



**Habitat for Humanity NYC Fund, Inc.**

Habitat for Humanity New York City  
**Community  
Fund**

**Financial Statements  
(Together with Independent Auditors' Report)**

**Years Ended June 30, 2025 and 2024**

A decorative graphic consisting of numerous thin, parallel green lines that originate from the bottom left corner and fan out towards the top right corner, creating a sense of movement and depth.

**HABITAT FOR HUMANITY NYC FUND, INC.**  
**FINANCIAL STATEMENTS**  
**(Together with Independent Auditors' Report)**  
**YEARS ENDED JUNE 30, 2025 and 2024**

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## INDEPENDENT AUDITORS' REPORT

The Board of Directors of  
Habitat for Humanity NYC Fund, Inc.  
New York, NY

### ***Opinion***

We have audited the financial statements of Habitat for Humanity NYC Fund, Inc. (the "Fund"), which comprise the statements of financial position as of June 30, 2025 and 2024, and the related statements of activities, functional expenses and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Fund as of June 30, 2025 and 2024, 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 Audit of the Financial Statements section of our report. We are required to be independent of the Fund 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 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 financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Fund's ability to continue as a going concern for one year after the date that the financial statements are available to be issued.

### ***Auditors' Responsibilities for the Audit of the Financial Statements***

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

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audits.
- Identify and assess the risks of material misstatement of the 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 financial statements.
- Obtain an understanding of internal control relevant to the audits 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 Fund'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 financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Fund'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.

*CBIZ CPAs P.C.*

New York, NY  
December 12, 2025

**HABITAT FOR HUMANITY NYC FUND, INC.**  
**STATEMENTS OF FINANCIAL POSITION**  
**AS OF JUNE 30, 2025 AND 2024**

	<b>2025</b>	<b>2024</b>
<b>ASSETS</b>		
<b>Current Assets</b>		
Cash and cash equivalents (Notes 2D and 11)	\$ 973,988	\$ 716,307
Restricted cash (Note 2E)	770,050	905,304
Interest receivable (Note 2F)	9,077	8,836
Mortgages receivable, net (Notes 2K and 4)	49,783	53,046
Loans receivable, net (Notes 2G, 5 and 10)	1,116,669	593,011
Total current assets	2,919,567	2,276,504
<b>Noncurrent Assets</b>		
Homeowners' escrow and reserve funds	55,945	31,676
Mortgages receivable, net (Notes 2K and 4)	1,019,965	1,180,976
Loans receivable, net (Notes 2G, 5 and 10)	1,382,053	2,141,273
Total noncurrent assets	2,457,963	3,353,925
<b>TOTAL ASSETS</b>	<b>\$ 5,377,530</b>	<b>\$ 5,630,429</b>
<b>LIABILITIES</b>		
<b>Current Liabilities</b>		
Accounts payable and accrued expenses	\$ 43,803	\$ 3,042
Due to affiliates (Note 10)	33,142	76,753
Deferred revenue (Note 6)	955,414	1,064,733
Loans payable (Note 7)	500,000	-
Lines of credit (Note 8)	220,000	220,000
Total current liabilities	1,752,359	1,364,528
<b>Noncurrent Liabilities</b>		
Loans payable (Note 7)	-	500,000
Total noncurrent liabilities	-	500,000
<b>TOTAL LIABILITIES</b>	<b>1,752,359</b>	<b>1,864,528</b>
<b>COMMITMENTS AND CONTINGENCIES</b> (Note 9)		
<b>NET ASSETS</b> (Note 2C)		
Without donor restrictions	3,625,171	3,765,901
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$ 5,377,530</b>	<b>\$ 5,630,429</b>

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

**HABITAT FOR HUMANITY NYC FUND, INC.**  
**STATEMENTS OF ACTIVITIES**  
**FOR THE YEARS ENDED JUNE 30, 2025 AND 2024**

	<b>2025</b>	<b>2024</b>
<b>REVENUE AND SUPPORT:</b>		
Contributions (Note 2I)	\$ 122,858	\$ 97,402
Contributed services (Note 2H)	16,000	43,894
Government support	-	500,000
Interest income (Note 5)	163,668	138,360
Mortgage discount amortization	112,712	145,275
Other income	12,984	10,274
<b>TOTAL REVENUE AND SUPPORT</b>	<b>428,222</b>	<b>935,205</b>
<b>EXPENSES</b> (Note 2J):		
Program services	467,682	516,347
Supporting services:		
Management and general	101,270	135,415
Total supporting services	101,270	135,415
<b>TOTAL EXPENSES</b>	<b>568,952</b>	<b>651,762</b>
<b>CHANGE IN NET ASSETS</b>	<b>(140,730)</b>	<b>283,443</b>
Net assets - beginning of year	3,765,901	3,482,458
<b>TOTAL NET ASSETS - END OF YEAR</b>	<b>\$ 3,625,171</b>	<b>\$ 3,765,901</b>

