



2023 Annual Report



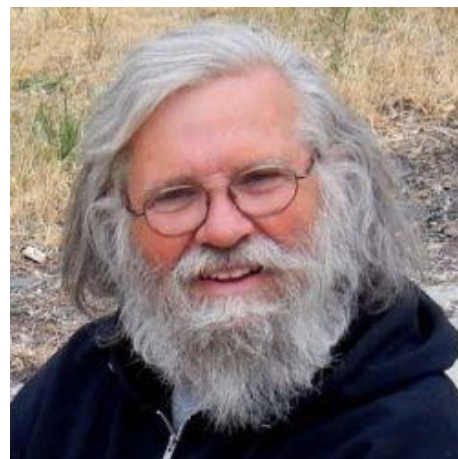


TABLE OF CONTENTS

Letter from President Bob Wells	2
Mission Statement	5
Programs	
___ Rubber Tramp Rendezvous (RTR)	6
___ Women’s Rubber Tramp Rendezvous (WRTR)	8
___ In-Person Caravans	9
___ Virtual Caravans	10
___ Bring Your Own Vehicle	11
___ Emergency Fund and Tents	11
Outreach and Desert Clean-Up	13
Sweepstakes Partnerships	14
Our Leadership Team	15
Our Staff	16
Resources and Financial Management:	
___ 2023 Financial Snapshot	17
___ Historical Performance	19
___ Statement of Financial Position	20
Thank You to our 2023 Donors and Sponsors!	24

LETTER FROM PRESIDENT BOB WELLS

As I write this 5th Letter from the President of the Board for our Annual Report, it's very hard for me to believe how far we have come in such a short length of time! Even more astonishing is how many lives we have impacted and changed for the better. When Suanne Carlson and I co-founded Homes on Wheels Alliance (HOWA) we couldn't have imagined both how hard we would have to work, and all the good we would do. We were both convinced that if we created a 501c3 where all the members of the nomadic community could work together, rather than as individuals, we could accomplish great and life-changing things--we didn't know how right we were!



Together the donors, volunteers, staff members, and Board of Trustees have combined our time, energy, skills, and love to bring hope and filled the immediate needs of so many. We owe enormous debt of gratitude to each and every one of you for how much you have contributed to changing lives. Among you there are no small gifts, no small amounts of time and love--each of you have given your hearts (the only thing of real, lasting value in this world) for that, we thank you so very much!

For us, 2023 was a year full of challenges and change, but as we go into 2024, I am 100% confident we are stronger than ever, and the best is yet to come! Some of our challenges and solutions were:

- 1) With the difficult economy (especially high inflation) generally people tightened their belts and reduced their donations to non-profits. That affected HOWA as well and our overall donations were down in 2023. Fortunately, we had followed the standard practice of having 3 months of operation costs in the bank for a rainy day. It rained in 2023, but we have come through it in great shape. Now we need to build our Emergency Fund back up with increased donations from wonderful people like you. We have several plans to do so, and I'm confident everything will be just fine.
- 2) As HOWA has grown, so has the HOWA Board of Trustees. We finally filled out all 11 spots on the Board of Trustees, and what an outstanding Board it is! We are a working Board and the commitment of time and energy by the entire Board is amazing. Each member brings vitally necessary skills and knowledge for the smooth operation and future growth of HOWA. But most important of all, is their compassion for the people we serve. Take a look at the bios of the Board members in this report and I think you will agree.

3) Insurance was a challenge. The law, and common sense, demand that every 501c3 must carry liability insurance, and HOWA is no exception, it was one of the very first things we did when we started HOWA five years ago. Since HOWA is incorporated in Nevada, it must have insurance from a company who can legally sell insurance in Nevada. In 2023 the Insurance company we have had from the beginning decided to no longer sell insurance in Nevada, which meant we must find a new carrier. Unfortunately, times have changed, and we have struggled long and hard to find an Agency that would insure us for a reasonable price. The problem is that when they find out that we donate, repair, or modify vehicles to make them ready to live in, their price skyrockets and it becomes unaffordable. Unfortunately, our only solution has been to no longer donate, repair or modify vehicles for our clients to live in. That is very disappointing since we consider that a key part of our mission. We continue to search for a way around that in 2024, and hopefully one will present itself.

4) We have had key retirements of staff. In the beginning of HOWA, I knew I was not enough of a detail person to manage an organization the size that HOWA would grow to be. I have little management experience or skill, I had to find someone who did. However, ability by itself was not enough for the role of both Executive Director and Co-Founder with me of a 501c3. That person had to have an enormous well of compassion and loving-kindness that would carry them through the long, grueling days, months, and years it would take to put HOWA on solid ground with a long future ahead of it.

