



BOARD OF DIRECTORS  
Monthly Meeting

FY 24-3: December 4, 2023

**~ ~ PLEASE NOTE NEW LOCATION ~ ~**

**Pikes Peak Habitat Business Office**  
2802 North Prospect Street, Conference Room

also offered virtually via [Zoom](#)

**AGENDA**  
**PPFH BOARD OF DIRECTORS**  
**Business Office Conference Room**  
**(2802 North Prospect Street)**  
also offered virtually via [Zoom](#)

**December 4, 2023 at 5:45 p.m.**



**CALL TO ORDER, Eric Stolp**

**OPENING DEVOTIONS, Eric Stolp**

**INTRODUCTION OF FUTURE HOMEOWNER (Tamara Cordova), Candy Vandenberg**

**BOARD MEETING MINUTES, Eric Stolp**

Approval of October 2, 2023 Meeting Minutes

**ITEMS FOR DISCUSSION AND/OR VOTE, Rob Giunta**

- Presentation for vote of the FY 23 Audited Financial Statements
- Presentation for vote of the 990 Informational Tax Return
- Discussion of “CEO, Staff, & Committee Reports” and/or financial dashboard, as needed

**UPDATES AND INFORMATION**

- Update on “Morning Sun” land purchase, **Joe DesJardin**
- Gingerbread Build Event “Board Build”: cast your vote here (<https://secure.qgiv.com/event/2023gingerbreadhomebuild/account/1641198/>)
- Mike Maroone Annual Charity Car Show yielded a donation of \$17,208!
- **December 9<sup>th</sup> at The Ridge at Sand Creek (5303 Beauport Dr. COS, CO 80915):**
  - 10 a.m. Rosalynn Carter Memorial Service and door signing (in front of construction trailer);
  - 10:30 a.m. Home Dedication for Apostles Build (Mariela, Ricardo, and family)
- Registration for annual “Habitat on the Hill” (Feb 6-8 in Washington, D.C.) is open (board members encouraged to attend): <https://hfhi.sharepoint.com/sites/USAdvocacy/SitePages/habitat-on-the-hill.aspx>
- Registration for bi-annual “Affiliate Conference” (Mar 4-7 in Atlanta, GA) is open (board members encouraged to attend): <https://hfhi.sharepoint.com/sites/KnowledgeCenter/SitePages/2024-Affiliate-Conference.aspx>
- The Ridge at Sand Creek will soon have its own “little library”! It was built by a PPHFH volunteer and was the inspiration of and will be stocked by Pi Beta Phi, Colorado Springs Alumnae Club.



# Board Minutes

**PPHFH Board Meeting**

Date:10/02/2023

(Virtual and in-person at Pikes Peak Habitat Business Office)

Meeting minutes prepared by Janna Mulder, Board Secretary

| Board Members                        | Present?  | Staff and Guests                          | Present? |
|--------------------------------------|-----------|---|----------|
| Jay Carlson                          | Y         | Kris Lewis, <i>CEO</i>                    | Y        |
| Joe DesJardin, <i>Vice President</i> | Y         | Karla Probert, <i>Executive Assistant</i> | Y        |
| Rob Giunta, <i>Treasurer</i>         | Z         |   |          |
| Paul Hasty                           | Y         |   |          |
| Peter Hilts                          | Z         |   |          |
| Ryan Mohling                         | (excused) |   |          |
| Janna Mulder, <i>Secretary</i>       | Y         |   |          |
| Ryan Panariso                        | Y         |   |          |
| Eric Stolp, <i>President</i>         | Y         |   |          |
| Tim Trowbridge                       | Y         |   |          |
| Tye Tutt                             | (excused) |   |          |
| Candy Vandenberg                     | Y         |   |          |
| Bill Wall                            | Y         |   |          |
| David Warner                         | Y         |   |          |

**CALL TO ORDER:**

Meeting was called to order by Eric Stolp, president, at 5:46 p.m.

**OPENING PRAYER & DEVOTION:**

Mr. Paul Hasty led the devotional centered around asking us to make ourselves available and to invite others in.

**INTRODUCTION OF FUTURE HOMEOWNER,** Tonya Dillard. Tonya told a little of her story and shared her excitement and gratitude for this opportunity.

**APPROVAL OF MINUTES:**

Motion made, seconded and approved to accept the Minutes of the August 7, 2023 board meeting as stated.

**ITEMS REQUIRING DISCUSSION AND/OR VOTE:**

- [Ratification of Crisis Communication Plan](#). It was suggested to take off the staff & board contacts so it doesn't have to be updated frequently and to circulate the affiliate contact list via email. Motion made, seconded, and passed to accept the Crisis Communication Plan.
- [Ratification of Gift Acceptance Policies and Procedure](#). Motion made, seconded, and passed to accept the revised Gift Acceptance Policies and procedures as presented.

**UPDATES AND INFORMATION:**

- Mr. Joe DesJardin provided an update of the 9.0-acre parcel and the 10/2/2023 meeting with Kris and two county commissioners. One commissioner of the two present at the

meeting on 10/2/2023 was opposed. The other county commissioner was in favor of School District 3 giving the land to Habitat for a joint project to develop 41-43 single-family homes. It is suspected that three commissioners are in favor of the project and two are opposed. The opposition is in defense of District 3 giving the land to Habitat at no cost. The commissioner asked for measureables. Since this is a pilot program, there are no measureables. Kris will reach out to Vail Valley HFH to inquire about some possible measureables for their similar project. Peter Hilts weighed in that many school superintendents are in favor of this program and are waiting to see what happens. He also encouraged PPHFH to stay true its business model. Next step is a workshop that the county commissioners invited PPHFH to attend in November 2023.

- Mr. Eric Stolp gave an update on the board retreat and embracing the concept of the transition to a fundraising board and the blueprint for board fundraising. Share the story, make the ask.
- Mr. Joe DesJardin shared the “messaging triangle” from the retreat regarding sharing with others about the board’s passion for the mission of HFH.

**CLOSING STATEMENTS:**

Congratulations to Kris and team in being selected to make presentations (at least two) at the bi-annual Habitat for Humanity Affiliate Conference in Atlanta in March. Mr. Stolp reminded the board about the board build on Oct. 14, 2023.

Meeting was adjourned by Mr. Stolp at 6:44 p.m.

# **Items for Discussion/Vote**

# Pikes Peak Habitat for Humanity

Consolidated Financial Statements with  
Independent Auditor's Report

Year Ended June 30, 2023

(With Comparative Totals for the Year Ended June 30, 2022)



**Pikes Peak  
Habitat  
for Humanity®**

**WIPFLI**

# Pikes Peak Habitat for Humanity, Inc.

## Consolidated Statements of Financial Position

June 30, 2023

(With Comparative Totals as of June 30, 2022)

| ASSETS   | 2023                 | 2022                 |
|--|----------------------|----------------------|
| <b>Current Assets:</b>   |                      |                      |
| Cash and Cash Equivalents  | \$ 1,348,348         | \$ 1,225,282         |
| Contributions and Grants Receivable  | 361,579              | 63,516               |
| Current Portion of Mortgages Receivable -<br>Net of Unamortized Discount           | 77,458               | 72,480               |
| Inventory - ReStore  | 114,656              | 90,890               |
| Investments  | 1,453,141            | 1,177,651            |
| Prepaid and Other  | 11,356               | 27,794               |
| Land Held for Development and Construction-in-Progress                             | 833,856              | 800,489              |
| <b>Total Current Assets</b>  | <b>4,200,394</b>     | <b>3,458,102</b>     |
| <b>Property and Equipment - At Cost:</b>   |                      |                      |
| Land   | 1,300,270            | 1,300,270            |
| Buildings and Improvements   | 5,270,532            | 5,270,532            |
| Equipment and Furniture  | 249,341              | 231,982              |
| Vehicles   | 99,463               | 99,463               |
| Software   | 5,613                | 5,613                |
|  | 6,925,219            | 6,907,860            |
| Less: Accumulated Depreciation   | 1,082,664            | 875,115              |
| <b>Property and Equipment - Net</b>  | <b>5,842,555</b>     | <b>6,032,745</b>     |
| <b>Long-Term Assets:</b>   |                      |                      |
| Investments - Long-Term  | 50,274               | -                    |
| Long-Term Portion of Mortgages Receivable -<br>Net of Unamortized Discount         | 2,581,398            | 2,552,050            |
| Land Held for Development and Construction in Progress -<br>Net of Current Portion | 1,436,729            | 1,731,387            |
| <b>Total Long-Term Assets</b>  | <b>4,068,401</b>     | <b>4,283,437</b>     |
| <b>Other Assets:</b>   |                      |                      |
| Right-of-Use Assets - Operating Leases   | 93,967               | -                    |
| <b>TOTAL ASSETS</b>  | <b>\$ 14,205,317</b> | <b>\$ 13,774,284</b> |

See accompanying notes to the consolidated financial statements.



**Pikes Peak Habitat for Humanity, Inc.**  
**Consolidated Statements of Financial Position (Continued)**  
 June 30, 2023  
 (With Comparative Totals as of June 30, 2022)

| LIABILITIES AND NET ASSETS   | 2023                 | 2022                 |
|--|----------------------|----------------------|
| <b>Current Liabilities:</b>  |                      |                      |
| Accounts Payable   | \$ 176,302           | \$ 177,553           |
| Accrued Liabilities  | 175,540              | 146,794              |
| Construction Note Payable - Current  | 69,343               | -                    |
| Operating Lease Liability - Current  | 42,496               | -                    |
| <b>Total Current Liabilities</b>   | <b>463,681</b>       | <b>324,347</b>       |
| <b>Long-Term Liabilities:</b>  |                      |                      |
| Construction Note Payable - Long-Term, Net of Unamortized<br>Debt Issuance Costs of \$96,307 and \$102,657, respectively | 3,005,155            | 3,115,741            |
| Forgivable Notes Payable   | 266,710              | 266,710              |
| Operating Lease Liability - Long-Term  | 51,538               | -                    |
| <b>Total Long-Term Liabilities</b>   | <b>3,323,403</b>     | <b>3,382,451</b>     |
| <b>Total Liabilities</b>   | <b>3,787,084</b>     | <b>3,706,798</b>     |
| <b>Net Assets:</b>   |                      |                      |
| Without Donor Restrictions   | 10,076,435           | 9,894,165            |
| With Donor Restrictions  | 341,798              | 173,321              |
| <b>Total Net Assets</b>  | <b>10,418,233</b>    | <b>10,067,486</b>    |
| <b>TOTAL LIABILITIES AND NET ASSETS</b>  | <b>\$ 14,205,317</b> | <b>\$ 13,774,284</b> |

See accompanying notes to the consolidated financial statements.

**Pikes Peak Habitat for Humanity, Inc.**  
**Consolidated Statements of Activities**  
For the Year Ended June 30, 2023  
(With Comparative Totals for the Year Ended June 30, 2022)

|                                       | Without Donor<br>Restrictions | With Donor<br>Restrictions | Total<br>2023        | Total<br>2022        |
|---------------------------------------|-------------------------------|----------------------------|----------------------|----------------------|
| <b>Revenues and Support</b>           |                               |                            |                      |                      |
| <b>Operating Revenues:</b>            |                               |                            |                      |                      |
| Sales to Homeowners                   | \$ 1,199,471                  | \$ -                       | \$ 1,199,471         | \$ 1,394,650         |
| Mortgage Discount Amortization        | 310,350                       | -                          | 310,350              | 300,981              |
| Gain on Sale of Mortgages             |                               |                            |                      |                      |
| Receivable                            | 301,960                       | -                          | 301,960              | 407,605              |
| Gain on Forgivable Mortgages          | 125,477                       | -                          | 125,477              | 199,856              |
| Restore Sales                         | 3,133,548                     | -                          | 3,133,548            | 2,912,471            |
| Other Income                          | 70,098                        | -                          | 70,098               | 115,864              |
| Investment Income (Loss), Net         | 83,775                        | -                          | 83,775               | (152,199)            |
| <b>Total Operating Revenues</b>       | <b>5,224,679</b>              | <b>-</b>                   | <b>5,224,679</b>     | <b>5,179,228</b>     |
| <b>Support:</b>                       |                               |                            |                      |                      |
| Contributions and Grants              | 948,970                       | 497,803                    | 1,446,773            | 997,825              |
| In-Kind Donations                     | 172,011                       | -                          | 172,011              | 122,816              |
| Net Assets Released from Restrictions | 329,326                       | (329,326)                  | -                    | -                    |
| <b>Total Support</b>                  | <b>1,450,307</b>              | <b>168,477</b>             | <b>1,618,784</b>     | <b>1,120,641</b>     |
| <b>Total Revenues and Support</b>     | <b>6,674,986</b>              | <b>168,477</b>             | <b>6,843,463</b>     | <b>6,299,869</b>     |
| <b>Expenses</b>                       |                               |                            |                      |                      |
| <b>Program Services:</b>              |                               |                            |                      |                      |
| Home Construction                     | 3,120,182                     | -                          | 3,120,182            | 2,783,598            |
| ReStore                               | 2,396,439                     | -                          | 2,396,439            | 2,216,498            |
| <b>Total Program Services</b>         | <b>5,516,621</b>              | <b>-</b>                   | <b>5,516,621</b>     | <b>5,000,096</b>     |
| <b>Supporting Services:</b>           |                               |                            |                      |                      |
| Management and General                | 403,362                       | -                          | 403,362              | 349,342              |
| Fundraising                           | 572,733                       | -                          | 572,733              | 473,034              |
| <b>Total Supporting Services</b>      | <b>976,095</b>                | <b>-</b>                   | <b>976,095</b>       | <b>822,376</b>       |
| <b>Total Expenses</b>                 | <b>6,492,716</b>              | <b>-</b>                   | <b>6,492,716</b>     | <b>5,822,472</b>     |
| <b>Change in Net Assets</b>           | <b>182,270</b>                | <b>168,477</b>             | <b>350,747</b>       | <b>477,397</b>       |
| <b>Net Assets - Beginning of Year</b> | <b>9,894,165</b>              | <b>173,321</b>             | <b>10,067,486</b>    | <b>9,590,089</b>     |
| <b>NET ASSETS - END OF YEAR</b>       | <b>\$ 10,076,435</b>          | <b>\$ 341,798</b>          | <b>\$ 10,418,233</b> | <b>\$ 10,067,486</b> |

See accompanying notes to the consolidated financial statements.

**Pikes Peak Habitat for Humanity, Inc.**  
**Consolidated Statements of Functional Expenses**  
For the Year Ended June 30, 2023  
(With Comparative Totals for the Year Ended June 30, 2022)

|  | Home<br>Construction | ReStore             | Fundraising       | Management<br>and General | Total<br>2023       | Total<br>2022       |
|--|----------------------|---------------------|-------------------|---------------------------|---------------------|---------------------|
| <b>Expenses</b>                                |                      |                     |                   |                           |                     |                     |
| Salaries, Payroll Taxes, and Benefits          | \$ 483,802           | \$ 1,191,038        | \$ 405,252        | \$ 288,457                | \$ 2,368,549        | \$ 2,011,950        |
| Construction Costs                             | 1,636,354            | 16,391              | -                 | -                         | 1,652,745           | 1,414,434           |
| Mortgage Discounts                             | 725,331              | -                   | -                 | -                         | 725,331             | 826,436             |
| Cost of Purchased ReStore Items Sold           | -                    | 254,985             | -                 | -                         | 254,985             | 229,388             |
| Advertising, Printing, and Publications        | 22,393               | 142,030             | 28,769            | 826                       | 194,018             | 181,559             |
| Tithe  | 123,000              | -                   | -                 | -                         | 123,000             | 117,000             |
| Insurance                                      | 40,178               | 123,932             | 15,402            | 15,672                    | 195,184             | 166,805             |
| Telephone and Utilities                        | 10,018               | 99,558              | 10,417            | 7,631                     | 127,624             | 121,021             |
| Depreciation and Amortization                  | 3,929                | 209,970             | -                 | -                         | 213,899             | 178,152             |
| Vehicle Expenses                               | 22,854               | 86,289              | -                 | -                         | 109,143             | 105,795             |
| Occupancy                                      | 6,196                | -                   | 12,490            | 10,082                    | 28,768              | 55,305              |
| Interest                                       | -                    | 129,237             | -                 | -                         | 129,237             | 140,342             |
| Office Supplies and Expenses                   | 4,147                | 27,314              | 29,228            | 19,181                    | 79,870              | 56,937              |
| Professional Fees                              | 22,166               | -                   | -                 | 27,838                    | 50,004              | 21,700              |
| Bank and Credit Card Fees                      | -                    | 54,963              | 10,124            | 10,536                    | 75,623              | 58,019              |
| Conference, Meals, and Entertainment           | 13,593               | 15,490              | 15,815            | 14,707                    | 59,605              | 47,980              |
| Dues and Subscriptions                         | 4,234                | 11,594              | 3,873             | 3,312                     | 23,013              | 22,759              |
| Promotions and Miscellaneous Fundraising Costs | -                    | -                   | 21,255            | -                         | 21,255              | 27,779              |
| Miscellaneous                                  | 1,289                | 3,400               | 19,235            | 4,416                     | 28,340              | 11,195              |
| Repairs and Maintenance                        | 348                  | 30,098              | 873               | 704                       | 32,023              | 22,484              |
| Property Taxes                                 | 350                  | 150                 | -                 | -                         | 500                 | 5,432               |
| <b>Total Expenses by Function</b>              | <b>\$ 3,120,182</b>  | <b>\$ 2,396,439</b> | <b>\$ 572,733</b> | <b>\$ 403,362</b>         | <b>\$ 6,492,716</b> | <b>\$ 5,822,472</b> |

See accompanying notes to the consolidated financial statements.

# Pikes Peak Habitat for Humanity, Inc.

## Consolidated Statements of Cash Flows

For the Year Ended June 30, 2023

(With Comparative Totals for the Year Ended June 30, 2022)

|  | 2023                | 2022                |
|--|---------------------|---------------------|
| <b>Cash Flows From Operating Activities:</b>   |                     |                     |
| Change in Net Assets   | \$ 350,747          | \$ 477,397          |
| Adjustments to Reconcile Change in Net Assets to Net Cash Flows  |                     |                     |
| From Operating Activities:   |                     |                     |
| Mortgage Loans Issued - Net of Discount to Net Present Value   | (458,706)           | (551,369)           |
| Mortgage Discount Amortization   | (310,350)           | (300,981)           |
| Gain on Sale of Mortgages Receivable   | (301,960)           | (407,605)           |
| Realized and Unrealized (Gains) Losses on Investments  | (24,806)            | 201,464             |
| Non-Cash Lease Expense   | 41,268              | -                   |
| Depreciation Expense   | 207,549             | 178,152             |
| Amortization Expense of Loan Costs   | 6,350               | 5,292               |
| Changes in Operating Assets and Liabilities:   |                     |                     |
| Contributions and Grants Receivable  | (298,063)           | 43,171              |
| Inventory - ReStore  | (23,766)            | 4,008               |
| Prepaid and Other  | 16,438              | (12,696)            |
| Land Held for Development and Construction-in-Progress   | 261,291             | 149,765             |
| Accounts Payable   | (1,251)             | 18,206              |
| Accrued Liabilities  | 28,746              | 28,286              |
| (Payments on) Operating Lease Liability  | (41,201)            | -                   |
| <b>Net Cash Flows Provided (Used) by Operating Activities</b>  | <b>(547,714)</b>    | <b>(166,910)</b>    |
| <b>Cash Flows From Investing Activities:</b>   |                     |                     |
| Purchase of Property and Equipment   | (17,359)            | (1,252,533)         |
| Mortgage Payments Received   | 511,207             | 502,526             |
| Proceeds from Sale of Mortgages Receivable   | 525,483             | 812,871             |
| Purchase of Investments  | (566,899)           | (284,715)           |
| Sale of Investments  | 265,941             | 236,601             |
| <b>Net Cash Flows Provided (Used) by Investing Activities</b>  | <b>718,373</b>      | <b>14,750</b>       |
| <b>Cash Flows From Financing Activities:</b>   |                     |                     |
| Proceeds from Construction Note Payable  | -                   | 1,099,838           |
| (Payments on) Note Payable   | (47,593)            | (650,275)           |
| Loan Issuance Costs  | -                   | (107,949)           |
| <b>Net Cash Flows Provided (Used) by Financing Activities</b>  | <b>(47,593)</b>     | <b>341,614</b>      |
| <b>Net Change in Cash and Cash Equivalents</b>   | <b>123,066</b>      | <b>189,454</b>      |
| <b>Cash and Cash Equivalents - Beginning of Year</b>   | <b>1,225,282</b>    | <b>1,035,828</b>    |
| <b>Cash and Cash Equivalents - End of Year</b>   | <b>\$ 1,348,348</b> | <b>\$ 1,225,282</b> |
| <b>Supplemental Disclosure:</b>  |                     |                     |
| Interest Paid, including \$-0- and \$17,202 of interest capitalized for the Years Ended June 30, 2023 and 2022, respectively | \$ 129,237          | \$ 152,252          |

See accompanying notes to the consolidated financial statements.

# **Pikes Peak Habitat for Humanity, Inc.**

## **Notes to the Consolidated Financial Statements**

June 30, 2023  
(with Comparative Totals for June 30, 2022)

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### **Note 1: Summary of Significant Accounting Policies**

#### **Nature of Operations**

Pikes Peak Habitat for Humanity, Inc. ("PPHFH") was formed on January 27, 1986 and is an affiliate of Habitat for Humanity International, Inc. ("Habitat International"), an ecumenical Christian Not-for-Profit organization whose purpose is to raise funds to build, rehabilitate, and repair affordable housing for low-income individuals who presently live in inadequate housing or cannot purchase housing through conventional sources. To qualify for housing, applicants must demonstrate need for housing, ability to pay for the services and willingness to partner with Habitat for Humanity. All future homeowners and partner families complete sweat equity, attend homeowner education classes, and pay an affordable mortgage for their home or a portion of the external home repairs. Financing for individuals purchasing homes is provided by PPHFH through an affordable mortgage and monthly payments that meet HUD's affordability standards. PPHFH serves Colorado Springs and Fountain with new construction in El Paso County, Colorado. Critical home repair and preservation are being performed throughout El Paso County including Calhan, Fountain, Cascade, and Colorado Springs.

PPHFH operates a Habitat for Humanity ReStore, a retail operation, where donated gently used and some new home furnishings, appliances, and various building materials are sold to the community to provide the community with a source of low-cost materials for home improvements, to reduce the volume of materials going to landfills, and to generate funds for PPHFH. Many of PPHFH's existing and future homeowners volunteer at the ReStore to earn sweat equity hours and work experience.

On May 23, 2018, PPHFH formed PPHFH Community Housing Development, Inc. for purposes of administering Home Investment Partnership Act (HOME) funding awarded to PPHFH in September 2018 by the City of Colorado Springs. PPHFH is the sole shareholder of PPHFH Community Housing Development, Inc. These entities are collectively referred to as the "Organization" throughout these consolidated financial statements.

#### **Principles of Consolidation**

The accompanying consolidated financial statements include the accounts of Pikes Peak Habitat for Humanity, Inc. and PPHFH Community Housing Development, Inc. All intercompany transactions and balances have been eliminated.

#### **Basis of Presentation**

The consolidated financial statements of the Organization have been prepared on the accrual basis of accounting in conformity with accounting principles generally accepted in the United States (GAAP).

**Pikes Peak Habitat for Humanity, Inc.**  
**Notes to the Consolidated Financial Statements**  
June 30, 2023  
(With Comparative Totals for June 30, 2022)

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**Note 1: Summary of Significant Accounting Policies** (Continued)

**Classification of Net Assets**

Consolidated net assets and revenues, expenses, gains, and losses are classified based on the existence or absence of donor imposed restrictions. Accordingly, net assets of the Organization and changes therein are classified and reported as follows:

*Net assets without donor restrictions:* Net assets available for use in general operations and not subject to donor restrictions.

*Net assets with donor restrictions:* Net assets subject to donor or certain grantor imposed restrictions. Some donor imposed restrictions are temporary in nature, such as those that will be met by the passage of time, or other events specified by the donor. Other explicit donor imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. The Organization had no funds held in perpetuity as of June 30, 2023 and 2022. Donor imposed restrictions are released when a restriction expires, that is, when the stipulated time has elapsed, or when the stipulated purpose for which the resource was restricted has been fulfilled.

**Use of Estimates in Preparation of Consolidated Financial Statements**

The preparation of consolidated financial statements in conformity with GAAP requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

**Income Taxes**

The Organization is exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code. However, income from certain activities not directly related to the Organization's tax-exempt purpose is subject to taxation on unrelated business income. In addition, the Organization 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)(1).

In accordance with GAAP, an entity is required to disclose any material uncertain tax positions that management believes does not meet a "more-likely-than-not" standard of being sustained under an income tax audit, and to record a liability for any such taxes including penalty and interest. Management of the Organization has not identified any uncertain tax positions that require the recording of a liability mentioned above or further disclosure.

