

Financial Statements of

**HABITAT FOR HUMANITY
SOUTHERN ALBERTA SOCIETY**

And Independent Auditor's Report thereon

Year ended December 31, 2024



KPMG LLP
205 5th Avenue SW
Suite 3100
Calgary AB T2P 4B9
Tel 403-691-8000
Fax 403-691-8008
www.kpmg.ca

INDEPENDENT AUDITOR'S REPORT

To the Members of Habitat for Humanity Southern Alberta Society

Opinion

We have audited the financial statements of Habitat for Humanity Southern Alberta Society (the "Entity"), which comprise:

- the statement of financial position as at December 31, 2024;
- the statement of operations and changes in net assets for the year then ended;
- the statement of cash flows for the year then ended;
- and notes to the financial statements, including a summary of significant accounting policies

(hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Habitat for Humanity Southern Alberta Society as at December 31, 2024, and its results of operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "*Auditor's Responsibilities for the Audit of the Financial Statements*" section of our auditor's report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG LLP

Chartered Professional Accountants

Calgary, Canada

April 17, 2025

HABITAT FOR HUMANITY SOUTHERN ALBERTA SOCIETY

Statement of Financial Position

December 31, 2024, with comparative information for 2023

	Note	2024	2023
Assets			
Cash		\$ 11,078,771	\$ 12,274,077
Restricted cash	3	95,654	1,146,891
Investments	4	940,946	836,439
Accounts receivable		200,431	63,528
Prepaid expenses and deposits		176,516	206,666
Projects under development	5	7,224,229	1,847,651
Projects held for sale	6	888,815	1,195,373
First mortgages receivable, net of discount	7	26,323,748	29,645,025
PEAK second mortgages receivable	8(a)	1,266,134	1,322,295
High River second mortgages receivable	8(b)	167,569	260,682
Property and equipment	9	404,292	509,484
		\$ 48,767,105	\$ 49,308,111
Liabilities and Net Assets			
Accounts payable and accrued liabilities	10, 15	\$ 974,478	\$ 1,319,378
Operating loans	11	4,109,046	4,230,054
Deferred revenue	12	2,641,015	4,391,980
PEAK program liability	13	1,361,552	2,464,578
High River program liability	14	167,569	260,682
		9,253,660	12,666,672
Net assets:			
Internally restricted	4	940,946	836,439
Unrestricted		38,572,499	35,805,000
		39,513,445	36,641,439
Commitments and contingencies	11, 16		
		\$ 48,767,105	\$ 49,308,111

See accompanying notes to financial statements.

On behalf of the Board:



Leland Corbett – Director



Lisa Smandych – Director

HABITAT FOR HUMANITY SOUTHERN ALBERTA SOCIETY

Statement of Operations and Changes in Net Assets

Year ended December 31, 2024, with comparative information for 2023

	Note	2024	2023
Revenues:			
Sale of homes		\$ 3,314,262	\$ 10,238,404
ReStore sales		5,735,704	6,349,579
Fundraising revenue	17	3,639,616	2,156,287
Government grants	16, 17	1,909,325	2,601,831
Gifts-in-kind	15, 17	6,078,758	6,337,526
Interest and other		799,740	656,158
		21,477,405	28,339,785
Expenses:			
Cost of homes sold		2,480,670	8,922,813
ReStore expenses	15	4,462,812	4,530,053
Fundraising expenses	15, 17	483,942	457,120
ReStore donated goods for resale	15, 17	6,041,375	6,154,696
Program delivery		1,210,381	1,259,998
General and administrative		1,763,829	1,636,359
Interest	11	300,414	312,830
		16,743,423	23,273,869
Excess of revenues over expenses before the following		4,733,982	5,065,916
Other revenue and expenses:			
Imputed interest income on mortgage receivable	7	610,543	402,716
Mortgage discount expenses	7	(2,375,497)	(9,233,758)
Amortization on property and equipment		(132,444)	(143,207)
Unrealized gain on investments		35,422	23,838
		(1,861,976)	(8,950,411)
Excess (deficiency) of revenues over expenses		2,872,006	(3,884,495)
Net assets, beginning of year		36,641,439	40,525,934
Net assets, end of year		\$ 39,513,445	\$ 36,641,439

See accompanying notes to financial statements.

HABITAT FOR HUMANITY SOUTHERN ALBERTA SOCIETY

Statement of Cash Flows

Year ended December 31, 2024, with comparative information for 2023

	2024	2023
Excess (deficiency) of revenues over expenses	\$ 2,872,006	\$ (3,884,495)
Cash provided by (used in) the following activities:		
Operating:		
Items not affecting cash from operations:		
Amortization on property and equipment	132,444	143,207
Realized gain on sale of investments	(57,453)	(13,212)
Unrealized gain on investments	(35,422)	(23,838)
Mortgage discount expense	2,375,497	9,233,758
Imputed interest income on mortgage receivable	(610,543)	(402,716)
Loss on disposal of property and equipment	9,580	483
	4,686,109	5,053,187
Change in working capital items:		
Accounts receivable	(136,903)	172,146
Prepaid expenses and deposits	30,150	123,923
Projects under development	(5,376,578)	2,287,063
Projects held for sale	306,558	2,061,447
First mortgages granted	(2,915,024)	(10,366,538)
First mortgages payments, buybacks, cancellations	4,471,347	3,441,449
PEAK second mortgages receivable	56,161	151,047
High River second mortgages receivable	93,113	24,142
Accounts payable and accrued liabilities	(344,900)	251,774
Deferred revenue	(1,750,965)	(322,586)
	(880,932)	2,877,054
Investing:		
Purchase of investments	(11,632)	(13,289)
Purchase of property and equipment	(36,832)	(35,724)
	(48,464)	(49,013)
Financing:		
Repayment of operating loan	(121,008)	(107,316)
PEAK program liability	(1,103,026)	(66,503)
High River program liability	(93,113)	(24,142)
	(1,317,147)	(197,961)
(Decrease) increase in cash and restricted cash	(2,246,543)	2,630,080
Cash and restricted cash, beginning of year	13,420,968	10,790,888
Cash and restricted cash, end of year	\$ 11,174,425	\$ 13,420,968

See accompanying notes to financial statements.

HABITAT FOR HUMANITY SOUTHERN ALBERTA SOCIETY

Notes to Financial Statements

Year ended December 31, 2024, with comparative information for 2023

Nature of operations:

Habitat for Humanity Southern Alberta Society (the "Society") was incorporated without share capital under the Societies Act of Alberta on August 15, 1990. The Society has received tax-exempt status as a registered charitable organization under the Canadian Income Tax Act.

