

BRYAN-COLLEGE STATION HABITAT FOR HUMANITY, INC.
Statement of Financial Position
As of June 30, 2022 and 2021

ASSETS	2022	2021
Current assets:		
Cash and equivalents	\$ 2,156,836	\$ 1,657,932
Restricted cash for mortgage holders escrow accounts	173,493	463,752
Certificates of deposit	-	128,876
Investments, at fair value	94,594	100,418
Accounts receivable	14,093	11,648
Inventory - ReStore inventory	69,158	65,818
Mortgages receivable - current portion (net of discount)	190,023	187,274
Total current assets	<u>2,698,197</u>	<u>2,615,718</u>
Property and Equipment		
Building and improvements	981,612	969,449
Furniture and equipment	97,408	96,066
ReStore equipment	330,915	325,715
Vehicles	67,879	67,879
Land held for investment	2,387	2,387
Less accumulated depreciation	(647,695)	(605,385)
Net property and equipment	<u>832,506</u>	<u>856,111</u>
Other Assets		
Mortgage receivable (net of discount), long term portion	3,427,621	3,505,027
Land held for homesites	1,238,235	1,260,348
Homes under construction	457,323	469,200
Homes to rehab	182,866	179,926
Total other assets	<u>5,306,045</u>	<u>5,414,501</u>
Total assets	<u><u>\$ 8,836,748</u></u>	<u><u>\$ 8,886,330</u></u>

LIABILITIES AND NET ASSETS

Current liabilities:		
Accounts payable and accrued expenses	\$ 81,256	\$ 72,569
Escrow-mortgage holders	173,493	463,752
Current portion of long-term notes payable	-	14,326
Total current liabilities	<u>254,749</u>	<u>550,647</u>
Long-term liabilities		
Long-term notes payable	-	174,274
Total long-term liabilities	<u>-</u>	<u>174,274</u>
Total liabilities	254,749	724,921
Net assets:		
Without donor restrictions	6,757,519	7,123,198
With donor restrictions	1,824,480	1,038,211
Total net assets	<u>8,581,999</u>	<u>8,161,409</u>
Total liabilities and net assets	<u><u>\$ 8,836,748</u></u>	<u><u>\$ 8,886,330</u></u>

BRYAN-COLLEGE STATION HABITAT FOR HUMANITY, INC.
Statement of Activities
For the Year Ended June 30, 2022
(With summarized financial information for the year ended June 30, 2021)

	Without Donor Restrictions	With Donor Restrictions	2022 Total	2021 Total
Revenues, gains, and other support				
Contributions	\$ 250,646	\$ 1,284,465	\$ 1,535,111	\$ 1,011,969
Contributions of nonfinancial assets	482,371	-	482,371	358,842
Sales to homeowners	710,500	-	710,500	216,000
Sale of house on market	-	-	-	150,000
Discount amortization	300,688	-	300,688	368,757
Net assets transferred from Habitat for Humanity of Washington County	-	-	-	492,391
ReStore insurance proceeds	-	-	-	147,365
Miscellaneous	21,919	-	21,919	997
Paycheck Protection Program loan forgiveness	188,600	-	188,600	188,600
Net investment income (loss)	(4,692)	-	(4,692)	3,688
Net assets released from restrictions	498,196	(498,196)	-	-
Total revenues, and other support	2,448,228	786,269	3,234,497	2,938,609
Expenses				
Program Services				
Property and construction operations	1,705,018	-	1,705,018	1,100,035
ReStore operations	323,374	-	323,374	272,903
Homebuyer services and education	330,158	-	330,158	334,210
Core mission support services:				
Fundraising	322,275	-	322,275	262,475
Administration	133,082	-	133,082	111,255
Total expenses	2,813,907	-	2,813,907	2,080,878
Change in net assets	(365,679)	786,269	420,590	857,731
Net assets, beginning of year	7,123,198	1,038,211	8,161,409	7,303,678
Net assets, end of the year	\$ 6,757,519	\$ 1,824,480	\$ 8,581,999	\$ 8,161,409

See accompanying notes to financial statements.