The only person I knew who had the Executive level knowledge, ability and experience as well as a giant heart of love to handle the job was Suanne Carlson, it was her or nobody! So I approached her with the idea, and she needed some time to think about it; that was an anxious few days for me! Finally, she agreed, but she made it clear that she was retired but loved our vision so much that she would come out of retirement to take the job--and she would not take a penny in wages from HOWA, ever! All her time working for HOWA was a gift of love. However, she would only do it for 3 years, and then we would need to replace her. Of course, I jumped at that offer, and never for even a millisecond have I regretted it since then. The heart of love and compassion that permeates all of HOWA largely comes from her.

Jump forward five years later and she was still the Executive Director, we had missed her deadline by two years. Working that long, and that hard, with all your heart, soul and mind is an incredibly draining experience few people are capable of. At the end of 2023, she let the Board know that she had reached the end of her endurance after a super-human, Herculean effort for 5 years--we needed to replace her. So we began a search in earnest to hire a new Executive Director. Whoever we hired, would have some mighty big shoes to fill!

5) Fortunately, the Universe heard us and supplied someone to fill those shoes! In early 2024 we hired a new Executive Director; J.D. McCrary and I am terribly excited to see where he can take us! I have long believed that the skills and heart that go into being a co-founder of an organization are generally not the same as what it takes to take it to the next level. One of the most important skills a founder of an organization must have is to know when they have reached the end of their abilities and hand the ball off to someone who can take it into the end zone.

I'm not going to go into J.D.'s background or experience here, you can find that other places. What I will say is that I have largely relied on intuition to guide my whole life, so the only credit I get for any good things I have done is to know my own limitations and to learn to trust something much bigger and wiser than I am, then try to follow that to the best of my ability. I think that has worked well for me so far, no need to change now!

We looked at many qualified candidates for Executive Director and all of them would have done a good job, but one stood out to me as head and shoulders above the others, and that was J.D. When I read his cover letter and resume, I could feel his heart of compassion, as well as his skill, experience, and training, and I knew this was the one. HOWA would be in good hands.

As challenging as 2023 was, I am more excited and hopeful for the future of HOWA, than I have ever been!!!!

We have gathered a Board, Executive Director, Staff, and cadre of Volunteers that exceed any expectations I ever had. Not just their skills and dedication, although that is there in abundance--no, there is a palpable heartbeat of love and compassion that flows through them and emanates out of them that is unstoppable.

I invite all of you to join your hearts, heads and hands with us as we stride forward to leave our part of the world better than we found it! Together, we will change lives!

Bob Wells

President

OUR MISSION

Homes On Wheels Alliance, Inc. (HOWA), a charitable 501(c)3 nonprofit organization, strives to help a significant portion of the American population who are being squeezed between the rapidly rising cost of shelter on one hand, and either stagnant wages or too small a retirement on the other. Through no fault of their own, they are at serious risk of losing their homes and apartments. We serve this community by providing:

- **Safe and secure homes on wheels,**
- **Improvements and repairs to their mobile dwellings,**
- **Transition assistance into a financially and environmentally sustainable lifestyle, and**
- **Opportunities to connect with and give back to the nomadic tribe, area communities, and public lands.**

We believe that only an “alliance” of interested parties can hope to solve a problem of this magnitude. To be truly effective it should consist of:

- **The larger mobile community,**
- **Government (local, state and federal),**
- **Private businesses and industries, and**
- **Various nonprofit organizations,**

By combining our energy, resources, and goodwill into a united front, we will have a significant impact on preventing the homeless problem from reaching monumental proportions and allowing our clients to remain contributing citizens while preserving their independence, self-sufficiency, and dignity. Acting together, we believe the future can be bright for all of us!

We focus on Veterans, Seniors, Women, and the Working Poor while building community.

Recipient Suzanne is the proud owner of a new solar panel and Bluetti power station. With HOWA volunteer Rachele Adair's guidance, Suzanne is learning how to install and operate this sustainable energy system, which will provide her with the freedom and flexibility to work from her Home on Wheels.



RUBBER TRAMP RENDEZVOUS (RTR)

This program was started by HOWA Board President and Co-Founder, Bob Wells, and is designed to accomplish the following goals:

- **Build Community among nomads**
- **Educate people on how to live a safe and fulfilling nomad lifestyle**
- **Energize communities around the country to understand and assist nomads**
- **Socialize and have a great time!**

Over the 9 days of the RTRs, hundreds of attendees gathered at the Quartzsite town park to meet new and old friends, listen to seminars and music, watch demonstrations, play games, check out the free tables and bulletin board, sign the “Burning Van”, and view open homes on wheels.



