



***BUILDING HOMES FOR HEROES, INC. AND  
SUBSIDIARIES***

***CONSOLIDATED FINANCIAL STATEMENTS  
AND INDEPENDENT AUDITORS' REPORT***

***FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022***

---

Connected  
to your business  
goals  
success

  
**CERINI**  
*&* **LLP**  
**ASSOCIATES**  
CERTIFIED PUBLIC ACCOUNTANTS

***BUILDING HOMES FOR HEROES, INC. AND SUBSIDIARIES***

***CONSOLIDATED FINANCIAL STATEMENTS  
AND INDEPENDENT AUDITORS' REPORT  
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022  
TABLE OF CONTENTS***

---

Independent Auditors' Report ..... 1

**Audited Consolidated Financial Statements**

Consolidated Statements of Financial Position..... 3

Consolidated Statement of Activities for the year ended December 31, 2023 ..... 4

Consolidated Statement of Activities for the year ended December 31, 2022 ..... 5

Consolidated Statement of Functional Expenses for the year ended December 31, 2023..... 6

Consolidated Statement of Functional Expenses for the year ended December 31, 2022..... 7

Consolidated Statements of Cash Flows ..... 8

Notes to the Consolidated Financial Statements ..... 9

## INDEPENDENT AUDITORS' REPORT

To the Board of Directors of  
Building Homes for Heroes, Inc. and Subsidiaries  
4584 Austin Blvd  
Island Park, NY 11558

### *Opinion*

We have audited the accompanying consolidated financial statements of Building Homes for Heroes, Inc. and its subsidiaries (hereinafter, collectively, the "Organization") which comprise the consolidated statements of financial position as of December 31, 2023 and 2022, 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 accompanying consolidated financial statements present fairly, in all material respects, the financial position of the Organization as of December 31, 2023 and 2022, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

### *Basis for Opinion*

We conducted our audits in accordance with auditing standards generally accepted in the United States of America ("GAAS"). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audits of the Consolidated Financial Statements section of our report. We are required to be independent of the Organization 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 Consolidated Financial Statements*

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of 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 Organization's ability to continue as a going concern for one year after the date that the consolidated financial statements are issued.

## *Auditors' Responsibilities for the Audits of the Consolidated 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 auditors' 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, 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 Organization'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 Organization'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 audits, significant audit findings, and certain internal control-related matters that we identified during the audits.

*Corin & Associates LLP*

August 8, 2024  
Bohemia, New York

**BUILDING HOMES FOR HEROES, INC. AND SUBSIDIARIES**

**CONSOLIDATED STATEMENTS OF FINANCIAL POSITION**  
**DECEMBER 31,**

**2023**

**2022**

**ASSETS**

**Current Assets:**

Cash and cash equivalents.....	\$ 5,201,307	\$ 5,914,980
Investments.....	5,727,584	3,029,595
Property held for transfer, current portion .....	2,662,746	2,914,686
Contributions and grants receivable .....	587,500	695,883
Inventory.....	41,850	41,850
Other current assets.....	32,340	18,767

<b>TOTAL CURRENT ASSETS</b>	<b>14,253,327</b>	<b>12,615,761</b>
-----------------------------	-------------------	-------------------

Property held for transfer, net of current portion and property assignments.....	1,738,824	1,939,293
Operating lease right-of-use asset, net of accumulated amortization.....	143,067	263,734
Property and equipment, net of accumulated depreciation.....	50,013	72,222

<b>TOTAL ASSETS</b>	<b>\$ 16,185,231</b>	<b>\$ 14,891,010</b>
---------------------	----------------------	----------------------

**LIABILITIES AND NET ASSETS**

**Current Liabilities:**

Accounts payable and accrued expenses.....	\$ 115,153	\$ 273,117
Current portion of operating lease liability.....	126,690	119,535
	241,843	392,652

Operating lease liability, net of current portion .....	20,043	147,197
---	--------	---------

<b>TOTAL LIABILITIES</b>	<b>261,886</b>	<b>539,849</b>
--------------------------	----------------	----------------

**Net Assets:**

Without donor restrictions.....	11,327,267	9,635,186
With donor restrictions .....	4,596,078	4,715,975

<b>TOTAL NET ASSETS</b>	<b>15,923,345</b>	<b>14,351,161</b>
-------------------------	-------------------	-------------------

<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$ 16,185,231</b>	<b>\$ 14,891,010</b>
---	----------------------	----------------------

*The accompanying notes are an integral part of these consolidated financial statements.*

