



FINANCIAL STATEMENTS

Years Ended June 30, 2025 and 2024



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Independent Auditors' Report

Board of Directors
Greeley Area Habitat for Humanity, Inc.
dba Greeley-Weld Habitat for Humanity
Greeley, Colorado

Opinion

We have audited the accompanying consolidated financial statements of Greeley Area Habitat for Humanity, Inc., dba Greeley-Weld Habitat for Humanity and its wholly owned subsidiary (the Organization), which comprise the consolidated statements of financial position as of June 30, 2025 and 2024, the related consolidated statements of activities, statements of functional expenses and statements of 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 the Greeley-Weld Habitat for Humanity as of June 30, 2025 and 2024, and the results of their operations 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 audits in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. 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 the Greeley-Weld Habitat for Humanity and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the 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 the Greeley-Weld Habitat for Humanity's ability to continue as a going concern within one year after the date that the consolidated financial statements are issued or available to be issued

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS and *Government 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 the Greeley-Weld Habitat for Humanity'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 the Greeley-Weld Habitat for Humanity'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.

Other Matter

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by *Title 2 U.S. Code of Federal Regulations Part 200* and is 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. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Other Reporting Required By *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 11, 2026 on our consideration of Greeley-Weld Habitat for Humanity's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards*, in considering Greeley-Weld Habitat for Humanity's internal control over financial reporting and compliance.

Anderson + Whitney, P.C.

March 11, 2026

GREELEY AREA HABITAT FOR HUMANITY, INC.
dba GREELEY-WELD HABITAT FOR HUMANITY

CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

June 30	2025	2024
ASSETS		
Current Assets:		
Cash and cash equivalents	\$ 5,539,539	\$ 7,133,072
Homeowners escrow and association accounts - restricted cash	101,042	92,792
Short-term investments	-	512,618
Receivables:		
Current portion of mortgages, net of discount	86,442	91,390
Grants and other	53,354	50,817
ReStore inventory	60,448	60,997
Homes under construction	5,878,469	1,451,883
Total Current Assets	11,719,294	9,393,569
Non-Current Assets:		
Property and Equipment:		
Land and land improvements - Habitat North HOA	6,515	6,515
ReStore equipment and fixtures	142,741	142,741
Equipment and other	436,379	438,379
	585,635	587,635
Less: Accumulated Depreciation	316,321	274,695
Total Property and Equipment	269,314	312,940
Other Assets:		
Mortgages receivable, net of discount and current portion	1,202,578	1,288,006
Right of use asset - ReStore lease	192,370	324,467
Land development costs	11,459,511	19,122,335
Land held in trust	8,820,000	-
Beneficial interest in assets held by Community Foundation	26,713	25,035
Other assets	29,160	29,161
Total Other Assets	21,730,332	20,789,004
Total Non-Current Assets	21,999,646	21,101,944
TOTAL ASSETS	\$33,718,940	\$30,495,513

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GREELEY AREA HABITAT FOR HUMANITY, INC.
dba GREELEY-WELD HABITAT FOR HUMANITY

CONSOLIDATED STATEMENTS OF FINANCIAL POSITION - Continued

June 30	2025	2024
<u>LIABILITIES</u>		
Current Liabilities:		
Accounts payable	\$ 388,371	\$ 1,452,524
Payroll liabilities	110,728	101,258
Accrued expenses and other liabilities	50,571	44,983
Lease liability - ReStore lease	149,830	140,215
Current portion of notes payable	4,872	2,504,872
Total Current Liabilities	704,372	4,243,852
Long Term Debt		
Notes payable, less current portion	4,029,884	1,529,756
Lease liability - ReStore operating lease	64,596	214,428
Total Long Term Liabilities	4,094,480	1,744,184
Total Liabilities	4,798,852	5,988,036
<u>NET ASSETS</u>		
Without donor restrictions:		
Undesignated	9,783,129	4,566,343
Undesignated - Investment in Hope Springs development	7,424,755	14,994,812
Undesignated - Land held in trust	8,820,000	-
Undesignated - Investment in mortgages receivable	1,289,020	1,379,396
Board designated	1,388,084	1,126,926
With donor restrictions	215,100	2,440,000
Total Net Assets	28,920,088	24,507,477
TOTAL LIABILITIES AND NET ASSETS	\$ 33,718,940	\$ 30,495,513

See Accompanying Notes to Consolidated Financial Statements.

GREELEY AREA HABITAT FOR HUMANITY, INC.
dba GREELEY-WELD HABITAT FOR HUMANITY

CONSOLIDATED STATEMENTS OF ACTIVITIES

Years Ended June 30	2025		Total
	Without Donor Restrictions	With Donor Restrictions	
Revenue:			
Home sales	\$ 3,942,600	\$ -	\$ 3,942,600
Mortgage discount amortization	113,344	-	113,344
Gain on sale of mortgages	-	-	-
Second mortgage recapture	-	-	-
ReStore sales	1,082,036	-	1,082,036
Contributions:			
Corporate	750,669	-	750,669
Individual	301,009	57,000	358,009
Foundations	255,000	-	255,000
Churches and civic groups	20,800	-	20,800
Donated goods, services and property	147,776	-	147,776
Special events	259,686	35,100	294,786
Grants	5,324,812	123,000	5,447,812
Net assets released from restrictions	2,440,000	(2,440,000)	-
Total Revenue	14,637,732	(2,224,900)	12,412,832
Expenses:			
Home construction	5,921,419	-	5,921,419
Family support	194,015	-	194,015
ReStore	1,115,515	-	1,115,515
Fund raising	294,803	-	294,803
Management and general	727,727	-	727,727
Total Expenses	8,253,479	-	8,253,479
Change in Net Assets from Operations	6,384,253	(2,224,900)	4,159,353
Other Income and Expense:			
Oil and gas royalties	14,115	-	14,115
Miscellaneous	27,048	-	27,048
Interest and dividends	188,836	-	188,836
Homeowners' Association, net	23,259	-	23,259
Total Other Income and Expense, Net	253,258	-	253,258
Change in Net Assets	6,637,511	(2,224,900)	4,412,611
Net Assets, Beginning of Year	22,067,477	2,440,000	24,507,477
Net Assets, End of Year	\$ 28,704,988	\$ 215,100	\$ 28,920,088

See Accompanying Notes to Consolidated Financial Statements.