The primary objective of the Society is to work within Southern Alberta to help families build strength, stability and independence through affordable home ownership by providing non-interest-bearing mortgages to enable them to purchase homes.

1. Significant accounting policies:

(a) Basis of presentation:

These financial statements have been prepared in accordance with Canadian accounting standards for not-for-profit organizations.

The Society has adopted a non-classified balance sheet presentation.

(b) Revenue recognition:

The Society follows the deferral method of accounting for contributions. Externally restricted contributions are recognized as revenue in the period in which the related expenses are incurred. Unrestricted contributions are recognized as revenue when received or receivable, if the amount to be received can be reasonably estimated and collection is reasonably assured.

Gifts-in-kind used in the operations of the Society are recorded when the value can be reasonably determined and the donated items would have otherwise been purchased.

Revenue from the sale of homes is recognized at fair market value when the homeowner signs the mortgage documents. The Society provides the homeowner with an interest-free first mortgage in the amount of the sale proceeds. Second mortgages may be provided, when necessary, to maintain affordability for pre-approved homeowners. Family partner agreements signed prior to May 1, 2010, have, if applicable, forgivable second mortgages which are not recorded on the financial statements. Family partner agreements signed post May 1, 2010, have, if applicable, unforgivable second mortgages and are recorded as revenue at the time of home sale.

ReStore sales revenue is recognized and recorded at the value for which the items are sold.

Public Essential and Key Workforce (PEAK) Mortgage Program administrative revenue is recognized as second mortgages are paid out by homeowners and the Society has received the funds.

HABITAT FOR HUMANITY SOUTHERN ALBERTA SOCIETY

Notes to Financial Statements, page 2

Year ended December 31, 2024, with comparative information for 2023

1. Significant accounting policies (continued):

(b) Revenue recognition (continued):

Contributions restricted for the purchase of property and equipment are recognized as revenue in the amounts that match the amortization expense of the related property and equipment purchased with the contributions.

Donated land, inventory and material, which would otherwise be paid for by the Society, are recognized in the financial statements at fair market value when the value can be reasonably estimated.

Donated investments are recognized at fair value when received and sold by the Society.

For affordable housing grants and forgivable loans, amounts are recognized as revenue when the related expenditures on projects under development are incurred.

(c) Cash:

Cash consists of amounts held on deposit with banks and amounts held in interest-bearing accounts. For the purpose of determining cash flows, cash consists of cash on deposit with banks and restricted cash held on deposit.

(d) Restricted cash:

Restricted cash is managed by the Society on behalf of Trico Homes Inc. and the Alberta Government, for the PEAK Mortgage Program. Funds are distributed in the form of non-repayable monthly mortgage subsidies and second mortgages for program clients.

(e) Investments:

Investments are carried at fair market value, which represents the last closing price, net of broker fees. Changes in unrealized gains and losses are recorded in the statement of operations.

(f) Land held for sale:

Land held for sale is carried at the lower of cost and net realizable value. Cost consists of the original purchase price and applicable carrying charges.

(g) Projects held for sale and under development:

Projects held for sale are carried at the lower of cost and net realizable value.

Payments received from prospective homeowners under "tenancy-at-will" agreements are held by the Society to be applied against the outstanding mortgage balance upon sale of the home.

All direct costs related to projects are capitalized to projects under development. These costs include, but are not limited to, construction costs, property taxes and borrowing (financing) costs such as interest on debt specifically related to the land development inventory but exclude marketing and general and administrative overhead expenses.

HABITAT FOR HUMANITY SOUTHERN ALBERTA SOCIETY

Notes to Financial Statements, page 3

Year ended December 31, 2024, with comparative information for 2023

1. Significant accounting policies (continued):

(h) Mortgages receivable:

First mortgages are originally recognized at fair market value in the year of sale to the homeowners. In subsequent years, first mortgage receivables are recognized at amortized cost. The fair value of the first mortgage is determined by imputing a cost of borrowing at the prevailing market rate and is recognized over the term of the mortgage using the straight-line method. The mortgage discount expense represents the difference between the fair value, as calculated above, at the date the mortgage is entered into and the face value of the mortgage.

Second mortgages issued prior to May 1, 2010, represent the difference in value between the fair market value and the cost to build the home and are forgivable, subject to certain conditions, over a period of 20 to 25 years. In the normal course of business, it is not anticipated that any proceeds will be received from second mortgages for those family partnership agreements issued prior to May 1, 2010; thus, no value has been attributed to them in these financial statements. Second mortgages issued after May 1, 2010, if applicable, are no longer forgivable for those family partnership agreements and are recorded at the time of sale.

(i) Property and equipment:

Property and equipment are stated at cost, less accumulated amortization. Contributed property and equipment are recorded at fair market value at the date of contribution. If fair market value cannot be reasonably determined, the contributed property and equipment is recorded at a nominal value. Amortization is calculated over the estimated useful lives of the assets using the methods and rates indicated below. Rates applied in the year of purchase are calculated at one half of the stated rate:

Asset	Method and rate
Automotive and trailers	20% - 30% declining balance
Computer equipment	20% - 30% declining balance
Computer software	3 years straight line
Construction mobile equipment	20% - 30% declining balance
Construction tools and equipment	20% declining balance
Office equipment and furniture	20% declining balance
Leasehold improvements	Straight line over term of lease

The Society regularly reviews its property and equipment to eliminate obsolete items. Property and equipment are reviewed for impairment whenever events or circumstances indicate that the carrying amount of the asset may not be recoverable and exceeds its fair value. When an item of property and equipment no longer contributes to the Society's ability to provide services, the carrying amount is written down to its fair value or replacement cost.

HABITAT FOR HUMANITY SOUTHERN ALBERTA SOCIETY

Notes to Financial Statements, page 4

Year ended December 31, 2024, with comparative information for 2023

1. Significant accounting policies (continued):

(j) Financial instruments:

Financial instruments are recorded at fair value on initial recognition. Freestanding derivative instruments that are not in a qualifying hedging relationship and equity instruments that are quoted in an active market are subsequently measured at fair value. All other financial instruments are subsequently recorded at amortized cost unless management has elected to carry the instruments at fair value. The Society has not elected to carry any such financial instruments at fair value other than investments.

Transaction costs incurred on the acquisition of financial instruments measured subsequently at fair value are expensed as incurred. All other financial instruments are adjusted by transaction costs incurred on acquisition and financing costs, which are amortized using the straight-line method.

