



# ALPHA LIGHT FUND

## ANNUAL REPORT 2022

# YOU MADE THE DIFFERENCE.....



## Board of Directors

Dr. Dennis Mitchell  
President

Shawn A. Lee Vice  
President

Glenn A. Gregory  
Secretary &  
Treasurer

At Large Board  
Members

Max R. Aggrey

Roger W. Bailey

Ernest Eric Elmore

Dr. Shawn L.  
Robertson

Frank B. Wilkinson

Reginald H. White

## Thank you for joining us on the historic journey.....

We extend our deepest gratitude to you, our members, donors and friends, who have generously supported the early phase of the campaign. It was one year ago in May 2022, we launched this Once In A Lifetime Campaign.

Your support had a significant impact on our mission and empowered us to create positive change in the lives of individuals and communities, and most importantly help us start the planning phase and acquisition for the preservation of House of Alpha.

Your belief in our vision and dedication to our cause has been instrumental in driving our initiatives forward. Your valuable contributions of time and financial investments have energized a movement that we believe will be truly remarkable and will have a lasting impact for generations to come.

These early investments will catalyze ALF's efforts:

To restore the 9,000 square-foot, 15-bedroom original "House of Alpha" from the 1920s which still sits on Westbourne Lane in the Cornell Heights Historic District in Ithaca, New York, stewards of these financial investments and contributions embarked on the strategic planning phase of the restoration of the historic house.

ALF is undergoing the next steps of providing service and advocacy for underrepresented African Americans. Your investments have enabled us to actively support initiatives that empower students and young adults

The hallmark of ALF's capacity to impact the greater good via the manifestation of this project is demonstrated via "The Seven Pillars of Impact" that strengthen our mission statement that one day each and every African American can say with pride, "America is our home!"

President  
Dr. Dennis A. Mitchell

**Alpha Phi Alpha  
residence is located  
at 409 Elmwood St.  
Ithaca, New York**

## ALPHA LIGHT FUND PILLARS

1. Education/Professional Development
2. Healthcare
3. Law/Justice - Policy & Politics
4. Financial Inclusion/Access
5. The Arts and Media
6. Corporate Inclusion
7. Business/Property Ownership

## OUR COMMITMENT TO THE LEGACY



### MISSION

Develop and uplift Black leaders, promote collaboration, highlight academic excellence, provide access to opportunities and advocate for underresourced African Americans and under served Black communities



### VISION

One day each and every African American can say America is our home



## OUR COMMITMENT

*The founders of the Alpha Light Fund see America as a house that is not yet a sanctuary to its most underserved and targeted residents.*

*In 2018, the founders of the Alpha Light Fund established the organization for the specific purpose of strengthening, and re-imagining this American house, so that one day all African Americans can say with pride, "America is my home!"*

*The Alpha Light Fund supports initiatives for students and young adults that empower them to make successful contributions to their development and that of society.*

*The Alpha Light Fund's board focuses on activities and programs that will execute one or more of the Impact Pillars. The board's overarching goal is to ultimately give young African Americans hope for the future, as well as the hard and soft skills required to achieve their own unique American dream of life, liberty, and the pursuit of happiness.*