2024		
Without Donor Restrictions	With Donor Restrictions	Total
\$ 1,925,019	\$ -	\$ 1,925,019
145,330	-	145,330
252,323	-	252,323
36,168	-	36,168
1,043,705	-	1,043,705
143,893	-	143,893
210,326	-	210,326
55,000	-	55,000
16,413	-	16,413
98,609	-	98,609
341,560	-	341,560
4,519,318	2,440,000	6,959,318
2,080,000	(2,080,000)	-
10,867,664	360,000	11,227,664
3,536,973	-	3,536,973
167,278	-	167,278
1,008,502	-	1,008,502
246,138	-	246,138
552,001	-	552,001
5,510,892	-	5,510,892
5,356,772	360,000	5,716,772
18,106	-	18,106
33,874	-	33,874
258,858	-	258,858
8,555	-	8,555
319,393	-	319,393
5,676,165	360,000	6,036,165
16,391,312	2,080,000	18,471,312
\$ 22,067,477	\$ 2,440,000	\$ 24,507,477

GREELEY AREA HABITAT FOR HUMANITY, INC.
dba GREELEY-WELD HABITAT FOR HUMANITY

CONSOLIDATED STATEMENTS OF FUNCTIONAL EXPENSES

Year Ended June 30	2025					Total
	Home Construction	Family Support	ReStore	Fund Raising	Management and General	
Personnel Costs:						
Salaries and wages	\$ 297,635	\$ 127,305	\$ 521,252	\$ 148,838	\$ 377,792	\$ 1,472,822
Benefits and payroll taxes	50,651	28,042	84,883	20,888	43,168	227,632
Total Personnel Costs	348,286	155,347	606,135	169,726	420,960	1,700,454
Advertising	-	-	9,751	-	29,627	39,378
Discounts on new mortgages issued	-	-	-	-	-	-
Cost of homes transferred to homeowners	5,465,783	-	-	-	-	5,465,783
Credit card processing	-	-	23,502	-	-	23,502
Depreciation	10,978	-	19,583	-	13,338	43,899
Dues and Tithe	34,792	-	-	-	16,945	51,737
Food and amenities	-	-	1,827	9,634	1,018	12,479
Grant application fees	-	-	-	64,000	-	64,000
Insurance	46,138	-	21,849	-	6,353	74,340
Interest and financing fees	5,000	-	-	-	-	5,000
Office supplies	-	1,760	44,725	3,096	37,357	86,938
Other costs	10,442	19,912	(482)	6,380	39,129	75,381
Special events	-	-	-	13,307	-	13,307
Postage and printing	-	4,635	-	16,299	550	21,484
Professional fees	-	-	-	-	135,246	135,246
Purchased inventory sold	-	-	201,189	-	-	201,189
Rent	-	12,361	102,085	12,361	14,909	141,716
Repair and maintenance	-	-	9,084	-	3,930	13,014
Telephone	-	-	4,599	-	3,980	8,579
Utilities and trash removal	-	-	57,525	-	4,385	61,910
Vehicle expenses	-	-	14,143	-	-	14,143
	\$ 5,921,419	\$ 194,015	\$ 1,115,515	\$ 294,803	\$ 727,727	\$ 8,253,479
Percentage of total expenses	72%	2%	13%	4%	9%	100%

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GREELEY AREA HABITAT FOR HUMANITY, INC.
dba GREELEY-WELD HABITAT FOR HUMANITY

CONSOLIDATED STATEMENTS OF FUNCTIONAL EXPENSES - Continued

Year Ended June 30	2024					Total
	Home Construction	Family Support	ReStore	Fund Raising	Management and General	
Personnel Costs:						
Salaries and wages	\$ 294,666	\$ 120,412	\$ 457,353	\$ 141,398	\$ 317,620	\$ 1,331,449
Benefits and payroll taxes	55,750	27,247	76,340	17,202	43,480	220,019
Total Personnel Costs	350,416	147,659	533,693	158,600	361,100	1,551,468
Advertising	-	-	8,139	-	26,750	34,889
Discounts on new mortgages issued	227,808	-	-	-	-	227,808
Cost of homes transferred to homeowners	2,882,871	-	-	-	-	2,882,871
Credit card processing	-	-	21,703	-	-	21,703
Depreciation	12,729	-	32,781	-	14,349	59,859
Dues and tithing	33,158	-	-	-	11,782	44,940
Food and amenities	-	-	1,243	12,240	1,213	14,696
Grant application fees	-	-	-	20,500	-	20,500
Insurance	26,238	-	19,507	-	5,390	51,135
Interest and financing fees	5,000	-	-	-	-	5,000
Office supplies	-	2,966	44,116	2,634	36,706	86,422
Other costs	(1,247)	476	9,841	8,949	27,991	46,010
Special events	-	-	-	20,008	-	20,008
Postage and printing	-	4,365	-	11,395	505	16,265
Professional fees	-	-	-	-	40,270	40,270
Purchased inventory sold	-	-	143,037	-	-	143,037
Rent	-	11,812	97,735	11,812	15,487	136,846
Repair and maintenance	-	-	10,770	-	1,157	11,927
Telephone	-	-	4,730	-	3,935	8,665
Utilities and trash removal	-	-	66,525	-	5,366	71,891
Vehicle expenses	-	-	14,682	-	-	14,682
	\$ 3,536,973	\$ 167,278	\$ 1,008,502	\$ 246,138	\$ 552,001	\$ 5,510,892
Percentage of total expenses	64%	3%	18%	4%	10%	100%

See Accompanying Notes to Consolidated Financial Statements.