**Pikes Peak Habitat for Humanity, Inc.**  
**Notes to the Consolidated Financial Statements**  
June 30, 2023  
(With Comparative Totals for June 30, 2022)

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**Note 1: Summary of Significant Accounting Policies** (Continued)

**Comparative Financial Information**

The consolidated financial statements include certain prior year summarized comparative information in total, but not by net asset class. The prior year presentation does not include sufficient detail to constitute a presentation in conformity with GAAP. Accordingly, such information should be read in conjunction with the audited consolidated financial statements for the year ended June 30, 2022, from which the summarized information was derived.

**Fair Value Measurements**

The Organization's financial instruments include cash and cash equivalents, contributions and grants receivable, mortgages receivable, investments, accounts payable, and short-term borrowings. The fair value of these financial instruments approximates their carrying amounts based on current market indicators such as prevailing interest rates and their nearness to maturity.

**Cash and Cash Equivalents**

The Organization considers all highly liquid debt instruments with an original maturity of three months or less to be cash equivalents.

**Contributions and Grants Receivable**

Contributions and grants receivable represent written or oral agreements to contribute cash or other assets to the Organization. At June 30, 2023 and 2022, management deemed all contributions and grants receivable to be fully collectible; accordingly, no allowance for uncollectible contributions and grants was required. All amounts are expected to be received within one year.

**Mortgages Receivable**

The Organization constructs homes to be sold with interest-free mortgages. These mortgages are discounted to their present value based upon the prevailing market interest rates at the inception of the mortgage. The discount is amortized over the life of the loan using the interest method. The rates determined by the Internal Revenue Service used to discount the mortgages funded for the years ended June 30, 2023 and 2022 were 7.85% and 7.49%, respectively. From time-to-time, the Organization may sell mortgages rather than hold them to term. In this situation, the gain or loss on the sale of mortgages is recorded in the year in which the mortgage is sold.

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**Note 1: Summary of Significant Accounting Policies** (Continued)

**Mortgages Receivable** (Continued)

All mortgages receivable are collateralized by the respective homes sold. A committee of the Board meets together with management on a regular basis to review delinquent loans and to consider if any foreclosure proceedings should be initiated. Receivable balances are considered to be delinquent based on the contractual terms. The need for an allowance is based on past collection experience and an analysis of current mortgage receivable collectability. Management believes that the fair value of each underlying mortgaged property exceeds the value of the associated outstanding mortgage loan and, therefore, no allowance for uncollectible mortgages is recorded.

**Inventory - ReStore**

Inventories are stated at the lower of cost or net realizable value. Net realizable value is the estimated selling price in the ordinary course of business, less reasonable predictable cost of completion, disposal, and transportation.

**Investments**

The Organization's investments consist of marketable securities and certificates of deposit. The Organization carries investments in marketable securities with readily determined fair values and all investments in debt securities at their fair values in the Consolidated Statements of Financial Position. Quoted market prices in active markets are used as the basis of measurement. Unrealized gains and losses are included in the change in net assets in the accompanying Consolidated Statements of Activities. Certificates of deposit are carried at cost plus accrued interest. Investment fees are netted against income on the Consolidated Statements of Activities.

**Land Held for Development and Construction-in-Progress**

All costs incurred to acquire land held for development are capitalized. All costs incurred in constructing a home are capitalized. These costs include donated goods and services associated with the individual project. These accumulated costs are not subject to depreciation.

**Property and Equipment**

Property and equipment is carried at cost or fair market value at date of contribution. Property and equipment acquired with an estimated useful life in excess of one year and a cost of \$5,000 or more is capitalized and depreciated using the straight-line method over the estimated useful life of the respective asset. Useful lives range from 30 to 39 years for buildings, 5 to 39 years for building and leasehold improvements, 3 to 10 years for equipment and furniture, 5 to 7 years for vehicles, and 3 years for software.



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**Note 1: Summary of Significant Accounting Policies** (Continued)

**Property and Equipment** (Continued)

Donations of assets are recorded at estimated fair market value. Long-lived assets are recorded without implying a time restriction, therefore, increasing net assets without donor restrictions at the fair market value in the year which the assets are received.

**Debt Issuance Costs**

The Company applies Financial Accounting Standards Board ("FASB") Accounting Standards Update ("ASU") No. 2015-03, *Simplifying the Presentation of Debt Issuance Costs*. Accordingly, on the Consolidated Statements of Financial Position, long-term debt is presented net of debt issuance costs with related annual amortization expense presented as a component of interest expense on the Consolidated Statements of Activities.

**Long-Lived Assets**

The Organization reviews its long-lived assets periodically to determine potential impairment by comparing the carrying value of those assets with the estimated future undiscounted cash flows expected to result from the use of the assets, including cash flows from disposition. Should the sum of the expected future undiscounted cash flows be less than the carrying value, the Organization would recognize an impairment loss at that time. No impairment loss was recognized during the years ended June 30, 2023 and 2022.

**Recognition of Revenue and Support**

*Operating Revenues:* Revenue from operations is primarily derived from ReStore and home sales. Revenues from these sources are recognized when the services are provided, in an amount that reflects the consideration that the Organization expects to be entitled to in exchange for those services. All revenues from contracts with customers is recognized at a point-in-time.

ReStore sales revenue are primarily from customers in El Paso County and surrounding counties with payment due at the point of sale. The nature of these sales does not give rise to contract costs or any variable consideration or warranties.

Home sales are to qualified low-income individuals and families in the greater Colorado Springs area. Homes are sold at the appraised or fair market value of the home and funded primarily through financing provided by the Organization. Home sales are recorded at the discounted value of payments to be received over the lives of the mortgage. Some qualified buyers may receive down payment assistance from other agencies to reduce their loan amount. The Organization recognizes revenue from home sales when a home closing occurs and title is transferred to the home buyer. The nature of these sales does not give rise to any other contract costs or variable considerations.

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**Note 1: Summary of Significant Accounting Policies** (Continued)

**Recognition of Revenue and Support** (Continued)

The key factor affecting the amount, timing and uncertainty of the Organization's revenue is its concentration of revenue attributed to Restore sales and sales to homeowners. Management does not believe that the Organization is exposed to any significant risk to its concentration of revenues.

The Organization does not have any contract liabilities and does not have any significant contract-related assets outside of mortgages receivable.

Net receivables and contract balances from contracts with customers were as follows:

|               | Mortgages<br>Receivable, at<br>Face Value |
|---------------|---|
| July 1, 2021  | \$ 5,345,852                              |
| June 30, 2022 | \$ 5,215,589                              |
| June 30, 2023 | \$ 5,334,158                              |

*Contribution Revenues:* Contributions, including promises to give, are considered conditional or unconditional, depending on the nature and existence of any donor or grantor conditions. A contribution or promise to give contains a donor or grantor condition when both of the following are present:

- An explicit identification of a barrier, that is more than trivial, that must be overcome before the revenue can be earned and recognized.
- An implicit right of return of assets transferred or a right of release of a donor or grantor's obligation to transfer assets promised, if the condition is not met.

Conditional contributions are recognized when the barrier(s) to entitlement are overcome. Unconditional contributions are recognized as revenue when received.

Unconditional contributions or conditional contributions in which the conditions have been substantially met or explicitly waived by the donor are recorded as support with or without donor restrictions, depending on the existence and nature of any donor restrictions. When a restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the Consolidated Statements of Activities as net assets released from restrictions. Contributions that are restricted by the donor are reported as increases in net assets without donor restrictions if the restrictions expire in the fiscal year in which the contributions are recognized.

*Grant Revenues:* Grants are either recorded as contributions or exchange transactions based on criteria contained in the grant award.

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**Note 1: Summary of Significant Accounting Policies** (Continued)

**Recognition of Revenue and Support** (Continued)

Grant Awards That Are Contributions - Grant awards that are contributions are evaluated for conditions and recognized as revenue when conditions in the award are satisfied. Unconditional awards are recognized as revenue when the award is received. Amounts received in which conditions have not been met are reported as a refundable advance liability.

Grant Awards That Are Exchange Transactions - Exchange transactions are those in which the resource provider or grantor receives a commensurate value in exchange for goods or services transferred. Revenue is recognized when control of the promised goods or services is transferred to the customer (grantor) in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. Amounts received in excess of recognized revenue are reflected as a contract liability. The Organization received no grant awards considered exchange transactions for the years ended June 30, 2023 and 2022.

**Donated Materials and Services**

Donated services are recognized as contributions in accordance with GAAP for Not-for-Profit Organizations, if the services (a) create or enhance non-financial assets or (b) require specialized skills, are performed by people with those skills, and would otherwise be purchased by the Organization. During the years ended June 30, 2023 and 2022, the Organization received and recognized \$172,011 and \$122,816, respectively, of donated materials and services. Volunteers also provided assistance with specific programs and fund-raising events throughout the year that were not recognized as contributions in the consolidated financial statements because the recognition criteria were not met.

**Functional Allocation of Expenses**

The Consolidated Statements of Functional Expenses reports certain categories of expenses that are attributed to more than one program or supporting function. Therefore, expenses require allocation on a reasonable basis that is consistently applied. The expenses that are allocated include indirect costs, such as, advertising, printing, and publication, bank and credit card fees, conferences, meals and entertainment, depreciation, insurance, office expenses, telephone and utilities, vehicle expenses, occupancy, dues and subscriptions, fundraising, repairs and maintenance, miscellaneous, and employee costs, which are allocated on the basis of estimated time and effort. Construction costs, interest, mortgage discount, mortgage fees, property taxes, and tithe are considered direct program expenses.

**Advertising**

The Organization expenses the costs of advertising as incurred. Advertising costs totaled \$135,508 and \$119,570, for the years ended June 30, 2023 and 2022, respectively.

**Pikes Peak Habitat for Humanity, Inc.**  
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**Note 1: Summary of Significant Accounting Policies** (Continued)

**Accounting Pronouncement Adopted**

In February 2016, the Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) No. 2016-02, on accounting standards codification (ASC) 842. ASC 842 is intended to improve financial reporting of leasing transactions by requiring organizations that lease assets to recognize assets and liabilities for the rights and obligations created by leases on the statement of financial position. This accounting update also requires additional disclosures surrounding the amount, timing, and uncertainty of cash flows arising from leases. The Organization adopted this guidance in the year ended June 30, 2023 with modified retrospective application to July 1, 2022 through a cumulative-effect adjustment.

The Organization has elected the package of practical expedients permitted in ASC 842. Accordingly, the Organization accounted for its existing operating leases as operating leases under the new guidance, without reassessing (a) whether the contracts contain a lease under ASC 842, (b) whether the classification of the leases would be different in accordance with ASC 842, or (c) whether any unamortized initial direct costs before transition adjustments (as of July 1, 2022) would have met the definition of initial direct costs in ASC 842 at lease commencement. Similarly, the Organization did not reassess service contracts evaluated for lease treatment under ASC 840 for embedded leases under ASC 842.

As a result of the adoption of the new lease accounting guidance, the Organization recognized the following right-of-use (ROU) assets and lease liabilities as of July 1, 2022:

|                                       |            |
|---------------------------------------|------------|
| Right-of-Use Asset - Operating Leases | \$ 135,235 |
| Operating Lease Liability             | \$ 135,235 |

This standard did not have a material impact on the Organization's net assets or cash flows from operations and had an immaterial impact on the Organization's operating results. The most significant impact was the recognition of the ROU assets and lease obligations for operating leases.

**ASC 842 Lease Accounting**

The Organization is a lessee in noncancelable operating leases. If the contract provides the Organization the right to substantially all the economic benefits and the right to direct the use of the identified asset, it is considered to be or contain a lease. ROU assets and lease liabilities are recognized at the lease commencement date based on the present value of the future lease payments over the expected lease term. The ROU asset is also adjusted for any lease prepayments made, lease incentives received, and initial direct costs incurred.

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**Note 1: Summary of Significant Accounting Policies** (Continued)

**ASC 842 Lease Accounting** (Continued)

The lease liability is initially and subsequently recognized based on the present value of its future lease payments. Variable payments are included in the future lease payments when those variable payments depend on an index or a rate. Increases (decreases) to variable lease payments due to subsequent changes in an index or rate are recorded as variable lease expense (income) in the future period in which they are incurred.

The Organization has elected to use a risk-free rate for a term similar to the underlying lease as the discount rate if the implicit rate in the lease contract is not readily determinable.

The ROU asset for operating leases is subsequently measured throughout the lease term at the amount of the remeasured lease liability (i.e., present value of the remaining lease payments), plus unamortized initial direct costs, plus (minus) any prepaid (accrued) lease payments, less the unamortized balance of lease incentives received, and any impairment recognized. For operating leases with lease payments that fluctuate over the lease term, the total lease costs are recognized on a straight-line basis over the lease term.

For all underlying classes of assets, the Organization has elected to not recognize ROU assets and lease liabilities for short-term leases that have a lease term of 12 months or less at lease commencement and do not include an option to purchase the underlying asset that the Organization is reasonably certain to exercise. Leases containing termination clauses in which either party may terminate the lease without cause and the notice period is less than 12 months are deemed short-term leases with lease costs included in short-term lease expense. The Organization recognizes short-term lease cost on a straight-line basis over the lease term.

For all underlying classes of assets, the Organization separates lease and non-lease components to determine the lease payment.

**Upcoming Accounting Pronouncements**

ASU No. 2016-13, *Measurement of Credit Losses on Financial Instruments*, will require the Organization to present financial assets measured at amortized cost (including contract receivables and contract assets) at the net amount expected to be collected over the remaining contractual lives. Estimated credit losses will be based on relevant information about historical experience, current conditions, and reasonable and supportable forecasts that affect the collectability of the reported amounts. This accounting standard will be effective for financial statements issued or interim and annual periods beginning after December 15, 2022. The Organization is evaluating what impact this new standard will have on its 2024 consolidated financial statements.

**Pikes Peak Habitat for Humanity, Inc.**  
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**Note 1: Summary of Significant Accounting Policies** (Continued)

**Subsequent Events**

The Organization has evaluated events and transactions for potential recognition or disclosure in the consolidated financial statements through October 16, 2023, which is the date the consolidated financial statements were available to be issued.

**Note 2: Liquidity and Availability of Financial Resources**

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

| <i>As of June 30,</i>  | 2023                | 2022                |
|--|---------------------|---------------------|
| Cash and Cash Equivalents  | \$ 1,348,348        | \$ 1,225,282        |
| Contributions and Grants Receivable - Current                        | 361,579             | 63,516              |
| Investments  | 1,453,141           | 1,177,651           |
| Mortgages Receivable - Current                                       | 77,458              | 72,480              |
|  | <u>3,240,526</u>    | <u>2,538,929</u>    |
| Less: Restricted Contributions included in Cash and Cash Equivalents | 278,337             | 109,805             |
|  | <u>\$ 2,962,189</u> | <u>\$ 2,429,124</u> |

The Organization has a cash management policy in place to ensure that sufficient funds are available to meet the on-going expense and capital needs of the Organization. The Organization has a goal to maintain financial assets in liquid form such as cash and cash equivalents and investments to cover a minimum of approximately three months of operating expenses.

**Note 3: Concentrations of Credit Risk**

Financial instruments which potentially subject the Organization to credit risk consist of cash accounts that may, during the year, exceed the federally insured limit set by the FDIC, and mortgage notes receivable. Since the Organization places cash in individual financial institutions in excess of FDIC insured limits, the Organization periodically reviews the financial condition of the financial institutions to reduce the Organization's credit risk associated with cash and cash equivalents. At June 30, 2023 and 2022, the Organization's uninsured cash balance totaled approximately \$953,000 and \$815,000 respectively.

**Pikes Peak Habitat for Humanity, Inc.**  
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**Note 3: Concentrations of Credit Risk** (Continued)

The Organization finances the construction and ownership of homes to low-income individuals in El Paso County, Fountain, and Colorado Springs, Colorado. The mortgages are secured by a deed of trust. The Organization has established procedures to limit the risk of default by limiting the sales prices of the homes and not charging interest in order to establish a monthly mortgage payment that is manageable by the owner. Homes are appraised for value prior to sale and the original sales price may be set below the appraised value. The values of the mortgaged homes that collateralize the mortgage notes receivable are subject to market value fluctuations beyond the control of the Organization.

Credit risk with respect to contributions receivable is limited due to the number and creditworthiness of the corporations, foundations, churches, and individuals that comprise the contributor base.

**Note 4: Land Held for Development and Construction-in-Progress**

Land held for development and construction-in-progress consists of undeveloped land and infrastructure costs, as well as partially completed single-family dwellings. At June 30, 2023 and 2022, 5 units, for both years, were under development beyond the land purchase date, and 21 and 26 units, respectively, were in land held for development. There were no completed homes ready for use at June 30, 2023 and 2022. The following is a summary of land held for development and construction-in-progress:

| <i>As of June 30,</i>   | 2023                | 2022                |
|---|---------------------|---------------------|
| Construction-in-Progress  | \$ 833,956          | \$ 954,500          |
| Land and Property Held for Development                              | 318,786             | 245,722             |
| Donated Land Held for Development                                   | 1,117,843           | 1,331,654           |
| <b>Total Land Held for Development and Construction-in-Progress</b> | <b>\$ 2,270,585</b> | <b>\$ 2,531,876</b> |

**Note 5: Mortgages Receivable**

Mortgages receivable balances are as follows:

| <i>As of June 30,</i>                                  | 2023                | 2022                |
|--|---------------------|---------------------|
| Mortgages Receivable at Face Value                     | \$ 5,334,158        | \$ 5,215,589        |
| Less: Unamortized Discount                             | 2,675,302           | 2,591,059           |
| Net Mortgages Receivable                               | 2,658,856           | 2,624,530           |
| Less: Current Portion - Net of Unamortized Discount    | 77,458              | 72,480              |
| <b>Long-Term Portion - Net of Unamortized Discount</b> | <b>\$ 2,581,398</b> | <b>\$ 2,552,050</b> |

**Pikes Peak Habitat for Humanity, Inc.**  
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**Note 5: Mortgages Receivable** (Continued)

The following are future payments due under the mortgages receivable for the years ending June 30:

|            |  |              |
|------------|--|--------------|
| 2024       |  | \$ 285,780   |
| 2025       |  | 285,780      |
| 2026       |  | 285,780      |
| 2027       |  | 285,780      |
| 2028       |  | 285,780      |
| Thereafter |  | 3,905,258    |
|            |  |              |
| Total      |  | \$ 5,334,158 |

At both June 30, 2023 and 2022, the Organization had 64 outstanding mortgages receivable, with applicable discount rates ranging from 6.25% to 9.00%, respectively. The discount rates are set by Habitat International based on the annual simple average of the rates published by the Internal Revenue Service under 2011-5 Section 42(B)(2) for buildings placed into service during the period. The rate in effect at the time the loan is made is the rate that is used to discount the mortgage.

In addition to the reported mortgage loans receivable described above, a forgivable promissory note is established at the closing of each home for the difference between the appraised value and the actual sales price of the home. The forgivable loan is forgiven ratably over the life of the mortgage note. No amounts associated with the forgivable note are reflected in these consolidated financial statements as the balance is only due in the instance that the homeowner sells the house prior to the maturity of the mortgage note. During the years ended June 30, 2023 and 2022, the Organization received \$125,477 and \$199,856, respectively, of proceeds from forgivable mortgages.

Loan Sales

During the year ended June 30, 2023, the Organization sold two loans to a financial institution and received \$525,483 in cash proceeds from the sale. The Organization recognized a gain of \$301,960 from the sale. According to the agreement between the Organization and the financial institution, if a homeowner defaults on a mortgage note sold, the Organization will be obligated to substitute another mortgage of equal or greater value.

During the year ended June 30, 2022, the Organization sold four loans to a financial institution and received \$812,871 in cash proceeds from the sale. The Organization recognized a gain of \$407,605 from the sale. According to the agreement between the Organization and the financial institution, if a homeowner defaults on a mortgage note sold, the Organization will be obligated to substitute another mortgage of equal or greater value.



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**Note 6: Investments**

The following summarizes investments at June 30, 2023:

|   | Cost                | Fair Value          |
|---|---------------------|---------------------|
| Mutual Funds                            | \$ 960,918          | \$ 942,165          |
| Common Stocks and Exchange Traded Funds | 151,003             | 204,641             |
| Certificates of Deposit                 | 356,609             | 356,609             |
| <b>Total Investments</b>                | <b>\$ 1,468,530</b> | <b>\$ 1,503,415</b> |

The following summarizes investments at June 30, 2022:

|   | Cost                | Fair Value          |
|---|---------------------|---------------------|
| Mutual Funds                            | \$ 950,840          | \$ 883,800          |
| Common Stocks and Exchange Traded Funds | 144,911             | 190,693             |
| Certificates of Deposit                 | 103,158             | 103,158             |
| <b>Total Investments</b>                | <b>\$ 1,198,909</b> | <b>\$ 1,177,651</b> |

Investment income was composed of the following:

| <i>Years Ended June 30,</i>     | 2023             | 2022                |
|---------------------------------|------------------|---------------------|
| Realized Gains (Losses)         | \$ (19,428)      | \$ 589              |
| Unrealized Gains (Losses)       | 44,234           | (202,053)           |
| Interest and Dividends, Net     | 58,969           | 49,265              |
| <b>Investment Income (Loss)</b> | <b>\$ 83,775</b> | <b>\$ (152,199)</b> |

**Pikes Peak Habitat for Humanity, Inc.**  
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**Note 7: Fair Value Measurements**

The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1) and the lowest priority to unobservable inputs (Level 3). There were no changes in methods or assumptions during the years ending June 30, 2023 and 2022. The levels of the fair value hierarchy under FASB ASC 820 are described as follows:

Level 1 Fair Value Measurements - Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Organization has the ability to access.

Level 2 Fair Value Measurements - Inputs to the valuation methodology include:

- quoted prices for similar assets or liabilities in active markets;
- quoted prices for identical or similar assets or liabilities in inactive markets;
- inputs other than quoted prices that are observable for the asset or liability;
- inputs that are derived principally from or corroborated by observable market data by correlation or other means

If the asset or liability has a specified (contractual) term, the Level 2 Input must be observable for substantially the full term of the asset or liability.

Level 3 Fair Value Measurements - Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

The asset or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques maximize the use of relevant observable inputs and minimize the use of unobservable inputs.

Mutual funds, common stocks, and exchange traded funds are valued at quoted market prices in active markets.

Certificates of deposit are valued at cost plus accrued interest.

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**Note 7: Fair Value Measurements** (Continued)

The following tables set forth, by level within the fair value hierarchy, the Organization's assets at fair value on a recurring basis as of June 30, 2023 and 2022:

|   | Fair Value of Assets as of June 30, 2023 |                   |             |                     |
|---|--|-------------------|-------------|---------------------|
|   | Level 1                                  | Level 2           | Level 3     | Total               |
| Mutual Funds                                    | \$ 942,165                               | \$ -              | \$ -        | \$ 942,165          |
| Common Stocks and Exchange Traded Funds         | 204,641                                  | -                 | -           | 204,641             |
| Certificates of Deposit                         | -  | 356,609           | -           | 356,609             |
| <b>Total Assets in the Fair Value Hierarchy</b> | <b>\$ 1,146,806</b>                      | <b>\$ 356,609</b> | <b>\$ -</b> | <b>\$ 1,503,415</b> |

|   | Fair Value of Assets as of June 30, 2022 |                   |             |                     |
|---|--|-------------------|-------------|---------------------|
|   | Level 1                                  | Level 2           | Level 3     | Total               |
| Mutual Funds                                    | \$ 883,800                               | \$ -              | \$ -        | \$ 883,800          |
| Common Stocks and Exchange Traded Funds         | 190,693                                  | -                 | -           | 190,693             |
| Certificates of Deposit                         | -  | 103,158           | -           | 103,158             |
| <b>Total Assets in the Fair Value Hierarchy</b> | <b>\$ 1,074,493</b>                      | <b>\$ 103,158</b> | <b>\$ -</b> | <b>\$ 1,177,651</b> |

**Note 8: Property and Equipment**

Property and equipment, net of accumulated depreciation, consisted of the following:

| <i>As of June 30,</i>               | 2023                | 2022                |
|-------------------------------------|---------------------|---------------------|
| Land                                | \$ 1,300,270        | \$ 1,300,270        |
| Building and Improvements           | 4,415,976           | 4,595,617           |
| Equipment and Furniture             | 99,775              | 99,886              |
| Vehicles                            | 26,534              | 36,972              |
| <b>Property and Equipment - Net</b> | <b>\$ 5,842,555</b> | <b>\$ 6,032,745</b> |

Depreciation expense charged to operations for the years ended June 30, 2023 and 2022, was \$207,549 and \$178,152, respectively.

