

Habitat for Humanity of North Central CT  
Board Meeting  
September 3rd 5:30pm -7:30pm

**AGENDA**

- Devotion
- Consent Agenda-Nakisha Farquharson
  - Minutes
  - Financials
  - Resolutions if any
  
- Board Committee Updates
  - Finance Committee: Budget Review and Vote
  - Golf Tournament (Daniel Schilke)
  - Development Committee
  - Audit Committee
  - Strategic Plan
  - ReStore Discussion
  
- Operations Updates (Karraine Moody)
  - Applicant Information Meeting, September 21<sup>st</sup>-CRT
  - Construction Schedule
  - Government Grant Updates
  - Overall operation updates
  
- Executive Session

# **CONSENT AGENDA**

# FY2025 U.S. Affiliated Organization Covenant and Quality Assurance Checklist

## Overview

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Welcome to the annual electronic submission process for the U.S. Affiliated Organization Covenant and the Quality Assurance Checklist. Affiliates are required to complete this process annually. Failure to file the Quality Assurance Checklist on time will result in loss of good standing and constitutes a violation of the U.S. Affiliation Agreement.

In response to affiliate feedback, the answers to a few questions in the Quality Assurance Checklist have been prepopulated for you based on information we already have in our records. For example, if our records show that you have served at least one family over the last 12 months through a new home, a rehabilitated home, repaired home, weatherized home, or recycled home, you will see that you don't have to complete that question, and the tool will indicate that our records show you have met that standard. If our records show you have not served a family through one of these types of construction, the tool will indicate that you do not comply with the standard and will offer you only the "No" answer options to choose from. Similar prepopulated questions include those around minimum insurance requirements, qualified loan originator, competent person as well as the ability to bypass any Habitat ReStore questions if our records indicate you do not operate a store.

The U.S. Affiliated Organization Covenant (Covenant) is the foundational document between Habitat for Humanity International and U.S. affiliates. The Covenant continues to be our guiding spiritual and philosophical document. The yearly signing of the online Covenant ensures that, while affiliate leadership may change over time, the mission, mission principles and core tenets of Habitat for Humanity remain intact.

The Quality Assurance Checklist (QA Checklist) contains standards and practices that are expected of each affiliate. As required by the U.S. Affiliation Agreement, affiliates must exercise their best efforts to comply with each of the standards. Failure to meet these standards can potentially affect good standing and result in other disciplinary action.

The QA Checklist is divided into two sections.

**Section 1: Core Requirements demonstrate sound, professional business practices and are also essential to one or more of the following:**

Protection and stewardship of the Habitat for Humanity brand and national reputation.

Preservation of Habitat for Humanity's reputation and credibility with national, state and local government funders.

Demonstration of practices that are considered critical by insurers.

Demonstration of compliance with core Habitat for Humanity policies or other legal requirements binding on affiliates.

While all of the QA Checklist requirements are critical, non-compliance with a core requirement poses a potentially greater risk on the Habitat for Humanity network as a whole.

**Section 2: Other Essential Practices include legal requirements binding on all affiliates and demonstrate sound, professional business practices and compliance with core Habitat for Humanity policies.**

Please go through each question and provide the most accurate response for your affiliate. When using the submission tool, note that you can choose to "Save and Continue" using the blue button at the bottom center of each page to move onto the next page of questions, or you can choose "Save and Return Later" in the gray bar across the top of your screen to come back to the QA Checklist later. An email will be sent to you with a unique link to return to your QA Checklist where you left off.

The deadline to electronically submit the FY2025 Covenant and Quality Assurance Checklist is Sept. 30, 2024

## Preparing the survey

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*Getting your Affiliate information....*

## **Affiliate Info**

### **Affiliate Name**

North Central Connecticut, Habitat For Humanity

### **Affiliate ID**

(xxxx-xxxx)

0381-1138

### **State**

Connecticut

### **GSA**

Very Large

### **Submitter Name**

April Hansley

### **Submitter Title**

Other

### **Submitter Title**

Operations Manager

### **Submitter Email**

april@hfhnc.org

### **Submitter Phone Number**

(Enter 10 digit # with no other characters)

8605412208

## **Preparing the survey**

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*Getting your Affiliate contact information....*

*Please stand by...*

## **Preparing the survey**

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*Getting your Affiliate contact information.....*

## **Preparing the survey**

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*Getting your Affiliate contact information.....*

*Thank you for standing by ...*

## **Preparing the survey**

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*All done!*

## **Section 1: Core Requirements**

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1) Affiliate is an organization based on Christian principles and as such:

	Yes	No - Policy/procedure in this area is in progress or pending board resolution	No - We understand we are not adhering to the standard and there are no plans to change
A) Adopts the official <u>vision and mission statement</u> of Habitat for Humanity.	X		
B) Affiliate board of directors reads and signs the <u>Covenant</u> annually.	X		
C) Supports Habitat for Humanity's international work through an annual <u>tithe</u> .	X		
D) Adopts and follows the Habitat for Humanity <u>non-proselytizing policy</u> .	X		

2A) Affiliate serves a minimum of one family per year (every 12 months) through one of the following housing interventions: new home, rehabilitated home, repaired home, weatherized home, or recycled home.

Our records indicate you have served a minimum of one family in the past 12 months and therefore meet this standard. Please move to the next question.

2B) Affiliate serves a minimum of one family over a three-year period (every 36 months) through a rehabilitated or new home construction.

Our records indicate you have served a minimum of one family through a rehabilitated or new home construction in the past 36 months and therefore meet this standard. Please move to the next question.

3) Affiliate makes all reasonable efforts to serve families who demonstrate a housing need. Need is evaluated by considering affiliate's service area median income, cost of living index, etc. Household incomes should not exceed 60% AMI and in no case exceed 80% AMI.

Yes

Section 1: Core Requirements

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4) Affiliate activities are governed by written, duly adopted bylaws and policies that are enforced and comply with all local, state and federal laws, such as the Fair Housing Act, Equal Credit Opportunity Act, and other fair lending laws, the Fair Credit Reporting Act, privacy and data security laws, flood laws, the Bank Secrecy Act - Anti-Money Laundering, Office of Foreign Assets Control, Real Estate Settlement Procedures Act, Truth in Lending Act, Occupational Safety and Health Administration, etc. Bylaws and policies include but are not limited to:

	Yes	No - Policy/procedure in this area is in progress or pending board resolution	No - We understand we are not adhering to the standard and there are no plans to change	N/A – Not applicable
a) <u>Anti-discrimination.</u>	X			
b) <u>Child labor prohibitions.</u>	X			
c) <u>Conflict of interest.</u>	X			
d) <u>Safety.</u>	X			
e) <u>Employment</u> , including grievance.	X			
f) <u>Fiscal safeguards.</u>	X			
g) <u>Mortgage origination</u> , including homeowner selection and house pricing and transfer. Written policies are required of all affiliates, including affiliates that use third-party originators.	X			
h) <u>Mortgage servicing</u> , including escrow fund management. Written policies are required of all affiliates, including affiliates that use third-party servicers.	X			
i) <u>Records retention.</u>	X			
j) <u>Sex offender registration check</u>	X			
k) <u>Whistleblower.</u>	X			
l) <u>Board member and officer term limits</u> - corporate bylaws limiting the terms for board members to nine consecutive years or less.	X			

5) Affiliate complies with Internal Revenue Service Section 501(c)(3) and with all state and local tax laws. Affiliate annually files the IRS tax filings in a timely manner (e.g., IRS Form 990, 990EZ, 990N and, if applicable, 990T) and in full accordance with IRS regulations and requirements. Affiliate has adopted or is considering the IRS Form 990 standardization recommendations in Policy 5, as outlined in the Sample IRS Form 990 Part III and Schedule O. Affiliate donors receive a timely written receipt documenting their contributions, as required by IRS guidelines.

Yes

Please indicate which of the following financial years best represents the two most recently filed affiliate 990.

FY2023 (typically July 1, 2022 - June 30, 2023) - preferred

Please indicate what IRS Form 990 type you are submitting for FY2023

990

Upload FY2023 990 (as filed with the IRS). PDF is the preferred file type.

HABITAT-FOR-HUMANITY-NORTH-CENTRAL-CONNECTICUT 2022 990.pdf

6) Affiliate has the required minimum insurance coverage for all aspects of its operations including general liability, builder's risk, volunteer accidental medical, directors and officers liability, and, if applicable, workers' compensation and auto coverage.

Our records indicate you meet the minimum insurance requirements. Please move to the next question.

## Section 1: Core Requirements

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7) Affiliate complies with federal and state laws for qualified loan originator (QLO) in one of the following two ways:

Affiliate meets or maintains all requirements of an available state SAFE Act exemption, and affiliate's loan originator activities are conducted by at least one loan originator qualified by:

Making a determination of demonstrated financial responsibility, character, and general fitness based on:

A criminal background check.

A credit check; and.

Any other relevant information, including without limitation any administrative, civil or criminal findings that could impact their ability to perform loan originator activities in a professional manner; and

Ensuring each such staff member or volunteer has completed all required training on federal and state laws that apply to the activities performed.

OR

2. Affiliate and individual loan originator(s) maintain SAFE Act license in a approved active status.

AND

All loan originator activities, as defined by federal law, are performed only by a qualified loan originator. QLOs are required of all affiliates, including affiliates that refer homebuyers to third-party lenders for mortgage financing.

Our records indicate you have a Qualified Loan Originator. Please move to the next question.

8) Affiliate uses the HUD Equal Housing logo or equal housing opportunity statement on all applicant-facing materials and web pages and ensures it is posted anywhere applications are submitted and/or provided to applicants.

Yes

9) Affiliate has at minimum one person who has been trained by HFHI as a Competent Person.

Our records indicate you have a trained Competent Person. Please move to the next question.

10) Affiliate has liability waivers signed annually by all volunteers and retains those waivers for at least one year beyond expiration of the statute of limitations.

Yes

11) Affiliate deselection of approved applicants occurs only in the following cases:

A) Failure to complete requirements set forth in the letter of acceptance or Homeownership Agreement.

B) Negative change in financial condition which would significantly impact the ability to pay.

C) Fraud on the application.

D) Violation of a sexual offender policy.

Yes

12) Affiliates with revenues of more than \$500,000 per year or assets greater than \$1,000,000 have had financial statements audited by an external auditor within the past 12 months. Affiliates with revenues of more than \$250,000 (but less than \$500,000) or assets greater than \$500,000 (but less than \$1,000,000) have conducted an independent financial review. Affiliates are exempt from independently audited or reviewed financial statements only if all of the following are true.

Independent audit or financial review not required by another entity

Response:

Yes

(untitled)

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Please indicate which of the following financial years best represents the most recently completed independent audit or financial review.

Independent audit or financial review for FY2023 (typically July 1 through June 30) - preferred.

Please indicate which type of independent financial statements you are submitting for FY2023

Audited Financials

Please upload your Audited Financials for FY2023

[Habitat-for-Humanity-North-Central-Connecticut-Financial-Statements-6.30.23.pdf](#)

13) Affiliate has officially adopted authorized adaptations of the global Habitat for Humanity logo and, if applicable, Habitat ReStore identifiers, and uses only authorized adaptations on all materials, following the guidelines established in the Habitat Brand User Guide. Affiliates with registered Habitat logo but no Habitat ReStore should still select "Yes."

Yes

14) Affiliate has and abides by Habitat ReStore and/or retail operation safety standards as set forth in Policy 30, including, but not limited to:

A) Employs no fewer than two paid staff members who are within the facility during business hours for each retail location.

B) Has a safety manual.

C) Has an emergency action plan for each retail location.

D) Has a fire protection plan for each retail location.

E) Has a hazardous communications plan for each retail location.

Yes

## Section 2: Other Essential Practices

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15) All affiliate board and staff members and volunteers in leadership positions abide by the standards and requirements of Safeguarding, Policy 34. The affiliate maintains, for all work locations, an environment that is safe, productive, and respectful. It also maintains an environment that prevents and responds to reports of physical/sexual abuse, exploitation, harassment, and/or bullying, of the people in the communities that we serve, especially vulnerable adults and children, and the people with whom we work and partner.

Yes

**16) In order to provide consistent communications and access, the affiliate has the following components of Policy 4: Communications and Technology:**

	Yes	No - Policy/procedure in this area is in progress or pending board resolution	No - We understand we are not adhering to the standard and there are no plans to change
A) A dedicated, publicly accessible office.	X		
B) A dedicated mailing address. (See "Q16 Details" below)	X		
C) A telephone number dedicated exclusively to affiliate with voice mail capacity, which shall remain the property of affiliate in the event of the individual account holder's departure. (See "Q16 Details" below)	X		
D) An email address exclusive to affiliate which shall remain the property of affiliate in the event of the individual account holder's departure. (See "Q16 Details" below)	X		
E) Ownership of at least one computer with internet access and software for word processing and spreadsheets.	X		
F) A website (or other social media platform) displaying the Habitat for Humanity vision and mission statements and a reference to Habitat for Humanity's non-proselytizing policy. (See "Q16 Details" below)	X		

**NOTE: If any of the below information is incorrect or missing, you will have an opportunity to correct it towards the end of this form.**

**Q16 Details:**

**Mailing Address:**

75 Charter Oak Avenue-Bld #2, Suite 205 CT Nonprofit Center Hartford Connecticut 06106

**Phone Number:**

(860) 541-2208 \*2207

**Email Address:**

karraine@hfhnc.org

**Website URL**

www.hartfordhabitat.org

**17) Affiliate abides by requirements for operating a Habitat ReStore or any other retail/resale operation, including, but not limited to: all first, additional, or relocating stores must complete the registration process for each store location with Habitat for Humanity International.**

Yes

**18) Affiliate tracks volunteer hours.**

Yes

**19) Affiliate board annually approves a written budget, which includes projected sources and amounts of income and anticipated expenses. Affiliate and its board review the actual income and expense statements at least quarterly and compare them to the budget.**

Yes

**Section 2: Other Essential Practices**

20) Affiliate abides by a board-approved Anti-Money Laundering program, or AML, program, ensuring that the following provisions are met:

	Yes	No - Policy/procedure in this area is in progress or pending board resolution	No - We understand we are not adhering to the standard and there are no plans to change
A) Policies and procedures, which include internal controls, are developed and applied consistently.	X		
B) An AML compliance officer is appointed and aware of their responsibilities.	X		
C) Ongoing training is conducted with all applicable staff and volunteers.	X		
D) An independent audit tests the compliance and effectiveness of the AML program. Such testing may be conducted by a third party or internally (at no cost) by any officer or employee of the affiliate, other than the compliance officer.	X		
E) Suspicious Activity Reporting is done properly.	X		

21) Affiliate and its board review the performance of affiliate's mortgage loan portfolio using the delinquency definitions in the Affiliate Statistical Report, comparing the number of delinquencies and amount of arrearages with prior periods, at least quarterly.