GREELEY AREA HABITAT FOR HUMANITY, INC.
dba GREELEY-WELD HABITAT FOR HUMANITY

CONSOLIDATED STATEMENTS OF CASH FLOWS

Years Ended June 30	2025	2024
Cash Flows from Operating Activities:		
Cash received from contributions, grants, and other funding sources	\$ 12,208,584	\$ 10,262,723
Cash paid to employees and suppliers	(12,278,989)	(2,423,918)
Interest received	188,672	245,683
Interest paid	(99,550)	(87,860)
Net Cash Provided by Operating Activities	18,717	7,996,628
Cash Flows from Investing Activities:		
Proceeds from short term investment	512,618	2,415,638
Payments received on mortgages receivable	203,710	285,649
Proceeds from sale of mortgages receivable	-	491,550
Land development costs (Mission Homestead, Hope Springs)	(2,318,955)	(9,547,644)
Acquisition of property, equipment and vehicles	-	(44,666)
Proceeds from sale of assets	3,500	-
Net Cash Provided (Used) by Investing Activities	(1,599,127)	(6,399,473)
Cash Flows from Financing Activities:		
Proceeds from long term debt	2,500,000	3,500,000
Payment on long term debt	(2,504,872)	(4,872)
Net Cash Provided (Used) by Financing Activities	(4,872)	3,495,128
Net Increase (Decrease) in Cash	(1,585,282)	5,092,283
Cash, cash equivalents, and restricted cash, Beginning of Year	7,225,864	2,133,581
Cash, cash equivalents, and restricted cash, End of Year	\$ 5,640,582	\$ 7,225,864

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GREELEY AREA HABITAT FOR HUMANITY, INC.
dba GREELEY-WELD HABITAT FOR HUMANITY

CONSOLIDATED STATEMENTS OF CASH FLOWS - Continued

Years Ended June 30	2025	2024
Reconciliation of Change in Net Assets to Net Cash from		
Operating Activities:		
Change in net assets	\$ 4,412,611	\$ 6,036,165
Adjustments:		
Depreciation	43,899	59,859
New mortgages transferred to homeowners, net of discount	-	(152,192)
Amortization of mortgage discounts	(113,344)	(145,330)
(Gain) loss on assets and reinvested earnings	(5,177)	(14,498)
Gain on sale of mortgage receivable	-	(252,323)
Capitalized construction interest	(99,550)	(87,860)
Donated assets	(147,776)	(98,609)
Land development costs allocated to homeowners	1,261,066	738,988
Right-of-use asset - ReStore operating lease amortization	(8,120)	(2,540)
(Increase) decrease in:		
ReStore inventory	1,030	(2,027)
Grants receivable	(2,537)	(5,959)
Construction in progress	(4,279,291)	428,910
Prepaid permit fees	-	178,373
Increase (decrease) in:		
Accounts payable	(1,064,153)	1,303,344
Payroll liabilities	9,470	8,021
Accrued expenses and other liabilities	10,588	4,306
Net Cash Provided (Used) by Operating Activities	\$ 18,716	\$ 7,996,628
Supplemental Disclosures of Cash Flow Information:		
Cash, cash equivalents, and restricted cash:		
Cash and cash equivalents	\$ 5,539,539	\$ 7,133,072
Homeowners escrow and association accounts - restricted cash	101,042	92,792
Total Cash, cash equivalents, and restricted cash	\$ 5,640,581	\$ 7,225,864
Cash paid for ReStore lease	\$ (143,075)	\$ (133,700)
Noncash Financing and Investing Activities	\$ -	\$ -

See Accompanying Notes to Consolidated Financial Statements.

GREELEY AREA HABITAT FOR HUMANITY, INC.
dba GREELEY-WELD HABITAT FOR HUMANITY

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 1 – Summary of Significant Accounting Policies:

The accounting and reporting policies of Greeley Area Habitat for Humanity, Inc. dba Greeley-Weld Habitat for Humanity (Greeley-Weld Habitat) conform to accounting principles generally accepted in the United States. The following summary of significant accounting policies is presented to assist the reader in evaluating Greeley-Weld Habitat's financial statements.

Organization and Purpose:

Greeley Weld Habitat for Humanity:

Putting faith into action, Greeley-Weld Habitat brings people together to build decent homes and communities. In addition to home construction, Greeley-Weld Habitat fulfills this mission through the following programs:

Family Support is a set of programs and practices designed by Greeley-Weld Habitat that provide homeowners with procedures, support, and skills necessary for purchasing a Habitat for Humanity home and becoming successful long-term homeowners.

ReStore is a retail operation that obtains donated merchandise related to home construction or renovation, which is then sold to the general public. The profit from ReStore operations provides general operating support to the overall organization.

Community Land Trust (GWH CLT LLC):

Greeley-Weld Habitat established The Greeley-Weld Habitat Community Land Trust (GWH CLT) in October 2024 to bring permanent affordability to current and future homeowners in the community and further Greeley-Weld Habitat's mission of bringing safe, affordable homes to all. Homes are purchased by an income-qualified buyer, while GWH CLT retains title to the land under homes. Homeowners pay a small monthly ground lease or program fee and agree to a resale formula via a 99-year renewable covenant that allows them to earn a fair return of equity while at the same time passing on an affordable price to the next owner if/when they sell the home.

Principles of Consolidation:

The consolidated financial statements include the accounts of Greeley-Weld Habitat and GWH CLT. All intercompany accounts and transactions have been eliminated. The consolidated entities are referred to as Habitat in the notes to the consolidated financial statements. GWH CLT is wholly owned by Habitat and is consolidated herein.

GREELEY AREA HABITAT FOR HUMANITY, INC.
dba GREELEY-WELD HABITAT FOR HUMANITY

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 1 – Summary of Significant Accounting Policies - Continued:

Basis of Accounting:

The consolidated financial statements have been prepared on the accrual basis of accounting in accordance with U.S. generally accepted accounting principles. Accordingly, net assets and changes therein are classified and reported as follows:

Net Assets without donor restrictions: Net assets that are not subject to donor-imposed restrictions and may be expended for any purpose in performing the primary objectives of the organization. These net assets may be used at the discretion of the Greeley-Weld Habitat's management and the board of directors.

Net Assets with donor restrictions: Net assets subject to stipulations imposed by donors. 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.

Contributions restricted by donors are reported as increases in net assets without donor restrictions if the restrictions expire in the reporting period in which the revenue is recognized. All other donor-restricted contributions are reported as increases in net assets with donor restrictions, depending on the nature of the restrictions. When a restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statements of activities as net assets released from restrictions.

Cash and Cash Equivalents:

Greeley-Weld Habitat considers all demand bank deposits and highly-liquid investments with a maturity of three months or less at the date of acquisition to be cash and cash equivalents for purposes of the cash flow statement.

Restricted cash consists of amounts collected from homeowners for property taxes and insurance and amounts collected for homeowner's association dues.

Investments:

Short-term investments consist of a money market mutual fund and certificates of deposits. The mutual fund invests in high-quality, short-term securities that are issued or guaranteed by the U.S. government and is stated at net asset value (NAV). Brokered certificates of deposits are stated at fair value and one certificate of deposit is stated at cost, which is not significantly different than fair value.