2023 brought exciting additions to the RTR. For the first time, attendees had the opportunity to enjoy delicious food from local food trucks, be entertained by talented buskers, and receive essential repairs for their clothing, sleeping bags, tents, and other items at the newly established sewing station. To cap off the event, the acclaimed film "Nomadland" was shown on a large inflatable screen. Several of the film's stars were present to meet with their fans.



WOMEN'S RUBBER TRAMP RENDEZVOUS (WRTR)

The WRTR, which is held just before the RTR, is like the RTR but for women only. Women from all over the country converge to learn from seasoned nomadic women. Most importantly, they come to be with other like-minded women to find camaraderie and friendship. Education is focused on how to live a safe, secure, and productive life as a nomad. Many outstanding HOWA volunteers have come from this group of amazing women!



The theme for the 2023 WRTR was "Making Connections". Morning coffee, lunch with music, and open houses provided opportunities to socialize and make friends. Seminars included Women's Hygiene on the Road, Women's Safety on the Road, and the very popular and informative seminar by Charlene Bower - maintenance, tires, and getting un-stuck while off-road.



IN-PERSON CARAVANS

In 2023, the Caravan gatherings celebrated their sixth anniversary! Newcomers and seasoned nomads alike convened to share experiences, learn from one another, and forge lasting friendships. The camaraderie and knowledge exchanged dispelled fears of solitary travel and helped participants navigate unfamiliar environments. The Caravans begin in October with camping locations in the southwestern desert and continue through April. Caravans typically stop May through September as nomads explore other regions of the country.



Attendees of previous caravans express their appreciation of the Caravan Program:

Tim: I stopped by a few of Howa's caravans today. I met some awesome people. I was at womens caravan (in daytime, for a visit only), and at the mixed caravan. People were friendly, and inviting. It makes me feel good to see caravans running, and people enjoying them.

Terri: Just wanted to give a huge shout out to HOWA for the caravan information. I joined one and met really nice and diverse group of folks. Had campfires each night to socialize and never felt alone. THANK YOU FOR ALL YOU DO!!!!

Manuel: What an awesome Caravan and fellow Vandwelling Nomads. First caravan, but not my last. Thank you HOWA for the experience. Mr. Bob Wells is correct, Vanlife = Freedom

