Habitat for Humanity of Greater Dayton, Inc.

Financial Statements

June 30, 2018 and 2017

FLAGEL HUBER FLAGEL

Certified Public Accountants | Business Advisors

Habitat for Humanity of Greater Dayton, Inc.

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June 30, 2018 and 2017

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Certified Public Accountants | Business Advisors

Independent Auditor's Report

To the Board of Trustees of
Habitat for Humanity of Greater Dayton, Inc.

We have audited the accompanying financial statements of Habitat for Humanity of Greater Dayton, Inc. ("Habitat"), which comprise the statements of financial position as of June 30, 2018 and 2017, and the related statements of activities and cash flows for the years 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 audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audits 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 as of June 30, 2018 and 2017, 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.

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Report on Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The supplementary schedules of functional expenses on pages 20 and 21 are presented for purposes of additional analysis and are not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audits of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

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Certified Public Accountants

Dayton, Ohio

November 29, 2018

Habitat for Humanity of Greater Dayton, Inc.

Statements of Financial Position

June 30, 2018 and 2017

		2018		2017
Assets				
Cash and cash equivalents	$	465,981	$	276,594
Cash and cash equivalents - board designated for capital campaign		250		13,194
Cash and cash equivalents - board designated for Greene County		2,080		6,050
Escrow holdings on deposit		168,259		180,810
Investments		93,448		86,900
Investments - permanently restricted		67,570		67,570
Pledges receivable, net of allowance		11,677		26,357
Pledges receivable - board designated for capital campaign, net of allowance and discount		11,259		15,059
Other receivables		29,919		32,815
Prepaid expenses		6,056		10,053
Construction in progress		97,491		127,824
Notes receivable		29,949		36,717
Non-interest bearing mortgage loans receivable, net of discount		3,275,476		3,231,768
Land held for development		616,070		725,167
Property, plant and equipment, net of accumulated depreciation		710,780		729,209
Total Assets	$	5,586,265	$	5,566,087
Liabilities and Net Assets				
Liabilities				
Line of credit	$	110,000	$	120,000
Accounts payable and accrued expenses		114,878		150,267
Accrued payroll and related liabilities		58,591		99,478
Escrow holding liability		168,259		180,810
Other agency liabilities		156,988		146,130
Note payable		38,209		63,053
Total Liabilities		646,925		759,738
Net Assets				
Unrestricted		4,858,181		4,704,476
Board designated - Greene County		2,080		6,050
Board designated - capital campaign		11,509		28,253
Total Unrestricted Net Assets		4,871,770		4,738,779
Permanently restricted		67,570		67,570
Total Net Assets		4,939,340		4,806,349
Total Liabilities and Net Assets	$	5,586,265	$	5,566,087

The accompanying notes are an integral part of these statements.

Habitat for Humanity of Greater Dayton, Inc.

Statement of Activities

For the Year Ended June 30, 2018

	Unrestricted	Permanently Restricted	Total
Support and Revenue:			
Contributions	$ 798,647	$ 0	$ 798,647
In-kind contributions	285,748	0	285,748
Sales of houses and land	730,154	0	730,154
Mortgage loan discount amortization	229,113	0	229,113
ReStore sales	640,828	0	640,828
Special events	81,520	0	81,520
Other revenue and gains	64,186	0	64,186
Net investment return	11,635	0	11,635
Total Support and Revenue	2,841,831	0	2,841,831
Expenses:			
Program services	2,313,675	0	2,313,675
Supporting services:			
Fundraising	173,627	0	173,627
Management and general	221,538	0	221,538
Total Expenses	2,708,840	0	2,708,840
Change in Net Assets	132,991	0	132,991
Net Assets - beginning of year	4,738,779	67,570	4,806,349
Net Assets - end of year	$ 4,871,770	$ 67,570	$ 4,939,340

Habitat for Humanity of Greater Dayton, Inc.

Statement of Activities

For the Year Ended June 30, 2017

	Unrestricted	Permanently Restricted	Total
Support and Revenue:			
Contributions	$ 809,662	$ 0	$ 809,662
In-kind contributions	203,692	0	203,692
Sales of houses and land	922,500	0	922,500
Mortgage loan discount amortization	242,280	0	242,280
ReStore sales	653,069	0	653,069
Special events	109,300	0	109,300
Other revenue and gains	27,854	0	27,854
Net investment return	17,189	0	17,189
Total Support and Revenue	2,985,546	0	2,985,546
Expenses:			
Program services	2,654,760	0	2,654,760
Supporting services:			
Fundraising	219,489	0	219,489
Management and general	209,475	0	209,475
Total Expenses	3,083,724	0	3,083,724
Change in Net Assets	(98,178)	0	(98,178)
Net Assets - beginning of year	4,836,957	67,570	4,904,527
Net Assets - end of year	$ 4,738,779	$ 67,570	$ 4,806,349

The accompanying notes are an integral part of these statements.

