



CHEYENNE VILLAGE

SERVING ADULTS WITH INTELLECTUAL AND DEVELOPMENTAL DISABILITIES

ANNUAL REPORT 2025

We support people with intellectual and developmental disabilities to lead happy, healthy, and fulfilling lives.



Dear Friends,

For adults with intellectual and developmental disabilities, independence is often determined not by ability, but by access to safe housing, meaningful social connections, reliable health supports, and a future that does not depend on aging caregivers.

In our community, too many adults with I/DD face limited housing options and long waiting lists, while also experiencing social isolation that restricts opportunity and diminishes quality of life. Without stable housing and intentional connection, independence is fragile. Health insecurities further compound these challenges, making it difficult for individuals to thrive without consistent support.

For many families, these realities are accompanied by an urgent question: What will happen when I can no longer provide care? As parents and caregivers age, the need for long-term, sustainable solutions becomes increasingly critical—for both caregivers and the individuals they love.

Cheyenne Village exists to meet these challenges head-on.

By combining affordable, accessible housing with inclusive day programs that foster connection, purpose, and engagement, Cheyenne Village transforms isolation into opportunity. Our community supports adults with I/DD in living independently while staying connected, healthy, and supported—replacing uncertainty with stability and fear of the future with peace of mind.

This annual report reflects what is possible when a community comes together to invest in dignity, independence, and hope. Thank you for being part of that future.

With gratitude,

Tim Cunningham
CEO
Cheyenne Village



CHEYENNE VILLAGE: SOLVING CRITICAL COMMUNITY CHALLENGES

Social Isolation

Why It Matters

Many adults with IDD experience loneliness and disconnection

Our Response

Cheyenne Village creates intentional housing and opportunities to engage in daily community life.

The Result

Residents experience belonging and well-being.

OUR IMPACT:

These solutions strengthen our community and ensure adults with IDD can live lives defined by dignity, independence, and belonging.

Aging Caregivers & Uncertain Futures

Why It Matters

Families often worry about who will care for their loved one when they are no longer able to do so.

Our Response

We provide stable, long-term housing that honors independence and continuum of care.

The Result

Families gain peace of mind, and residents gain a stable future.

Limited Access to Real Homes

Why It Matters

Too many housing options for adults with IDD are institutional, restrictive or temporary.

Our Response

Cheyenne Village offers real homes where residents have privacy and control over their daily lives.

The Result

Residents live with dignity, independence, and pride in a place they truly call home.

Exclusion from Community Life

Why It Matters

Adults with IDD are often excluded from work, recreation and community engagement.

Our Response

We support residents in activities that align with their interests and strengths.

The Result

Residents are valued members of the broader community connecting in meaningful ways.

KARL'S STORY: A CONTINUUM OF CARE

A community's strength is reflected in how it supports people across their entire lifespan, including adults with I/DD. When programs are built to grow with a person, they offer not just care, but a lifelong foundation of confidence and connection. Karl's experience illustrates the profound impact of being supported every step of the way.

Karl arrived at Cheyenne Village, Inc. in 1975 just 22 years old and unsure of what life would hold. What he found was people who believed in him and who saw possibility and independence waiting to be nurtured.

When the Manitou Springs location of Cheyenne Village eventually closed, Karl didn't lose his home, he simply stepped into the next chapter. By then, he had learned so much that the idea of living in an apartment felt right. Paired with roommates and supported by Cheyenne Village's dedicated staff, Karl's apartment wasn't just a place to stay, it was a home he helped shape.

As the years passed and Karl grew older, his needs changed. When it was time for more support, Cheyenne Village did not let him face the transition alone. A host home family welcomed him. He became part of their story, and they became part of his.

In time, Karl's health required more care, and once again Cheyenne Village was there to guide him gently to the next place he needed to be. He moved into a group home with 24/7 support, surrounded by caring professionals who knew his history, respected his journey, and honored his life.

Through every chapter – each change, each new beginning, Karl never walks alone. Cheyenne Village and his family are his constant: supporting him, empowering him, and ensuring he always has a place where he belongs.

Karl shows a legacy of quiet courage, resilience, and the simple profound truth that every person deserves to grow, to be seen, and to be loved across a lifetime.



Cheyenne Village has been a true partner to our family, walking alongside us in making key decisions for Karl and ensuring he has every opportunity to thrive. Their support has allowed Karl to live an independent life, manage his challenges with dignity, and embrace the fullness of his journey. The leadership and staff are among the most dedicated individuals we have ever known, always seeking out resources and opportunities that enrich Karl's life and wellbeing.