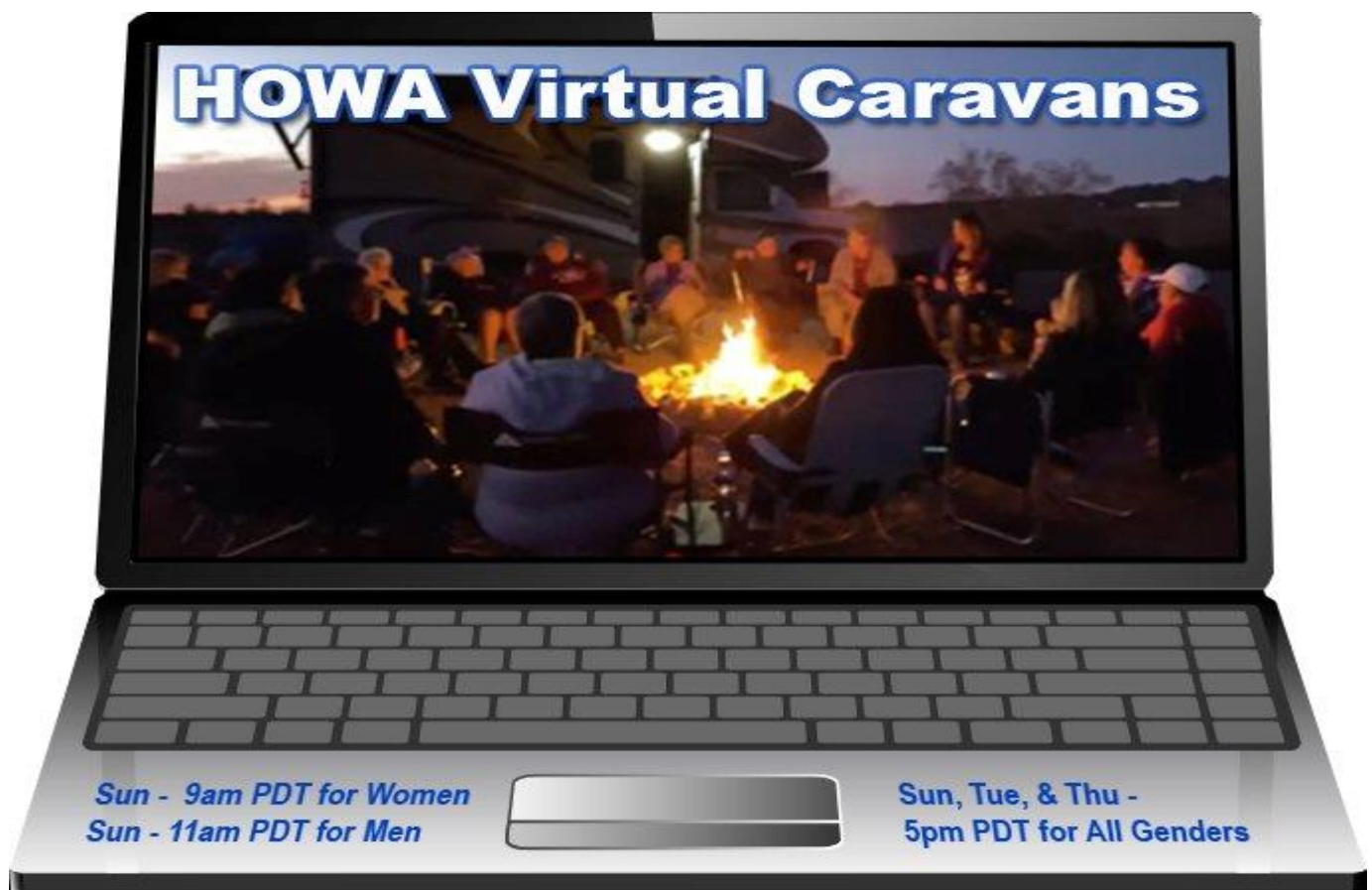
VIRTUAL CARAVANS

The Virtual Caravan program, launched during the COVID-19 pandemic, has continued to thrive due to its popularity. This online community welcomes both new nomads and those still



considering the nomadic lifestyle.

Participants join Zoom meetings to ask questions, share experiences, and gather valuable information. By the time they embark on their nomadic journeys, they are better equipped to tackle the challenges ahead. The program fosters a sense of camaraderie, with many friendships formed and future trips planned.



Come Join Us!

BRING YOUR OWN VEHICLE



The BYOV program serves those in the mobile community who own their vehicle but cannot afford the materials and the labor costs for a build. Changes in our insurance coverage beginning in the fall of 2023 restricted the amount of work HOWA volunteers could do on recipient's vehicles. All products supplied had to be new in box items and installation was done by the recipient themselves or their chosen installers. We are very grateful for the donation by Lectric eBike that funded the plug and play portable solar power systems for six recipients.



EMERGENCY FUND AND TENTS

The Emergency Fund began in 2019 with an anonymous donation of \$10,000. As of December 2023 we have distributed more than \$75,000 to nomads allowing them get needed repairs or buy neccessay supplies so that they could continue continue to live and thrive in their homes on wheels. Your generous donations made this possible.

Thank you!



Hi Tracey,
I want to thank you so much for your service. It is invaluable to us who live on the road. I want you to know that your response to offer help gave me the calm in my heart to slow down and take a moment to fix my car myself. As well I just happened to be near an old friend who let me stay in her driveway while I talked with mechanics and waited for parts. I was able to diagnose the issue as a misfire and order the necessary coil packs as well as swap them out. Gratefully that was the issue.

At this juncture I don't need the assistance any longer. May your services help another nomad who is in need. I would like to keep knowing you are out there in case I were to be in a similar situation in the future.

If you're located in Pahrump area. Enjoy. Add I've said. It's my favorite place to go in the winter. Thank you again. So incredibly grateful you are energetically supporting us out here.

Big love
Robin

My gosh!! The most heartwarming biggest virtual hugs squeezed with so much GRATITUDE to every single hard working dedicated member of the HOWA team, community, TRIBE!! I feel truly blessed to be a part of. THANK YOU!!!

I will be on the phone in the morning to set up in the morning to set up appointment with Tim and will let you know the date.

Best morning I've had in a long time
thank you again

Suzanne

"Oh my!!! You have honestly just made my day so much brighter. Thank you to you and the committee!
Pamela

Tents are provided to nomads in financial need who are currently traveling and living out of their vehicle. Tents are usually granted for emergency and medical needs only. However, since desert winds are strong and destructive, several nomads have been granted a tent to replace one that the wind destroyed.