Habitat for Humanity of Greater Dayton, Inc.

Statements of Cash Flows

For the Years Ended June 30, 2018 and 2017

	2018	2017
Cash Flows from Operating Activities:		
Change in net assets	$ 132,991	$ (98,178)
Adjustments to reconcile change in net assets to net cash used in operating activities:		
Sales of homes to homeowners	(283,451)	(324,244)
In-kind contributions of inventory	(182,096)	(55,840)
Depreciation	30,940	27,599
Mortgage loan receivable discount amortization	(229,113)	(242,280)
Realized and unrealized (gain) loss on investments	1,179	(17,725)
Change in assets and liabilities:		
Pledges receivable, net of allowance	14,680	(19,677)
Pledges receivable - board designated for capital campaign, net of allowance and discount	3,800	6,238
Other receivables	2,896	(5,151)
Prepaid expenses	3,997	(7,987)
Construction in progress	212,429	138,553
Land held for development	204,043	286,209
Accounts payable and accrued expenses	(35,389)	(43,035)
Accrued payroll and related liabilities	(40,887)	0
Escrow holding liability	(12,551)	37,730
Other agency liabilities	10,858	11,670
Net Cash Used In Operating Activities	(165,674)	(306,118)
Cash Flows from Investing Activities:		
Mortgage payments and credits	373,910	396,653
Purchase of investments	(7,727)	(583)
Purchase of property, plant and equipment	(12,511)	(80,835)
Issuance of notes receivable	0	(36,717)
Proceeds from notes receivable	6,768	0
Net Cash Provided By Investing Activities	$ 360,440	$ 278,518

Habitat for Humanity of Greater Dayton, Inc.

Statements of Cash Flows (Continued)

For the Years Ended June 30, 2018 and 2017

		2018		2017
Cash Flows from Financing Activities:				
Net proceeds from (payments on) line of credit	$	(10,000)	$	47,657
Repayment on note payable		(24,844)		(9,894)
Net Cash Provided By (Used In) Financing Activities		(34,844)		37,763
Change in Cash and Cash Equivalents		159,922		10,163
Cash and Cash Equivalents:				
Beginning of year		476,648		466,485
End of year	$	636,570	$	476,648

		2018		2017
Supplemental Disclosure of Cash Flow Information:				
Cash paid during the year for:				
Interest	$	8,594	$	7,467
Non-cash investing and financing activities:				
Issuance of non-interest bearing mortgage loans receivable	$	655,000	$	727,000
Discount on non-interest bearing mortgage loans receivable		371,549		402,756
Sales of houses to partner families subject to non-interest bearing mortgage loans		283,451		324,244
Net transfers from mortgage loans to land held for development		94,946		176,680
In-kind contributions of inventory		182,096		55,840

The accompanying notes are an integral part of these statements.

1. Organization and Purpose

Habitat for Humanity of Greater Dayton, Inc. ("Habitat") is an affiliate of Habitat for Humanity International, Inc. ("Habitat International"), a nondenominational Christian non-profit organization whose purpose is to create decent, affordable housing for those in need, and to make decent shelter a matter of conscience with people everywhere. Although Habitat International assists with information resources, training, publications, prayer support, and in other ways, Habitat is primarily and directly responsible for its own operations. Habitat serves families in Montgomery and Greene Counties, Ohio and is supported primarily through donor contributions, sales of homes and its ReStore sales activity.

2. Summary of Significant Accounting Policies

The following is a summary of the significant accounting policies followed in the preparation of the financial statements.

Basis of Accounting
The accompanying financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America for not-for-profit organizations.

Financial Statement Presentation
Habitat reports information regarding its financial position and activities according to three classes of net assets: unrestricted, temporarily restricted, and permanently restricted. A description of each class as it pertains to Habitat is as follows:

Unrestricted – Represents resources that have no restriction on their use and are available to support Habitat's operations. Included in unrestricted net assets are funds that have been designated by the Board of Trustees to retire the Organization's note payable obligation, and for home building activities in Greene County, Ohio.