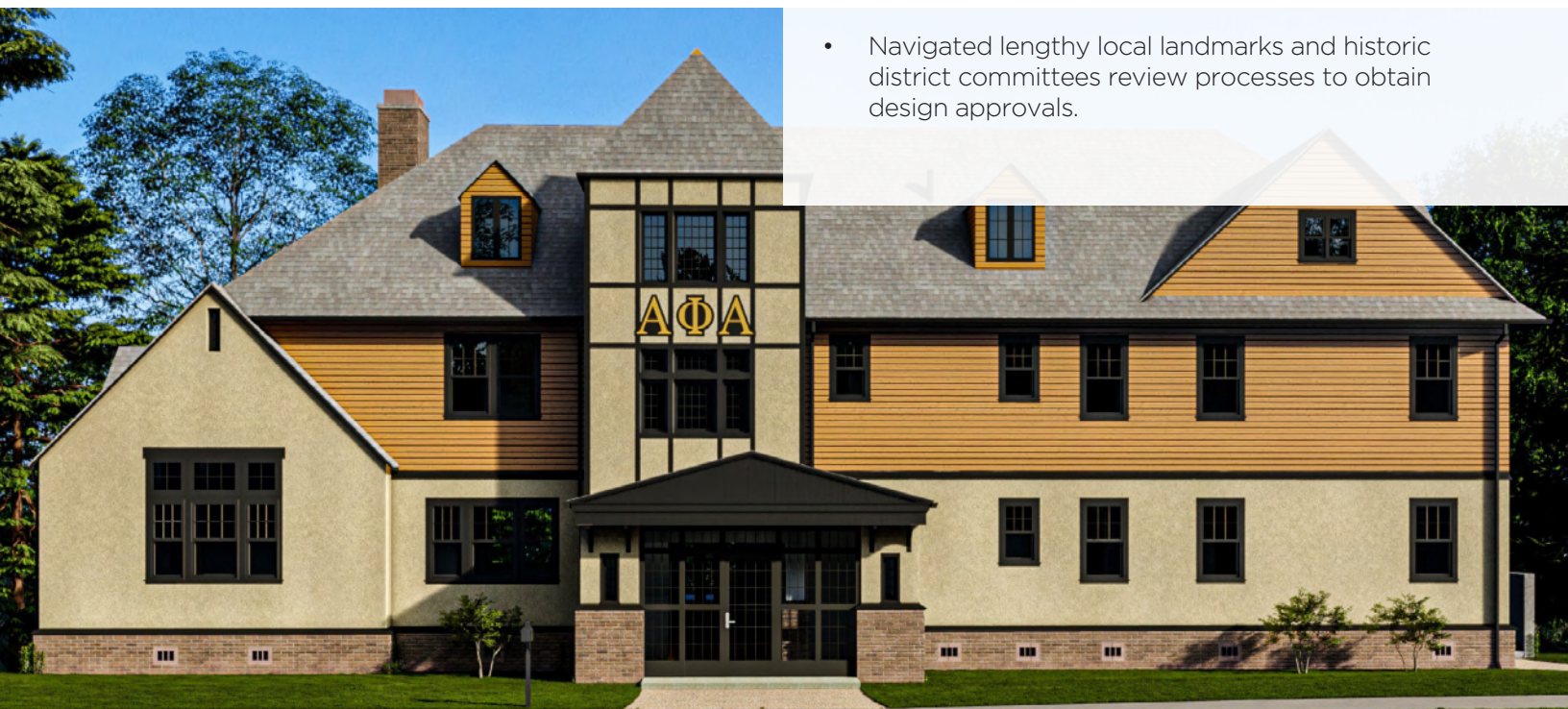


# CHARTING A PATHWAY TOWARD VICTORY

As we continue to refine our mission and crystalize our vision, the Alpha Light Fund board has been diligently working to scale the project to completion. The aggressive goals set forth in 2022 involved much behind the scenes work: working through the local design approval process with our architects and engineers; finalizing the renovation budget; vetting vendors to assist us with fundraising; and creating the programmatic elements that would become part of the second phase of our capital campaign. In February of 2023, with the guidance of a national fundraising firm, we reevaluated the project to include not only construction costs, but also programming and long-term sustainability. As a result, the board has agreed to make an incremental increase of \$16 million to the initial goal, thus bringing the new overall goal to \$20 million. We have already begun sourcing public sector funding with plans to approach the broader philanthropic and corporate communities, as well as major gift donors. Notably, we have received very positive responses thus far.

## OUR PROGRESS

- Acquired the property located at 105 Westbourne where the House of Alpha will be built
- Raised funds to enable Black Cornell Students (Alpha Chapter undergraduates) to secure off-campus housing for the 2022-2023 academic school year
- Assisted an under served family with funeral costs
- Hired the project architects, engineers and design team
- Setting up a YouTube channel to illustrate our progress on the House of Alpha
- Assisted in the “Go to High School / Go to College” National campaign
- Provided support for the Miss Black and Gold Scholarships coordinated by undergraduate Alpha Chapters.
- Conducted a National Search for Campaign Fundraising Counsel
- Navigated lengthy local landmarks and historic district committees review processes to obtain design approvals.