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

**HABITAT FOR HUMANITY NYC FUND, INC.  
STATEMENTS OF FUNCTIONAL EXPENSES  
FOR THE YEARS ENDED JUNE 30, 2025 AND 2024**

	<u>For the Year Ended June 30, 2025</u>			<u>For the Year Ended June 30, 2024</u>		
	<u>Program Services</u>	<u>Management and General</u>	<u>Total 2025</u>	<u>Program Services</u>	<u>Management and General</u>	<u>Total 2024</u>
Salaries and wages	\$ 210,644	\$ 47,754	\$ 258,398	\$ 207,888	\$ 36,686	\$ 244,574
Payroll taxes and fringe benefits	<u>92,902</u>	<u>20,645</u>	<u>113,547</u>	<u>88,634</u>	<u>15,641</u>	<u>104,275</u>
Total Personnel Costs	303,546	68,399	371,945	296,522	52,327	348,849
Professional fees (Note 2H)	100,888	24,550	125,438	188,986	20,000	208,986
Occupancy costs	7,715	1,715	9,430	9,547	1,685	11,232
Insurance	3,935	875	4,810	336	59	395
Office expenses	3,917	1,767	5,684	2,593	458	3,051
Computer maintenance and software	7,977	2,397	10,374	11,475	2,025	13,500
Staff training and education	144	489	633	2,812	-	2,812
Telephone	614	136	750	1,700	300	2,000
Travel and meetings	68	-	68	2,376	-	2,376
Bad debt expense	-	-	-	-	37,394	37,394
Bank and financing fees	12,517	942	13,459	-	570	570
Interest expense (Notes 7 and 8)	<u>26,361</u>	<u>-</u>	<u>26,361</u>	<u>-</u>	<u>20,597</u>	<u>20,597</u>
<b>TOTAL EXPENSES</b>	<u>\$ 467,682</u>	<u>\$ 101,270</u>	<u>\$ 568,952</u>	<u>\$ 516,347</u>	<u>\$ 135,415</u>	<u>\$ 651,762</u>

**HABITAT FOR HUMANITY NYC FUND, INC.**  
**STATEMENTS OF CASH FLOWS**  
**FOR THE YEARS ENDED JUNE 30, 2025 AND 2024**

	<b>2025</b>	<b>2024</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Change in net assets	\$ (140,730)	\$ 283,443
Adjustments to reconcile change in net assets to net cash (used in) provided by operating activities:		
Mortgage discount amortization	(112,712)	(145,275)
Bad debt on loans receivable	<u>-</u>	<u>37,394</u>
Subtotal	(253,442)	175,562
Changes in operating assets and liabilities:		
(Increase) decrease in:		
Accounts receivable	(241)	(1,408)
Homeowners' escrow and reserve funds	(24,269)	(6,552)
Increase (decrease) in:		
Accounts payable and accrued expenses	40,761	(10,913)
Due to affiliates	(43,611)	76,753
Deferred revenue	<u>(109,319)</u>	<u>(84,382)</u>
<b>Net Cash (Used in) Provided by Operating Activities</b>	<u>(390,121)</u>	<u>149,060</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>		
Collections on mortgages receivable	276,986	289,259
Collections on loans	1,074,688	196,130
Loans issued	<u>(839,126)</u>	<u>(944,000)</u>
<b>Net Cash Provided by (Used in) Investing Activities</b>	<u>512,548</u>	<u>(458,611)</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES:</b>		
Borrowing on line of credit	<u>-</u>	<u>220,000</u>
<b>Net Cash Provided by Financing Activities</b>	<u>-</u>	<u>220,000</u>
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS AND RESTRICTED CASH</b>	122,427	(89,551)
Cash and cash equivalents and restricted cash - beginning of year	<u>1,621,611</u>	<u>1,711,162</u>
<b>CASH AND CASH EQUIVALENTS AND RESTRICTED CASH - END OF YEAR</b>	<u>\$ 1,744,038</u>	<u>\$ 1,621,611</u>
<b>Supplemental Disclosure of Cash Flow Information:</b>		
Cash paid for interest	<u>\$ 26,361</u>	<u>\$ 20,597</u>
<b>Statement of Financial Position Reconciliation:</b>		
Cash and cash equivalents	\$ 973,988	\$ 716,307
Restricted cash	<u>770,050</u>	<u>905,304</u>
Cash and cash equivalents, restricted cash - end of year	<u>\$ 1,744,038</u>	<u>\$ 1,621,611</u>

