://www.welcomehomeangel.com

(910)679-6901



View GuideStar Profile

MISSION

Founded in 2007, the mission of Welcome Home Angel is to bring joy to children with significant health or life altering conditions and relief to their families by creating happier and more functional living spaces. We change their lives by giving their bedroom and other living spaces a total makeover. We create a healing (and happy!) environment that gives comfort and provides a better quality of life.

EIN

26-1638488

RULING YEAR

2008

IRS SUBSECTION

501(c)(3) Public Charity

FOUNDING YEAR

2007

MAIN ADDRESS

3175 Wrightsville Ave Wilmington, NC 28403-4184

AFFILIATION TYPE

Independent Organization

CONTACT

Craig Wagner (910) 679-6901 craig@welcomehomeangel.co m Platinum Transparency 2025

Candid

EXECUTIVE DIRECTOR

Craig Wagner

SUBJECT AREA

Developmental disability services

Youth services

Medical support services

NTEE Code

Children's and Youth Services (P30)

PROGRAMS

1. Adaptive Design Services

Population(s) served: Children and youth

2. Bedroom in a Box

Population(s) served:

3. Home Renovations

Population(s) served: Children and youth, People with physical disabilities

POPULATIONS SERVED

- 1. Children and youth
- 2. People with physical disabilities

COMPLIANCE

- ✓ IRS Pub 78 Verified as of November 2025
- ✓ IRS BMF 509(a) (1) as of November 14, 2025
- X A-133 Audit Required/Performed?
- ✓ Conflict of Interest Policy
- ✓ Written whistleblower policy

Section 509(a)(1) organization as referred to in Section 170(b)(1)(A)(vi)

TRANSPARENCY MEASURES

- ✓ Board Practices Reported?
- ✓ Diversity Data Reported?
- 11 Number of Independent Board Members

Programs & Results

PROGRAMS

GUIDESTAR PRO REPORT

Source: Self-Reported by Organization, March 2025

Adaptive Design Services

Population(s) Served: n/a

Adaptive Design Services provide guidance on transforming spaces through a virtual design consultation. Our goal is to help you design a home in which everyone thrives and that has your unique needs in mind. This program is thoughtfully designed for ALL AGES, ensuring a customized approach that resonates with everyone, no matter their stage in life.

Bedroom in a Box

Population(s) Served: n/a

Bedroom in a Box provides a carefully curated design personalized to children for their spaces and needs, with a focus on creating environments that positively influence wellbeing through neuroaesthetic principles such symmetry and balance and color psychology.

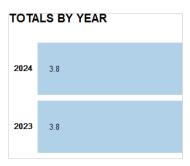
Home Renovations

Population(s) Served: n/a

We provide home renovations for families with children who have a chronic and physically debilitating illness, injury, or developmental disability. Renovations vary and can cost up to \$20,000. We use professional Interior Designers and Contractors who volunteer their time to make children's dreams come true and to give their families greater ease of care.

RESULTS

Number of homeowners/tenants rating their feeling of safety in and around their homes as satisfactory



Population(s) Served: No target populations selected

Related program: Home Renovations

Notes: Reduced parents/caregivers worries about child's safety (out of a scale of 4)

CHARTING IMPACT

What is the organization aiming to accomplish?

We believe that we have an obligation and duty to help those in need. The children that we work with did nothing to deserve the medical hardships that they experience daily, but they all deserve our help. For those of us who have been blessed with healthy lives, it is difficult to imagine the life altering effect that chronic diseases and injuries have on children and their caregivers. A parent frequently ends up having to leave their job so that they can provide the required level of care. This puts a financial strain on the families which leads to the inability to pay for needed room and home upgrades. Hospital visits and doctor appointments become routine. Days confined to the home, away from peer social interactions, are commonplace. Life will always be different for these families, but we are here to provide support.

Welcome Home Angel exists to provide relief to the lives of these children and their families through aesthetic changes, structural modifications, and emotional support. When possible, we refer the families to additional organizations that might be able to provide further assistance. We also seek to involve groups or clubs that can help bring joy and excitement into the lives of the children. In kind donations are actively acquired, and in doing so, the value of monetary donations is doubled. Our approach leads to a more comprehensive form of involvement that maximizes our impact.

What are the organization's key strategies for making this happen?

Today Welcome Home Angel, Inc. has brought joy and comfort to over 35 children and their families within a 25-mile radius of Wilmington, NC, by renovating bedrooms, bathrooms, and other living spaces within the homes of chronically ill or injured children. Renovations allow for a safer, happier place in which these children can focus on healing, rather than their obstacles.