## Why it Matters

# LEAVE A LEGACY

The House of Alpha will be a space to make lifelong friends; a critical catalyst for growth and unity for those in the Diaspora and beyond; and a home where BIPOC (Black, Indigenous and People of Color) residents will feel more accepted, respected, and whole. Donating to the House of Alpha will be life-changing. You will be investing in impactful community programming, altruistic service projects, diversity, inclusion, and most importantly, the future of our nation.

During those years at Cornell, the brothers of Alpha Chapter were my brothers. Their house at Elmwood was a place of comfort and welcoming spirit. Their friendships continue to mean the world to me, and I can only wish for them and for this House everything that they envision. This is a worthy endeavor that contributes to a great legacy! Well done!

SHERI NIXON  
Senior Program Lead  
Amazon Web Services  
Alpha Angel, 1983-86



## A ONCE IN A LIFE TIME OPPORTUNITY



We recognize the trust you have placed in us and are given to good stewardship and managing with transparency, efficiency, and accountability.

Each dollar plays a crucial role in transforming and creating a lasting legacy.

142 donors have given a total of \$3,881,303 since our founding

Gifts have been designated to the (House of Alpha, Alpha Chapter Undergrad Support, Don Estill Memorial Fund, and Unrestricted Funds)



# LETTER FROM THE AUDITOR AND FINANCIALS



**ALPHA LIGHT FUND, INC.**

**Financial Statements  
For the Year Ended December 31, 2022  
With Independent Auditor's Report**



**MITCHELL TITUS**  
ACHIEVING EXCELLENCE TOGETHER

**ALPHA LIGHT FUND, INC.**  
Financial Statements  
For the Year Ended December 31, 2022

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors  
Alpha Light Fund, Inc.

### ***Opinion***

We have audited the financial statements of Alpha Light Fund, Inc. (a nonprofit organization), which comprise the statement of financial position as of December 31, 2022, the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of Alpha Light Fund, Inc. as of December 31, 2022, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### ***Basis for Opinion***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). 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 Alpha Light Fund, Inc. and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. 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 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 financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Alpha Light Fund, Inc.'s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

80 Pine Street  
New York, NY 10005  
T +1 212 709 4500  
F +1 212 709 4680  
**mitchelltitus.com**



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

Our objectives are to obtain reasonable assurance about whether the 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 GAAS 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 financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the 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 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 Alpha Light Fund, Inc.'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 financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Alpha Light Fund, Inc.'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.

*Mitchell Titus, LLP*

November 15, 2023

**ALPHA LIGHT FUND, INC.**  
Statement of Financial Position  
As of December 31, 2022

**ASSETS**

*Current assets*

Cash and cash equivalents	\$ 822,860
Investments	1,569,563
Pledges receivable, current portion	388,023
Prepaid expenses	<u>500</u>
Total current assets	2,780,946

Pledges receivable, long-term portion	1,212,366
Property and equipment, net	<u>1,793,195</u>

<b>Total assets</b>	<b><u>\$ 5,786,507</u></b>
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**LIABILITIES AND NET ASSETS**

*Current liabilities*

Accounts payable	\$ 30,343
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*Long-term debt*

Long-term debt	2,500,000
Accrued interest	<u>78,392</u>
Total liabilities	<u>2,608,735</u>

*Net assets*

Net assets without donor restrictions	1,657,161
Net assets with donor restrictions	<u>1,520,611</u>
Total net assets	<u>3,177,772</u>
<b>Total liabilities and net assets</b>	<b><u>\$ 5,786,507</u></b>

The accompanying notes are an integral part of these financial statements.

**ALPHA LIGHT FUND, INC.**  
Statement of Activities  
For the Year Ended December 31, 2022

**NET ASSETS WITHOUT DONOR RESTRICTIONS**

*Public support*

Contributions	\$ 300
Nonfinancial contribution of property	<u>1,600,000</u>
Total public support	<u>1,600,300</u>
Net assets released from restrictions	<u>336,231</u>

**EXPENSES**

Program services	145,615
General and administrative	5,383
Fundraising	<u>184,114</u>
Total expenses	<u>335,112</u>

**OTHER INCOME**

Interest and dividends	11,929
Realized and unrealized gains on investments, net	<u>7,256</u>
Total other income	<u>19,185</u>

Change in net assets without donor restrictions	1,620,604
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**NET ASSETS WITH DONOR RESTRICTIONS**

Contributions	1,770,482
Net assets released from restrictions	<u>(336,231)</u>
Change in net assets with donor restrictions	<u>1,434,251</u>

Change in net assets	3,054,855
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Net assets, beginning of year	<u>122,917</u>
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<b>Net assets, end of year</b>	<u><u>\$ 3,177,772</u></u>
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The accompanying notes are an integral part of these financial statements.