On August 18, 2020, the Organization purchased land in Colorado Springs, Colorado, for \$1,040,000. The Organization completed construction in October 2021 and this facility now serves as the Organization's second ReStore. The total amount capitalized at June 30, 2022 was \$3,772,931.

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**Note 9: Construction Note Payable**

In September 2020, the Organization entered into a promissory note with a bank in order to provide construction financing for the new ReStore location. The note is structured to provide funds of up to \$3,723,000 for the construction. The note bears interest at 3.98%. Monthly payments were scheduled to begin in October 2022, at which time the Organization began making monthly principal and interest payments of \$17,855, due until the maturity date on September 17, 2037, when a final principal and interest payment of \$2,425,694 becomes due. The monthly and final payment amounts will be adjusted based on the total amount advanced to the Organization for construction costs. The note is secured by the deed of trust and all assets associated with the ReStore property. At June 30, 2023 and 2022, there was a balance of \$3,170,805 and \$3,218,398, respectively, outstanding on this note.

The Organization capitalized \$107,949 of debt issuance costs associated with the promissory note. The debt issuance costs are amortized over the life of the loan. Accumulated amortization for the years ended June 30, 2023 and 2022 was \$11,642 and \$5,292, respectively.

The loan agreement requires compliance with certain non-financial covenants. At June 30, 2023, the Organization was in compliance with these requirements.

Following are the future estimated maturities of the construction note payable for the years ended June 30:

|                                       |              |
|---------------------------------------|--------------|
| 2024                                  | \$ 69,343    |
| 2025                                  | 72,153       |
| 2026                                  | 75,078       |
| 2027                                  | 78,121       |
| 2028                                  | 81,288       |
| Thereafter                            | 2,794,822    |
|                                       | 3,170,805    |
| Less: Debt Issuance Costs             | 96,307       |
|                                       | \$ 3,074,498 |
| Construction Note Payable - Current   | \$ 69,343    |
| Construction Note Payable - Long-Term | \$ 3,005,155 |

**Pikes Peak Habitat for Humanity, Inc.**  
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**Note 10: Forgivable Notes Payable**

The Organization received grant funding in the form of forgivable promissory notes from the City of Colorado Springs for the construction and sale of affordable housing. The promissory notes will be forgiven on the maturity date of the respective note if the property constructed is used for affordable housing as stipulated in the note agreement. If at any time the property is not used for affordable housing, the entire note becomes due and payable to the City of Colorado Springs.

The following is a summary of the forgivable notes payable:

| <i>As of June 30,</i>   | 2023              | 2022              |
|---|-------------------|-------------------|
| Note payable to the City of Colorado Springs; no payments of principal or interest are required. The note will be forgiven in July 2028.  | \$ 166,710        | \$ 166,710        |
| Note payable to the City of Colorado Springs; no payments of principal or interest are required. The note will be forgiven in March 2032. | 100,000           | 100,000           |
| <b>Total Forgivable Notes Payable</b>   | <b>\$ 266,710</b> | <b>\$ 266,710</b> |

**Note 11: Line-of-Credit**

The Organization entered into a \$400,000 line-of-credit agreement with a bank. The line bore interest at the Wall Street Journal prime rate plus .25%, with a floor rate of 5.25%, and was secured by mortgages receivable. The line matured on September 18, 2022, and was not subsequently renewed. At June 30, 2023 and 2022, there were no outstanding balances on the line-of-credit.

The Organization entered into a \$2,225,000 line-of-credit agreement with a bank. The line bears interest at 4.25%, and is secured by mortgages receivable. The line matures on July 26, 2025. At June 30, 2023, there was no outstanding balance on the line-of-credit.

**Pikes Peak Habitat for Humanity, Inc.**  
**Notes to the Consolidated Financial Statements**  
June 30, 2023  
(With Comparative Totals for June 30, 2022)

**Note 12: In-Kind Contributions**

In-kind contributions included in the Consolidated Statement of Activities are comprised of the following:

| Nonfinancial Asset     | Year Ended<br>June 30, 2023 | Year Ended<br>June 30, 2022 | Usage in<br>Programs or<br>Function | Donor Restriction           | Fair Value Techniques  |
|------------------------|-----------------------------|-----------------------------|-------------------------------------|-----------------------------|--|
| Construction Equipment | \$ 15,243                   | \$ 1,873                    | Home Construction                   | Specified Home Construction | Estimated wholesale prices of identical or similar products        |
| Construction Supplies  | 96,766                      | 87,304                      | Home Construction                   | Specified Home Construction | Estimated wholesale prices of identical or similar products        |
| Construction Services  | 43,962                      | 29,599                      | Home Construction                   | Specified Home Construction | Estimated based on current rates of construction services provided |
| Legal Services         | 16,040                      | -                           | Management and General              | None                        | Estimated based on current rate of services provided               |
| Advertising Services   | -                           | 40                          | Management and General              | None                        | Estimated based on current rate of advertising services provided   |
| Training Services      | -                           | 40,000                      | Management and General              | None                        | Estimated based on current rates of training services provided     |
| <b>Total</b>           | <b>\$ 172,011</b>           | <b>\$ 122,816</b>           |                                     |                             |  |

**Pikes Peak Habitat for Humanity, Inc.**  
**Notes to the Consolidated Financial Statements**  
June 30, 2023  
(With Comparative Totals for June 30, 2022)

**Note 13: Net Assets With Donor Restrictions**

Net assets with donor restrictions are comprised of the following:

| <i>As of June 30,</i>                           | 2023              | 2022              |
|---|-------------------|-------------------|
| Subject to the Passage of Time:                 |                   |                   |
| Contributions and Grants Receivable             | \$ 144,190        | \$ 63,516         |
| Subject to Expenditure for Specified Purpose:   |                   |                   |
| Home Construction                               | 197,608           | 109,805           |
| <b>Total Net Assets with Donor Restrictions</b> | <b>\$ 341,798</b> | <b>\$ 173,321</b> |

Net assets totaling \$329,326 and \$351,953 were released from net assets with donor restrictions for the years ending June 30, 2023 and 2022, respectively, as a result of the Organization incurring expenditures satisfying the related restricted purposes.

**Note 14: Leases**

The Organization leases office space and a vehicle from unrelated third parties, which expire in June 2025 and December 2025, respectively. Monthly payments are \$2,400 and \$1,310, respectively. The office lease includes an option to renew. Renewal option periods are included in the measurement of the ROU asset and lease liability when the exercise is reasonably certain to occur. The optional renewal periods have not been included in the ROU asset and lease liability as of June 30, 2023 based on management's expectations.

The depreciable life of assets and leasehold improvements are limited by the expected lease term, unless there is a transfer of title or purchase option reasonably certain of exercise.

The Organization's lease agreements do not contain any material residual value guarantees or material restrictive covenants. Payments due under the lease contracts include fixed payments plus, for many of the leases, variable payments. The Organization's equipment lease requires it to make variable payments based on the amount of equipment use. The variable lease payments are not included in lease payments used to determine the lease liability and are recognized as variable costs when incurred.

**Pikes Peak Habitat for Humanity, Inc.**  
**Notes to the Consolidated Financial Statements**  
June 30, 2023  
(With Comparative Totals for June 30, 2022)

**Note 14: Leases** (Continued)

Components of lease expense were as follows:

| <i>For the Year Ended June 30,</i> | 2023             |
|------------------------------------|------------------|
| Operating Lease Costs              | \$ 44,420        |
| Variable Lease Costs               | 3,629            |
| Short-Term Lease Costs             | 1,573            |
| <b>Total Lease Costs</b>           | <b>\$ 49,622</b> |

Weighted-average remaining lease terms and discount rates are as follows as of June 30, 2023:

|   |             |
|---|-------------|
| Weighted-Average Remaining Lease Terms - Operating Leases | 26.4 Months |
| Weighted-Average Discount Rate - Operating Leases         | 2.85%       |

Maturities of lease liabilities are as follows as of June 30, 2023:

| Year Ended June 30, | Payments         | Imputed Interest | Lease Liability  |
|---------------------|------------------|------------------|------------------|
| 2024                | \$ 44,520        | \$ 2,024         | \$ 42,496        |
| 2025                | 44,520           | 796              | 43,724           |
| 2026                | 7,860            | 46               | 7,814            |
| <b>Total</b>        | <b>\$ 96,900</b> | <b>\$ 2,866</b>  | <b>\$ 94,034</b> |

The prior guidance on operating leases, ASC 840, required a disclosure of future operating lease commitments. In conjunction with the presentation of the 2022 consolidated financial statements, the following schedule summarizes future operating lease commitments in existence as of June 30, 2022.

|              |                   |
|--------------|-------------------|
| 2023         | \$ 44,420         |
| 2024         | 44,520            |
| 2025         | 44,520            |
| 2026         | 7,860             |
| <b>Total</b> | <b>\$ 141,320</b> |

For the year ended June 30, 2022, rent expense was \$50,918.



**Pikes Peak Habitat for Humanity, Inc.**  
**Notes to the Consolidated Financial Statements**  
June 30, 2023  
(With Comparative Totals for June 30, 2022)

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**Note 15: Retirement Plan**

The Organization established a 401(k) Profit Sharing Plan, effective July 1, 2019, covering all full-time and part-time employees. Employees are eligible to participate in the plan the month following their initial month of employment. The Organization is required to make a safe harbor matching contribution equal to 100% of the employee's salary deferral that does not exceed 3% of compensation, plus 50% of employee salary deferrals between 3% and 5% of compensation. This safe harbor matching contribution is 100% vested. Additional discretionary Organization matching contributions may be made under the plan. For the years ended June 30, 2023 and 2022, the Organization contributed \$37,950 and \$32,605, respectively, to the plan.

**Note 16: Transactions with Habitat International**

The Organization voluntarily remits a portion of its contributions to Habitat International on an annual basis. These funds are used to construct homes in economically depressed areas around the world. For the years ended June 30, 2023 and 2022, the Organization contributed \$123,000 and \$117,000, respectively, to Habitat International. These amounts are included in program services in the Consolidated Statements of Activities.

DRAFT - OCTOBER 2023

EXTENDED TO MAY 15, 2024

Return of Organization Exempt From Income Tax

OMB No. 1545-0047

Form **990**

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)  
 Do not enter social security numbers on this form as it may be made public.  
 Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.

**2022**

Open to Public Inspection

**A** For the 2022 calendar year, or tax year beginning **JUL 1, 2022** and ending **JUN 30, 2023**

|  |  |   |   |
|--|--|---|---|
| <b>B</b> Check if applicable:<br><br>Address change<br>Name change<br>Initial return<br>Final return/terminated<br>Amended return<br>Application pending | <b>C</b> Name of organization<br><b>PIKES PEAK HABITAT FOR HUMANITY</b>    |   | <b>D</b> Employer identification number<br><b>35-1640064</b>  |
|  | Doing business as  |   | <b>E</b> Telephone number<br><b>719-475-7800</b>  |
|  | Number and street (or P.O. box if mail is not delivered to street address) | Room/suite  | <b>G</b> Gross receipts \$ <b>7,042,180.</b>  |
|  | 2802 NORTH PROSPECT STREET   |   | <b>H(a)</b> Is this a group return for subordinates? ..... Yes <input checked="" type="checkbox"/> No |
| City or town, state or province, country, and ZIP or foreign postal code<br><b>COLORADO SPRINGS, CO 80907</b>  |  | <b>H(b)</b> Are all subordinates included? Yes No | <b>H(c)</b> Group exemption number  |
| <b>F</b> Name and address of principal officer: <b>KRISTINA LEWIS</b><br><b>SAME AS C ABOVE</b>  |  | If "No," attach a list. See instructions          |   |
| <b>I</b> Tax-exempt status: <input checked="" type="checkbox"/> 501(c)(3) 501(c) ( ) (insert no.) 4947(a)(1) or 527                                      |  |   |   |
| <b>J</b> Website: <b>WWW.PIKESPEAKHABITAT.ORG</b>  |  |   |   |
| <b>K</b> Form of organization: <input checked="" type="checkbox"/> Corporation Trust Association Other   |  |   | <b>L</b> Year of formation: <b>1986</b> <b>M</b> State of legal domicile: <b>CO</b>                   |

**Part I Summary**

|   |  |                                  |                     |
|---|--|----------------------------------|---------------------|
| <b>Activities &amp; Governance</b>  | <b>1</b> Briefly describe the organization's mission or most significant activities: <b>SEEKING TO PUT GOD'S LOVE INTO ACTION, PIKES PEAK HABITAT FOR HUMANITY BRINGS PEOPLE TOGETHER TO</b> |                                  |                     |
|   | <b>2</b> Check this box if the organization discontinued its operations or disposed of more than 25% of its net assets.  |                                  |                     |
|   | <b>3</b> Number of voting members of the governing body (Part VI, line 1a)   | <b>3</b>                         | <b>16</b>           |
|   | <b>4</b> Number of independent voting members of the governing body (Part VI, line 1b)   | <b>4</b>                         | <b>16</b>           |
|   | <b>5</b> Total number of individuals employed in calendar year 2022 (Part V, line 2a)  | <b>5</b>                         | <b>60</b>           |
|   | <b>6</b> Total number of volunteers (estimate if necessary)  | <b>6</b>                         | <b>2707</b>         |
|   | <b>7 a</b> Total unrelated business revenue from Part VIII, column (C), line 12  | <b>7a</b>                        | <b>0.</b>           |
| <b>b</b> Net unrelated business taxable income from Form 990-T, Part I, line 11     | <b>7b</b>  | <b>0.</b>                        |                     |
| <b>Revenue</b>  | <b>8</b> Contributions and grants (Part VIII, line 1h)   | <b>Prior Year</b>                | <b>Current Year</b> |
|   | <b>9</b> Program service revenue (Part VIII, line 2g)  | <b>1,120,641.</b>                | <b>1,618,784.</b>   |
|   | <b>10</b> Investment income (Part VIII, column (A), lines 3, 4, and 7d)  | <b>1,895,487.</b>                | <b>1,635,298.</b>   |
|   | <b>11</b> Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)   | <b>456,870.</b>                  | <b>360,929.</b>     |
|   | <b>12</b> Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)   | <b>2,798,947.</b>                | <b>2,948,661.</b>   |
|   |  | <b>6,271,945.</b>                | <b>6,563,672.</b>   |
| <b>Expenses</b>   | <b>13</b> Grants and similar amounts paid (Part IX, column (A), lines 1-3)   | <b>117,000.</b>                  | <b>123,000.</b>     |
|   | <b>14</b> Benefits paid to or for members (Part IX, column (A), line 4)  | <b>0.</b>                        | <b>0.</b>           |
|   | <b>15</b> Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)  | <b>2,011,950.</b>                | <b>2,368,549.</b>   |
|   | <b>16a</b> Professional fundraising fees (Part IX, column (A), line 11e)   | <b>0.</b>                        | <b>0.</b>           |
|   | <b>b</b> Total fundraising expenses (Part IX, column (D), line 25) <b>455,939.</b>   |                                  |                     |
|   | <b>17</b> Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)   | <b>3,464,134.</b>                | <b>3,746,182.</b>   |
| <b>18</b> Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25) | <b>5,593,084.</b>  | <b>6,237,731.</b>                |                     |
| <b>19</b> Revenue less expenses. Subtract line 18 from line 12                      | <b>678,861.</b>  | <b>325,941.</b>                  |                     |
| <b>Net Assets or Fund Balances</b>  | <b>20</b> Total assets (Part X, line 16)   | <b>Beginning of Current Year</b> | <b>End of Year</b>  |
|   | <b>21</b> Total liabilities (Part X, line 26)  | <b>13,774,284.</b>               | <b>14,205,317.</b>  |
|   | <b>22</b> Net assets or fund balances. Subtract line 21 from line 20   | <b>3,706,798.</b>                | <b>3,787,084.</b>   |
|   | <b>10,067,486.</b>   | <b>10,418,233.</b>               |                     |

**Part II Signature Block**

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

|                               |   |                      |                 |                          |                  |
|-------------------------------|---|----------------------|-----------------|--------------------------|------------------|
| <b>Sign Here</b>              | Signature of officer  |                      | Date            |                          |                  |
|                               | <b>KRISTINA LEWIS, EXECUTIVE DIRECTOR</b><br>Type or print name and title |                      |                 |                          |                  |
| <b>Paid Preparer Use Only</b> | Print/Type preparer's name  | Preparer's signature | Date            | Check if self-employed   | PTIN             |
|                               | <b>HOLLY SCHMIDT</b>  | <b>HOLLY SCHMIDT</b> | <b>11/27/23</b> | <input type="checkbox"/> | <b>P01867045</b> |
| <b>Preparer Use Only</b>      | Firm's name   | Firm's EIN           |                 | Phone no.                |                  |
|                               | <b>WIPFLI LLP</b>   | <b>39-0758449</b>    |                 | <b>303.759.0089</b>      |                  |
|                               | Firm's address  |                      |                 |                          |                  |
|                               | <b>2725 ROCKY MOUNTAIN AVE., STE 400</b><br><b>LOVELAND, CO 80538</b>     |                      |                 |                          |                  |

May the IRS discuss this return with the preparer shown above? See instructions  Yes  No

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III [X]

1 Briefly describe the organization's mission: SEEKING TO PUT GOD'S LOVE INTO ACTION, PIKES PEAK HABITAT FOR HUMANITY BRINGS PEOPLE TOGETHER TO BUILD HOMES, COMMUNITIES AND HOPE.

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? [ ] Yes [X] No

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? [ ] Yes [X] No

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses.

4a (Code: ) (Expenses \$ 3,120,182. including grants of \$ 123,000. ) (Revenue \$ 1,635,298. ) FAMILIES IN NEED OF A DECENT PLACE TO LIVE BUILD SAFE AND AFFORDABLE HOMES IN PARTNERSHIP WITH US. HABITAT HOUSES ARE MODESTLY SIZED. THEY ARE LARGE ENOUGH FOR THE HOMEOWNER FAMILY'S NEEDS, BUT SMALL ENOUGH TO KEEP CONSTRUCTION AND MAINTENANCE COSTS AFFORDABLE. BY USING THE LABOR OF VOLUNTEERS AND PROSPECTIVE HOMEOWNERS, EMPLOYING EFFICIENT BUILDING METHODS, KEEPING HOUSE SIZES MODEST, USING DONATED CONSTRUCTION MATERIALS AND APPLIANCES, AND ISSUING NO-PROFIT LOANS, HABITAT MAKES ITS HOUSES AFFORDABLE FOR LOW-INCOME FAMILIES TO PURCHASE. AFFORDABLE HOMEOWNERSHIP HELPS CREATE THE CONDITIONS THAT FREE FAMILIES FROM INSTABILITY, STRESS AND FEAR AND ENCOURAGE SELF-RELIANCE AND CONFIDENCE. STUDIES SHOW THAT STRONG AND STABLE HOUSEHOLDS ARE FOUNDATIONAL TO CHILD DEVELOPMENT AND GROWTH. WHEN A HOME FOSTERS -

4b (Code: ) (Expenses \$ 2,141,453. including grants of \$ ) (Revenue \$ 2,878,563. ) NET PROCEEDS FROM OUR RESTORES (DISCOUNT BUILDING SUPPLY STORES) HELP SUPPORT PIKES PEAK HABITAT PROGRAMS. THE STORES ACCEPT TAX-DEDUCTIBLE DONATIONS OF NEW AND SLIGHTLY USED BUILDING MATERIALS, SUPPLIES, AND HOME FURNISHINGS AND SELL THE ITEMS BELOW RETAIL PRICE. BY ACCEPTING THESE DONATIONS, THE RESTORES DIVERTED AN ESTIMATED 2,579 TONS OF DONATED MATERIALS FROM LANDFILLS IN FY2023. THE RESTORES ALSO RECYCLE PORCELAIN (ROAD BASE FOR THE CITY), METAL AND CARDBOARD, INCREASING THE AMOUNT OF MATERIALS DIVERTED FROM THE LANDFILL, AS WELL AS GENERATING REVENUE FOR BUILDING HOUSES. ADDITIONALLY, A LIMITED AMOUNT OF NEW ITEMS IS PURCHASED FOR SALE AT AFFORDABLE PRICES.

4c (Code: ) (Expenses \$ including grants of \$ ) (Revenue \$ )

4d Other program services (Describe on Schedule O.) (Expenses \$ including grants of \$ ) (Revenue \$ )

4e Total program service expenses 5,261,635.

**Part IV Checklist of Required Schedules**

|  | Yes | No |
|--|-----|----|
| 1 Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)?<br><i>If "Yes," complete Schedule A</i>  | X   |    |
| 2 Is the organization required to complete <i>Schedule B, Schedule of Contributors</i> ? See instructions  | X   |    |
| 3 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i>  |     | X  |
| 4 <b>Section 501(c)(3) organizations.</b> Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? <i>If "Yes," complete Schedule C, Part II</i>   |     | X  |
| 5 Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Rev. Proc. 98-19? <i>If "Yes," complete Schedule C, Part III</i>  |     | X  |
| 6 Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? <i>If "Yes," complete Schedule D, Part I</i>  |     | X  |
| 7 Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? <i>If "Yes," complete Schedule D, Part II</i>  |     | X  |
| 8 Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i>   |     | X  |
| 9 Did the organization report an amount in Part X, line 21, for escrow or custodial account liability, serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? <i>If "Yes," complete Schedule D, Part IV</i>            | X   |    |
| 10 Did the organization, directly or through a related organization, hold assets in donor-restricted endowments or in quasi endowments? <i>If "Yes," complete Schedule D, Part V</i>   |     | X  |
| 11 If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X, as applicable.  |     |    |
| a Did the organization report an amount for land, buildings, and equipment in Part X, line 10? <i>If "Yes," complete Schedule D, Part VI</i>   | X   |    |
| b Did the organization report an amount for investments - other securities in Part X, line 12, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VII</i>  |     | X  |
| c Did the organization report an amount for investments - program related in Part X, line 13, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VIII</i>  |     | X  |
| d Did the organization report an amount for other assets in Part X, line 15, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part IX</i>   | X   |    |
| e Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X</i>   | X   |    |
| f Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? <i>If "Yes," complete Schedule D, Part X</i>  | X   |    |
| 12a Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI and XII</i>  | X   |    |
| b Was the organization included in consolidated, independent audited financial statements for the tax year?<br><i>If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional</i>  |     | X  |
| 13 Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>  |     | X  |
| 14a Did the organization maintain an office, employees, or agents outside of the United States?  |     | X  |
| b Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? <i>If "Yes," complete Schedule F, Parts I and IV</i> |     | X  |
| 15 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? <i>If "Yes," complete Schedule F, Parts II and IV</i>   |     | X  |
| 16 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? <i>If "Yes," complete Schedule F, Parts III and IV</i>   |     | X  |
| 17 Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? <i>If "Yes," complete Schedule G, Part I.</i> See instructions   |     | X  |
| 18 Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i>   |     | X  |
| 19 Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i>   |     | X  |
| 20a Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i>   |     | X  |
| b If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?   |     |    |
| 21 Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II</i>  | X   |    |

**Part IV Checklist of Required Schedules** (continued)

|   | Yes | No |
|---|-----|----|
| <b>22</b> Did the organization report more than \$5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? <i>If "Yes," complete Schedule I, Parts I and III</i> .....  |     | X  |
| <b>23</b> Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5, about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? <i>If "Yes," complete Schedule J</i> .....  |     | X  |
| <b>24a</b> Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? <i>If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a</i> .....  |     | X  |
| <b>b</b> Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception? .....  |     |    |
| <b>c</b> Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds? .....   |     |    |
| <b>d</b> Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year? .....  |     |    |
| <b>25a Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations.</b> Did the organization engage in an excess benefit transaction with a disqualified person during the year? <i>If "Yes," complete Schedule L, Part I</i> .....  |     | X  |
| <b>b</b> Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? <i>If "Yes," complete Schedule L, Part I</i> .....   |     | X  |
| <b>26</b> Did the organization report any amount on Part X, line 5 or 22, for receivables from or payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons? <i>If "Yes," complete Schedule L, Part II</i> .....   |     | X  |
| <b>27</b> Did the organization provide a grant or other assistance to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity (including an employee thereof) or family member of any of these persons? <i>If "Yes," complete Schedule L, Part III</i> ..... |     | X  |
| <b>28</b> Was the organization a party to a business transaction with one of the following parties (see the Schedule L, Part IV, instructions for applicable filing thresholds, conditions, and exceptions):  |     |    |
| <b>a</b> A current or former officer, director, trustee, key employee, creator or founder, or substantial contributor? <i>If "Yes," complete Schedule L, Part IV</i> .....  |     | X  |
| <b>b</b> A family member of any individual described in line 28a? <i>If "Yes," complete Schedule L, Part IV</i> .....   |     | X  |
| <b>c</b> A 35% controlled entity of one or more individuals and/or organizations described in line 28a or 28b? <i>If "Yes," complete Schedule L, Part IV</i> .....  |     | X  |
| <b>29</b> Did the organization receive more than \$25,000 in non-cash contributions? <i>If "Yes," complete Schedule M</i> .....   | X   |    |
| <b>30</b> Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? <i>If "Yes," complete Schedule M</i> .....   |     | X  |
| <b>31</b> Did the organization liquidate, terminate, or dissolve and cease operations? <i>If "Yes," complete Schedule N, Part I</i> .....   |     | X  |
| <b>32</b> Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? <i>If "Yes," complete Schedule N, Part II</i> .....   |     | X  |
| <b>33</b> Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? <i>If "Yes," complete Schedule R, Part I</i> .....   | X   |    |
| <b>34</b> Was the organization related to any tax-exempt or taxable entity? <i>If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1</i> .....   |     | X  |
| <b>35a</b> Did the organization have a controlled entity within the meaning of section 512(b)(13)? .....  |     | X  |
| <b>b</b> If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? <i>If "Yes," complete Schedule R, Part V, line 2</i> .....   |     |    |
| <b>36 Section 501(c)(3) organizations.</b> Did the organization make any transfers to an exempt non-charitable related organization? <i>If "Yes," complete Schedule R, Part V, line 2</i> .....   |     | X  |
| <b>37</b> Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? <i>If "Yes," complete Schedule R, Part VI</i> .....  |     | X  |
| <b>38</b> Did the organization complete Schedule O and provide explanations on Schedule O for Part VI, lines 11b and 19? .....  | X   |    |

Note: All Form 990 filers are required to complete Schedule O

**Part V Statements Regarding Other IRS Filings and Tax Compliance**

Check if Schedule O contains a response or note to any line in this Part V

|   | Yes | No |
|---|-----|----|
| <b>1a</b> Enter the number reported in box 3 of Form 1096. Enter -0- if not applicable .....  |     |    |
| <b>b</b> Enter the number of Forms W-2G included on line 1a. Enter -0- if not applicable .....  |     |    |
| <b>c</b> Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners? ..... |     |    |

Part V Statements Regarding Other IRS Filings and Tax Compliance (continued)

Table with columns for question number, question text, and Yes/No columns. Includes rows for employee counts (2a), tax returns (2b), unrelated business income (3a), foreign accounts (4a), prohibited transactions (5a-5c), annual gross receipts (6a-6b), deductible contributions (7a-7h), sponsoring organizations (8-9), and various other IRS filing requirements (10-17).