Yes

22) Affiliate has designed, implemented, and currently maintains safeguards to keep consumer information confidential and protect it from threats and hazards such as unauthorized access or use of such records.

Yes

23) Affiliate establishes an independent, third-party appraisal for each housing unit. If the Fair Market Value of the affiliate's housing units are more than the sum of (i) the first mortgage, plus (ii) any cash down payment paid by the homebuyer, plus (iii) any third-party subordinate mortgages, then the affiliate must utilize deferred subordinate mortgages (commonly called a "soft" mortgage) to protect equity.

Yes

## Section 2: Other Essential Practices

24) Affiliate sells the housing units it builds and/or rehabs and either finances them with a zero-percent affiliate-originated mortgage loan as described in Policy 23 or allows the homeowner to obtain a third party-originated mortgage that the affiliate determines to be affordable and responsible.

Yes

25) Affiliate provides homeowner pre- and post-support services to all selected families through appointed volunteers, staff, HUD Certified Counselor, or other professionals.

Yes

26) Affiliate complies with all applicable state and local building codes. Where there are no state/local codes, affiliate builds in compliance with the 2006 version of the International Residential Code.

Yes

27) Affiliate builds houses in accordance with the Habitat House Design Criteria.

Yes

28) Affiliate is not overly dependent on any single source of revenue, including Habitat ReStore, government funding, or single private donors. As a guideline, affiliate generally has no single source of revenue on a continuing basis that exceeds 40 percent of the annual affiliate operating budget.

Yes

29) Affiliate adheres to U.S. Collaborative Development Handbook.

Yes

30) Affiliate uses all contributions for the purpose expressed by the donor.

Yes

31) Affiliate fundraising personnel, including employees, volunteers, and independent consultants, are not compensated on a percentage of the amount raised or any other commission formula.

Yes

Covenant

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## U.S. Affiliated Organization Covenant

### Preface

Habitat for Humanity U.S. affiliated organizations work to create decent, affordable housing in partnership with those in need and to make shelter a matter of conscience with people everywhere. This Covenant outlines the relationship between Habitat for Humanity International and its affiliated organizations in the United States.

### Mission Vision

A world where everyone has a decent place to live.

### Mission Statement

Seeking to put God's love into action, Habitat for Humanity brings people together to build homes, communities and hope.

### Mission Principles

(1) Demonstrate the love of Jesus Christ We undertake our work to demonstrate the love and teachings of Jesus, acting in all ways in accord with the belief that God's love and grace abound for all, and that we must be "hands and feet" of that love and grace in our world. We believe that, through faith, the minuscule can be multiplied to accomplish the magnificent, and that, in faith, respectful relationships can grow among all people.

(2) Focus on shelter. We have chosen, as our means of manifesting God's love, to create opportunities for all people to live in decent, durable shelter. We put faith into action by helping to build, renovate or preserve homes, and by partnering with others to accelerate and broaden access to affordable housing as a foundation for breaking the cycle of poverty.

(3) Advocate for affordable housing. In response to the prophet Micah's call to do justice, to love mercy and to walk humbly with God, we promote decent, affordable housing for all, and we support the global community's commitment to housing as a basic human right. We will advocate for just and fair housing policy to eliminate the constraints that contribute to poverty housing. And, in all of our work, we will seek to put shelter on hearts and minds in such powerful ways that poverty housing becomes socially, politically and religiously unacceptable.

(4) Promote dignity and hope. We believe that no one lives in dignity until everyone can live in dignity. We believe that every person has something to contribute and something to gain from creating communities in which all people have decent, affordable places to live. We believe that dignity and hope are best achieved through equitable, accountable partnerships.

(5) Support sustainable and transformational development. We view our work as successful when it transforms lives and promotes positive and lasting social, economic and spiritual change within a community; when it is based on mutual trust and fully shared accomplishment; and when it demonstrates responsible stewardship of all resources entrusted to us.

In addition, in recognition of and commitment to the global nature of the Habitat for Humanity mission, each U.S. affiliate is expected to contribute (tithes) at least 10 percent of its undesignated cash contributions to Habitat for Humanity's international work.

### Agreement to Covenant

In recognition of the Mission Principles stated in this Covenant, Habitat for Humanity International and North



Central Connecticut, Habitat For Humanity covenant as follows.

**Habitat for Humanity International Covenants:**

- To support the work of Habitat for Humanity affiliated organizations through program development, communication, learning opportunities, advocacy, and protecting and promoting the good name of Habitat for Humanity.
- To coordinate global fund-raising efforts.
- To create a global movement around the need for decent and affordable housing.
- To administer tithe funds contributed by affiliates in support of the efforts of Habitat for Humanity national organizations and affiliates.

**North Central Connecticut, Habitat For Humanity Covenants:**

- To support the work of Habitat for Humanity affiliated organizations through program development, communication, learning opportunities, advocacy, and protecting and promoting the good name of Habitat for Humanity.
- To comply with the minimum operational standards contained in an annual certification process.
- To conduct its operations within its defined service area.
- To tithe for Habitat for Humanity's housing work outside the United States.
- To reject any support that is conditioned on deviating from the Mission Principles outlined earlier or other approved policies and practices.
- To conduct its operations in a manner that protects and promotes the good name of Habitat for Humanity and contributes to the growth of the Habitat for Humanity movement and is in the best interests of other affiliates and of Habitat for Humanity International including, but not limited to, actions that are specified in this covenant and in Habitat for Humanity policies.

This Covenant is valid upon approval by the affiliate board of directors and a designated representative of Habitat for Humanity International.

## Covenant Signatures

**Habitat for Humanity International:**

**By: Mande Butler, Vice President, U.S. Operations**  
08/01/2024

**By: North Central Connecticut, Habitat For Humanity:**

08/01/2024

**Covenant Approval by Board of Directors**

**I certify that the Covenant between Habitat for Humanity International and North Central Connecticut, Habitat For Humanity was approved by the board of directors at a meeting held on:**

08/01/2024



## Quality Assurance Checklist Approval by Board of Directors

I certify that the Quality Assurance Checklist for North Central Connecticut, Habitat For Humanity was approved by the board of directors at a meeting held on:

08/01/2024

### Secretary of Board of Directors (name only):

Nakisha Farquharson

If any of the below information is incorrect or missing, please take this opportunity to update these fields.

### Board Secretary Information

**Name**

Nakisha Farquharson

**Phone:**

860-798-0604

**Email:**

nnfarquharson@gmail.com

### Board President Information

**Name**

Crystal Floyd

**Phone:**

860-241-2208

**Email:**

cfloyd@fairviewcapital.com

### Board Vice President Information

**Name**

Donald Bates

**Phone:**

860-541-2208

**Email:**

donaldbates32@gmail.com

### Board Treasurer Information

**Name**

Ellen Below

**Phone:**

860-541-2208

**Email:**

ellen.below@talcottresolution.com

### Affiliate Contact Information

Please take a moment to update any blank fields and/or correct any wrong information.

**Name:**

Karraine Moody

**Title:**

Contact Person: CEO

**Phone:**

860-541-2209

**Email:**

karraine@hfhnc.org

**Affiliate Website URL:**

www.hfhnc.org

**Board Approval and Certification**

<input type="checkbox"/>	Yes
<input checked="" type="checkbox"/>	X

The affiliate board of directors has reviewed the answers provided on this U.S. Affiliated Organization Covenant and Quality Assurance Checklist, certified them as correct, and approved this submission as an accurate declaration of the affiliate. We understand that failure to submit a timely and accurate Covenant and QA Checklist may result in loss of good standing or other disciplinary action.

**Additional Board Information Required**

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**It appears that you have changed the Board Secretary information:**

**Is the former Board Secretary Anne Hamilton still on the board?**

No

**It appears that you have changed the Board President information:**

**Is the former Board President Crystal Floyd still on the board?**

Yes

**It appears that you have changed the Board Vice President information:**

**Is the former Board Vice President Steven Hernandez still on the board?**

No

**It appears that you have changed the Board Treasurer information:**

**Is the former Board Treasurer Ellen Below still on the board?**

Yes

**Feedback**

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**Optional QA Checklist Feedback**

**Do you have any general feedback about the Covenant and QA Checklist you would like to share with our team? Responses might include feedback about specific questions, items you found confusing, ideas for improvements, or the ease or difficulty of using this tool to submit your Covenant and QA Checklist. We review all responses as we look to make adjustments in the future. Thank you!**

**Review Your Responses**

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Please take a moment to carefully review your answers before submitting. *You can find a link to an email and printer-friendly PDF version of your answers by scrolling to the bottom of this page.* We suggest sharing this copy with your board of directors in advance of the meeting where they will vote to approve the Covenant and QA Checklist.

If you need to make changes, press the blue Back button at the bottom of the page. You may also reenter the survey later by clicking the Save and return later bar at the top of the page. A unique link will be emailed to you so you can access the survey where you left off to make any changes.

Important reminder: You may need to go back to the Covenant page to update the date of your board meeting if you initially used a place holder date.

If you are satisfied with your responses, click Submit at the bottom of this page. Clicking Submit will complete the U.S. Affiliated Organization Covenant and Quality Assurance Checklist and send this data to Habitat for Humanity International. A copy of your submitted responses will be emailed to you for your records.\*

Thank you!

\*Please note that these "Review and Submit" instructions will appear on the copy of your submission that is emailed to you once you click Submit. Kindly disregard.



# FINANCE

# Budget Narrative

## Fiscal Year 2025

The proposed budget includes the following:

- Begin construction of Hartford 6 (Barbour-duplex, Clark, Nelson, Westland and Capen) will start and complete in FY24.
- Begin infrastructure of Burnside 10- will begin in FY24 but will be spread through three fiscal years 24-26.
- Continued expansion into Tolland County focusing on Vernon, Tolland, Bolton and Somers for repairs and outreach.
- Continued operation of two ReStore in Bloomfield and Vernon.
- Strategic goal to serve 50 families per year

### Revenue and Development:

- HFHNC will begin Fiscal Year 2025 with roughly 400K in cash.
- Waiting on \$600K from ARPA
- We will be selling 2 mortgages which will result in \$400K by Aug 2024
- We should close on Hartford 5 in August or September 2024, resulting in around \$1.1M
- Development budget is roughly the same with only an increase for public money

### Home Closings

- Five scheduled in 2025

### Staff/Payroll

- Three percent cost of living increase for all staff.