**ALPHA LIGHT FUND, INC.**  
Statement of Functional Expenses  
For the Year Ended December 31, 2022

	<u>Program</u>	<u>General and Administrative</u>	<u>Fundraising</u>	<u>Total</u>
<b>EXPENSES</b>				
Grants and awards	\$ 9,000	\$ -	\$ 2,500	\$ 11,500
Utilities	5,414	-	-	5,414
Insurance	12,859	-	-	12,859
Repairs and maintenance	3,705	-	-	3,705
Licenses and fees	8,146	-	-	8,146
Property management	3,396	-	-	3,396
Real estate taxes	19,667	-	-	19,667
Communications	1,985	-	-	1,985
Independent services	1,700	2,500	180,654	184,854
Interest expense	78,392	-	-	78,392
Bank service charges	-	2,130	-	2,130
Supplies	1,243	753	960	2,956
Travel and meetings	108	-	-	108
<b>Total expenses</b>	<u>\$ 145,615</u>	<u>\$ 5,383</u>	<u>\$ 184,114</u>	<u>\$ 335,112</u>

The accompanying notes are an integral part of these financial statements.

**ALPHA LIGHT FUND, INC.**  
Statement of Cash Flows  
For the Year Ended December 31, 2022

**CASH FLOWS FROM OPERATING ACTIVITIES**

Change in net assets	\$ 3,054,855
<i>Adjustments to reconcile change in net assets to net cash used in operating activities</i>	
Nonfinancial contribution of property	(1,600,000)
Realized and unrealized gains on investments, net	(7,256)
Increase in pledges receivable	(1,600,389)
Changes in accounts payable	6,105
Changes in accrued interest	78,392
Net cash used in operating activities	<u>(68,293)</u>

**CASH FLOW FROM INVESTING ACTIVITIES**

Purchase of investments	(1,550,226)
Purchase of property and equipment	<u>(169,087)</u>
Net cash used in investing activities	<u>(1,719,313)</u>

**CASH FLOWS FROM FINANCING ACTIVITIES**

Proceeds from long-term debt	<u>2,500,000</u>
Net cash provided by financing activities	<u>2,500,000</u>
Net change in cash and cash equivalents	712,394
Cash and cash equivalents, beginning of year	<u>110,466</u>
<b>Cash and cash equivalents, end of year</b>	<u><b>\$ 822,860</b></u>

**SUPPLEMENTAL DISCLOSURES OF CASH FLOW INFORMATION**

<i>Non-cash investing activities</i>	
<b>Purchases of property and equipment in accounts payable</b>	<u><b>\$ 24,107</b></u>

The accompanying notes are an integral part of these financial statements.

**NOTE 1      NATURE OF OPERATIONS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

Nature of Operations

Alpha Light Fund, Inc. (the Organization) is a private, not-for-profit corporation created to support initiatives and projects that improve the lives of young African Americans and black communities.

Basis of Accounting

The Organization's financial statements are prepared in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Cash and Cash Equivalents

The Organization considers all cash in its operating accounts and cash on hand to be cash and cash equivalents.

Property and Equipment

The building and land contributed to the Organization during 2022 are recorded at estimated fair market value at the date of contribution based on an independent appraisal. Building improvements are recorded at cost.

Investments

Investments are stated at fair market value. Gains or losses on disposition are based on the net proceeds and the adjusted carrying amounts of the securities sold, using the specific identification method.

Leases

The Organization has made an accounting policy election to not recognize lease assets and lease liabilities for leases with a term of 12 months or less unless the Organization has the ability and intent to extend the lease beyond a 12-month term. As of December 31, 2022, the Organization has not entered into any leasing agreements.

Contributions

The Organization records cash contributions, promises to give, and in-kind contributions as revenue when they are received unconditionally. Promises to give and in-kind contributions are recorded at their fair values. Conditional contributions are recognized as revenue when the conditions on which they depend have been substantially met.