**Part VI Governance, Management, and Disclosure.** For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes on Schedule O. See instructions.

Check if Schedule O contains a response or note to any line in this Part VI

**Section A. Governing Body and Management**

|           |  | Yes | No |
|-----------|--|-----|----|
| <b>1a</b> | Enter the number of voting members of the governing body at the end of the tax year ..... <b>16</b><br>If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain on Schedule O. |     |    |
| <b>b</b>  | Enter the number of voting members included on line 1a, above, who are independent ..... <b>16</b>   |     |    |
| <b>2</b>  | Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee? .....  |     | X  |
| <b>3</b>  | Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, trustees, or key employees to a management company or other person? .....  |     | X  |
| <b>4</b>  | Did the organization make any significant changes to its governing documents since the prior Form 990 was filed? .....   |     | X  |
| <b>5</b>  | Did the organization become aware during the year of a significant diversion of the organization's assets? .....   |     | X  |
| <b>6</b>  | Did the organization have members or stockholders? .....   |     | X  |
| <b>7a</b> | Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body? .....   |     | X  |
| <b>b</b>  | Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body? .....  |     | X  |
| <b>8</b>  | Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:  |     |    |
| <b>a</b>  | The governing body? .....  | X   |    |
| <b>b</b>  | Each committee with authority to act on behalf of the governing body? .....  | X   |    |
| <b>9</b>  | Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses on Schedule O .....   |     | X  |

**Section B. Policies** (This Section B requests information about policies not required by the Internal Revenue Code.)

|            |  | Yes | No |
|------------|--|-----|----|
| <b>10a</b> | Did the organization have local chapters, branches, or affiliates? .....   |     | X  |
| <b>b</b>   | If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes? .....   |     |    |
| <b>11a</b> | Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form? .....  | X   |    |
| <b>b</b>   | Describe on Schedule O the process, if any, used by the organization to review this Form 990. ....   |     |    |
| <b>12a</b> | Did the organization have a written conflict of interest policy? If "No," go to line 13 .....  | X   |    |
| <b>b</b>   | Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts? .....  | X   |    |
| <b>c</b>   | Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe on Schedule O how this was done .....   | X   |    |
| <b>13</b>  | Did the organization have a written whistleblower policy? .....  | X   |    |
| <b>14</b>  | Did the organization have a written document retention and destruction policy? .....   | X   |    |
| <b>15</b>  | Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?   |     |    |
| <b>a</b>   | The organization's CEO, Executive Director, or top management official .....   | X   |    |
| <b>b</b>   | Other officers or key employees of the organization .....  |     | X  |
|            | If "Yes" to line 15a or 15b, describe the process on Schedule O. See instructions. ....  |     |    |
| <b>16a</b> | Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year? .....  |     | X  |
| <b>b</b>   | If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements? ..... |     |    |

**Section C. Disclosure**

- 17** List the states with which a copy of this Form 990 is required to be filed NONE
- 18** Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A, if applicable), 990, and 990-T (section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.  
 Own website     Another's website     Upon request     Other (explain on Schedule O)
- 19** Describe on Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.
- 20** State the name, address, and telephone number of the person who possesses the organization's books and records  
**THE ORGANIZATION - 719-475-7800**  
**2802 N. PROSPECT, COLORADO SPRINGS, CO 80907**

**Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors**

Check if Schedule O contains a response or note to any line in this Part VII

**Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees**

**1a** Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
  - List all of the organization's **current** key employees, if any. See the instructions for definition of "key employee."
  - List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (box 5 of Form W-2, box 6 of Form 1099-MISC, and/or box 1 of Form 1099-NEC) of more than \$100,000 from the organization and any related organizations.
  - List all of the organization's **former** officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
  - List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations.
- See the instructions for the order in which to list the persons above.

Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

| (A)<br>Name and title                    | (B)<br>Average hours per week (list any hours for related organizations below line) | (C)<br>Position (do not check more than one box, unless person is both an officer and a director/trustee) |                       |         |              |                              |        | (D)<br>Reportable compensation from the organization (W-2/1099-MISC/1099-NEC) | (E)<br>Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC) | (F)<br>Estimated amount of other compensation from the organization and related organizations |
|--|---|---|-----------------------|---------|--------------|------------------------------|--------|---|--|---|
|  |   | Individual trustee or director  | Institutional trustee | Officer | Key employee | Highest compensated employee | Former |   |  |   |
| (1) KRISTINA LEWIS<br>EXECUTIVE DIRECTOR | 40.00   |   |                       | X       |              |                              |        | REDACTED.   | 0.   | REDACTED.   |
| (2) RYAN PANARISO<br>PRESIDENT           | 2.00  | X   |                       | X       |              |                              |        | 0.  | 0.   | 0.  |
| (3) ERIC STOLP<br>VICE PRESIDENT         | 1.00  | X   |                       | X       |              |                              |        | 0.  | 0.   | 0.  |
| (4) JANNA MULDER<br>SECRETARY            | 1.00  | X   |                       | X       |              |                              |        | 0.  | 0.   | 0.  |
| (5) JOEL HAMILTON<br>BOARD MEMBER        | 1.00  | X   |                       |         |              |                              |        | 0.  | 0.   | 0.  |
| (6) CHUCK SMITH<br>BOARD MEMBER          | 1.00  | X   |                       |         |              |                              |        | 0.  | 0.   | 0.  |
| (7) ROB GIUNTA<br>TREASURER              | 1.00  | X   |                       | X       |              |                              |        | 0.  | 0.   | 0.  |
| (8) RYAN TEEPLES<br>BOARD MEMBER         | 1.00  | X   |                       |         |              |                              |        | 0.  | 0.   | 0.  |
| (9) BILL WALL<br>BOARD MEMBER            | 1.00  | X   |                       |         |              |                              |        | 0.  | 0.   | 0.  |
| (10) RYAN MOHLING<br>BOARD MEMBER        | 1.00  | X   |                       |         |              |                              |        | 0.  | 0.   | 0.  |
| (11) JAY CARLSON<br>BOARD MEMBER         | 1.00  | X   |                       |         |              |                              |        | 0.  | 0.   | 0.  |
| (12) PETER HILTS<br>BOARD MEMBER         | 1.00  | X   |                       |         |              |                              |        | 0.  | 0.   | 0.  |
| (13) CANDY VANDENBERG<br>BOARD MEMBER    | 1.00  | X   |                       |         |              |                              |        | 0.  | 0.   | 0.  |
| (14) MARTHA JOHNSON<br>BOARD MEMBER      | 1.00  | X   |                       |         |              |                              |        | 0.  | 0.   | 0.  |
| (15) TYE TUTT<br>BOARD MEMBER            | 1.00  | X   |                       |         |              |                              |        | 0.  | 0.   | 0.  |
| (16) JOE DESJARDIN<br>BOARD MEMBER       | 1.00  | X   |                       |         |              |                              |        | 0.  | 0.   | 0.  |
| (17) PAUL HASTY<br>BOARD MEMBER          | 1.00  | X   |                       |         |              |                              |        | 0.  | 0.   | 0.  |





**Part VIII Statement of Revenue**

Check if Schedule O contains a response or note to any line in this Part VIII

|   |   |               | (A)            | (B)                                | (C)                        | (D)  |  |
|---|---|---------------|----------------|------------------------------------|----------------------------|--|--|
|   |   |               | Total revenue  | Related or exempt function revenue | Unrelated business revenue | Revenue excluded from tax under sections 512 - 514 |  |
| Contributions, Gifts, Grants and Other Similar Amounts  | <b>1 a</b> Federated campaigns  | <b>1a</b>     |                |                                    |                            |  |  |
|   | <b>b</b> Membership dues  | <b>1b</b>     |                |                                    |                            |  |  |
|   | <b>c</b> Fundraising events   | <b>1c</b>     |                |                                    |                            |  |  |
|   | <b>d</b> Related organizations  | <b>1d</b>     |                |                                    |                            |  |  |
|   | <b>e</b> Government grants (contributions)  | <b>1e</b>     | 238,043.       |                                    |                            |  |  |
|   | <b>f</b> All other contributions, gifts, grants, and similar amounts not included above | <b>1f</b>     | 1,380,741.     |                                    |                            |  |  |
|   | <b>g</b> Noncash contributions included in lines 1a-1f                                  | <b>1g</b>     | \$ 172,011.    |                                    |                            |  |  |
|   | <b>h Total.</b> Add lines 1a-1f   |               |                | 1,618,784.                         |                            |  |  |
| Program Service Revenue   | <b>2 a</b> SALES TO HOMEOWNERS  | Business Code |                |                                    |                            |  |  |
|   |   | 531390        | 1,199,471.     | 1,199,471.                         |                            |  |  |
|   | <b>b</b> MORTGAGE DISCOUNT AMORTIZATIO  | 525990        | 310,350.       | 310,350.                           |                            |  |  |
|   | <b>c</b> SECOND MORTGAGE REVENUES   | 531390        | 125,477.       | 125,477.                           |                            |  |  |
|   | <b>d</b>  |               |                |                                    |                            |  |  |
|   | <b>e</b>  |               |                |                                    |                            |  |  |
|   | <b>f</b> All other program service revenue  | 900099        |                |                                    |                            |  |  |
| <b>g Total.</b> Add lines 2a-2f   |   |               | 1,635,298.     |                                    |                            |  |  |
| Other Revenue   | <b>3</b> Investment income (including dividends, interest, and other similar amounts)   |               | 58,969.        |                                    |                            | 58,969.  |  |
|   | <b>4</b> Income from investment of tax-exempt bond proceeds                             |               |                |                                    |                            |  |  |
|   | <b>5</b> Royalties  |               |                |                                    |                            |  |  |
|   | <b>6 a</b> Gross rents  | <b>6a</b>     | (i) Real       |                                    |                            |  |  |
|   |   |               | (ii) Personal  |                                    |                            |  |  |
|   |   |               |                |                                    |                            |  |  |
|   | <b>b</b> Less: rental expenses  | <b>6b</b>     |                |                                    |                            |  |  |
|   | <b>c</b> Rental income or (loss)  | <b>6c</b>     |                |                                    |                            |  |  |
|   | <b>d</b> Net rental income or (loss)  |               |                |                                    |                            |  |  |
|   | <b>7 a</b> Gross amount from sales of assets other than inventory                       | <b>7a</b>     | (i) Securities |                                    |                            |  |  |
|   |   |               | (ii) Other     | 525,483.                           |                            |  |  |
|   |   |               |                |                                    |                            |  |  |
|   | <b>b</b> Less: cost or other basis and sales expenses                                   | <b>7b</b>     | 223,523.       |                                    |                            |  |  |
|   | <b>c</b> Gain or (loss)   | <b>7c</b>     | 301,960.       |                                    |                            |  |  |
|   | <b>d</b> Net gain or (loss)   |               |                | 301,960.                           |                            | 301,960.   |  |
| <b>8 a</b> Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c). See Part IV, line 18 | <b>8a</b>   |               |                |                                    |                            |  |  |
| <b>b</b> Less: direct expenses  | <b>8b</b>   |               |                |                                    |                            |  |  |
| <b>c</b> Net income or (loss) from fundraising events   |   |               |                |                                    |                            |  |  |
| <b>9 a</b> Gross income from gaming activities. See Part IV, line 19  | <b>9a</b>   |               |                |                                    |                            |  |  |
| <b>b</b> Less: direct expenses  | <b>9b</b>   |               |                |                                    |                            |  |  |
| <b>c</b> Net income or (loss) from gaming activities  |   |               |                |                                    |                            |  |  |
| <b>10 a</b> Gross sales of inventory, less returns and allowances   | <b>10a</b>  |               | 3,133,548.     |                                    |                            |  |  |
|   |   |               | 254,985.       |                                    |                            |  |  |
|   |   |               |                |                                    |                            |  |  |
| <b>b</b> Less: cost of goods sold   | <b>10b</b>  |               |                |                                    |                            |  |  |
| <b>c</b> Net income or (loss) from sales of inventory   |   |               | 2,878,563.     | 2,878,563.                         |                            |  |  |
| Miscellaneous Revenue   | <b>11 a</b> MISCELLANEOUS   | Business Code |                |                                    |                            |  |  |
|   |   | 900099        | 70,098.        |                                    |                            | 70,098.  |  |
|   | <b>b</b>  |               |                |                                    |                            |  |  |
|   | <b>c</b>  |               |                |                                    |                            |  |  |
|   | <b>d</b> All other revenue  |               |                |                                    |                            |  |  |
| <b>e Total.</b> Add lines 11a-11d   |   |               | 70,098.        |                                    |                            |  |  |
| <b>12 Total revenue.</b> See instructions   |   |               | 6,563,672.     | 4,513,861.                         | 0.                         | 431,027.   |  |

**Part IX Statement of Functional Expenses**

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX  X

| Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.   | (A)<br>Total expenses | (B)<br>Program service expenses | (C)<br>Management and general expenses | (D)<br>Fundraising expenses |
|--|-----------------------|---------------------------------|--|-----------------------------|
| <b>1</b> Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21  | 123,000.              | 123,000.                        |  |                             |
| <b>2</b> Grants and other assistance to domestic individuals. See Part IV, line 22   |                       |                                 |  |                             |
| <b>3</b> Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16  |                       |                                 |  |                             |
| <b>4</b> Benefits paid to or for members   |                       |                                 |  |                             |
| <b>5</b> Compensation of current officers, directors, trustees, and key employees  | 120,154.              | 84,963.                         | 20,558.                                | 14,633.                     |
| <b>6</b> Compensation not included above to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)  |                       |                                 |  |                             |
| <b>7</b> Other salaries and wages  | 1,854,507.            | 1,311,352.                      | 317,301.                               | 225,854.                    |
| <b>8</b> Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)  | 37,950.               | 26,835.                         | 6,493.                                 | 4,622.                      |
| <b>9</b> Other employee benefits   | 187,934.              | 132,891.                        | 32,155.                                | 22,888.                     |
| <b>10</b> Payroll taxes  | 168,004.              | 118,798.                        | 28,745.                                | 20,461.                     |
| <b>11</b> Fees for services (nonemployees):  |                       |                                 |  |                             |
| <b>a</b> Management  |                       |                                 |  |                             |
| <b>b</b> Legal   | 30,704.               | 22,166.                         | 8,538.                                 |                             |
| <b>c</b> Accounting  | 19,300.               |                                 | 19,300.                                |                             |
| <b>d</b> Lobbying  |                       |                                 |  |                             |
| <b>e</b> Professional fundraising services. See Part IV, line 17   |                       |                                 |  |                             |
| <b>f</b> Investment management fees  |                       |                                 |  |                             |
| <b>g</b> Other. (If line 11g amount exceeds 10% of line 25, column (A), amount, list line 11g expenses on Sch O.)  |                       |                                 |  |                             |
| <b>12</b> Advertising and promotion  | 194,018.              | 164,423.                        | 826.                                   | 28,769.                     |
| <b>13</b> Office expenses  | 79,870.               | 31,461.                         | 19,181.                                | 29,228.                     |
| <b>14</b> Information technology   |                       |                                 |  |                             |
| <b>15</b> Royalties  |                       |                                 |  |                             |
| <b>16</b> Occupancy  | 28,768.               | 6,196.                          | 10,082.                                | 12,490.                     |
| <b>17</b> Travel   |                       |                                 |  |                             |
| <b>18</b> Payments of travel or entertainment expenses for any federal, state, or local public officials   |                       |                                 |  |                             |
| <b>19</b> Conferences, conventions, and meetings   | 59,605.               | 29,083.                         | 14,707.                                | 15,815.                     |
| <b>20</b> Interest   | 129,237.              | 129,237.                        |  |                             |
| <b>21</b> Payments to affiliates   |                       |                                 |  |                             |
| <b>22</b> Depreciation, depletion, and amortization  | 213,899.              | 213,899.                        |  |                             |
| <b>23</b> Insurance  | 195,184.              | 164,110.                        | 15,672.                                | 15,402.                     |
| <b>24</b> Other expenses. Itemize expenses not covered above. (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A), amount, list line 24e expenses on Schedule O.)                                    |                       |                                 |  |                             |
| <b>a CONSTRUCTION COSTS</b>  | 1,652,745.            | 1,652,745.                      |  |                             |
| <b>b MORTGAGE DISCOUNT</b>   | 725,331.              | 725,331.                        |  |                             |
| <b>c TELEPHONE AND UTILITIES</b>   | 127,624.              | 109,576.                        | 7,631.                                 | 10,417.                     |
| <b>d VEHICLE EXPENSES</b>  | 109,143.              | 109,143.                        |  |                             |
| <b>e All other expenses</b>  | 180,754.              | 106,426.                        | 18,968.                                | 55,360.                     |
| <b>25 Total functional expenses.</b> Add lines 1 through 24e   | 6,237,731.            | 5,261,635.                      | 520,157.                               | 455,939.                    |
| <b>26 Joint costs.</b> Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720) |                       |                                 |  |                             |

**Part X Balance Sheet**

Check if Schedule O contains a response or note to any line in this Part X

|  |  | (A)<br>Beginning of year |             | (B)<br>End of year |
|--|--|--------------------------|-------------|--------------------|
| <b>Assets</b>  | <b>1</b> Cash - non-interest-bearing .....   | 23,305.                  | <b>1</b>    | 156,371.           |
|  | <b>2</b> Savings and temporary cash investments .....  | 1,201,977.               | <b>2</b>    | 1,191,977.         |
|  | <b>3</b> Pledges and grants receivable, net .....  |                          | <b>3</b>    |                    |
|  | <b>4</b> Accounts receivable, net .....  | 63,516.                  | <b>4</b>    | 361,579.           |
|  | <b>5</b> Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons ..... |                          | <b>5</b>    |                    |
|  | <b>6</b> Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B) .....   |                          | <b>6</b>    |                    |
|  | <b>7</b> Notes and loans receivable, net .....   | 2,624,530.               | <b>7</b>    | 2,658,856.         |
|  | <b>8</b> Inventories for sale or use .....   | 90,890.                  | <b>8</b>    | 114,656.           |
|  | <b>9</b> Prepaid expenses and deferred charges .....   | 27,794.                  | <b>9</b>    | 11,356.            |
|  | <b>10a</b> Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D .....   | <b>10a</b> 6,925,219.    |             |                    |
|  | <b>b</b> Less: accumulated depreciation .....  | <b>10b</b> 1,082,664.    |             |                    |
|  | <b>11</b> Investments - publicly traded securities .....   | 6,032,745.               | <b>10c</b>  | 5,842,555.         |
|  | <b>12</b> Investments - other securities. See Part IV, line 11 .....   | 1,177,651.               | <b>11</b>   | 1,503,415.         |
|  | <b>13</b> Investments - program-related. See Part IV, line 11 .....  |                          | <b>12</b>   |                    |
|  | <b>14</b> Intangible assets .....  |                          | <b>13</b>   |                    |
|  | <b>15</b> Other assets. See Part IV, line 11 .....   | 2,531,876.               | <b>14</b>   |                    |
| <b>16</b> <b>Total assets.</b> Add lines 1 through 15 (must equal line 33) ..... | 13,774,284.  | <b>15</b>                | 2,364,552.  |                    |
|  |  | <b>16</b>                | 14,205,317. |                    |
| <b>Liabilities</b>   | <b>17</b> Accounts payable and accrued expenses .....  | 324,347.                 | <b>17</b>   | 351,842.           |
|  | <b>18</b> Grants payable .....   |                          | <b>18</b>   |                    |
|  | <b>19</b> Deferred revenue .....   |                          | <b>19</b>   |                    |
|  | <b>20</b> Tax-exempt bond liabilities .....  |                          | <b>20</b>   |                    |
|  | <b>21</b> Escrow or custodial account liability. Complete Part IV of Schedule D .....  |                          | <b>21</b>   |                    |
|  | <b>22</b> Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons .....     |                          | <b>22</b>   |                    |
|  | <b>23</b> Secured mortgages and notes payable to unrelated third parties .....   | 3,382,451.               | <b>23</b>   | 3,341,208.         |
|  | <b>24</b> Unsecured notes and loans payable to unrelated third parties .....   |                          | <b>24</b>   |                    |
|  | <b>25</b> Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D .....  | 0.                       | <b>25</b>   | 94,034.            |
|  | <b>26</b> <b>Total liabilities.</b> Add lines 17 through 25 .....  | 3,706,798.               | <b>26</b>   | 3,787,084.         |
| <b>Net Assets or Fund Balances</b>   | <b>Organizations that follow FASB ASC 958, check here <input checked="" type="checkbox"/> and complete lines 27, 28, 32, and 33.</b>   |                          |             |                    |
|  | <b>27</b> Net assets without donor restrictions .....  | 9,894,165.               | <b>27</b>   | 10,076,435.        |
|  | <b>28</b> Net assets with donor restrictions .....   | 173,321.                 | <b>28</b>   | 341,798.           |
|  | <b>Organizations that do not follow FASB ASC 958, check here <input type="checkbox"/> and complete lines 29 through 33.</b>  |                          |             |                    |
|  | <b>29</b> Capital stock or trust principal, or current funds .....   |                          | <b>29</b>   |                    |
|  | <b>30</b> Paid-in or capital surplus, or land, building, or equipment fund .....   |                          | <b>30</b>   |                    |
|  | <b>31</b> Retained earnings, endowment, accumulated income, or other funds .....   |                          | <b>31</b>   |                    |
|  | <b>32</b> Total net assets or fund balances .....  | 10,067,486.              | <b>32</b>   | 10,418,233.        |
|  | <b>33</b> Total liabilities and net assets/fund balances .....   | 13,774,284.              | <b>33</b>   | 14,205,317.        |

**Part XI Reconciliation of Net Assets**

Check if Schedule O contains a response or note to any line in this Part XI

|    |  |    |             |
|----|--|----|-------------|
| 1  | Total revenue (must equal Part VIII, column (A), line 12)  | 1  | 6,563,672.  |
| 2  | Total expenses (must equal Part IX, column (A), line 25)   | 2  | 6,237,731.  |
| 3  | Revenue less expenses. Subtract line 2 from line 1   | 3  | 325,941.    |
| 4  | Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))                      | 4  | 10,067,486. |
| 5  | Net unrealized gains (losses) on investments   | 5  | 24,806.     |
| 6  | Donated services and use of facilities   | 6  |             |
| 7  | Investment expenses  | 7  |             |
| 8  | Prior period adjustments   | 8  |             |
| 9  | Other changes in net assets or fund balances (explain on Schedule O)   | 9  | 0.          |
| 10 | Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B)) | 10 | 10,418,233. |

**Part XII Financial Statements and Reporting**

Check if Schedule O contains a response or note to any line in this Part XII

|   |  | Yes | No |
|---|--|-----|----|
| 1   | Accounting method used to prepare the Form 990: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other   |     |    |
| If the organization changed its method of accounting from a prior year or checked "Other," explain on Schedule O.   |  |     |    |
| 2a  | Were the organization's financial statements compiled or reviewed by an independent accountant?  |     | X  |
| If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both: |  |     |    |
| <input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis                 |  |     |    |
| 2b  | Were the organization's financial statements audited by an independent accountant?   | X   |    |
| If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both:              |  |     |    |
| <input type="checkbox"/> Separate basis <input checked="" type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis      |  |     |    |
| 2c  | If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? | X   |    |
| If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O.   |  |     |    |
| 3a  | As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Uniform Guidance, 2 C.F.R. Part 200, Subpart F?  |     | X  |
| 3b  | If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why on Schedule O and describe any steps taken to undergo such audits     |     |    |

Form 990 (2022)

**SCHEDULE A**  
**(Form 990)**

Department of the Treasury  
Internal Revenue Service

**Public Charity Status and Public Support**

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.  
Attach to Form 990 or Form 990-EZ.

Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.

OMB No. 1545-0047

**2022**

Open to Public Inspection

|   |  |
|---|--|
| <b>Name of the organization</b><br><b>PIKES PEAK HABITAT FOR HUMANITY</b> | <b>Employer identification number</b><br><b>35-1640064</b> |
|---|--|

**Part I Reason for Public Charity Status.** (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is: (For lines 1 through 12, check only one box.)

- 1  A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i).**
- 2  A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E (Form 990).)
- 3  A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**
- 4  A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii).** Enter the hospital's name, city, and state: \_\_\_\_\_
- 5  An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv).** (Complete Part II.)
- 6  A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**
- 7  An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi).** (Complete Part II.)
- 8  A community trust described in **section 170(b)(1)(A)(vi).** (Complete Part II.)
- 9  An agricultural research organization described in **section 170(b)(1)(A)(ix)** operated in conjunction with a land-grant college or university or a non-land-grant college of agriculture (see instructions). Enter the name, city, and state of the college or university: \_\_\_\_\_
- 10  An organization that normally receives (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions, subject to certain exceptions; and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See **section 509(a)(2).** (Complete Part III.)
- 11  An organization organized and operated exclusively to test for public safety. See **section 509(a)(4).**
- 12  An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in **section 509(a)(1)** or **section 509(a)(2).** See **section 509(a)(3).** Check the box on lines 12a through 12d that describes the type of supporting organization and complete lines 12e, 12f, and 12g.
  - a  **Type I.** A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization. **You must complete Part IV, Sections A and B.**
  - b  **Type II.** A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s). **You must complete Part IV, Sections A and C.**
  - c  **Type III functionally integrated.** A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions). **You must complete Part IV, Sections A, D, and E.**
  - d  **Type III non-functionally integrated.** A supporting organization operated in connection with its supported organization(s) that is not functionally integrated. The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions). **You must complete Part IV, Sections A and D, and Part V.**
  - e  Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization.
  - f Enter the number of supported organizations .....
- g Provide the following information about the supported organization(s).

| (i) Name of supported organization | (ii) EIN | (iii) Type of organization (described on lines 1-10 above (see instructions)) | (iv) Is the organization listed in your governing document? |    | (v) Amount of monetary support (see instructions) | (vi) Amount of other support (see instructions) |
|------------------------------------|----------|---|---|----|---|---|
|                                    |          |   | Yes   | No |   |   |
|                                    |          |   |   |    |   |   |
|                                    |          |   |   |    |   |   |
|                                    |          |   |   |    |   |   |
|                                    |          |   |   |    |   |   |
|                                    |          |   |   |    |   |   |
|                                    |          |   |   |    |   |   |
|                                    |          |   |   |    |   |   |
|                                    |          |   |   |    |   |   |
|                                    |          |   |   |    |   |   |
|                                    |          |   |   |    |   |   |
| <b>Total</b>                       |          |   |   |    |   |   |

**Part II Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)**

(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

**Section A. Public Support**

| Calendar year (or fiscal year beginning in)  | (a) 2018 | (b) 2019 | (c) 2020 | (d) 2021 | (e) 2022 | (f) Total |
|--|----------|----------|----------|----------|----------|-----------|
| <b>1</b> Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.") .....  | 1088878. | 2893076. | 1518444. | 1120641. | 1618784. | 8239823.  |
| <b>2</b> Tax revenues levied for the organization's benefit and either paid to or expended on its behalf .....   |          |          |          |          |          |           |
| <b>3</b> The value of services or facilities furnished by a governmental unit to the organization without charge .....   |          |          |          |          |          |           |
| <b>4 Total.</b> Add lines 1 through 3 .....  | 1088878. | 2893076. | 1518444. | 1120641. | 1618784. | 8239823.  |
| <b>5</b> The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f) ..... |          |          |          |          |          | 205,430.  |
| <b>6 Public support.</b> Subtract line 5 from line 4.  |          |          |          |          |          | 8034393.  |

**Section B. Total Support**

| Calendar year (or fiscal year beginning in)   | (a) 2018 | (b) 2019 | (c) 2020 | (d) 2021 | (e) 2022 | (f) Total                |
|---|----------|----------|----------|----------|----------|--------------------------|
| <b>7</b> Amounts from line 4 .....  | 1088878. | 2893076. | 1518444. | 1120641. | 1618784. | 8239823.                 |
| <b>8</b> Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources .....  | 58,971.  | 61,214.  | 50,782.  | 49,265.  | 58,969.  | 279,201.                 |
| <b>9</b> Net income from unrelated business activities, whether or not the business is regularly carried on .....   |          |          |          |          |          |                          |
| <b>10</b> Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.) .....   | 155,535. | 24,599.  | 60,227.  | 115,864. | 70,098.  | 426,323.                 |
| <b>11 Total support.</b> Add lines 7 through 10   |          |          |          |          |          | 8945347.                 |
| <b>12</b> Gross receipts from related activities, etc. (see instructions) .....   |          |          |          |          | 12       | 14,849,033.              |
| <b>13 First 5 years.</b> If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and <b>stop here</b> ..... |          |          |          |          |          | <input type="checkbox"/> |

**Section C. Computation of Public Support Percentage**

|   |           |       |                                     |
|---|-----------|-------|-------------------------------------|
| <b>14</b> Public support percentage for 2022 (line 6, column (f), divided by line 11, column (f)) .....   | <b>14</b> | 89.82 | %                                   |
| <b>15</b> Public support percentage from 2021 Schedule A, Part II, line 14 .....  | <b>15</b> | 89.40 | %                                   |
| <b>16a 33 1/3% support test - 2022.</b> If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and <b>stop here.</b> The organization qualifies as a publicly supported organization .....  |           |       | <input checked="" type="checkbox"/> |
| <b>b 33 1/3% support test - 2021.</b> If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and <b>stop here.</b> The organization qualifies as a publicly supported organization .....   |           |       | <input type="checkbox"/>            |
| <b>17a 10% -facts-and-circumstances test - 2022.</b> If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and <b>stop here.</b> Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization .....    |           |       | <input type="checkbox"/>            |
| <b>b 10% -facts-and-circumstances test - 2021.</b> If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and <b>stop here.</b> Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization ..... |           |       | <input type="checkbox"/>            |
| <b>18 Private foundation.</b> If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions .....  |           |       | <input type="checkbox"/>            |

Part III Support Schedule for Organizations Described in Section 509(a)(2)

(Complete only if you checked the box on line 10 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Table with 7 columns: (a) 2018, (b) 2019, (c) 2020, (d) 2021, (e) 2022, (f) Total. Rows include: 1 Gifts, grants, contributions, and membership fees received; 2 Gross receipts from admissions, merchandise sold or services performed; 3 Gross receipts from activities that are not an unrelated trade or business; 4 Tax revenues levied for the organization's benefit; 5 The value of services or facilities furnished by a governmental unit; 6 Total; 7a Amounts included on lines 1, 2, and 3 received from disqualified persons; 7b Amounts included on lines 2 and 3 received from other than disqualified persons; 8 Public support.

Section B. Total Support

Table with 7 columns: (a) 2018, (b) 2019, (c) 2020, (d) 2021, (e) 2022, (f) Total. Rows include: 9 Amounts from line 6; 10a Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources; 10b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975; 10c Add lines 10a and 10b; 11 Net income from unrelated business activities not included on line 10b, whether or not the business is regularly carried on; 12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.); 13 Total support.

14 First 5 years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here

Section C. Computation of Public Support Percentage

Table with 2 columns: Line number, Percentage. Row 15: Public support percentage for 2022 (line 8, column (f), divided by line 13, column (f)) 15 %; Row 16: Public support percentage from 2021 Schedule A, Part III, line 15 16 %

Section D. Computation of Investment Income Percentage

Table with 2 columns: Line number, Percentage. Row 17: Investment income percentage for 2022 (line 10c, column (f), divided by line 13, column (f)) 17 %; Row 18: Investment income percentage from 2021 Schedule A, Part III, line 17 18 %

19a 33 1/3% support tests - 2022. If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and stop here. The organization qualifies as a publicly supported organization

b 33 1/3% support tests - 2021. If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and stop here. The organization qualifies as a publicly supported organization

20 Private foundation. If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions



**Part IV Supporting Organizations**

(Complete only if you checked a box on line 12 of Part I. If you checked box 12a, Part I, complete Sections A and B. If you checked box 12b, Part I, complete Sections A and C. If you checked box 12c, Part I, complete Sections A, D, and E. If you checked box 12d, Part I, complete Sections A and D, and complete Part V.)

**Section A. All Supporting Organizations**

|  | Yes | No |
|--|-----|----|
| <b>1</b> Are all of the organization's supported organizations listed by name in the organization's governing documents? <i>If "No," describe in Part VI how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.</i>  |     |    |
| <b>2</b> Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? <i>If "Yes," explain in Part VI how the organization determined that the supported organization was described in section 509(a)(1) or (2).</i>   |     |    |
| <b>3a</b> Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? <i>If "Yes," answer lines 3b and 3c below.</i>   |     |    |
| <b>b</b> Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? <i>If "Yes," describe in Part VI when and how the organization made the determination.</i>   |     |    |
| <b>c</b> Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? <i>If "Yes," explain in Part VI what controls the organization put in place to ensure such use.</i>  |     |    |
| <b>4a</b> Was any supported organization not organized in the United States ("foreign supported organization")? <i>If "Yes," and if you checked box 12a or 12b in Part I, answer lines 4b and 4c below.</i>  |     |    |
| <b>b</b> Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? <i>If "Yes," describe in Part VI how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.</i>  |     |    |
| <b>c</b> Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? <i>If "Yes," explain in Part VI what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.</i>   |     |    |
| <b>5a</b> Did the organization add, substitute, or remove any supported organizations during the tax year? <i>If "Yes," answer lines 5b and 5c below (if applicable). Also, provide detail in Part VI, including (i) the names and EIN numbers of the supported organizations added, substituted, or removed; (ii) the reasons for each such action; (iii) the authority under the organization's organizing document authorizing such action; and (iv) how the action was accomplished (such as by amendment to the organizing document).</i> |     |    |
| <b>b Type I or Type II only.</b> Was any added or substituted supported organization part of a class already designated in the organization's organizing document?   |     |    |
| <b>c Substitutions only.</b> Was the substitution the result of an event beyond the organization's control?  |     |    |
| <b>6</b> Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? <i>If "Yes," provide detail in Part VI.</i>  |     |    |
| <b>7</b> Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (as defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? <i>If "Yes," complete Part I of Schedule L (Form 990).</i>  |     |    |
| <b>8</b> Did the organization make a loan to a disqualified person (as defined in section 4958) not described on line 7? <i>If "Yes," complete Part I of Schedule L (Form 990).</i>  |     |    |
| <b>9a</b> Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons, as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? <i>If "Yes," provide detail in Part VI.</i>   |     |    |
| <b>b</b> Did one or more disqualified persons (as defined on line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? <i>If "Yes," provide detail in Part VI.</i>  |     |    |
| <b>c</b> Did a disqualified person (as defined on line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? <i>If "Yes," provide detail in Part VI.</i>   |     |    |
| <b>10a</b> Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? <i>If "Yes," answer line 10b below.</i>  |     |    |
| <b>b</b> Did the organization have any excess business holdings in the tax year? <i>(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)</i>   |     |    |

**Part IV Supporting Organizations** (continued)

|  | Yes | No |
|--|-----|----|
| <b>11</b> Has the organization accepted a gift or contribution from any of the following persons?  |     |    |
| <b>a</b> A person who directly or indirectly controls, either alone or together with persons described on lines 11b and 11c below, the governing body of a supported organization? |     |    |
| <b>b</b> A family member of a person described on line 11a above?  |     |    |
| <b>c</b> A 35% controlled entity of a person described on line 11a or 11b above? <i>If "Yes" to line 11a, 11b, or 11c, provide detail in Part VI.</i>                              |     |    |
| <b>11a</b>   |     |    |
| <b>11b</b>   |     |    |
| <b>11c</b>   |     |    |

**Section B. Type I Supporting Organizations**

|   | Yes | No |
|---|-----|----|
| <b>1</b> Did the governing body, members of the governing body, officers acting in their official capacity, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's officers, directors, or trustees at all times during the tax year? <i>If "No," describe in Part VI how the supported organization(s) effectively operated, supervised, or controlled the organization's activities. If the organization had more than one supported organization, describe how the powers to appoint and/or remove officers, directors, or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax year.</i> |     |    |
| <b>2</b> Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? <i>If "Yes," explain in Part VI how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised, or controlled the supporting organization.</i>   |     |    |
| <b>1</b>  |     |    |
| <b>2</b>  |     |    |

**Section C. Type II Supporting Organizations**

|  | Yes | No |
|--|-----|----|
| <b>1</b> Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? <i>If "No," describe in Part VI how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s).</i> |     |    |
| <b>1</b>   |     |    |

**Section D. All Type III Supporting Organizations**

|   | Yes | No |
|---|-----|----|
| <b>1</b> Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided? |     |    |
| <b>2</b> Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization(s) or (ii) serving on the governing body of a supported organization? <i>If "No," explain in Part VI how the organization maintained a close and continuous working relationship with the supported organization(s).</i>   |     |    |
| <b>3</b> By reason of the relationship described on line 2, above, did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? <i>If "Yes," describe in Part VI the role the organization's supported organizations played in this regard.</i>  |     |    |
| <b>1</b>  |     |    |
| <b>2</b>  |     |    |
| <b>3</b>  |     |    |

**Section E. Type III Functionally Integrated Supporting Organizations**

|   |  |  |  |
|---|--|--|--|
| <b>1</b> Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (see instructions).  |  |  |  |
| <b>a</b> <input type="checkbox"/> The organization satisfied the Activities Test. Complete line 2 below.  |  |  |  |
| <b>b</b> <input type="checkbox"/> The organization is the parent of each of its supported organizations. Complete line 3 below.   |  |  |  |
| <b>c</b> <input type="checkbox"/> The organization supported a governmental entity. Describe in Part VI how you supported a governmental entity (see instructions).   |  |  |  |
| <b>2</b> Activities Test. Answer lines 2a and 2b below.   |  |  |  |
| <b>a</b> Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? <i>If "Yes," then in Part VI identify those supported organizations and explain how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.</i> |  |  |  |
| <b>b</b> Did the activities described on line 2a, above, constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? <i>If "Yes," explain in Part VI the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.</i>  |  |  |  |
| <b>3</b> Parent of Supported Organizations. Answer lines 3a and 3b below.   |  |  |  |
| <b>a</b> Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? <i>If "Yes" or "No" provide details in Part VI.</i>   |  |  |  |
| <b>b</b> Did the organization exercise a substantial degree of direction over the policies, programs, and activities of each of its supported organizations? <i>If "Yes," describe in Part VI the role played by the organization in this regard.</i>   |  |  |  |
| <b>2a</b>   |  |  |  |
| <b>2b</b>   |  |  |  |
| <b>3a</b>   |  |  |  |
| <b>3b</b>   |  |  |  |

**Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations**

1  Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov. 20, 1970 ( *explain in Part VI*). See instructions.  
All other Type III non-functionally integrated supporting organizations must complete Sections A through E.

| Section A - Adjusted Net Income |  | (A) Prior Year | (B) Current Year (optional) |
|---------------------------------|--|----------------|-----------------------------|
| 1                               | Net short-term capital gain  | 1              |                             |
| 2                               | Recoveries of prior-year distributions   | 2              |                             |
| 3                               | Other gross income (see instructions)  | 3              |                             |
| 4                               | Add lines 1 through 3.   | 4              |                             |
| 5                               | Depreciation and depletion   | 5              |                             |
| 6                               | Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions) | 6              |                             |
| 7                               | Other expenses (see instructions)  | 7              |                             |
| 8                               | <b>Adjusted Net Income</b> (subtract lines 5, 6, and 7 from line 4)  | 8              |                             |

| Section B - Minimum Asset Amount |   | (A) Prior Year | (B) Current Year (optional) |
|----------------------------------|---|----------------|-----------------------------|
| 1                                | Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year): |                |                             |
| a                                | Average monthly value of securities   | 1a             |                             |
| b                                | Average monthly cash balances   | 1b             |                             |
| c                                | Fair market value of other non-exempt-use assets  | 1c             |                             |
| d                                | <b>Total</b> (add lines 1a, 1b, and 1c)   | 1d             |                             |
| e                                | <b>Discount</b> claimed for blockage or other factors ( <i>explain in detail in Part VI</i> ):                                  |                |                             |
| 2                                | Acquisition indebtedness applicable to non-exempt-use assets  | 2              |                             |
| 3                                | Subtract line 2 from line 1d.   | 3              |                             |
| 4                                | Cash deemed held for exempt use. Enter 0.015 of line 3 (for greater amount, see instructions).                                  | 4              |                             |
| 5                                | Net value of non-exempt-use assets (subtract line 4 from line 3)  | 5              |                             |
| 6                                | Multiply line 5 by 0.035.   | 6              |                             |
| 7                                | Recoveries of prior-year distributions  | 7              |                             |
| 8                                | <b>Minimum Asset Amount</b> (add line 7 to line 6)  | 8              |                             |

| Section C - Distributable Amount |   |   | Current Year |
|----------------------------------|---|---|--------------|
| 1                                | Adjusted net income for prior year (from Section A, line 8, column A)   | 1 |              |
| 2                                | Enter 0.85 of line 1.   | 2 |              |
| 3                                | Minimum asset amount for prior year (from Section B, line 8, column A)  | 3 |              |
| 4                                | Enter greater of line 2 or line 3.  | 4 |              |
| 5                                | Income tax imposed in prior year  | 5 |              |
| 6                                | <b>Distributable Amount.</b> Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions).   | 6 |              |
| 7                                | <input type="checkbox"/> Check here if the current year is the organization's first as a non-functionally integrated Type III supporting organization (see instructions). |   |              |

**Part V** Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations (continued)

| Section D - Distributions |  | Current Year |
|---------------------------|--|--------------|
| 1                         | Amounts paid to supported organizations to accomplish exempt purposes  | 1            |
| 2                         | Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity      | 2            |
| 3                         | Administrative expenses paid to accomplish exempt purposes of supported organizations  | 3            |
| 4                         | Amounts paid to acquire exempt-use assets  | 4            |
| 5                         | Qualified set-aside amounts (prior IRS approval required - provide details in Part VI)   | 5            |
| 6                         | Other distributions (describe in Part VI). See instructions.   | 6            |
| 7                         | <b>Total annual distributions.</b> Add lines 1 through 6.  | 7            |
| 8                         | Distributions to attentive supported organizations to which the organization is responsive (provide details in Part VI). See instructions. | 8            |
| 9                         | Distributable amount for 2022 from Section C, line 6   | 9            |
| 10                        | Line 8 amount divided by line 9 amount   | 10           |

| Section E - Distribution Allocations (see instructions) | (i)<br>Excess Distributions   | (ii)<br>Underdistributions<br>Pre-2022 | (iii)<br>Distributable<br>Amount for 2022 |
|---|---|--|---|
| 1   | Distributable amount for 2022 from Section C, line 6  |  |   |
| 2   | Underdistributions, if any, for years prior to 2022 (reasonable cause required - explain in Part VI). See instructions.   |  |   |
| 3   | Excess distributions carryover, if any, to 2022   |  |   |
| a   | From 2017   |  |   |
| b   | From 2018   |  |   |
| c   | From 2019   |  |   |
| d   | From 2020   |  |   |
| e   | From 2021   |  |   |
| f   | <b>Total</b> of lines 3a through 3e   |  |   |
| g   | Applied to underdistributions of prior years  |  |   |
| h   | Applied to 2022 distributable amount  |  |   |
| i   | Carryover from 2017 not applied (see instructions)  |  |   |
| j   | Remainder. Subtract lines 3g, 3h, and 3i from line 3f.  |  |   |
| 4   | Distributions for 2022 from Section D, line 7: \$   |  |   |
| a   | Applied to underdistributions of prior years  |  |   |
| b   | Applied to 2022 distributable amount  |  |   |
| c   | Remainder. Subtract lines 4a and 4b from line 4.  |  |   |
| 5   | Remaining underdistributions for years prior to 2022, if any. Subtract lines 3g and 4a from line 2. For result greater than zero, explain in Part VI. See instructions. |  |   |
| 6   | Remaining underdistributions for 2022. Subtract lines 3h and 4b from line 1. For result greater than zero, explain in Part VI. See instructions.                        |  |   |
| 7   | <b>Excess distributions carryover to 2023.</b> Add lines 3j and 4c.   |  |   |
| 8   | Breakdown of line 7:  |  |   |
| a   | Excess from 2018  |  |   |
| b   | Excess from 2019  |  |   |
| c   | Excess from 2020  |  |   |
| d   | Excess from 2021  |  |   |
| e   | Excess from 2022  |  |   |

**Part VI**

**Supplemental Information.** Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; Part III, line 12; Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c; Part IV, Section B, lines 1 and 2; Part IV, Section C, line 1; Part IV, Section D, lines 2 and 3; Part IV, Section E, lines 1c, 2a, 2b, 3a, and 3b; Part V, line 1; Part V, Section B, line 1e; Part V, Section D, lines 5, 6, and 8; and Part V, Section E, lines 2, 5, and 6. Also complete this part for any additional information. (See instructions.)

Multiple horizontal lines for supplemental information.

**Schedule B**  
(Form 990)

Department of the Treasury  
Internal Revenue Service

**Schedule of Contributors**

Attach to Form 990 or Form 990-PF.  
Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for the latest information.

OMB No. 1545-0047

**2022**

Name of the organization

**PIKES PEAK HABITAT FOR HUMANITY**

Employer identification number

**35-1640064**

Organization type (check one):

**Filers of:**

**Section:**

Form 990 or 990-EZ

501(c)( 3 ) (enter number) organization

4947(a)(1) nonexempt charitable trust **not** treated as a private foundation

527 political organization

Form 990-PF

501(c)(3) exempt private foundation

4947(a)(1) nonexempt charitable trust treated as a private foundation

501(c)(3) taxable private foundation

Check if your organization is covered by the **General Rule** or a **Special Rule**.

**Note:** Only a section 501(c)(7), (8), or (10) organization can check boxes for both the General Rule and a Special Rule. See instructions.

**General Rule**

For an organization filing Form 990, 990-EZ, or 990-PF that received, during the year, contributions totaling \$5,000 or more (in money or property) from any one contributor. Complete Parts I and II. See instructions for determining a contributor's total contributions.

**Special Rules**

For an organization described in section 501(c)(3) filing Form 990 or 990-EZ that met the 33 1/3% support test of the regulations under sections 509(a)(1) and 170(b)(1)(A)(vi), that checked Schedule A (Form 990), Part II, line 13, 16a, or 16b, and that received from any one contributor, during the year, total contributions of the greater of **(1)** \$5,000; or **(2)** 2% of the amount on (i) Form 990, Part VIII, line 1h; or (ii) Form 990-EZ, line 1. Complete Parts I and II.

For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, total contributions of more than \$1,000 exclusively for religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals. Complete Parts I (entering "N/A" in column (b) instead of the contributor name and address), II, and III.

For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, contributions *exclusively* for religious, charitable, etc., purposes, but no such contributions totaled more than \$1,000. If this box is checked, enter here the total contributions that were received during the year for an *exclusively* religious, charitable, etc., purpose. Don't complete any of the parts unless the **General Rule** applies to this organization because it received *nonexclusively* religious, charitable, etc., contributions totaling \$5,000 or more during the year ..... \$ \_\_\_\_\_

**Caution:** An organization that isn't covered by the General Rule and/or the Special Rules doesn't file Schedule B (Form 990), but it **must** answer "No" on Part IV, line 2, of its Form 990; or check the box on line H of its Form 990-EZ or on its Form 990-PF, Part I, line 2, to certify that it doesn't meet the filing requirements of Schedule B (Form 990).