GREELEY AREA HABITAT FOR HUMANITY, INC.
dba GREELEY-WELD HABITAT FOR HUMANITY

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 1 – Summary of Significant Accounting Policies - Continued:

Contributions and Contributions Receivable:

Contributions, including unconditional promises to give, are recorded as received. All contributions are available for unrestricted use unless specifically restricted by the donor. Conditional promises to give are recognized when the conditions on which they depend are substantially met. If management determines a receivable may be uncollectible, an allowance will be established to reduce the receivable to the amount expected to be received.

Inventory and ReStore Donations:

Inventory represents items held for sale at the ReStore. Purchased inventory is stated at the lower of cost (first-in, first-out method) or net realizable value. Donated inventory on hand is recorded at the estimated net realizable value based upon average sales.

Homes Under Construction:

Homes under construction are recorded at cost using the specific identification method or net realizable value. The reported value for homes in the Hope Springs development includes only the buildings to be sold and any costs to prepare the home for sale, as the land is to be kept in perpetuity and leased to the home buyer, in accordance with Habitat's affordable housing mission.

Property and Equipment:

Property and equipment are stated at acquisition cost. Donations of property and equipment are recorded at fair value on the date received. If donors stipulate how long assets must be used, the donations are recorded as restricted revenue. In the absence of such stipulations, donations of property are recorded as unrestricted revenue. Depreciation is computed using the straight-line method over the estimated useful lives of the assets. Self-constructed assets are reported as construction in progress until placed in service, at which time depreciation is initiated.

GREELEY AREA HABITAT FOR HUMANITY, INC.
dba GREELEY-WELD HABITAT FOR HUMANITY

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 1 – Summary of Significant Accounting Policies - Continued:

Mortgage Receivables:

Mortgages receivable are noninterest bearing and below-market interest bearing loans received from the sale of homes built by Greeley-Weld Habitat. Mortgage receivables are discounted to reflect a market interest rate and assuming the mortgage payments continue according to the established payment terms. The unamortized discount on mortgages that are paid prior to maturity is reclassified to revenue upon payment in full. The discount rates range from 5% to 8.02%. Mortgages have terms ranging from 20-35 years and are expected to be held to maturity. Mortgages are collateralized by a first deed of trust on each home.

In addition to the first deed of trust filed on homes sold, Greeley-Weld Habitat also files additional liens for the difference between the fair market value of the home and the purchase price and for the portion of the homeowner's down payment funded by the Federal Home Loan Bank. These liens are referred to as "silent liens" for the protection against homeowners who may sell their house for a profit before the mortgage is paid off. Since these silent liens represent a contingent receivable, they are not reported in these financial statements until realized.

Greeley-Weld Habitat determines a loan to be delinquent when payments have not been made according to contractual terms, typically evidenced by nonpayment of a monthly installment by the due date. A mortgage that becomes 90 days delinquent is evaluated for impairment. A mortgage is impaired when it is probable that Greeley-Weld Habitat will be unable to collect all payments due in accordance with the terms of the loan agreement. The discounted balance of an impaired loan is measured against the estimated fair value of the mortgaged property. The amount of impairment, if any, and any subsequent changes are included in the allowance for loan losses.

The allowance for mortgage losses represents an amount which, in management's judgment, will be adequate to absorb probable losses on existing mortgages that may become uncollectible. Management's judgment in determining the adequacy of the allowance is based on evaluation of historical and current conditions that may affect the homeowner's ability to pay and the anticipated fair value of the mortgaged property if foreclosure becomes necessary.

Concentration of Credit Risk:

Financial instruments that potentially subject Greeley-Weld Habitat to significant concentrations of credit risk consist principally of cash and mortgage receivables. Greeley-Weld Habitat's cash accounts are held at financial institutions at which deposits are insured by the Federal Deposit Insurance Corporation (FDIC). Balances in the bank accounts may, at times, exceed the FDIC insurance coverage. Greeley-Weld Habitat has not experienced any losses related to these balances.

GREELEY AREA HABITAT FOR HUMANITY, INC.
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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 1 – Summary of Significant Accounting Policies - Continued:

Concentration of Credit Risk - Continued:

Greeley-Weld Habitat manages credit risk on mortgage receivables through underwriting, affordability provisions and by securing a deed of trust. Mortgage receivables are concentrated within Greeley and Weld County and among low-income families. Economic downturns or other adverse conditions affecting this demographic or region could impact the ability of borrowers to repay their loans. Greeley-Weld Habitat regularly reviews the adequacy of the allowance for loan losses and adjusts it based on current economic conditions and specific borrower circumstances.

Leases:

Greeley-Weld Habitat determines if an arrangement is or contains a lease at inception, and elects an accounting policy by class of underlying asset to treat each separate lease component together with the non-lease components related to it as one combined unit of account. Leases are included in right-of-use (ROU) assets and lease liabilities in the statement of financial position. ROU assets and lease liabilities reflect the present value of the future minimum lease payments over the lease term, and the ROU assets also include prepaid or accrued rent, if applicable. Operating lease expense is recognized on a straight-line basis over the lease term and included in the Rent line item.

An accounting policy election was made to not recognize ROU assets and lease liabilities for leases with a term of 12 months or less. For all other leases, ROU assets and lease liabilities are measured based on the present value of future lease payments over the lease term at the commencement date of the lease. The ROU assets also include any initial direct costs incurred and lease payments made at or before the commencement date and would be reduced by any lease incentives. To determine the present value of lease payments, an accounting policy election was made to utilize a risk-free borrowing rate.

Land Development Costs:

Costs related to building the infrastructure for a housing development, including the cost of the undeveloped land and capitalized interest, are reported as land development costs. As individual lots are sold, the proportional cost, not including land, is expensed as a cost of the related home sale. The land development costs are assessed for impairment on at least an annual basis.

Land Held in Trust:

Land held in trust consists of land to be held in perpetuity by GWH CLT, LLC. The land held in trust is recorded at contributed value, which is the value recorded at the date of donation.

GREELEY AREA HABITAT FOR HUMANITY, INC.
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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 1 – Summary of Significant Accounting Policies - Continued:

Revenue Recognition:

Greeley-Weld Habitat recognizes revenue in accordance with FASB Accounting Standards Codification Topic 606, *Revenue from Contracts with Customers*, which provides a five-step model for recognizing revenue from contracts with customers as follows:

- Identify the contract with the customer
- Identify the performance obligations in the contract
- Determine the transaction price
- Allocate the transaction price to the performance obligations in the contract
- Recognize revenue when or as performance obligations are satisfied

Sale of Homes:

Revenue from homes sold to qualified buyers is recognized at the date of closing which is the point in time the Organization has determined to have satisfied the performance obligation.