**NOTE 1      NATURE OF OPERATIONS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** *(continued)*

Contributions *(continued)*

Contributions received are recorded with donor restrictions or without donor restrictions, depending on the existence and/or nature of any donor restrictions.

All donor-restricted support is reported as an increase in net assets with donor restrictions, depending on the nature of the restrictions. When the restriction expires (that is, when a stipulated time restriction ends, or purpose restriction is accomplished), net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions.

Fair values of unconditional contributions receivable are measured based on the present value of future cash flows, with consideration given to expectations about possible variations in the amount and/or timing of the cash flows and other specific factors that would be considered by market participants. The fair value measurements also include consideration of donors' credit risk.

Advertising Costs

The Organization expenses advertising costs as they are incurred.

Income Taxes

The Organization is exempt from federal taxation under Section 501(c)(3) of the Internal Revenue Code and, therefore, no income taxes are payable by the Organization.

The Organization accounts for income taxes in accordance with Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) 740, *Income Taxes*. The guidance prescribes a minimum recognition threshold a tax position is required to meet before being recognized in the financial statements. Management has analyzed the tax positions taken by the Organization and concluded that as of December 31, 2022, there were no uncertain tax positions taken or expected to be taken. The Organization has recognized no interest or penalties related to uncertain tax positions. The Organization is subject to routine audits by taxing jurisdictions; however, there are currently no audits in progress for any tax periods. Management believes that the Organization is no longer subject to such audits for years prior to 2019 under federal and state tax jurisdictions.

Financial Statement Presentation

The Organization reports information regarding its financial position and activities according to two classes of net assets: net assets without donor restrictions and net assets with donor restrictions.

**NOTE 1      NATURE OF OPERATIONS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** *(continued)*

Financial Statement Presentation *(continued)*

*Net assets without donor restrictions* are not restricted by donors or the donor-imposed restrictions have expired.

*Net assets with donor restrictions* are funds subject to donor-imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. The Organization does not have any net assets with donor-imposed restrictions that are perpetual in nature at December 31, 2022.

Use of Estimates

The preparation of financial statements in conformity with U.S. GAAP requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Actual results could differ from those estimates.

Functional Expenses

The financial statements report certain categories of expenses that are attributable to more than one supporting function. Expenses are categorized directly to the appropriate functional classification.

**NOTE 2      LIQUIDITY AND AVAILABILITY OF RESOURCES**

The following reflects the Organization's financial assets as of the statement of financial position date, reduced by amounts not available for general use because of contractual or donor-imposed restrictions.

Unrestricted cash balance	\$ 200,381
<b>Financial assets available to meet cash needs for general expenditures within one year</b>	<b>\$ 200,381</b>

None of the financial assets available to meet cash needs for general expenditures are subject to donor or other contractual restrictions that make them unavailable within one year of the statement of financial position date.

**ALPHA LIGHT FUND, INC.**  
Notes to Financial Statements  
For the Year Ended December 31, 2022

**NOTE 3 CONTRIBUTED NONFINANCIAL ASSETS**

The Organization recognizes contributed nonfinancial assets within revenue.

The building property was contributed to the Organization in 2022. During each academic year, the Organization will designate one room in the property to be available at the then-prevailing market rate for housing of a graduate student enrolled in College of Engineering at Cornell University, with preference given first to students who have graduated from a Historically Black College or University, and if no such students are available or interested, then to a student member of the Alpha Chapter of Alpha Phi Alpha Fraternity, Inc.

Contributed nonfinancial assets recognized within the statement of activities included the following for the year ended December 31, 2022:

Building and land	\$ 1,600,000
<b>Total contributed nonfinancial assets</b>	<b><u>\$ 1,600,000</u></b>

**NOTE 4 INVESTMENTS**

Investments consist of exchange-traded funds, fixed income, mutual funds, and stocks, which are recorded at fair market value. Investment cost and fair market value were as follows as of December 31, 2022:

	<u>Cost</u>	<u>Market Value</u>
Exchange traded funds (ETFs)	\$ 24,863	\$ 23,349
Fixed income	1,503,131	1,509,296
Mutual funds	4,356	4,434
Stocks	30,930	32,484
	<u>\$ 1,563,280</u>	<u>\$ 1,569,563</u>

**NOTE 5 PLEDGES RECEIVABLE**

Pledges receivable as of December 31, 2022, are as follows:

One year or less	\$ 388,023
One to five years	<u>1,370,675</u>
	1,758,698
Less: Amount to reduce to fair value	<u>(158,309)</u>
<b>Net pledges receivable</b>	<b><u>\$ 1,600,389</u></b>

**ALPHA LIGHT FUND, INC.**  
Notes to Financial Statements  
For the Year Ended December 31, 2022

**NOTE 6      PROPERTY AND EQUIPMENT, NET**

Fixed assets consist of the following as of December 31, 2022:

Land, building and improvements	\$      1,600,000
Construction in progress	<u>193,195</u>
	1,793,195
Less: Accumulated depreciation	<u>-</u>
<b>Property and equipment, net</b>	<b><u>\$      1,793,195</u></b>

As of December 31, 2022, no assets have yet been placed in service. As such, no depreciation expense has yet been recorded.

**NOTE 7      LONG-TERM DEBT**

Debt consists of the following at December 31, 2022:

Loan payable to Robert F. Smith. Monthly interest-only payments will commence January 2024, in the amount of \$11,305. Monthly principal and interest payments of \$58,125 and 5% interest will commence January 2025 through April 2029. The loan has no collateral.	\$      2,500,000
Less: Current portion	<u>-</u>
	<b><u>\$      2,500,000</u></b>

Future principal payments for long-term debt are due as follows:

<u>Year</u>	<u>Amount</u>
2023	\$           -
2024	-
2025	390,265
2026	605,766
2027	636,758
Thereafter	<u>867,211</u>
<b>Total</b>	<b><u>\$      2,500,000</u></b>

**ALPHA LIGHT FUND, INC.**  
Notes to Financial Statements  
For the Year Ended December 31, 2022

**NOTE 8 RESTRICTIONS ON NET ASSETS**

Net assets with donor restrictions comprised the following as of December 31, 2022:

<i>Subject to expenditure for program services and equipment</i>	
Building renovation and maintenance	\$ 1,517,037
Alpha chapter funds	1,158
Don Estill	<u>2,416</u>
<b>Total net assets with donor restrictions</b>	<b><u>\$ 1,520,611</u></b>

**NOTE 9 FAIR VALUE MEASUREMENTS**

FASB ASC Topic 820, *Fair Value Measurements and Disclosures*, established a three-tier hierarchy for fair value measurements, which prioritizes the inputs used in measuring fair value as follows:

- Level 1: Observable inputs such as quoted prices or identical instruments in active markets.
- Level 2: Inputs other than quoted prices in active markets that are observable either directly or indirectly through corroboration with observable market data.
- Level 3: Unobservable inputs in which there is little or no market data, which would require the Organization to develop its own assumptions.

As of December 31, 2022, the Organization held certain assets that were measured at fair value on a recurring basis. The fair value of investments is obtained from readily available market prices. The following table presents the Organization's financial assets measured at fair value on a recurring basis as of December 31, 2022, subject to the disclosure requirements of the guidance on fair value:

	<u>Total</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>
<b>ASSETS</b>				
Cash and cash equivalents	\$ 822,860	\$ 822,860	\$ -	\$ -
Investments	1,569,563	1,569,563	-	-

**NOTE 10 RELATED-PARTY TRANSACTIONS**

The Organization received contributions revenue of \$260,072 from members of the Organization's Board of Directors for the year ended December 31, 2022. As of December 31, 2022, pledges receivable of \$81,370 were due from members of the Organization's Board of Directors.

**ALPHA LIGHT FUND, INC.**  
Notes to Financial Statements  
For the Year Ended December 31, 2022

**NOTE 11      SUBSEQUENT EVENTS**

Management has evaluated subsequent events through November 15, 2023, the date when the financial statements were available to be issued, and there are no subsequent events that require disclosure.

# DONORS ARE THE CORNERSTONE OF THE ALPHA LIGHT FUND'S ABILITY TO ADVANCE THIS CRITICAL MANDATE.

**There are many ways  
funding partners can  
support the work of the  
Alpha Light Fund**

- Individual Donations
- Foundation and Major Gifts
- Corporate Sponsorship
- Planned Giving
- Like or in-kind services and volunteering their time

[www.alphalightfund.org](http://www.alphalightfund.org)