Temporarily Restricted – Represents resources resulting from contributions and other inflows of assets whose use by Habitat is limited by donor-imposed stipulations that either expire by the passage of time or can be fulfilled and removed by actions of Habitat pursuant to those stipulations. Habitat has no temporarily restricted net assets; therefore, this classification is omitted from the accompanying financial statements.

Permanently Restricted – Represents resources resulting from contributions or other inflows of assets whose use by Habitat is limited by donor-imposed stipulations that neither expire by the passage of time nor can be fulfilled or otherwise removed by actions of Habitat pursuant to those stipulations.

Cash and Cash Equivalents
Habitat considers cash and cash equivalents to be all highly liquid accounts that include interest and non-interest bearing demand deposit accounts. For purposes of the statement of cash flows the escrow holdings on deposit account is included in cash and cash equivalents.

Concentration of Credit Risk
Habitat maintains its cash in bank deposit accounts which, at times, may exceed federally insured limits. Insurance coverage is $250,000 per depositor at each financial institution. Habitat has not experienced any losses in these accounts and believes it is not exposed to any significant credit risk on cash.

2. Summary of Significant Accounting Policies (Continued)

Escrow Activity and Agency Liabilities

Habitat services the mortgages on the homes it sells. Consequently, Habitat records an asset titled escrow holdings on deposit and a liability titled escrow holding liability, which are amounts received for insurance and property taxes on such homes. Habitat also services mortgages partially financed through a third-party lender. In servicing these homes, Habitat collects owner repayments on behalf of the third parties. Monies collected on behalf of these third parties are reflected as a liability titled other agency liabilities.

Investments

Investments are reported at fair value in the statements of financial position. Investment income, including interest, dividends, and realized and unrealized gains or losses, are recorded in the statements of activities as unrestricted, temporarily restricted or permanently restricted, depending on the existence and/or nature of any donor-imposed restrictions.

Pledges Receivable

Pledges receivable represent unconditional pledges from donors to contribute cash or other assets to Habitat. Pledges receivable are recognized when the pledge is made at the net present value of their estimated future cash flows. At June 30, 2018 and 2017 all pledge balances were estimated to be collected within one year. Management reviewed pledges receivable and determined an allowance for doubtful accounts of $0 and $5,588 was necessary as of June 30, 2018 and 2017, respectively. Bad debt expense recorded related to these receivables were $2,489 and $0 for the years ended June 30, 2018 and 2017, respectively.

In the year ended June 30, 2017, Habitat received a conditional pledge for approximately $102,000. Because this pledge was conditioned upon Habitat's performance of certain activities, it was not recorded as a receivable on the statement of financial position at June 30, 2017. During the year ended June 30, 2018, Habitat fulfilled its performance obligations and collected the pledge in full.

Pledges Receivable – Board Designated for Capital Campaign

These pledges represent amounts pledged from donors as part of Habitat's capital campaign and have been designated by the Board of Trustees for repayment of the note payable related to the building acquisition in a previous year. At June 30, 2018 and 2017, all Board designated pledge balances were expected to be collected within one to five years. These pledges are recognized when received at the net present value of their estimated future cash flows. At June 30, 2018 and 2017 Habitat recorded a discount of $1,327 and $986, respectively. Management has reviewed these receivables and determined an allowance of $13,958 and $14,299 was necessary as of June 30, 2018 and 2017, respectively. Bad debt expense related to these receivables for the years ended June 30, 2018 and 2017 was $0 each year.

2. Summary of Significant Accounting Policies (Continued)

Other Receivables

Habitat records other receivables that consist of insurance and property taxes paid by Habitat on behalf of homeowners with insufficient escrow balances. These balances totaled $13,539 and $12,253 at June 30, 2018 and 2017 respectively. Due to the suspect collectability of these balances, management has recorded an allowance for doubtful accounts of $13,539 and $12,253 at June 30, 2018 and 2017, respectively. Bad debt expense related to these receivables for the years ended June 30, 2018 and 2017 was $1,564 and $0, respectively.

Also included in other receivables are amounts collectible from various entities and individuals related to building expenses and special events. These amounts total to $29,919 and $32,815 at June 30, 2018 and 2017, respectively. Management has determined that no allowance for doubtful accounts is necessary and there have been no bad debt expenses recorded related to these receivables for the years ended June 30, 2018 and 2017.