SCHEDULE D (Form 990)

Department of the Treasury Internal Revenue Service

Supplemental Financial Statements

Complete if the organization answered "Yes" on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b. Attach to Form 990.

Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2022

Open to Public Inspection

Name of the organization PIKES PEAK HABITAT FOR HUMANITY Employer identification number 35-1640064

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts. Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

Table with 3 columns: Question, (a) Donor advised funds, (b) Funds and other accounts. Rows include total number at end of year, aggregate value of contributions, grants, and end of year, and two yes/no questions about donor property and grant fund usage.

Part II Conservation Easements. Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

Table with 3 columns: Question, (a) Donor advised funds, (b) Funds and other accounts. Rows include purpose(s) of conservation easements, a table for lines 2a-2d (Total number, acreage, certified historic structures, acquired after 2006), and questions about monitoring, expenses, and reporting requirements.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets. Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

Table with 3 columns: Question, (a) Donor advised funds, (b) Funds and other accounts. Rows include questions about reporting requirements for art and historical treasures, and a table for revenue and assets included.

**Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets** (continued)

- 3 Using the organization's acquisition, accession, and other records, check any of the following that make significant use of its collection items (check all that apply):
- a  Public exhibition
  - b  Scholarly research
  - c  Preservation for future generations
  - d  Loan or exchange program
  - e  Other \_\_\_\_\_
- 4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.
- 5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection?  Yes  No

**Part IV Escrow and Custodial Arrangements.** Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

- 1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X?  Yes  No
- b If "Yes," explain the arrangement in Part XIII and complete the following table:
- |                                 | Amount |
|---------------------------------|--------|
| c Beginning balance             | 1c     |
| d Additions during the year     | 1d     |
| e Distributions during the year | 1e     |
| f Ending balance                | 1f     |
- 2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability?  Yes  No
- b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided on Part XIII

**Part V Endowment Funds.** Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

|  | (a) Current year | (b) Prior year | (c) Two years back | (d) Three years back | (e) Four years back |
|--|------------------|----------------|--------------------|----------------------|---------------------|
| 1a Beginning of year balance                     |                  |                |                    |                      |                     |
| b Contributions                                  |                  |                |                    |                      |                     |
| c Net investment earnings, gains, and losses     |                  |                |                    |                      |                     |
| d Grants or scholarships                         |                  |                |                    |                      |                     |
| e Other expenditures for facilities and programs |                  |                |                    |                      |                     |
| f Administrative expenses                        |                  |                |                    |                      |                     |
| g End of year balance                            |                  |                |                    |                      |                     |

- 2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:
- a Board designated or quasi-endowment \_\_\_\_\_%
  - b Permanent endowment \_\_\_\_\_%
  - c Term endowment \_\_\_\_\_%
- The percentages on lines 2a, 2b, and 2c should equal 100%.
- 3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:
- |   | Yes    | No |
|---|--------|----|
| (i) Unrelated organizations   | 3a(i)  |    |
| (ii) Related organizations  | 3a(ii) |    |
| b If "Yes" on line 3a(ii), are the related organizations listed as required on Schedule R? <input type="checkbox"/> | 3b     |    |
- 4 Describe in Part XIII the intended uses of the organization's endowment funds.

**Part VI Land, Buildings, and Equipment.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

| Description of property  | (a) Cost or other basis (investment) | (b) Cost or other basis (other) | (c) Accumulated depreciation | (d) Book value |
|--|--------------------------------------|---------------------------------|------------------------------|----------------|
| 1a Land  |                                      | 1,300,270.                      |                              | 1,300,270.     |
| b Buildings  |                                      | 1,610,986.                      | 703,716.                     | 907,270.       |
| c Leasehold improvements   |                                      |                                 |                              |                |
| d Equipment  |                                      | 348,804.                        | 149,696.                     | 199,108.       |
| e Other  |                                      | 3,665,159.                      | 229,252.                     | 3,435,907.     |
| <b>Total.</b> Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10c.) |                                      |                                 |                              | 5,842,555.     |



**Part VII Investments - Other Securities.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

| (a) Description of security or category (including name of security)    | (b) Book value | (c) Method of valuation: Cost or end-of-year market value |
|---|----------------|---|
| (1) Financial derivatives .....   |                |   |
| (2) Closely held equity interests .....                                 |                |   |
| (3) Other .....   |                |   |
| (A)   |                |   |
| (B)   |                |   |
| (C)   |                |   |
| (D)   |                |   |
| (E)   |                |   |
| (F)   |                |   |
| (G)   |                |   |
| (H)   |                |   |
| <b>Total.</b> (Col. (b) must equal Form 990, Part X, col. (B) line 12.) |                |   |

**Part VIII Investments - Program Related.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

| (a) Description of investment   | (b) Book value | (c) Method of valuation: Cost or end-of-year market value |
|---|----------------|---|
| (1)   |                |   |
| (2)   |                |   |
| (3)   |                |   |
| (4)   |                |   |
| (5)   |                |   |
| (6)   |                |   |
| (7)   |                |   |
| (8)   |                |   |
| (9)   |                |   |
| <b>Total.</b> (Col. (b) must equal Form 990, Part X, col. (B) line 13.) |                |   |

**Part IX Other Assets.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

| (a) Description   | (b) Book value |
|---|----------------|
| (1) CONSTRUCTION IN PROGRESS  | 2,270,585.     |
| (2) RIGHT OF USE ASSET  | 93,967.        |
| (3)   |                |
| (4)   |                |
| (5)   |                |
| (6)   |                |
| (7)   |                |
| (8)   |                |
| (9)   |                |
| <b>Total.</b> (Column (b) must equal Form 990, Part X, col. (B) line 15.) | 2,364,552.     |

**Part X Other Liabilities.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

| 1. (a) Description of liability   | (b) Book value |
|---|----------------|
| (1) Federal income taxes  |                |
| (2) OPERATING LEASE LIABILITY -   |                |
| (3) CURRENT   | 42,496.        |
| (4) OPERATING LEASE LIABILITY -   |                |
| (5) LONG-TERM   | 51,538.        |
| (6)   |                |
| (7)   |                |
| (8)   |                |
| (9)   |                |
| <b>Total.</b> (Column (b) must equal Form 990, Part X, col. (B) line 25.) | 94,034.        |

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FASB ASC 740. Check here if the text of the footnote has been provided in Part XIII ...

**Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

|   |   |    |          |            |
|---|---|----|----------|------------|
| 1 | Total revenue, gains, and other support per audited financial statements        |    | 1        | 6,843,463. |
| 2 | Amounts included on line 1 but not on Form 990, Part VIII, line 12:             |    |          |            |
| a | Net unrealized gains (losses) on investments                                    | 2a | 24,806.  |            |
| b | Donated services and use of facilities  | 2b |          |            |
| c | Recoveries of prior year grants   | 2c |          |            |
| d | Other (Describe in Part XIII.)  | 2d | 254,985. |            |
| e | Add lines 2a through 2d   | 2e |          | 279,791.   |
| 3 | Subtract line 2e from line 1  | 3  |          | 6,563,672. |
| 4 | Amounts included on Form 990, Part VIII, line 12, but not on line 1:            |    |          |            |
| a | Investment expenses not included on Form 990, Part VIII, line 7b                | 4a |          |            |
| b | Other (Describe in Part XIII.)  | 4b |          |            |
| c | Add lines 4a and 4b   | 4c |          | 0.         |
| 5 | Total revenue. Add lines 3 and 4c. (This must equal Form 990, Part I, line 12.) | 5  |          | 6,563,672. |

**Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

|   |  |    |          |            |
|---|--|----|----------|------------|
| 1 | Total expenses and losses per audited financial statements                       |    | 1        | 6,492,716. |
| 2 | Amounts included on line 1 but not on Form 990, Part IX, line 25:                |    |          |            |
| a | Donated services and use of facilities   | 2a |          |            |
| b | Prior year adjustments   | 2b |          |            |
| c | Other losses   | 2c |          |            |
| d | Other (Describe in Part XIII.)   | 2d | 254,985. |            |
| e | Add lines 2a through 2d  | 2e |          | 254,985.   |
| 3 | Subtract line 2e from line 1   | 3  |          | 6,237,731. |
| 4 | Amounts included on Form 990, Part IX, line 25, but not on line 1:               |    |          |            |
| a | Investment expenses not included on Form 990, Part VIII, line 7b                 | 4a |          |            |
| b | Other (Describe in Part XIII.)   | 4b |          |            |
| c | Add lines 4a and 4b  | 4c |          | 0.         |
| 5 | Total expenses. Add lines 3 and 4c. (This must equal Form 990, Part I, line 18.) | 5  |          | 6,237,731. |

**Part XIII Supplemental Information.**

Provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, lines 2d and 4b; and Part XII, lines 2d and 4b. Also complete this part to provide any additional information.

**PART X, LINE 2:**

IN ACCORDANCE WITH ACCOUNTING PRINCIPLES GENERALLY ACCEPTED IN THE UNITED STATES ("GAAP"), A PRIVATE ENTITY IS REQUIRED TO DISCLOSE ANY MATERIAL UNCERTAIN TAX POSITIONS THAT MANAGEMENT BELIEVES DOES NOT MEET A "MORE-LIKELY-THAN-NOT" STANDARD OF BEING SUSTAINED UNDER AN INCOME TAX AUDIT, AND TO RECORD A LIABILITY FOR ANY SUCH TAXES INCLUDING PENALTY AND INTEREST. MANAGEMENT OF THE ORGANIZATION HAS NOT IDENTIFIED ANY UNCERTAIN TAX POSITIONS THAT REQUIRE THE RECORDING OF A LIABILITY MENTIONED ABOVE OR FURTHER DISCLOSURE.

**PART XI, LINE 2D - OTHER ADJUSTMENTS:**

COSTS OF RESTORE ITEMS SOLD 254,985.

**Part XIII** Supplemental Information (continued)

PART XII, LINE 2D - OTHER ADJUSTMENTS:

COSTS OF RESTORE ITEMS SOLD 254,985.

**SCHEDULE I  
(Form 990)**

Department of the Treasury  
Internal Revenue Service

**Grants and Other Assistance to Organizations,  
Governments, and Individuals in the United States**

Complete if the organization answered "Yes" on Form 990, Part IV, line 21 or 22.

Attach to Form 990.

Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for the latest information.

OMB No. 1545-0047

**2022**

Open to Public  
Inspection

Name of the organization **PIKES PEAK HABITAT FOR HUMANITY** Employer identification number **35-1640064**

**Part I General Information on Grants and Assistance**

- 1 Does the organization maintain records to substantiate the amount of the grants or assistance, the grantees' eligibility for the grants or assistance, and the selection criteria used to award the grants or assistance?  Yes  No
- 2 Describe in Part IV the organization's procedures for monitoring the use of grant funds in the United States.

**Part II Grants and Other Assistance to Domestic Organizations and Domestic Governments.** Complete if the organization answered "Yes" on Form 990, Part IV, line 21, for any recipient that received more than \$5,000. Part II can be duplicated if additional space is needed.

| 1 (a) Name and address of organization or government   | (b) EIN    | (c) IRC section (if applicable) | (d) Amount of cash grant | (e) Amount of noncash assistance | (f) Method of valuation (book, FMV, appraisal, other) | (g) Description of noncash assistance | (h) Purpose of grant or assistance |
|--|------------|---------------------------------|--------------------------|----------------------------------|---|---------------------------------------|------------------------------------|
| HABITAT FOR HUMANITY INTERNATIONAL<br>270 PEACHTREE ST, NW, SUITE 1300<br>ATLANTA, GA 30303-1263 | 91-1914868 | 501(C)(3)                       | 123,000.                 | 0.                               |   |                                       | TITHE                              |
|  |            |                                 |                          |                                  |   |                                       |                                    |
|  |            |                                 |                          |                                  |   |                                       |                                    |
|  |            |                                 |                          |                                  |   |                                       |                                    |
|  |            |                                 |                          |                                  |   |                                       |                                    |
|  |            |                                 |                          |                                  |   |                                       |                                    |
|  |            |                                 |                          |                                  |   |                                       |                                    |
|  |            |                                 |                          |                                  |   |                                       |                                    |

2 Enter total number of section 501(c)(3) and government organizations listed in the line 1 table 1.

3 Enter total number of other organizations listed in the line 1 table

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule I (Form 990) 2022



**SCHEDULE M  
(Form 990)**

**Noncash Contributions**

OMB No. 1545-0047

**2022**

Open to Public Inspection

Department of the Treasury  
Internal Revenue Service

Complete if the organizations answered "Yes" on Form 990, Part IV, lines 29 or 30.  
Attach to Form 990.

Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.

Name of the organization: **PIKES PEAK HABITAT FOR HUMANITY**  
Employer identification number: **35-1640064**

**Part I Types of Property**

|  | (a)<br>Check if applicable | (b)<br>Number of contributions or items contributed | (c)<br>Noncash contribution amounts reported on Form 990, Part VIII, line 1g | (d)<br>Method of determining noncash contribution amounts |
|--|----------------------------|---|--|---|
| 1 Art - Works of art   |                            |   |  |   |
| 2 Art - Historical treasures                                 |                            |   |  |   |
| 3 Art - Fractional interests                                 |                            |   |  |   |
| 4 Books and publications                                     |                            |   |  |   |
| 5 Clothing and household goods                               |                            |   |  |   |
| 6 Cars and other vehicles                                    |                            |   |  |   |
| 7 Boats and planes   |                            |   |  |   |
| 8 Intellectual property                                      |                            |   |  |   |
| 9 Securities - Publicly traded                               |                            |   |  |   |
| 10 Securities - Closely held stock                           |                            |   |  |   |
| 11 Securities - Partnership, LLC, or trust interests         |                            |   |  |   |
| 12 Securities - Miscellaneous                                |                            |   |  |   |
| 13 Qualified conservation contribution - Historic structures |                            |   |  |   |
| 14 Qualified conservation contribution - Other               |                            |   |  |   |
| 15 Real estate - Residential                                 |                            |   |  |   |
| 16 Real estate - Commercial                                  |                            |   |  |   |
| 17 Real estate - Other                                       |                            |   |  |   |
| 18 Collectibles  |                            |   |  |   |
| 19 Food inventory  |                            |   |  |   |
| 20 Drugs and medical supplies                                |                            |   |  |   |
| 21 Taxidermy   |                            |   |  |   |
| 22 Historical artifacts                                      |                            |   |  |   |
| 23 Scientific specimens                                      |                            |   |  |   |
| 24 Archeological artifacts                                   |                            |   |  |   |
| 25 Other ( <b>CONST ITEMS</b> )                              | <b>X</b>                   | <b>184</b>  | <b>172,011.</b>  | <b>FAIR MARKET VALUE</b>                                  |
| 26 Other ( )   |                            |   |  |   |
| 27 Other ( )   |                            |   |  |   |
| 28 Other ( )   |                            |   |  |   |

29 Number of Forms 8283 received by the organization during the tax year for contributions for which the organization completed Form 8283, Part V, Donee Acknowledgement ..... **29**

|   | Yes      | No       |
|---|----------|----------|
| 30a During the year, did the organization receive by contribution any property reported in Part I, lines 1 through 28, that it must hold for at least 3 years from the date of the initial contribution, and which isn't required to be used for exempt purposes for the entire holding period? ..... |          | <b>X</b> |
| b If "Yes," describe the arrangement in Part II.  |          |          |
| 31 Does the organization have a gift acceptance policy that requires the review of any nonstandard contributions? .....   | <b>X</b> |          |
| 32a Does the organization hire or use third parties or related organizations to solicit, process, or sell noncash contributions? .....  |          | <b>X</b> |
| b If "Yes," describe in Part II.  |          |          |
| 33 If the organization didn't report an amount in column (c) for a type of property for which column (a) is checked, describe in Part II.   |          |          |

**Part II**

**Supplemental Information.** Provide the information required by Part I, lines 30b, 32b, and 33, and whether the organization is reporting in Part I, column (b), the number of contributions, the number of items received, or a combination of both. Also complete this part for any additional information.

Multiple horizontal lines for supplemental information.

**SCHEDULE O  
(Form 990)**

Department of the Treasury  
Internal Revenue Service

**Supplemental Information to Form 990 or 990-EZ**

Complete to provide information for responses to specific questions on  
Form 990 or 990-EZ or to provide any additional information.  
Attach to Form 990 or Form 990-EZ.  
Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for the latest information.

OMB No. 1545-0047

**2022**

Open to Public  
Inspection

Name of the organization

PIKES PEAK HABITAT FOR HUMANITY

Employer identification number

35-1640064

FORM 990, PART I, LINE 1, DESCRIPTION OF ORGANIZATION MISSION:

BUILD HOMES, COMMUNITIES AND HOPE.

FORM 990, PART III, LINE 4A, PROGRAM SERVICE ACCOMPLISHMENTS:

INSTEAD OF HINDERS - HEALTH AND SAFETY, FAMILIES CAN FLOURISH. OWNING

AN AFFORDABLE HOME ALSO ALLOWS HOMEOWNERS TO LIFT UP THEIR ENTIRE

FAMILY BY SAVING FOR THEIR FUTURES AND INVESTING IN EDUCATIONAL

OPPORTUNITIES, BOLSTERING JOB OPPORTUNITIES AND LONG-TERM CAREER

GROWTH. DURING FISCAL YEAR 2023, PIKES PEAK HABITAT SERVED FIVE

FAMILIES WITH NEW HOME CONSTRUCTION THROUGH ITS HOMEOWNERSHIP PROGRAM,

AS WELL AS MORE THAN 80 HOUSEHOLDS WHOSE MORTGAGES WE SERVICED/MANAGED

DURING FISCAL YEAR 2023.

OUR HOME REPAIR PROGRAM IS AN OUTREACH INITIATIVE THAT SEEKS TO PROVIDE

A WIDE RANGE OF OPPORTUNITIES FOR LOW- TO MODERATE-INCOME HOMEOWNERS,

INCLUDING VETERANS AND SENIORS, WHO ARE STRUGGLING TO MAINTAIN THEIR

HOMES BECAUSE OF AGE, DISABILITY OR FAMILY CIRCUMSTANCES. WE PARTNER

WITH FAMILIES TO HELP THEM REPAIR THEIR HOMES WITH PRIDE AND DIGNITY.

THE PROGRAM ALLOWS FAMILIES TO STAY IN THEIR HOME AND AVOID THE

UNCERTAINTY, TRAUMA AND EXPENSE OF MOVING. PROJECTS CONSIST OF INTERIOR

AND/OR EXTERIOR REPAIRS INTENDED TO ALLEVIATE CRITICAL HEALTH, LIFE AND

SAFETY ISSUES OR CODE VIOLATIONS. VOLUNTEER TEAMS WORK ALONG WITH

SUBCONTRACTORS UNDER THE DIRECTION OF PIKES PEAK HABITAT STAFF MEMBERS

TO COMPLETE THE REPAIRS. SINCE THE INCEPTION OF THE HOME REPAIR

PROGRAM, PIKES PEAK HABITAT HAS PARTNERED WITH 43 LOCAL HOMEOWNERS, 27

OF WHOM WERE SERVED DURING FY2023.

AS PART OF THE HOMEOWNERSHIP PROCESS, WE BELIEVE FINANCIAL EDUCATION

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 990 or 990-EZ.

Schedule O (Form 990) 2022

232211 10-28-22



|   |  |
|---|--|
| Name of the organization<br>PIKES PEAK HABITAT FOR HUMANITY | Employer identification number<br>35-1640064 |
|---|--|

BUILDS A MORE SOLID FOUNDATION FOR LONG-TERM PERSONAL SUCCESS AND HELPS ALLEVIATE ANY CONCERNS OR BARRIERS ON THE PATH TO HOMEOWNERSHIP. DURING THESE FINANCIAL EDUCATION CLASSES, WE COVER TOPICS SUCH AS BUDGETING; CREDIT CARDS AND CREDIT REPORTS; DEBT AND LOANS; SAVING, INVESTING AND PLANNING FOR THE FUTURE; EMERGENCY SITUATIONS; AND HABITAT HOMEOWNER MORTGAGES. A MORE IN-DEPTH UNDERSTANDING OF THESE IMPORTANT CONCEPTS IS A TOOL THAT CAN BE USED TO BUILD A BETTER FUTURE. PIKES PEAK HABITAT PROVIDED 10 HOURS OF HOMEBUYER EDUCATION WORKSHOPS FOR SIX FAMILIES DURING FY2023.

WE TITHE 10% OF OUR UNDESIGNATED DONATIONS TO HABITAT FOR HUMANITY INTERNATIONAL TO BUILD SAFE AND AFFORDABLE HOUSING GLOBALLY. IN FY23, OUR TITHE OF \$123,000 SERVED 27 FAMILIES IN BANGLADESH, COTE D'IVOIRE (IVORY COAST), UGANDA, ORPHANS AND VULNERABLE GROUPS, AND THE INTERNATIONAL DISASTERS FUND.

FORM 990, PART VI, SECTION B, LINE 11B:

FIRST THE IRS FORM 990 IS REVIEWED BY THE FINANCE COMMITTEE AND THEN THE ENTIRE BOARD. THE FORM 990 IS SENT ELECTRONICALLY TO THE BOARD MEMBERS TO REVIEW AND APPROVE AT THE REGULAR BOARD MEETING.

FORM 990, PART VI, SECTION B, LINE 12C:

ALL BOARD MEMBERS ARE REQUIRED TO SIGN A FORM DISCLOSING ANY KNOWN CONFLICTS OF INTEREST ON AN ANNUAL BASIS. THE BOARD IS RESPONSIBLE FOR COMPLIANCE AND WILL DECIDE IF A CONFLICT EXISTS. IF THERE IS A CONFLICT THE BOARD MEMBER WILL RECUSE THEMSELF FROM VOTING.

FORM 990, PART VI, SECTION B, LINE 15A:

THE ORGANIZATION USES COMPARABILITY DATA PROVIDED BY THE COLORADO CENTER

|   |  |
|---|--|
| Name of the organization<br>PIKES PEAK HABITAT FOR HUMANITY | Employer identification number<br>35-1640064 |
|---|--|

FOR NON-PROFIT EXCELLENCE, COLORADO NON-PROFIT SALARY AND BENEFITS SURVEY,  
AND THE HABITAT FOR HUMANITY COLORADO AND HABITAT INTERNATIONAL SALARY  
SURVEYS.

FORM 990, PART VI, SECTION C, LINE 19:

THE ORGANIZATION'S GOVERNING DOCUMENTS, CONFLICT OF INTEREST POLICY, AND  
FINANCIAL STATEMENTS ARE AVAILABLE UPON REASONABLE REQUEST.

FORM 990, PART IX, EXPLANATION OF ALLOCATIONS:

PIKES PEAK HABITAT IS COMMITTED TO EFFICIENCY AND TRANSPARENCY. WE  
COMMUNICATE WITH OUR SUPPORTERS, DONORS AND PROSPECTIVE DONORS BY  
EMAIL, POSTAL MAIL, PHONE AND OTHER MEANS, BOTH TO REQUEST  
CONTRIBUTIONS TO OUR CAUSE AND TO EDUCATE THE PUBLIC ABOUT PIKES PEAK  
HABITAT'S YEAR-ROUND PROGRAMS, VOLUNTEER OPPORTUNITIES AND OTHER EVENTS  
IN LOCAL COMMUNITIES AND AROUND THE WORLD. THESE EFFORTS HELP ADVANCE  
OUR MISSION TO PUT GOD'S LOVE INTO ACTION BY BRINGING PEOPLE TOGETHER  
TO BUILD HOMES, COMMUNITIES AND HOPE. AS A NONPROFIT ORGANIZATION THAT  
IS EXEMPT FROM FEDERAL TAXATION, WE ENSURE OUR DONORS' MONEY IS SPENT  
AS EFFICIENTLY AND EFFECTIVELY AS POSSIBLE. ADDITIONALLY, WE HAVE  
CERTAIN EXPENSES THAT CANNOT BE BILLED SEPARATELY FOR EACH FUNCTIONAL  
AREA. RENT, UTILITIES, INFORMATION TECHNOLOGY AND OTHER COSTS ARE  
GROUPED TOGETHER. WE ALLOCATE THESE COSTS IN COMPLIANCE WITH GENERALLY  
ACCEPTED ACCOUNTING PRINCIPLES, OR GAAP, ACROSS THE PROGRAM (INCLUDING  
HABITAT RESTORES), MANAGEMENT AND GENERAL, AND FUNDRAISING CATEGORIES.  
FINALLY, SOME STAFF MEMBERS HAVE RESPONSIBILITIES THAT CROSS OVER  
FUNCTIONAL AREAS. TO CALCULATE THE TIME ALLOCATION, PIKES PEAK HABITAT  
DIVIDES THE NUMBER OF HOURS SPENT ON A PROJECT OUTSIDE OF A STAFF  
MEMBER'S DESIGNATED EXPENSE CATEGORY BY THE TOTAL HOURS WORKED DURING

Name of the organization

PIKES PEAK HABITAT FOR HUMANITY

Employer identification number

35-1640064

THAT PERIOD AND ALLOCATES THAT PERCENTAGE OF COSTS TO THE APPROPRIATE EXPENSE CATEGORY.

