

HABITAT FOR HUMANITY - POWHATAN, INC.

Financial Statements

**For the year ended
June 30, 2021**

HABITAT FOR HUMANITY - POWHATAN, INC.

Contents

| | Page |
|----------------------------------|------|
| Independent Auditor's Report | 1 |
| Statement of Financial Position | 2 |
| Statement of Activities | 3 |
| Statement of Functional Expenses | 4 |
| Statement of Cash Flow | 5 |
| Notes to Financial Statements | 6-12 |

Frank Barcalow CPA, P.L.L.C.

Independent Auditor's Report

The Board of Directors
Habitat for Humanity - Powhatan, Inc.
Powhatan, Virginia

Report on the Financial Statements

We have audited the accompanying financial statements of Habitat for Humanity - Powhatan, Inc.. (a nonprofit organization), which comprise the statement of financial position as of June 30, 2021, and the related statements of activities, functional expenses and cash flows for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Habitat for Humanity - Powhatan, Inc. as of June 30, 2021, 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.

Report on Summarized Comparative Information by other auditors

The financial statements of Habitat for Humanity - Powhatan, Inc. as of June 30, 2020 were audited by other auditors whose report dated July 15, 2021, expressed an unqualified opinion on those financial statements. The summarized comparative information presented herein as of and for the year ended June 30, 2020, is consistent, in material respects, with the audited financial statements from which it has been derived.

Emphasis of Matters

As discussed in Note 17, to the financial statements, the financial statements for the year ended June 30, 2020 have been restated to correct a misstatement. Our opinion is not modified with respect to this matter.

Frank Barcalow CPA, PLLC

Richmond, Virginia
January 14, 2022

ph: 804.557.5054 fax: 804.607.9143
Members American Institute of Certified Public Accountants

Habitat for Humanity - Powhatan, Inc.

-2-

Statement of Financial Position As of June 30, 2021

Assets

| Current assets | 2021 |
|--|--------------------------------|
| Cash and cash equivalents | \$ 409,628 |
| Contributions receivable | 7,389 |
| Inventory | 190,443 |
| Mortgages receivable - current portion | 31,835 |
| Other current assets | 3,410 |
| Total current assets | <u>642,705</u> |
| Property and equipment, net | <u>20,416</u> |
| Other assets | |
| Mortgages receivable, net | 410,200 |
| | <u>410,200</u> |
| Total assets | \$ <u><u>1,073,321</u></u> |

Liabilities and net assets

| Current liabilities | |
|---|--------------------------------|
| Accounts payable | \$ 18,152 |
| Accrued expenses | 4,619 |
| Deferred revenue | 98,611 |
| Note payable - payroll protection program | 10,257 |
| Line of credit | 52,103 |
| Note payable | 4,223 |
| Total current liabilities | <u>187,965</u> |
| Note payable | 3,201 |
| Total liabilities | <u>191,166</u> |
| Net assets | |
| Without donor restrictions | 851,605 |
| With donor restrictions | 30,550 |
| Total net assets | <u>882,155</u> |
| Total liabilities and net assets | \$ <u><u>1,073,321</u></u> |

See notes to financial statements.

Statement of Activities For the Year Ended June 30, 2021

| | 2021 | | |
|--|----------------------------------|-------------------------------|-------------------|
| | Without Donor Restrictions | With Donor Restrictions | Total |
| Public support and revenue | | | |
| Support | | | |
| Corporations | \$ 15,537 | \$ - | \$ 15,537 |
| Individuals | 41,436 | - | 41,436 |
| Grants and contributions | 50,850 | 120,742 | 171,592 |
| Special events | 45,306 | - | 45,306 |
| All other | - | - | - |
| Total public support | <u>153,129</u> | <u>120,742</u> | <u>273,871</u> |
| Revenue | | | |
| Interest income | 91 | - | 91 |
| Interest - mortgage discount amortization | 11,698 | - | 11,698 |
| Store Sales | 59,693 | - | 59,693 |
| Gain (loss) on sale of assets | - | - | - |
| Total revenue | <u>71,482</u> | <u>-</u> | <u>71,482</u> |
| Net assets released from restrictions | <u>140,192</u> | <u>(140,192)</u> | <u>-</u> |
| Total public support and revenue | <u>364,803</u> | <u>(19,450)</u> | <u>345,353</u> |
| Expenditures | | | |
| Program services | 230,661 | - | 230,661 |
| Supporting services | | | |
| Management and general | 33,231 | - | 33,231 |
| Fundraising | 28,072 | - | 28,072 |
| Total supporting services | <u>61,303</u> | <u>-</u> | <u>61,303</u> |
| Total expenditures | <u>291,964</u> | <u>-</u> | <u>291,964</u> |
| Change in net assets | 72,839 | (19,450) | 53,389 |
| Net assets at beginning of year | <u>818,973</u> | <u>50,000</u> | <u>868,973</u> |
| Correction of error | <u>(40,207)</u> | <u>-</u> | <u>(40,207)</u> |
| Net assets at beginning of the year, restated | <u>778,766</u> | <u>50,000</u> | <u>828,766</u> |
| Net assets at end of year | <u>\$ 851,605</u> | <u>\$ 30,550</u> | <u>\$ 882,155</u> |