Construction in Progress

Construction in progress represents the construction costs, including donated building materials or services, of homes either under construction or completed but not yet transferred to homeowners. Construction in progress is valued at purchased cost, or if donated, at the fair market value as of the date of donation. Costs incurred in conjunction with home construction are capitalized until the sale of each home. Following is a summary of home building activity for the years ended June 30:

	2018		2017	
	Number	Costs	Number	Costs
Homes under construction, beginning of year	16	$ 127,824	15	$ 210,537
Additional costs in process		511,032		427,390
New homes started during the year	12	265,814	16	451,541
Homes transferred during the year	(10)	(807,179)	(15)	(961,644)
Homes under construction, end of year	18	$ 97,491	16	$ 127,824

2. Summary of Significant Accounting Policies (Continued)

Mortgage Loans Receivable

Mortgage loans receivable consist of non-interest-bearing mortgages, which are secured by real estate and payable in monthly installments over the life of the mortgage. The mortgages have an original maturity of twenty (20) to thirty-five (35) years and arise in connection with Habitat's homebuilding initiatives. Habitat considers homeowners to be delinquent if they are 30 days past due on their mortgage payment. Every effort is made to assist homeowners who have become delinquent in their mortgage payments. However, foreclosure proceedings may be initiated and/or Habitat may accept back the deed in lieu of foreclosure where homeowner mortgage payments are deemed seriously delinquent. Properties acquired through foreclosure or acceptance of a deed in lieu of foreclosure may be sold directly on the open market or refurbished in partnership with and sold to other families in need of decent, affordable housing. Consequently, no allowance for credit losses has been established for mortgage loans receivable as of June 30, 2018 and 2017.

Management recorded bad debt expense related to mortgage loans receivable of $0 for the years ended June 30, 2018 and 2017. In connection with the issuance of the original non-interest bearing mortgages, in most cases, Habitat also issues a silent second mortgage. These silent second mortgages represent the difference between the original mortgage and the appraised value of the home and are due to Habitat either in part or in full, if the homeowner does not comply with the terms of the original mortgage. These silent second mortgages deter the homeowner from selling the home upon closing for an immediate profit and are typically forgiven on a prorated basis over the first 100 scheduled payments of the original mortgage. At June 30, 2018 and 2017, Habitat has not recorded any receivables related to these silent second mortgages as management has determined that no triggering events have occurred that would require they be recognized in the financial statements.

Habitat's concentration of credit risk with respect to mortgage loans receivable depends on its partner families' ability to repay, which varies with economic conditions in the geographic area.

Land Held for Development

Land held for development consisted of 34 and 35 properties at June 30, 2018 and 2017, respectively. Land held for development is valued at purchased cost, or if donated, at the fair market value at the date of donation.

Property and Equipment

Habitat capitalizes all expenditures for property and equipment in excess of $1,000 that have a useful life of at least three years. Property and equipment are recorded at acquisition cost, including costs necessary to get the asset ready for its intended use. Donated equipment is recorded at fair market value at the date of the donation. Depreciation is computed using the straight-line method over the estimated useful lives of the respective assets, ranging from 3 to 39 years.

Impairment of Long-Lived Assets

Habitat reviews its long-lived assets for impairment whenever events or changes in circumstances indicate that the carrying value may not be recoverable. Recoverability is measured by a comparison of the carrying amount to the future net undiscounted cash flow expected to be generated and any estimated proceeds from the eventual disposition. If the long-lived asset is considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying amount exceeds the fair value. No impairment losses were recognized during the years ended June 30, 2018 and 2017.

2. Summary of Significant Accounting Policies (Continued)

Contributions

Contributions received are recorded as unrestricted, temporarily restricted, or permanently restricted support depending on the existence and/or nature of any donor restrictions. Support that is restricted by the donor is reported as an increase in temporarily or permanently restricted net assets, depending on the nature of the restriction. When a donor restriction expires, (that is, when a stipulated time restriction ends, or purpose restriction is accomplished), temporarily restricted net assets are reclassified to unrestricted net assets and reported in the statements of activities as net assets released from restrictions. However, restricted contributions may be reported as unrestricted support if the restrictions are met in the same reporting period.

Sales of Houses and Land

Sales of houses and land to partner families are recorded at the gross amount of payments to be received over the lives of the mortgages. Non-interest bearing mortgages have been discounted at various rates ranging from 6.0% to 9.0% based upon prevailing market rates for disadvantaged loans at the inception of the mortgages. Discounts are amortized using the effective interest method over the lives of the mortgages. Sales of houses and land to non-partner families are recorded at the gross sales amount.

