



2010 ANNUAL REPORT



Habitat
for Humanity
North Central Georgia

Letter To Our Supporters

Thanks to the efforts of our donors, volunteers, subcontractors, staff, and homeowners, the year 2010 marked numerous milestones for Habitat for Humanity-North Central Georgia. We continued to weather the economic downturn and, indeed, achieved successes that could hardly have been imagined when our ministry was initially founded. As the Chairman and the Chief Executive Officer of Habitat-NCG, we are blessed to have this opportunity to highlight just a sampling of our achievements this past year.

Throughout 2010, we celebrated our 15th year as an incorporated affiliate of Habitat for Humanity International. This celebration culminated with a memorable Anniversary Dinner in October that was enjoyed by nearly 300 of our supporters and featured keynote speakers, consumer advocate Clark Howard, and Habitat for Humanity International CEO Jonathan Reckford.

In June, we were awarded a \$678,000 HUD grant from the City of Roswell to purchase and rehabilitate bank-owned foreclosures. While tight deadlines imposed a major burden on our staff, we successfully put six homes under contract in six weeks, closed on the properties in the fall, and are now underway with the rehab work. Six new Habitat homeowner families will be occupying these fully-refurbished homes in the first-half of 2011.



In October, Habitat-NCG also completed the construction of our 200th home for Chris Hall and her three children in Forsyth County. The Dedication Ceremony was truly inspirational as members of Chris's church, along with sponsors and volunteers, welcomed the family to the blessings of homeownership.

In December, we dedicated the last four homes at Centennial Village, our 29-unit townhome project in Milton. This "global village," with its diversity of backgrounds, nationalities, and ethnic groups, stands as a shining example of community spirit and love of one's neighbor. Ceremonies were marked, too, by the dedication of the common area park and playground in honor of a young boy who lost his life in a tragic accident. Tears flowed, but it was equally moving to see the children at Centennial Village charge out to play.

In addition to these remarkable achievements, Habitat for Humanity International awarded our ministry the Malachi 3:10 Award for reaching a cumulative tithe contribution of over \$500,000 through the years – a total attained by only 64 other Habitat affiliates. The tithe, which represents 10% of our mortgage income (not current gifts), was used to construct homes overseas; and we are grateful that our ministry has helped build 139 homes internationally, as well as over 200 homes locally.

In this letter, we are compelled as part of our Annual Report to focus on statistics in order to demonstrate that we are good stewards of the funds we receive. Please know, however, that we clearly recognize that Habitat-NCG is about much more than numbers. We were truly blessed in 2010 to transform the lives of our new Habitat homeowners and their children and to also provide our donors, house sponsors and volunteers with an opportunity to share God's love in a unique and wonderfully rewarding ministry.

Bill Phinney
Chairman

Russ Hayes
Chief Executive Officer

Celebrating 15 Years of Building Homes, Building Lives



Long-time Forsyth County resident, **Chris Hall, and her three children, Mallory, Leah, and Brady,** received the keys to our 200th home in October 2010 surrounded by friends, family, volunteers, sponsors, and neighbors ready to welcome them into a new house and a new life.



We celebrated 15 years of accomplishment with an Anniversary Dinner. Habitat supporter and radio & television personality, **Clark Howard of The Clark Howard Show, acted as the keynote speaker.** He spoke passionately about his reasons for supporting Habitat for Humanity. Clark Howard is pictured with Habitat for Humanity International chief executive officer Jonathan Reckford and Habitat NCG chief executive officer Russ Hayes.

At the Anniversary Dinner, Habitat for Humanity International chief executive officer **Jonathan Reckford** presented Habitat NCG's visionary founder **Malone Dodson** and chairman **William Phinney** with the **Malachi 3:10 Award**. This award is given to Habitat for Humanity affiliates that reach \$500,000 in tithe donations. We have built 139 homes internationally in countries such as Chile, Haiti, Ethiopia, Honduras, and India.



On a blisteringly hot day in July 2007, we began construction on our most ambitious project to-date, a **29-unit townhouse community named Centennial Village** in honor of our **100th North Fulton home**. Three and a half years later, after much hard work, sweat, and tears of joy with each new homeowner who moved into Centennial Village, we dedicated the last four townhouses in December.



Thank You to Our Donors

Master Builder Circle (\$50,000 - \$80,000)

American Proteins, Inc. & the Bagwell Family · The UPS Foundation · Publix Super Markets Charities · Schoen Insulation Services

Homebuilder Society (\$20,000 - \$49,999)

Mount Pisgah United Methodist Church · Lutheran Coalition for Habitat for Humanity · Newell Rubbermaid* · Cisco · Johns Creek Baptist Church · Johns Creek United Methodist Church · Lowe's · Travelers · Saint Brigid Catholic Church · Wells Fargo Foundation · MetLife Foundation Volunteer Project Fund

Architect Society (\$10,000 - \$19,999)

