HABITAT FOR HUMANITY IN ATLANTA, INC. AND SUBSIDIARY

CONSOLIDATED FINANCIAL REPORT

DECEMBER 31, 2024

GOING FURTHER

CPAs & ADVISORS

HABITAT FOR HUMANITY IN ATLANTA, INC. AND SUBSIDIARY

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MAULDIN & JENKINS
CPAs & ADVISORS

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Habitat for Humanity in Atlanta, Inc. and Subsidiary
Atlanta, Georgia

Opinion

We have audited the accompanying consolidated financial statements of **Habitat for Humanity in Atlanta, Inc. and Subsidiary** (a nonprofit organization), which comprise the consolidated statements of financial position as of December 31, 2024 and 2023, and the related consolidated statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the consolidated financial statements.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Habitat for Humanity in Atlanta, Inc. and Subsidiary as of December 31, 2024 and 2023, and the changes in their net assets and their 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 audit 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 in Atlanta, Inc. and Subsidiary and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated 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 consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated 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 in Atlanta, Inc. and Subsidiary's ability to continue as a going concern within one year after the date that the consolidated financial statements are available to be issued.

Auditor’s Responsibilities for the Audit of the Consolidated Financial Statements

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

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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 consolidated 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 consolidated 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 in Atlanta, Inc. and Subsidiary'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 consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Habitat for Humanity in Atlanta, Inc. and Subsidiary'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.

Report on Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The supplementary information on pages 26 - 30 is presented for purposes of additional analysis and is not a required part of the consolidated 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 audit of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated 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 consolidated financial statements as a whole.

Mauldin & Jenkins, LLC

Atlanta, Georgia
May 30, 2025

HABITAT FOR HUMANITY IN ATLANTA, INC. AND SUBSIDIARY
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2024 AND 2023

Assets	2024	2023
Cash and cash equivalents		
Operating	$ 1,228,992	$ 599,304
Non-operating	1,223,992	2,598,283
Trustee reserve funds	163,393	224,643
Homeowners' escrow funds	1,573,129	1,763,073
Pledges and grants receivable	652,573	432,230
Notes receivable	8,929,400	8,929,400
Other note receivable, net of discounts of $0 and $31,427 for 2024 and 2023, respectively	274,894	243,467
Accrued interest receivable	24,422	24,422
Investments	4,708,695	11,595,003
Land held for future construction, net	8,407,783	8,926,300
Construction in progress	3,465,106	1,483,928
Completed homes inventory	22,531,241	18,416,630
Building materials inventory	389,294	273,760
Non-interest bearing mortgage loans receivable, net of discounts and expected credit losses of $29,057,899 and $28,836,648 for 2024 and 2023, respectively	28,325,384	28,494,023
Fixed assets, net	15,391,426	15,975,368
Right-of-use assets - operating	108,643	21,507
Prepaid expenses	2,661	2,633
Total assets	$ 97,401,028	$ 100,003,974

Liabilities and Net Assets

	2024	2023
Liabilities:		
Accounts payable and other accrued expenses	$ 1,552,792	$ 1,486,632
Notes payable	12,660,000	12,660,000
Homeowners' escrow accounts payable	1,573,129	1,763,073
Line of credit	231,585	-
Deferred revenue	295,103	31,715
Operating lease liabilities	108,643	21,507
Other liabilities	810,605	814,876
Total liabilities	17,231,857	16,777,803
Net assets:		
Without donor restrictions:		
Undesignated	73,729,701	68,800,114
Board designated	4,708,695	11,595,003
Total without donor restrictions	78,438,396	80,395,117
With donor restrictions	1,730,775	2,831,054
Total net assets	80,169,171	83,226,171
Total liabilities and net assets	$ 97,401,028	$ 100,003,974

See Notes to Consolidated Financial Statements.

HABITAT FOR HUMANITY IN ATLANTA, INC. AND SUBSIDIARY
CONSOLIDATED STATEMENTS OF ACTIVITIES
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023

	2024			2023		
	Without Donor Restrictions	With Donor Restrictions	Total	Without Donor Restrictions	With Donor Restrictions	Total
REVENUES AND OTHER SUPPORT						
Home sales	$ 5,127,285	$ -	$ 5,127,285	$ 7,245,657	$ -	$ 7,245,657
Amortization of discounts on noninterest bearing mortgage loans receivable	2,653,037	-	2,653,037	2,767,670	-	2,767,670
Interest income	187	-	187	16,951	-	16,951
Unrealized and realized gains on investments	1,562,835	-	1,562,835	1,354,220	-	1,354,220
In-kind contributions	267,530	-	267,530	368,357	-	368,357
Other contributions	5,627,698	1,587,672	7,215,370	4,714,286	2,930,467	7,644,753
Grant revenue	939,738	-	939,738	686,391	-	686,391
ReStore revenue	2,507,407	-	2,507,407	2,442,016	-	2,442,016
Gain on sale of land held for future construction	27,389	-	27,389	3,978	-	3,978
Other income and support	528,535	-	528,535	520,421	-	520,421
Total	19,241,641	1,587,672	20,829,313	20,119,947	2,930,467	23,050,414
Net assets released from restrictions	2,687,951	(2,687,951)	-	3,343,348	(3,343,348)	-
Total revenues and other support	21,929,592	(1,100,279)	20,829,313	23,463,295	(412,881)	23,050,414
EXPENSES						
Program services:						
Home construction	10,388,095	-	10,388,095	11,419,421	-	11,419,421
Repair and brush with kindness	2,446,825	-	2,446,825	2,166,876	-	2,166,876
ReStore	2,007,102	-	2,007,102	1,987,834	-	1,987,834
Family services and outreach	1,466,089	-	1,466,089	1,206,846	-	1,206,846
Mortgage services	3,631,115	-	3,631,115	3,633,083	-	3,633,083
Total program services	19,939,226	-	19,939,226	20,414,060	-	20,414,060
Supporting services:						
General and administrative	1,477,444	-	1,477,444	1,499,258	-	1,499,258
Fundraising	2,469,643	-	2,469,643	2,435,172	-	2,435,172
Total supporting services	3,947,087	-	3,947,087	3,934,430	-	3,934,430
Total expenses	23,886,313	-	23,886,313	24,348,490	-	24,348,490
Change in net assets	(1,956,721)	(1,100,279)	(3,057,000)	(885,195)	(412,881)	(1,298,076)
Net assets, beginning of year	80,395,117	2,831,054	83,226,171	81,280,312	3,243,935	84,524,247
Net assets, end of year	$ 78,438,396	$ 1,730,775	$ 80,169,171	$ 80,395,117	$ 2,831,054	$ 83,226,171

See Notes to Consolidated Financial Statements.