Financials

FISCAL YEAR START: 01/01 FISCAL YEAR END: 12/31

FINANCIALS QUICK VIEW

Surpluses in last 5 years 3

Negative Net Assets in past 5 years **0**

Financial Trends Analysis

Business Model Indicators

Created in Partnership with



Profitability	2018	2019	2022	2023	2024
Unrestricted surplus (deficit) before depreciation	\$70,845	\$103,421	-\$53,803	-\$35,318	-\$113,675
As a % of expenses	42.9%	36.5%	-15.7%	-7.3%	-19.7%
Unrestricted surplus (deficit) after depreciation	\$70,845	\$103,421	-\$53,803	-\$47,240	-\$133,412
As a % of expenses	42.9%	36.5%	-15.7%	-9.5%	-22.4%
Revenue Composition					
Total revenue (unrestricted & restricted)	\$235,832	\$387,059	\$288,530	\$405,073	\$602,555
Total revenue, % change over prior year	23.8%	64.1%	0.0%	40.4%	48.8%
Program services revenue	0.0%	0.0%	0.0%	0.0%	0.0%
Membership dues	0.0%	0.0%	0.0%	0.0%	0.0%
Investment income	0.0%	0.0%	1.3%	2.4%	1.0%
Government grants	0.0%	0.0%	0.0%	0.0%	0.0%
All other grants and contributions	100.0%	100.0%	98.7%	97.6%	94.5%
Other revenue	0.0%	0.0%	0.0%	0.0%	4.4%
Expense Composition					
Total expenses before depreciation	\$164,987	\$283,638	\$342,333	\$485,391	\$576,246
Total expenses, % change over prior year	24.7%	71.9%	0.0%	41.8%	18.7%
Personnel	36.6%	32.2%	49.5%	45.7%	51.3%
Professional Fees	0.4%	0.8%	7.9%	13.2%	16.3%
Occupancy	1.6%	1.3%	0.0%	5.5%	9.6%
Interest	0.0%	0.0%	0.0%	0.0%	0.0%
Pass-Through	0.0%	0.0%	28.9%	23.1%	13.2%
All other expenses	61.4%	65.7%	13.7%	12.4%	9.6%

Financial Trends Analysis, continued

Moving Toward Full Cost Coverage

Full Cost Components (estimated)	2018	2019	2022	2023	2024
Total Expenses (after depreciation)	\$164,987	\$283,638	\$342,333	\$497,313	\$595,983
One Month of Savings	\$13,749	\$23,637	\$28,528	\$40,449	\$48,021
Debt Principal Repayment	\$0	\$0	\$0	\$0	\$0
Fixed Asset Additions	\$0	\$0	\$0	\$79,035	\$37,500
Total Full Costs (estimated)	\$178,736	\$307,275	\$370,861	\$616,797	\$681,504

Capital Structure Indicators

Liquidity					
Months of cash	20.0	15.7	19.3	7.8	7.2
Months of cash and investments	20.0	15.7	19.3	7.8	7.2
Months of estimated liquid unrestricted net assets	20.0	16.0	15.0	7.7	3.4
Balance Sheet Composition					
Cash	\$274,693	\$370,084	\$549,549	\$314,324	\$345,190
Investments	\$0	\$0	\$0	\$0	\$0
Receivables	\$0	\$0	\$2,987	\$67,812	\$12,951
Gross land, buildings, and equipment (LBE)	\$0	\$0	\$0	\$79,035	\$116,535
Accumulated depreciation (% of LBE)	0.0%	0.0%	0.0%	15.1%	27.2%
Liabilities (as % of assets)	0.5%	0.2%	26.0%	25.3%	16.3%
Unrestricted net assets	\$274,347	\$377,768	\$427,134	\$379,894	\$246,482
Temporarily restricted net assets	\$0	N/A	N/A	N/A	N/A
Permanently restricted net assets	\$0	N/A	N/A	N/A	N/A
Total restricted net assets	\$0	\$0	\$0	\$65,000	\$204,984
Total net assets	\$274,347	\$377,768	\$427,134	\$444,894	\$451,466

Key Data Checks

Material Data Errors	2018	2019	2022	2023	2024
	No	No	No	No	No

Note: This issue is relevant to a small number of organizations: The nonprofit subject(s) of this report may have affiliates. The Form 990 data may not include information about any or all potential affiliates. If an organization does have affiliates and these affiliates have substantial financial activity, the financial data in this report may not present a comprehensive picture of the nonprofit's financial condition. Please consult the 990s of any potentially related affiliates for additional information.