Sale of Mortgages:

At times, existing mortgages are sold to third party organizations. The revenue for these transactions is recognized at the date of sale which is the point in time the Organization has determined to have satisfied the performance obligation.

ReStore:

The sale of donated and purchased goods to individuals at the ReStore location are recognized at the date of sale as this is the point in time the Organization has determined to satisfy the performance obligation. Customers may return certain items within a specified number of days for an in-store credit. Management has determined that returns are not significant and has not included an estimate in the financial statements. Sales taxes collected are excluded from revenue.

Grants:

Grant revenue is received from governmental and private sources. Reimbursable grants are recognized in revenue upon certain performance requirements and/or the incurrence of allowable qualifying expenses. Other grants are recognized in revenue once the conditions of the grant have been met. Unexpended grant funds, if any, are recorded as deferred revenue at the statement of financial position date.

The transaction price is the amount of consideration to which Greeley-Weld Habitat expects to be entitled in exchange for transferring the goods or services to the customer.

GREELEY AREA HABITAT FOR HUMANITY, INC.
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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 1 – Summary of Significant Accounting Policies - Continued:

Revenue Recognition - Continued:

Greeley Weld Habitat records a receivable when it has the unconditional right to issue an invoice and receive payment, regardless of whether revenue has been recognized. When consideration is received and revenue has not yet been recognized, a contract liability (deferred revenue) also is recorded. Greeley-Weld Habitat does not recognize revenue in advance of the right to invoice and therefore has not recorded a contract asset. Beginning balances of receivables as of July 1, 2023 were \$1,651,608. There was no balance in deferred revenue as of July 1, 2023.

Practical Expedients: Greeley-Weld Habitat does not disclose the value of unsatisfied performance obligations for (i) contracts with an original expected length of one year or less, or (ii) contracts for which the amount of revenue recognized is based on the amount to which the organization has the right to invoice the customer for services performed.

Changes in contract assets and liabilities primarily relate to either party's performance under the contracts.

Donated Materials and Services:

Materials donated to the Home Construction program are valued at estimated fair value. Goods donated to the ReStore are reflected as revenue at the sale price at the time of sale when there is an objective measurable basis for determining fair value. This accounting reflects the nature of many donations received by the ReStore when significant uncertainties exist about the realizability of the values, thus fair value is not determinable within reasonable limits until the time of sale.

Numerous volunteers donate significant time to program services and special event activities. Donated time that requires specific expertise and specialized skill, and which would have had to otherwise be purchased by the organization, is recorded in the financial statements. The value of other contributed time, while critical to program activities, is not reflected in the financial statements since it does not meet the accounting requirements. Greeley-Weld Habitat did not monetize these nonfinancial assets. Unless otherwise noted, contributed nonfinancial assets did not have donor restrictions.

Functional Allocation of Expenses:

The costs associated with Greeley-Weld Habitat's program and support services have been summarized in the statement of functional expenses. Costs have been allocated among the programs and supporting services benefited.

GREELEY AREA HABITAT FOR HUMANITY, INC.
dba GREELEY-WELD HABITAT FOR HUMANITY

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 1 – Summary of Significant Accounting Policies - Continued:

Income Taxes:

No income tax provision is made in these financial statements as Greeley-Weld Habitat qualifies as a tax-exempt organization under Section 501(c)(3) of the Internal Revenue Code, pursuant to a group exemption letter received from the Internal Revenue Service. However, income from activities not directly related to Greeley-Weld Habitat's exempt purposes is subject to taxation as unrelated business income.

Tax penalties and interest, if any, would be classified with income tax expense in the financial statements. No tax penalties or interest have been incurred or are recognized in these financial statements. Generally, three tax years remain subject to examination by tax jurisdictions.

Use of Estimates:

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

Subsequent Events:

Management has evaluated subsequent events through the date the financial statements were available for issuance, which is the same date as the auditors' report.

Reclassifications:

Certain 2024 amounts may have been reclassified for comparison purposes with the 2025 financial statement presentation. The reclassifications had no effect on the change in net assets.

NOTE 2 – Information Regarding Liquidity and Availability:

Greeley-Weld Habitat strives to structure its financial assets to be available as its general expenditures, liabilities, and other obligations become due.

The following table reflects the Organization's financial assets as of June 30, 2025, and 2024, reduced by amounts that are not available to meet general expenditures within one year of the Statement of Financial Position date. Amounts not available to meet general expenditures within one year include net assets with donor restrictions and board designated non-liquid assets, such as donated land and endowment funds.

GREELEY AREA HABITAT FOR HUMANITY, INC.
dba GREELEY-WELD HABITAT FOR HUMANITY

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 2 – Information Regarding Liquidity and Availability - Continued:

June 30	2025	2024
Financial Assets at Year End:		
Demand bank account and cash on hand	\$ 5,539,539	\$ 7,133,072
Short-term investments	--	512,618
Accounts receivable	53,354	50,817
Mortgages receivable, current portion	86,442	91,390
	5,679,335	7,787,897
Net Assets with Donor Restrictions	(215,100)	(2,440,000)
Board Designations for Programs and Projects	(1,388,084)	(1,126,926)
Financial Assets Available to Meet General		
Expenditures Over the Next Twelve Months	\$ 4,076,151	\$ 4,220,971

NOTE 3 – Mortgage Receivables:

Mortgage receivables at June 30, 2025 and 2024 consisted of the following:

June 30	2025	2024
Mortgage receivables	\$ 2,423,135	\$ 2,626,845
Unamortized discount	(1,134,115)	(1,247,449)
Mortgages receivable, net	1,289,020	1,379,396
Current portion of mortgages receivable	(86,442)	(91,390)
Long-term portion of mortgages receivable	\$1,202,578	\$1,288,006

Management regularly reviews its mortgage receivables and monitors the accounts for delinquencies. Effective with the adoption of the current expected credit losses standard, Greeley-Weld Habitat provides an allowance for credit losses based upon an analysis of historical loan loss experience as well as current economic conditions and forecasts and the value of collateral. Management has determined that the fair value of the mortgaged properties exceeds the discounted balances of the mortgages at June 30, 2025 and 2024 and has therefore not established an estimated loss allowance for mortgage receivables. At June 30, 2025 and 2024 there were five and six mortgages, respectively, that were delinquent more than 90 days. These mortgages had face amounts totaling \$267,179 and \$267,344 and discounted balances of \$146,948 and \$147,039, respectively.