**BUILD SCHEDULE**

	Budget FYE 6/30/2025	Actual FYE 6/30/2024	Budget FYE 6/30/2024
<b>SOLD:</b>			
Current Year Construction Hard Costs	\$2,507,995	\$873,676	\$707,000
NEW HOMES SOLD	None Expected in FY 2025		
1		1 Barbour	1 Barbour
2		2 Clark	2 Clark
3		3 Nelson	3 Nelson
4		4 Capen	4 Capen
5		5 Westland	4 Westland

REHABS SOLD

RECYCLES SOLD

**OWNED:**

NEW HOMES IN PROGRESS			
1 Burmside (10 Units)			1 Hartford Clark
2			2 Hartford Barbour (Unit 1)
3			3 Hartford Barbour (Unit 2)
4			4 Hartford Nelson
5			5 Hartford Capen
6			6 Hartford Westland

REHABS IN PROGRESS

RECYCLES IN PROGRESS

- 1
- 2

None

## BOOK PROFIT & LOSS

	BUDGET FYE 6/30/2025	ACTUAL FYE 6/30/2024	BUDGET FYE 6/30/2024
<b><u>HOME SALES &amp; MORTGAGES</u></b>			
Home Sales	0	1,508,000	1,500,000
Cost of Homes Sold	0	-301,600	-810,000
Cost of Land	0	0	-10,000
Gain/Loss on Home Sales	0	1,206,400	680,000
Est. Mtge. Discounting on Current Year Sales	0	-480,000	-450,000
Est. Imputed Interest on All Mortgages Held	0	260,000	380,000
Gain/Loss on Home Sales and Mortgages	<b>0</b>	<b>986,400</b>	<b>610,000</b>
<b><u>DEVELOPMENT &amp; OPERATIONS</u></b>			
Development & Other Income	1,855,000	2,111,874	1,780,000
Public Grant Revenue	800,000	1,375,029	1,500,000
Department Expenses	-2,340,982	-2,265,846	-2,478,719
<b>Development &amp; Operations Net Income</b>	<b>314,018</b>	<b>1,221,057</b>	<b>801,281</b>
<b><u>RESTORE</u></b>			
ReStore Revenue	1,480,000	1,370,846	1,480,000
ReStore Expenses	-1,394,176	-1,435,810	-1,291,656
<b>ReStore Net Income</b>	<b>85,824</b>	<b>-64,964</b>	<b>188,344</b>
<b>Income / - Loss from Operations</b>	<b>399,842</b>	<b>1,156,093</b>	<b>989,625</b>
<b>NET BOOK INCOME / -LOSS</b>	<b>399,842</b>	<b>2,142,493</b>	<b>1,599,625</b>



**CASH FLOW**

	BUDGET FYE 6/30/2025	ACTUAL FYE 6/30/2024	BUDGET FYE 6/30/2024
Development & Operations Net Income	314,018	1,221,057	801,281
ReStore Net Income	85,824	-64,964	188,344
Non- Home & Mortgage Revenue	<b>399,842</b>	<b>1,156,093</b>	<b>989,625</b>
Current Year Construction Hard Costs	-2,507,995	-1,700,000	-707,000
Land & Rehab Acq. Cost & Other Capital Costs	-50,000	-35,000	-180,000
Mortgage Receipts from Homeowners	500,000	575,000	600,000
Loan Principal Payments	-60,000	-60,000	-90,000
Non- Cash Book Expenses (Depreciation)	99,500	99,432	118,774
	<b>-2,018,495</b>	<b>-1,120,568</b>	<b>-258,226</b>
Cash Flow from Operations	-1,618,653	-1,649,916	731,399
Mortgage Sales to CHFA/Other	1,500,000	0	1,050,000
Fiscal Year Cash Flow	<b>-118,653</b>	<b>-1,649,916</b>	<b>1,781,399</b>
Cash Beginning of Year	441,775	2,091,691	1,327,801
Projected End of Fiscal Year Cash Balance	<b>323,122</b>	<b>441,775</b>	<b>3,109,200</b>

June 30, 2024 Actual Cash Balance **441,775**

Habitat for Humanity North Central Connecticut  
**Budget 2025 v Actual**  
 Jul 2024 - Jun 2025  
 FY2024 Budget v FY2023 Budget (Totals)

Account	FY-25				Notes
	Budget FY2025	Actuals	Δ	%	
	Jul '24 - Jun '25	Jul '23 - Jun '24			
<b>Revenue</b>					
<b>Total Donations &amp; Grants</b>					
Business Donations	\$1,025,000	\$450,092	\$574,908	56.1%	Per Karraine, we expect to meet this budgeted number for FY25
Foundation Grants	\$180,000	\$250,000	\$170,000	(38.9)%	Extra received (unexpected) in 24, not budgeted for FY25
Facilities Schools United Way & Other	\$45,000	\$5,633	\$39,367	87.5%	Per Karraine, we expect to meet this budgeted number for FY25
Individual Donations	\$300,000	\$925,915	\$(625,915)	(208.6)%	Increased to \$300k from v9 - adding additional funds for HFHI and for
Public Grants	\$620,000	\$1,375,029	\$(755,029)	(71.9)%	FY25 Budget now includes the \$400k left from the \$2M from the city, FY24 Public Grants was higher because we received a grant in
<b>Subtotal Total Donations &amp; Grants</b>	<b>\$2,350,000</b>	<b>\$3,006,670</b>	<b>\$(656,670)</b>	<b>(27.9)%</b>	
<b>Non-Home Revenue</b>					
<b>Special Events</b>					
Build aTHON	\$120,000	\$175,465	\$(55,465)	(46.2)%	
Golf Tournament	\$100,000	\$63,695	\$36,305	36.3%	
Womens Build	\$75,000	\$49,357	\$25,643	34.2%	
Other Events	\$10,000	\$42,609	\$(32,609)	(326.1)%	
<b>Subtotal Special Events</b>	<b>\$305,000</b>	<b>\$331,126</b>	<b>\$(26,126)</b>	<b>(8.6)%</b>	
<b>Subtotal Non-Home Revenue</b>	<b>\$305,000</b>	<b>\$331,126</b>	<b>\$(26,126)</b>	<b>(8.6)%</b>	
<b>Other Income</b>					
Credit Reports		\$948	\$(948)	-	
ReStore Sales	\$1,480,000	\$1,370,793	\$109,207	7.4%	
Mortgage Late Fees		\$60	\$(60)	-	
Interest Earned		\$537	\$(537)	-	
A Brush With Kindness		\$147,615	\$(147,615)	-	
<b>Subtotal Other Income</b>	<b>\$1,480,000</b>	<b>\$1,519,953</b>	<b>\$(39,953)</b>	<b>(2.7)%</b>	
<b>Total Revenue</b>	<b>\$4,135,000</b>	<b>\$4,857,749</b>	<b>\$(722,749)</b>	<b>(17.5)%</b>	
<b>COGS</b>					
As/WK Costs	\$100,000	\$187,492	\$(87,492)	(87.5)%	
Cost of Goods Sold - ReStore	\$84,000	\$132,768	\$(48,768)	(58.1)%	
<b>Total COGS</b>	<b>\$184,000</b>	<b>\$320,260</b>	<b>\$(136,260)</b>	<b>(74.1)%</b>	
<b>Gross Margin \$</b>	<b>\$3,951,000</b>	<b>\$4,537,489</b>	<b>\$(586,489)</b>	<b>(14.8)%</b>	
<b>OpEx</b>					
Advertising & Promotion	\$40,000	\$37,767	\$2,233	5.6%	
Americorp & Vista	\$38,360	\$25,412	\$12,948	33.8%	
Auto/Travel/Mileage Reimb	\$31,417	\$37,847	\$(6,430)	(20.5)%	
Bad Debt Expense		\$393	\$(393)	-	
Bank and Credit Card Fees	\$67,884	\$67,884	\$(0)	(0.0)%	Increased to same as last year's actual
Charitable Contributions	\$30,300	\$100	\$(100)	-	
Construction Site Supplies	\$20,000	\$14,402	\$5,598	29.1%	
Dues & Subscriptions	\$20,000	\$21,665	\$(1,665)	(8.3)%	
<b>Employee Benefits</b>					
Health Insurance	\$253,960	\$206,361	\$47,599	18.7%	
Employer Contributions 401K	\$62,800	\$44,457	\$18,343	29.2%	
HRA Contributions	\$26,600	\$15,370	\$11,230	42.2%	
<b>Subtotal Employee Benefits</b>	<b>\$343,360</b>	<b>\$266,189</b>	<b>\$77,171</b>	<b>22.5%</b>	
<b>Fundraising Expenses</b>					
Build aTHON Fundraising	\$6,500	\$8,945	\$(2,445)	(39.3)%	
Golf Fundraising	\$40,050	\$35,012	\$5,038	12.6%	
Womens Build Fundraising	\$6,000	\$3,132	\$2,868	47.8%	
Other Events Fundraising	\$13,000	\$15,671	\$(2,671)	(20.5)%	
<b>Subtotal Fundraising Expenses</b>	<b>\$65,550</b>	<b>\$57,710</b>	<b>\$7,840</b>	<b>12.0%</b>	
<b>Home Related Costs</b>					
Closing Costs & Recording Fees		\$1,550	\$(1,550)	-	
Credit Reports	\$1,000	\$1,683	\$(1,183)	43.9%	
Fence/curb Expenses	\$10,000	\$1,440	\$8,560	85.6%	
Warranty Costs	\$20,000	\$22,084	\$(2,084)	(14.9)%	
<b>Subtotal Home Related Costs</b>	<b>\$31,000</b>	<b>\$27,656</b>	<b>\$3,344</b>	<b>16.2%</b>	
<b>Information Technology</b>					
Information Technology	\$32,500	\$61,083	\$(28,583)	(87.9)%	Budget okay - spent more last year for cybersecurity, Karraine will look
<b>Insurance</b>					
Auto Insurance	\$30,145	\$16,694	\$13,451	11.5%	Added 15% to original budgeted amount per Finance Committee
Liability & Other Insurance	\$51,670	\$43,077	\$8,593	16.6%	Added 15% to original budgeted amount per Finance Committee
Workers Comp Insurance	\$104,650	\$102,482	\$2,168	2.1%	Added 15% to original budgeted amount per Finance Committee
<b>Subtotal Insurance</b>	<b>\$186,465</b>	<b>\$172,243</b>	<b>\$14,222</b>	<b>7.6%</b>	
<b>Legal &amp; Professional Fees</b>					
Audit Fee	\$30,000	\$30,500	\$(500)	(1.7)%	CLA estimate \$25,600, so this should cover that plus any fees
Bookkeeping	\$117,000	\$105,816	\$11,184	9.6%	Increased to include expected special projects for budget and audit
Legal Fees	\$10,000	\$14,193	\$(4,193)	(41.9)%	
Consulting		\$27,300	\$(27,300)	-	
Payroll Processing & Benefits Admin	\$15,000	\$12,970	\$2,030	13.8%	
<b>Subtotal Legal &amp; Professional Fees</b>	<b>\$172,000</b>	<b>\$190,779</b>	<b>\$(18,779)</b>	<b>(10.9)%</b>	
<b>Meals &amp; Entertainment</b>					
Entertainment		\$7,657	\$(7,657)	-	
<b>Subtotal Meals &amp; Entertainment</b>	<b>\$7,657</b>	<b>\$7,657</b>	<b>\$(0)</b>	<b>0.0%</b>	
Merchant Service Fees	\$7,000	\$7,136	\$(136)	(1.9)%	Moved up to \$7K to stay inline with LY actual
Mowing & Storage	\$200,000	\$233,143	\$(33,143)	(16.6)%	
Office Expenses	\$22,492	\$35,336	\$(12,844)	(57.1)%	
Wages & Salaries & Temp Employees	\$1,551,990	\$1,456,412	\$95,578	3.6%	
Payroll Taxes	\$139,690	\$128,501	\$11,187	8.0%	
Postage	\$5,100	\$6,936	\$(1,836)	(36.0)%	
Office Rent	\$234,000	\$208,916	\$25,084	10.7%	Restore rent went up - lease at Charter will end in 2025 and will
Office Repairs & Maint	\$45,500	\$41,423	\$4,077	9.0%	
Small Tools Expense	\$10,000	\$9,947	\$53	0.5%	
Staff Training	\$9,350	\$9,379	\$(29)	(0.3)%	
Telecommunications	\$3,200	\$4,746	\$(1,546)	(48.3)%	
Tithe	\$70,000	\$23,000	\$47,000	67.1%	Habitat 2.0
Trash & Recycling	\$31,500	\$31,147	\$353	1.1%	
Utilities	\$50,400	\$43,625	\$6,775	13.4%	
Interest on Loans	\$5,500	\$11,563	\$(6,063)	(110.0)%	
Depreciation Expense	\$100,000	\$99,432	\$568	0.6%	
<b>Payroll Expenses</b>					
Wages		\$(0)	\$0	-	
<b>Subtotal Payroll Expenses</b>	<b>\$(0)</b>	<b>\$(0)</b>	<b>\$0</b>	<b>0.0%</b>	
<b>Total OpEx</b>	<b>\$3,541,158</b>	<b>\$3,381,396</b>	<b>\$159,762</b>	<b>4.5%</b>	
<b>Operating Income \$</b>	<b>\$409,842</b>	<b>\$1,156,093</b>	<b>\$(746,251)</b>	<b>(182.1)%</b>	This FY25 operating income went up significantly from our last version
<b>Other Income &amp; Expense</b>					
<b>Other Income</b>					
Sales Tax Adjustment Income		\$14	\$(14)	-	
<b>Subtotal Other Income</b>	<b>\$14</b>	<b>\$14</b>	<b>\$(0)</b>	<b>0.0%</b>	
<b>Other Expense</b>					
Misc. Volunteer Expense	\$10,000	\$10,000	\$(0)	100.0%	
<b>Subtotal Other Expense</b>	<b>\$10,000</b>	<b>\$10,000</b>	<b>\$(0)</b>	<b>100.0%</b>	
<b>Total Other Income &amp; Expense</b>	<b>\$10,000</b>	<b>\$14</b>	<b>\$(10,014)</b>	<b>100.1%</b>	
<b>Net Income \$</b>	<b>\$399,842</b>	<b>\$1,156,107</b>	<b>\$(756,265)</b>	<b>(189.1)%</b>	
<b>Budget FY2025 (This Year) vs Actuals (Previous year) vs (This Year)</b>					

Expected Rent:  
 \$ 42,000.00 Vernon  
 \$156,000.00 Bloomfield  
 \$ 36,000.00 75 Charter