Financial assets are assessed for impairment on an annual basis at the end of the fiscal year if there are indicators of impairment. If there is an indicator of impairment, the Society determines if there is a significant adverse change in the expected amount or timing of future cash flows from the financial asset. If there is a significant adverse change in the expected cash flows, the carrying value of the financial asset is reduced to the highest of the present value of the expected cash flows, the amount that could be realized from selling the financial asset or the amount the Society expects to realize by exercising its right to any collateral. If events and circumstances reverse in a future period, an impairment loss will be reversed to the extent of the improvement, not exceeding the initial carrying value.

Financial instruments and related risks are described in note 2.

(k) Use of estimates:

The preparation of financial statements in conformity with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the year. Actual results could differ from those estimates. Significant estimates may include the value of donated items, the recoverability and useful life of property and equipment, the net realizable value of land and real estate held for sale and projects under development and the fair value of non-interest-bearing mortgages.

(l) Allocation of fundraising/general and administrative expenses:

The Society allocates facility expenses. A percentage of the Society's Chief Executive Officer, the Chief Financial Officer and the Senior Human Resource Specialist's salaries are allocated between programs based on functional responsibilities.

HABITAT FOR HUMANITY SOUTHERN ALBERTA SOCIETY

Notes to Financial Statements, page 5

Year ended December 31, 2024, with comparative information for 2023

2. Financial instruments and related risks:

(a) Financial assets and financial liabilities:

Financial instruments include cash, restricted cash, investments, accounts receivable, mortgages receivable, accounts payable and accrued liabilities, operating loans and line of credit.

Investments are stated at their fair value on a portfolio basis based on closing prices for publicly traded securities and quoted prices for fixed rate investments.

(b) Credit risk:

The Society is exposed to the risk that a homeowner may default on its contractual obligations. The Society is exposed to credit risk in the event of non-payment of mortgages receivable. The credit exposure for mortgage receivables is minimized by holding the properties as security. Collection risk on accounts receivable is not considered significant by the Society.

Cash and restricted cash are held in an Alberta commercial bank. ATB Financial is a crown corporation owned by the Alberta government.

(c) Interest rate risk:

Interest rate risk is the risk that the fair value or future cash flow of a financial instrument will fluctuate because of changes in market interest rates.

Interest rate risk arises from the Society's holdings of fixed income securities. As interest rates fluctuate, the fair value of these securities will be impacted.

The Society has available an operating line of credit, and term loans which bear interest based on the bank's prime rate. As the bank's prime rate fluctuates, the Society is exposed to interest rate risk.

(d) Liquidity risk:

Liquidity risk is the risk the Society will be unable to fulfill its obligations on a timely basis or at a reasonable cost. The Society manages its liquidity risk by monitoring its operating requirements. The Society prepares budget and cash forecasts to ensure it has sufficient funds to fulfill its obligations.

There have been no significant changes to the risk exposures from 2023.

HABITAT FOR HUMANITY SOUTHERN ALBERTA SOCIETY

Notes to Financial Statements, page 6

Year ended December 31, 2024, with comparative information for 2023

3. Restricted cash:

The Society records restricted cash as per the contractual agreements outlined in the Affordable Housing (PEAK) Program Grants dated May 15, 2010 (Milano), September 2, 2011 (York29), and April 29, 2015 (Viridian) for funds committed and expended for client properties as summarized below.

	2024	2023
Milano net committed funds remaining	\$ 41,323	\$ 26,870
York29 net committed funds remaining	22,921	–
Viridian net committed funds remaining	31,173	62,347
Sustainable funds remaining	–	1,053,066
Net interest and charges not transferred	237	4,608
Balance, end of year	\$ 95,654	\$ 1,146,891

In 2024, the government of Alberta approved the disbursement of \$1,053,066 from the restricted sustainable funds to Trico Communities Inc. for the renovation of its affordable seniors' residence, Clover Living in Calgary, Alberta. The reduction in the associated liability is reflected in note 13.

4. Investments:

The Society invested \$250,000 with the Calgary Foundation in 2005 to fund commitments made under a ground lease agreement entered into for the purposes of a development project (note 16(b)) and is required to maintain a minimum balance of \$500,000. The fair market value of these investments at December 31, 2024 is \$940,946 (2023 – \$836,439) and cost at December 31, 2024 remains at \$318,700.

Income earned from the Calgary Foundation investment in 2024 amounted to \$69,085 (2023 – \$26,501).

5. Projects under development:

	Note	2024	2023
Balance, beginning of the year		\$ 1,847,651	\$ 4,134,714
Project costs during the year		6,895,064	3,845,994
		8,742,715	7,980,708
Less:			
Costs expensed subsequent to sale		(71,733)	(109,837)
Completed project costs transferred to projects held for sale	6	(1,446,753)	(6,023,220)
Balance, end of year		\$ 7,224,229	\$ 1,847,651

HABITAT FOR HUMANITY SOUTHERN ALBERTA SOCIETY

Notes to Financial Statements, page 7

Year ended December 31, 2024, with comparative information for 2023

6. Projects held for sale:

Unit buybacks are valued at the original mortgage amount at the time of purchase or the current market value, whichever is less. In 2024, there were 4 buybacks valued at \$973,200 (2023 – 2 buybacks valued at \$558,000). At the end of the fiscal year, if the mortgage value of the properties exceeds the market value, the properties are written down to their market value and included in program delivery on the statement of operations. In 2024 and 2023, no property costs were higher than market value and, accordingly, no write downs were required.

	Note	2024	2023
Balance, beginning of year		\$ 1,195,373	\$ 3,256,820
Add:			
Costs of completed new projects transferred from projects under development	5	1,446,753	6,023,220
Project unit buybacks		973,200	558,000
Repairs on buybacks		40,134	44,932
		3,655,460	9,882,972
Less:			
Direct costs of projects sold during the year		(2,766,645)	(8,687,599)
Balance, end of year		\$ 888,815	\$ 1,195,373

7. First mortgages receivable:

In 2024, the Society entered into 7 new mortgages (2023 – 31). In total, there are 233 mortgages outstanding (2023 – 244). First mortgages are for 20 to 55-year terms and secured by the related land and building. New mortgages valued at \$2,915,024 (2023 – \$10,366,538) were issued during the year. A mortgage discount expense of \$2,375,497 (2023 – \$9,233,758) was recorded on new mortgages during the year using the prevailing market rate of interest at date of mortgage of which in 2024 ranged from 5.95% to 7.70% (2023 – 6.95% to 7.70%) per annum. Accretion of the mortgage discount is calculated over the period of the mortgage and was \$610,543 for 2024 (2023 – \$402,716).