FORM 990, PART XII, LINE 2C:

THERE WERE NO CHANGES TO THE FINANCIAL STATEMENT OVERSIGHT PROCESS DURING THE YEAR.

**SCHEDULE R  
(Form 990)**

Department of the Treasury  
Internal Revenue Service

**Related Organizations and Unrelated Partnerships**  
Complete if the organization answered "Yes" on Form 990, Part IV, line 33, 34, 35b, 36, or 37.  
Attach to Form 990.

Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.

OMB No. 1545-0047

**2022**

**Open to Public Inspection**

Name of the organization **PIKES PEAK HABITAT FOR HUMANITY** Employer identification number **35-1640064**

**Part I Identification of Disregarded Entities.** Complete if the organization answered "Yes" on Form 990, Part IV, line 33.

| (a)<br>Name, address, and EIN (if applicable)<br>of disregarded entity                               | (b)<br>Primary activity | (c)<br>Legal domicile (state or<br>foreign country) | (d)<br>Total income | (e)<br>End-of-year assets | (f)<br>Direct controlling<br>entity |
|--|-------------------------|---|---------------------|---------------------------|-------------------------------------|
| PPHFH COMMUNITY HOUSING DEV - 83-0711637<br>2802 NORTH PROSPECT STREET<br>COLORADO SPRINGS, CO 80907 | CHDO                    | COLORADO  |                     | 10,193.                   | N/A                                 |
|  |                         |   |                     |                           |                                     |
|  |                         |   |                     |                           |                                     |
|  |                         |   |                     |                           |                                     |
|  |                         |   |                     |                           |                                     |
|  |                         |   |                     |                           |                                     |
|  |                         |   |                     |                           |                                     |
|  |                         |   |                     |                           |                                     |
|  |                         |   |                     |                           |                                     |
|  |                         |   |                     |                           |                                     |

**Part II Identification of Related Tax-Exempt Organizations.** Complete if the organization answered "Yes" on Form 990, Part IV, line 34, because it had one or more related tax-exempt organizations during the tax year.

| (a)<br>Name, address, and EIN<br>of related organization | (b)<br>Primary activity | (c)<br>Legal domicile (state or<br>foreign country) | (d)<br>Exempt Code<br>section | (e)<br>Public charity<br>status (if section<br>501(c)(3)) | (f)<br>Direct controlling<br>entity | (g)<br>Section 512(b)(13)<br>controlled<br>entity? |    |
|--|-------------------------|---|-------------------------------|---|-------------------------------------|--|----|
|  |                         |   |                               |   |                                     | Yes  | No |
|  |                         |   |                               |   |                                     |  |    |
|  |                         |   |                               |   |                                     |  |    |
|  |                         |   |                               |   |                                     |  |    |
|  |                         |   |                               |   |                                     |  |    |
|  |                         |   |                               |   |                                     |  |    |
|  |                         |   |                               |   |                                     |  |    |
|  |                         |   |                               |   |                                     |  |    |
|  |                         |   |                               |   |                                     |  |    |
|  |                         |   |                               |   |                                     |  |    |
|  |                         |   |                               |   |                                     |  |    |



**Part V Transactions With Related Organizations.** Complete if the organization answered "Yes" on Form 990, Part IV, line 34, 35b, or 36.

**Note:** Complete line 1 if any entity is listed in Parts II, III, or IV of this schedule.

**1** During the tax year, did the organization engage in any of the following transactions with one or more related organizations listed in Parts II-IV?

|  | Yes       | No |
|--|-----------|----|
| <b>a</b> Receipt of (i) interest, (ii) annuities, (iii) royalties, or (iv) rent from a controlled entity ..... | <b>1a</b> |    |
| <b>b</b> Gift, grant, or capital contribution to related organization(s) .....                                 | <b>1b</b> |    |
| <b>c</b> Gift, grant, or capital contribution from related organization(s) .....                               | <b>1c</b> |    |
| <b>d</b> Loans or loan guarantees to or for related organization(s) .....                                      | <b>1d</b> |    |
| <b>e</b> Loans or loan guarantees by related organization(s) .....   | <b>1e</b> |    |
| <b>f</b> Dividends from related organization(s) .....  | <b>1f</b> |    |
| <b>g</b> Sale of assets to related organization(s) .....   | <b>1g</b> |    |
| <b>h</b> Purchase of assets from related organization(s) .....   | <b>1h</b> |    |
| <b>i</b> Exchange of assets with related organization(s) .....   | <b>1i</b> |    |
| <b>j</b> Lease of facilities, equipment, or other assets to related organization(s) .....                      | <b>1j</b> |    |
| <b>k</b> Lease of facilities, equipment, or other assets from related organization(s) .....                    | <b>1k</b> |    |
| <b>l</b> Performance of services or membership or fundraising solicitations for related organization(s) .....  | <b>1l</b> |    |
| <b>m</b> Performance of services or membership or fundraising solicitations by related organization(s) .....   | <b>1m</b> |    |
| <b>n</b> Sharing of facilities, equipment, mailing lists, or other assets with related organization(s) .....   | <b>1n</b> |    |
| <b>o</b> Sharing of paid employees with related organization(s) .....  | <b>1o</b> |    |
| <b>p</b> Reimbursement paid to related organization(s) for expenses .....                                      | <b>1p</b> |    |
| <b>q</b> Reimbursement paid by related organization(s) for expenses .....                                      | <b>1q</b> |    |
| <b>r</b> Other transfer of cash or property to related organization(s) .....                                   | <b>1r</b> |    |
| <b>s</b> Other transfer of cash or property from related organization(s) .....                                 | <b>1s</b> |    |

**2** If the answer to any of the above is "Yes," see the instructions for information on who must complete this line, including covered relationships and transaction thresholds.

| (a)<br>Name of related organization | (b)<br>Transaction type (a-s) | (c)<br>Amount involved | (d)<br>Method of determining amount involved |
|-------------------------------------|-------------------------------|------------------------|--|
| (1)                                 |                               |                        |  |
| (2)                                 |                               |                        |  |
| (3)                                 |                               |                        |  |
| (4)                                 |                               |                        |  |
| (5)                                 |                               |                        |  |
| (6)                                 |                               |                        |  |







# **Staff and Committee Reports**

## CEO, Staff, & Committee Reports

### December 4, 2023

#### CEO'S REPORT

- Ongoing discussions, meetings, information gathering, and presentations with the goal of meeting the (somewhat amorphous) requirements of the reticent County Commissioners, ultimately to complete the final "Agreement regarding affordable housing development on WSD3 parcel" that will include the Commissioners' deed restriction language and D3 measurables. Interagency agreement between County and D3 signed by D3 board that agrees to the required measurables and timelines of the County Commissioners' deed restriction. Next step is waiting for public County Commissioner meeting date for them to vote to approve the project.
- Meetings with multiple prospective committee members with a mind to eventually move them to board.
- Met with the executive director of Forge Evolution, formerly known as Teen Court, to discuss potential synergy.
- Continuing "Team Up" participation and content creation, including filmed interviews. Pikes Peak Habitat has two components of our Team Up project: 1) We are creating an 8-part video series and accompanying training supplemental guide that can be used to train nonprofits/staff teams/faith communities on how to engage across lines of religious difference. 2) We are hosting our annual interfaith dialogue (Sunday Feb 4, 2024 from 4-6 p.m.) as a part of Team Up. For this event Pikes Peak Habitat is partnering with the Mayor's office and will also have representation from our local YMCA/catholic charities. Please see the Appendix for more information about the Team Up project.
- Attended week-long training in New Orleans to be certified to lead a Thrivent & Habitat Worldwide Domestic Disaster Relief Build. PPHFH's build will be co-led by Kris Lewis and Eric Stolp tentatively set for October 6-12, 2024. Chloe Henry is following up with submitting the build proposal and future team logistics.
- Multiple meetings with, and regarding, Teller County Habitat's dissolution to include distribution of their assets to determine what, if any, can be purchased by or donated to Pikes Peak Habitat. Related to their land (discontiguous lots without any infrastructure), Pikes Peak Habitat's Site Selection Committee determined that the project would not be cost effective and we would likely experience difficulty in finding sufficient volunteers. Pikes Peak Habitat did obtain some safety equipment and small tools.
- Quarterly Habitat Colorado Front Range ED networking function, to include discussions with Greeley Habitat for Humanity regarding Alquist 3D, which is partnering with Greeley Habitat on 100 3D-printed homes. Here's a good article summarizing the partnership (of which Pikes Peak Habitat is quite keen to possibly replicate): <https://coloradosun.com/2023/10/07/affordable-housing-3d-printing-greeley/>
- Met with Dan O'Rear with Myron Stratton Foundation about the possibility of extending our partnership around Critical Home Repair, resulting in receiving a \$150K grant.
- Ongoing participation with the City's affordable housing CDAC – "Community Development Advisory Committee".
- As a result of the February Mayoral Forum, Pikes Peak Habitat has been asked to make a presentation at the annual HFHI Habitat on the Hill inaugural "Cost of Home Poster Exhibition" described as: "... an opportunity to interact with dozens of affiliates and support organization exhibitors from across the country as they share policy solutions, advocacy strategies and research that you can leverage to advance your own public policy goals at home. This poster exhibition is a peer-learning activity for all Habitat on the Hill participants, a thought

leadership opportunity for presenters and a relationship building opportunity for all.” Outside of the national exposure for Pikes Peak Habitat’s efforts, an additional benefit is 50% reduction on conference registration fee.

- In seeking ways to create and track metrics for the D3 land development, Pikes Peak Habitat has entered into partnership with UCCS College of Public Service and a graduate student to “... create and test said measurables. In the short term, we would like to provide the El Paso County Commissioners with the outline of the data we intend to collect. In the mid-term, we would means test the metrics with a ... The Ridge at Sand Creek. In the longest term, we would like to tailor this to run a longitudinal study.”
- Reviewing ways to enhance security of our vehicles and trailers as our construction dump trailer was stolen November 18. Police report filed. Trailer yet to be recovered.
- Annual 1:1 meetings between CEO and individual staff are in process. CEO has met with all ReStore staff and is now scheduling construction and business office meetings.

## STRATEGIC PARTNERSHIPS REPORT

### Communications:

Pikes Peak Habitat has had extensive media coverage since the last Board meeting, for example:

- Giving Back: Volunteers Rally to Put a Roof Over Local Veteran (KOAA, Nov. 15)
- Colorado Springs Veteran Receives New Roof (KRDO NewsChannel 13, Nov. 15)
- Owens Corning Roof Deployment Project 2 - Loving Living Local (KXRM Fox 21 on Yahoo, Nov. 15)
- SoCo Vietnam Veteran Gets New Roof (KXRM Fox 21, Nov. 15)
- Pikes Peak Habitat for Humanity Holds Triple Groundbreaking Ceremony for New Homes (KRDO, Nov. 4)
- Donation Helps Habitat Build Extra Home: Pikes Peak Habitat for Humanity Receives \$100,000 Gift from Kum & Go (KOAA News5, Nov. 4)
- Houses That Care for People and the Planet (EnergyLogic, Oct. 30)

Learn more about our future homeowners:

- Gilas’ family <https://pikespeakhabitat.org/gilas-family/>
- Ida, Alex, and Lucia’s family <https://pikespeakhabitat.org/ida-alex-lucia-family/>
- Trinady and Damian’s family <https://pikespeakhabitat.org/trinady-damian-family/>

Stay up to date on all of Pikes Peak Habitat’s press coverage, news releases, blogs, newsletters, etc. here:

<https://pikespeakhabitat.org/latest-news-and-updates/>

Social media interface by the numbers:

- ReStore Facebook (6,100 reach in past 28 days)
- ReStore Insta (156 reach in past 28 days)
- Affiliate Facebook (2,542 reach in past 28 days)
- Affiliate Insta (340 reach in past 28 days)
- Affiliate X (formerly Twitter) (540 Tweet impressions in past 28 days)
- Affiliate LinkedIn (464 impressions in past 28 days)

### Donor Relations:

- We had 117 people RSVP “yes” to the Donor Appreciation Event and had 102 in attendance including Habitat staff.
- The annual Mike Maroone Charity Car Show held in October donated \$17,208.34 directly toward the 5th Veterans Build. This is \$6,110.34 more than last year.
- We have 15 participants in the Gingerbread Build this year, including the Board of Directors’ “Board Build”. We’ve currently garnered \$4,867.66 for the Veterans Build, which is 13% of our goal for this appeal. This includes registration fees, and any early voting that has already happened. Voting runs until Dec. 15.
- The fall appeal has garnered \$6,921.05. This exceeds our budget by \$921.05 and was comprised of 40 donors. We will track this until the year end appeal goes out on Dec. 7. This is funding restricted to the repair program.
- We received a check from the Constitution branch of Ent for \$500 after we were chosen for their Micro Philanthropy donation. They selected PPHFH after they volunteered at the construction site.
- We garnered \$8,939.87 from GivingTuesday. This includes the \$6,000 matching gift from Ent Credit Union and was comprised of 6 donors. We are expecting an additional \$2,500 in the new year. This will be from a matching donation from one of the donor’s employers.
- We brought in \$2,347.51 for World Habitat Day through the pin ups at the ReStores. This exceeded our goal by \$847.51.

### Faith:

#### October

- Apostles Church Staff Build Morning on the construction site held for local church leaders/staff members
- IBU subcommittee decided all IBU #3 faith communities will be building a homemade bench for IBU#3 homeowners Jessica's family
- Fall City Serve with COSILoveYou
- Kris & Chloe will be leading breakout session at 2024 Affiliate Conference in Atlanta about TEAM UP interfaith training video series
- IBU and Apostles Build Subcommittee meetings held

#### November

- In person IBU meeting held at Temple Beit Torah with 15 attendees
- The Mayor’s office confirmed that they will be sending Steve Posey, Chief Housing Officer and Thomas Thompson, Community Affairs Advisor to participate in 2024 IBU Interfaith Dialogue on Sunday Feb 4 in the afternoon, so board members can save the date.
- FIAPM sent in application for our first Habitat & Thrivent Worldwide Domestic Trip (tentatively Oct 2024)

### Grants:

- Grants Manager was hired as part of the Strategic Partnerships team to augment our affiliate’s efforts in grant funding. She earned her MA in grant writing, management, and evaluation from the University of Concordia-Chicago and has assisted nonprofits with grants professionally for the past five years as a grant writer, consultant, and researcher.
- Enterprise Zone certification has been approved for 2024

#### Grant funding awarded:

- First Congregational Church, \$1,500 for the Interfaith Build for Unity
- Colorado Springs Health Foundation, \$100,000 for general operating
- Myron Stratton Home Foundation, \$150,000 for the home repair program

## Volunteerism:

### **October 2023 Construction/Repair Totals** - Please note we were closed for a week due to staff being ill with C-19

Total Unique Volunteers: 184

Total Hours: 1,681.53

Total Groups: 15 total groups

### **October 2023 ReStore Totals Combined**

Total Unique Volunteers: 163

Total Hours: 1,631.34

Total Groups: 6 total group shifts

### **October 2023 Overall Volunteer Totals**

Total Unique Volunteers: 345

Total Hours: 3,312.87

### **November 1 - 25 2023, Construction/Repair Totals**

Total Unique Volunteers: 179

Total Hours: 1,928.13

Total Groups: 9 total groups

### **November 1 - 25 2023, 2023 ReStore Totals Combined**

Total Unique Volunteers: 123

Total Hours: 1,569.88

Total Groups: 3 total group shifts

### **November 1 - 25 2023 Overall Volunteer Totals**

Total Unique Volunteers: 300

Total Hours: 3,498.01

## PROGRAMS REPORT

### Construction:

#### **Construction Site Update**

- SC860 – House finished and dedicated on 11/4
- SC5337 – Going through final work and inspections for dedication on 12/9
- SC852 – Floors & walls framed, trusses flown, rough trades began, dedication 2/24/24
- SC844 – Crawlspace work complete, floors built, walls being built, dedication 4/27/24
- WV7594 (Recycle house) – Plumbing & mechanical work has begun, rehab beginning week of 12/5
- SC836, SC828, SC820, SC812 – Currently digging all four foundations at once. Pulling permits for all four lots week of 12/5. Will hire out foundations & drainage.
- Homeowners are consistently showing up onsite with a great attitude
- A 50-gal fuel transfer tank was donated to be used to fuel up skid steer, a sweeper attachment was donated and is now working 100% for use around the site, the 14' dump trailer was stolen from the construction site on 12/18

#### **Updated House Plans**

- 2-bedroom (Nick) plan has been reviewed & approved by PPRBD. Ready to pull permits
- 3-bedroom (Jazmin) plan has been reviewed & approved by PPRBD. Ready to pull permits

- 4-bedroom (Madeline) plan has been updated and is ready for submission. No plans to build this house until at least 2026
- 5-bedroom (Brian) plan is complete and ready for submission. Will not submit until the summer of next year. Only building one 5-bedroom this round of homeowners, dedication date set at 4/26/2025

#### **Homeowner Services:**

- Pikes Peak Habitat's Homeowner Services manager created a book club for the future homeowners (FHOs) which has been a huge success thus far. They are reading *The Four Agreements* by Don Miguel Ruiz. The homeowners have been extremely receptive to the book! This addition to the "Be a Good Neighbor" class curriculum has been mentality changing for them.
- Disaster preparedness class has been added to the FHO class curriculum. We have a member of the Community Emergency Response Team (CERT) who will be donating the class as a Gift in Kind for our FHOs. She reached out to Eric Wells after volunteering with a group on site; she had such a great experience and wanted to offer this class.
- One of our FHO's surprised the construction crew and volunteers with a meal. Gilas who will be in our recycle home in Woodmen Vistas, who has a passion for cooking brought homemade deliciousness. The Sand Creek crew said it was delicious. For Gilas' home visit, Candy Vandenberg and Amber were greeted with homemade Baclava and tea. Though she works in the medical field, Gila's passion is cooking and feeding the bellies of those she cares about.

#### **Critical Home Repairs:**

- Work has been completed on Bill's project on W Vermijo!!! The project consisted of roof work, windows, and doors with the help of Lowes grant. We partnered with Owens Corning and Old World Roofing to replace the entire roof and add gutters. Old World Roofing is still wrapping up the gutters, but all the roofing was completed. This project had great coverage from three different news organizations!
- We have started a project for a woman who had bitten off more than she could chew by purchasing an old boarding house. She had some contractors abandon work, leaving her very exposed and vulnerable to the elements with no insulation in the walls and terrible electrical problems that had been started, but not completed. Pikes Peak Habitat is working to create a house within the larger house by closing off a small portion that can be weatherized and the electrical upgraded so that she can live there. Her present conditions would not have allowed her to live there through the winter due to no heat/ no insulation/ poor electrical with partial upgrades. We are working with ERC to expand the options of weatherization that can be done for this homeowner.
- We will be adding staff and looking for a 2<sup>nd</sup> vehicle that can help us continue to grow.
- Some basic stats for 1st Quarter for Home Repairs:
  - Completed repairs = 11
  - Completed Capable = 5
  - In process repairs = 3
  - In process Capable = 5
- Q2 to date
  - Completed repairs = 4
  - Completed Capable = 10
  - In process repairs = 1
  - In process Capable = 1

## ReStores:

**eCommerce** is lagging a bit behind expectations. To that end we invited the vendor to assist:

- Visit with Upright Labs proved to be very productive 11/28 and 11/29. Topics covered:
  - Redefining the space allocated to eComm.
  - Spatial efficiency based on new layout and flow pattern.
  - Processing procedures, listing expectations, and best practices.
  - Two-week, four week (EOY), and first six months of 2024 goals.

### **Clothing Recycle**

- Six full bins between the stores since program inception.
- Estimated value of the current bins is approx. \$200.
- No measurable lift yet in donation drop-offs with the expansion of clothing as an option.
- Clothing Recycle promotional banners hung at both stores.
- Will be partnering with Communications Manager for further promotion of the program.

### **Sales at ReStores**

- **Sales (RSS and RSNE combined)**  
Oct 2023 + \$20,597 vs. budget.  
YTD + \$452 vs. budget.
- **Net Profit (RSS and RSNE combined)**  
Oct 2023 + \$32,825 vs. budget.  
YTD + \$84,298 vs. budget.

### **General**

- After a slow start RSS was able to recover from a 40K deficit and add to YTD totals.
- RSNE started the year strong and over budget but has slowed in recent months.
- Focus for RSS in the coming months is clean, maintain and merchandise for a better customer experience.
- Focus for RSNE in the coming months is customer service and merchandise for a better customer experience.

# **Financials & Related Reports**



# FY 2024 Operations Dashboard

October 2023

## Current Profit and Loss Highlights

|                           |    |           |
|---------------------------|----|-----------|
| Current Net Income (Loss) | \$ | (22,738)  |
| YTD Income (Loss)         | \$ | (234,570) |



Board of Directors

## Balance Sheet Summary

## Finance Committee Notes

| ASSETS                                |           |                   |
|---------------------------------------|-----------|-------------------|
| Current Assets                        |           |                   |
| Checking/Savings                      | \$        | 1,107,613         |
| Investment Cash/Equivalents           |           | 15,325            |
| Investment Securities                 |           | 1,446,361         |
| Accounts Receivable                   |           | 143,682           |
| Other Current Assets                  |           | 2,839,808         |
| <b>Total Current Assets</b>           | <b>\$</b> | <b>5,552,789</b>  |
| Fixed Assets                          | \$        | 5,867,144         |
| Other Assets                          |           | 2,766,408         |
| <b>TOTAL ASSETS</b>                   | <b>\$</b> | <b>14,186,341</b> |
| LIABILITIES & EQUITY                  |           |                   |
| Liabilities                           |           |                   |
| Total Current Liabilities             | \$        | 606,066           |
| Long Term Liabilities                 |           | 3,398,329         |
| <b>Total Liabilities</b>              | <b>\$</b> | <b>4,004,395</b>  |
| Total Equity                          |           | 10,181,946        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>\$</b> | <b>14,186,341</b> |

*Current net income (loss):*  
 October was a negative month  
 RS's NI YTD is 1.37% of budget  
 Total contributions received YTD is 86% of budget and grants received YTD is 40% of budget  
 Investment account had a negative impact on the revenue for the month  
 YTD net income came in lower than the projected budget

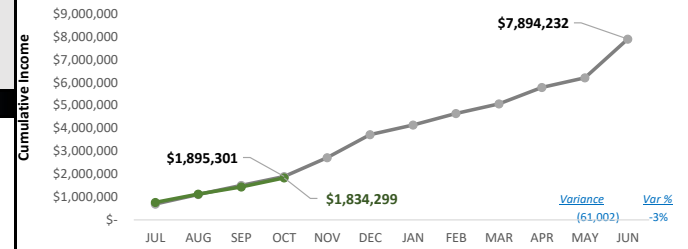
## Pending Major Disbursements

|              |           |                  |     |
|--------------|-----------|------------------|-----|
| Operations   | \$        | 1,107,613        | 43% |
| Short Term   | \$        | 220,548          | 9%  |
| Long Term    | \$        | 1,241,137        | 48% |
| <b>Total</b> | <b>\$</b> | <b>2,569,299</b> |     |

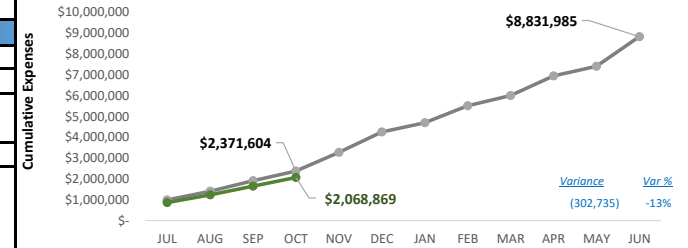
| Item         | Nov-23 | Dec-23 | Jan-24 |
|--------------|--------|--------|--------|
| <b>Total</b> | -      | -      | -      |

→ Operations Target is 3-months of operating expenses [ \$1,317,030 ] or 15%, whichever is greater.