**Habitat for Humanity North Central Connecticut, Inc.**  
As of August 13, 2024

Available Cash	Accounts Payable	Cash Needs	
<b>Checking/Savings</b> 10100 Windsor Federal #74373186 \$134,507.55 10101 Windsor Federal Sweep #74373194 \$249,629.47 10102 Windsor Federal HUD/SHOP #74630429 \$300.00 10103 Peoples Bank 2168 \$0.00 10104 M&T Bank 8593 \$103,881.47 10105 M&T Bank 4224 \$33,097.01 10201 Liberty Bank #1833645 \$60,036.11 10202 Cash Register \$1,739.11 <b>Total Checking/Savings</b> <u>\$583,190.72</u>	20000 \$10,529.24 <b>Total Accounts Payable</b> <u>\$10,529.24</u>	Current \$91,220.89 1-30 Days Past Due \$26,426.24 31-60 Days Past Due \$0.00 61-90 Days Past Due \$465.36 91+ Days Past Due (\$1,150.18) <b>Total Accounts Payable</b> <u>\$116,962.31</u>	\$680,471.59 \$61,045.63 \$619,425.97
<b>Other Current Assets</b> 14999 Undeposited Funds \$1,014.35 <b>Total Current Assets</b> <u>\$1,014.35</u>	29010 Assigned Mortgages WFS \$267,200.35 29100 Assigned Mortgages CHFA \$210,468.36 29160 Assigned Mortgages Peoples Bank \$92,014.24 29175 Notes Payable SHOP/HUD \$19,685.19 29200 Note Payable SBA \$132,962.00 <b>Total Long Term Liabilities</b> <u>\$722,330.14</u>	Payroll & Taxes \$61,045.63 *Estimated based on average 08/21/24	\$680,471.59 \$61,045.63 \$619,425.97
<b>Total Accounts Receivable</b> 12000 \$680,471.59 <b>Total Available Cash</b> <u>\$680,471.59</u>	<b>Total Cash Needs</b> <u>\$910,867.32</u>	<b>Total Available Cash</b> Estimated Payroll Cost Available Cash for Payables	\$680,471.59 \$61,045.63 \$619,425.97

Loan ID	Paid To Dt	Next Due Dt	P&I Pmt	Escrow Bal	Cur Prin Bal
5300000027	6/1/2024	7/1/2024	350.53	1,994.25	92,876.30
5300000052	6/1/2024	7/1/2024	0	201.59	144,607.28
5300000117	6/1/2024	7/1/2024	403.57	2,468.30	95,645.09
5300000128	6/1/2024	7/1/2024	403.43	1,615.83	90,772.75
5300000152	6/1/2024	7/1/2024	430	1,876.15	98,284.00
5300000155	6/1/2024	7/1/2024	337.19	1,648.88	98,098.51
5300000179	6/1/2024	7/1/2024	590.56	4,498.78	191,930.40
5300000181	6/1/2024	7/1/2024	302.78	1,065.64	97,733.17
5300000184	6/1/2024	7/1/2024	410	1,332.99	136,120.00
5300000186	6/1/2024	7/1/2024	450.56	2,632.42	149,584.32
5300000190	6/1/2024	7/1/2024	451.54	4,735.25	152,167.58
5300000063	6/1/2024	7/1/2024	436.44	2,888.15	121,259.92
5300000067	6/1/2024	7/1/2024	564.55	1,379.69	89,748.45
5300000068	6/1/2024	7/1/2024	491.44	2,039.02	81,995.52
5300000070	6/1/2024	7/1/2024	641.67	1,893.37	100,706.02
5300000076	6/1/2024	7/1/2024	413.75	3,005.54	108,352.49
5300000097	6/1/2024	7/1/2024	466.98	1,166.83	95,407.02
5300000075	7/1/2024	8/1/2024	490.99	3,028.32	135,493.84
5300000139	9/1/2024	10/1/2024	358.33	4,146.68	102,483.58
5300000182	11/1/2024	12/1/2024	305.56	6,487.94	94,760.62



# **Habitat for Humanity<sup>®</sup>**

## **North Central Connecticut**

**Monthly Financial Reports**  
**July 31, 2024**

# Habitat for Humanity North Central Connecticut

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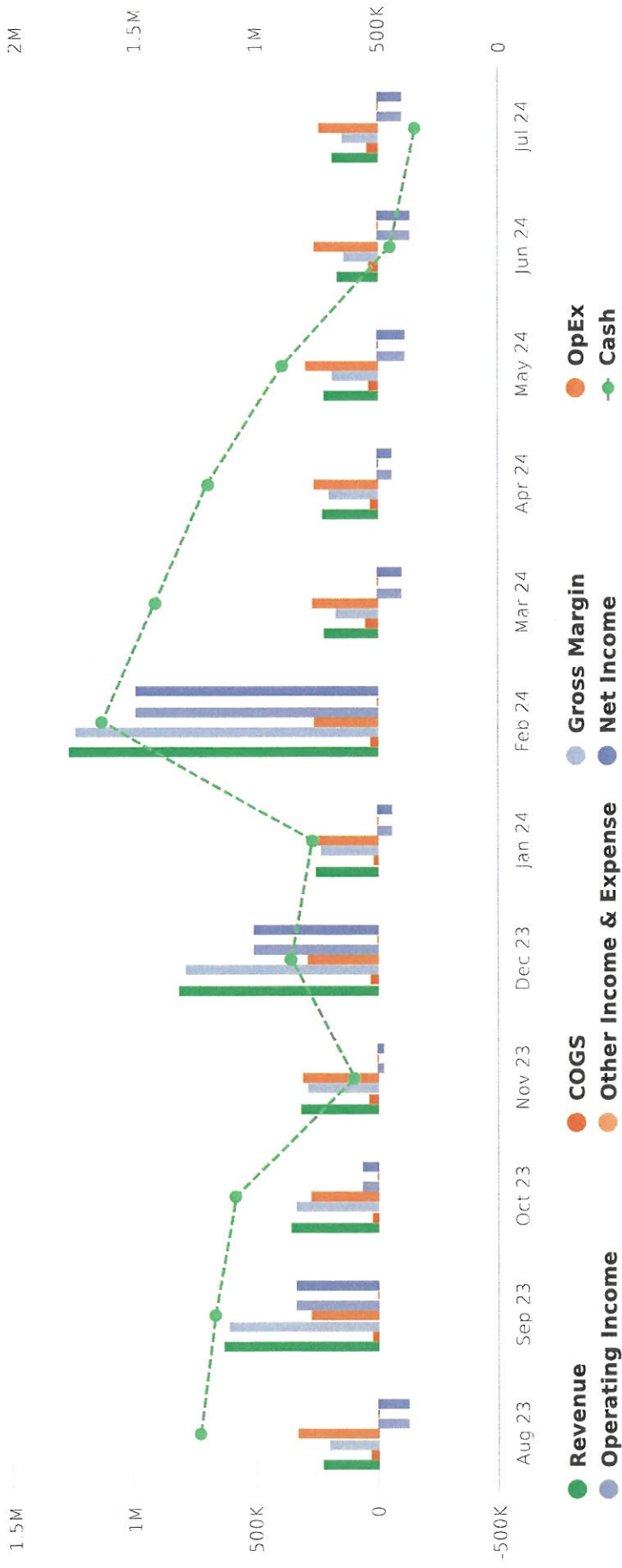
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# Habitat for Humanity North Central Connecticut Executive Summary Aug 2023 - Jul 2024



Name	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24
<b>Summary Overview</b>								
Cash On Hand	\$1,219,919	\$1,159,871	\$1,075,899	\$592,030	\$850,984	\$765,251	\$1,628,666	\$1,408,483
Change in Cash	\$(338,502)	\$(60,048)	\$(83,972)	\$(483,869)	\$258,954	\$(85,733)	\$863,414	\$(220,183)
<b>Income Statement Summary</b>								
<b>Revenue</b>								
Total Donations & Grants	\$84,317	\$479,314	\$163,384	\$157,054	\$712,651	\$98,564	\$1,113,385	\$27,999

For management use only. No CPA provides any assurance on these financial statements.



Name	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24
Non-Home Revenue	\$3,588	\$29,411	\$58,125	\$38,700	\$15,500	\$32,250	\$18,250	\$25,630
Other Income	\$134,665	\$114,482	\$129,852	\$116,172	\$85,542	\$118,238	\$137,664	\$162,391
Subtotal Revenue	\$222,570	\$623,207	\$351,362	\$311,926	\$813,693	\$249,052	\$126,914	\$216,020
COGS								
ABWK Costs	\$19,697	\$13,075	\$20,830	\$4,950	\$29,161	\$15,296	\$8,654	\$14,179
Cost of Goods Sold - ReStore	\$3,483	\$4,697	-	\$24,107	\$(1,935)	-	\$19,800	\$34,501
Subtotal COGS	\$23,180	\$17,772	\$20,830	\$29,056	\$27,226	\$15,296	\$28,454	\$48,680
Gross Margin \$	\$199,390	\$605,435	\$330,532	\$282,869	\$786,466	\$233,756	\$124,084	\$167,340
Gross Margin %	89.6%	97.1%	94.1%	90.7%	96.7%	93.9%	97.8%	77.5%
OpEx by Acct								
Advertising & Promotion	\$7,156	\$1,816	\$10,543	\$2,042	\$3,422	\$1,365	\$(3,716)	\$2,126
Americorp & Vista	\$3,130	\$565	\$1,130	\$1,610	\$2,090	\$3,220	\$3,220	\$2,090
Auto/Travel/Mileage Reimb.	\$1,593	\$1,577	\$1,594	\$2,827	\$1,883	\$4,009	\$5,785	\$5,840
Bad Debt Expense	-	-	-	-	-	-	\$393	-
Bank and Credit Card Fees	\$4,354	\$5,104	\$5,276	\$5,439	\$5,161	\$4,733	\$5,536	\$6,063
Construction Site Supplies	\$2,227	\$1,807	\$1,312	\$3,010	\$801	\$446	\$438	\$15
Dues & Subscriptions	\$2,915	\$1,540	\$1,796	\$2,238	\$3,885	\$1,875	\$1,349	\$1,709
Employee Benefits	\$22,622	\$16,630	\$23,402	\$22,151	\$22,407	\$23,299	\$25,976	\$26,594
Fundraising Expenses	\$30,935	\$2,562	\$3,362	\$920	\$492	\$69	\$196	\$214
Home Related Costs	\$168	\$216	\$120	\$120	\$8951	\$10,318	\$2,988	\$870
Information Technology	\$4,335	\$4,055	\$3,748	\$5,955	\$5,416	\$5,327	\$5,678	\$4,677
Insurance	\$10,446	\$14,825	\$13,785	\$15,082	\$13,785	\$13,785	\$13,329	\$13,785
Legal & Professional Fees	\$24,648	\$19,467	\$19,276	\$13,153	\$21,745	\$17,174	\$13,926	\$10,141
Meals & Entertainment	-	\$656	-	\$6,420	-	-	\$543	\$8
Merchant Service Fees	\$1,118	\$831	\$440	\$396	\$155	\$431	\$937	\$455
Moving & Storage	\$14,538	\$1,018	\$23,009	\$29,054	\$14,089	\$14,757	\$19,066	\$19,098
Office Expenses	\$3,321	\$3,039	\$2,586	\$3,271	\$3,808	\$2,596	\$2,767	\$3,688
Wages & Salaries & Temp Employees	\$134,726	\$123,419	\$119,250	\$143,036	\$129,545	\$124,822	\$111,991	\$118,856
Payroll Taxes	\$9,815	\$8,950	\$8,405	\$10,670	\$11,110	\$13,407	\$11,893	\$11,611
Postage	\$1,144	\$(741)	\$355	\$1,461	\$313	\$1,391	\$77	\$334

For management use only. No CPA provides any assurance on these financial statements.

Name	Aug-23	Sep-23	Oct-23	Nov-23	Jan-24	Feb-24	Mar-24
Office Rent	\$25,860	\$17,954	\$10,482	\$15,947	\$15,947	\$15,947	\$17,833
Office Repairs & Maint.	\$2,934	\$2,293	\$1,955	\$2,559	\$2,656	\$4,842	\$3,357
Small Tools Expense	-	\$2,614	\$146	\$1,519	\$449	\$882	\$196
Staff Training	\$563	\$78	\$77	\$50	-	\$1,109	\$1,496
Telecommunications	\$320	\$320	\$326	\$501	\$264	\$397	\$471
Tithe	-	\$25,000	-	-	-	-	-
Trash & Recycling	\$2,664	\$1,741	\$3,163	\$2,504	\$1,394	\$2,892	\$2,710
Utilities	\$5,475	\$2,214	\$2,807	\$4,282	\$4,050	\$5,600	\$3,775
Interest on Loans	\$1,004	\$995	\$986	\$977	\$968	\$959	\$941
Depreciation Expense	\$9,323	\$9,323	\$9,323	\$9,323	\$9,323	\$9,323	\$8,286
Payroll Expenses	-	-	-	-	-	-	-
<b>Subtotal OpEx by Acct</b>	<b>\$327,333</b>	<b>\$269,849</b>	<b>\$268,654</b>	<b>\$306,517</b>	<b>\$284,109</b>	<b>\$288,054</b>	<b>\$267,239</b>
Operating Income \$	\$(127,942)	\$335,586	\$61,878	\$(23,648)	\$502,357	\$985,237	\$(99,899)
Operating Income %	(57.5)%	53.8%	17.6%	(7.6)%	61.7%	77.6%	(46.2)%
Other Income & Expense	\$1	\$1	\$2	\$1	\$1	\$1	\$1
Net Income \$	\$(127,941)	\$335,588	\$61,880	\$(23,647)	\$502,358	\$985,238	\$(99,898)
Net Income %	(57.5)%	53.8%	17.6%	(7.6)%	61.7%	77.6%	(46.2)%
<b>Headcount</b>							
Headcount							
Unassigned	260	260	260	260	260	260	260
Subtotal Headcount	260	260	260	260	260	260	260

Name	Apr-24	May-24	Jun-24	Jul-24
<b>Summary Overview</b>				
Cash On Hand	\$1,190,963	\$884,106	\$441,775	\$338,807
Change in Cash	\$(217,520)	\$(306,857)	\$(442,331)	\$(102,967)
<b>Income Statement Summary</b>				
Revenue				
Total Donations & Grants	\$58,559	\$39,139	\$16,443	\$72,649