Donated Services

Donated services are recognized as contributions if the services (a) create or enhance nonfinancial assets or (b) require specialized skills, are performed by people with those skills, and would otherwise be purchased by Habitat if not donated. For the years ended June 30, 2018 and 2017, donated services recognized as contributions were $42,169 and $72,403, respectively. These services are primarily related to construction of homes. Also, a substantial number of volunteers have made significant contributions of their time to Habitat's program and supporting services. The value of this contributed time is not reflected in these financial statements since it does not meet the criteria above.

Donated Goods

Habitat receives donated goods for resale at the ReStore and records the donated goods at zero value rather than its fair market value as is the practice prevalent with other organizations engaged in similar activities.

During the years ended June 30, 2018 and 2017, Habitat received $182,096 and $55,840, respectively, of donated property that was capitalized as part of construction in progress. Habitat also received $61,483 and $75,449 for the years ended June 30, 2018 and 2017, respectively, in various donated goods, which are included in in-kind contributions on the statements of activities.

Use of Estimates

The preparation of the financial statements in conformity with accounting principles generally accepted in the United States of America, requires management to make estimates and assumptions that effect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from these estimates.

Allocation of Expenses

The costs of providing various programs and other activities have been summarized on a functional basis in the statements of activities. Accordingly, certain costs have been allocated to the appropriate programs and supporting services.

2. Summary of Significant Accounting Policies (Continued)

Advertising Costs
Advertising costs are expensed when incurred. Advertising expense for the years ended June 30, 2018 and 2017 totaled $61,498 and $113,180, respectively.

Income Taxes
Habitat has received exemption from income taxes under Section 501(c)(3) of the Internal Revenue Code under a group exemption letter granted to Habitat International by the Internal Revenue Service. Accounting principles generally accepted in the United States of America prescribe attributes for the financial statement recognition and measurement of a tax position taken, or expected to be taken, in a tax return. It requires affirmative evaluation that it is more-likely-than-not, based on the technical merits of a tax position, that an enterprise is entitled to economic benefits resulting from positions taken in income tax returns. If a tax position does not meet the more-likely-than-not recognition threshold, the benefit of that position is not recognized in the financial statements, and additional disclosures about uncertain tax positions are required.

Habitat's evaluation as of June 30, 2018 revealed no income tax positions that, if overturned, would have a material impact on the financial statements, including any position that would place Habitat's exempt status in jeopardy at June 30, 2018. The 2014 through 2016 tax years remain subject to examination by the Internal Revenue Service. Habitat does not believe that any reasonable changes will occur within the next twelve months that will have a material impact on the financial statements.

Reclassifications
Certain amounts reported in the prior year have been reclassified to conform to the current year presentation.

3. Investments

The cost and fair value of Habitat's investments are summarized as follows:

	June 30, 2018		June 30, 2017	
	Cost	Fair Value	Cost	Fair Value
Money market funds	$ 6,441	$ 6,441	$ 7,724	$ 7,724
Common stocks	114,736	120,763	105,326	106,584
Fixed Income	24,477	25,763	32,082	32,439
Other Assets	7,327	8,051	7,638	7,723
	$ 152,981	$ 161,018	$ 152,770	$ 154,470

Components of investment return include the following for the years ended June 30:

	2018	2017
Unrealized gains (losses)	$ 6,337	$ (9,251)
Realized gains (losses)	(7,516)	26,976
Interest and dividend income	15,733	2,146
Investment fees	(2,919)	(2,682)
	$ 11,635	$ 17,189

All investments are held at the Dayton Foundation.

4. Pledges Receivable – Board Designated for Capital Campaign

Pledges receivable represent pledges due in futures years. Amounts due in more than one year have been discounted to their estimated net present value using a 5% discount rate. Pledges receivable are expected to be collected as follows:

Due by June 30, 2019	17,180
Due by June 30, 2020	2,500
Due by June 30, 2021	2,500
Due by June 30, 2022	2,500
Due by June 30, 2023	1,864
Total	26,544
Less: Discounts to present value	(1,327)
Less: Allowance for doubtful accounts	(13,958)
	$ 11,259

5. Notes Receivable

Habitat issued two notes during the year ended June 30, 2017, both related to the sale of homes to a non-partner related family. Both notes mature in the fiscal year ending June 30, 2022, bear interest at 7.50% per annum and are secured by a mortgage on the property sold. The value of these notes was $29,949 and $36,717 at June 30, 2018 and 2017, respectively.