See notes to financial statements.

Habitat for Humanity - Powhatan, Inc.

-4-

Statement of Functional Expenses For the Year Ended June 30, 2021

| June 30, 2021 | Program Services | | Management and General | | 2021 |
|--|-------------------|------------------|----------------------------|------------------|-------------------|
| | Programs | Fundraising | General and Administrative | Total | |
| Salaries | \$ 43,969 | \$ 6,000 | \$ 14,290 | \$ 20,290 | \$ 64,259 |
| Benefits and payroll taxes | 3,364 | 459 | 1,093 | 1,552 | 4,916 |
| Total salaries and benefits | 47,333 | 6,459 | 15,383 | 21,842 | 69,175 |
| Costs of goods sold - store | 20,508 | - | - | - | 20,508 |
| Repairs to existing homes | 101,971 | - | - | - | 101,971 |
| Occupancy | 26,070 | 3,558 | 8,473 | 12,031 | 38,101 |
| Insurance | 8,084 | - | - | - | 8,084 |
| Events | - | 13,475 | - | 13,475 | 13,475 |
| Professional fees | - | - | 4,426 | 4,426 | 4,426 |
| Other | 6,259 | 1,289 | 1,657 | 2,945 | 9,204 |
| Depreciation | 9,097 | - | 1,997 | 1,997 | 11,094 |
| Office supplies | 4,892 | 3,292 | 1,295 | 4,587 | 9,479 |
| Habitat for Humanity International Tithe | 6,447 | - | - | - | 6,447 |
| Total functional expenses | \$ 230,661 | \$ 28,072 | \$ 33,231 | \$ 61,303 | \$ 291,964 |

See notes to financial statements.

Habitat for Humanity - Powhatan, Inc.

-5-

Statement of Cash Flows For the Year Ended June 30, 2021

| | <u>2021</u> |
|---|-------------------|
| Cash flows from operating activities | |
| Change in net assets | \$ 53,389 |
| Adjustments to reconcile change in net assets to net cash(used in) provided by operating activities: | |
| Depreciation and amortization | 11,094 |
| Contributions in-kind income | (6,273) |
| Contributions in-kind expense | - |
| Mortgages discount amortization | (11,698) |
| Proceeds from mortgages | 27,579 |
| Changes in operating assets and liabilities: | |
| (Increase) Decrease in contributions receivables | (7,389) |
| (Increase) Decrease in grants receivable | - |
| (Increase) Decrease in inventory | (100,806) |
| (Increase) Decrease in other assets | (2,052) |
| Increase (Decrease) in accounts payable | 16,835 |
| Increase (Decrease) in accrued expenses | 4,580 |
| Increase (Decrease) in deferred revenue | 98,611 |
| | <u>83,870</u> |
| Net cash (used in) provided by operating activities | |
| Cash flows from financing activities | |
| Proceeds from note payable - payroll protection program | 10,257 |
| Principal payments on notes payable | (4,099) |
| Principal payments on line of credit | (30,257) |
| Proceeds from line of credit | 82,360 |
| | <u>58,261</u> |
| Net cash (used in) provided by financing activities | |
| Net (decrease) increase in cash and cash equivalents | 142,131 |
| Cash at beginning of year | <u>267,497</u> |
| Cash at end of year | <u>\$ 409,628</u> |

See notes to financial statements.

Notes to Financial Statements June 30, 2021

NOTE 1. ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of Activities

Habitat for Humanity - Powhatan, Inc. (“the Organization”) is a non-stock, non-profit corporation formed under the Code of the Commonwealth of Virginia. Its mission is to bring people together to build homes, communities, and hope, by seeking to put God’s love in action. The Organization is an affiliate of Habitat for Humanity International, Inc., a nondenominational Christian nonprofit organization. Although Habitat for Humanity International assists with information resources, training, publications, and in many other ways, the Organization is primarily and directly responsible for its own operations, which are conducted from Powhatan, Virginia.