Name	Apr-24	May-24	Jun-24	Jul-24
Non-Home Revenue	\$31,550	\$39,270	\$24,657	\$7,016
Other Income	\$132,344	\$136,781	\$121,196	\$99,592
<b>Subtotal Revenue</b>	<b>\$222,453</b>	<b>\$215,190</b>	<b>\$162,297</b>	<b>\$179,257</b>
<b>COGS</b>				
ABWK Costs	\$13,661	\$33,836	\$8,154	-
Cost of Goods Sold - ReStore	\$9,525	-	\$22,295	\$39,821
<b>Subtotal COGS</b>	<b>\$23,186</b>	<b>\$33,836</b>	<b>\$30,449</b>	<b>\$39,821</b>
<b>Gross Margin \$</b>	<b>\$199,267</b>	<b>\$181,354</b>	<b>\$131,848</b>	<b>\$139,436</b>
<b>Gross Margin %</b>	<b>89.6%</b>	<b>84.3%</b>	<b>81.2%</b>	<b>77.8%</b>
<b>OpEx by Acct</b>				
Advertising & Promotion	\$3,700	\$4,873	-	\$81
Americorp & Vista	\$3,047	\$2,090	\$2,090	\$2,090
Auto/Travel/Mileage Reimb.	\$750	\$2,084	\$6,086	\$1,987
Bad Debt Expense	-	-	-	-
Bank and Credit Card Fees	\$9,495	\$5,974	\$5,864	\$5,251
Construction Site Supplies	\$928	\$2,044	\$773	\$826
Dues & Subscriptions	\$1,106	\$813	\$523	\$577
Employee Benefits	\$18,839	\$21,534	\$21,742	\$21,775
Fundraising Expenses	\$6,294	\$4,876	\$230	\$479
Home Related Costs	\$343	\$2,993	\$305	\$120
Information Technology	\$5,797	\$5,069	\$4,952	\$7,509
Insurance	\$13,525	\$16,480	\$13,525	\$13,525
Legal & Professional Fees	\$12,659	\$11,589	\$11,760	\$11,467
Meals & Entertainment	-	-	\$29	\$142
Merchant Service Fees	\$460	\$653	\$595	\$644
Moving & Storage	\$21,415	\$20,628	\$28,163	\$13,859
Office Expenses	\$2,628	\$3,423	\$2,751	\$2,481
Wages & Salaries & Temp Employees	\$107,304	\$138,702	\$114,088	\$108,977
Payroll Taxes	\$10,722	\$12,627	\$9,622	\$9,140
Postage	\$93	\$205	\$1,101	\$111

For management use only. No CPA provides any assurance on these financial statements.

Name	Apr-24	May-24	Jun-24	Jul-24
Office Rent	\$16,313	\$16,313	\$16,313	\$16,313
Office Repairs & Maint.	\$2,472	\$3,173	\$5,267	\$5,294
Small Tools Expense	\$1,950	\$707	\$716	-
Staff Training	\$1,084	\$1,025	\$104	\$(726)
Telecommunications	\$471	\$465	\$419	\$414
Tithe	-	-	-	-
Trash & Recycling	\$3,639	\$3,311	\$1,658	\$1,707
Utilities	\$3,365	\$1,883	\$2,191	\$4,373
Interest on Loans	\$932	\$923	\$914	\$905
Depreciation Expense	\$8,286	\$8,286	\$8,286	\$8,286
Payroll Expenses	-	\$-	-	-
<b>Subtotal OpEx by Acct</b>	<b>\$257,616</b>	<b>\$292,741</b>	<b>\$260,066</b>	<b>\$237,605</b>
Operating Income \$	\$(58,349)	\$(111,388)	\$(128,218)	\$(98,169)
Operating Income %	(26.2)%	(51.8)%	(79.0)%	(54.8)%
Other Income & Expense	\$1	\$1	\$1	\$1
Net Income \$	\$(58,348)	\$(111,387)	\$(128,217)	\$(98,168)
Net Income %	(26.2)%	(51.8)%	(79.0)%	(54.8)%
<b>Headcount</b>				
Headcount				
Unassigned	26.0	26.0	26.0	26.0
<b>Subtotal Headcount</b>	<b>26.0</b>	<b>26.0</b>	<b>26.0</b>	<b>26.0</b>

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Here are the notes for **July**:

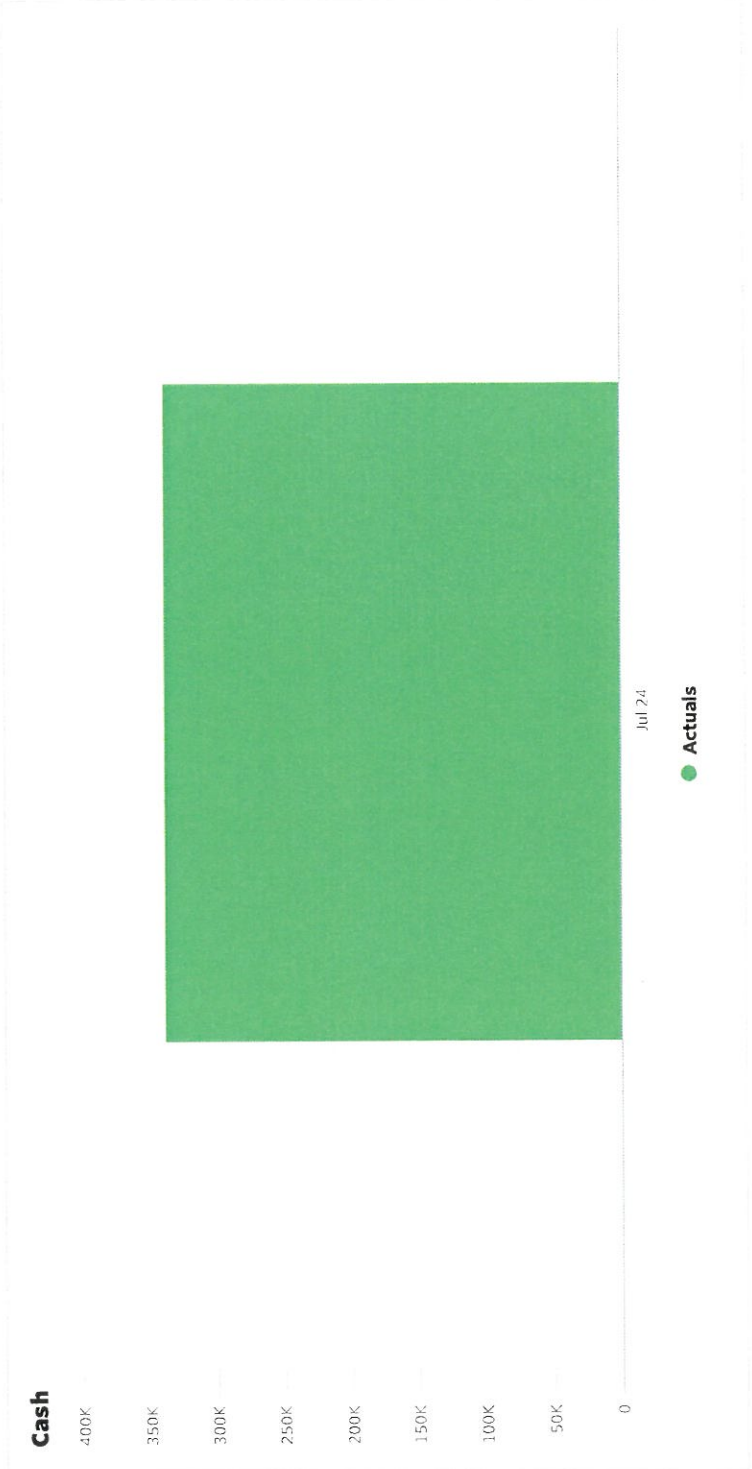
HFH was closed for Summer Shutdown 6/30 - 7/8

- 61500 Charitable Contributions - endowment set up 8/1/24 - Should we add Charitable Contributions to the budget?
- 64700 Moving and Storage - much lower in July than previous months

Final Budget has not yet been approved for FY25 and is not reflected in the BvA Reports.

**Cash**

Name	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24
Windsor Federal #74373186	\$ 114,949	\$ 109,950	\$ 109,950	\$ 109,798	\$ 111,274	\$ 159,798
Windsor Federal Sweep #74373194	\$ 870,652	\$ 638,749	\$ 408,921	\$ 196,730	\$ 51,312	\$ 61,509
Windsor Federal HUD/SHOP #74630429	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300
Windsor Federal 2168	\$ 290,456	\$ 290,456	\$ 290,456	\$ 145,456	\$ 25,456	\$ -
Peoples Bank 8593	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 133,000	\$ 8,000
M&T Bank 4224	\$ 18,294	\$ 9,049	\$ 23,422	\$ 26,501	\$ 28,808	\$ 33,097
Liberty Bank #1833645	\$ 199,276	\$ 225,240	\$ 223,174	\$ 270,582	\$ 89,886	\$ 74,364
Cash Register	\$ 1,739	\$ 1,739	\$ 1,739	\$ 1,739	\$ 1,739	\$ 1,739
Total Bank Accounts	\$ 1,628,666	\$ 1,408,483	\$ 1,190,963	\$ 884,106	\$ 441,775	\$ 338,807





## Cash Reserve

Name	Jul-24
Windsor Federal	\$ 221,308
Peoples United Bank	\$ 33,097
Windsor Federal HUD/SHOP	\$ 301
ReStore Operating Cash	\$ 76,103
Total Cash	\$ 330,809
3 months Construction Hard Costs Budget	\$ (462,300)
3 months General Operations Budget	\$ (538,283)
Additional Cash Reserve	\$ (669,774)



**Habitat for Humanity®**  
North Central Connecticut

**Your QB file is closed and locked through July 2024. We emailed you a link to access your reports via Jirav. A copy of the report can also be accessed by clicking the Reports icon in the left-hand menu.**

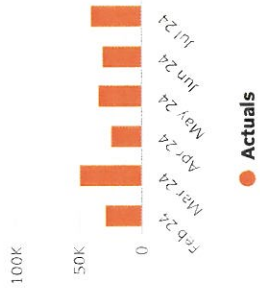
We look forward to reviewing the monthly results on our scheduled financial review call.



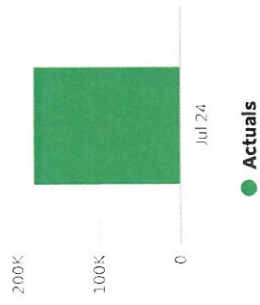
Our future-focused accounting services fuel the dashboards that help drive your business. The goal: To provide the information you need so you can make the decisions that grow your business.

<https://www.accountingdepartment.com/en/budgeting-forecasting-services>

**COGS**



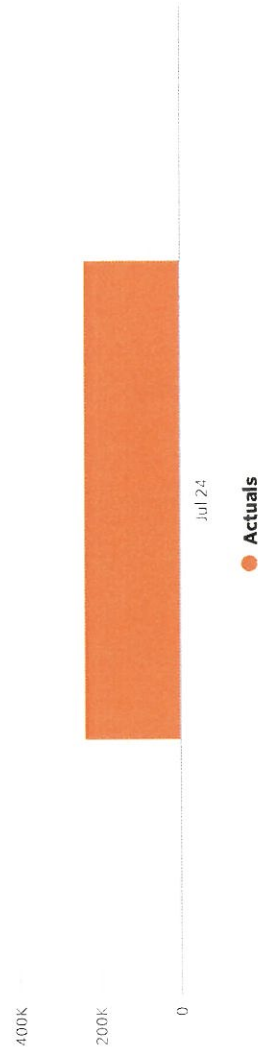
**Development Rev...**



**ReStore Revenue**



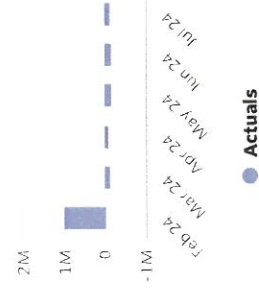
**OpEx**



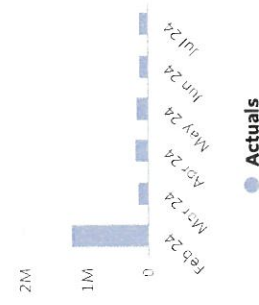
**Cash vs Last Month**



**Operating Income**



**Gross Margin**



**ReStore COGS YTD**

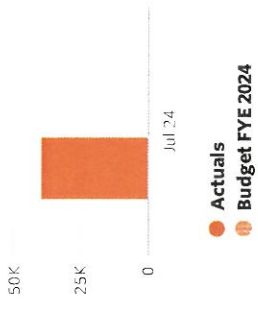


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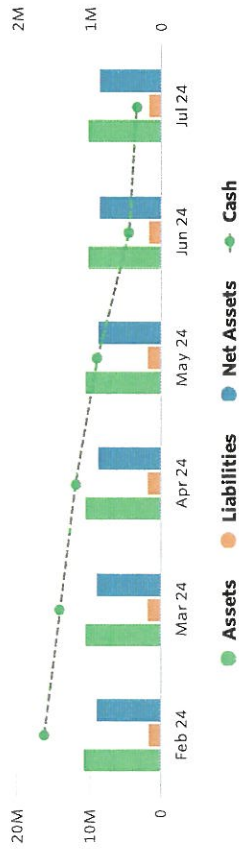
### Financial Ratios