**BUILDING HOMES FOR HEROES, INC. AND SUBSIDIARIES**

**CONSOLIDATED STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED DECEMBER 31, 2023**

	Without Donor Restrictions	With Donor Restrictions	Total
<b>OPERATING REVENUE AND SUPPORT:</b>			
Contributions .....	\$ 7,177,924	\$ 918,148	\$ 8,096,072
Government grants.....	208,232	-	208,232
In-kind donations.....	3,366,559	1,216,180	4,582,739
Gross proceeds from fundraising events.....	732,819	-	732,819
Less: direct expenses .....	(294,598)	-	(294,598)
Net proceeds from fundraising events.....	438,221	-	438,221
Gain on sale of land.....	-	-	-
Employee retention tax credit.....	407,929	-	407,929
Net assets released from restrictions.....	2,254,225	(2,254,225)	-
<b>TOTAL OPERATING REVENUE AND SUPPORT</b>	<b>13,853,090</b>	<b>(119,897)</b>	<b>13,733,193</b>
<b>OPERATING EXPENSES:</b>			
<b>Program Services:</b>			
Home award program.....	11,204,601	-	11,204,601
Physical, mental and financial wellness.....	501,656	-	501,656
Emergency and family support.....	327,975	-	327,975
<b>TOTAL PROGRAM SERVICES</b>	<b>12,034,232</b>	<b>-</b>	<b>12,034,232</b>
<b>Supporting Services:</b>			
Management and general.....	238,189	-	238,189
Fundraising.....	328,752	-	328,752
<b>TOTAL SUPPORTING SERVICES</b>	<b>566,941</b>	<b>-</b>	<b>566,941</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>12,601,173</b>	<b>-</b>	<b>12,601,173</b>
<b>CHANGE IN NET ASSETS FROM OPERATIONS</b>	<b>1,251,917</b>	<b>(119,897)</b>	<b>1,132,020</b>
<b>NON-OPERATING REVENUE AND SUPPORT:</b>			
Net investment income .....	206,599	-	206,599
Unrealized gains.....	233,565	-	233,565
<b>TOTAL NON-OPERATING REVENUE AND SUPPORT</b>	<b>440,164</b>	<b>-</b>	<b>440,164</b>
<b>CHANGE IN NET ASSETS</b>	<b>1,692,081</b>	<b>(119,897)</b>	<b>1,572,184</b>
Net assets, beginning of year.....	9,635,186	4,715,975	14,351,161
Net assets, end of year.....	<u>\$ 11,327,267</u>	<u>\$ 4,596,078</u>	<u>\$ 15,923,345</u>

The accompanying notes are an integral part of these consolidated financial statements.

**BUILDING HOMES FOR HEROES, INC. AND SUBSIDIARIES**

**CONSOLIDATED STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED DECEMBER 31, 2022**

	<b>Without Donor Restrictions</b>	<b>With Donor Restrictions</b>	<b>Total</b>
<b>OPERATING REVENUE AND SUPPORT:</b>			
Contributions .....	\$ 5,292,959	\$ 238,082	\$ 5,531,041
Government grants.....	1,630,021	-	1,630,021
In-kind donations.....	3,004,973	259,000	3,263,973
Gross proceeds from fundraising events.....	725,036	-	725,036
Less: direct expenses .....	<u>(315,918)</u>	<u>-</u>	<u>(315,918)</u>
Net proceeds from fundraising events.....	409,118	-	409,118
Gain on sale of land.....	4,147	-	4,147
Employee retention tax credit.....	-	-	-
Net assets released from restrictions .....	<u>2,170,067</u>	<u>(2,170,067)</u>	<u>-</u>
<b>TOTAL OPERATING REVENUE AND SUPPORT</b>	<b>12,511,285</b>	<b>(1,672,985)</b>	<b>10,838,300</b>
<b>OPERATING EXPENSES:</b>			
<b>Program Services:</b>			
Home award program.....	10,406,157	-	10,406,157
Physical, mental and financial wellness.....	212,971	-	212,971
Emergency and family support.....	292,794	-	292,794
<b>TOTAL PROGRAM SERVICES</b>	<u>10,911,922</u>	<u>-</u>	<u>10,911,922</u>
<b>Supporting Services:</b>			
Management and general.....	248,342	-	248,342
Fundraising.....	265,929	-	265,929
<b>TOTAL SUPPORTING SERVICES</b>	<u>514,271</u>	<u>-</u>	<u>514,271</u>
<b>TOTAL OPERATING EXPENSES</b>	<u>11,426,193</u>	<u>-</u>	<u>11,426,193</u>
<b>CHANGE IN NET ASSETS FROM OPERATIONS</b>	<b>1,085,092</b>	<b>(1,672,985)</b>	<b>(587,893)</b>
<b>NON-OPERATING REVENUE AND SUPPORT:</b>			
Net investment income.....	15,802	-	15,802
Unrealized losses.....	<u>(231,247)</u>	<u>-</u>	<u>(231,247)</u>
<b>TOTAL NON-OPERATING REVENUE AND SUPPORT</b>	<u>(215,445)</u>	<u>-</u>	<u>(215,445)</u>
<b>CHANGE IN NET ASSETS</b>	<b>869,647</b>	<b>(1,672,985)</b>	<b>(803,338)</b>
Net assets, beginning of year.....	<u>8,765,539</u>	<u>6,388,960</u>	<u>15,154,499</u>
Net assets, end of year.....	<u>\$ 9,635,186</u>	<u>\$ 4,715,975</u>	<u>\$ 14,351,161</u>

The accompanying notes are an integral part of these consolidated financial statements.