HABITAT FOR HUMANITY IN ATLANTA, INC. AND SUBSIDIARY
CONSOLIDATED STATEMENTS OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2024

	Program Services						Supporting Services		
	Home Construction	Repair and Brush with Kindness	ReStore	Family Services and Outreach	Mortgage Services	Total Program Services	General and Administrative	Fundraising	Total
Compensation and benefits	$ 2,479,787	$ 561,964	$ 1,551,044	$ 1,234,284	$ 533,632	$ 6,360,711	$ 1,011,684	$ 1,741,240	$ 9,113,635
Accounting fees	-	-	-	-	-	-	61,467	-	61,467
Legal fees	178	6,465	-	-	110	6,753	-	1,500	8,253
Advertising and promotion	-	-	20,235	-	-	20,235	20,790	40,469	81,494
Information technology	76,571	11,152	24,264	44,608	22,304	178,899	93,902	229,054	501,855
Occupancy	298,564	116	128,777	463	232	428,152	905	232	429,289
Insurance	172,617	-	26,331	-	-	198,948	16,919	-	215,867
Vehicles expenses	204,402	2,483	16,639	-	-	223,524	405	723	224,652
Professional development	9,775	68	1,977	4,719	83	16,622	69,757	18,074	104,453
Travel and entertainment	2,962	28	541	1,144	-	4,675	3,144	1,782	9,601
Depreciation	460,972	38,414	115,243	38,414	38,414	691,457	38,414	38,414	768,285
Interest	-	-	-	-	-	-	26,163	-	26,163
Construction and program services	4,441,530	1,814,093	870	2,034	28	6,258,555	7,681	42,687	6,308,923
Discount of home mortgages	-	-	-	-	3,013,631	3,013,631	-	-	3,013,631
Impairment losses	2,056,150	-	-	-	10,222	2,066,372	-	-	2,066,372
Donor events	-	-	5,875	-	-	5,875	5,875	126,598	138,348
Office expenses	90,862	5,394	29,922	47,303	7,721	181,202	91,648	45,807	318,657
Bank fees	-	-	68,530	-	119	68,649	24,321	52,179	145,149
Other	93,725	6,648	16,854	93,120	4,619	214,966	4,369	130,884	350,219
Total expenses	$ 10,388,095	$ 2,446,825	$ 2,007,102	$ 1,466,089	$ 3,631,115	$ 19,939,226	$ 1,477,444	$ 2,469,643	$ 23,886,313

See Notes to Consolidated Financial Statements.

HABITAT FOR HUMANITY IN ATLANTA, INC. AND SUBSIDIARY
CONSOLIDATED STATEMENTS OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2023

	Program Services						Supporting Services		
	Home Construction	Repair and Brush with Kindness	ReStore	Family Services and Outreach	Mortgage Services	Total Program Services	General and Administrative	Fundraising	Total
Compensation and benefits	$ 2,269,422	$ 360,761	$ 1,544,208	$ 1,000,801	$ 526,458	$ 5,701,650	$ 897,880	$ 1,527,666	$ 8,127,196
Accounting fees	-	-	-	-	-	-	42,700	-	42,700
Legal fees	150	1,878	-	-	2,623	4,651	36,537	600	41,788
Advertising and promotion	405	41	5,414	81	41	5,982	4,873	10,825	21,680
Information technology	98,444	12,414	31,180	48,725	24,363	215,126	123,341	241,174	579,641
Occupancy	322,187	26	113,907	105	53	436,278	105	53	436,436
Insurance	206,277	-	31,544	-	-	237,821	16,137	-	253,958
Vehicles expenses	201,186	2,445	6,125	76	-	209,832	(1,659)	-	208,173
Professional development	18,172	276	3,384	1,866	257	23,955	89,878	10,378	124,211
Travel and entertainment	4,555	81	449	2,514	81	7,680	2,753	933	11,366
Payments to affiliates	-	-	-	-	-	-	117,000	-	117,000
Depreciation	473,476	39,456	118,369	39,456	39,456	710,213	39,457	39,456	789,126
Construction and program services	6,924,030	1,739,348	7,081	607	2,072	8,673,138	-	80,230	8,753,368
Discount of home mortgages	-	-	-	-	3,027,960	3,027,960	-	-	3,027,960
Impairment losses	682,791	-	-	-	-	682,791	-	-	682,791
Donor events	-	-	5,438	-	-	5,438	5,438	304,190	315,066
Office expenses	101,074	4,307	40,021	33,080	5,507	183,989	45,977	24,640	254,606
Bank fees	4,292	74	64,265	188	70	68,889	43,994	56,586	169,469
Other	112,960	5,769	16,449	79,347	4,142	218,667	34,847	138,441	391,955
Total expenses	$ 11,419,421	$ 2,166,876	$ 1,987,834	$ 1,206,846	$ 3,633,083	$ 20,414,060	$ 1,499,258	$ 2,435,172	$ 24,348,490

See Notes to Consolidated Financial Statements.

HABITAT FOR HUMANITY IN ATLANTA, INC. AND SUBSIDIARY
CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023

	2024	2023
CASH FLOWS FROM OPERATING ACTIVITIES:		
Cash received from contributions, sponsorships, and grants	**$ 8,198,153**	$ 9,151,168
Cash received from ReStore sales	**2,507,407**	2,442,016
Interest received	**31,614**	757
Other miscellaneous cash receipts	**528,535**	520,421
Cash paid for home construction and repairs	**(14,221,644)**	(10,767,266)
Cash paid to employees in compensation and for employee benefits	**(9,113,635)**	(8,127,196)
Interest paid	**(26,163)**	-
Other miscellaneous cash payments made	**(1,867,749)**	(2,048,975)
Net cash (used in) operating activities	**(13,963,482)**	(8,829,075)
CASH FLOWS FROM INVESTING ACTIVITIES:		
Purchases of fixed assets	**(184,343)**	(317,059)
Net sales (purchases) of investments	**8,449,143**	(8,400,002)
Proceeds from the sale of land held for future construction	**507,255**	858,427
Mortgage payments received	**4,153,989**	4,243,533
Net cash provided by (used in) investing activities	**12,926,044**	(3,615,101)
CASH FLOWS FROM FINANCING ACTIVITIES:		
Proceeds from line of credit	**5,731,585**	-
Payments on line of credit	**(5,500,000)**	-
Net cash provided by financing activities	**231,585**	-
Net (decrease) in cash and cash equivalents	**(805,853)**	(12,444,176)
Cash and cash equivalents, beginning of year	**3,422,230**	15,866,406
Cash and cash equivalents, end of year	**$ 2,616,377**	$ 3,422,230
Operating	**$ 1,228,992**	$ 599,304
Non-operating	**1,223,992**	2,598,283
Trustee reserve funds	**163,393**	224,643
Cash and cash equivalents, end of year	**$ 2,616,377**	$ 3,422,230

See Notes to Consolidated Financial Statements.