- ☑ <u>'Key Revenue & Expense Data from Form 990'</u>
- 'Key Balance Sheet Data from Form 990'

Operations

Source: Self-Reported by Organization, March 2025

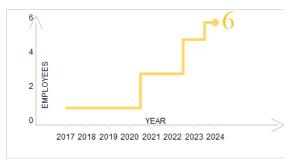
EXECUTIVE DIRECTOR

Craig Wagner

Driven to serve mission-focused causes, Craig has exclusively worked in the nonprofit sector. Upon graduation, Craig served as President/Chief Professional Officer at United Way of Onslow County and was the youngest chief executive in the United Way global network. Craig launched initiatives that reduced youth and veteran homelessness, decreased childhood hunger with the CHEW program, and established a disaster relief fund among other initiatives. After a successful career at United Way, Craig relocated to Wilmington, NC and accepted the Director of Marketing & Communications role at Lower Cape Fear Hospice, before being promoted to Chief Marketing and Engagement Officer to steward the 36-million-dollar organization through a rebrand to Lower Cape Fear LifeCare. In the summer of 2021, Craig became the Executive Director for Welcome Home Angel, which provides functional room makeovers for children with life-altering conditions with plans to expand nationally.

NUMBER OF EMPLOYEES

Source: IRS Form 990



BOARD MEMBERS

David Sechrist

Dolores Reese

Heather Glover

John Gray

John Kaiser

Karen Benton

Kathryn Nixon

Lyndsey Stainback

Magda Santos

Renee Mangum

Shawn Kuehner

OFFICERS, DIRECTORS, TRUSTEES, AND KEY EMPLOYEES

Name	Title	Compensation	Other	Related
Craig Wagner	EXECUTIVE DIRECTOR	\$111,297	\$0	\$0
John Kaiser	PRESIDENT	\$0	\$0	\$0
John Gray	VICE PRESIDENT	\$0	\$0	\$0
Renee Mangum	SECRETARY/TREASURER	\$0	\$0	\$0
David Sechrist	DIRECTOR	\$0	\$0	\$0
Shawn Kuehner	DIRECTOR	\$0	\$0	\$0
Lyndsey Stainback	DIRECTOR	\$0	\$0	\$0
Kathryn Nixon	DIRECTOR	\$0	\$0	\$0
Dolores Reese	DIRECTOR	\$0	\$0	\$0
Heather Glover	DIRECTOR	\$0	\$0	\$0
Magda Santos	DIRECTOR	\$0	\$0	\$0
Karen Benton	DIRECTOR	\$0	\$0	\$0

OFFICERS, DIRECTORS, TRUSTEES, AND KEY EMPLOYEES

Name	Title	Compensation	Other	Related
Craig Wagner	EXECUTIVE DIRECTOR	\$92,000	\$3,794	\$0
Alexis Wall	PRESIDENT	\$0	\$0	\$0
Randy Aldridge	VICE PRESIDENT	\$0	\$0	\$0
Susi Hamilton	SECRETARY	\$0	\$0	\$0
Collen Rozier	TREASURER	\$0	\$0	\$0
John Kaiser	FOUNDER	\$0	\$0	\$0
Meg Caswell	DIRECTOR	\$0	\$0	\$0
Kathryn Nixon	DIRECTOR	\$0	\$0	\$0
Dolores Reese	DIRECTOR	\$0	\$0	\$0
Aimee Jones	DIRECTOR	\$0	\$0	\$0
John Gray	DIRECTOR	\$0	\$0	\$0
Audrey Robbins Bledsoe	DIRECTOR	\$0	\$0	\$0

OFFICERS, DIRECTORS, TRUSTEES, AND KEY EMPLOYEES

Name	Title	Compensation	Other	Related
Craig Wagner	Executive Dir.	\$86,000	\$6,000	\$0
Meg Caswell	President	\$0	\$0	\$0
Susi Hamilton	Vice President	\$0	\$0	\$0
Collen Rozier	Treasurer	\$0	\$0	\$0
Alexis Wall	Secretary	\$0	\$0	\$0
John Kaiser	Founder	\$0	\$0	\$0
Liz Carroll	Director	\$0	\$0	\$0
Matthew Carrier	Director	\$0	\$0	\$0
Kathryn Nixon	Director	\$0	\$0	\$0
Stacy Bernhardt	Director	\$0	\$0	\$0
Dolores Reese	Director	\$0	\$0	\$0
Sarah Beth Deans	Director	\$0	\$0	\$0
Aimee Jones	Director	\$0	\$0	\$0
Lindsay Gregg	Director	\$0	\$0	\$0
Matt Saggese	Director	\$0	\$0	\$0