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

**HABITAT FOR HUMANITY NYC FUND, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025 AND 2024**

**NOTE 1 – ORGANIZATION AND NATURE OF ACTIVITIES**

On February 9, 2017, Habitat for Humanity NYC Fund, Inc. (the “Fund”) was formed by its parent organization, Habitat for Humanity New York City and Westchester County, Inc. (“Habitat NYC and Westchester”) for the purpose of promoting community development and homeownership and to expand the availability of affordable housing by providing financing and technical assistance and other educational and development services. The Fund received Community Development Financial Institution (“CDFI”) designation from the U.S. Department of the Treasury. The Fund is exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code (the “Code”) and has been classified as a publicly supported organization as described in Code Sections 509(a)(1) and 170(b)(a)(vi).

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

- A. *Basis of Accounting*** – The accompanying financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America (“U.S. GAAP”).
- B. *Use of Estimates*** – The preparation of financial statements in accordance with U.S. GAAP 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 financial statements and reported amounts of revenue and expenses during the reporting period. Actual results could differ from these estimates.
- C. *Basis of Presentation*** – The Fund’s net assets have been presented and classified based on the existence or absence of donor-impose restrictions. The Fund does not have endowment net assets.

Without donor restrictions – resources that are not subject to donor restrictions. These amounts may be designated by the Board of Directors (the Board), or management at the Board’s direction, to cover any purposes determined by the Fund.

With donor restrictions – resources that are subject to donor-imposed stipulation, such as a restriction for a specific purpose or the passage of time. The Fund records contributions as net assets with donor restrictions if they are received with donor stipulations that limit their use either through purpose or time. When donor restrictions expire (i.e., when a time or purpose restriction is fulfilled), net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the accompanying statements of activities as net assets released from restrictions. The Fund had no net assets with donor restrictions as of both June 30, 2025 and 2024.

- D. *Cash and Cash Equivalents*** – Cash and cash equivalents consist of highly liquid investments with maturities of three months or less on the date of acquisition.
- E. *Restricted Cash*** – Restricted cash primarily consists of funds received for the Landlord Ambassador Flexible Financing Program (“LAFFP”). These funds are utilized as grant proceeds in part to originate, underwrite, and service loans to certain qualified property owners.
- F. *Allowance for Doubtful Accounts*** – The Fund evaluates the collectability of interest receivable and provides an allowance for any losses based on collection history and other factors determined by management. Write-offs are charged against the allowance. There was no allowance for uncollectible amounts on interest receivable as of both June 30, 2025 and 2024, as all interest receivable were determined to be fully collectible.
- G. *Loans and Allowance for Credit Losses*** – The Fund reports loans receivable at their outstanding unpaid principal balances, reduced by an allowance for credit losses. Management of the Fund regularly reviews each loan in the Fund’s portfolio. It reviews its loan loss provisions for each loan based upon the status of the loan. Further, the Fund performs ongoing credit evaluations of its borrowers and an evaluation for potential credit losses. The Fund writes off loans receivable against the allowance when a balance is determined to be uncollectible. The Fund’s allowance for credit losses related to loans receivable amounted to \$103,533 as of both June 30, 2025 and 2024.

