# HABITAT FOR HUMANITY - POWHATAN, INC.

**Financial Statements** 

For the years ended June 30, 2024 and 2023

# HABITAT FOR HUMANITY - POWHATAN, INC.

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

# **Independent Auditor's Report**

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

## **Opinion**

We have audited the accompanying financial statements of Habitat for Humanity - Powhatan, Inc (a nonprofit organization), which comprise the statements of financial position as of June 30, 2024 and 2023, and the related statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the financial statements.

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, 2024 and 2023, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

# **Basis for Opinion**

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. 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 Habitat for Humanity - Powhatan, Inc and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. 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 Habitat for Humanity - Powhatan, Inc. 's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

## **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 generally accepted auditing standards 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, including omissions, 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 generally accepted auditing standards, 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 Habitat for Humanity - Powhatan, 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 Habitat for Humanity - Powhatan, 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.

Frank Barcalow CPA, PLLC

Richmond, Virginia March 22, 2025

# Habitat for Humanity - Powhatan, Inc.

# Statements of Financial Position As of June 30, 2024 and 2023

Assets		
Current assets	2024	2023
Cash and cash equivalents	\$ 1,238,579	841,429
Contributions and grants receivable	234,258	120,872
Inventory	54,651	331,015
Mortgages receivable - current portion	23,868	28,882
Certificate of deposit	-	250,000
Other current assets	15,334	5,841
<b>Total current assets</b>	1,566,690	1,578,039
Property and equipment, net	5,172	6,262
Other assets		
Mortgages receivable, net	318,010	302,498
	318,010	302,498
<b>Total assets</b>	\$1,889,872	1,886,799
Liabilities and net assets		
Current liabilities		
Accounts payable	\$ 31,453	7,465
Accrued expenses	3,146	3,911
Deferred revenue	542,040	579,539
Note payable		
Total current liabilities	576,639	590,915
Note payable		
Total liabilities	576,639	590,915
Net assets		
Without donor restrictions	1,313,233	1,295,884
With donor restrictions		
Total net assets	1,313,233	1,295,884
Total liabilities and net assets	\$1,889,872	1,886,799

See notes to financial statements.

# Habitat for Humanity - Powhatan, Inc.

# Statements of Activities For the Years Ended June 30, 2024 and 2023

				2024						2023		
	_	Without		With				Without		With		_
		Donor		Donor				Donor		Donor		
Public support and revenue	_	Restrictions		Restrictions	_	Total		Restrictions		Restrictions		Total
Support												
Corporations	\$	23,118	\$	-	\$	- , -	\$	20,920	\$	- \$	;	20,920
Individuals		68,955		-		68,955		57,169		-		57,169
Grants and contributions		29,488		291,636		321,124		20,838		271,498		292,336
Donations - in-kind gifts		25,446		-		25,446		28,446		-		28,446
Special events		170,692		-		170,692		90,618		-		90,618
All other	_	-	_		_	-		77				77
Total public support		317,699		291,636		609,335		218,068		271,498		489,566
Revenue												
Interest income		19,837		-		19,837		77		-		77
Interest - mortgage discount amortization		33,539		-		33,539		37,265		-		37,265
Store Sales		129,580		-		129,580		117,617		-		117,617
Transfers to owners/sales of home		547,765		-		547,765		167,624		-		167,624
Total revenue		730,721		-		730,721	,	322,583		-		322,583
Net assets released from restrictions	_	291,636	-	(291,636)	_	-		271,498		(271,498)	-	
Total public support and revenue	_	1,340,056	-		_	1,340,056		812,149				812,149
Expenditures												
Program services		1,195,485		-		1,195,485		360,961		-		360,961
Supporting services												
Management and general		48,794		-		48,794		53,859		-		53,859
Fundraising		78,427		-		78,427		46,848		-		46,848
Total supporting services	-	127,221			_	127,221		100,707	,	-	_	100,707
<b>Total expenditures</b>	_	1,322,707	-		_	1,322,707		461,667				461,667
Change in net assets		17,349		-		17,349		350,482		-		350,482
Net assets at beginning of year	_	1,295,884	-		_	1,295,884		945,402				945,402
Net assets at end of year	\$ _	1,313,233	\$		\$ _	1,313,233	\$	1,295,884	\$	\$	;	1,295,884

See notes to financial statements.

# Statements of Functional Expenses For the Years Ended June 30, 2024 and 2023

June 30, 2024	Program Service	S	Management and General						
			General and						2024
	Programs		Fundraising	_	Administrative	_	Total	_	Total
Salaries	\$ 159,857	\$	30,408	\$	27,625	\$	58,033	\$	217,890
Payroll taxes	10,717		2,326		2,113		4,440	_	15,157
Total salaries and benefits	170,574		32,734		29,738		62,473		233,047
Costs of goods sold - store	90,021		-		-		-		90,021
Construction costs	761,183		-		-		-		761,183
Repairs to existing homes	91,542		-		-		-		91,542
Occupancy	31,608		6,013		5,462		11,475		43,083
Insurance	19,951		-		-		-		19,951
Events	-		34,239		-		34,239		34,239
Professional fees	-		-		8,650		8,650		8,650
Other	12,320		2,343		2,129		4,472		16,792
Depreciation	1,653		314		286		600		2,253
Office supplies	14,634		2,784		2,529		5,312		19,946
Habitat for Humanity International Tithe	2,000		-		-		<u>-</u>	_	2,000
Total functional expenses	\$ 1,195,485	\$	78,427	\$	48,794	\$	127,221	\$_	1,322,707
June 30, 2023	Program Service	S							
					2023				
	Programs		Fundraising	_	Administrative	e Total			Total
Salaries	\$ 115,336	\$	18,084	\$	27,286	\$	45,369	\$	160,705
Benefits and payroll taxes	8,781		1,383		2,087	_	3,471		12,252
Total salaries and benefits	124,117		19,467		29,373		48,840		172,957
Costs of goods sold - store	46,066		-		-		-		46,066
Construction costs	-		-		-		-		-
Repairs to existing homes	90,293		-		-		-		90,293
Occupancy	28,632		4,490		6,774		11,263		39,895
Insurance	13,946		-		-		-		13,946
Events	-		17,381		-		17,381		17,381
Professional fees	-		-		8,506		8,506		8,506
Other	19,921		3,123		4,713		7,836		27,757
Depreciation	6,492		-		1,425		1,425		7,917
Office supplies	11,592		2,387		3,068		5,455		17,047
Habitat for Humanity International Tithe	19,902		<u>-</u>		-	_	<u> </u>	_	19,902
Total functional expenses	\$ 360,961	\$	46,848	\$	53,859	\$_	100,707	\$	461,667