OUTREACH AND DESERT CLEAN-UP

Our social media presence grows daily! Over 1000 people post, comment, or react on HOWA's general discussion group every day. This is a kind and respectful community where members find a safe place to ask questions, share tips to make nomadic life better, and get to know others in the mobile community.

Social media plays an important role in allowing HOWA to provide educational programs and classes on how to live a safe, secure, and fulfilling nomadic life. Our outreach sources included:

FACEBOOK	Members	YOU TUBE	MEET UP
• Business Page	8328	Subscribers 9550 Members 7902	2283
• Discussion	73,500	Video Views 200,000+	
• Camp Together	8633	(including Virtual Classes)	
• Market Place	4,271		
• Women's RTR	3427		
• RTR Official	3614		

Leave No Trace

As ardent supporters of the Leave No Trace program to save and protect our national forests, parks, and all outdoor environments, we subscribe to and promote their seven principles:

- Plan Ahead & Prepare
- Travel & Camp on Durable Surfaces
- Dispose of Waste Properly
- Leave What You Find
- Minimize Campfire Impacts
- Be Considerate of Other Visitors
- Respect Wildlife



In keeping with our commitment to honor the public lands where we camp, HOWA staff and volunteers participate in desert clean up efforts in the spring and fall every year. The “Pahrump Public Lands Day Desert Cleanup” held September 23rd on Bureau of Land Management land was part of a nation-wide event sponsored by The National Environmental Education Foundation. The BLM provided a dumpster and gave water and free T-shirts to the participants.

SWEEPSTAKES PARTNERSHIPS

Thank you to **Bluetti**, **Lectric eBike**, and **Marie Griggs Krause** who generously donated items for sweepstakes prizes. **We raised \$42,034 which will be used to support our programs!**



The Bluetti System consisted of a AC500 Portable Power Station (5000W), two B300S Expandable Batteries (6144Wh), two PV350 Solar Panels (700W). Sweepstakes donor, Annette, was the lucky winner of the Bluetti System



Congratulations to Janet Stephenson, the winner of the Lectric eBike XP 2.0 Sweepstakes!

Marie invested \$168 in materials and more than 30 hours into this beautiful quilt designed by Abigail Dolinger. Terri was the lucky sweepstakes winner!

Thanks to everyone who donated to the sweepstakes in support of HOWA and our efforts to change lives for the better!



Together we ARE changing lives and having fun at the same time! Please support our donors!

OUR LEADERSHIP TEAM



Bob Wells
President Co-Founder



Suanne Carlson
Vice President Co-Founder



Arlo Kipfer
Governance Chair Trustee



Brian Gifford
Treasurer Trustee



Karen Battaglia
Secretary Trustee



Bob Kent Trustee



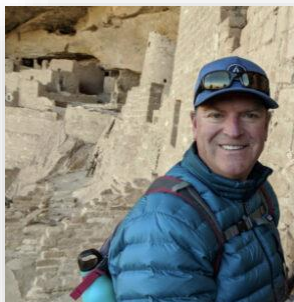
Sarah Kuiken Trustee



JP Smith Trustee



Jaime Abbas Restorff Trustee



John Noland Trustee



Rebekah Wells Trustee

OUR STAFF



Phyllis Bickford
Executive Assistant



Bobbi Stice
Client Services Manager



Lisa Bee
Virtual Caravan Coordinator



Marieke McArthur
Technology Coordinator



Tracey Power
Emergency Fund Coordinator



**Volunteers donated
13,938 hours. At \$10
an hour that's a
\$139,380 value!
Thank you Volunteers!**



We Love Our Volunteers!