State Farm · Roswell Presbyterian Church · Abney Family Foundation · Sawnee Foundation · First Baptist Church of Cumming · Federal Home Loan Bank of Atlanta · North Georgia United Methodist Housing & Homeless Council · Saint James United Methodist Church · Zion Missionary Baptist Church* · Anonymous · Anonymous · Ipswitch · Johns Creek Presbyterian Church · Northminster Presbyterian Church · Verizon Wireless

Framers Society (\$5,000 - \$9,999)

Blessed Trinity Catholic High School · Saint Thomas Aquinas Catholic Church · Amerifleet Transportation** · Schneider Electric · Bank of North Georgia · State Street Foundation* · Mount Pisgah Christian School · Roswell United Methodist Church · Cumming First United Methodist Church · Hillside United Methodist Church · James & Jodi Wallace · William & Kay Phinney · Alpharetta First United Methodist Church · Ashworth College · BB&T · D.R. & Patty Grimes · First Baptist Church of Canton · Joe E. Johnston Foundation ·

SCANA Energy · Saint Aidan's Episcopal Church · Sullivan & Schlieman Wealth Management, LLC* · Stonecreek Church · Unity North Atlanta Church

Foundation Society (\$2,500 - \$4,999)

Milton High School · Fellowship Bible Church · Christ the King Lutheran Church · Arlene V. Harrison Estate · Laurel Springs Ladies Club · Harry's Farmers Market · Roswell High School · Brookwood Elementary School · Russell & Kim Hayes · Hickory Flat United Methodist Church* · Atlanta International School · KeyWorth Bank · Paul Egan · Rotary Club of South Forsyth · Anonymous Donor · Convoy of Hope · Equifax Foundation · Rotary Club of Roswell · Solvay Pharmaceuticals · Saint Brendan Catholic Church

Carpenters Club (\$1,000 - \$2,499)

Logic Trends, Inc. · Ira & Barbara Higginbotham · Northview Church of Christ · James Pfaffenberger II · Rotary Club of Canton · Saint David's Episcopal Church · Saint Peter Chanel Catholic Church · Dr. John Spicer · South Forsyth High School · Samuel G. McKnight · Oak Grove Baptist Church · 400 North Board of Realtors · Joel & Francis Webb · Phi Phi Omega, Alpha Kappa Alpha Sorority, Inc. · Santi & Associates · Cabernet Steakhouse* · Cherokee Association of Realtors* · Michael & Mary Nelson · David & Tammy Artosky · Allstate Foundation · Backus Builders, LLC · David & Pamela Weeks · eClinicalWorks LLC* · Evans Insulation Company · Jeffrey's Manufacturing Solutions · Rotary Club of Johns Creek-North Fulton · Roland & Bettye Maye · Keep Cherokee Beautiful Inc.* · Rotary Club of Alpharetta · Rotary Club of North Fulton · Smith & Howard P.C. · Techbridge · William & Barbara Coats

Crew Leader Club (\$500 - \$999)

Richard Bartolanzo** · Phyl Adugu · Tinder Box Vino 100 Alpharetta · Saint Clement's Episcopal Church · Sherry Duncan · Sheldon Johnson · Larry Vaughn · Wells Fargo Home Mortgage · Buddy & Connie Lollis · Aaron Greene · Greg & Martha Pease · William Ivey · Deborah Moorman · William & Kay Phinney · Cohen Pollock Merlin & Small P.C. · GMAC Real Estate · John & Pamela Durkota · Kelvin & Patricia Thompson · Olympus Dollars for Doers · Rotary Club of Lanier Forsyth · Rotary Club of Windward · Wal-Mart · SolutionBuilt

Hammer Club (\$250 - \$499)

Mary & Fred Williams · Robert's Equity Partnership · Raymond Warrell · Liberty Hill United Methodist Church · Dede & Rick Allen · Ramesh & Jyoti Patel · Jeff & Karen Lance · Junior Service League of Woodstock · David McPherson · Lawrence Duff · Eric Troup · Merry Noss · Liberty Pultrusions · Anonymous · Claude & Rhonda Banks · Deborah Markby · Legacy Machinery, Inc. · Mary Jane Koon · Parkway Presbyterian Church · Alexander Hardman · Jack & Caroline Balthasar · James Pope · James & Lori Rausch · Snelling Walters Insurance Agency · Susan Joseph · William Keir

National Partners

Dow Chemical Company · Ferguson Enterprises, Inc. · Hunter Douglas · Square D by Schneider Electric · Whirlpool Corporation · Yale Commercial Locks & Hardware

In-Kind Donors

Advanced Disposal · A.R. Henson & Associates · Boling & Rice · BowStone · Cherokee Gutters · Consolidated Construction · Corporate SteamX Inc. · D2D Sustainability · Entry Point Doors · Findlay Roofing · Freiberg Geotechnical Inc.* · Gleichman & Debranski, LLC · iAutomate · I-Shred · Lafarge · The Landscape Guys · M & A Supply · Nations Roof South · North Georgia Brick · Pruitt Electric · Ramon Garcia · Ann & Rick Richardson · Roswell United Methodist Church · Stoke Real Estate Appraisal Service Inc. · Summers Roofing · Topsouth · Xcetric