GREELEY AREA HABITAT FOR HUMANITY, INC.
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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 3 – Mortgage Receivables - Continued:

Loans Sold to CHFA:

Under mortgage purchase agreements with Colorado Housing and Finance Authority (CHFA), Greeley-Weld Habitat has transferred its interest in certain mortgages receivable of approximately \$3,157,000 through June 30, 2025. No loan sales to CHFA occurred during the year ended June 30, 2025. During the year ended June 30, 2024, Greeley-Weld Habitat sold three mortgages and received cash proceeds of \$491,550.

These mortgages to homeowners require Greeley-Weld Habitat to monitor the compliance of the payment terms as well as other conditions of the loan agreement. CHFA has recourse to Greeley-Weld Habitat for nonperformance by a homeowner with loan covenants which could result in exposure to loss for Greeley-Weld Habitat. At June 30, 2025 and 2024, the balances of these mortgages, which are not reported in the accompanying financial statements, are estimated to be \$1,189,000 and \$1,290,000, respectively.

In accordance with the sales agreement, should a mortgagor default on the payment of the loan and the default is not cured within 90 days, Greeley-Weld Habitat is required to perform one of the following within 30 days of the Bank's notice: substitute with a comparable performing loan, or repurchase the loan. No liability has been included in the financial statements for this substitution provision because management believes that the fair value of the mortgaged properties exceeds the associated mortgage balance.

Loans Sold to Banks:

Greeley-Weld Habitat has entered into agreements to sell its interest in certain mortgages receivable to banks. Through June 30, 2025 Greeley-Weld Habitat has sold mortgages totaling \$1,527,205 receiving proceeds of \$1,378,053. No mortgages were sold to banks during the years ended June 30, 2025 and 2024.

Greeley-Weld Habitat continues to service these loans on behalf of the bank. At June 30, 2025 and 2024, the outstanding principal balance of the mortgages sold to the banks that are guaranteed and serviced by Greeley-Weld Habitat totaled \$1,097,755 and \$1,056,963, respectively.

NOTE 4 – Operating Lease:

Greeley Weld Habitat has a lease for the ReStore location that began in December 2021. The operating lease cost was \$138,961 and \$131,860 for fiscal year 2025 and 2024, respectively. Discount rate is 2.5%. The lease required initial payments of \$11,000 per month with a \$500 per month annual increase for each of the 5 years covered under this agreement. The lease term expires December 2026.

GREELEY AREA HABITAT FOR HUMANITY, INC.
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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 4 – Operating Lease - Continued:

Future maturities of lease liabilities are as follows:

Year Ending June 30,	Amount
2026	\$ 153,500
2027	65,000
Total Lease Payments	218,500
Less: Present Value Discount	(4,074)
Total Lease Obligations	\$ 214,426

NOTE 5 – Endowment Fund:

Greeley-Weld Habitat has established a quasi-endowment fund with The Weld Community Foundation to be held and invested by the foundation for the benefit of Greeley-Weld Habitat. Greeley-Weld Habitat granted variance power to the foundation, which allows modification, upon reasonable cause, of any restrictions or conditions on the distribution of funds if, in their sole judgment, the restriction becomes unnecessary or incapable of fulfillment. Since Greeley-Weld Habitat is the beneficiary of the fund, Greeley-Weld Habitat reports its interest in the fund in these financial statements.

Greeley-Weld Habitat is eligible to receive annual distributions according to the spending policy. Greeley-Weld Habitat, over the long-term, expects the current spending policy to allow its endowment fund to grow. This is consistent with Greeley-Weld Habitat's objective to maintain the purchasing power of the endowment assets as well as to provide additional real growth through investment return. To achieve that objective, the Weld Community Foundation has adopted an investment policy that attempts to maximize total return consistent with an acceptable level of risk. Actual returns in any given year may vary from expectations. Investment risk is measured in terms of the total endowment fund; investment assets and allocation between asset classes and strategies are managed to not expose the fund to unacceptable levels of risk.

The following are the changes in the board designated endowment net assets for the year ended June 30:

	2025	2024
Endowment net assets, beginning of year	\$ 25,035	\$ 23,155
Contributions	--	50
Net realized and unrealized gains (losses)	1,514	557
Interest and dividends	630	1,703
Investment management fees	(466)	(430)
Endowment net assets, end of year	\$ 26,713	\$ 25,035

GREELEY AREA HABITAT FOR HUMANITY, INC.
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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 6 – Long-Term Debt:

June 30	2025	2024
Term note payable to Impact Development Fund dated December 2019, including interest at a rate of 1%. After a ten-year deferred payment period, accrued interest and principal totaling \$550,000 is payable in monthly principal payments of \$1,769 and a balloon payment of \$420,830 due November 2037. This loan is unsecured.	\$ 500,000	\$ 500,000
Deferral period interest accrual	25,000	20,000
Promissory note to Habitat for Humanity International dated December 2020, in the amount of \$19,500 with no interest, principal due in monthly payments of \$406, starting November 2023. This loan is unsecured.	9,756	14,628
Promissory note to Habitat Mortgage Solutions, LLC, dated November 2023 including interest at 2.75% totaling \$1,000,000 with monthly interest payments starting December 2023 and total principal due in December 2026. This loan is unsecured.	1,000,000	1,000,000
Revolving Line of Credit to South State Bank dated December 2024 including interest at 2.5% totaling \$2,500,000 with monthly interest payments. The loan is secured by land and is due December 2027.	2,500,000	--
Promissory note to Impact Development Fund dated December 2023, including interest at a rate of 3%. Interest is paid monthly and total principal is due December 2024. The loan was secured by a deed of trust.	--	2,500,000
	4,034,756	4,034,628
Less: Current portion	4,872	2,504,872
Total Long-Term Debt	\$4,029,884	\$ 1,529,756

GREELEY AREA HABITAT FOR HUMANITY, INC.
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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 6 – Long-Term Debt - Continued:

As of June 30, 2025, annual maturities of long-term debt are as follows:

Year Ending June 30	Amount
2026	4,872
2027	3,504,884
2028	--
2029	--
2030	7,880
2031-2035	81,010
2036-2038	436,110
	\$ 4,034,756

The annual maturities include interest totaling \$25,000 accrued during the deferred payment period, of which \$25,000 has not been incurred as of June 30, 2025.