**BUILDING HOMES FOR HEROES, INC. AND SUBSIDIARIES**

**CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES  
FOR THE YEAR ENDED DECEMBER 31, 2023**

	Program Services			Supporting Services			Total Expenses
	Home Award Program	Physical, Mental and Financial Wellness	Emergency and Family Support	Total Program Services	Management and General	Fundraising	
Homes, construction, closing , key turnover, and support .....	\$ 8,673,129	\$ -	\$ 28,600	\$ 8,701,729	\$ -	\$ -	\$ 8,701,729
Heroes wellness workshops.....	-	290,000	-	290,000	-	-	290,000
Direct support - first responders.....	-	-	250,000	250,000	-	-	250,000
Veteran COVID-19 relief.....	-	-	-	-	-	-	-
Veteran summit and rehabilitation.....	-	57,029	-	57,029	-	-	57,029
Travel: construction, meetings, and key ceremonies, etc.....	190,154	9,303	-	199,457	7,396	13,257	220,110
Travel: home recipients, veterans, and family members.....	23,361	39,871	322	63,554	-	-	63,554
Veteran ambassador program.....	154,440	6,864	10,296	171,600	-	-	171,600
Salaries.....	517,875	19,557	21,889	559,321	65,361	53,597	678,279
Salaries: veterans and family members.....	357,890	19,468	-	377,358	23,148	42,137	442,643
Payroll taxes and health benefits.....	139,818	7,334	6,284	153,436	21,303	16,394	191,133
Advertising, marketing, and web hosting.....	332,860	9,511	3,170	345,541	11,435	52,815	409,791
Veteran highlight and performance.....	251,666	38,490	5,922	296,078	3,611	61,382	361,071
Insurance.....	119,580	-	-	119,580	5,743	1,769	127,092
Occupancy.....	81,216	-	-	81,216	22,673	13,076	116,965
Building maintenance, supplies, and utilities.....	13,808	-	-	13,808	5,063	95	18,966
Office expenses.....	24,583	1,003	541	26,127	5,457	3,353	34,937
Telecommunication.....	11,703	763	254	12,720	1,170	731	14,621
Technology and computer expenses.....	61,356	561	187	62,104	7,720	22,026	91,850
Professional fees.....	49,355	-	-	49,355	26,655	-	76,010
Donated legal and advertising.....	121,717	-	-	121,717	773	-	122,490
Meals.....	41,720	1,290	-	43,010	1,880	2,115	47,005
Postage and shipping.....	7,963	253	211	8,427	1,124	1,685	11,236
Outside event support.....	11,307	359	299	11,965	-	12,454	24,419
Credit card processing fees.....	-	-	-	-	10,104	30,311	40,415
Depreciation expense.....	19,100	-	-	19,100	1,555	1,555	22,210
State registration fees.....	-	-	-	-	16,018	-	16,018
<b>TOTAL EXPENSES</b>	<b>\$ 11,204,601</b>	<b>\$ 501,656</b>	<b>\$ 327,975</b>	<b>\$ 12,034,232</b>	<b>\$ 238,189</b>	<b>\$ 328,752</b>	<b>\$ 12,601,173</b>

The accompanying notes are an integral part of these consolidated financial statements.



**BUILDING HOMES FOR HEROES, INC. AND SUBSIDIARIES**

**CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES  
FOR THE YEAR ENDED DECEMBER 31, 2022**

	Program Services			Supporting Services			Total Expenses
	Home Award Program	Physical, Mental and Financial Wellness	Emergency and Family Support	Total Program Services	Management and General	Fundraising	
Homes, construction, closing , key turnover, and support .....	\$ 8,230,285	\$ 92,819	\$ 139,331	\$ 8,462,435	\$ -	\$ -	\$ 8,462,435
Heroes wellness workshops.....	-	-	-	-	-	-	-
Direct support - first responders.....	-	-	-	-	-	-	-
Veteran COVID-19 relief.....	-	-	10,600	10,600	-	-	10,600
Veteran summit and rehabilitation.....	-	38,043	-	38,043	-	-	38,043
Travel: construction, meetings, and key ceremonies, etc.....	112,677	-	-	112,677	3,242	8,093	124,012
Travel: home recipients, veterans, and family members.....	41,185	-	-	41,185	-	-	41,185
Veteran ambassador program.....	133,960	-	23,640	157,600	-	-	157,600
Salaries.....	429,572	15,442	56,857	501,871	86,074	58,652	646,597
Salaries: veterans and family members.....	313,408	3,687	27,833	344,928	17,659	20,826	383,413
Payroll taxes and health benefits.....	143,991	3,131	13,861	160,983	20,777	8,809	190,569
Advertising, marketing, and web hosting.....	230,207	15,365	5,121	250,693	7,932	27,283	285,908
Veteran highlight and performance.....	230,535	35,259	5,424	271,218	3,308	56,228	330,754
Insurance.....	116,234	-	-	116,234	6,321	1,544	124,099
Occupancy .....	78,133	-	-	78,133	23,029	12,068	113,230
Building maintenance, supplies, and utilities.....	16,731	-	-	16,731	3,273	1,418	21,422
Office expenses.....	21,096	454	1,134	22,684	6,927	2,654	32,265
Telecommunication.....	6,063	808	1,213	8,084	951	476	9,511
Technology and computer expenses.....	48,326	7,435	6,196	61,957	7,252	20,042	89,251
Professional fees.....	70,624	-	-	70,624	28,249	-	98,873
Donated legal and advertising.....	128,098	-	-	128,098	5,568	-	133,666
Meals.....	16,637	-	-	16,637	730	2,185	19,552
Postage and shipping.....	8,447	528	1,584	10,559	1,408	2,112	14,079
Outside event support.....	15,298	-	-	15,298	-	16,112	31,410
Credit card processing fees.....	-	-	-	-	8,745	26,235	34,980
Depreciation expense.....	14,650	-	-	14,650	1,192	1,192	17,034
State registration fees.....	-	-	-	-	15,705	-	15,705
<b>TOTAL EXPENSES</b>	<b>\$ 10,406,157</b>	<b>\$ 212,971</b>	<b>\$ 292,794</b>	<b>\$ 10,911,922</b>	<b>\$ 248,342</b>	<b>\$ 265,929</b>	<b>\$ 11,426,193</b>