HABITAT FOR HUMANITY IN ATLANTA, INC. AND SUBSIDIARY
CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023

	2024	2023
RECONCILIATION OF CHANGE IN NET ASSETS TO NET CASH (USED IN) OPERATING ACTIVITIES		
Change in net assets	**$ (3,057,000)**	$ (1,298,076)
Adjustments to reconcile change in net assets to net cash (used in) operating activities:		
Discounts on current year originations of noninterest bearing mortgage loans	**2,842,861**	2,940,011
Amortization of discounts on noninterest bearing mortgage loans receivable	**(2,621,610)**	(2,783,847)
Issuances of noninterest bearing mortgage loans receivable	**(4,414,462)**	(4,983,069)
Repossession of takeback and foreclosed homes	**207,861**	-
Unrealized and realized (gains) on investments	**(1,562,835)**	(1,354,220)
(Gain) on sale of land held for future construction	**(14,139)**	(3,978)
Impairment losses	**2,066,372**	682,791
Depreciation	**768,285**	789,126
Amortization of discount on non-interest bearing note receivable	**(31,427)**	(20,639)
(Increase) decrease in assets:		
Pledges and grants receivable	**(220,343)**	1,284,202
Land held for future construction	**25,401**	(545,073)
Construction in progress	**(1,981,178)**	305,587
Completed homes inventory	**(6,180,983)**	(3,775,222)
Building materials inventory	**(115,534)**	90,243
Right-of-use assets - operating	**(87,136)**	28,416
Prepaid expenses	**(28)**	(2,633)
(Decrease) increase in liabilities:		
Accounts payable and accrued expenses	**66,160**	373,998
Deferred revenue	**263,388**	(464,178)
Operating lease liabilities	**87,136**	(28,416)
Other liabilities	**(4,271)**	(64,098)
Net cash (used in) operating activities	**$ (13,963,482)**	$ (8,829,075)

NOTE 1. NATURE OF ORGANIZATION AND SIGNIFICANT ACCOUNTING POLICIES

Organization

Habitat for Humanity in Atlanta, Inc. ("Atlanta Habitat") was created in 1983 for the purpose of partnering with working families, sponsors, and communities to build affordable, green, quality homes and provide support services to promote successful home purchase and ownership. Atlanta Habitat is one of the largest builders of affordable housing in Atlanta, constructing and renovating over 1,800 houses, repairing and painting over 1,100 houses, and improving the quality of life for more than 7,300 family members.

Atlanta Habitat is an affiliate of Habitat for Humanity International, Inc. ("HFHI"); however, both organizations have separate Section 501(c)(3) designations and are autonomous corporations. While the organizations' missions are similar, Atlanta Habitat and HFHI do not share any board members or otherwise control one another. Atlanta Habitat participates in HFHI-sponsored programs for business and homeowners' insurance, building materials donations from national suppliers, building materials cost reimbursements, and national house sponsor grants. For the years ended December 31, 2024 and 2023, HFHI forwarded to Atlanta Habitat donations, cost reimbursements, and grants totaling $318,494 and $339,502, respectively.

Significant Accounting Policies

Basis of Presentation

The consolidated financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America.

Atlanta Habitat presents its consolidated financial statements in accordance with the Financial Accounting Standards Board (FASB)'s *Not-For-Profit* presentation and disclosure guidance. Under this guidance, Atlanta Habitat is required to report information regarding its financial position and activities according to two categories of net assets: net assets without donor restrictions and net assets with donor restrictions.

Net Assets Without Donor Restrictions – Net assets available for use in general operations and not subject to donor-imposed restrictions which are used to account for resources available to carry out the purposes of Atlanta Habitat in accordance with the limitations of its bylaws. Board-designated net assets are without donor restrictions but are designated by the Board to be spent for specific purposes. At December 31, 2024 and 2023, board-designated net assets was $4,708,695 and $11,595,003, respectively.

Net Assets With Donor Restrictions – Net assets subject to donor-imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. At December 31, 2024 and 2023, Atlanta Habitat had no donor-imposed restrictions that were perpetual in nature. Donor-imposed restrictions are released when a restriction expires, that is, when the stipulated time has elapsed, when the stipulated purpose for which the resource was restricted has been fulfilled, or both.

NOTE 1. NATURE OF ORGANIZATION AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Significant Accounting Policies (Continued)

Principles of Consolidation

The consolidated financial statements include the accounts of AH Capital Campaign, Inc. ("AHCC"), a Georgia nonprofit corporation. AHCC was formed as a nonprofit charity to operate exclusively for the benefit of Atlanta Habitat. All significant intercompany transactions and balances have been eliminated.

Use of Estimates

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

Income Taxes

The Internal Revenue Service has determined that Atlanta Habitat and AHCC are exempt from federal income taxes under the provisions of Internal Revenue Code Section 501(c)(3). Accordingly, no provision for income taxes has been made in these consolidated financial statements.

Management of Atlanta Habitat considers the likelihood of changes by taxing authorities in its exempt organization returns and discloses potential significant changes that management believes are more likely than not to occur upon examination by tax authorities. Management has not identified any uncertain tax positions in filed returns that require disclosure in the accompanying financial statements.

Atlanta Habitat and AHCC file Form 990's in the U.S. federal jurisdiction and the state of Georgia.

Cash and Cash Equivalents

Atlanta Habitat considers all highly-liquid investments with a maturity of three months or less when purchased or those that can be easily converted into cash to be cash equivalents.

NOTE 1. NATURE OF ORGANIZATION AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Significant Accounting Policies (Continued)

Investments

In 2015, Atlanta Habitat established an investment account for its board-designated investment fund. Investments consist primarily of money market accounts, mutual funds, and equity securities, and are carried at fair value.

Realized and unrealized gains and losses on the portfolio are recognized as income or loss.

Investment securities are exposed to various risks, such as interest rate risk, market risk, and credit risk. Due to the level of risk associated with certain investment securities and the level of uncertainty related to changes in the value of investment securities, it is at least reasonably possible that changes in risks in the near term would materially affect the amounts reported in the accompanying consolidated financial statements.

Gifts and Contributions

Atlanta Habitat records contributions upon receipt of an unconditional promise to give, less an allowance for uncollectible amounts and an allowance for the present value of gifts to be received over more than one year. Gifts, bequests, and other promises or receipts restricted by donors as to use or time period are recorded as net assets with donor restrictions until used in the manner designated or upon expiration of the time period. Donated property and equipment are recorded at fair market value at the date received as with or without donor restrictions, based on the donor’s intent. When the assets are used for their intended purposes, the applicable amount is transferred to net assets without donor restrictions. Contributions without donor restrictions received are recorded as contribution revenue. Atlanta Habitat writes off pledges and grants receivables that it deems uncollectible based on unique facts and circumstances. At December 31, 2024 and 2023, Atlanta Habitat considers all amounts collectible.