Officers Directors, Trustees, Key Employees

Name	Title	Compensation	Benefits/Deferred Compensation	Expense Account, Other
Craig Wagner	Executive Director	\$43,076	\$3,605	\$0
Meg Caswell	President	\$0	\$0	\$0
Susi Hamilton	Vice President	\$0	\$0	\$0
Alexis Wall	Secretary	\$0	\$0	\$0
John Kaiser	Director	\$0	\$0	\$0
Matt Saggese	Director	\$0	\$0	\$0
Sarah Beth Deans	Director	\$0	\$0	\$0
Aimee Jones	Director	\$0	\$0	\$0
Stacy Bernhardt	Director	\$0	\$0	\$0
Kathryn Nixon	Director	\$0	\$0	\$0
Dolores Reese	Director	\$0	\$0	\$0
Bryan Thomas	Director	\$0	\$0	\$0
Liz Carroll	Director	\$0	\$0	\$0
Matt Carrier	Director	\$0	\$0	\$0
Melissa Wolfe	Director	\$0	\$0	\$0
Lindsey Gregg	Director	\$0	\$0	\$0

Officers Directors, Trustees, Key Employees

Name	Title	Compensation	Benefits/Deferred Compensation	Expense Account, Other
Logan Thompson	Executive Director	\$10,928	\$1,278	\$0
Brian Driscoll	Director	\$0	\$0	\$0
Dale Lucy	Director	\$0	\$0	\$0
Kathryn Nixon	Director	\$0	\$0	\$0
Dolores Reese	Director	\$0	\$0	\$0
Aimee Jones	Director	\$0	\$0	\$0
Bryan Thomas	Director	\$0	\$0	\$0
Corbin Penland	Director	\$0	\$0	\$0
Melissa Wolfe	Director	\$0	\$0	\$0
Matt Saggese	Director	\$0	\$0	\$0
John Kaiser	Director	\$0	\$0	\$0
Stacy Bernhardt	Director	\$0	\$0	\$0
Sarah Beth Deans	Director	\$0	\$0	\$0
Annie Gray Sprunt	Director	\$0	\$0	\$0
Lindsey Gregg	Director	\$0	\$0	\$0
Liz Carroll	President	\$0	\$0	\$0
Meg Caswell	Vice President	\$0	\$0	\$0
Matthew Richter	Treasurer	\$0	\$0	\$0
Matthew Carrier	Secretary	\$0	\$0	\$0
John Kaiser	Executive Director	\$0	\$0	\$0

Paid Preparers

FISCAL YEAR 2024

Firm Name	Firm EIN	Firm Address	Firm Phone
TURLINGTON AND COMPANY LLP	56-0817345	1338 WESTGATE CENTER DRIVE, WINSTONSALEM NC 27103 USA	336-765-2410

Paid Preparers

FISCAL YEAR 2023

Firm Name	Firm EIN	Firm Address	Firm Phone
TURLINGTON AND COMPANY LLP	56-0817345	1338 WESTGATE CENTER DRIVE, WINSTONSALEM NC 27103 USA	336-765-2410

Paid Preparers

Firm Name	Firm EIN	Firm Address	Firm Phone
BEARMANCPA PLLC		124 Cavalier Dr, WILMINGTON NC 28403 USA	910-508-0630

BOARD LEADERSHIP PRACTICES

the past three years?

GuideStar worked with BoardSource, the national leader in nonprofit board leadership and governance, to create this section, which enables organizations and donors to transparently share information about essential board leadership practices.

BOARD ORIENTATION & EDUCATION	
Does the board conduct a formal orientation for new board members and require all	Yes
board members to sign a written agreement regarding their roles, responsibilities,	
and expectations?	
CEO OVERSIGHT	
Has the board conducted a formal, written assessment of the chief executive within	Yes
the past year?	
ETHICS & TRANSPARENCY	
Have the board and senior staff reviewed the conflict-of-interest policy and	Yes
completed and signed disclosure statements in the past year?	
BOARD COMPOSITION	
Does the board ensure an inclusive board member recruitment process that results	Yes
in diversity of thought and leadership?	
BOARD PERFORMANCE	
Has the board conducted a formal, written self-assessment of its performance within	Yes

Organizational Demographics

Who works and leads organizations that serve our diverse communities? This organization has voluntarily shared information to answer this important question and to support sector-wide learning. GuideStar partnered on this section with CHANGE Philanthropy.