Matching Gift/Employee Giving Programs

Aetna · AT&T · Bank of America · Cisco · Equifax · Federal Employees Workplace Giving Program · IBM Corporation · Kimberly Clark Corporation · LexisNexis · Liberty Mutual · Merrill Lynch · Microsoft

Government Programs

Cherokee County Community Services Agency (HOME Grant) · City of Roswell (Neighborhood Stabilization Program Grant) · U.S. Department of Housing and Urban Development (HOME Investment Partnerships, Neighborhood Stabilization, Self-help Homeownership Opportunity and Softwood Lumber Programs)

Special thanks to author Gene Stelten whose book "A House for Wally and Me" has raised over \$9,000 for the affiliate.

*New or returning donor for fiscal year 2011

** Cars for Homes donor

Auditor's Letter



Santi & Associates, PC
Certified Public Accountants

Independent Auditor's Report

To the Board of Directors
Habitat for Humanity-North Central Georgia, Inc.
Roswell, Georgia

We have audited the accompanying statement of financial position of Habitat for Humanity-North Central Georgia, Inc. (a nonprofit organization) as of June 30, 2010, and the related statements of activities, functional expenses, and cash flows for the year then ended. These financial statements are the responsibility of the Organization's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Habitat for Humanity-North Central Georgia, Inc. as of June 30, 2010, and the change in its net assets and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Alpharetta, Georgia
October 22, 2010

Financial Position

Assets

Current Assets

Cash and cash equivalents	421,681
Contribution receivable	173,084
Grant receivable	53,303
Current portion of mortgage receivable, net	120,364
Other receivables	85,367
Prepaid expenses	14,197
ReStore inventory	7,786
Construction in progress	857,331
Land held for development	163,061
Total current assets	1,896,174

Property and Equipment

Property and equipment, net	12,524
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Other Assets

Mortgage receivable, net, less current portion	6,071,550
Land held for sale	166,130
Total other assets	6,237,680

TOTAL ASSETS..... 8,146,378

Liabilities and Net Assets

Current Liabilities

Current portion of long-term debt, net	2,482,840
Accounts payable	48,640
Accrued expenses	11,175
Homeowner deposits	11,194
Homeowner escrows	184,896
Unearned revenue	19,538
Deferred revenue	39,975
Total current liabilities	2,798,258
Long-Term Debt, net, less current portion	78,515

Net Assets

Unrestricted	4,772,414
Temporarily restricted	497,191
Total net assets	5,269,605

TOTAL LIABILITIES AND NET ASSETS..... 8,146,378

Our Leadership

Board of Directors

William R. Phinney [President]

Retired Senior Executive (Equifax, Inc.)

Peter A. Gleichman [Secretary]

Partner
Gleichman & Debranski

Bradley C. Beard [Treasurer]

Senior Vice President, Corporate Banking
Bank of North Georgia

Jack Balthasar

Systems Engineering Manager
Cisco

G. Frank Lemond

Retired Senior Executive (BellSouth Corp.)

Ramesh D. Patel

Retired Businessman (Owner/Operator Hotel Franchises)

Steven E. Romeyn

Managing Partner
Windsong Properties LLC

Stephen L. Schoen

President
Schoen Insulation Services, Inc. (SIS)

Elaine Thomas

Associate Broker
Keller Williams Community Partners

Kelvin Thompson

President
Lord Thompson Enterprises

Frances H. "Midge" Webb

Retired (Ingram Funeral Home)

We welcome three new board members for 2011, S. Andrew Sullivan, Joseph L. Goss, and William Lollis.



Staff

Dede Allen

Site Acquisition Manager

Rita Arena

Cherokee Area Director

Randy Brown

Construction Manager

Laura Cutlip

ReStore Manager

Colleen Fogarty

Development Director

Russ Hayes

Chief Executive Officer

Kevin Helliwell

Cherokee Construction Manager

Chuck Ingraham

Lanier Area Construction Manager

Kristyn Johnson

Grants & Events Manager

Velyna Johnson

Finance Manager

Mary Lamond

Lanier Area Director

Bettye Maye

North Fulton Area Director

Dave McLaughlin

Land Development Manager

Greg Pease

Purchasing Manager

Patty Steele

Development Director

Jerry Van Gundy

Construction Manager

North Fulton Office

814 Mimosa Blvd. Bldg. C
Roswell, GA 30075
(770) 587-9679

Lanier Area Office

133 Samaritan Dr., Ste. 107
Cumming, GA 30040
(770) 886-4939

Cherokee Office & ReStore

551-B Marietta Road
Canton, GA 30114
(770) 345-1879



Habitat for Humanity International is a non-profit ecumenical Christian housing ministry. We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin. Habitat for Humanity-North Central Georgia is an Equal Opportunity Employer.

Designed and Printed by:



678-679-1180



Habitat
for Humanity®
North Central Georgia

814 Mimosa Blvd. Bldg. C
Roswell, GA 30075



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