*The accompanying notes are an integral part of these consolidated financial statements.*

## BUILDING HOMES FOR HEROES, INC. AND SUBSIDIARIES

### CONSOLIDATED STATEMENTS OF CASH FLOWS FOR THE YEARS ENDED DECEMBER 31,

2023                      2022

#### CASH FLOWS FROM OPERATING ACTIVITIES:

Change in net assets.....	\$ 1,572,184	\$ (803,338)
<u>Adjustments to reconcile change in net assets to net cash provided by operating activities:</u>		
Homes received as donations.....	(2,503,193)	(259,000)
Land received as donations.....	(490,055)	(611,000)
Donated inventory.....	-	(41,850)
Net assignment of homes to veterans.....	3,000,380	2,292,573
Net decrease/ (increase) in value of homes not assigned.....	445,276	(491,688)
Depreciation expense.....	22,210	17,034
Proceeds from donated stock.....	(533,036)	-
Net unrealized (gain) and loss.....	(233,565)	231,527
Amortization of operating lease right-of-use.....	120,667	(248,726)
Gain on sale of land.....	-	(4,147)
<u>Change in operating assets and liabilities:</u>		
Contributions and grants receivable.....	108,383	658,916
Other current assets.....	(13,573)	(771)
Accounts payable and accrued expenses.....	(157,964)	(63,051)
Operating lease liability .....	(119,999)	251,278
<b>NET CASH PROVIDED BY OPERATING ACTIVITIES</b>	<b>1,217,715</b>	<b>927,757</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>		
Purchases of investments.....	(3,524,798)	(3,925,409)
Purchases of property and equipment.....	-	(41,842)
Proceeds from sales of investments.....	1,593,410	1,637,561
Proceeds from sale of land.....	-	48,853
<b>NET CASH USED IN INVESTING ACTIVITIES</b>	<b>(1,931,388)</b>	<b>(2,280,837)</b>
Net decrease in cash and cash equivalents.....	(713,673)	(1,353,080)
Cash and cash equivalents, beginning of year.....	5,914,980	7,268,060
Cash and cash equivalents, end of year.....	\$ 5,201,307	\$ 5,914,980

The accompanying notes are an integral part of these consolidated financial statements.

# ***BUILDING HOMES FOR HEROES, INC. AND SUBSIDIARIES***

## ***NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022***

---

### **NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

This summary of significant accounting policies of Building Homes for Heroes, Inc. and its subsidiaries (hereinafter, collectively, the "Organization") is presented to assist in understanding the Organization's consolidated financial statements. The consolidated financial statements and notes are representations of the Organization's management, who is responsible for the integrity and objectivity of the consolidated financial statements. These accounting policies conform to accounting principles generally accepted in the United States of America and have been consistently applied in the preparation of the consolidated financial statements.

Principles of Consolidation: The accompanying consolidated financial statements include the accounts of Building Homes for Heroes, Inc., Service to Summit, LLC, and 4584 Austin Blvd, LLC. All intercompany transactions and accounts have been eliminated. Service to Summit, LLC was established to raise money for Building Homes for Heroes, Inc., and has no significant financial transactions. 4584 Austin Blvd, LLC was formed to hold a property at 4584 Austin Blvd in Island Park, New York. As such, the accompanying consolidated financial statements primarily represent the financial activities of Building Homes for Heroes, Inc.

Nature of Operations: The Organization is strongly committed to supporting the brave men and women of the military who were injured, as well as first responders. The Organization builds or modifies homes and gifts these homes, mortgage-free, to veterans and their families, including Gold Star Families. These mortgage-free homes not only help to remove the families' financial burdens, but they also help to restore the individuals' freedom, and enable the veterans to lead more independent and productive civilian lives. To further assist veterans and first responders, the Organization offers financial planning services, family funding, and emergency support. The Organization encourages veterans and their families to take part in its events with other veterans to help build camaraderie and supportive relationships between the wounded veterans. It is the Organization's honor to support the men and women who loyally and courageously served out country.