NOTE 7 – Net Assets:

The Greeley-Weld Habitat board of directors has designated a portion of the net assets without donor restrictions balance for the following purposes:

June 30	2025	2024
Operating expense reserve	\$ 238,886	\$ 213,047
ReStore operating reserve	236,770	246,044
Home construction	885,715	502,800
Hope Springs development	--	140,000
Weld Community Foundation endowment	26,713	25,035
	\$1,388,084	\$1,126,926

As of June 30, 2025 and 2024, net assets totaling \$215,100 and \$2,440,000 respectively, have been donor-restricted for building Hope Spring development and single-family residences.

NOTE 8 – Fair Value Disclosures:

The *Fair Value Measurements and Disclosures* Topic of the Financial Accounting Standards Board Codification establishes a fair value hierarchy that is based on the valuation inputs used in the fair value measurements. Measurements using quoted prices in active markets for identical assets and liabilities fall within Level 1 of the hierarchy, measurements using significant other observable inputs fall within Level 2, and measurements using significant unobservable inputs fall within Level 3.

GREELEY AREA HABITAT FOR HUMANITY, INC.
dba GREELEY-WELD HABITAT FOR HUMANITY

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 8 – Fair Value Disclosures - Continued:

Certain assets and liabilities are measured at fair value on a nonrecurring basis; that is, the instruments are not measured at fair value on an ongoing basis but are subject to fair value adjustments in certain circumstances (for example, when there is evidence of impairment).

The following table presents these assets by caption and by level within the valuation hierarchy as of June 30, 2025 and 2024:

Description	Fair Value Measurements at Reporting Date Using			
	Total	Level 1	Level 2	Level 3
<u>June 30, 2025</u>				
Beneficial interest in assets held by WCF	\$ 26,713	\$ --	\$ --	\$ 26,713
Impaired mortgages	267,179	--	267,179	--
Development land	11,459,511	--	11,459,511	--
<u>June 30, 2024</u>				
Beneficial interest in assets held by WCF	\$ 25,035	\$ --	\$ --	\$ 25,035
Certificates of deposit	512,618	--	512,618	--
Impaired mortgages	267,344	--	267,344	--
Development land	19,122,335	--	19,122,335	--

The beneficial interest in assets held by Weld Community Foundation is recorded at the amount provided by the Foundation, which is based on the fair market value of the investments underlying the fund.

Certificates of deposits are principally valued at the regular trading session closing price on the exchange or market in which such funds are principally traded, on the last business day of each period presented, using the market approach.

Impaired mortgages are evaluated and valued at the time the mortgage is identified as impaired, at the lower of cost or fair value. Fair value is generally measured based on the estimated value of the homes securing these mortgages.

Development land is evaluated based on assessed values determined by the local county assessor or by appraisals, when available. Such values and assessments may be discounted or adjusted based on management’s historical knowledge, changes in market conditions and management’s expertise. Such discounts and adjustments can be significant and result in a level 2 classification of the inputs used for determining fair value.

GREELEY AREA HABITAT FOR HUMANITY, INC.
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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 9 – Donated Goods, Services and Property:

Habitat recognizes contributed nonfinancial assets within revenues, in the statement of activities. Unless otherwise noted, contributed nonfinancial assets did not have donor-imposed restrictions. Donated goods, services and property recorded as in-kind donations and ReStore sales are as follows:

	2025	2024
Donated construction materials	\$ 124,022	\$ 83,889
Donated services requiring specialized skills	23,273	48,805
Donated goods resold in ReStore and other goods used in operations	791,103	750,452
Total	\$ 938,398	\$ 883,146

Donated Construction Materials:

Habitat values the donated product for use in construction at the estimated fair value, which is based upon the manufacturer’s suggested retail price for the product.

Donated Services:

A substantial number of volunteers have made significant contributions of their time in furtherance of Habitat’s program and supporting services. The value of this contributed time is not reflected in the financial statements since it does not require a specialized skill. However, certain other contributed services that require specialized skills, when provided by individuals possessing those skills and otherwise would have needed to be purchased if not provided by donation, are recognized as revenue and expense.

Donated Goods Resold in ReStores:

Goods donated to the ReStore are reflected as revenue at the sale price at the time of sale when there is an objective, measurable basis for determining fair value.

Goods Used in Operations:

Goods used in operations are primarily composed of office supplies and other equipment reported using estimated market value of the corresponding items. Amounts included in this category are used in both program and general and administrative functions.

NOTE 10 – Retirement Plan:

Greeley-Weld Habitat maintains a simple IRA plan for all employees. Employees have the option of directing part of their pay into the plan. The employee deferral is matched equally by Greeley-Weld Habitat up to a maximum of 3% of the employee’s annual salary. Greeley-Weld Habitat contributions for the years ended June 30, 2025 and 2024 were \$17,365 and \$17,568, respectively.

GREELEY AREA HABITAT FOR HUMANITY, INC.
dba GREELEY-WELD HABITAT FOR HUMANITY

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

NOTE 11 – Commitments, and Contingencies:

Since 1990, the City of Greeley Urban Renewal Authority (GURA) has provided funding for numerous Greeley-Weld Habitat home construction projects and developments. Some of the funding includes an affordability provision that requires Greeley-Weld Habitat to monitor subsequent sales of the homes for a period of roughly ten years. Subsequent sales that do not comply with the affordability provision may require Greeley-Weld Habitat to either exercise its first-right-of-refusal option to purchase the home, or to repay the related funding provided by GURA.

Greeley-Weld Habitat partnered with the Impact Development Fund (IDF) to establish a Habitat for Humanity Liquidity Mortgage Loan Pool. If a loan originated by IDF were to become more than 60 days delinquent, Greeley-Weld Habitat has 60 days to repurchase the delinquent mortgage by paying off the associated loan in full. Otherwise, IDF has the right to begin foreclosure.

Greeley-Weld Habitat has entered into agreements with a contractor for the vertical home construction for the Hope Springs project. Total contract amounts are \$5,427,954, of which \$5,312,954 has been completed through the year ended June 30, 2025.

NOTE 12 – Related Party and Affiliate Transactions:

For the years ended June 30, 2025, and 2024 Greeley-Weld Habitat contributed \$18,291 and \$21,141 respectively to Habitat for Humanity International.

