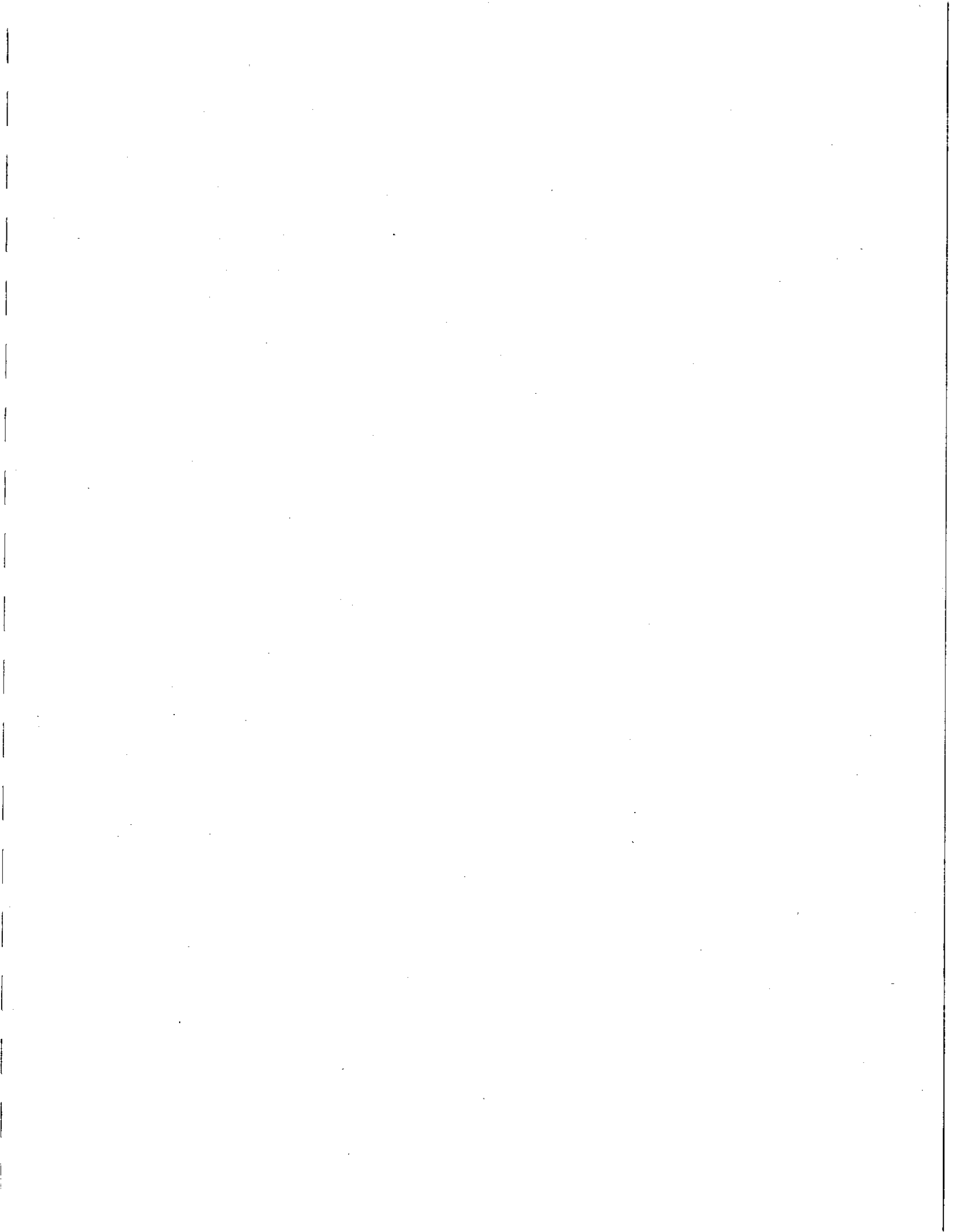


**PURPLE HEART HOMES, INC.**

**STATESVILLE, NORTH CAROLINA**

**AUDITED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2016**



**PURPLE HEART HOMES, INC.**  
**AUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2016**

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# MARTIN ♦ STARNES & ASSOCIATES, CPAs, P.A.

*"A Professional Association of Certified Public Accountants and Management Consultants"*

## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors  
Purple Heart Homes, Inc.  
Statesville, North Carolina

We have audited the accompanying financial statements of Purple Heart Homes, Inc. (a non-profit organization), which comprise the statement of financial position as of December 31, 2016, and the related statements of activities and cash flows for the year then ended, and the related notes to the financial statements.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

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 from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

## Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Purple Heart Homes, Inc. as of December 31, 2016, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

*Martin Starnes & Associates, CPAs, P.A.*

Martin Starnes & Associates, CPAs, P.A.  
Statesville, NC  
May 3, 2018

PURPLE HEART HOMES, INC.

STATEMENT OF FINANCIAL POSITION  
DECEMBER 31, 2016

Assets:

Current Assets:

Cash and cash equivalents	\$	654,161
Accounts receivable		4,000
Mortgage receivable		30,527
Inventory		<u>324,897</u>
Total current assets		<u>1,013,585</u>

Long-Term Assets:

Real estate		1,004,755
Organization expenses, net of accumulated amortization		607
Purchase-money mortgages, net of accumulated amortization		668,725
Property, plant and equipment, net of accumulated depreciation		<u>587,054</u>
Total long-term assets		<u>2,261,141</u>

Total assets	\$	<u>3,274,726</u>
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*The accompanying notes are an integral part of the financial statements.*

PURPLE HEART HOMES, INC.