	2024	2023
Gross mortgages receivable	\$ 45,990,235	\$ 47,546,559
Unamortized mortgage discounts	(19,666,487)	(17,901,534)
Present value of first mortgages receivable	\$ 26,323,748	\$ 29,645,025

HABITAT FOR HUMANITY SOUTHERN ALBERTA SOCIETY

Notes to Financial Statements, page 8

Year ended December 31, 2024, with comparative information for 2023

7. First mortgages receivable (continued):

Annual mortgage repayments for 2024 totaled \$3,644,959 (2023 – \$2,955,544). Future net mortgage repayments expected are as follows:

2025	\$ 2,880,407
2026	2,685,443
2027	2,621,750
2028	2,570,455
2029	2,471,625
Thereafter	32,760,555

8. Second mortgages receivable:

(a) PEAK second mortgages are secured by the related land and building. These mortgages were non-interest bearing for the first 5 years, with interest accruing at 5% per annum for Milano and 3% per annum for York 29 and Viridian, compounded annually, thereafter. No payments are required unless the homeowner sells, rents or defaults on the designated housing unit.

In 2024, PEAK second mortgages were paid out for one Milano unit (2023 – one unit) and one York29 unit (2023 – two units).

Second mortgage interest is the net amount of interest accrued and paid out for the year. These amounts have been included in the second mortgage receivable balance.

	2024	2023
PEAK balance, beginning of year	\$ 1,322,295	\$ 1,473,342
Milano payout	(35,863)	(35,605)
York 29 payout	(41,845)	(84,380)
Viridian payout	—	(44,854)
Cochrane payout	—	(9,000)
Net change Milano interest	18,455	26,697
Net change Viridian interest	1,870	1,367
Net change York 29 interest	1,222	(5,272)
PEAK balance, end of year	\$ 1,266,134	\$ 1,322,295

HABITAT FOR HUMANITY SOUTHERN ALBERTA SOCIETY

Notes to Financial Statements, page 9

Year ended December 31, 2024, with comparative information for 2023

8. Second mortgages receivable (continued):

- (b) High River second mortgages are secured by the related land and building. These mortgages were non-interest bearing for the first 5 years, with interest accruing at 3% per annum, compounded annually, thereafter. No payments are required unless the homeowner sells, rents or defaults on the designated housing unit. In 2024, three High River units (2023 – one unit) second mortgage was paid out at a value of \$88,500 (2023 – \$29,500).
- (c) The Society holds forgivable second mortgages dated prior to May 1, 2010, aggregating \$2,438,427 on 27 units (2023 – \$2,895,791 on 39 units) which expire at the end of the 25-to-50-year terms. As at December 31, 2024, \$nil forgivable second mortgages were recorded on the statement of financial position (2023 – \$nil) as none met the condition to be recognized as per note 1(h).

9. Property and equipment:

			2024	2023
	Cost	Accumulated amortization	Net book value	Net book value
Automotive and trailers	\$ 281,163	\$ 223,022	\$ 58,141	\$ 83,365
Computer equipment	43,683	21,812	21,871	4,188
Computer software	—	—	—	13,806
Construction mobile equipment	23,012	22,471	541	773
Construction tools and equipment	13,151	7,430	5,721	7,150
Office equipment and furniture	106,611	99,380	7,231	9,039
Leasehold improvements	1,041,141	730,354	310,787	391,163
	\$ 1,508,761	\$ 1,104,469	\$ 404,292	\$ 509,484

10. Accounts payable and accrued liabilities:

Government remittances included in accounts payable and accrued liabilities which represent amounts payable for goods and services tax is \$nil at December 31, 2024 (2023 – \$62,482).

HABITAT FOR HUMANITY SOUTHERN ALBERTA SOCIETY

Notes to Financial Statements, page 10

Year ended December 31, 2024, with comparative information for 2023

11. Credit facilities:

The Society has available a \$1,000,000 demand operating loan facility to be used for general operations. This facility bears interest at the bank's prime rate per annum, which was 5.45% at December 31, 2024 (2023 – 7.2%). The facility balance as of December 31, 2024, is \$nil (2023 – \$nil).

The Society has available a \$10,000,000 demand credit facility to be used as interim financing for the acquisition of land for residential construction purposes, interest and predevelopment costs, of which \$4,053,959 was utilized at December 31, 2024 (2023 – \$4,158,712). The facility is available by way of prime-based loans or by term loans. Interest expense related to the credit facilities for 2024 is \$299,669 (2023 – \$312,830).

Initial drawings are taken as a line of credit and bear interest at the bank's prime rate plus 0.75% per annum for the first two-year period. After two years of the advance, if the outstanding balance is not demanded by the lender, the outstanding amount of the loan is amortized over 18 years as a term loan, bearing interest at the bank's prime rate plus 0.5% per annum and monthly payments of principal and interest commence. At December 31, 2024 and 2023, all amounts outstanding had converted to term loans. The loans may be repaid in whole or in part at any time without penalty.

The Society has available a \$1,000,000 demand credit facility to be used for the issuance of letters of credit in support of municipal utility and other similar obligations. This facility accrues interest at the bank's prime rate plus 1% per annum if drawn. The facility balance as of December 31, 2024, is \$130,950 (2023 – \$80,950).

Security on these facilities consists of a general security agreement providing a security interest over all present and after acquired personal property and a floating charge on all lands.

The banking facilities available to the Society are subject to certain financial and non-financial covenants. As at December 31, 2024, the Society is in compliance with all such covenants. The next annual review date for any demand credit facilities is set for May 2025.

The Society purchased two vehicles in 2021 and obtained financing for each. Each loan bears interest of 1.99% annually and is amortized over 84 months. Interest expense related to the vehicle loan facilities for 2024 is \$1,276 (2023 – \$1,592).

	2024	2023
Term loans	\$ 4,053,959	\$ 4,158,712
Vehicle loans	55,087	71,342
Balance, end of year	\$ 4,109,046	\$ 4,230,054

HABITAT FOR HUMANITY SOUTHERN ALBERTA SOCIETY

Notes to Financial Statements, page 11

Year ended December 31, 2024, with comparative information for 2023

11. Credit facilities (continued):

Assuming payment of the term loans are not demanded, principal payments for the term of the loans are as follows:

2025	\$ 273,052
2026	289,672
2027	307,385
2028	325,640
2029	346,094
Thereafter	2,512,116

Future principal payments required under vehicle loans are due as follows:

2025	\$ 16,586
2026	16,920
2027	17,260
2028	4,321
2029	—

12. Deferred revenue:

The Society received cash donations, grants, sponsorships, and gifts-in-kind during the year, which are deferred as the eligible expenditures have not been incurred.