## PPHFH YTD Income Performance



## PPHFH YTD Expense Performance



## Strategic Partnerships

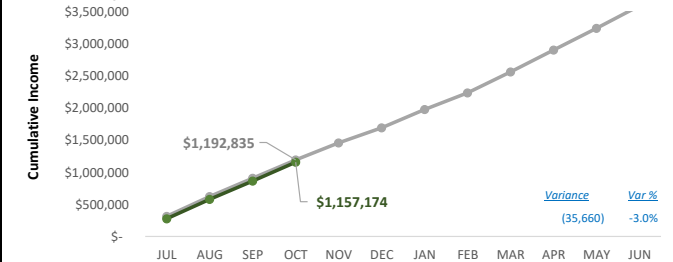
## ReStore Operations - Income & Expense Performance

| Current Donation Performance |                   |                   |                    |             |
|------------------------------|-------------------|-------------------|--------------------|-------------|
| FY 2023                      | Actual            | Budget            | Variance           | Var %       |
| Indiv                        | \$ 43,096         | \$ 48,500         | \$ (5,404)         | -11%        |
| Bequest                      | \$ -              | \$ -              | \$ -               | -           |
| Corps                        | \$ 20,368         | \$ 10,000         | \$ 10,368          | 104%        |
| Grants                       | \$ 5,000          | \$ 7,500          | \$ (2,500)         | -33%        |
| Other                        | \$ 1,500          | \$ 4,072          | \$ (2,572)         | -63%        |
| <b>Total</b>                 | <b>\$ 69,964</b>  | <b>\$ 70,072</b>  | <b>\$ (108)</b>    | <b>0%</b>   |
| <b>FY 2022</b>               | <b>\$ 159,100</b> | <b>\$ 120,246</b> | <b>\$ 38,854</b>   | <b>32%</b>  |
| <b>FY 2021</b>               | <b>\$ 61,024</b>  | <b>\$ 84,250</b>  | <b>\$ (23,226)</b> | <b>-28%</b> |

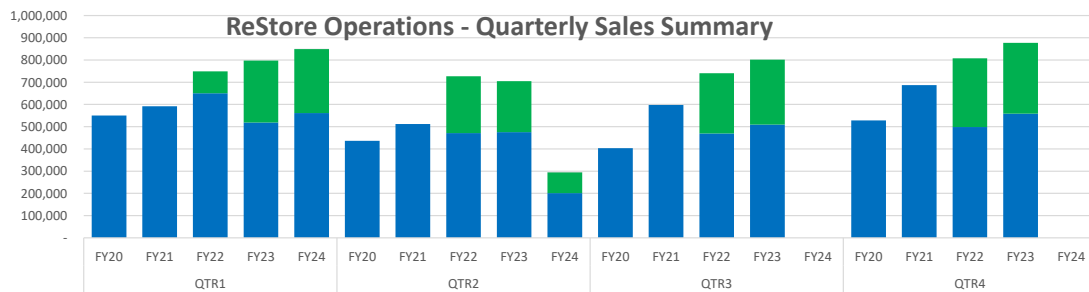
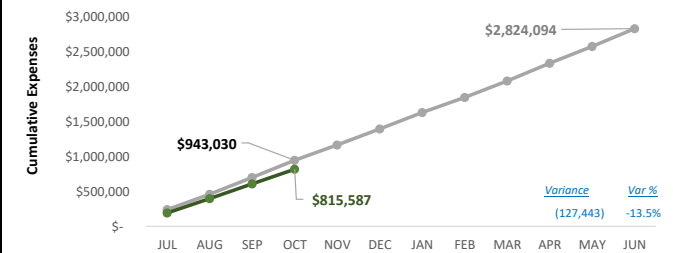
| YTD Donation Performance |                   |                     |             |  |
|--------------------------|-------------------|---------------------|-------------|--|
| Actual                   | Budget            | Variance            | Var %       |  |
| \$ 98,742                | \$ 94,500         | \$ 4,242            | 4%          |  |
| \$ -                     | \$ -              | \$ -                | 100%        |  |
| \$ 27,174                | \$ 46,500         | \$ (19,326)         | -42%        |  |
| \$ 29,000                | \$ 73,000         | \$ (44,000)         | -60%        |  |
| \$ 2,000                 | \$ 8,466          | \$ (6,466)          | -76%        |  |
| <b>\$ 156,916</b>        | <b>\$ 222,466</b> | <b>\$ (65,550)</b>  | <b>-29%</b> |  |
| <b>\$ 256,594</b>        | <b>\$ 361,044</b> | <b>\$ (104,450)</b> | <b>-29%</b> |  |
| <b>\$ 270,589</b>        | <b>\$ 155,725</b> | <b>\$ 114,864</b>   | <b>74%</b>  |  |



## ReStore Ops YTD Income Performance



## ReStore Ops YTD Expense Performance

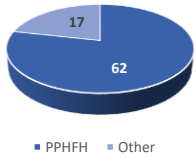


## Homeowner Services

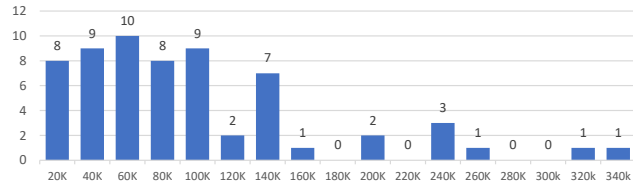
Total Active Mortgages: 79

Total Portfolio Value: \$5,517,536

### Loans Serviced



### 62 Active PPHFH Mortgages



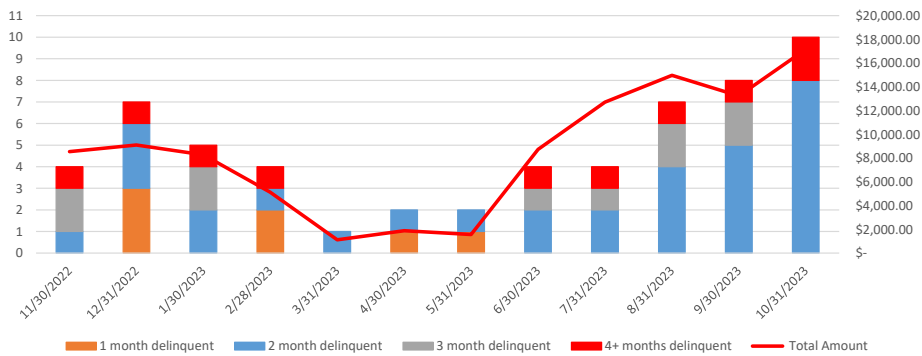
## Delinquency Report

Current Status ▲

- ▲ Healthy
- ▲ Needs Attention
- ▲ Major Problem

| MONTHS DELINQUENT        | # Loans  | \$Amt               | % portfolio at risk |
|--------------------------|----------|---------------------|---------------------|
| Less than 1 month behind | 0        | \$ -                | 0.00%               |
| <i>Last month</i>        | 0        | \$0.00              | 0.00%               |
| 1 month behind           | 0        | \$ -                | 0.00%               |
| 2 months behind          | 5        | \$ 6,815.04         | 6.41%               |
| 3 months behind          | 2        | \$ 3,930.69         | 2.56%               |
| 4+ months behind         | 1        | \$ 2,497.60         | 1.28%               |
| <b>Total</b>             | <b>8</b> | <b>\$ 13,243.33</b> | <b>10.26%</b>       |
| <i>Last month</i>        | 7        | \$ 14,962.78        | 8.86%               |
| <i>October 2022</i>      | 4        | \$ 2,735.41         | 5.00%               |

### Number & Dollar Amount of Delinquencies

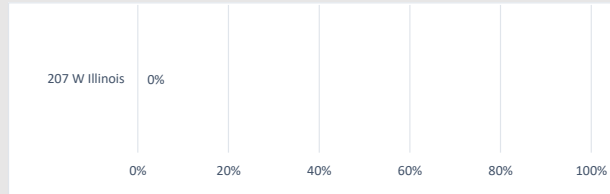


## Construction

### Active Building Progress

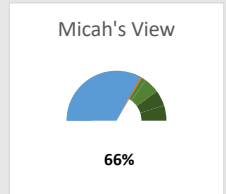
#### Micah's View

#### Fountain, CO



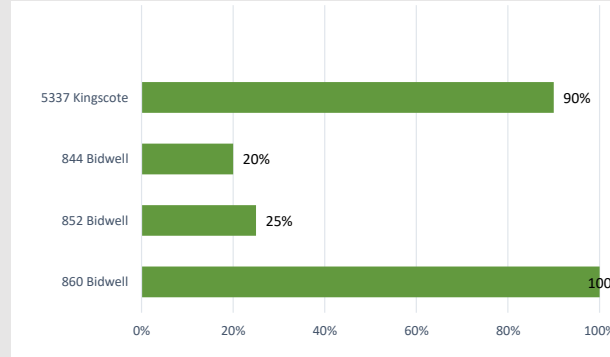
### % Site Completion

#### 3 Home Site

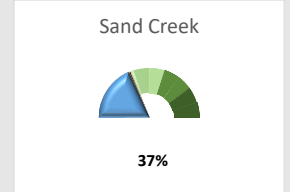


#### The Ridge at Sand Creek

#### Colorado Springs, CO



#### 30 Home Site

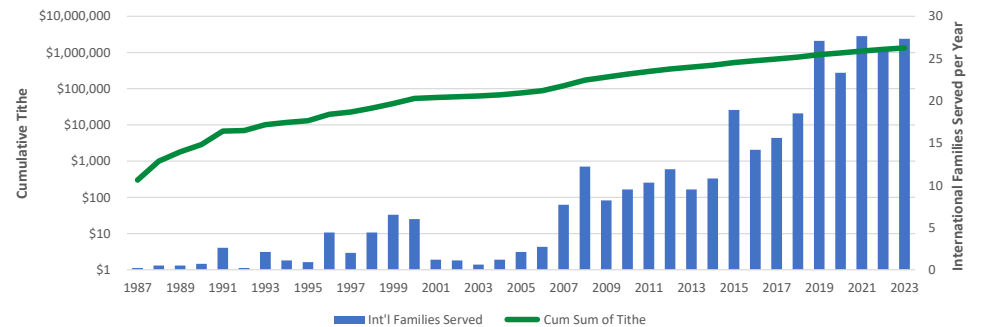


### Repair Program

| Repair Category       | Budgeted Applicants | In Process | Complete |
|-----------------------|---------------------|------------|----------|
| Critical/Home Repairs | 44                  | 3          | 11       |
| Capable               | 25                  | 5          | 5        |

### Affiliate Title Impact

#### Title History and Impact



# **Calendar of Events**

# COMING EVENTS:

**LEGEND:**  
Required  
Requested  
Suggested  
Informational

## DECEMBER, 2023

- **December 1, 6 p.m. at ReStore Northeast:** Faith Youth Groups Gingerbread Build at ReStore
- **Monday, December 4, 5:45 p.m.:** PPHFH Board Meeting
- **Saturday, December 9, 10 a.m.:** Rosalynn Carter Memorial Service and door signing, The Ridge at Sand Creek (in front of the construction trailer)
- **Saturday, December 9, 10:30 a.m.:** Apostles Build Home Dedication (Mariela & Ricardo), The Ridge at Sand Creek

## FEBRUARY, 2024

- **Monday, February 5, 5:45 p.m.:** PPHFH Board Meeting
- **Tuesday, February 6 – Thursday February 8th:** Annual Habitat on the Hill in Washington, D.C.  
BOARD MEMBERS INVITED

Here is the description via HFHI Government Relations and Advocacy Department:

*We are thrilled to welcome home affordability advocates to Washington, D.C. on Feb. 6-8 for Habitat on the Hill 2024: Reaching new heights, together.*

*Habitat on the Hill is an opportunity for Habitat staff members, board members, homeowners, resident leaders, volunteers, emerging leaders and supporters to engage with each other and with experts in the housing field to plan and advocate for local, state and federal policy solutions that advance home affordability.*

*The conference culminates with impactful in-person meetings with members of Congress and their staffs on Capitol Hill, where participants will advocate for federal policy solutions that advance home affordability. These meetings will be followed by a reception for attendees and lawmakers. After the conference, attendees will be better equipped to mobilize their organizations, volunteers and community members to advocate for home affordability.*

## MARCH, 2024

- **Tuesday, February 6 – Thursday February 8th:** Bi-Annual Affiliate Conference in Atlanta, GA  
BOARD MEMBERS INVITED

Here is the description via HFHI:

We can't wait to welcome you to the **2024 Affiliate Conference: We Build. We Influence. Together.** from March 4-7 in Atlanta, Georgia. Join your colleagues from U.S. affiliates, affiliate support organizations and Habitat for Humanity International for a discussion on the future of Habitat for Humanity and opportunities for professional development, networking and reflection.

*Habitat for Humanity builds **strength, stability, and self-reliance** through shelter*

We have some exciting changes planned, including:

- **A flexible pricing structure** that will accommodate a range of budgets including registration without meals.
- **An improved shopping experience at the Habitat Store.** Enjoy expanded product offerings, direct-to-consumer shipping, and one-of-a-kind designs. This is the best time to upgrade your Habitat swag!

It's been a critical time of transformational change for Habitat for Humanity, and this event will focus on how we collectively build our future. We will discuss how to marshal our collective power to partner with exponentially more people in the U.S. and throughout the world to build strength, stability, and self-reliance through affordable housing. The education tracks will focus on the following areas:

- Advocacy
- Capacity Building Small and Rural Affiliates
- Habitat Mortgage Solutions & The Capital Markets
- Homeowner Services
- Housing and Community Strategy
- Management and Operations
- Marketing and Communications
- Resource Development
- Habitat ReStore
- Research and MEAL (Monitoring, Evaluation, Accountability, Learning)
- Volunteer Engagement

APRIL, 2024

- **Monday, April 1, 5:45 p.m.:** PPHFH Board Meeting

JUNE, 2024

- **Monday, June 3, 5:45 p.m.:** PPHFH Board Meeting

AUGUST, 2024

- **Monday, August 5, 5:45 p.m.:** PPHFH Board Meeting

OCTOBER, 2024

- **Monday, October 7, 5:45 p.m.:** PPHFH Board Meeting

DECEMBER, 2024

- **Monday, December 2, 5:45 p.m.:** PPHFH Board Meeting

*Habitat for Humanity builds **strength, stability, and self-reliance** through shelter*

# Appendix



## Team Up Project Media Guidelines & Talking Points for Year 1 Grantees

This document is a resource and guide for Team Up Project Year 1 Grantees. Do not share this guide outside of your organization.

### What is the Team Up Project?

- Team Up is a campaign to empower people to build connections across differences with others in their communities.
- The Team Up Project is a collaboration of YMCA of the USA, Habitat for Humanity International, Catholic Charities USA, and Interfaith America.
- Team Up began as a part of the bipartisan United We Stand Summit at the White House in September 2022, which sought to counter the corrosive effects of hate-fueled violence on our democracy and put forward a shared vision for a more united America.
- While “Team Up Project” is the collaboration name, “Team Up” is used as shorthand throughout this document. Please use “Team Up Project” the first time you reference it in any formal or public facing communication.

### What is our relationship to the Team Up Project?

- We are one of 32 grantees selected for the pilot year of the Team Up Project, to implement new projects across the country that bring people together across differences and see what works. While each project varies by site location and mission, each intentionally builds respectful relationships between people who are different through shared service or activity to address a need or expand an opportunity in the local community.
- We were chosen to participate after a selective entrance application process.
- Our work will be shared with the Team Up national network, the expansive networks of the partner organizations and beyond, to serve as an example and inspiration to further bridgebuilding work within our organizations and beyond.

### Why is this important?

- In a polarized world where people are divided across differences, people need connections to build strong communities.
- It is through personal experiences of connection that people can learn to respect one another, relate to one another, and act for the common good of communities.
- Hear directly from the CEOs of the four national partner organizations in: D. Markham<sup>1</sup>, S. McCormick, E. Patel, J. Reckford, “[We Know That Bridging Deep Differences is Possible. Our Organizations Do It Every Day<sup>2</sup>](#),” *The Chronicle of Philanthropy*, Nov. 29, 2022.

### What is the future of the Team Up Project?

- Team Up will continue to encourage and scale bridgebuilding activities throughout all partner networks including through professional development opportunities and conference offerings.

---

<sup>1</sup> Sister Donna Markham retired as President and CEO of CCUSA in summer 2023. Kerry Alys Robinson began her tenure on Aug. 23, 2023 and maintains strong support for the Team Up Project.

<sup>2</sup> The article references “Nation of Bridgebuilders,” which was the initial name of this collaborative.

- Team Up grantee playbooks will be made available through partners’ national networks and to a broader national audience for replication and adaptation.
- Team Up will tell real stories of people connecting across differences through all forms of media.

**How can others get involved?**

- Team Up Project will launch a website (fall 2023) with action steps people can take to build connections across differences in their communities.

**Team Up Project Name and Logo Usage FAQs**



We encourage you to use the “Team Up Project” name in your print and digital promotion.

**Are there Team Up brand guidelines?**

The Team Up Project is a coalition and, as such, it does not have formal brand guidelines (font, colors, etc.). You should follow your organization's brand guidelines.

**Are there restrictions to how I use the Team Up logo?**

When using the Team Up Project name and/or logo, please always place it next to your local and/or national organization’s name and logo, in compliance with your organization’s co-branding guidelines. For instance:

\*\*\*

*Interfaith America, as part of the Team Up Project, invites you to our service event, X, Y, Z.*



\*\*\*

**Where should I direct media inquiries for more information about Team Up?**

Please direct all media inquiries to the communications office within your national organization:

**Catholic Charities USA**

Kevin Brennan ([kbrennan@catholiccharitiesusa.org](mailto:kbrennan@catholiccharitiesusa.org))

**Habitat for Humanity International:**

Erika Bowditch ([ebowditch@habitat.org](mailto:ebowditch@habitat.org))

**Interfaith America**

Noah Silverman ([nsilverman@interfaithamerica.org](mailto:nsilverman@interfaithamerica.org))



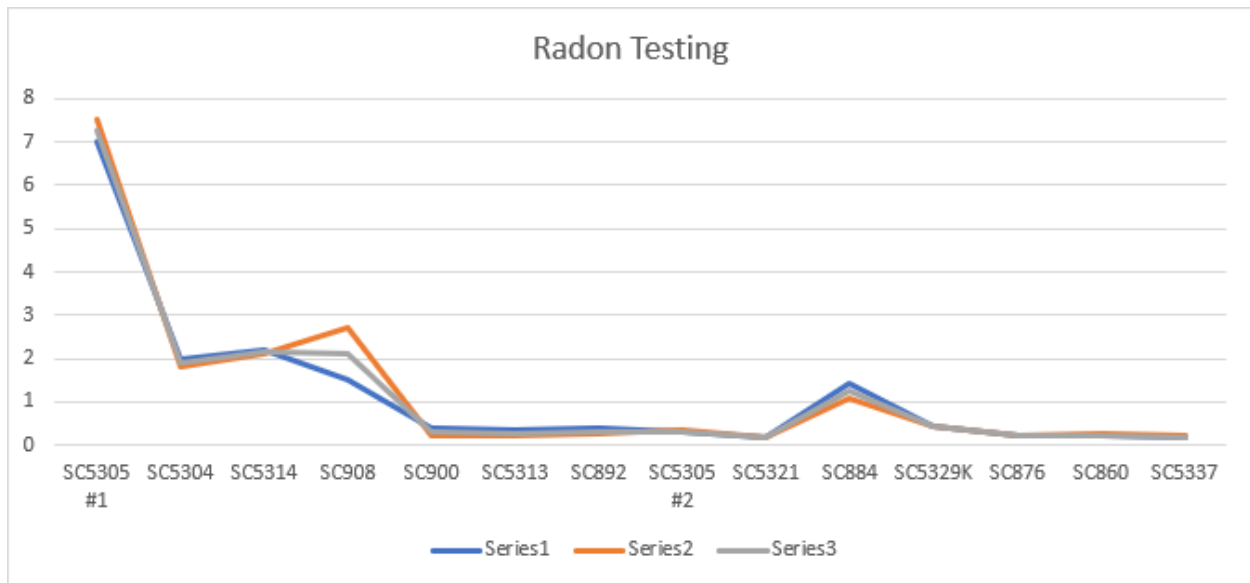
**YMCA of the USA**

Anne Rukavina ([Anne.Rukavina@YMCA.NET](mailto:Anne.Rukavina@YMCA.NET)) or Emily Waldren ([Emily.Waldren@YMCA.NET](mailto:Emily.Waldren@YMCA.NET))

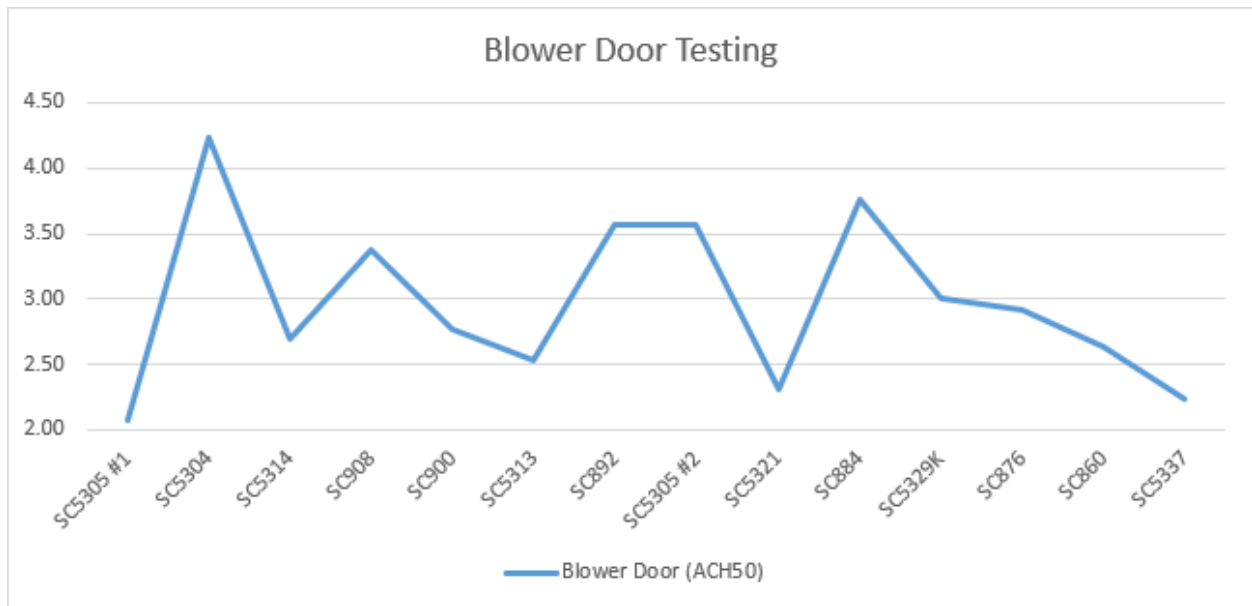
## Fun With Graphs

Below are three graphs representing energy efficiency rating tracking and radon testing tracking for Pikes Peak Habitat homes at The Ridge at Sand Creek:

- Radon (a radioactive gas that seeps up from deep in the ground and is trapped in houses) testing is done before the house dedication when the house is nearly complete. The EPA recommends houses stay below 4 picocuries per liter (pCi/L), but at the Sand Creek site, we're measuring levels of 10 – 14 pCi/L without radon systems installed. When we install radon systems we've seen the levels drop well below 1 pCi/L. The drop seen in the graph between SC908 & SC900 is the point at which we switch from installing passive to active radon systems.



- Blower door testing is required on each new house built. This is a test that's done once the house is basically complete and it measures how "leaky" a house is when it comes to air moving in and out of a house. For years we've been sealing up our houses very tight using various methods during each phase of construction, so our test results are historically very good, well ahead of most builders in our area. The test results are measured in "air changes per house at 50 psi" or ACH50. The house is closed up, a fan and shroud is mounted to the front door jam, and sensors measure how much air is drawn into the house over a given period of time. The resulting number is an indication of how "tight" the house is, the lower the number the tighter the house. Before the local building department adopted 2021 energy standards, the requirement was to be at or below 5 ACH50, when the current, more stringent energy codes were adopted in July of this year, that minimum was lowered to 3 ACH50. As you can see from the graph below, we've had no problem meeting the requirements.



- The Home Energy Rating System or HERS score is a measure of how energy efficient a house is. It is based on a standard using a 2006 HERS Reference Home as a score of 100. The lower the score, the more energy efficient the house is. We've worked very hard to lower our HERS scores over time. It's not only a point of pride for us, but there are also monetary rebates available to us, primarily through CSU, the lower we can get the HERS scores. These scores are also integral in getting the house Energy Star certified. Things like window heat transmittance, insulation value of the walls, attics, and foundations, types of appliances installed, the blower door test results, and how the house is heated or cooled are all a part of determining the HERS score for the house. As you can see from the graph below, after adjusting some of our building methods and adjusting the HERS computational models, between SC5321 & SC884 we dropped 10 HERS points. This 10 point difference equates to an additional \$500 rebate amount from CSU alone and a noticeable savings in the homeowners utility bills. You may be asking yourself, could the score drop any further? After playing around with the software, it seems like we're at the limit of how low we can go with how we're currently building. However, down the road if solar panels (a PV system) are added to the houses we'll be able to reach HERS scores in the 20s or even in the teens. That's a project we're currently working on to determine how feasible it is for PPHFH to include PV systems on the houses we build, but that's a discussion for another day ☺