Repayments of the notes receivable in each of the next four years succeeding June 30, 2018 are as follows:

2019	7,163
2020	7,719
2021	8,318
2022	6,749
	$ 29,949

6. Mortgage Loans Receivable

The following table summarizes the age analysis of mortgage loans receivable at June 30:

	2018	2017
Current	$ 5,074,619	$ 4,636,618
30 – 60 days past due	405,970	198,712
61 – 90 days past due	135,323	132,475
Over 90 days past due	1,150,247	1,655,935
Less: discount	(3,490,683)	(3,391,972)
Total	$ 3,275,476	$ 3,231,768

Due to homeowner delinquency, Habitat completed foreclosure of three homes during the year ended June 30, 2018 and six homes during the year ended June 30, 2017.

7. Property and Equipment

Property and equipment consist of the following:

	June 30, 2018	June 30, 2017	Estimated Useful Life in Years
Cost:			
Land	$ 74,750	$ 74,750	-
Building and improvements	650,907	650,907	39
Tools	10,489	2,489	5 - 7
Office equipment	28,063	29,505	3 - 7
Vehicles	202,717	198,208	4 - 7
Total	966,926	955,859	
Less accumulated depreciation	(256,146)	(226,650)	
	$ 710,780	$ 729,209	

Depreciation expense was $30,940 and $27,599 for the years ended June 30, 2018 and 2017, respectively.

8. Line of Credit

Habitat has a revolving line of credit with a local bank with a maximum borrowing limit of $250,000 to provide for normal working capital requirements. The line of credit bears interest at prime (5.0% and 3.50% at June 30, 2018 and 2017, respectively) and is due in March 2019. The outstanding balance on this note was $110,000 and $120,000 as of June 30, 2018 and 2017, respectively.

9. Operating Leases

Habitat leases certain office equipment under long-term lease agreements. These leases are classified as operating leases and expire in 2021. Rent expense under operating lease agreements for the years ended June 30, 2018 and 2017 was $2,988 each year.

Minimum future lease payments as of June 30, 2018 for each of the following 3 fiscal years and in the aggregate are as follows:

2019	$ 2,988
2020	2,988
2021	2,490
	$ 8,466

10. Retirement Plan

Habitat sponsors a defined contribution plan (“the Plan”) covering all employees who have completed minimum age and service requirements. Habitat makes a contribution to the Plan up to 3% of the participant’s compensation. Total expense for the years ended June 30, 2018 and 2017 was $7,717 and $6,171, respectively.

11. Transactions with Related Parties

Habitat annually remits a portion of its unrestricted contributions (excluding in-kind contributions) to Habitat International. These funds are used to construct homes in economically depressed areas around the world. For the years ended June 30, 2018 and 2017, Habitat contributed $35,089 and $27,265, respectively, to Habitat International. Such amounts are included in program services expense in the statements of activities.

12. Note Payable

Note payable consists of the following at June 30:

	2018	2017
PNC Bank – mortgage loan requiring monthly payments of $660, bearing interest at prime rate (5.0% at June 30, 2018). Original value of loan was $39,619, dated May 11, 2018, with a maturity of April 30, 2023	$ 38,209	$ 0
PNC Bank – mortgage loan requiring monthly payments of $825, bearing interest at 3.15%. Original value of loan was $432,000, dated November 30, 2012, with a five-year term and a balloon payment in the fifth year. This loan was paid off with the issuance of new debt (see above).	0	63,053

Repayments of the note payable in each of the next five years succeeding June 30, 2018 are as follows:

2019	7,924
2020	7,924
2021	7,924
2022	7,924
2023	6,513
	$ 38,209

13. Contingencies

Financial awards from federal, state, and local governmental entities in the form of grants are subject to compliance audits. Such audits could result in claims against Habitat for disallowed costs or noncompliance with grantor restrictions. Management believes that they are in compliance with the terms related to the funds they have received and therefore, no provision has been made for any liabilities that may arise from such audits.

14. Endowment Funds

Permanently restricted net assets consist of endowment fund investments created to further the mission of Habitat. As required by accounting principles generally accepted in the United States of America, net assets associated with endowment funds, are classified and reported based on the existence or absence of donor-imposed restrictions.