Building Materials Inventory

Building materials are stated at the lower of cost (utilizing the weighted-average method) or fair value.

Land Held for Future Construction

Land held for future construction is recorded at cost when payment is made or at estimated fair value when donated. Land held for future construction included a valuation allowance of $1,448,941 and $1,455,468 at December 31, 2024 and 2023, respectively. The valuation allowance offsets land costs in excess of the amount management estimates will be recovered once the home is eventually sold.

NOTE 1. NATURE OF ORGANIZATION AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Significant Accounting Policies (Continued)

Land Held for Future Construction (Continued)

When homes are completed, all construction costs are capitalized and recorded as property inventory along with land and site development costs. At year end, construction costs for homes not yet completed are recorded as construction in progress. Under guidelines provided by HFHI, a portion of administrative costs is allocated to the cost of each home and becomes a part of the final cost of the home.

Construction in Progress and Completed Homes Inventory

Costs of construction in progress consist of direct home construction costs only. Once a home is completed, the actual direct construction costs are transferred from construction in progress to completed home inventory along with transferring the actual cost of the land from land inventory, and construction overhead is allocated to the completed job at that time. Homes completed pending closing are classified as completed homes inventory until delivered. Atlanta Habitat reviews the capitalized home costs in the month the home is completed and if the proposed sales price as determined by an appraisal is less than the capitalized home costs, an impairment loss is recorded in that same month. FASB's *Not-For-Profit* presentation and disclosure guidance require that if the undiscounted cash flows expected to be generated by an asset are less than its carrying amount, an impairment charge should be recorded to write down the carrying amount of such asset to its fair value.

Atlanta Habitat requires prospective homeowners, who are generally in the 25% to 60% range of area median income, a.) to complete pre-established post building requirements, and b.) to occupy the completed home for at least twelve months, before the sale is closed. From time to time, the occupancy period is extended because the prospective homeowners do not complete the pre-established post building requirements by the minimum twelve month occupancy period requirement. Therefore, it is not unusual for home sales revenue noted on the consolidated statements of activities to fluctuate from year to year.

In order to qualify for credit, the potential homebuyer's debt-to-income ratio cannot exceed 41%, and they must have a proven ability to pay their bills in addition to other criteria. As mentioned above, during the occupancy period the homebuyer must fulfill certain post building requirements and demonstrate the ability to make timely payments. A significant portion of monthly payments received by Atlanta Habitat from a potential homebuyer during the pending closing phase is treated as a down payment on the purchase of the property and is recorded as a pre-purchase deposit liability. Some potential homebuyers do not fulfill the requirements necessary to purchase the home; therefore, the pre-purchase agreement is terminated and pre-purchase deposits are included in other income.

NOTE 1. NATURE OF ORGANIZATION AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Significant Accounting Policies (Continued)

Construction in Progress and Completed Homes Inventory (Continued)

For the years ended December 31, 2024 and 2023, Atlanta Habitat recognized $157,641 and $86,044, respectively, in other income from terminated pre-purchase agreements and support in the accompanying consolidated statement of activities.

Noninterest Bearing Mortgage Loans Receivable

It is Atlanta Habitat's policy to sell affordable housing with interest free mortgages. In accordance with generally accepted accounting principles, the mortgages receivable have been discounted based upon the prevailing market rates at the inception of the mortgage. Noninterest bearing mortgage loans receivable, representing 932 and 923 mortgages at December 31, 2024 and 2023, respectively, are recorded based on the present value of the scheduled loan repayments at the time of closing. The present value of mortgage loans receivable is calculated using interest rates based on the market rates for a similar type of loan, which range from six to ten percent. Discounts are amortized using the effective interest method over the life of the loans. Typically, the present value discount approximates 60% of the cost of the home securing the mortgage. For the years ended December 31, 2024 and 2023, principal payments received on noninterest bearing mortgage loans receivable were $4,153,989 and $4,243,533, respectively.

Allowance for Credit Losses

Allowance for credit loss on mortgage loans receivable is determined on the basis of loss experience, known and inherent risk in the mortgage loan portfolio, the estimated value of the underlying collateral, and current economic conditions. At December 31, 2024 and 2023, management has not established an allowance for credit loss because it can reclaim homes through foreclosure in the event that a mortgage loan is deemed to be uncollectible. Assets repossessed that are expected to be resold in the normal course of Atlanta Habitat's operations are included in property inventory in the accompanying consolidated statements of financial position at the lower of cost or recoverable value.

Fixed Assets

Fixed assets are recorded at cost or estimated fair value on the donation date. Depreciation is computed using the straight-line method over the estimated useful lives of the related assets, ranging from three to twenty-seven and a half years. Additions and replacements are recorded as fixed assets, while repairs and maintenance are charged to expense as incurred.

NOTE 1. NATURE OF ORGANIZATION AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Significant Accounting Policies (Continued)

Homeowners' Escrow Accounts

Each homeowner pays monthly escrow and home maintenance account deposits along with their monthly mortgage principal payments. Atlanta Habitat makes annual homeowner's insurance and property tax payments at the proper time for each homeowner from these funds. Homeowners can access their maintenance account to pay for necessary repairs and maintenance of their home. As of December 31, 2024 and 2023, Atlanta Habitat held $1,573,129, and $1,763,073, respectively, in homeowners' escrow funds that are included on the consolidated statements of financial position.

ReStore Revenue

Donated home materials, appliances, and furnishings not used by Atlanta Habitat for its constructed homes are sold to the public through its ReStore retail outlet. Revenue is recognized at the time the goods are sold; therefore, no value for ReStore inventory is included in these consolidated financial statements.

Fair Value of Financial Instruments

Atlanta Habitat follows FASB's *Fair Value measurements and disclosure* guidance, which provides a framework for measuring fair value under generally accepted accounting principles. This guidance applies to all financial instruments that are being measured and reported on a fair value basis.

As defined in the FASB-issued guidance, fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. In determining fair value, Atlanta Habitat uses various methods including market, income, and cost approaches.

NOTE 1. NATURE OF ORGANIZATION AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Significant Accounting Policies (Continued)

Fair Value of Financial Instruments (Continued)

Based on these approaches, Atlanta Habitat often utilizes certain assumptions that market participants would use in pricing the asset or liability, including assumptions about risk and/or the risks inherent in the inputs to the valuation technique. These inputs can be readily observable, market corroborated, or generally unobservable inputs. Atlanta Habitat utilizes valuation techniques that maximize the use of observable inputs and minimize the use of unobservable inputs. Based on the observability of the inputs used in the valuation techniques, Atlanta Habitat is required to provide the following information according to the fair value hierarchy. The fair value hierarchy ranks the quality and reliability of the information used to determine fair values.