Name	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24
Current Ratio	20.1	16.8	15.0	14.8	19.2	18.4
Quick Ratio	-	-	-	-	-	-

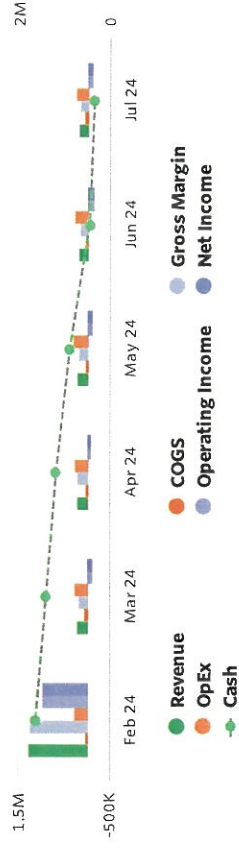
### ReStore COGS



### Cash Trend



### Income Statement



# Habitat for Humanity North Central Connecticut, Inc.

## Statement of Activity by Class - Month

July 2024

	RESTORE BLOOMFIELD	RESTORE VERNON	TOTAL
<b>Revenue</b>			
42000 Other Income			\$0
42200 ReStore Sales	85,558	14,020	\$99,578
42400 Interest Earned		3	\$3
<b>Total 42000 Other Income</b>	<b>85,558</b>	<b>14,022</b>	<b>\$99,580</b>
<b>Total Revenue</b>	<b>\$85,558</b>	<b>\$14,022</b>	<b>\$99,580</b>
<b>Cost of Goods Sold</b>			
53000 Cost of Goods Sold - ReStore	23,189	16,633	\$39,821
<b>Total Cost of Goods Sold</b>	<b>\$23,189</b>	<b>\$16,633</b>	<b>\$39,821</b>
<b>GROSS PROFIT</b>	<b>\$62,370</b>	<b>\$ (2,610)</b>	<b>\$59,759</b>
<b>Expenditures</b>			
61200 Auto/Travel/Mileage Reimb.	328	121	\$449
61400 Bank and Credit Card Fees	2,879	524	\$3,403
62600 Employee Benefits			\$0
62610 Health Insurance	7,164	603	\$7,767
62620 Employer Contributions 401K	1,034	0	\$1,034
62630 HRA Contributions	484		\$484
<b>Total 62600 Employee Benefits</b>	<b>8,682</b>	<b>603</b>	<b>\$9,285</b>
63100 Information Technology	410	571	\$980
63200 Insurance			\$0
63210 Auto Insurance	470		\$470
63220 Liability & Other Insurance	1,301	145	\$1,446
63230 Workers Comp. Insurance	2,180	221	\$2,401
<b>Total 63200 Insurance</b>	<b>3,950</b>	<b>367</b>	<b>\$4,317</b>
64600 Merchant Service Fees	215	181	\$396
64700 Moving & Storage	7,531	6,328	\$13,859
64800 Office Expenses	394	1,053	\$1,447
65100 Wages & Salaries	41,874	0	\$41,874
65200 Payroll Taxes	3,988	0	\$3,988
67100 Office Rent	6,869	6,365	\$13,235
67200 Office Repairs & Maint.	3,096		\$3,096
68100 Telecommunications	170		\$170
68700 Trash & Recycling	1,371	336	\$1,707
68800 Utilities	3,633		\$3,633
<b>Total Expenditures</b>	<b>\$85,392</b>	<b>\$16,448</b>	<b>\$101,840</b>
<b>NET OPERATING REVENUE</b>	<b>\$ (23,022)</b>	<b>\$ (19,058)</b>	<b>\$ (42,081)</b>
<b>NET REVENUE</b>	<b>\$ (23,022)</b>	<b>\$ (19,058)</b>	<b>\$ (42,081)</b>

# Habitat for Humanity North Central Connecticut, Inc.

## Statement of Activity by Class - YTD

July 2023 - June 2024

	RESTORE BLOOMFIELD	RESTORE VERNON	TOTAL
<b>Revenue</b>			
42000 Other Income			\$0
42200 ReStore Sales	1,155,641	215,152	\$1,370,793
42400 Interest Earned	2	51	\$53
<b>Total 42000 Other Income</b>	<b>1,155,643</b>	<b>215,203</b>	<b>\$1,370,846</b>
<b>Total Revenue</b>	<b>\$1,155,643</b>	<b>\$215,203</b>	<b>\$1,370,846</b>
<b>Cost of Goods Sold</b>			
53000 Cost of Goods Sold - ReStore	117,849	14,919	\$132,768
<b>Total Cost of Goods Sold</b>	<b>\$117,849</b>	<b>\$14,919</b>	<b>\$132,768</b>
<b>GROSS PROFIT</b>	<b>\$1,037,795</b>	<b>\$200,284</b>	<b>\$1,238,079</b>
<b>Expenditures</b>			
61000 Advertising & Promotion		1,361	\$1,361
61200 Auto/Travel/Mileage Reimb.	8,402	2,013	\$10,415
61400 Bank and Credit Card Fees	23,222	21,615	\$44,837
62500 Dues & Subscriptions	344		\$344
62600 Employee Benefits			\$0
62610 Health Insurance	83,060	6,775	\$89,835
62620 Employer Contributions 401K	12,889	1,746	\$14,635
62630 HRA Contributions	3,812		\$3,812
<b>Total 62600 Employee Benefits</b>	<b>99,761</b>	<b>8,521</b>	<b>\$108,282</b>
62800 Fundraising Expenses			\$0
62830 Other Events Fundraising	197		\$197
<b>Total 62800 Fundraising Expenses</b>	<b>197</b>		<b>\$197</b>
63100 Information Technology	5,267	3,264	\$8,531
63200 Insurance			\$0
63210 Auto Insurance	5,337		\$5,337
63220 Liability & Other Insurance	12,277	1,372	\$13,649
63230 Workers Comp. Insurance	28,825	2,927	\$31,753
<b>Total 63200 Insurance</b>	<b>46,439</b>	<b>4,300</b>	<b>\$50,739</b>
63300 Legal & Professional Fees			\$0
63330 Legal Fees	3,000		\$3,000
<b>Total 63300 Legal &amp; Professional Fees</b>	<b>3,000</b>		<b>\$3,000</b>
64500 Meals & Entertainment			\$0
64510 Entertainment		11	\$11
<b>Total 64500 Meals &amp; Entertainment</b>		<b>11</b>	<b>\$11</b>
64600 Merchant Service Fees	2,149	2,230	\$4,379
64700 Moving & Storage	130,634	102,509	\$233,143
64800 Office Expenses	13,392	2,872	\$16,264
65100 Wages & Salaries	439,162	44,149	\$483,311
65150 Temporary Employees	10,915		\$10,915
65200 Payroll Taxes	38,991	4,072	\$43,063



# Habitat for Humanity North Central Connecticut, Inc.

## Statement of Activity by Class - YTD

July 2023 - June 2024

	RESTORE BLOOMFIELD	RESTORE VERNON	TOTAL
65700 Postage	8		\$8
67100 Office Rent	82,680	76,352	\$159,033
67200 Office Repairs & Maint.	15,576	181	\$15,757
67700 Staff Training	1,987		\$1,987
68100 Telecommunications	2,185		\$2,185
68700 Trash & Recycling	28,957	2,190	\$31,147
68800 Utilities	28,494		\$28,494
93000 Depreciation Expense	45,640		\$45,640
Payroll Expenses			\$0
Wages	(0)		\$ (0)
<b>Total Payroll Expenses</b>	<b>(0)</b>		<b>\$ (0)</b>
<b>Total Expenditures</b>	<b>\$1,027,400</b>	<b>\$275,641</b>	<b>\$1,303,042</b>
<b>NET OPERATING REVENUE</b>	<b>\$10,394</b>	<b>\$ (75,358)</b>	<b>\$ (64,963)</b>
Other Revenue			
85000 Sales Tax Adjustment Income	0		\$0
<b>Total Other Revenue</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>NET OTHER REVENUE</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>NET REVENUE</b>	<b>\$10,394</b>	<b>\$ (75,358)</b>	<b>\$ (64,963)</b>

# **STRATEGIC PLAN**

# **RESTORE ACTION PLAN**





*VIA E-Mail*

July 15, 2024

**GEI Enterprises, LLC**  
8 Ashley Lane  
Wallingford, CT, 06492

Attn: Diane Bergan

**RE: Environmental Representation Update**  
**500 Cottage Grove Road, Bloomfield, CT**  
**Commission Number: 032GE3.03**

Dear Ms. Bergan:

We have prepared this letter to provide an updated representation of environmental conditions at the former Hartford Tool & Die Company facility located at 500 Cottage Grove Road in Bloomfield, Connecticut (hereinafter referred to as “the Site”). The Site is currently leased to Habitat for Humanity and we understand that the tenants are interested in purchasing the property and wish to understand the environmental condition of the Site and potential future obligations. A previous environmental representation letter was provided in June 2013, before the property was leased.

The Site is comprised of a 10.46-acre industrially-zoned property located in the southeast portion of Bloomfield, Connecticut. The Site presently contains a single 22,050 square foot, two-story, steel-frame building that was constructed in 1952 and expanded in 1977. The building formerly housed a tool and die manufacturing facility from the time of its construction until cessation of operations in 2005. Prior to 1952, the Site was undeveloped.

During the period from 1997 to 2011 the Site was the subject of numerous soil and groundwater characterization investigations and remedial actions. The results of the investigations indicated that releases of petroleum hydrocarbons (oils), chlorinated hydrocarbons (degreasing solutions), and inorganic constituents (metals) have occurred at various locations beneath and in close proximity to the building. Remedial actions were designed and implemented to address the presence of soil and groundwater contamination present at the Site. In January 2013, Loureiro Engineering Associates, Inc. (Loureiro) was retained to develop an approach to bring closure to remaining environmental conditions at the Site. These conditions included the presence of chlorinated hydrocarbons in soil and groundwater at concentrations that exceed regulatory thresholds.

**Loureiro Engineering Associates, Inc.**

455 Massachusetts Avenue, NW #338 • Washington, D.C. 20001 • 202.251.8181 • [www.Loureiro.com](http://www.Loureiro.com)

AN EMPLOYEE-OWNED COMPANY

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At that time, Loureiro reviewed the data from all prior characterization investigations and remedial actions and conducted physical sampling and analysis of soil and groundwater at various locations at the Site including those in close proximity to the building and soil vapor beneath the building. Based on a review of the universe of data for the Site extant in 2013 we concluded that none of the conditions present in soil, groundwater or soil vapor precluded the continued use and occupancy of the building and that users of the building could be assured that there were no safety concerns resulting from the environmental conditions of the Site. In November 2014, Loureiro submitted a Form III Interim Verification which demonstrated that soil at the Site complied with applicable soil criteria. At that time, groundwater had not achieved compliance with applicable groundwater criteria and natural attenuation was selected to address residual groundwater impacts.

In 2023, Loureiro conducted groundwater sampling to evaluate whether groundwater conditions supported compliance with regulatory requirements. The results of that sampling indicated that groundwater concentrations in one area of the Site were higher in comparison to data last collected in 2013. As a result, Loureiro conducted additional groundwater and sub-slab soil vapor sampling to confirm there were no conditions that warranted mitigation. Although concentrations in groundwater proximal to one portion of the building were above regulatory criteria, the sub-slab soil vapor samples collected within the building were well below applicable regulatory criteria. Based on these results, we conclude that none of the identified conditions require mitigation and the continued use and occupancy of the building without modification is appropriate and there are no safety concerns resulting from the environmental conditions of the Site under the current use.

Although none of the existing conditions pose a safety concern or preclude the purchase and/or sale of the Site, final verification of the Site cannot be completed at this time. Based on the concentrations of chlorinated hydrocarbons in groundwater, we believe achieving compliance with two of the three groundwater criteria applicable to the Site within a reasonable timeframe is unlikely. However, final verification of the Site may be possible by utilizing certain administrative and institutional controls. One of the criteria can be addressed by having the groundwater beneath the Site reclassified from GA (presumed to be suitable for drinking or other domestic purposes without treatment) to GB (may not be suitable for human consumption without treatment). Loureiro submitted a Groundwater Reclassification Application in March 2024. The second criteria can be addressed by recording an environmental use restriction (EUR) on a portion of the property (see attached figure for approximate area), which would prohibit construction of a building without appropriate vapor mitigation measures. Additional groundwater monitoring will be needed to demonstrate compliance with groundwater criteria protective of surface water. Cooling season sub-slab soil vapor samples will also be needed. Loureiro estimates that the Site could be fully verified within 12-15 months of approval of the Groundwater Reclassification Application.

Following verification, the owner will be responsible for completing an annual EUR inspection and retaining a licensed environmental professional (LEP) to complete EUR inspections every five years. The 5-year LEP inspection reports are submitted to CT DEEP to document that the



conditions of the EUR have been met, namely, that no buildings have been constructed in the EUR area.

Should GEI Enterprises, LLC or the tenant have any questions regarding property transfer under the Transfer Act, verification of the property, or any of the environmental conditions at the property, please feel free to contact us.

Sincerely,

**LOUREIRO ENGINEERING ASSOCIATES, INC.**

A handwritten signature in cursive script that reads "Sarah Burkhalter-Sweeney".

Sarah Burkhalter-Sweeney  
Project Manager  
860-410-2966

A handwritten signature in cursive script that reads "Karen A. Goldenberg".