We are deeply grateful for the love and commitment that Cheyenne Village has shown, not only to Karl but to our entire family. Their care is reflected in Karl's joyful "Hi Smiley" greetings to friends—a simple but powerful reminder of the happiness and confidence he carries within. To us, the staff are more than caregivers; they are family, and their devotion has made all the difference in Karl's life.

~ Kerry, Diana, Dorothy and Lavergne – Karl's Sisters

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CHEYENNE VILLAGE *by the Numbers*

PEOPLE



75 STAFF MEMBERS



237 INDIVIDUALS SUPPORTED



26 NEW RESIDENTS WELCOMED



28 INDIVIDUALS EMPLOYED IN THE COMMUNITY

HOMES



8 HOMES OWNED



55 HOST HOMES

COMMUNITY & GROWTH



10,000 HOURS SPENT IN COMMUNITY LIFE



2,316 STAFF TRAINING HOURS



FINANCIAL SUMMARY

Statement of Activities/ Year Ending June 30, 2025

Statement of Financial Position as of June 30, 2025

REVENUES AND SUPPORT

| | |
|---|---------------------|
| FEES FROM SERVICES: | |
| Host Home Services | \$5,578,898 |
| Individual Residential Services | \$3,281,493 |
| Group Residential Services | \$869,559 |
| Supported Community Connections | \$476,096 |
| OTHER OPERATING SUPPORT | |
| Contributions | \$496,011 |
| Gain/Sale of Land, Buildings & Equipment | \$253,432 |
| Net Realized and Unrealized Investment Gains (Losses) net | \$260,754 |
| Change in Value of Beneficial Interest in Trust | \$75,727 |
| Supported Living Services | \$138,795 |
| Interest and Dividends/Net Other | \$107,504 |
| TOTAL | \$11,864,813 |

EXPENSES

| | |
|--------------------------------|---------------------|
| Program Services | \$10,195,382 |
| General & Administrative | \$975,171 |
| Fundraising | \$262,603 |
| TOTAL | \$11,433,156 |
| Change in Net Assets | \$431,657 |
| Net Assets, Beginning of Year | \$14,045,683 |
| Net Assets, End of year | \$14,477,340 |

ASSETS

| | |
|---------------------------------|---------------------|
| Current Assets: | |
| Cash and Cash Equivalents | \$7,158,662 |
| Investments | \$3,222,479 |
| Accounts Receivable | \$625,122 |
| Other Assets | \$140,627 |
| TOTAL | \$11,144,890 |
| Beneficial Interest in Trust | \$1,097,879 |
| Land, Buildings, Equipment, Net | \$3,274,057 |
| TOTAL ASSETS | \$14,925,201 |

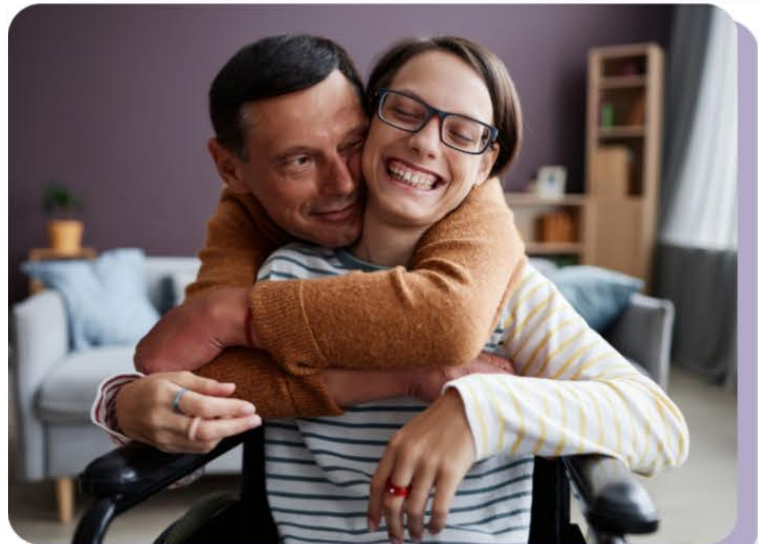
LIABILITIES AND NET ASSETS

| | |
|----------------------------|--------------------|
| Current Liabilities: | |
| Accounts Payable | \$472,710 |
| Accrued Expenses and Other | \$566,776 |
| TOTAL LIABILITIES | \$1,039,486 |

ASSETS

| | |
|---|---------------------|
| Without Donor Restriction | \$13,083,646 |
| With Donor Restriction | \$1,393,694 |
| Total Net Assets | \$14,477,340 |
| TOTAL LIABILITIES AND NET ASSETS | \$15,516,826 |

89% of every dollar goes directly to programs that support the people we serve, while 11% supports the essential operations that make this work possible. We are committed to using every resource to create meaningful opportunities, connection and growth.



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