Volunteers provide most of the labor, and individual and corporate donors provide money and materials to build Habitat homes. Partner families themselves invest hundreds of hours of labor into building their homes and the homes of others. Their mortgage payments go into a revolving fund for the Organization that is used to build more homes.

The Organization also operates a retail store. The Restore operates like a thrift store, open to the public, selling primarily donated goods. The donated goods are diverted from the area’s landfills and provide gently used items at a lower cost. The funds raised from the operation of the store are used to support the Organization's mission of seeking to put God’s love into action; Habitat for Humanity brings people together to build homes, communities and hope.

Basis of Presentation

The accompanying financial statements have been prepared on the accrual basis of accounting in accordance with generally accepted accounting principles and in accordance with the Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) 958, Financial Statements of Not-for-Profit Organizations.

Under generally accepted accounting principles of the United States, the Organization is required to report 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.

Net assets with donor restrictions consist of assets whose use is limited by donor-imposed stipulations, that can be fulfilled by the actions of the Organization pursuant to those stipulations or that expire by the passage of time. Net assets without donor restrictions are assets that are not subject to or are no longer subject to donor-imposed stipulations.

Notes to Financial Statements June 30, 2021

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Cash and Cash Equivalents

For purposes of the statement of cash flows, the Organization considers all unrestricted highly liquid investments with an initial maturity of three months or less to be cash equivalents.

Accounts Receivable

Accounts receivable are stated at the amount management expects to collect from outstanding balances. Based on prior write-off history, overall economic conditions, and the current aging status, the Organization establishes an allowance for doubtful accounts at a level considered adequate to cover anticipated credit losses on outstanding accounts receivable. The Organization determined that no allowance for doubtful accounts was necessary at June 30, 2021.

Contributions

Contributions, including unconditional pledges and beneficial interests in trusts, are recognized as revenue when donors' commitments are received. Conditional pledges become unconditional and are recognized as revenue when the conditions are substantially met. Unconditional pledges are recognized at the net present value, net of an allowance for uncollectible amounts and are classified as either net assets without donor restrictions or net assets with donor restrictions, depending on the existence and nature of any donor restrictions. Amounts due more than one year later are recorded at the present value of the estimated future cash flows, discounted at risk-free rates applicable to the years in which the promises were received.

Support that is restricted by the donor is reported as an increase in net assets with donor restrictions. When a 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.

Income Tax Status

The Internal Revenue Service has determined that the Organization is exempt from Federal income tax under Section 501(c)(3) of the Internal Revenue Code. Contributions to the Organization are tax deductible as defined by Section 170 of the Internal Revenue Code. The thrift store is not considered unrelated trade or business income for Federal purposes, as substantially all of the merchandise it sells consists of gifts or donations. Sales of the thrift store inventory are therefore exempt from tax according to section 513(a)(3) of the Internal Revenue Code.

Notes to Financial Statements June 30, 2021

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Donated Land, Services, Furnishings and Equipment

Donated land, equipment, materials, and/or services are included in contributions, at fair market value as of the date of donation. A substantial number of unpaid volunteers have made significant contributions of their time in the Organization's administrative and operating activities. In accordance with accounting standards, the value of this donated time is not reflected in the financial statements.

Use of Estimates

The preparation of financial statements in conformity with U.S. generally accepted accounting principles, requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Functional expenses

The financial statements report certain categories of expenses in the statement of activities that are attributed to more than one program or supporting function. Therefore, expenses may require allocation on a reasonable basis that is consistently applied. The expenses that may be allocated include personnel costs and other expenses, which are allocated on time spent or usage basis. Any expenses that can be identified to a program or administrative function are directly charged to the appropriate class.

Advertising

Advertising costs of \$200 for 2021 were charged to expense as incurred. There was also advertising costs included in Restore costs of goods sold totaling \$1,091 in 2021.

Reclassifications

Certain prior year balances may have been reclassified to conform to current year presentation.

Mortgages receivable

Mortgages receivable consist of non-interest bearing mortgages which are collateralized by real estate and which have been discounted based on prevailing market interest rates for affordable housing at the time of issuance. These discounts are amortized and recognized as amortization revenue over the term of the mortgage. Payable in monthly installments, the mortgages have an original maturity of twenty or thirty years.

If a mortgager fails to pay, the Organization may foreclose on the property to prevent further losses. As the property will revert back to the Organization, and mortgages are below market value at inception, there is no estimate for loan loss reserve given management's belief that the property retained will retain a reasonable value compared to the default mortgage amount.