Income Tax Status: Building Homes for Heroes, Inc. is exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code. In addition, Building Homes for Heroes, Inc. qualifies for the charitable contribution deduction under Section 170(b)(1)(A) and has been classified as an organization other than a private foundation under Section 509(a)(2).

Service to Summit, LLC is a single member LLC whose only member is Building Homes for Heroes, Inc. Therefore, all taxable income or loss passes through to, and is reportable, by Building Homes for Heroes, Inc.

4584 Austin Blvd, LLC is a single member LLC whose only member is Building Homes for Heroes, Inc. Therefore, all taxable income or loss passes through to, and is reportable, by Building Homes for Heroes, Inc.

# ***BUILDING HOMES FOR HEROES, INC. AND SUBSIDIARIES***

## ***NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022***

---

### **NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

The Organization files IRS Form 990 and respective state and local tax returns. These returns are subject to review and examination by federal, state, and local taxing authorities. The Organization evaluated its activities for uncertain tax positions and has determined that there were no uncertain tax positions for 2023 and 2022. The Organization has determined that it has registered in all states where it is required to be registered.

Basis of Accounting: 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.

Recent Accounting Pronouncement: During the year ended December 31, 2022, the Organization retrospectively adopted the Financial Accounting Standards Board ("FASB") Accounting Standards Codification ("ASC") Topic 842, *Leases*, for all material, long-term operating leases on January 1, 2022. Under this accounting pronouncement, the Organization recognized right-of-use assets and lease liabilities calculated based on the present values of the lease payments not yet paid, discounted using appropriate discount rates at the lease commencement dates. The right-of-use assets are initially equal to the lease liabilities plus any initial direct costs and prepaid lease payments, less any lease incentives received. Under this approach, amortization of right-of-use assets is charged to amortization expense, which is recorded on the straight-line basis over the term of each lease, unless another systematic and rational basis is more representative of the time pattern in which the use benefit is derived from the leased property, in which case that basis will be used. See Note 6.

During the year ended December 31, 2022 the Organization adopted Accounting Standards Update ("ASU") 2020-07, *Presentation and Disclosure by Not-for-Profit Entities for Contributed Nonfinancial Assets*. Under this ASU, nonfinancial assets will be presented as a separate line item in the consolidated statement of activities and require additional disclosures regarding valuation of nonfinancial assets, restrictions on use, and monetization/use of assets within programs during the fiscal year.

Consolidated Financial Statement Presentation: The Organization is required to report information regarding its financial position and activities according to the following net asset classifications:

Net assets without donor restrictions: Net assets that are not subject to donor-imposed stipulations and may be expended for any purpose in performing the primary objectives of the Organization.

Net assets with donor restrictions: Net assets subject to stipulations imposed by donors, and grantors. Some donor restrictions are temporary in nature; those restrictions will be met by actions of the Organization or by the passage of time. Other donor restrictions are perpetual in nature, where by donors may stipulate that the funds be maintained in perpetuity.

***BUILDING HOMES FOR HEROES, INC. AND SUBSIDIARIES***

***NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022***

---

**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

Donor restricted contributions are reported as increases in net assets with donor restrictions. When a restriction expires, net assets are reclassified from net assets with donor restrictions to net assets without donor restrictions in the consolidated statements of activities. There were no net assets to be held in perpetuity as of December 31, 2023 and 2022.

Cash and Cash Equivalents: Cash equivalents represent demand deposits and short-term money market funds with financial institutions. Money market funds held in brokerage accounts are considered to be a component of cash equivalents, as they have a maturity of three months or less.

Investments: Investments in marketable securities with readily determinable fair values and all investments in debt securities are valued at their fair values in the consolidated statements of financial position.

Fair Value Measurement: Investments are stated at fair value. Fair value is defined as 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. A fair value hierarchy is used in measuring fair value that maximizes the use of observable inputs and minimizes the use of unobservable inputs by requiring the most observable inputs to be used when available. The fair value hierarchy is categorized into three levels. See Note 2.

Contributions and Grants Receivable: Receivables are stated at the amount management expects to collect from outstanding balances. The Organization considers receivables past due or delinquent when payments have not been received in a timely manner. Receivables are written off when management deems the possibility of collecting amounts due as completely unlikely. The Organization closely monitors outstanding balances for all receivables and adheres to a standard set of protocols for collection activities to be undertaken at certain times based upon delinquency status. Management believes that all outstanding receivables as of December 31, 2023 and 2022 will be collected in full.

Property and Equipment: Property and equipment are stated at cost. All significant acquisitions or betterments over \$5,000 are capitalized and repairs are expensed as incurred. Depreciation is computed utilizing the straight-line method over the estimated useful lives of the related assets. The estimated useful lives of the assets are:

Computers.....	3 years
Office equipment.....	5 years

# ***BUILDING HOMES FOR HEROES, INC. AND SUBSIDIARIES***

## ***NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022***

---

### **NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

Contributions: The Organization receives substantially all of its revenue from contributions from direct public support. All contributions are recognized as revenue when the amounts are pledged. All donor-restricted contributions are reported as increases in net assets with donor restrictions. When a restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions. Conditional contributions are accounted for as liabilities or are not recognized as revenue initially, until the barriers to entitlement are overcome, at which point contributions are recognized as unconditional and classified as either net assets with donor restrictions or net assets without donor restrictions.