Financial assets and liabilities carried at fair value will be classified and disclosed in one of the following three categories:

Level 1 **–** Valuations for assets and liabilities traded in active markets, such as the New York Stock Exchange. Valuations are obtained from readily available pricing sources for market transactions involving identical assets or liabilities.

Level 2 – Valuations for assets and liabilities traded in less active dealer or broker markets. Valuations are obtained from third-party pricing services for identical or similar assets or liabilities.

Level 3 – Valuations for assets and liabilities that are derived from other valuation methodologies, including option pricing models, discounted cash flow models, and similar techniques, and not based on market exchange, dealer, or broker-traded transactions.

Level 3 valuations incorporate certain assumptions and projections in determining the fair value assigned to such assets and liabilities.

If listed prices or quotes are not available, fair value is based upon externally developed models that use unobservable inputs due to the limited market activity of these instruments.

The preceding methods described may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, although Atlanta Habitat believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

For the years ended December 31, 2024 and 2023, the application of valuation techniques applied to similar assets and liabilities has been consistent. The fair value of investment securities is the market value based on quoted market prices, when available, or market prices provided by recognized broker-dealers.

NOTE 1. NATURE OF ORGANIZATION AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Significant Accounting Policies (Continued)

Functional Allocation of Expenses

Atlanta Habitat reports certain categories of expenses that are attributed to more than one program or supporting function. Therefore, these expenses require allocation on a reasonable basis that is consistently applied. Compensation and benefits, advertising and promotion, information technology, professional development, travel and entertainment, and other expenses include certain expenses that are allocated on the basis of estimates of time and effort. Occupancy, insurance, depreciation and amortization, and office expenses include certain expenses that are allocated on a square footage basis.

Recent Accounting Pronouncements

On January 1, 2023, Atlanta Habitat adopted Accounting Standards Update (ASU) 2016-13 *Financial Instruments – Credit Losses* (Topic 326): *Measurement of Credit Losses on Financial Instruments* and all related subsequent amendments thereto (Accounting Standards Codification (ASC 326)).

This standard replaced the incurred loss methodology with an expected loss methodology that is referred to as the current expected credit loss ("CECL") methodology. CECL requires an estimate of credit losses for the remaining estimated life of the financial asset using historical experience, current conditions, and reasonable and supportable held-to forecasts and generally applies to financial assets measured at amortized cost, including maturity debt securities and accounts receivable. Financial assets measured at amortized cost will be presented at the net amount expected to be collected by using an allowance for credit losses.

There was no material impact to the estimate of credit losses. Disclosures about Atlanta Habitat's estimated credit losses are presented in Note 1.

NOTE 2. LIQUIDITY AND AVAILABILITY

Atlanta Habitat manages its liquidity by developing and adopting annual operating budgets that provide sufficient funds for general expenditures in meeting its liabilities and other obligations as they become due. Cash needs of Atlanta Habitat are expected to be met on a monthly basis from the program service revenues generated, as well as contributions and scheduled mortgage payments received.

Financial assets available for general expenditure, that is, without donor or other restrictions limiting their use, within one year of the consolidated statements of financial position as of December 31, 2024 and 2023, comprise the following:

	2024	2023
Cash and cash equivalents	**$ 1,228,992**	$ 449,808
Pledges and grants receivable	**286,027**	312,230
Current portion of noninterest bearing mortgage loans receivable	**3,283,548**	2,599,245
	$ 4,798,567	$ 3,361,283

As of December 31, 2024 and 2023, Atlanta Habitat's investment fund consist of funds designated by the Board. The board-designated investment of $4,708,695 and $11,595,003, respectively, is subject to expenditure at the discretion of the Board. Although Atlanta Habitat does not intend to spend from this board-designated investment (other than amounts appropriated for general expenditure as part of the Board's annual budget approval and appropriation), these amounts could be made available if necessary.

NOTE 3. CONCENTRATION OF CREDIT RISK

Atlanta Habitat had a total of $5,179,612 and $5,127,565 on deposit with several banks as of December 31, 2024 and 2023, respectively. Of this total, $4,929,612 and $4,877,565, respectively, was in excess of federally insured limits. Atlanta Habitat believes it is not exposed to any significant credit risk on cash and cash equivalents.

NOTE 4. PLEDGES AND GRANTS RECEIVABLES

Pledges and grants receivables are summarized as follows at December 31, 2024 and 2023:

	2024	2023
Capital campaign pledges	**$ -**	$ 60,105
Sponsor pledges	**366,546**	120,000
Mortgage receivable from AMS	**278,617**	228,387
Other	**7,410**	23,738
Total pledges and grants receivables	**$ 652,573**	$ 432,230
Amount due in:		
Less than one year	**$ 652,573**	$ 432,230
Total pledges and grants receivables	**$ 652,573**	$ 432,230

NOTE 5. FIXED ASSETS

Fixed assets consisted of the following at December 31, 2024 and 2023:

	2024	2023
Headquarters and operating facility:		
Land	**$ 2,630,000**	$ 2,630,000
Buildings	**10,744,271**	10,741,456
Furniture and fixtures	**822,321**	782,882
Computers and software	**997,884**	921,458
Vehicles and construction equipment	**1,077,596**	1,026,531
Headquarters and operating facility total	**16,272,072**	16,102,327
South Fulton headquarters and operating facility:		
Land	**1,182,246**	1,182,246
Buildings	**5,243,783**	5,229,203
South Fulton headquarters and operating facility total	**6,426,029**	6,411,449
Total	**22,698,101**	22,513,776
Less accumulated depreciation	**7,306,675**	6,538,408
Fixed assets, net	**$ 15,391,426**	$ 15,975,368

Depreciation expense totaled $768,285 and $789,126 for the years ended December 31, 2024 and 2023, respectively.

NOTE 6. NONINTEREST BEARING MORTGAGE LOANS RECEIVABLE

There were noninterest bearing mortgage loans receivable on 932 and 923 homes at December 31, 2024 and 2023, respectively.