The Organization evaluates loans for impairment on an individual receivable basis.

**Notes to Financial Statements
June 30, 2021**

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (concluded)

Revenue and Cost Recognition

The Organization recognizes revenue from all homebuilding activities at the closing of the sale. During construction, all direct material and labor costs and those indirect costs related to acquisition and construction are capitalized as inventory, and all customer deposits are treated as liabilities. The Board of Directors approves house sale prices based on size. The cost of the houses is reflected in program services expenses as "building materials, supplies and land" in the year the mortgage is closed. The sale prices are concurrently reflected in the financial statements as "transfers to homeowners." Revenue is also recognized for any payments received for repairs to houses.

Property and equipment

Property and equipment are stated as cost. Depreciation of property is computed on the straight-line method over the estimated useful life of three to ten years for office furniture and equipment. Leasehold improvements are depreciated over the initial five year term of the lease agreement. The costs of major improvements over \$1,000 are capitalized, while the costs of maintenance and repairs, which do not improve or extend the life of the respective assets, are expensed currently.

Land held for Building Sites

The Organization purchases land held for the purpose of development and resale. Purchased land is recorded at the lower of specific acquisition and carrying costs, or net estimated value. Donated land is recorded at the estimated fair market value of the property at the time of receipt, as determined by an appraisal. If permanent impairment of value occurs, the value is adjusted to fair value.

Deferred Revenue

Deferred revenue consists of unexpended grant funds received for the next year's housing construction costs or funds received in advance.

NOTE 2. MORTGAGE RECEIVABLES

The Organization does not charge interest on mortgages or loans. As such, each transaction is discounted to its present value at the date it occurs. As monthly payments are received this discount is amortized and recognized to revenue. At June 30, 2021, unamortized discounts were \$179,622.

**Notes to Financial Statements
June 30, 2021****NOTE 3. SUBORDINATE MORTGAGE RECEIVABLES**

When the Organization sells homes, two non-interest bearing mortgages may be extended to the buyer. The first mortgage is given for the sales price of the home. A second or third mortgage is given for the difference between the sale price and the fair market value established by the appraiser. Forgiveness will begin over the loan period.

In the event the buyer sells the home prior to the full forgiveness of the second or third mortgage, the Organization, whose policy is not to recognize the discounted present value of these mortgages, at the time they are given, recognizes as current revenue the amount received. The Organization generally has the option to repurchase the home or receive a portion of the realized gain from sale of home during the mortgage period. As of June 30, 2021, the Organization held eleven second or third mortgages, whose net face values total \$394,594, for which is fully allowed as a doubtful account and is not presented on the statement of financial position.

NOTE 4. SUPPLEMENT CASH FLOW INFORMATION

Total interest paid for the year ended June 30, 2021 totaled \$355.

NOTE 5. NOTE PAYABLE

The Organization has a note payable in the amount of \$11,523. The note, secured by a mortgage payable, is payable in monthly installments of \$366 including interest of 3%.

Future scheduled maturities of debt are as follows:

| | |
|----------------------|-----------------|
| 2022 | \$ 4 223 |
| 2023 | <u>3 201</u> |
| Less current portion | <u>(4 223)</u> |
| | <u>\$ 3 201</u> |

NOTE 6. NET ASSET BALANCES

Net asset with donor restrictions balances may be available for programs as designated by the donors for building and selling homes and are included in cash and cash equivalents. Total net assets restricted by donations amounted to \$30,550.

Total net assets released from restrictions totaled \$140,192 in 2021 for purpose restrictions.

NOTE 7 - NOTE PAYABLE - PAYROLL PROTECTION PROGRAM

The Organization received as part of the federal government's assistance during the COVID-19 viral epidemic a payroll protection loan. Total loan proceeds received in August 2021, amounted to \$10,257, due August 2025, interest rate 1.0%. The loan was repaid January 2022, as funds were not required for payroll.

**Notes to Financial Statements
June 30, 2021****NOTE 8 - CONCENTRATIONS**

Financial instruments that potentially subject the Organization to concentration of credit risk consist principally of cash and invested cash deposited in large regional banks and with an international brokerage firm. The Federal Deposit Insurance Corporation (FDIC) insures cash balances up to \$250,000 for balances carried in member banks. The bank balance may exceed the insured amount from time to time but management believes that the risk is minimal.

Mortgages are collateralized by deeds of trust on the property and are not considered to be a credit risk.