The loan receivable presented were as follows as of June 30:

	2025	2024
Loans receivable, net	\$ 2,498,722	\$ 2,734,284

**HABITAT FOR HUMANITY NYC FUND, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025 AND 2024**

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**H. *Contributed Services*** – All of the Fund’s Board members have volunteered their time to serve on the Board of Directors. There are partner families (prospective qualified purchasers) and other volunteers who have donated significant time to the Fund in project construction and its related programs. Contributed services are recognized in the financial statements if the services enhance or create non-financial assets or require specialized skills, are provided by individuals possessing those skills and would typically need to be purchased if not provided by donation. The Fund records contributed services at their fair value on the date received. Contributed services consisted of the following for the years ended June 30:

<u>Service</u>	<u>2025</u>	<u>2024</u>	<u>Usage in Programs/Activities</u>	<u>Donor-imposed Restrictions</u>	<u>Fair Value Techniques</u>
Pro-bono legal services	<u>\$ 16,000</u>	<u>\$ 43,894</u>	Program expenses	No associated donor restriction	Based on fair value provided by donor

**I. *Contributions*** – Contributions are accounted for under Accounting Standard Update (“ASU”) 2018-08. All unconditional contributions are recorded at fair value as revenue when received. The fair value of long-term contributions receivable is measured based on the present value of future cash flows, with consideration given to the expected possible variations in the amount and/or timing of the cash flows and other specific factors that would be considered by market participants. Fair value measurements also consider donors’ credit risk. All contributions are considered available for general use unless restricted specifically by the donor.

**J. *Functional Expenses*** – The costs of providing various programs and other activities have been summarized on a functional basis in the accompanying financial statements. Costs that are specifically identifiable to programs or management and general activities are charged directly to such function. Costs incurred for both programs and supporting services are allocated based on certain factors deemed reasonable by management. The expenses that are allocated based on historical estimates include professional fees, occupancy costs, insurance, office expenses, computer maintenance and software, and telephone. Salaries and wages, payroll taxes and benefits are allocated based upon both time and effort. All other expenses are directly charged to its proper function based upon the nature and classification of the expense.

**K. *Mortgages Receivable and Allowance for Credit Losses*** – Mortgages receivable do not bear interest and are reported at present value, using a discount rate of 8%, reduced by an allowance for credit losses. Management considers a loan to be delinquent or past due if a borrower fails to make a contractually scheduled principal payment that is over 120 days past due. The Fund’s management periodically reviews mortgage balances to determine whether an allowance for credit losses should be established for any amounts determined to be unrecoverable. Factors considered by management include principal collections experience, collateral value, borrowers’ financial conditions, and other factors. The Fund considers a mortgage to be uncollectible when it is probable that repayment obligations due according to the contractual terms will not be met. In this instance, the mortgage carrying value is written down by management, if deemed necessary, based on their review of the collateral and other considerations. The receivables are collateralized by mortgage liens on the underlying housing units. The Fund’s allowance for credit losses related to mortgages receivable amounted to \$38,358 as of both June 30, 2025 and 2024.

The mortgages receivable presented were as follows as of June 30:

	<u>2025</u>	<u>2024</u>
Mortgages receivable, net	<u>\$ 1,069,748</u>	<u>\$ 1,234,022</u>

**L. *Reclassifications*** – Certain line items in the prior year financial statements have been reclassified for comparative purposes to conform with the presentation in the current year financial statements. These changes have had no effect on the net assets.

**HABITAT FOR HUMANITY NYC FUND, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025 AND 2024**

**NOTE 3 – LIQUIDITY AND AVAILABILITY**

The Fund manages its liquidity and reserves following three guiding principles: operating within a prudent range of financial soundness and stability, maintaining adequate liquid assets to fund near-term operating needs, and maintaining sufficient reserves to provide reasonable assurance that long-term obligations will be discharged. The Fund maintains current financial assets, less current liabilities at a minimum of 30 days operating expenses. The Fund targets a year-end balance of reserves of undesignated net assets without donor restrictions to meet 15 to 30 days of expected expenditures. To achieve these targets, the Fund forecasts future cash flows and monitors its liquidity quarterly, and its reserves annually. During the years ended June 30, 2025 and 2024, the level of liquidity and reserves was managed within the policy requirements. In addition, the Fund has two lines of credit totaling \$2,750,000, which can be drawn upon if needed (see Note 8).