Government Grants: The Organization's government grants are nonreciprocal transactions that are conditioned upon certain conditions, such as incurring allowable expenses, and the contract awards are not recorded as revenue until appropriate expenses have been incurred. Grant revenue is subject to audit and retroactive adjustment. Provisions for estimated settlements are provided in the period the related services are rendered. Differences between the estimated amounts accrued and interim and final settlements are reported as changes in net assets in the year of settlement. Management is of the opinion that such settlements will not have a material adverse effect on the consolidated financial statements.

Advertising Costs: The Organization uses advertising to promote its programs among the audiences it serves. The production costs of advertising are expensed as incurred.

Special Events: The Organization holds fundraising events to provide support for its operations. Revenue from these events is recorded when the events take place. Costs incurred for which donors receive direct benefits have been offset against the revenue earned in the consolidated statements of activities. Other costs related to events for which the donors do not receive direct benefits are included within fundraising costs in the accompanying consolidated statements of activities and functional expenses.

Donated Materials and Services: The Organization benefits from contributed materials attributable to special events and programs. Various noncash contributions are recorded at their estimated fair values at the dates of donation.

The Organization engaged in a partnership with a national bank during 2012. Through this partnership, the bank donates mortgage-free homes to the Organization, which are then gifted to wounded veterans throughout the United States of America. During 2023, there were two homes donated by the bank and in 2022 no homes were donated by the bank.

The Organization engaged in a partnership with a home construction company during 2021. Through this partnership the company donates land to the Organization and then builds homes on the property at a discounted price. In some cases, the company donates already constructed homes. These homes are then gifted to wounded veterans throughout the United States of America.

# ***BUILDING HOMES FOR HEROES, INC. AND SUBSIDIARIES***

## ***NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022***

---

### **NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

The Organization engaged in a partnership with another national bank during 2022. Through this partnership, the bank donates mortgage-free homes to the Organization, which are then gifted to wounded veterans throughout the United States of America. During 2023 and 2022, there were no homes donated by the bank.

The Organization received the following contributions of nonfinancial assets during the years ended December 31,:

	<u>2023</u>	<u>2022</u>
Homes .....	\$ 3,752,328	\$ 2,706,826
Land.....	490,055	191,000
Advertising.....	105,944	109,695
Furniture .....	185,652	105,375
Trucks.....	14,000	69,308
Legal and professional.....	16,892	23,971
Appliances .....	-	41,850
Computer programs.....	11,868	9,948
Rent.....	6,000	6,000
Total nonfinancial assets.....	<u>\$ 4,582,739</u>	<u>\$ 3,263,973</u>

Contributed homes, land, and furniture are recorded as in-kind donation revenue with a corresponding increase to property held for transfer or to homes, construction, closing, key turnover and support expense and are valued based on appraisal reports for homes and land, and actual price for furniture. Contributed appliances are recorded as in-kind donations revenue with a corresponding increase to inventory and are valued at discounted wholesale price. Contributed trucks are recorded as in-kind donation revenue with a corresponding increase to property and equipment and are valued based on the manufacturer's suggested retail price. Contributed computer programs and rent are recorded as in-kind donation revenue with a corresponding increase to technology and computer expenses, and occupancy, respectively. The fair value of contributed computer programs is based on fair value of products and services provided and contributed rent is based on estimated price per square foot for comparable property.

Contributed services are recognized as in-kind donations at their estimated fair value if they create or enhance nonfinancial assets or they require specialized skills that would need to be purchased if they were not donated. The Organization receives contributed advertising, and legal and professional services that are valued at the standard hourly rates charged for those services and are recorded as in-kind donation revenue with a corresponding increase to donated legal and advertising expense. In addition, the Organization receives contributed services from volunteers that do not meet the criteria for recognition. Accordingly, the value of these contributed services has not been reflected in the accompanying consolidated financial statements.

# ***BUILDING HOMES FOR HEROES, INC. AND SUBSIDIARIES***

## ***NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022***

---

### **NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

The Organization's contributed homes and land are reported with donor-imposed restrictions, while all other contributed nonfinancial assets do not have donor-imposed restrictions during the years ended December 31, 2023 and 2022.

Functional Allocation of Expenses: The costs of providing the various programs and other activities have been summarized on a functional basis in the accompanying consolidated statements of activities and functional expenses. Accordingly, certain costs have been allocated by management among the program, management and general, and fundraising categories. Most costs incurred by the Organization are directly assignable to these categories. Those costs that cannot be directly assigned are allocated based upon reasonable allocation methodologies, the most significant of which are:

- Salaries are allocated based on an estimate of time spent on program related, management and general, and fundraising functions.
- Payroll taxes and fringe benefits are allocated based upon the salary allocations.
- Property-related costs are allocated based upon the respective use of the facilities.

Use of Estimates: The presentation of 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 revenue and expenses during the reporting period. Actual results could differ from these estimates.