	2024	2023
Balance, beginning of year	\$ 4,391,980	\$ 4,714,566
Amounts received	1,513,161	4,528,530
Amounts recognized as revenue in the year	(3,213,208)	(3,586,866)
CMHC grants recognized as revenue	(50,918)	(1,264,250)
Balance, end of year	\$ 2,641,015	\$ 4,391,980

HABITAT FOR HUMANITY SOUTHERN ALBERTA SOCIETY

Notes to Financial Statements, page 12

Year ended December 31, 2024, with comparative information for 2023

13. PEAK program liability:

The PEAK program liability is comprised of the following amounts managed by the Society on behalf of Trico Homes Inc. and the Alberta Government:

	2024	2023
Restricted cash Milano Project	\$ 41,323	\$ 583,904
Interest receivable	280,857	262,402
Milano mortgages receivable	602,978	638,840
Milano program liability	925,158	1,485,146
Laredo Cochrane mortgages receivable	4,500	4,500
Laredo Cochrane program liability	4,500	4,500
Restricted cash York 29 Project	22,921	450,786
Interest receivable	62,227	61,005
York 29 mortgages receivable	251,525	293,370
York 29 program liability	336,673	805,161
Restricted cash Viridian Project	31,173	107,593
Interest receivable	5,191	3,321
Viridian mortgages receivable	58,857	58,857
Viridian program liability	95,221	169,771
Total PEAK program liability	\$ 1,361,552	\$ 2,464,578

As mortgages are repaid by homeowners, the funds repaid from the second mortgage, as well as any interest received, are distributed in accordance with the terms of the funding agreements.

The funds are distributed 50% to sustainable fund to support new approved project initiatives and 50% to support the Society's traditional build model through the Fund for Humanity. In 2024, the government of Alberta approved the disbursement of \$1,053,066 from the restricted sustainable funds to Trico Communities Inc. for the renovation of its affordable seniors' residence, Clover Living, in Calgary, Alberta. This resulted in the reduction of the PEAK program liability and a related reduction in the restricted cash balance which is reflected in note 3.

14. High River program liability:

The High River program is managed by the Society on behalf of Rempel Homes and the Canadian Red Cross.

As second mortgages are repaid by homeowners, these funds, as well as any interest received, are distributed to the Fund for Humanity in accordance with the terms of the funding agreement. The funds accumulated in this fund will continue to accrue over time to help fund future initiatives of the Society.

HABITAT FOR HUMANITY SOUTHERN ALBERTA SOCIETY

Notes to Financial Statements, page 13

Year ended December 31, 2024, with comparative information for 2023

15. Related party transactions:

The Society is an affiliate of Habitat for Humanity Canada. Habitat for Humanity is a global partnership, and in recognition of this, each affiliate is committed to contribute at least 10% of its non-designated cash contributions to international work. All funds received have been designated for local operations and construction; therefore, the Society contributed a discretionary contribution of \$25,000 in 2024 (2023 – \$25,000). The Society's contribution assists with Habitat for Humanity's international work.

During the year, the Society paid ReStore royalties of \$229,537 (2023 – \$253,984) and affiliation fees of \$248,254 (2023 – \$230,197) to Habitat for Humanity Canada. In 2024, the Society received \$487,344 in cash donations, grants and sponsorships (2023 – \$485,554) in addition to \$580,960 of gifts-in-kind (2023 – \$438,542) from Habitat for Humanity Canada. The amount due at year-end to Habitat for Humanity Canada is \$89,385 (2023 – \$129,258) and included within accounts payable and accrued liabilities.

16. Commitments and contingencies:

- (a) The Society is committed to payments under operating leases for office and store space, furniture and computer equipment. The future minimum commitments are as follows:

2025	\$ 752,355
2026	747,795
2027	699,959
2028	689,727
2029	511,724
Thereafter	1,024,616

- (b) The Society has entered into a renewable 99-year ground lease ("Suncourt lease") with Home Space Society (formerly known as the Calgary Community Land Trust) for the purposes of the development of a 27-unit townhouse project. The Suncourt lease became effective July 1, 2003, with annual rental payments in the amount of \$20,000. The Suncourt lease provides for an adjustment every 30 years to the annual rental based on the lesser of 4% of the fair market value of the land under lease, excluding improvements, and \$60,000. The lease specifies that the Society must use the land solely and exclusively for the purposes of alleviating the problem of a lack of affordable housing for low-income families in Calgary, Alberta. The Society has committed to repurchase all units back from owners and may fund these commitments through the investment held with The Calgary Foundation (note 4). There was one unit buyback for \$158,200 in 2024 (2023 – no units).

HABITAT FOR HUMANITY SOUTHERN ALBERTA SOCIETY

Notes to Financial Statements, page 14

Year ended December 31, 2024, with comparative information for 2023

16. Commitments and contingencies (continued):

- (c) The Society entered into a renewable 99-year ground lease ("Sheftel lease") with Home Space Society (formerly known as the Calgary Community Land Trust), for the purposes of the development of a 12-unit townhouse project in north-west Calgary. The Sheftel lease became effective February 25, 2008, with annual rental payments in the amount of \$10,000. The Sheftel lease provides for an adjustment every 15 years (Rent Adjustment Date) to the annual rental based on 4% of the fair market value of the land under lease, excluding improvements. The rent adjustment, effective as of February 25, 2023, is \$17,000. The Sheftel lease specifies that the Society must use the land solely and exclusively for the purpose of alleviating the problem of a lack of affordable housing for low-income families in Calgary, Alberta. Due to this specification, the Society has committed to repurchase all units back from owners and may fund these commitments through the investment held with The Calgary Foundation (note 4). There were no unit buybacks in 2024 or 2023.
- (d) The Society issues letters of credit through its financial institution to provide guarantees to certain vendors. The balance of outstanding letters of credit is \$130,950 (2023 – \$80,950).
- (e) Habitat for Humanity Canada secures funding through the CMHC-HFHC National Housing Co-Investment Fund and the Black Family Fund (the "Fund"), and administers on behalf of the Canadian Habitat for Humanity affiliates. These agreements provide for 20-year forgivable loans to assist with the financing of the construction of affordable owner-occupied units up to a maximum of eligible project costs as set out in each of the funding agreements. The loans are interest-free for so long as the conditions specified in the agreements are met and the loans are not in default. In addition, the loans are forgiven at a rate of one twentieth per year over 20 years beginning 12 months after the last Habitat Affiliate has completed its final drawdown.
- (f) From time to time, the Society is involved in various claims and legal actions which occur in the ordinary course of operations. Liability for these claims and lawsuits are recorded to the extent that the probability of a loss is likely and estimable. At the time of the financial statements preparation, there has been no resolution or indication that the settlement of any actions will result in any material liabilities.