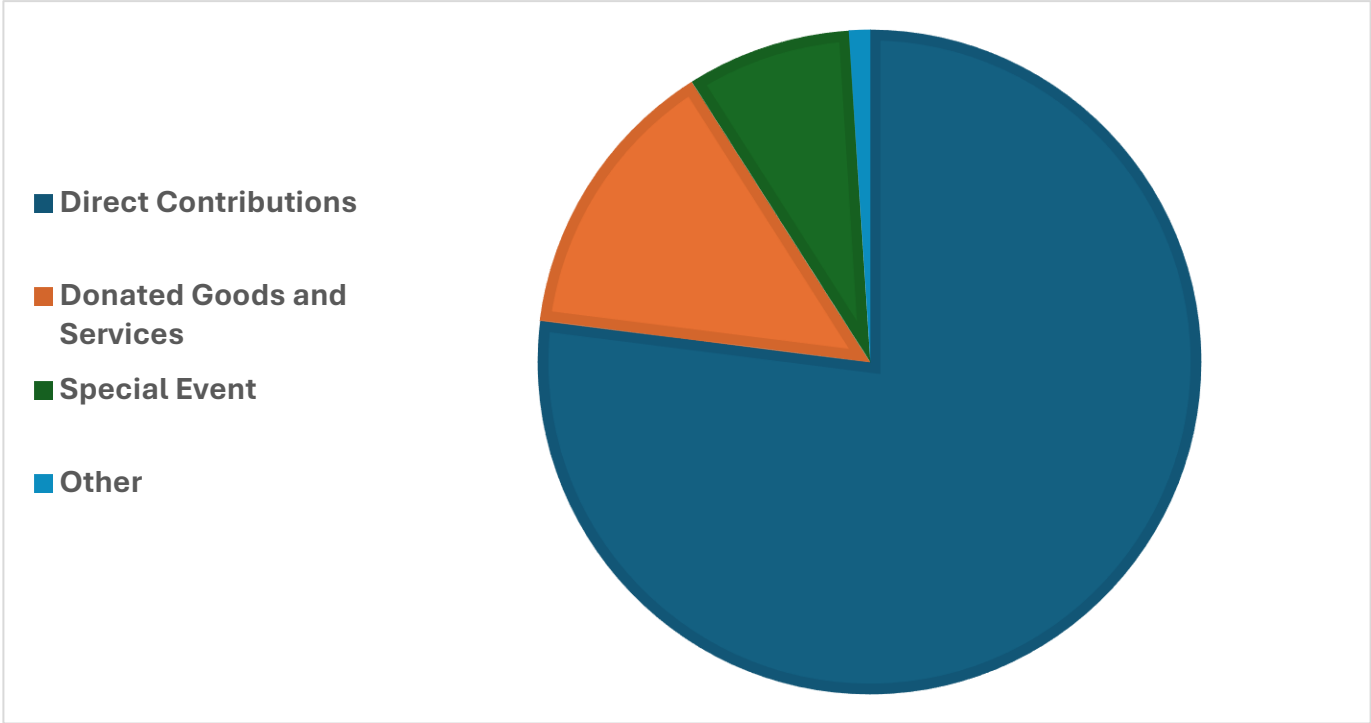


We have a small staff of hard-working full-time, part-time, and contract employees but we couldn't do all the important work that needs to be done without our volunteers!