Events Occurring After the Report Date: The Organization has evaluated events and transactions that occurred between January 1, 2024 and August 8, 2024, which is the date the consolidated financial statements were available to be issued, for possible disclosure and recognition in the consolidated financial statements.

### **NOTE 2 - INVESTMENTS**

The Organization presents investments in the consolidated statements of financial position at fair value. A fair value hierarchy has been established based upon the observability of inputs to the evaluation of an asset or liability as of the measurement date. The three-level valuation techniques are based upon observable and unobservable inputs. Observable inputs reflect market data obtained from independent sources, while unobservable inputs reflect market assumptions. These two types of inputs create the following fair value levels (Level 1, 2, and 3):

- Level 1: Level 1 instruments are valued using quoted prices in active markets for identical assets or liabilities.
- Level 2: Level 2 instruments are valued using quoted prices for similar assets or liabilities; quoted prices in markets that are not active; or other inputs that are



## ***BUILDING HOMES FOR HEROES, INC. AND SUBSIDIARIES***

### ***NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022***

---

#### **NOTE 2 – INVESTMENTS (continued)**

observable or can be corroborated by observable market data for substantially the full term of the assets or liabilities.

- Level 3: Level 3 instruments are valued using unobservable inputs that are significant and reflect substantial management judgment or estimation, including the use of pricing models, discounted cash flow methodologies or similar techniques.

A financial instrument's level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. The assessment of the significance of a particular input to the fair value measurement requires judgment and may affect its placement within the fair value hierarchy levels.

The fair values of the Organization's investments by major security type and level are as follows as of December 31, 2023:

	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
Money market.....	\$ 950,798	\$ -	\$ -	\$ 950,798
Equities .....	1,053	-	-	1,053
Mutual funds .....	453,880	-	-	453,880
Government bonds .....	-	-	-	-
Certificate of deposits.....	-	4,321,853	-	4,321,853
Total investments.....	<u>\$ 1,405,731</u>	<u>\$ 4,321,853</u>	<u>\$ -</u>	<u>\$ 5,727,584</u>

The fair values of the Organization's investments by major security type and level are as follows as of December 31, 2022:

	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
Money market.....	\$ 540,528	\$ -	\$ -	\$ 540,528
Equities .....	568,093	-	-	568,093
Mutual funds .....	166,504	-	-	166,504
Government bonds .....	-	74,473	-	74,473
Certificate of deposits.....	-	1,679,997	-	1,679,997
Total investments.....	<u>\$ 1,275,125</u>	<u>\$ 1,754,470</u>	<u>\$ -</u>	<u>\$ 3,029,595</u>

The Organization invests in various investment securities. Investment securities are exposed to various risks such as interest rate, market, and credit risks. Due to the level of risk associated with certain investment securities, it is at least reasonably possible that changes in the values of investment securities will occur in the near term and that such changes could materially affect account balances and the amounts reported in the accompanying consolidated statements of financial position.

# ***BUILDING HOMES FOR HEROES, INC. AND SUBSIDIARIES***

## ***NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022***

---

### **NOTE 3 - PROPERTY HELD FOR TRANSFER**

Property held for transfer consists of homes donated to the Organization that will be transferred to veterans upon completion of improvements by the Organization. Donated property and improvements made are capitalized at their estimated fair market values until the residences are assigned and transferred. During the years ended December 31, 2023 and 2022, the Organization received contributed homes with estimated fair values of \$4,261,868 and \$870,000, respectively, which are reflected as in-kind donations in the accompanying consolidated statements of activities.

Properties expected to be transferred within twelve months from year-end have been classified as current on the accompanying consolidated statements of financial position. The remainder have been classified as non-current.

A corresponding liability and expense is established once each property has been assigned to a veteran. The assignment of property is included in homes, constructions, closing, key turnover, and support expense in the accompanying consolidated statements of functional expenses.

### **NOTE 4 - CONCENTRATION OF RISK**

From time to time, the Organization has cash and cash equivalents on deposit with financial institutions that are in excess of Federal Deposit Insurance Corporation and Securities Investor Protection Corporation limits.

The Organization receives donations and grants from various donors throughout the United States of America. For the years ended December 31, 2023 and 2022, 36% and 19% of the Organization's contributions received was from two donors and one donor, respectively. For the years ended December 31, 2023 and 2022, 78% and 68%, respectively, of the Organization's in-kind donations were received from one donor.

As of December 31, 2023 79% of the Organization's total contributions and grants receivable was due from one funder. As of December 31, 2022, 67% of the Organization's total contributions and grants receivable was due from two funders.

During the year ended December 31, 2022, the Organization was involved in pending litigation involving a lawsuit in the State of Texas with an individual who was gifted a home. During 2022, both parties entered into an agreement with no admission of liability. The settlement amount was covered by insurance.