HABITAT FOR HUMANITY SOUTHERN ALBERTA SOCIETY

Notes to Financial Statements, page 15

Year ended December 31, 2024, with comparative information for 2023

17. Fundraising revenue, gifts-in kind donations and grants:

	2024	2023
Fundraising revenue:		
Donations	\$ 2,096,695	\$ 753,239
Sponsorship and fundraising activities	801,991	564,491
Grants	740,930	838,557
Fundraising revenue	3,639,616	2,156,287
Government grants:		
Municipal	141,156	—
Federal	626,374	1,271,831
Provincial	1,141,795	1,330,000
Government Grants	1,909,325	2,601,831
Gifts-in-kind donations:		
Construction & Miscellaneous	37,383	182,831
ReStore	6,041,375	6,154,696
Gifts-in-kind donations	6,078,758	6,337,527
	\$ 11,627,699	\$ 11,095,645

Donations are monetary gifts received and may be tax receipted under the Income Tax Act.

Sponsorships and fundraising activities are monetary gifts received and are not tax receiptable under the Income Tax Act.

Grants are received from foundations and corporations.

In recognizing \$3,639,616 (2023 – \$2,156,287) in fundraising revenues, the Society incurred \$483,942 (2023 – \$457,120) in fundraising expenses for the purpose of soliciting contributions, which includes \$287,085 (2023 – \$259,987) for direct fundraising expenses and \$196,857 (2023 – \$197,133) for employee compensation and benefits and indirect fundraising expenses.

Government grants consist of the City of Calgary Housing Incentive Program grants, City of Airdrie project support grant, Government of Alberta affordable housing grants, Canada-Alberta Job Grant, CMHC Federal Co-Investment housing grants, and CMHC Federal Black Family housing grants.

Gifts-in-kind donations revenue are products donated to the Society for the purposes of ReStore, construction or fixed assets. ReStore gifts-in-kind are expensed in the year received.

HABITAT FOR HUMANITY SOUTHERN ALBERTA SOCIETY

Schedules, page 16

Year ended December 31, 2024

Provincial Affordable Housing Program- Milano Project:

Schedule 1
(unaudited)

For the purposes of the Affordable Housing Program, Grant Funding Dated May 15, 2010, Article 19, Paragraph C(ii), Schedule C, the following is the schedule of affordable housing PEAK program restricted grant. Recipients Reporting and Monitoring Requirements, as at December 31, 2024, for funds committed and expended for Client Properties as identified below:

Alberta Housing Grants	\$2,686,837	A	Uncommitted Funds Returned to Sustainable Fund	\$13,435	O
Trico Contributions	816,446	B	Committed Funds Returned to Sustainable Fund	77,751	J
Interest & Bank Charges	33	C	Repayments Returned to Sustainable Fund	1,966,093	L
Less: Administrative Fees (64 units)	<u>256,000</u>	D	Less: Continuing Grants to Departing Clients	304,143	M
Total Initial Funds Available:	<u>\$3,247,316</u>	E	Less: Back End Administrative Costs plus Interests	277,185	N
Funds Distribution	26,869	U	Less: Transfers to New AHOP Projects/Units	<u>877,594</u>	T
Current uncommitted funding (E-G-U) (note 3)	<u>\$0</u>	F	Less: Disbursement of sustainability funds to Trico	<u>557,035</u>	U
			Sustainable funds remaining (note 3)	<u>\$41,323</u>	S
			Net committed funds remaining (F+K) (note 3)	<u>\$0</u>	P
			Restricted cash remaining (note 13)	<u>\$41,323</u>	R

HABITAT FOR HUMANITY SOUTHERN ALBERTA SOCIETY

Schedules, page 17

Year ended December 31, 2024

Provincial Affordable Housing Program- Milano Project (continued):

Schedule 1
(unaudited)

Unit	Funds committed by unit	Down payment funds disbursed by unit	Mortgage subsidy disbursed by unit	Committed funds undisbursed and returned to the sustainable fund	Committed funds remaining by unit	Funds repaid by clients, returned to sustainable fund	Continuing grants to departing clients
Unit 1	\$ 47,811	\$ 35,811	\$ 12,000	\$ —	\$ —	\$ —	\$ —
Unit 2	47,811	35,811	11,600	400	—	35,811	6,000
Unit 3	48,069	36,069	12,000	—	—	46,678	—
Unit 4	48,069	36,069	12,000	—	—	36,282	—
Unit 5	48,069	36,069	12,000	—	—	38,388	6,000
Unit 6	48,379	36,379	7,600	4,400	—	36,379	—
Unit 7	45,856	33,856	12,000	—	—	—	—
Unit 8	48,379	36,379	12,000	—	—	36,379	6,000
Unit 9	48,379	36,379	8,643	3,357	—	36,379	6,000
Unit 10	56,444	44,444	12,000	—	—	—	—
Unit 11	56,444	44,444	9,400	2,600	—	44,444	44,444
Unit 12	56,428	44,428	12,000	—	—	52,347	6,000
Unit 13	56,428	44,428	12,000	—	—	11,700	—
Unit 14	56,428	44,428	12,000	—	—	47,795	—
Unit 15	56,222	44,222	12,000	—	—	57,020	6,000
Unit 16	56,428	44,428	12,000	—	—	44,428	—
Unit 17	56,222	44,222	6,600	5,400	—	44,222	6,000
Unit 18	47,605	35,605	12,000	—	—	35,605	—
Unit 19	47,605	35,605	7,400	4,600	—	35,605	—
Unit 20	47,605	35,605	12,000	—	—	—	—
Unit 21	47,605	35,605	12,000	—	—	—	—
Unit 22	47,502	35,502	12,000	—	—	35,701	6,000
Unit 23	47,605	35,605	12,000	—	—	44,710	6,000
Unit 24	47,863	35,863	12,000	—	—	35,863	6,000
Unit 25	47,863	35,863	8,600	3,400	—	35,863	258

HABITAT FOR HUMANITY SOUTHERN ALBERTA SOCIETY

Schedules, page 18

Year ended December 31, 2024

Provincial Affordable Housing Program- Milano Project (continued):

Schedule 1
(unaudited)