See notes to the financial statements.

# Habitat for Humanity - Powhatan, Inc.

# Statements of Cash Flows For the Years. Ended June 30, 2024 and 2023

		2023		
Cash flows from operating activities				
Change in net assets	\$	17,349	\$	350,482
Adjustments to reconcile change in net assets				
to net cash(used in) provided by operating activities:				
Loss on disposal		-		1,075
Depreciation and amortization		2,253		7,917
Contributions in-kind income		(25,446)		(28,446)
Contributions in-kind expense		25,446		25,446
Mortgages discount amortization		(33,539)		(37,265)
Proceeds from mortgages		44,037		25,626
Donated asset		-		(3,000)
Changes in operating assets and liabilities:				
(Increase) Decrease in contributions and grants receivables		(113,386)		104,704
(Increase) Decrease in inventory		255,368		(214,216)
(Increase) Decrease in other assets		(9,493)		(1,527)
Increase (Decrease) in accounts payable		23,988		(4,489)
Increase (Decrease) in accrued expenses		(765)		(3,685)
Increase (Decrease) in deferred revenue		(37,499)		200,428
Net cash (used in) provided by operating activities		148,313	_	423,050
Cash flows from investing activities				
Maturities of certificate of deposit		259,955		_
Reinvestments of certificate of deposit		(9,955)		(250,000)
Purchases of equipment		(1,163)	_	(2,224)
Net cash (used in) provided by investing activities		248,837		(252,224)
rect cash (used in) provided by investing activities		240,037	_	(232,224)
Cash flows from financing activities				
Principal payments on notes payable		-		(3,401)
Principal payments on line of credit			_	
Net cash (used in) provided by financing activities			_	(3,401)
Net (decrease) increase in cash and cash equivalents		397,150		417,425
Cash at beginning of year		841,429	_	424,004
Cash at end of year	\$	1,238,579	\$ =	841,429

See notes to financial statements.

# Habitat For Humanity - Powhatan, Inc.

Notes to Financial Statements June 30, 2024 and 2023

#### 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 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.

# 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, 2024 and 2023.

# Certificate of deposits

Certificates of deposit are valued at cost, plus accrued interest which approximates fair market value.

## 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.

# 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 \$3,754 and \$2,606 for 2024 and 2023, respectively were charged to expense as incurred. There was also advertising costs included in Restore costs of goods sold totaling \$436 and \$336 in 2024 and 2023, respectively.

## 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.

# 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, 2024, unamortized discounts were \$93,855.

#### 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, 2024, the Organization held six second or third mortgages, whose net face values total \$203,364, for which is fully allowed as a doubtful account and is not presented on the statement of financial position.

# NOTE 4. CERTIFICATE OF DEPOSIT

The Organization has a certificate of deposit valued at \$250,000; with terms of maturity March 2024, interest rate 5.30%. The certificate is valued at cost which approximates fair value. As of June 30, 2024 the certificate of deposit has matured at a value of \$259,960 and was not renewed.

# NOTE 5. SUPPLEMENT CASH FLOW INFORMATION

Total interest paid for the years ended June 30, 2024 and 2023 totaled \$0 and \$1,272, respectively.

# 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. There were no net assets with donor restrictions as of June 30, 2024 or 2023, respectively.

Total net assets released from restrictions totaled \$291,636 in 2024 for purpose restrictions.

Total net assets released from restrictions totaled \$271,498 in 2023 for purpose restrictions.

#### **NOTE 7 - 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 8 - 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. This lease was extended until June 30, 2025. The annual lease payment is \$1. The value of the rent is reflected as contribution revenue and occupancy in the amount of \$25,446 for the years ended June 30, 2024 and 2023. After the term of five years the lessor may terminate lease with 120 days notice, and the lessee may extend the term one additional year after the end of the initial term.

# NOTE 9 - 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 for 2024 and \$28,446 for 2023.

#### **NOTE 10 - 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 and 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.

# NOTE 11 - LIQUIDITY AND AVAILABILITY OF FINANCIAL ASSETS

The Organization monitors is 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:

2024
2023

osition to fund expenses without fillitations:	<u> 2024</u>		2023
Total financial assets	\$ 1 472 837	\$	1 212 301
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>1 472 837</u>	\$ <u>_1</u>	212 301

# **NOTE 12 - SUBSEQUENT EVENTS**

In preparing these financial statements, the Organization has evaluated events and transactions for potential recognition or disclosure through March 22, 2025, the date the financial statements, were issued.