The Fund’s financial assets available to meet general expenditures over the next year are as follows as of June 30:

	<u>2025</u>	<u>2024</u>
Cash and cash equivalents	\$ 973,988	\$ 716,307
Accounts receivable	9,077	8,836
Current maturities of mortgages receivable	49,783	53,046
Current maturities of loans receivable, net	<u>1,116,669</u>	<u>593,011</u>
	<u>\$ 2,149,517</u>	<u>\$ 1,371,200</u>

**NOTE 4 – MORTGAGES RECEIVABLE**

In 2018, Habitat NYC and Westchester transferred a portfolio of 75 mortgages to the Fund. As of June 30, 2025 and 2024, the portfolio consisted of 47 and 51 mortgages, respectively. These are interest-free mortgages to finance the sale of housing units to qualified purchasers. Discounted at an annual rate of 8%, mortgages receivable consisted of the following as of June 30:

	<u>2025</u>	<u>2024</u>
Gross mortgages receivable	\$ 1,581,562	\$ 1,858,548
Discount to present value at 8%	(473,456)	(586,168)
Provision for credit losses	<u>(38,358)</u>	<u>(38,358)</u>
	<u>\$ 1,069,748</u>	<u>\$ 1,234,022</u>

The following table summarizes the activity related to the allowance for credit losses for mortgages receivable under the current expected credit losses (“CECL”) methodology (Note 2K) for the years ended June 30:

	<u>2025</u>	<u>2024</u>
Balance, beginning of year	\$ 38,358	\$ 38,358
Provision for credit losses	<u>-</u>	<u>-</u>
Balance, end of year	<u>\$ 38,358</u>	<u>\$ 38,358</u>

Commencing in 2008, Habitat NYC and Westchester discontinued financing sales as its primary method of providing homeowners’ financing and partnered with the State of New York Mortgage Agency (“SONYMA”) such that banks originate mortgage loans to qualified purchasers. The mortgages were then purchased by SONYMA. However, on a limited basis, Habitat NYC and Westchester have provided financing sales for homes when SONYMA mortgages were not feasible.

The housing units were sold to family partners at below-market values and, therefore, the estimated realizable value of the housing units that secure delinquent mortgages generally exceed the delinquent mortgages receivable. The delinquency value of the mortgages receivable with amounts over 120 days past due totaled approximately \$25,639 and \$6,179 as of June 30, 2025 and 2024, respectively. There is no interest accrued on overdue amounts as these mortgages are non-interest bearing.

**HABITAT FOR HUMANITY NYC FUND, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025 AND 2024**

**NOTE 5 – LOANS RECEIVABLE**

As of both June 30, 2025 and 2024, the Fund's loans receivable consisted of 16 loans as follows:

	<u>2025</u>	<u>2024</u>
Loans receivable, gross, beginning of year	\$ 2,837,817	\$ 2,089,947
Loans issued	839,126	944,000
Collections of loans	<u>(1,074,688)</u>	<u>(196,130)</u>
Loans receivable, gross, end of year	2,602,255	2,837,817
Less: allowance for credit losses	<u>(103,533)</u>	<u>(103,533)</u>
	<u>\$ 2,498,722</u>	<u>\$ 2,734,284</u>

The loans bear interest at rates ranging from 0% to 6.5%. During the years ended June 30, 2025 and 2024, interest income amounted to \$163,668 and \$138,360, respectively.

The following table summarizes the activity related to the allowance for credit losses for loans receivable under the current expected credit losses ("CECL") methodology (Note 2G) for the years ended June 30:

	<u>2025</u>	<u>2024</u>
Balance, beginning of year	\$ 103,533	\$ 66,139
Provision for credit losses	<u>-</u>	<u>37,394</u>
Balance, end of year	<u>\$ 103,533</u>	<u>\$ 103,533</u>

**NOTE 6 – DEFERRED REVENUE**

Deferred revenue represents government grants and loan interest reserves, which will be recognized as revenue when deemed earned. Deferred revenue consisted of the following as of June 30:

	<u>2025</u>	<u>2024</u>
Landlord Ambassador Flexible Financing Program	\$ 911,458	\$ 1,024,928
CDFI interest reserve accounts	<u>43,956</u>	<u>39,805</u>
	<u>\$ 955,414</u>	<u>\$ 1,064,733</u>

**NOTE 7 – LOANS PAYABLE**

On August 19, 2020, the Fund entered into a five-year loan agreement with a bank for \$500,000. The loan bears interest at 3% and matures on July 19, 2025. The loan was extended for another six months and matures on February 1, 2026. The entire principal is due at maturity and no principal payments are due until maturity. The loan balance as of both June 30, 2025 and 2024, amounted to \$500,000. Interest expense for the years ended June 30, 2025 and 2024 amounted to \$15,208 and \$15,250, respectively. The Fund obtained the required waiver for the non-compliance on the Fund's compliance with its debt covenant as of June 30, 2025. As of June 30, 2024, the Fund was in compliance with its loan covenants.