Unit	Funds committed by unit	Down payment funds disbursed by unit	Mortgage subsidy disbursed by unit	Committed funds undisbursed and returned to the sustainable fund	Committed funds remaining by unit	Funds repaid by clients, returned to sustainable fund	Continuing grants to departing clients
Unit 26	47,760	35,760	12,000	—	—	36,156	—
Unit 27	48,121	36,121	12,000	—	—	36,121	6,000
Unit 28	48,121	36,121	12,000	—	—	—	—
Unit 29	48,120	36,120	12,000	—	—	36,120	36,120
Unit 30	45,541	33,541	9,600	2,400	—	33,541	6,000
Unit 31	47,605	35,605	10,000	2,000	—	35,605	—
Unit 32	47,605	35,605	10,000	2,000	—	35,605	—
Unit 33	45,799	33,799	8,000	4,000	—	33,799	—
Unit 34	45,799	33,799	12,000	—	—	—	—
Unit 35	47,863	35,863	12,000	—	—	—	—
Unit 36	47,863	35,863	12,000	—	—	51,877	—
Unit 37	48,120	36,120	5,206	6,794	—	36,120	—
Unit 38	46,010	34,010	12,000	—	—	39,501	6,000
Unit 39	48,224	36,224	12,000	—	—	12,480	—
Unit 40	48,224	36,224	12,000	—	—	8,000	—
Unit 41	56,530	44,530	11,200	800	—	44,530	—
Unit 42	56,238	44,238	11,800	200	—	44,238	6,000
Unit 43	56,238	44,238	12,000	—	—	47,361	—
Unit 44	56,238	44,238	6,800	5,200	—	44,238	44,238
Unit 45	55,912	43,912	12,000	—	—	5,200	—
Unit 46	56,444	44,444	12,000	—	—	9,200	—
Unit 47	56,409	44,409	12,000	—	—	6,300	—
Unit 48	56,444	44,444	2,000	10,000	—	44,444	15,882
Unit 49	47,502	35,502	12,000	—	—	—	—
Unit 50	47,605	35,605	12,000	—	—	43,600	6,000
Unit 51	47,708	35,708	12,000	—	—	37,347	—

HABITAT FOR HUMANITY SOUTHERN ALBERTA SOCIETY

Schedules, page 19

Year ended December 31, 2024

Provincial Affordable Housing Program- Milano Project (continued):

Schedule 1
(unaudited)

Unit	Funds committed by unit	Down payment funds disbursed by unit	Mortgage subsidy disbursed by unit	Committed funds undisbursed and returned to the sustainable fund	Committed funds remaining by unit	Funds repaid by clients, returned to sustainable fund	Continuing grants to departing clients
Unit 52	47,760	35,760	9,200	2,800	—	—	—
Unit 53	47,863	35,863	12,000	—	—	37,346	6,000
Unit 54	46,010	34,010	12,000	—	—	34,038	—
Unit 55	56,428	44,428	6,600	5,400	—	44,428	44,428
Unit 56	56,428	44,428	8,000	4,000	—	44,428	—
Unit 57	47,605	35,605	11,600	400	—	35,605	—
Unit 58	47,605	35,605	12,000	—	—	45,163	6,000
Unit 59	47,605	35,605	4,800	7,200	—	35,605	—
Unit 60	47,605	35,605	12,000	—	—	50,249	—
Unit 61	47,863	35,863	12,000	—	—	—	—
Unit 62	48,120	36,120	12,000	—	—	37,427	16,772
Unit 63	56,222	44,222	11,600	400	—	44,222	—
Unit 64	56,170	44,170	12,000	—	—	44,600	—
	\$ 3,220,446	\$ 2,452,446	\$ 690,249	\$ 77,751	\$ —	\$ 1,966,093	\$ 304,142
	G	H	I	J	K=G-H-I-J	L	M

HABITAT FOR HUMANITY SOUTHERN ALBERTA SOCIETY

Schedules, page 20

Year ended December 31, 2024

Provincial Affordable Housing Program- York 29 Project:

Schedule 2
(unaudited)

For the purposes of the Affordable Housing Program, Grant Funding Dated Aug. 31, 2011, Article 20, Paragraph C(ii), Schedule C, the following is the schedule of affordable housing PEAK program restricted grant. Recipients Reporting and Monitoring Requirements, as at December 31, 2024, for funds committed and expended for Client Properties as identified below:

Alberta Housing Grants (Receivable)	\$1,485,000	A	Committed Funds Returned to Sustainable Fund	\$47,507	J
Trico Contributions	438,340	B	Repayments Returned to Sustainable Fund	1,186,643	L
Interest & Bank Charges	0	C	Less: Continuing Grants to Departing Clients	77,468	M
Less: Administrative Fees Earned (33 units)	<u>148,500</u>	D	Less: Back End Administrative Costs + Interests	151,164	N
Total Initial Funds Available:	<u>\$1,774,840</u>	E	Less: Transfers to New AHOP Projects/Units	531,810	T
Current uncommitted funding (E-G)	<u>\$0</u>	F	Less: Disbursement to Trico	<u>450,786</u>	U
			Sustainable funds remaining (note 3)	<u>\$22,921</u>	S
			Net committed funds remaining (F+K) (note 3)	<u>\$0</u>	P
			Restricted cash remaining (note 13)	<u>\$22,921</u>	R

HABITAT FOR HUMANITY SOUTHERN ALBERTA SOCIETY

Schedules, page 21

Year ended December 31, 2024

Provincial Affordable Housing Program- York 29 Project (continued):

Schedule 2
(unaudited)

Unit	Funds committed by unit	Down payment funds disbursed by unit	Mortgage subsidy disbursed by unit	Committed funds undisbursed and returned to the sustainable fund	Committed funds remaining by unit	Funds repaid by clients, returned to sustainable fund	Continuing grants to departing clients
Unit 1	\$ 53,890	\$ 41,890	\$ 6,000	\$ 6,000	\$ —	\$ 41,890	\$ 17,468
Unit 2	53,890	41,890	12,000	—	—	42,441	—
Unit 3	54,090	42,090	12,000	—	—	46,904	6,000
Unit 4	54,090	42,090	7,800	4,200	—	42,090	6,000
Unit 5	53,595	41,595	12,000	—	—	46,942	6,000
Unit 6	54,040	42,040	12,000	—	—	50,174	—
Unit 7	53,145	41,145	12,000	—	—	—	—
Unit 8	52,945	40,945	7,400	4,600	—	40,945	6,000
Unit 9	54,240	42,240	12,000	—	—	—	—
Unit 10	52,895	40,895	5,093	6,907	—	40,895	—
Unit 11	54,090	42,090	12,000	—	—	47,700	6,000
Unit 12	54,090	42,090	12,000	—	—	—	—
Unit 13	54,340	42,340	11,000	1,000	—	50,752	—
Unit 14	54,090	42,090	12,000	—	—	47,161	6,000
Unit 15	54,340	42,340	12,000	—	—	—	—
Unit 16	53,145	41,145	12,000	—	—	41,148	—
Unit 17	53,945	41,945	12,000	—	—	—	—
Unit 18	53,765	41,765	10,400	1,600	—	47,240	6,000
Unit 19	53,145	41,145	7,200	4,800	—	41,145	—
Unit 20	53,595	41,595	12,000	—	—	41,595	—
Unit 21	53,145	41,145	11,400	600	—	41,145	—
Unit 22	53,765	41,765	12,000	—	—	—	—
Unit 23	53,765	41,765	12,000	—	—	45,810	6,000
Unit 24	53,845	41,845	11,000	1,000	—	41,845	—
Unit 25	53,765	41,765	9,600	2,400	—	41,765	—