Habitat has interpreted the State Prudent Management of Institutional Funds Act (SPMIFA) as requiring the preservation of the fair value of the original gift as of the gift date of the donor-restricted endowment funds absent explicit donor stipulations to the contrary. As a result of this interpretation, Habitat classifies as permanently restricted net assets (a) the original value of gifts donated to the permanent endowment, (b) the original value of subsequent gifts to the permanent endowment, and (c) accumulations to the permanent endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund. The remaining portion of the donor-restricted endowment fund that is not classified as permanently restricted net assets is classified as temporarily restricted net assets until those amounts are appropriated for expenditure in a manner consistent with the standard of prudence prescribed by SPMIFA. Habitat considers the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds: (1) the duration and preservation of the various funds, (2) the purposes of the donor-restricted endowment funds, (3) general economic conditions, (4) the possible effect of inflation and deflation, (5) the expected total return from income and the appreciation of investments, (6) other resources of Habitat, and (7) Habitat's investment policies.

Habitat has adopted investment and spending policies for endowment assets that attempt to provide a predictable stream of funding to programs supported by its endowment while seeking to maintain the purchasing power of these endowment assets over the long-term. Habitat's spending and investment policies work together to achieve this objective. The investment policy establishes an achievable return objective through diversification of asset classes. Habitat relies on a total return strategy in which investment returns are achieved through both capital appreciation (realized and unrealized) and current yield (interest and dividends). Habitat targets a diversified asset allocation that places an emphasis on equity investments to achieve its long-term return objectives with prudent risk parameters.

To date, Habitat has appropriated all the earnings from the endowment to support operations.

Permanently restricted endowment net assets as of June 30, 2018 and 2017 were $67,570.

Changes in endowment net assets for the years ended June 30 were as follows:

	2018	2017
Beginning of year	$ 67,570	$ 67,570
Net appreciation	4,853	18,308
Amounts appropriated for expenditure	(4,853)	(18,308)
End of year	$ 67,570	$ 67,570

15. Fair Value Measurements

Habitat applies accounting principles generally accepted in the United States of America (GAAP) for fair value measurements of financial assets that are recognized or disclosed at fair value in the financial statements on a recurring basis. Fair value is defined as the price that would be received for an asset or paid to transfer a liability, in the principal or most advantageous market for the asset or liability, in an orderly transaction between market participants at the measurement date. A three-level fair value hierarchy has been established that prioritizes the inputs used to measure fair value. This hierarchy requires entities to maximize the use of observable inputs and minimize the use of unobservable inputs. The three levels of inputs used to measure fair value are as follows:

- Level 1 - Observable inputs such as quoted prices in active markets;
- Level 2 - Inputs, other than quoted prices in active markets, that are observable either directly or indirectly; and
- Level 3 - Unobservable inputs in which there is little or no market data, which require the reporting entity to develop its own assumptions.

The level in the fair value hierarchy within which a fair value measurement in its entirety falls is based on the lowest level input that is significant to the fair value measurement in its entirety.

The carrying value of Habitat's short-term financial instruments, including cash and cash equivalents, pledges receivable, and accounts payable approximate fair value due to the relatively short period of time between their origination and expected realization.

A description of the valuation methodologies used for assets measured at fair value, as well as the general description of such instruments pursuant to the valuation hierarchy, is set forth below. There have been no changes in the methodologies used at June 30, 2018 and 2017.

The fair values of investments are categorized as level one and are a combination of money market funds, common stocks, and mutual funds. The fair values are determined by quoted prices in active exchange markets, such as the New York Stock Exchange. See Note 3.

The discounted non-interest bearing mortgage loans receivable is categorized as level two. The discount rate used to calculate the discount for all mortgages closed during a fiscal year is published annually by Habitat for Humanity International. It is based on an average of the low-income housing credit annual discount rate, Revenue Ruling 2009-16 section 42(b)(1), for buildings placed in service during the period.