2023 FINANCIAL SNAPSHOT

2023 Revenues

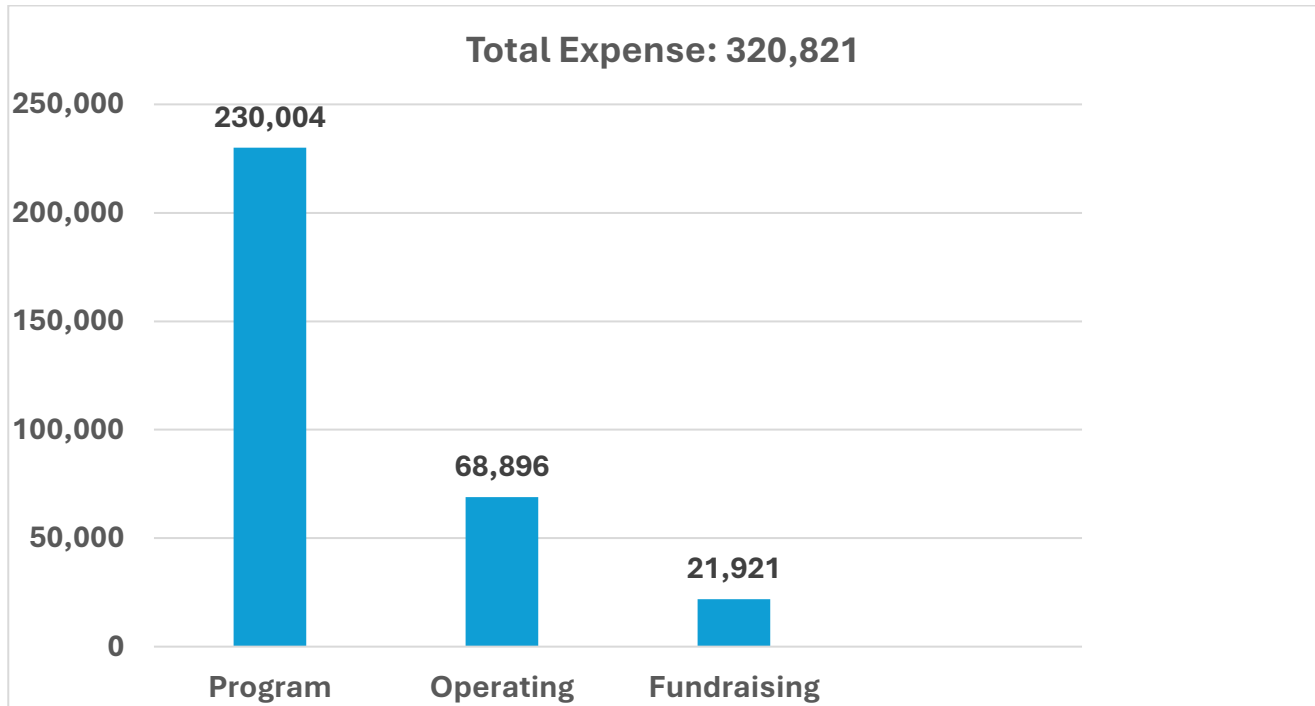


TOTAL REVENUES: \$284,316

DIRECT CONTRIBUTIONS:	\$218,595	77%
DONATED GOODS & SERVICES:	\$38,976	14%
SPECIAL EVENT:	\$23,712	8%
OTHER:	\$3,033	1%
TOTALS:	\$284,316	100%

2023 Financial Snapshot

2023 Expenses



TOTAL EXPENSES: \$320,821

PROGRAM EXPENSES:	\$230,004	72%
OPERATING EXPENSES:	\$68,896	21%
FUNDRAISING EXPENSES:	\$21,921	7%
TOTALS:	\$320,821	100%

RECONCILIATION

TOTAL REVENUE:	\$284,316
TOTAL EXPENSES:	\$320,821
SURPLUS/DEFICIT:	\$(36,505)

HISTORICAL PERFORMANCE

HISTORICAL PERFORMANCE

INCOME

Year	Number of Months	Total Income	Program vs. Total Expenses
2018	4*	\$25,065	4.65%
2019	12	\$202,280	51.83%
2020	12	\$362,454*	28.67%*
2021	12	\$327,410	50%
2022	12	\$391,826	62%
2023	12	\$284,316	81%

Expenses

Year	Number of Months	Program Expenses	Program vs. Total Expenses
2018	4	\$1,166	7.16%
2019	12	\$104,841	59.32%
2020	12	\$103,909	44.70%
2021	12	\$163,936	63.00%
2022	12	\$244,214	67.00%
2023	12	\$320,821	72.00%

1. * 2018: First year of operation: September 1 to December 31, 2018.
2. *2020 Income: On 12/29/2020, HOWA received a donation and a non-government grant totaling \$105,000, thereby creating the surplus at the end of the year of \$130,020. Without these two donations, our "Total Income" would have been \$257,045 and the percentage of "Program vs. Total Income" would have been 40.36%. These funds will be used in 20

STATEMENT OF FINANCIAL POSITION
As of December 31, 2023

ASSETS	TOTAL
Current Assets	
Bank Accounts	
Infinite Giving	\$27,516.73
Paypal	\$784.25
Stripe	\$2,354.39
Wells Fargo Checking - 1914	\$115,493.33
Wells Fargo Escrow – 3911	\$ 6,702.72
Wells Fargo Reserve Account - 1527 (deleted)	\$25,045.04
Wells Fargo Savings (unused) - 0253 (deleted)	\$ 801.13
Total Bank Accounts	\$178,697.59
Total Current Assets	\$178,697.59
Fixed Assets	
'01 Chevy Express Shuttle (246)	\$ 20,000.00
'02 Dodge RoadTrek	\$15,600.00
'06 Toyota Scion XA	\$4,233.00
'07 Wells Cargo Swanke's Trailer	\$4,100.00
'94 Chevy Silverado C1500	\$3,000.00
C1500 Silverado 9K0R	\$2,500.00
Interstate HOWA Trailer 6x12	\$820.00
Sacramento Trailer 6x12	\$4,500.00
x Accumulated Depreciation	-\$1,367.12
Total Fixed Assets	\$53,385.88
Other Assets	
Land	\$3,750.00
Sweepstakes Prize Inventory	\$185.00
Total Other Assets	\$3,935.00
TOTAL ASSETS	\$236,018.47