HABITAT FOR HUMANITY SOUTHERN ALBERTA SOCIETY

Schedules, page 22

Year ended December 31, 2024

Provincial Affordable Housing Program- York 29 Project (continued):

Schedule 2
(unaudited)

Unit	Funds committed by unit	Down payment funds disbursed by unit	Mortgage subsidy disbursed by unit	Committed funds undisbursed and returned to the sustainable fund	Committed funds remaining by unit	Funds repaid by clients, returned to sustainable fund	Continuing grants to departing clients
Unit 26	53,765	41,765	4,800	7,200	—	41,765	—
Unit 27	53,765	41,765	11,200	800	—	41,765	—
Unit 28	54,015	42,015	10,800	1,200	—	42,015	—
Unit 29	54,015	42,015	8,400	3,600	—	42,015	6,000
Unit 30	54,095	42,095	10,400	1,600	—	42,095	—
Unit 31	53,845	41,845	12,000	—	—	44,877	6,000
Unit 32	53,845	41,845	12,000	—	—	42,182	—
Unit 33	53,845	41,845	12,000	—	—	50,343	—
	\$ 1,774,840	\$ 1,378,840	\$ 348,493	\$ 47,507	\$ —	\$ 1,186,643	\$ 77,468
	G	H	I	J	K=G-H-I-J	L	M

HABITAT FOR HUMANITY SOUTHERN ALBERTA SOCIETY

Schedules, page 23

Year ended December 31, 2024

Provincial Affordable Housing Program- Viridian Project:

Schedule 3
(unaudited)

For the purpose of the Affordable Housing Program Funding, MOA Dated April 29, 2015, Article 3.1, Paragraph (i), the following is the schedule of affordable housing PEAK program restricted grant. Recipients Reporting and Monitoring Requirements, as at December 31, 2024, for funds committed and expended for Client Properties as identified below:

Sustainability Funds	\$360,844	A	Uncommitted Funds Returned to Sustainable Fund	\$31,173	O
Other Contributions	0	B	Committed Funds Returned to Sustainable Fund	0	J
Interest & Bank Charges	0	C	Repayments Returned to Sustainable Fund	159,802	L
Less: Administration Fees (18 units)	<u>81,000</u>	D	Less: Continuing Grants to Departing Clients	14,185	M
Total Initial Funds Available:	<u>\$279,844</u>	E	Less: Back End Administrative Costs	55,707	N
Uncommitted Funds Distribution	62,347	U	Less: Transfers to New AHOP Projects/Units	44,664	T
Current uncommitted funding (E-G)	<u>\$0</u>	F	Less: Disbursement to Trico	<u>45,246</u>	U
			Sustainable funds remaining (note 3)	<u>\$31,173</u>	S
			Net committed funds remaining (F+K) (note 3)	<u>\$0</u>	P
			Restricted cash remaining (note 13)	<u>\$31,173</u>	R

HABITAT FOR HUMANITY SOUTHERN ALBERTA SOCIETY

Schedules, page 24

Year ended December 31, 2024

Provincial Affordable Housing Program- Viridian Project (continued):

Schedule 3
(unaudited)

Unit	Funds committed by unit	Down payment funds disbursed by unit	Mortgage subsidy disbursed by unit	Committed funds undisbursed and returned to the sustainable fund	Committed funds remaining by unit	Funds repaid by clients, returned to sustainable fund	Continuing grants to departing clients
Unit 1	\$ 14,185	\$ 14,185	\$ —	\$ —	\$ —	\$ 14,185	\$ 14,185
Unit 2	12,069	12,069	—	—	—	3,000	—
Unit 3	9,747	9,747	—	—	—	10,329	—
Unit 4	13,875	13,875	—	—	—	—	—
Unit 5	11,652	11,652	—	—	—	12,128	—
Unit 6	11,192	11,192	—	—	—	11,192	—
Unit 7	11,161	11,161	—	—	—	11,161	—
Unit 8	10,160	10,160	—	—	—	—	—
Unit 9	13,677	13,677	—	—	—	13,677	—
Unit 10	13,687	13,687	—	—	—	13,687	—
Unit 11	13,687	13,687	—	—	—	13,712	—
Unit 12	12,445	12,445	—	—	—	—	—
Unit 13	13,308	13,308	—	—	—	—	—
Unit 14	12,474	12,474	—	—	—	12,553	—
Unit 15	12,871	12,871	—	—	—	12,871	—
Unit 16	9,938	9,938	—	—	—	9,938	—
Unit 17	8,674	8,674	—	—	—	8,674	—
Unit 18	12,695	12,695	—	—	—	12,695	—
	\$ 217,497	\$ 217,497	\$ —	\$ —	\$ —	\$ 159,802	\$ 14,185
	G	H	I	J	K=G-H-I-J	L	M

HABITAT FOR HUMANITY SOUTHERN ALBERTA SOCIETY

Schedules, page 25

Year ended December 31, 2024

CMHC Coinvestment Forgivable Loan- Schedule of Project Costs:

Schedule 4
(unaudited)

This schedule itemizes the cash inflow and project costs of the in-progress projects that have received funding from CMHC from their inception up to and including December 31, 2024.

Description	2024 Funding	
	Livingston Duplexes 4 Doors	Total
Sources of cash inflow:		
Cash used from internal sources	\$ 891,883	\$ 891,883
Provincial grants	400,000	400,000
Federal grants (CMHC)	200,000	200,000
Gifts-in-kind (land or other build products)	21,794	21,794
Total cash inflow	1,513,677	1,513,677
Eligible expenses:		
Bought out units and cost of land	578,284	578,284
General construction expenses	46,614	46,614
Gifts-in-kind (land or build products)	21,794	21,794
Site preparation expenses	30,520	30,520
Concrete work	106,886	106,886
Roofing and exterior work	250,243	250,243
Interior costs	120,375	120,375
Electrical and mechanical costs	159,635	159,635
Final finishing costs	17,380	17,380
Post home construction expenses	56,046	56,046
Construction staff cost	125,900	125,900
Total eligible expenses	\$ 1,513,677	\$ 1,513,677