Karen A. Goldenberg, L.E.P.  
Senior Technical Associate  
860-410-3043

Attachment

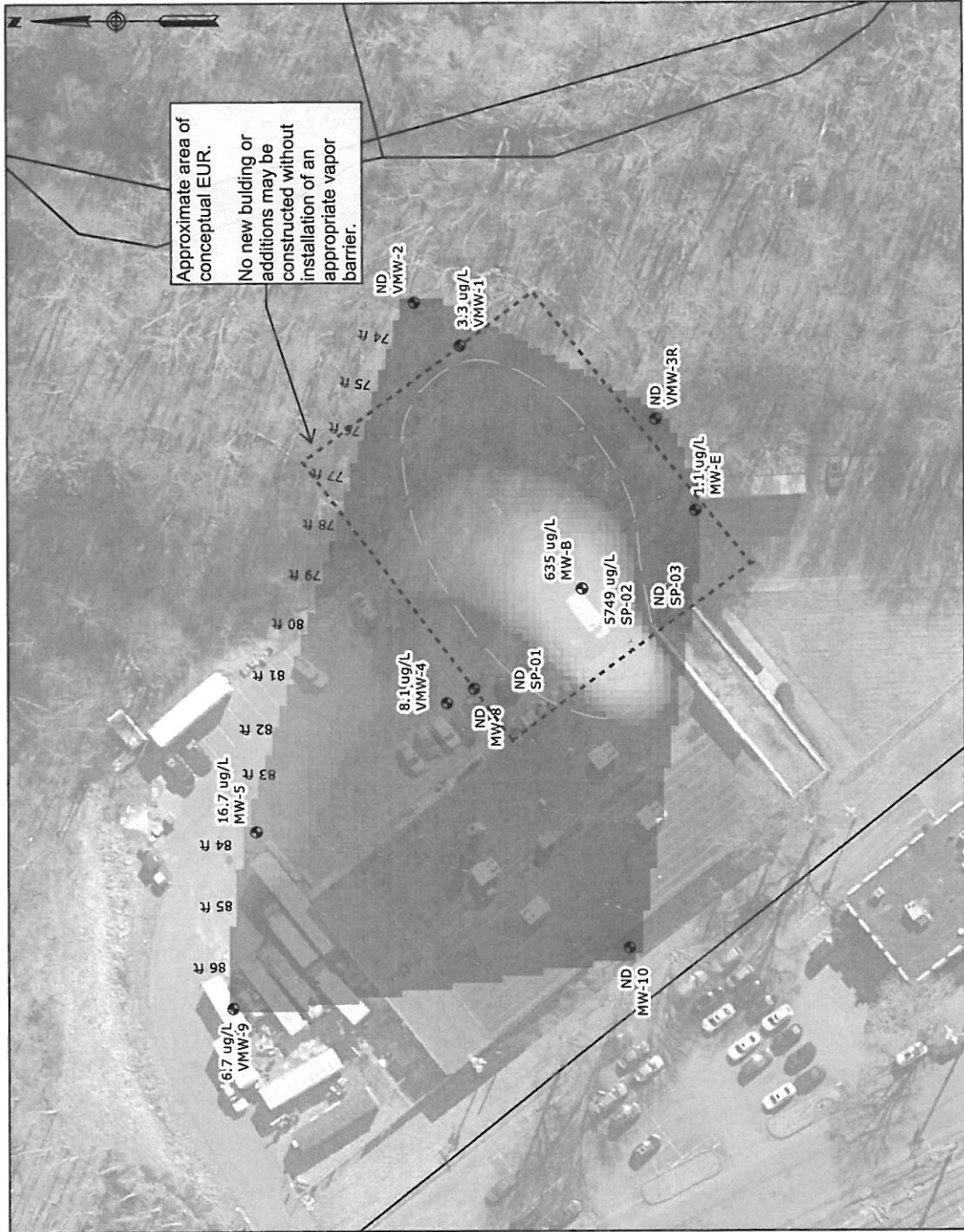
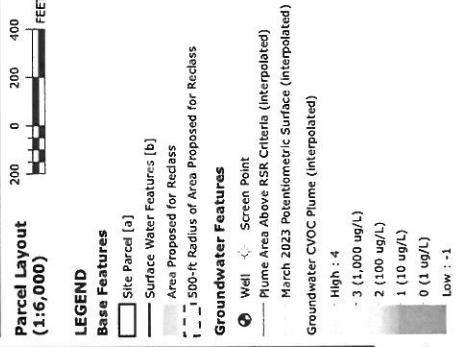
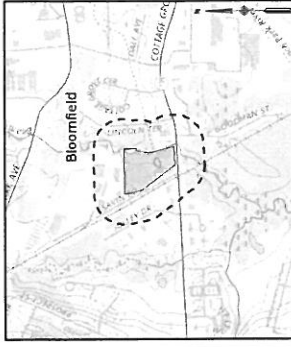
**FIGURE 5**

**CURRENT CVOC GROUNDWATER PLUME CONFIGURATION**

FORMER HARTFORD TOOL & DIE  
500 COTTAGE GROVE ROAD, BLOOMFIELD, CONNECTICUT  
PREPARED FOR:  
**GEI COTTAGE GROVE, LLC**

SCALE  
AS SHOWN  
CONH. NO. 032GE3.03  
DATE 03/29/2024

**Loureiro**  
Engineering • Construction • EMS • Consulting  
100 Northwest Drive • Plainville, Connecticut 06052  
Phone: 860.747.6181 • Fax: 860.747.8822  
An Employee Owned Company • www.loureiro.com  
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**Data Sources:**

(a) Connecticut State Parcel Layer (updated 12/19/2023) from <https://ct-deep-gis-open-data-website-ctdeep.hub.arcgis.com/>

(b) Surface Water Classifications Set (updated 7/3/2023) from <https://ct-deep-gis-open-data-website-ctdeep.hub.arcgis.com/>

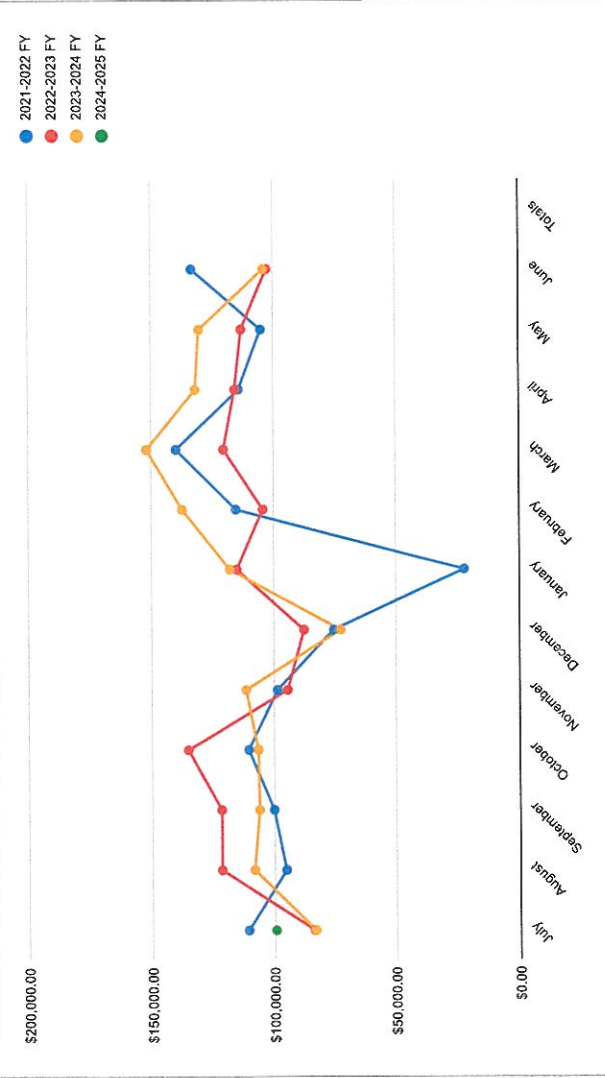
(c) Service: [https://fcteco.uconn.edu/craaster/services/images/Ortho\\_2019/ImageServer](https://fcteco.uconn.edu/craaster/services/images/Ortho_2019/ImageServer)

(d) Service: USGS topo basemap.nationalmap.gov

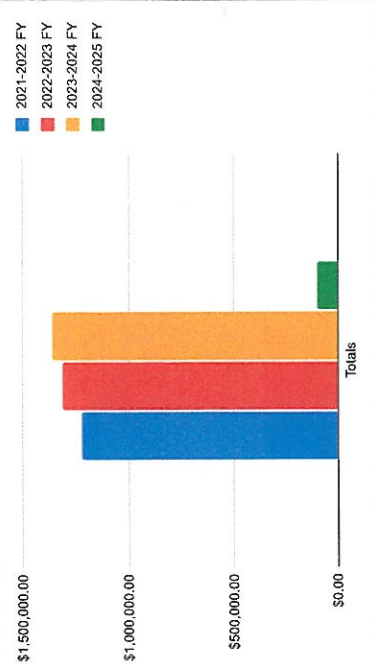
HFHNCC ReStores Total: Bloomfield & Vernon

	2021-2022 FY	2022-2023 FY	2023-2024 FY	2024-2025 FY
July	\$110,895.72	\$83,701.28	\$83,316.11	\$99,577.89
August	\$95,328.30	\$121,897.05	\$108,387.11	
September	\$100,241.83	\$121,920.20	\$106,300.50	
October	\$110,648.53	\$135,357.58	\$106,651.17	
November	\$98,686.83	\$94,502.15	\$111,624.32	
December	\$75,531.86	\$87,702.61	\$72,727.00	
January	\$22,394.51	\$115,268.27	\$118,170.28	
February	\$115,615.15	\$104,460.28	\$137,551.69	
March	\$140,015.04	\$120,700.46	\$152,051.56	
April	\$114,429.62	\$115,917.44	\$132,078.51	
May	\$105,104.53	\$113,285.12	\$130,480.57	
June	\$133,446.81	\$102,789.50	\$104,027.77	
Totals	\$1,222,338.73	\$1,317,501.94	\$1,363,366.59	\$99,577.89

Combined Bloomfield & Vernon Totals



Grand Totals



Notes

July 2021-Jan 2022 Only Bloomfield Totals, Vernon Not open yet  
 January 2022 Bloomfield closed to public, Some sales over the phone via Facebook  
 February 2022 Vernon open as of February 15  
 July Starting July '22, closed 4th of July week

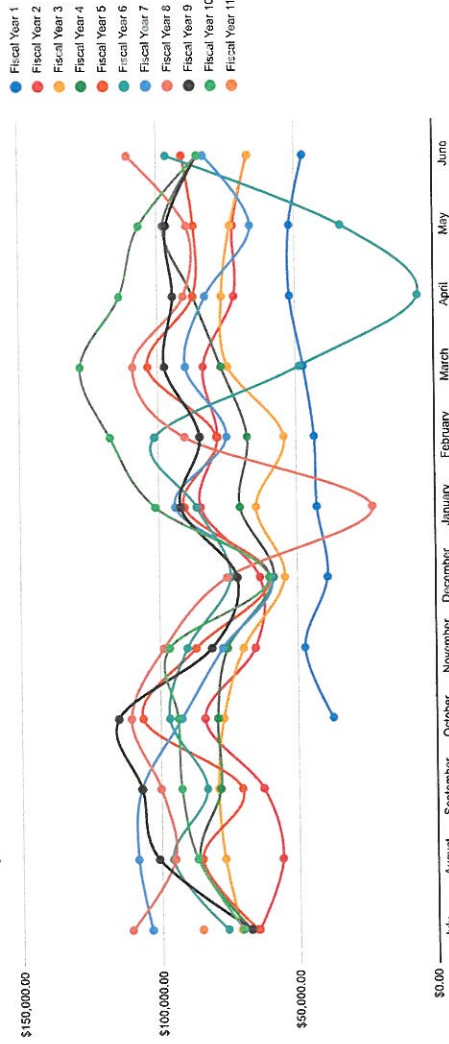
*[Handwritten Signature]*  
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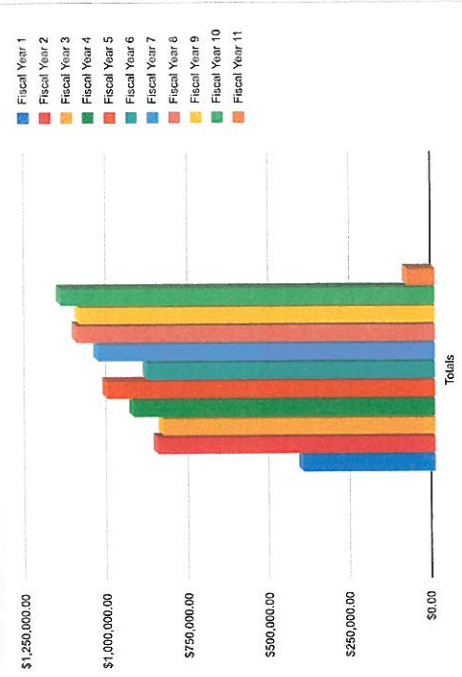
# Monthly Sales Figures: Bloomfield