Statement of Financial Position

As of December 31, 2023

LIABILITIES AND EQUITY	TOTAL
<u>Liabilities</u>	
<u>Current Liabilities</u>	
<u>Other Current Liabilities</u>	
2600 Escrow accounts	0.00
Beaver	\$175.00
Darnell	\$1,600.00
Evans	\$100.00
Hatch	\$2,820.91
Pitcher	\$25.00
Rattenborg	\$1,200.00
Sardelis	\$2,324.47
Shepard	\$ 775.00
Total 2600 Escrow accounts	\$9,000.38
Total Other Current Liabilities	\$9,000.38
Total Current Liabilities	\$9,000.38
Total Liabilities	\$9,000.38
<u>Equity</u>	
Net Assets W Restrictions - AED	\$713.15
Net Assets W Restrictions – BYOV	\$1,400.00
Net Assets W Restrictions - ED Salary	\$30,000.00
Net Assets W Restrictions – EF	\$5,000.00
Net Assets W Restrictions - Thor Chateaux	\$7,000.00
Net Assets W Restrictions - We Care	\$3,000.00
Unrestricted Net Assets	\$216,409.95
Net Revenue	-\$36,505.01
Total Equity	\$227,018.09
TOTAL LIABILITIES AND EQUITY	\$236,018.47

Accrual Basis Tuesday, May 20, 2025 10:48 AM GMT-07:00

Why Give Us Your Support?

We are a strong organization with compassionate, talented, and energetic people wanting to help those who, through no fault of their own, find themselves in difficult situations and need a helping hand. We have either walked in their shoes or can think outside the box and offer creative solutions.

We hope the information you find in this 2023 Annual Report will inspire you to join our cause in helping people to help themselves.

We Need Your Help

The huge number of pleas for help has FAR exceeded our capacity to meet those needs. The nomad lifestyle promoted by Homes On Wheels Alliance, Inc. can help our fellow Americans regain security, happiness, and self-sufficiency... BUT not without your help! Thank You!

Our Greatest Needs

- ✓ Money for Operations
- ✓ Program Support
 - o Emergency Fund
 - o Educational Programs and Gatherings
 - o Build Out Programs
- ✓ Land to Grow
- ✓ Volunteers!!!



Ways You Can Help

Donate Cash

Online through:

- Facebook
- Patreon
- PayPal
- [Our website](#)



Consider donating in honor of a loved one. ❤️

You can also donate by mail. Please send your check to:

Homes On Wheels Alliance, Inc.
1970 N. Leslie #297
Pahrump, NV 89060

Donate Intangible Assets

Donate Stocks, Bonds, Mutual Funds



Donate Tangible Assets

- Land (large acreage needed!).
- Donate your car, airplane, boat, van, truck, bus, or RV through CarEasy: www.careasy.org 855-500-7433
- Gasoline cards, gift cards



THANK YOU TO OUR 2023 DONORS AND SPONSORS!

\$5000 +	\$1000 +	In Kind Donations	Below \$1000
Three anonymous donors	Fidelity Charity Elizabeth Skaggs Mark Jung Murray Freeman Linda Sands	Columbia Sportswear \$7850 in cold weather gear	Thousands of one time cash and check donations and monthly donations through Patreon, PayPal, and Donor Perfect
	John Lambirth	Lectric Bike –\$899.00	
	Laura Leever	Marie Griggs Krause Quilt -\$468.00	
	Linda Shaffer	Bluetti-\$9,296.00	
	Shelly Rust	Escapees RV Club Memberships- \$119.90	
	Marilyn Stoner	Marieke McDonald Sewing supplies -\$105.00	
	Robert Faske	Deb Sturm Bracelet -\$185.00	
	Arlo Kipfer	Nomad Gift Box -\$500.00	
	Jaime Abbas Restorf	Michael Anderson Folding table - \$55.00	
	Laura Leever	Sonya Salazar Grant writing - \$580.00	
		Rob Rogers Water & lock - \$25.40	
		Sandi Morrero Covid test kits - \$688.00	
		Mike Prince Donated vehicle -\$2000.00	
		Mike Prince Cargo trailer - \$4,723.00	
		Robert Yamisaki Land - \$2170.00	



Homes On Wheels Alliance, Inc.

1970 N. Leslie #297

Pahrump, NV 89060

Tel: 775.764.8115

howa@homesonwheelsalliance.org

www.HomesOnWheelsAlliance.org

Tax ID#: 83-1688307



**Together we are changing lives, building supportive community,
and preventing homelessness one person at a time**

Homes On Wheels Alliance, Inc. Tel: 775.764.8115 Website: HomesOnWheelsAlliance.org is a 501(C)3 charitable organization registered with the Nevada Secretary of State, pursuant to Title NRA 82A.200. Its purpose is to assist veterans, seniors and the working poor with securing unconventional housing as shelter. CONTRIBUTIONS MAY OR MAY NOT BE TAX DEDUCTIBLE, pursuant to provisions of Internal Revenue Code of 1986, 26 U.S.C §170(c).