The following is a summary of mortgages receivable, presented net of the imputed interest amounts at December 31:

	2024	2023
Balance, beginning of year	**$ 28,494,023**	$ 27,910,651
New mortgages issued	**4,414,462**	4,983,069
	32,908,485	32,893,720
Current year payments received	**(4,153,989)**	(4,243,533)
Discounts, including expected credit losses, on current year originations of noninterest bearing mortgage loans receivable	**(2,842,861)**	(2,940,011)
Amortization of discounts on noninterest bearing mortgage loans receivable	**2,621,610**	2,783,847
Repossession of take-back and foreclosed homes	**(207,861)**	-
	$ 28,325,384	$ 28,494,023

Maturities of noninterest bearing mortgage loans receivable are summarized as follows at December 31:

	2024	2023
Gross amounts due in:		
Less than one year	**$ 3,283,548**	$ 2,599,245
1 to 5 years	**12,459,811**	10,386,394
After 5 years	**41,639,924**	44,345,032
	57,383,283	57,330,671
Unamortized discount and expected credit loss	**(29,057,899)**	(28,836,648)
Net amounts due	**$ 28,325,384**	$ 28,494,023

NOTE 6. NONINTEREST BEARING MORTGAGE LOANS RECEIVABLE (Continued)

During the years ended December 31, 2024 and 2023, less than one-half of one percent of the mortgage loans receivable were modified. These loan modifications resulted in an extended mortgage term so that the homeowner may pay the delinquent balance. During the years ended December 31, 2024 and 2023, assets totaling $207,861 and $-, respectively, were repossessed in satisfaction of mortgage loans receivable.

NOTE 7. FAIR VALUE MEASUREMENTS

The following table sets forth by level, within the fair value hierarchy, Atlanta Habitat's investments at fair value as of December 31, 2024:

	Level 1	**Level 2**	**Level 3**	**Total**
Money market funds	**$ 212,468**	**$ -**	**$ -**	**$ 212,468**
Equity securities	**3,165,320**	**-**	**-**	**3,165,320**
Mutual funds	**1,330,907**	**-**	**-**	**1,330,907**
Total investments at fair value	**$ 4,708,695**	**$ -**	**$ -**	**$ 4,708,695**

The following table sets forth by level, within the fair value hierarchy, Atlanta Habitat's investments at fair value as of December 31, 2023:

	Level 1	Level 2	Level 3	Total
Money market funds	$ 595,492	$ -	$ -	$ 595,492
Equity securities	7,180,402	-	-	7,180,402
Mutual funds	3,819,109	-	-	3,819,109
Total investments at fair value	$ 11,595,003	$ -	$ -	$ 11,595,003

NOTE 8. NEW MARKETS TAX CREDIT TRANSACTION

The New Markets Tax Credit Program ("NMTC Program") was established by Congress in 2000 to attract investment capital to low-income communities by permitting investors to receive tax credit incentives in exchange for making equity investments in certified Community Development Entities ("CDE"). Under this program, certain commercial banks and other investors are able to subsidize eligible projects that meet the NMTC Program requirements.

2019 New Markets Tax Credit

Atlanta Habitat's South Fulton Headquarters and operating facility is located within a census tract that is eligible for the NMTC Program. In order to benefit under the NMTC Program, in December 2019, Atlanta Habitat entered into a series of agreements and transactions with three CDEs and an investment fund affiliated with a commercial bank. AHCC facilitated the transaction, by issuance of a $8,929,400 note receivable agreement (Note 9) to the investment fund. A portion of the funds loaned were financed by a $3,000,000 bridge loan agreement with the bank, proceeds of which funded construction costs.

NOTE 8. NEW MARKETS TAX CREDIT TRANSACTION (Continued)

2019 New Markets Tax Credit (Continued)

At the end of the compliance period (in December 2026, seven years from closing date), the commercial bank will exercise their put/call option, which will sell Habitat Investment Fund, LLC to AH Capital Campaign, Inc. Simultaneous with this put/call option, the three CDEs will all exit the transaction as prescribed by those individual entities' operating agreements (as noted in the "redemption options" section in each respective operating agreement). At that time, the remaining $3,730,600 (which is representative of the difference between the note receivables and note payables) is scheduled to be forgiven.

Also, Atlanta Habitat repaid its existing line of credit with proceeds from a long-term note payable to the CDE totaling $12,660,000 (Note 11). In 2021, Atlanta Habitat renewed the revolving line of credit (Note 10).

NOTE 9. NOTES RECEIVABLE

As discussed in Note 8, in December 2019, AHCC executed an $8,929,400 promissory note receivable with a limited liability company as part of the NMTC transaction. The note is comprised of two tranches (referred to as Tranche A and B), Tranche A in original principal amount of $6,073,102 and Tranche B in original principal amount of $2,856,298. Tranche A and B accrue interest at 1.42% per annum, with quarterly interest payments of $31,646 due beginning in April 2020, and then transition to quarterly principal and interest payments of $113,910 in April 2027 through maturity. Tranche A and B, including unpaid principal and interest, are due in full in January 2050.

At both December 31, 2024 and 2023, the outstanding principal balance of the notes receivable was $8,929,400.

NOTE 10. LINE OF CREDIT

In August 2024, Atlanta Habitat renewed a revolving line of credit, which allows maximum borrowings of $2 million and matures in August 2026. Interest on outstanding borrowings was payable monthly beginning in September 2024 at the one month SOFR reference rate per annum (4.35% and 6.86% at December 31, 2024 and 2023, respectively). The line of credit is secured by the property at 824 Memorial Drive in Atlanta, Georgia and assignment of capital campaign pledges receivable. The outstanding borrowings against this line of credit was zero as of December 31, 2024 and 2023.

In February 2024, Atlanta Habitat entered into a line of credit agreement with Atlanta Housing Opportunity, Inc. This agreement granted Habitat Atlanta the ability to draw down up to $2,000,000 to finance the construction of a new housing project. Interest is accrued on borrowings at 0.50% annually. As of December 31, 2024, there was an outstanding line of credit balance of $231,585. As of December 31, 2023, there was no outstanding line of credit balance.

NOTE 11. NOTES PAYABLE

As discussed in Note 8, in December 2019, Atlanta Habitat entered into a $12,660,000 note payable with three different institutions. The note bears interest at 1% per annum and matures in December 2054. The total outstanding principal balance is due at maturity. Monthly interest payments are due commencing January 5, 2020. The note is secured by the property at 824 Memorial Drive in Atlanta, Georgia.