Leadership

The organization's leader identifies as:

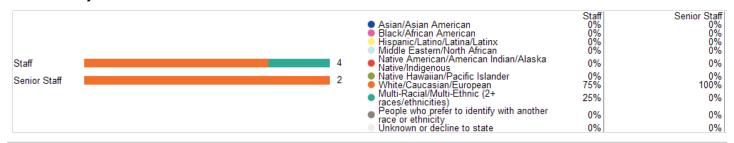
Race & Ethnicity White/Caucasian/European

Gender Identity Male, Not transgender

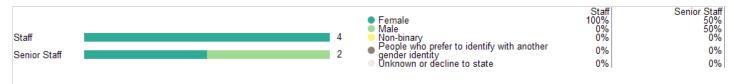
Sexual Orientation Heterosexual or Straight

Disability Status Person without a disability

Race & Ethnicity



Gender Identity



Transgender Identity

Sexual Orientation

No data

Disability

No data.

We do not display staff or senior staff disability information for organizations with fewer than 15 staff.

Appendix

Key Documents	
IRS Forms 990	[2] <u>2024 990</u>
	Z 2023 990
	Z 2022 990
	Z <u>2020 990</u>
IRS Forms 990T	Not Available
IRS Forms 990T Audited Financial Statements	Not Available 2023 Audited Financial Statement
Audited Financial Statements	 ☑ 2023 Audited Financial Statement ☑ 2022 Audited Financial Statement

GuideStar Charity Check

WELCOME HOME ANGEL

3175 Wrightsville Ave Wilmington, NC 28403-4184

- ✓ Foundation Status Code: PC*
- ✓ Public charity described in section 509(a)(1) or (2)

IRS Publication 78 Details

IRS Pub 78 verified

Organization name Location Most recent IRS Publication 78

Welcome Home Angel Inc. Wilmington, NC September 2025

EIN <u>Deductibility status description</u> Verified with most recent Internal Revenue Bulletin

26-1638488 A public charity (50% deductibility limitation). November 17, 2025

IRS Business Master File Details

IRS BMF 509(a)(1)

Organization name Most recent IRS BMF Reason for Non-Private Foundation Status

WELCOME HOME ANGEL INC September 09 2025 Section 509(a)(1) organization as referred to in Section

170(b)(1)(A)(vi)

EIN IRS subsection Ruling date
26-1638488 This organization is a 501(c)(3) Public Charity 08/2008

Foundation Code Pescription

15 Organization which receives a substantial part of its support from a governmental unit or the general public

This organization was not included in the Office of Foreign Assets Control Specially Designated Nationals (SDN) list.

On September 8, 2011, the IRS issued regulations which eliminated the advance ruling process for a section 501(c)(3) organization. Learn more

* The Foundation Status Code is the code that foundations are required to provide for each grantee annually on part XV of Form 990PF. Note that this code cannot be derived in some cases (e.g., supporting organizations for which 'type' can't be determined).

IRS Revenue Procedure 2011-33 allows grantors to rely on third-party resources, such as GuideStar Charity Check, to obtain required Business Master File (BMF) data concerning a potential grantee's public charity classification under section 509 (a) (1), (2) or (3).

GuideStar Charity Check Data Sources

- -GuideStar acquires all IRS data directly from the Internal Revenue Service
- -IRS Publication 78 (Cumulative List of Organizations) lists organizations that have been recognized by the Internal Revenue Service as eligible to receive tax-deductible contributions.
- -The <u>IRS Internal Revenue Bulletin</u> (IRB) lists changes in charitable status since the last Publication 78 release. Between the release of IRS Publication 78 and the subsequent IRS Internal Revenue Bulletin, the IRB date will reflect the most recent release date of IRS Publication 78.
- -The <u>IRS Business Master File</u> lists approximately 1.7 million nonprofits registered with the IRS as tax-exempt organizations.
- -The <u>IRS Automatic Revocation of Exemption List</u> contains organizations that have had their federal tax-exempt status automatically revoked for failing to file an annual return or notice with the IRS for three consecutive years.
- -The Foundation Status Code is a value derived by mapping the codes found on the <u>990PF filing instructions</u> to the corresponding codes in the IRS BMF. Note that not all codes are able to be mapped due to insufficient data.
- -The Office of Foreign Assets Control (OFAC) <u>Specially Designated Nationals (SDN) list</u> organizations that are owned or controlled by targeted individuals, groups, and entities, such as terrorists or narcotics traffickers. Their assets are blocked and U.S. persons are generally prohibited from dealing with them.