15. Fair Value Measurements (Continued)

Fair values of assets and liabilities measured on a recurring basis at June 30, 2018 are as follows:

	Level 1	Level 2	Level 3	Total
Investments				
Money market funds	$ 6,441	$ 0	$ 0	$ 6,441
Common stocks	120,763	0	0	120,763
Fixed income	25,763	0	0	25,763
Other assets	8,051	0	0	8,051
Total investments	$ 161,018	$ 0	$ 0	$ 161,018
Receivables				
Mortgage loans	$ 0	$ 6,766,159	$ 0	$ 6,766,159
Less: discounts	0	(3,490,683)	0	(3,490,683)
Net receivables	$ 0	$ 3,275,476	$ 0	$ 3,275,476

Fair values of assets and liabilities measured on a recurring basis at June 30, 2017 are as follows:

	Level 1	Level 2	Level 3	Total
Investments				
Money market funds	$ 7,724	$ 0	$ 0	$ 7,724
Common stocks	106,584	0	0	106,584
Fixed income	32,439	0	0	32,439
Other assets	7,723	0	0	7,723
Total investments	$ 154,470	$ 0	$ 0	$ 154,470
Receivables				
Mortgage loans	$ 0	$ 6,623,740	$ 0	$ 6,623,740
Less: discounts	0	(3,391,972)	0	(3,391,972)
Net receivables	$ 0	$ 3,231,768	$ 0	$ 3,231,768

16. Subsequent Events

Management evaluated the activity of Habitat through November 29, 2018 (the date the financial statements were available to be issued) and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to the financial statements.

Supplementary Information

Habitat for Humanity of Greater Dayton, Inc.

Schedule of Functional Expenses

For the Year Ended June 30, 2018

	Program Services	Supporting Services: Fundraising	Supporting Services: Management and General	Total
Salaries and benefits	$ 622,481	$ 118,493	$ 48,976	$ 789,950
Contract labor	50,667	0	94,095	144,762
Cost of homes sold	807,179	0	0	807,179
Building services and supplies	113,087	0	0	113,087
Mortgage discounts	371,549	0	0	371,549
Vehicles	2,143	0	0	2,143
Utilities	39,831	2,343	4,686	46,860
Publicity and promotion	30,749	27,674	3,075	61,498
Printing and postage	5,632	2,816	939	9,387
ReStore expenses	40,730	0	0	40,730
Professional fees	16,652	4,163	31,223	52,038
Insurance	23,874	1,628	1,628	27,130
Interest expense	0	0	8,594	8,594
Travel and entertainment	1,620	1,620	12,958	16,198
Office supplies, support, and services	100,708	11,989	7,193	119,890
Education	3,160	247	1,530	4,937
Property maintenance	32,564	1,416	1,416	35,396
Depreciation	28,464	1,238	1,238	30,940
Other	22,585	0	3,987	26,572
	$ 2,313,675	$ 173,627	$ 221,538	$ 2,708,840
Portion of above expenditures supported by in-kind contributions	$ 103,652	$ 0	$ 0	$ 103,652

* Program services include Family Services, Volunteer Services, Affordable Housing through Construction, and ReStore

Habitat for Humanity of Greater Dayton, Inc.

Schedule of Functional Expenses

For the Year Ended June 30, 2017

	Program Services	Supporting Services: Fundraising	Supporting Services: Management and General	Total
Salaries and benefits	$ 710,556	$ 140,357	$ 26,317	$ 877,230
Contract labor	49,258	0	91,480	140,738
Cost of homes sold	961,644	0	0	961,644
Building services and supplies	134,133	0	0	134,133
Mortgage discounts	402,756	0	0	402,756
Vehicles	11,651	0	0	11,651
Utilities	44,887	2,640	5,281	52,808
Publicity and promotion	56,590	50,931	5,659	113,180
Special projects	1,872	0	0	1,872
Printing and postage	10,020	5,010	1,670	16,700
ReStore expenses	55,638	0	0	55,638
Professional fees	15,201	3,800	28,502	47,503
Insurance	17,083	1,165	1,165	19,413
Interest expense	0	0	7,467	7,467
Travel and entertainment	3,233	3,233	25,860	32,326
Office supplies, support, and services	75,751	9,018	5,411	90,180
Education	4,434	346	2,148	6,928
Property maintenance	43,356	1,885	1,885	47,126
Depreciation	25,391	1,104	1,104	27,599
Other	31,306	0	5,526	36,832
	$ 2,654,760	$ 219,489	$ 209,475	$ 3,083,724
Portion of above expenditures supported by in-kind contributions	$ 147,852	$ 0	$ 0	$ 147,852

* Program services include Family Services, Volunteer Services, Affordable Housing through Construction, and ReStore

In this ever-changing business environment, Flagel Huber Flagel goes beyond numbers and deadlines, returning the trust and confidence our clients place in us, with a caring partner relationship. We are committed to a collaborative search for ideas and solutions that help business organizations thrive and families build and preserve wealth. Our commitment is simple; financial and operational *insight*, service *integrity*, and problem solving *innovation*.

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