The notes payable balances are as follows at December 31:

	2024	2023
2019 New Markets Tax Credit Notes Payable (Note 8)	**$ 12,660,000**	$ 12,660,000

Scheduled principal payments of notes payable as of December 31, 2024 are as follows:

2025	$ -
2026	-
2027	294,838
2028	396,457
2029	400,432
Thereafter	11,568,273
	$ 12,660,000

NOTE 12. NET ASSETS WITH DONOR RESTRICTIONS

Net assets with donor restriction are restricted for the following purposes at December 31:

	2024	2023
Net assets subject to expenditure for specified purpose:		
Future home build sponsorship program	**$ 1,190,218**	$ 2,310,467
Repairs with kindness	**214,459**	264,459
Capital campaign	**386**	60,105
Other	**325,712**	196,023
Total net assets with donor restrictions:	**$ 1,730,775**	$ 2,831,054

NOTE 12. NET ASSETS WITH DONOR RESTRICTIONS (Continued)

Net assets with donor restrictions are comprised of the following at December 31:

	2024	2023
Net assets subject to expenditure for specified purpose:		
Cash and cash equivalents	**$ 1,364,229**	$ 2,650,949
Pledges and grants receivable	**366,546**	180,105
Total net assets with donor restrictions:	**$ 1,730,775**	$ 2,831,054

NOTE 13. NET ASSETS RELEASED FROM RESTRICTIONS

Net assets were released from donor restrictions during 2024 and 2023 by incurring expenses satisfying the restricted purposes specified by donors as follows:

	2024	2023
Future home build sponsorship program	**$ 1,943,921**	$ 2,366,128
Repairs with kindness	**600,000**	597,075
Capital campaign	**59,719**	316,605
Other	**84,311**	63,540
Net assets released from restrictions	**$ 2,687,951**	$ 3,343,348

NOTE 14. LEASES

Atlanta Habitat leases various office equipment under noncancelable operating leases with varying terms through April 2028. Atlanta Habitat elected to use a risk-free rate as the discount rate for all leases. The discount rates related to the Organization’s lease liabilities as of December 31, 2024 ranged between 1.37% to 3.68%. The weighted-average rate of all leases is 3.29%.

The following is a schedule by years of minimum future rentals on the operating leases and the amortization of the net present value (NPV) of the lease liability as of December 31, 2024:

Year Ending December 31:	Minimum annual lease payments	Amortization of NPV of operating lease liabilities
2025	$ 40,896	$ 37,593
2026	37,476	35,469
2027	34,363	33,663
2028	1,932	1,918
	$ 114,667	$ 108,643

NOTE 14. LEASES (Continued)

The carrying value of the related operating right-of-use assets as of December 31, 2024 and 2023 are:

	2024	2023
Accumulated basis	**$ 185,576**	$ 75,712
Less – accumulated amortization	**(76,933)**	(54,205)
	$ 108,643	$ 21,507

Rent expense under these leases was $40,896 and $28,032 for the years ended December 31, 2024 and 2023, respectively.

NOTE 15. IN-KIND CONTRIBUTIONS

For the years ended December 31, 2024 and 2023, contributed nonfinancial assets recognized within the accompanying consolidated statements of activities included:

	2024	2023
Construction supplies	**$ 267,530**	$ 368,357
	$ 267,530	$ 368,357

Atlanta Habitat recognizes contributed nonfinancial assets within revenue, including contributed supplies, services, promotional materials, and other services. Unless otherwise noted, contributed nonfinancial assets did not have donor-imposed restrictions. In-kind trades and donation expenses are included in the accompanying combined statements of functional expenses.

In valuing contributed materials, Atlanta Habitat estimated fair value on the basis of estimates of wholesale values that would be received for selling similar products in the United States. In valuing contributed services, Atlanta Habitat estimated fair value based on current rates for similar services.

No amounts have been reflected in the consolidated statements of activities for volunteer services because the criteria for recognition of such volunteer efforts under FASB guidance have not been satisfied. Nevertheless, volunteers have donated a substantial amount of their time to the program services of Atlanta Habitat.

NOTE 16. RETIREMENT SAVINGS PLAN

Atlanta Habitat provides a 403(b) retirement savings plan covering substantially all employees upon employment. Atlanta Habitat may contribute a discretionary matching contribution. Atlanta Habitat is matching 50% of employee contributions up to six percent of each eligible employee's total compensation for each pay period. For the years ended December 31, 2024 and 2023, the employer contributions to the plan were $131,074 and $136,074, respectively.

NOTE 17. CONTINGENCIES

Atlanta Habitat is involved in a number of legal actions relating to delinquent mortgages. It is the policy of Atlanta Habitat to foreclose or receive the residence by way of a deed in lieu of foreclosure. Atlanta Habitat does not anticipate any losses to be incurred from any of these legal actions.

NOTE 18. TITHE TO HABITAT INTERNATIONAL

Atlanta Habitat annually remits a portion of its revenues to Habitat International. These funds are used to construct homes in economically depressed areas around the world. Atlanta Habitat contributed $80,000 and $117,000 for the years ended December 31, 2024 and 2023, respectively. This amount is included in program services expense in the consolidated statements of activities.

NOTE 19. SUBSEQUENT EVENTS

Atlanta Habitat has evaluated subsequent events occurring through May 30, 2025, the date on which the consolidated financial statements were available to be issued.

SUPPLEMENTARY INFORMATION

HABITAT FOR HUMANITY IN ATLANTA, INC. AND SUBSIDIARY
CONSOLIDATING STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2024

	Atlanta Habitat	AHCC	Less Eliminations	Total
Assets				
Cash and cash equivalents				
Operating	$ 1,161,703	$ 67,289	$ -	$ 1,228,992
Non-operating	1,223,606	386	-	1,223,992
Trustee reserve funds	163,393	-	-	163,393
Homeowners' escrow funds	1,573,129	-	-	1,573,129
Pledges and grants receivable	652,573	-	-	652,573
Notes receivable	-	8,929,400	-	8,929,400
Other note receivable	274,894	-	-	274,894
Accrued interest receivable	-	24,422	-	24,422
Investments	4,708,695	-	-	4,708,695
Intercompany accounts receivable	-	999,255	999,255	-
Land held for future construction, net	8,328,352	79,431	-	8,407,783
Construction in progress	3,465,106	-	-	3,465,106
Completed homes inventory	22,531,241	-	-	22,531,241
Building materials inventory	389,294	-	-	389,294
Non-interest bearing mortgage loans receivable, net of discounts and expected credit loss of $29,057,899	28,325,384	-	-	28,325,384
Fixed assets, net	15,373,280	18,146	-	15,391,426
Right-of-use assets - operating	108,643	-	-	108,643
Prepaid expenses	2,661	-	-	2,661
Total assets	$ 88,281,954	$ 10,118,329	$ 999,255	$ 97,401,028
Liabilities and Net Assets				
Liabilities:				
Accounts payable and other accrued expenses	$ 1,552,792	$ -	$ -	$ 1,552,792
Intercompany accounts payable	999,255	-	999,255	-
Notes payable	12,660,000	-	-	12,660,000
Homeowners' escrow accounts payable	1,573,129	-	-	1,573,129
Line of credit	231,585	-	-	231,585
Deferred revenue	295,103	-	-	295,103
Operating lease liabilities	108,643	-	-	108,643
Other liabilities	810,605	-	-	810,605
Total liabilities	18,231,112	-	999,255	17,231,857
Net assets:				
Without donor restrictions:				
Undesignated	63,611,758	10,117,943	-	73,729,701
Board designated	4,708,695	-	-	4,708,695
Total without donor restrictions	68,320,453	10,117,943	-	78,438,396
With donor restrictions	1,730,389	386	-	1,730,775
Total net assets	70,050,842	10,118,329	-	80,169,171
Total liabilities and net assets	$ 88,281,954	$ 10,118,329	$ 999,255	$ 97,401,028

See Note to Supplementary Information.