# ***BUILDING HOMES FOR HEROES, INC. AND SUBSIDIARIES***

## ***NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022***

---

### **NOTE 5 - NET ASSETS**

Net assets were restricted by donors for the following purposes at December 31,:

	<u>2023</u>	<u>2022</u>
Donated property restricted for transfer to veterans.....	\$ 3,677,930	\$ 4,477,893
Pledges restricted for use related to specific homes .....	918,148	238,082
Total net assets with donor restrictions .....	<u>\$ 4,596,078</u>	<u>\$ 4,715,975</u>

During the years ended December 31, 2023 and 2022, the Organization received \$4,828,146 and \$2,254,465, respectively, in contributions and properties held for transfer whose restrictions had been met within the year of contribution and have been reflected as increases in net assets without donor restrictions in the accompanying consolidated statements of activities.

### **NOTE 6 - OCCUPANCY**

During March 2019, the Organization entered into a lease agreement for office space in Island Park, New York. The lease calls for monthly payments of \$7,292, subject to annual rent escalations of 3% through its expiration date of March 1, 2022. The lease includes an option to purchase the property which was the original intention of the Organization in 2021. However, the Organization did not exercise this purchase option; instead a new lease was entered into on March 1, 2022.

The Organization renewed its lease agreement for office space in Island Park, New York, effective March 1, 2022. The lease calls for monthly rent payments of \$10,000 subject to annual monthly rent escalations of \$300 through its expiration date of February 28, 2025. Additionally, the lease calls for the Organization to pay for any real estate tax escalations and for minor maintenance such as snow removal from the property. These additional costs during the years ended December 31, 2023 and 2022, totaled \$5,593 and \$7,160, respectively.

As of December 31, 2023, the future minimum commitments under the above lease was as follows for the years ending December 31,:

2024.....	\$ 126,690
2025.....	21,218
Total.....	<u>147,908</u>
Less: present value discount.....	<u>(1,175)</u>
Total lease liabilities .....	<u>\$ 146,733</u>

Months remaining .....	14
Discount rate at commencement .....	1.47%

# ***BUILDING HOMES FOR HEROES, INC. AND SUBSIDIARIES***

## ***NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022***

---

### **NOTE 6 - OCCUPANCY (continued)**

Starting in October 2019, the Organization subleases a portion of the office space in Island Park, New York to a related party for a monthly payment of \$2,187 with annual monthly escalations of 3%. In 2021, the lease was extended through February 2025. The total occupancy income incurred for the years ended December 31, 2023 and 2022 was \$38,476 and \$37,708, respectively. The income received for this sublease offsets occupancy expense on the accompanying consolidated statements of functional expenses.

The following is an analysis of the annual operating lease cost and related income for the year ended December 31, 2023:

Operating lease costs.....	\$	123,000
Sublease income.....		(38,476)
Total lease cost .....	\$	<u>84,524</u>

The following is an analysis of the annual operating lease cost and related income for the year ended December 31, 2022:

Operating lease costs .....	\$	115,472
Sublease income .....		(37,708)
Total lease cost.....	\$	<u>77,764</u>

The Organization also occupies additional office space in Florida. This space is donated in its entirety by the building owner, an unrelated third party. The fair market rental value of the Florida space occupied by the Organization was estimated to be \$6,000 for the years ended December 31, 2023 and 2022, and has been recorded as an in-kind donation.

### **NOTE 7 - RETIREMENT PLAN**

During 2016, the Organization established a 401(k) plan for eligible employees to contribute to. Any employee who has attained age twenty-one and has completed one year of service is eligible to participate in the plan. The plan allows for discretionary profit-sharing contributions in an amount to be determined annually. There were no employer contributions to the plan for both of the years ended December 31, 2023 and 2022.

# ***BUILDING HOMES FOR HEROES, INC. AND SUBSIDIARIES***

## ***NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022***

---

### **NOTE 8 - AVAILABILITY AND LIQUIDITY**

The following represents the Organization's financial assets at December 31,:

	<u>2023</u>	<u>2022</u>
Cash and cash equivalents .....	\$ 5,201,307	\$ 5,914,980
Investments.....	5,727,584	3,029,595
Contributions and grants receivable.....	587,500	695,883
Financial assets available to meet general expenditures over the next twelve months.....	<u>\$ 11,516,391</u>	<u>\$ 9,640,458</u>

The Organization's goal is generally to maintain financial assets to meet ninety days of operating expenses (approximately \$3,050,000). As part of its liquidity plan, excess cash is invested in short-term investments, including money market accounts and certificates of deposit.

### **NOTE 9 - FINANCIAL IMPACT RELATED TO THE COVID-19 PANDEMIC**

During the year ended December 31, 2023, the Organization applied for Employee Retention Tax Credits ("ERTC"). The ERTC is a payroll tax credit (not an income tax credit) and is ultimately to be reported on IRS Form 941. Eligible employers can claim the ERTC by computing the ERTC amount for a pay period and decreasing the required payroll deposit by that amount. To be eligible, organizations must meet one of the following criteria: (1) the organization's operations were either fully or partially suspended due to a COVID-19 government order; or (2) the organization suffered a significant reduction in gross receipts as compared with the same calendar quarter in the previous year. The Organization was eligible to apply and recognized \$407,929 of ERTC tax credits within the accompanying consolidated statement of activities for the year ended December 31, 2023.