**NOTE 8 – LINES OF CREDIT**

- A. On October 4, 2019, the Fund entered into a loan agreement with a bank for a revolving line of credit in the amount of \$2,500,000. The loan bears interest at 3%. The line of credit expired on October 4, 2021 and was extended to October 4, 2022. On September 29, 2022, the line of credit was extended to April 4, 2023. On April 3, 2023, the line of credit was extended to April 4, 2028 bearing an interest rate at 4.5%. On June 2, 2025, the line of credit was retired. There was no balance as of either June 30, 2025 and 2024. The outstanding balance as of December 12, 2025 was \$0.

**HABITAT FOR HUMANITY NYC FUND, INC.**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2025 AND 2024**

**NOTE 8 – LINES OF CREDIT (Continued)**

- B. On June 2, 2025, the Fund and Habitat NYC and Westchester entered into a loan agreement with a bank for a revolving line of credit in the amount of \$2,500,000. The line of credit bears interest at 5% and matures on April 4, 2028. The outstanding balance as of June 30, 2025 amounted to \$2,000,000, with \$2,000,000 attributable to Habitat NYC and Westchester and \$0 attributable to the Fund. The outstanding balance as of December 12, 2025 was \$2,000,000, with \$2,000,000 attributable to Habitat NYC and Westchester and \$0 attributable to the Fund. Interest expense for the year ended June 30, 2025 amounted to \$8,333, with \$8,333 attributable to Habitat NYC and Westchester and \$0 attributable to the Fund.
- C. On September 29, 2022, the Fund entered into a loan agreement with a bank for a revolving line of credit of \$250,000. The loan bears interest at 5% and matures on September 29, 2023. The loan was extended for a year and matures on September 29, 2024. The loan was extended for another year and matures on September 29, 2025. Subsequent to year end, the loan was extended for another year and matures on September 30, 2026. The loan balance as of both June 30, 2025 and 2024 amounted to \$220,000. Interest expense for the years ended June 30, 2025 and 2024 amounted to \$11,153 and \$5,347, respectively. The outstanding balance as of December 12, 2025 was \$220,000.

**NOTE 9 – CONTINGENCIES**

The Fund believes it has no uncertain tax positions as of June 30, 2025 and 2024 in accordance with FASB ASC Topic 740, "Income Taxes," which provides standards for establishing and classifying any tax provisions for uncertain tax positions.

**NOTE 10 – RELATED PARTY TRANSACTIONS**

Habitat NYC and Westchester may pay certain costs on behalf of the Fund. As of June 30, 2025 and 2024, \$33,142 and \$76,753, respectively, was due to Habitat NYC and Westchester.

Habitat Net Zero LLC ("Net Zero LLC") is a limited liability company of which Habitat NYC and Westchester is the sole member. On June 29, 2022, the Fund loaned Net Zero LLC \$250,000 of loans receivable to finance the pre-development costs related to a building project. This loan bears interest at 5.5% and is due upon the earlier of substantial completion of the project or July 1, 2024. As of June 30, 2025 and 2024, the outstanding balance amounted to \$0 and \$156,160, respectively. The loan is included in loans receivable on the accompanying financial statements. This loan was fully repaid on July 1, 2024.

1703 Vyse LLC is a limited liability company of which Habitat NYC and Westchester is the sole member. During the years ended June 30, 2025 and 2024, the Fund loaned 1703 Vyse LLC \$30,000 and \$124,000, respectively, of loans receivable to finance the pre-development costs related to a building project. This loan bears interest at 6% and is due upon the earlier of substantial completion of the project or December 13, 2025. As of June 30, 2025 and 2024, the outstanding balance amounted to \$154,000 and \$124,000, respectively. The loan is included in loans receivable on the accompanying financial statements.

**NOTE 11 – CONCENTRATION**

Cash and cash equivalents that potentially subject the Fund to a concentration of credit risk include cash accounts with banks that exceed the Federal Deposit Insurance Corporation ("FDIC") insurance limits. Cash accounts are insured up to \$250,000 per depositor, per insured financial institution. As of June 30, 2025 and 2024, there was approximately \$1,395,000 and \$1,270,000, respectively, of cash and cash equivalents and restricted cash that exceeded FDIC limits.

**NOTE 12 – SUBSEQUENT EVENTS**

Management has evaluated, for potential recognition and disclosure, events subsequent to the date of the statement of financial position through December 12, 2025, the date the financial statements were available to be issued.