The organization is a sub-recipient of certain government grants received directly by Habitat for Humanity of Colorado, an affiliated organization. During the years ended June 30, 2025 and 2024, Greeley-Weld recognized grant revenue of \$1,460,000 and \$330,000, respectively, and remitted grant fees of \$64,000 and \$16,000 respectively, in connection with these grant funds.

NOTE 13 – Subsequent Event:

In August 2025, Greeley-Weld Habitat entered into a guidance line of credit agreement with a bank and has available borrowings up to \$5,000,000. Individual loans issued under the guidance line of credit are subject to interest at 2.5% and are secured by an assignment of home loans made to Greeley-Weld Habitat homeowners.

SUPPLEMENTARY INFORMATION

GREELEY AREA HABITAT FOR HUMANITY, INC.
dba GREELEY-WELD HABITAT FOR HUMANITY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
Year Ended June 30, 2025

Agency/Program Grant Title	Assistance Listing Number	Pass-Through Identification Number	Expenditures
<u>Department of Housing and Urban Development</u>			
Passed through City of Greeley			
HOME Investment Partnership Program	14.239	M-24-M-CO80217 IDIS -0416	\$ 1,123,366
Economic Development Initiative Community Project Funding	14.251	B-23-CP-CO-0277	6,871
<u>Department of Housing and Urban Development</u>			1,130,237
<u>U.S. Department of Treasury</u>			
Passed through Colorado Department of Local Affairs			
Coronavirus State and Local Fiscal Recovery Funds	21.027	SLRFP0126 H4AHIG31533	1,022,793
<u>Total Federal Assistance</u>			\$2,153,030

Notes to Schedule:

1. This schedule includes the federal awards activity of Greeley-Weld Habitat for Humanity and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.
2. Greeley-Weld Habitat for Humanity generally does utilize the de-minimis method for indirect costs.
3. Greeley-Weld Habitat for Humanity has no sub-recipients.



A Professional Corporation of
Certified Public Accountants

Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance
and Other Matters Based on an Audit of Financial Statements Performed in Accordance with
Government Auditing Standards

Board of Directors
Greeley-Weld Habitat for Humanity
Greeley, Colorado

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of Greeley-Weld Habitat for Humanity (Habitat) which comprise the statement of financial position as of June 30, 2025 and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated March 11, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Habitat's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Habitat's internal control. Accordingly, we do not express an opinion on the effectiveness of Habitat's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Habitat's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or compliance. This communication is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Anderson + Whitney, P.C.

March 11, 2026



Independent Auditors' Report on Compliance for Each Major Federal
Program and Internal Control Over Compliance Required by the Uniform Guidance

Board of Directors
Greeley-Weld Habitat for Humanity
Greeley, Colorado

Report on Compliance for Major Federal Programs

Opinion on Each Major Federal Program

We have audited Greeley-Weld Habitat for Humanity's (Habitat) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2025. Habitat's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

In our opinion, Greeley-Weld Habitat for Humanity complied, in all material respects, with the types of compliance requirements referred to above that are applicable to its major federal program for the year ended June 30, 2025.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of Greeley-Weld Habitat for Humanity and to meet our other ethical responsibilities, in accordance with 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 opinion on compliance for each major federal program. Our audit does not provide a legal determination of Greeley-Weld Habitat for Humanity's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to Greeley-Weld Habitat for Humanity's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on Greeley-Weld Habitat for Humanity's compliance based on our audit. 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 GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about Greeley-Weld Habitat for Humanity's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material noncompliance, 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 Greeley-Weld Habitat for Humanity's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- obtain an understanding of Greeley-Weld Habitat for Humanity's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of Greeley-Weld Habitat for Humanity's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Anderson + Whitney, P.C.

March 11, 2026

GREELEY-WELD HABITAT FOR HUMANITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
Year Ended June 30, 2025

SUMMARY OF AUDITORS' RESULTS

- Type of report issued on financial statements Unmodified
- Internal control over financial reporting:
 - Material weaknesses identified No
 - Significant deficiencies identified None reported
- Noncompliance material to the financial statements noted No
- Internal control over federal awards:
 - Material weaknesses identified No
 - Significant deficiencies identified None reported
- Type of report issued on major programs Unmodified
- Audit findings disclosed None under 2 CFR 200.516(a)
- Major programs 14.239 HOME Investment Partnership Program
- Dollar threshold between Type A and Type B programs \$750,000
- Low-risk auditee Yes

FINDINGS RELATED TO FINANCIAL STATEMENTS

- None Reported

FINDINGS AND QUESTIONED COSTS RELATED TO FEDERAL AWARDS

- None Reported

GREELEY-WELD HABITAT FOR HUMANITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
Year Ended June 30, 2025

SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

PRIOR YEAR FINDINGS AND QUESTIONED COSTS RELATED TO FEDERAL AWARDS

➤ **Finding 2024-01:**

ALN 14.251 Community Project Funding
ALN 21.027 Coronavirus State and Local Fiscal

Pass-Through Agency: 14.251: None; 21.027: City of Greeley

Criteria: Suspension and Debarment. Non-federal entities are prohibited from contracting with parties who are suspended or debarred from federal awards. For certain covered transactions over \$25,000, the program must verify that an entity is not suspended or debarred through the System for Award Management (SAM), alternative certification or contract language.

Condition: One vendor paid \$2,256,379 in program 14.251 and \$990,000 in program 21.027 for a total of \$3,246,379 was verified using the System for Award Management (SAM) but support was not retained by management.

Questioned Costs: There are no questioned costs as there may be no debarred vendors.

Context: Vendors on this project were paid enough federal funds to require the program to verify that the provider is not suspended or debarred.

Effect: Amounts may be paid to parties not eligible to receive federal funding.

Cause: This purchase was for contract services and Habitat thought that the request for proposal and bid documentation included this language and that the SAM system was checked.

Recommendation: We recommend management check the System for Award Management (SAM) or include contract language to ensure federal funds are not paid to suspended or debarred parties.

Management's Response: Agree

Contact Person: Cheri Witt-Brown, CEO

Corrective Action: Habitat will continue to verify that vendors used for purchases of goods or services have not been suspended or debarred by checking the System for Award Management (SAM) and make sure to include this information in the contract file. Habitat did check the System for Award Management (SAM) in February 2025 noting that the vendor at that time had not been suspended or debarred

Status: Resolved