	Fiscal Year 1	Fiscal Year 2	Fiscal Year 3	Fiscal Year 4	Fiscal Year 5	Fiscal Year 6	Fiscal Year 7	Fiscal Year 8	Fiscal Year 9	Fiscal Year 10	Fiscal Year 11
July Not Open Yet	\$64,798.34	\$71,319.09	\$67,838.30	\$65,545.29	\$76,212.38	\$103,676.00	\$110,895.72	\$67,679.46	\$70,633.90	\$85,558.34	
August Not Open Yet	\$55,950.95	\$77,039.37	\$86,222.68	\$85,357.67	\$96,044.57	\$108,488.02	\$95,328.30	\$101,044.34	\$87,211.15		
September Not Open Yet	\$62,786.34	\$79,253.96	\$78,426.92	\$70,628.41	\$83,407.70	\$107,179.54	\$100,241.83	\$106,929.68	\$92,742.13		
October	\$37,175.63	\$84,043.04	\$77,183.76	\$79,372.65	\$106,382.71	\$96,881.95	\$82,479.26	\$110,648.53	\$115,299.90	\$93,774.04	
November	\$47,253.72	\$65,427.02	\$69,796.26	\$75,544.49	\$87,081.85	\$90,315.12	\$77,358.51	\$98,696.83	\$81,277.68	\$96,702.37	
December	\$38,837.36	\$63,545.19	\$64,366.03	\$58,479.70	\$59,821.11	\$74,247.13	\$59,460.47	\$75,531.86	\$71,844.32	\$60,205.87	
January	\$42,539.85	\$84,987.23	\$64,777.37	\$70,705.76	\$90,869.46	\$86,495.66	\$94,172.93	\$22,394.51	\$92,324.18	\$101,331.98	
February	\$43,303.39	\$78,525.14	\$64,347.57	\$67,831.55	\$78,892.49	\$101,471.38	\$75,299.13	\$90,636.06	\$85,081.34	\$117,598.28	
March	\$47,019.82	\$83,650.24	\$74,677.53	\$77,133.53	\$103,653.39	\$48,428.40	\$90,176.94	\$109,086.99	\$97,726.13	\$128,114.43	
April	\$51,822.43	\$72,253.82	\$76,769.62	\$87,153.24	\$87,266.21	\$5,479.50	\$82,814.32	\$90,758.34	\$94,630.52	\$113,945.54	
May	\$51,828.14	\$72,503.11	\$73,451.83	\$97,874.68	\$86,798.47	\$33,170.50	\$66,179.06	\$89,451.01	\$96,790.96	\$106,576.50	
June	\$46,776.12	\$67,046.36	\$66,899.56	\$85,260.18	\$90,892.57	\$96,663.60	\$83,085.30	\$110,696.50	\$85,447.15	\$85,458.73	
Totals	\$406,556.46	\$855,516.78	\$839,681.95	\$931,843.68	\$1,013,189.63	\$888,817.89	\$1,040,369.48	\$1,104,366.48	\$1,095,975.66	\$1,154,294.92	\$85,558.34
% of Revenue		14%	4.75%	9%	16.25%	5.50%	7.90%				
Grand Total	\$8,176,518.01										

Fiscal Year Sales Figures - Bloomfield



Fiscal Years Totals - Bloomfield



**Notes**

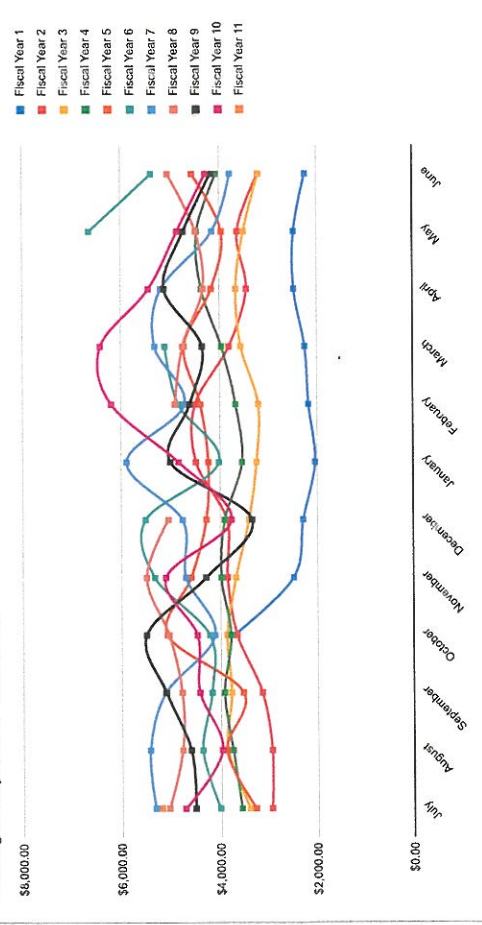
- March '20 Closed 17-31 due to Covid
- April '20 Closed all month due to Covid. Some online sales
- May '20 Closed 1-25 due to Covid. Some online sales
- Dec '20-May '21 Closed on Tuesdays
- May 25, 2021 Back open on Tuesdays as of this date
- January '22 Closed all month due to Covid. Some over the phone sales via Facebook
- Starting July '22 Closed 4th of July week

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8/5/24

# Fiscal Year Average Daily Sales: Bloomfield

Month	Fiscal Year 1	Days Open	FY1	Fiscal Year 2	Days Open	FY2	Fiscal Year 3	Days Open	FY3	Fiscal Year 4	Days Open	FY4	Fiscal Year 5	Days Open	FY5	Fiscal Year 6	Days Open	FY6	Fiscal Year 7	Days Open	FY7	Fiscal Year 8	Days Open	FY8	
July	0	\$2,945.38	22	\$3,396.15	21	\$3,570.44	19	\$3,277.11	20	\$4,011.18	19	\$5,316.72	19.5	\$5,040.71	22										
August	0	\$2,944.79	19	\$3,851.97	20	\$3,748.81	23	\$3,879.89	22	\$4,365.66	22	\$5,424.40	20	\$4,766.42	20										
September	0	\$3,139.32	20	\$3,773.96	21	\$3,921.35	20	\$3,531.41	20	\$4,170.39	20	\$5,103.79	21	\$4,773.42	21										
October	3,717.56	10	\$3,654.05	23	\$3,859.19	20	\$3,779.65	21	\$5,065.84	21	\$4,212.26	23	\$4,110.19	22.5	\$5,029.48	22									
November	\$2,487.04	19	\$3,848.65	16.5	\$3,673.49	19	\$3,976.03	19	\$4,583.26	19	\$5,312.65	17	\$4,688.39	16.5	\$5,482.60	18									
December	\$2,284.55	17	\$3,851.22	16.5	\$3,397.88	16	\$3,898.65	15	\$4,272.94	14	\$5,499.79	13.5	\$4,756.84	12.5	\$5,035.46	15									
January	\$2,025.71	21	\$4,473.01	19	\$3,238.87	20	\$3,535.29	20	\$4,226.49	21.5	\$4,013.05	21.5	\$5,885.81	16	N/A	Closed. Covid									
February	\$2,165.17	20	\$4,487.15	17.5	\$3,196.92	17	\$3,666.57	18.5	\$4,382.92	18	\$4,831.97	21	\$4,706.20	16	\$4,899.25	18.5									
March	\$2,239.04	21	\$3,802.28	22	\$3,556.07	21	\$3,955.57	19.5	\$4,711.52	22	\$5,097.41	9.5	\$5,304.53	17	\$4,743.35	23									
April	\$2,468.01	21	\$3,440.70	21	\$3,655.70	21	\$4,357.66	20	\$4,155.53	21	N/A	Closed. Covid.	\$5,175.90	16	\$4,321.83	21									
May	\$2,227.43	21	\$3,625.16	20	\$3,497.71	21	\$4,448.85	22	\$3,945.39	22	\$6,634.10	5	\$4,136.19	16	\$4,472.55	20									
June	\$2,455.58	171	\$3,192.68	21	\$3,185.69	21	\$4,060.01	21	\$5,370.20	18	\$5,370.20	18	\$3,776.60	22	\$5,031.66	22									
<b>Total Average</b>																									

Average Daily Sales - Bloomfield



Month	Fiscal Year 9	Days Open	FY9	Fiscal Year 10	Days Open	FY10	Fiscal Year 11	Days Open	FY11
July	\$4,511.96	15	\$4,710.93	15	\$4,710.93	15	\$5,185.35	16.5	
August	\$4,592.92	22	\$3,964.14	22	\$3,964.14	22	\$5,185.35	16.5	
September	\$5,091.89	21	\$4,416.29	21	\$4,416.29	21	\$5,185.35	16.5	
October	\$5,490.47	21	\$4,465.43	21	\$4,465.43	21	\$5,185.35	16.5	
November	\$4,277.77	19	\$5,089.60	19	\$5,089.60	19	\$5,185.35	16.5	
December	\$3,341.60	16.5	\$3,762.87	16	\$3,762.87	16	\$5,185.35	16.5	
January	\$4,990.50	18.5	\$4,825.33	21	\$4,825.33	21	\$5,185.35	16.5	
February	\$4,598.99	18.5	\$6,189.38	19	\$6,189.38	19	\$5,185.35	16.5	
March	\$4,343.38	22.5	\$6,405.72	20	\$6,405.72	20	\$5,185.35	16.5	
April	\$5,109.76	18.5	\$5,425.98	21	\$5,425.98	21	\$5,185.35	16.5	
May	\$4,721.51	20.5	\$4,844.39	22	\$4,844.39	22	\$5,185.35	16.5	
June	\$4,168.15	20.5	\$4,272.94	20	\$4,272.94	20	\$5,185.35	16.5	
<b>Total Average</b>									

**Notes**  
 March '20 Closed 17-31 due to Covid  
 April '20 Closed all month due to Covid. Some online sales  
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 8/5/24

# **OPERATIONS UPDATE**





## Applicant Information Meeting

To learn more about becoming a Habitat for Humanity Homeowner, plan to join us at our next Applicant Information Meeting (AIM):

**Place:** Community Renewal Team (CRT)  
555 Windsor Street  
Hartford, CT 06020  
**Date:** Saturday, September 21, 2024  
**Time:** 8:30am

You may be eligible if you have:

- A need for simple, decent, affordable housing
- Earn a minimum of \$40,000 per year
- A willingness to partner with Habitat

For additional information, visit us on the web at  
[www.hfncc.org/homeownership](http://www.hfncc.org/homeownership)

or

**Contact Family Services:**

**Phone:** 860-541-2208 ext.2207

**Email:** [Luciante@hfncc.org](mailto:Luciante@hfncc.org)

Habitat for Humanity North Central Connecticut  
Office: 780 C Windsor Street, Hartford, CT 06120  
Mail: P. O. Box 1933, Hartford, CT 06144  
Phone: 860-541-2208 ext. 2210





## 550 Burnside Ave, East Hartford, CT Build Schedule

Planning/Acquisition

Site Preparation/Infrastructure

Subcontractors

Building (Habitat Staff & Volunteers)

Completion of Construction/Dedication

2022											
FY2022						FY2023					
Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec

Spring 2022 - Finalize sale of property to Habitat, attend Council Meetings and Public Hearings

Summer/Fall 2022 - Site plans & engineering details created, P&Z approval

2023											
FY2023						FY2024					
Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec

Winter 2023 - Submission of Foundation permit applications. Review by Town engineering, zoning, and building departments.

Spring 2023 - Brush cleared, trees marked for saving, nonviable trees removed, houses staked out, temp fence installed.

June 15th Groundbreaking/35th Anniversary Celebration

Summer 2023 - Excavation & Foundation work begins, under slab plumbing installed, Storm system started.

Fall 2023 - All 10 foundation footings, walls, slabs completed & covered for the Winter, Storm water system completed.

2024											
FY2024						FY2025					
Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Winter hold - no work											

Winter 2024 - Site work on hold through Winter. No work completed.

Spring 2024 - Lumber deliveries and preparations for Women Build in April

In May, Women Build kicks off framing, focusing on units 5, 6, +7

Summer 2024 - Site work begins on infrastructure - water/sewer main extensions into property, Underground electric into property

Corporate volunteers continue framing moving on to units 2, 3, + 4

Subcontractors install roofs, rough plumbing, rough electric, rough HVAC in units 5, 6, + 7

Siding crew installs siding and insulators spray inside on units 5, 6, + 7

Fall 2024 - Site work continues on laterals from mains to houses and underground electric service continued.

Volunteers continue work framing moving on to units 1, 8, 9, +10, Goal is to finish all framing before Winter

Subcontractors install drywall, tape and paint interiors of units 5, 6, + 7

Subcontractors install roofs, rough plumbing, rough electric, rough HVAC in units 2, 3, + 4.

Siding crew installs siding and insulators spray inside on units 2, 3, + 4



2025											
FY2025						FY2026					
Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec

**Winter 2025** - Volunteers begin interior finish work, installing flooring, cabinets, interior doors and trim packs, painting, and all hardware in units 5, 6, + 7

Subcontractors install roofs, rough plumbing, rough electric, rough HVAC in units 1, 8, 9, + 10 - as weather permits

Siding crew installs siding and insulators spray inside on units 1, 8, 9, + 10 - as weather permits

Subcontractors install drywall, tape and paint interiors of units 2, 3, + 4

Site work on hold through Winter

**Spring 2025** - Any remaining water/sewer/electrical underground work is completed, finish grading is set, and private driveway sub-base installed

Volunteers continue finish work in units 2, 3, + 4

Subcontractors install drywall, tape and paint interiors of units 1, 8, 9, + 10

**Summer 2025** - Site work completes final landscaping details

Volunteers continue finish work in units 1, 8, 9 + 10

**Fall 2025** - Volunteers Finish any remaining work, assist with landscaping, and final wrap up

Paving of private driveway, installation of all signage, and final touches

**Final inspections** (Building, Electrical, Plumbing, Mechanical, Energy, Zoning)

**Dedication Ceremony**

2026					
FY2026					
Jan	Feb	Mar	Apr	May	June

**Winter 2026** - Homeowners close and move-in!