BRYAN-COLLEGE STATION HABITAT FOR HUMANITY, INC.
Statement of Functional Expenses
For the Year Ended June 30, 2022
(With summarized financial information for the year ended June 30, 2021)

	Program Services			Core Mission Support Services			
	Property and Construction Operations	ReStore Operations	Homebuyer Services and Education	Fundraising	Administration	Total 2022	Total 2021
Salaries and related expenses:							
Salaries and benefits	\$ 488,027	\$ 263,939	\$ 276,437	\$ 228,364	\$ 53,772	\$ 1,310,539	\$ 1,229,912
Other expenses:							
Building costs of houses sold	655,689	-	-	-	-	655,689	329,104
Discount on mortgages received	369,671	-	-	-	-	369,671	127,871
Printing and publications	415	2,223	2,312	10,731	-	15,681	14,609
Bank charges and interest	-	-	-	-	9,063	9,063	7,175
Depreciation	38,436	-	-	-	3,873	42,309	42,865
Dues and memberships	59	351	-	1,919	14,455	16,784	35,977
Fundraising events	-	-	-	31,153	-	31,153	11,919
Insurance	24,156	7,954	4,614	-	4,246	40,970	33,619
Legal and accounting	-	-	4,097	-	10,157	14,254	18,169
Office expenses	6,691	7,011	8,444	8,173	1,062	31,381	22,038
Postage	635	-	1,787	1,586	98	4,106	4,184
Repairs & maintenance	15,736	10,621	3,116	-	682	30,155	23,138
Contract labor	19,429	5,454	2,453	-	-	27,336	18,280
Travel and fuel	1,336	5,190	1,303	3,475	531	11,835	5,510
Telephone	1,903	733	608	-	2,131	5,375	5,778
Utilities	10,040	10,129	6,747	-	-	26,916	22,210
Professional development	19,384	950	2,003	2,769	5,213	30,319	8,451
Recognition	393	-	-	4,537	3,300	8,230	3,033
Contributed nonfinancial assets used in operations	30,011	-	-	4,357	744	35,112	50,932
Other miscellaneous	19,107	8,819	16,237	25,211	23,755	93,129	62,404
Donation to national affiliate	3,900	-	-	-	-	3,900	3,700
	<u>1,216,991</u>	<u>59,435</u>	<u>53,721</u>	<u>93,911</u>	<u>79,310</u>	<u>1,503,368</u>	<u>850,966</u>
	<u>\$ 1,705,018</u>	<u>\$ 323,374</u>	<u>\$ 330,158</u>	<u>\$ 322,275</u>	<u>\$ 133,082</u>	<u>\$ 2,813,907</u>	<u>\$ 2,080,878</u>
Percentage of total expenses	<u>60.59%</u>	<u>11.49%</u>	<u>11.73%</u>	<u>11.45%</u>	<u>4.73%</u>		
Total program services and core mission support services expense as a percentage of total expenses	<u>83.81%</u>			<u>16.18%</u>			

See accompanying notes to financial statements.

BRYAN-COLLEGE STATION HABITAT FOR HUMANITY, INC.
Statement of Cash Flows
For the Years Ended June 30, 2022 and 2021

	2022	2021
Change in net assets	\$ 420,590	\$ 857,731
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation	42,309	42,865
Contributions of nonfinancial assets	482,371	(26,560)
Change in fair value of investments	5,824	(2,889)
Non-cash assets received from Habitat for Humanity of Washington County, Inc.	-	(296,688)
Net sales to homeowners	(618,000)	-
Paycheck Protection Program loan forgiveness	(188,600)	(188,600)
Discount on mortgages issued	369,671	127,871
Discount amortization-mortgages	(300,688)	(368,757)
Effect of changes in assets and liabilities		
(Increase) decrease in accounts receivables	(2,445)	52
(Increase) decrease in land and construction costs	(437,967)	(188,446)
Increase (decrease) in accounts payable and accrued expenses	8,687	(55,646)
Increase (decrease) in escrow accounts	(290,259)	118,678
Net cash provided (used) by operating activities	(508,507)	19,611
Cash provided (used) by investing activities:		
Proceeds from sale of investments	128,876	62,179
Purchase of investments	-	(100,000)
Purchase of land held for homesites	(16,694)	(162,533)
Purchase of property and equipment	(18,704)	(91,403)
Mortgage payments received	623,674	461,358
Net cash provided by investing activities	717,152	169,601
Cash provided (used) by financing activities		
Proceeds from the issuance of notes payable	-	188,600
Principal payments on notes payable	-	(3,272)
Net cash provided by financing activities	-	185,328
Net increase in cash and equivalents	208,645	374,540
Cash and equivalents at beginning of year	2,121,684	1,747,144
Cash and equivalents at end of year	<u>\$ 2,330,329</u>	<u>\$ 2,121,684</u>
Supplemental Disclosures of Cash Flow Information:		
Cash paid for bank fees and interest	\$ 9,063	\$ 7,175
Property acquired in the settlement of mortgages receivable	-	155,468
Reconciliation to statement of financial position:		
Unrestricted cash and equivalents	\$ 2,156,836	\$ 1,657,932
Temporarily restricted cash and cash equivalents	173,493	463,752
	<u>\$ 2,330,329</u>	<u>\$ 2,121,684</u>

See accompanying notes to financial statements.