HABITAT FOR HUMANITY IN ATLANTA, INC. AND SUBSIDIARY
CONSOLIDATING STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2023

	Atlanta Habitat	AHCC	Less Eliminations	Total
Assets				
Cash and cash equivalents				
Operating	$ 599,304	$ -	$ -	$ 599,304
Non-operating	2,597,842	441	-	2,598,283
Trustee reserve funds	224,643	-	-	224,643
Homeowners' escrow funds	1,763,073	-	-	1,763,073
Pledges and grants receivable	372,125	60,105	-	432,230
Notes receivable	-	8,929,400	-	8,929,400
Other note receivable, net of discount of $31,427	243,467	-	-	243,467
Accrued interest receivable	-	24,422	-	24,422
Investments	11,595,003	-	-	11,595,003
Intercompany accounts receivable	-	959,342	959,342	-
Land held for future construction, net	8,926,300	-	-	8,926,300
Construction in progress	1,483,928	-	-	1,483,928
Completed homes inventory	18,416,630	-	-	18,416,630
Building materials inventory	273,760	-	-	273,760
Non-interest bearing mortgage loans receivable, net of discounts and expected credit loss of $28,836,648	28,494,023	-	-	28,494,023
Fixed assets, net	15,957,222	18,146	-	15,975,368
Right-of-use assets - operating	21,507	-	-	21,507
Prepaid expenses	2,633	-	-	2,633
Total assets	$ 90,971,460	$ 9,991,856	$ 959,342	$ 100,003,974
Liabilities and Net Assets				
Liabilities:				
Accounts payable and other accrued expenses	$ 1,486,632	$ -	$ -	$ 1,486,632
Intercompany accounts payable	959,342	-	959,342	-
Notes payable	12,660,000	-	-	12,660,000
Homeowners' escrow accounts payable	1,763,073	-	-	1,763,073
Deferred revenue	31,715	-	-	31,715
Operating lease liabilities	21,507	-	-	21,507
Other liabilities	814,876	-	-	814,876
Total liabilities	17,737,145	-	959,342	16,777,803
Net assets:				
Without donor restrictions:				
Undesignated	58,868,363	9,931,751	-	68,800,114
Board designated	11,595,003	-	-	11,595,003
Total without donor restrictions	70,463,366	9,931,751	-	80,395,117
With donor restrictions	2,770,949	60,105	-	2,831,054
Total net assets	73,234,315	9,991,856	-	83,226,171
Total liabilities and net assets	$ 90,971,460	$ 9,991,856	$ 959,342	$ 100,003,974

See Note to Supplementary Information.

HABITAT FOR HUMANITY IN ATLANTA, INC. AND SUBSIDIARY
CONSOLIDATING STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2024

	Atlanta Habitat	AHCC	Less Eliminations	Total
REVENUES AND OTHER SUPPORT				
Home sales	$ 5,127,285	$ -	$ -	$ 5,127,285
Amortization of discounts on noninterest bearing mortgage loans receivable	2,653,037	-	-	2,653,037
Interest income	187	-	-	187
Unrealized and realized gains on investments	1,562,835	-	-	1,562,835
In-kind contributions	267,530	-	-	267,530
Other contributions	7,215,370	-	-	7,215,370
Grant revenue	939,738	-	-	939,738
ReStore revenue	2,507,407	-	-	2,507,407
Gain on sale of land held for future construction	27,389	-	-	27,389
Other income and support	528,535	-	-	528,535
Total revenues and other support	20,829,313	-	-	20,829,313
EXPENSES				
Program services:				
Home construction	10,514,678	(126,583)	-	10,388,095
Repair and brush with kindness	2,446,825	-	-	2,446,825
ReStore	2,007,102	-	-	2,007,102
Family services and outreach	1,466,089	-	-	1,466,089
Mortgage services	3,631,115	-	-	3,631,115
Total program services	20,065,809	(126,583)	-	19,939,226
Supporting services:				
General and administrative	1,477,334	110	-	1,477,444
Fundraising	2,469,643	-	-	2,469,643
Total supporting services	3,946,977	110	-	3,947,087
Total expenses	24,012,786	(126,473)	-	23,886,313
Change in net assets	(3,183,473)	126,473	-	(3,057,000)
Net assets, beginning of year	73,234,315	9,991,856	-	83,226,171
Net assets, end of year	$ 70,050,842	$ 10,118,329	$ -	$ 80,169,171

See Note to Supplementary Information.

HABITAT FOR HUMANITY IN ATLANTA, INC. AND SUBSIDIARY
CONSOLIDATING STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2023

	Atlanta Habitat	AHCC	Less Eliminations	Total
REVENUES AND OTHER SUPPORT				
Home sales	$ 7,245,657	$ -	$ -	$ 7,245,657
Amortization of discounts on noninterest bearing mortgage loans receivable	2,767,670	-	-	2,767,670
Interest income	16,951	-	-	16,951
Unrealized gains on investments	1,354,220	-	-	1,354,220
In-kind contributions	368,357	-	-	368,357
Other contributions	7,644,753	-	-	7,644,753
Grant revenue	686,391	-	-	686,391
ReStore revenue	2,442,016	-	-	2,442,016
Gain on sale of land held for future construction	3,978	-	-	3,978
Other income and support	520,421	-	-	520,421
Total revenues and other support	23,050,414	-	-	23,050,414
EXPENSES				
Program services:				
Home construction	11,546,003	(126,582)	-	11,419,421
Repair and brush with kindness	2,166,876	-	-	2,166,876
ReStore	1,987,834	-	-	1,987,834
Family services and outreach	1,206,846	-	-	1,206,846
Mortgage services	3,633,083	-	-	3,633,083
Total program services	20,540,642	(126,582)	-	20,414,060
Supporting services:				
General and administrative	1,498,058	1,200	-	1,499,258
Fundraising	2,435,172	-	-	2,435,172
Total supporting services	3,933,230	1,200	-	3,934,430
Total expenses	24,473,872	(125,382)	-	24,348,490
Change in net assets	(1,423,458)	125,382	-	(1,298,076)
Net assets, beginning of year	74,657,773	9,866,474	-	84,524,247
Net assets, end of year	$ 73,234,315	$ 9,991,856	$ -	$ 83,226,171

See Note to Supplementary Information.

NOTE 1. CONSOLIDATING FINANCIAL STATEMENTS

For the years ended December 31, 2024 and 2023, Atlanta Habitat has presented the investments in subsidiary at cost on the consolidating financial statements.