NOTE 9 - COMMITMENTS

On December 14, 2017, the Organization entered into a lease agreement with Economic Development Authority of Powhatan, Virginia for office and warehouse space for a term of five years beginning on January 1, 2018. The annual lease payment is \$1. The value of the rent is reflected as contribution revenue and occupancy in the amount of \$25,446.

NOTE 10 - LINE OF CREDIT

The Organization has a \$100,000 line of credit with a financial institution for the year ended June 30, 2021. The interest rate is Prime (currently 3.25%) plus 2.0%, with a maturity of November 2021. Interest is payable monthly. Interest rate will not be less than 5.75%. The Organization must hold a primary operating account at the financial institution. The balance as of June 30, 2021 was \$52,103.

NOTE 11 - DONATED MATERIALS, SERVICES, AND FACILITIES

Significant services, materials, and facilities are donated to the Organizations by various individuals and organizations. Donated services, materials, equipment, and facilities were \$25,446 and were recorded at fair market value at the date of the donation and have been included in revenue in the statement of activities.

NOTE 12 - FAIR VALUE MEASUREMENTS

The Organization adopted FASB (Accounting Standards Codification) ASC 820-10-50-2A, "Fair Value Measurements", to record fair value adjustments to certain assets and liabilities and to determine fair value disclosures. This standard clarifies that fair value of certain assets and liabilities is an exit price, representing the amount that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants. Three levels of the fair value hierarchy under this standard based on these three types of inputs are as follows:

Level 1 - Valuation is based on quoted prices in active markets for identical assets and liabilities.

Level 2 - Valuation is based on observable inputs including quoted prices in active markets for similar assets and liabilities, quoted prices for identical or similar assets and liabilities in less active markets, and model-based valuation techniques for which significant assumptions can be derived primarily from or corroborated by observable data in the market.

Level 3 - Valuation is based on model-based techniques that use one or more significant inputs or assumptions that are unobservable in the market.

Cash and cash equivalents and liabilities were measured at fair value by level one valuation, because they generally provide the most reliable evidence of fair value. Inventory was measured by level one as comparable assets have active markets for valuation.

**Notes to Financial Statements
June 30, 2021****NOTE 13 - LIQUIDITY AND AVAILABILITY OF FINANCIAL ASSETS**

The Organization monitors its liquidity so that it is able to meet its operating needs and other contractual commitments while maximizing the investment of its excess operating cash. The Organization has the following financial assets that could readily be made available within one year of the statement of financial position to fund expenses without limitations:

| | |
|---|--------------------|
| | <u>2021</u> |
| Total financial assets | \$ 417 017 |
| Less those available for general expenditures within one year due to: | |
| Purpose and time restrictions | <u> -</u> |
| Financial assets available to meet cash needs for general expenditures within one year | \$ <u>417 017</u> |

NOTE 14 - FUTURE ACCOUNTING PRONOUNCEMENTS

In February 2016, *Financial Accounting Standards Board* (FASB) issued new guidance over leases which requires that all leasing activity with terms greater than one year be recognized on the statement of financial position with a right of use asset and a lease liability. The asset and corresponding liability will be calculated based upon the present value of lease payments. The new standard will be effective for periods beginning after December 2021.

NOTE 15 - SUBSEQUENT EVENTS

In preparing these financial statements, the Organization has evaluated events and transactions for potential recognition or disclosure through January 14, 2022, the date the financial statements, were issued.

Subsequent to the year ended June 30, 2021, the Organization renewed its line of credit, November 2021; principal amount of \$100,000; maturity date November 2022.

Subsequent to the year ended June 30, 2021, the Organization repaid the payroll protection loan in the amount of \$10,257 in January 2022.

NOTE 16 - CONTINGENCIES

In December 2019, a novel strain of corona-virus was reported by the World Health Organization. The world wide spread this virus began to cause some business disruption in the United States in March 2020. As of June 30, 2021, this disruption is continuing, and there is considerable uncertainty around the duration. While the Organization expects this matter could negatively impact its operating results, the related financial impact and duration cannot be reasonably estimated at this time. The Organization received from the federal government a payroll protection loan in the amount of \$10,257 as of June 30, 2021.

NOTE 17 - PRIOR PERIOD ADJUSTMENT

The Organization had misstated its inventory of land as of July 1, 2020. Two plots of land, on the Organization's statement of financial position, initially reported, had been sold in the prior years. Accordingly, unrestricted net assets have been over stated in the amount of \$40,207 as of July 1, 2020; unrestricted net assets were corrected to \$828,766, as of July 1, 2020.