STATEMENT OF FINANCIAL POSITION  
 DECEMBER 31, 2016

**Liabilities:**

Current Liabilities:

Accounts payable	\$ 76,309
Accrued payroll and withholdings	30,581
Credit cards payable	73,073
Escrow taxes payable	14,335
Line of credit	50,000
Notes payable - current	<u>204,251</u>
Total current liabilities	448,549

Long-Term Liabilities:

Notes payable	<u>17,131</u>
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Total liabilities	<u>465,680</u>
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**Net Assets:**

Unrestricted	1,989,017
Temporarily restricted	<u>820,029</u>
Total net assets	<u>2,809,046</u>

Total liabilities and net assets	<u>\$ 3,274,726</u>
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*The accompanying notes are an integral part of the financial statements.*

## PURPLE HEART HOMES, INC.

STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2016

	<u>Unrestricted</u>	<u>Temporarily Restricted</u>	<u>Total</u>
<b>Revenues, Gains and Other Support:</b>			
Contributions, monetary transactions	\$ 526,062	\$ 930,750	\$ 1,456,812
Contributed services and use of facilities	50,041	-	50,041
Contributed homes	206,317	284,586	490,903
Contributed materials	49,140	-	49,140
Other in-kind contributions	29,115	-	29,115
Interest and dividends	102	-	102
Miscellaneous	20,115	-	20,115
Other gains (losses)	(250,589)	-	(250,589)
Net assets released from restrictions:			
Expiration of time restrictions	<u>780,977</u>	<u>(780,977)</u>	<u>-</u>
Total revenues, gains, and other support	<u>1,411,280</u>	<u>434,359</u>	<u>1,845,639</u>
<b>Expenses:</b>			
Program services:			
Veterans assistance	1,459,574	-	1,459,574
Supporting services:			
Management and general	496,763	-	496,763
Fund-raising	<u>223,269</u>	<u>-</u>	<u>223,269</u>
Change in net assets	(768,326)	434,359	(333,967)
Net assets at beginning of year	2,661,524	385,670	3,047,194
Prior period adjustment	<u>95,819</u>	<u>-</u>	<u>95,819</u>
Net assets at end of year	<u>\$ 1,989,017</u>	<u>\$ 820,029</u>	<u>\$ 2,809,046</u>

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



PURPLE HEART HOMES, INC.

STATEMENT OF CASH FLOWS  
YEAR ENDED DECEMBER 31, 2016

<b>Cash Flows from Operating Activities:</b>	
Increase (decrease) in net assets	\$ (333,967)
Adjustments to reconcile net cash provided (used) by operating activities:	
Depreciation and amortization	211,487
(Increase) decrease in operating assets	
Accounts receivable	(4,000)
Mortgage receivable	(30,527)
Inventory	(66,287)
Real Estate	879,189
Increase (decrease) in operating liabilities	
Accounts payable	21,705
Accrued payroll	(3,726)
Credit card payable	36,581
Escrow taxes payable	14,335
Total adjustments	<u>1,058,757</u>
Net cash provided (used) by operating activities	<u>724,790</u>
<b>Cash Flows from Investing Activities:</b>	
Investments received through in-kind contribution	(17,696)
Gain (loss) from the sale of investments	(1,716)
Proceeds from the sale of investments	80,947
Purchase of property, plant and equipment	(290,000)
In-kind contribution of property, plant and equipment	(250,000)
Issuance of purchase-money mortgages	<u>(270,000)</u>
Net cash provided (used) by investing activities	<u>(748,465)</u>
<b>Cash Flows from Financing Activities:</b>	
Payments on line of credit	(6)
Proceeds from long term debt	200,000
Payments on long term debt	<u>(43,684)</u>
Net cash provided (used) by financing activities	<u>156,310</u>
Net increase (decrease) in cash and cash equivalents	132,635

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

PURPLE HEART HOMES, INC.

STATEMENT OF CASH FLOWS  
YEAR ENDED DECEMBER 31, 2016

**Cash and Cash Equivalents:**

Beginning of year - January 1 521,526

End of year - December 31 \$ 654,161

**Supplemental Information:**

Interest paid \$ 10,862

*The accompanying notes are an integral part of the financial statements.*

PURPLE HEART HOMES, INC.

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2016

NOTE A - ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

**Organization.** Purple Heart Homes, Inc. (the Organization) was established in 2008 and provides personalized housing solutions for service connected disabled veterans and their families that are substantial in function, design, and quality. The Organization is supported primarily through donor contributions.

**Basis of Accounting.** The financial statements of the Organization have been prepared on the accrual basis of accounting. Revenue, other than contributions, is recognized when earned. Expenses are recognized during the period in which they are incurred.

**Cash and Cash Equivalents.** For purposes of the statement of cash flows, the Organization considers all highly liquid investments available for current use with an initial maturity of three months or less to be cash equivalents. The Organization had no cash equivalents at December 31, 2016.

**Purchase-Money Mortgages.** Homes are available to purchasers at no less than fifty percent and up to sixty-five percent of the estimated value of the property. The Organization obtains a purchase-money mortgage for the difference between the contract sales price and the amount that the purchaser is required to pay for the home. The mortgage expires over a fifteen year period at no cost to the purchaser. Service connected disabled veterans that demonstrate major improvement in credit repair and complete all required programs within five years have the opportunity to have the mortgage removed ratably over the five year period.

**Property and Equipment.** Purchased property and equipment is capitalized at cost. Expenditures for maintenance and repairs, which do not improve or extend the life of an asset, are charged to expense as incurred. Depreciation is computed using the straight-line method over the estimated useful lives of the assets.

**Net Assets**

*Unrestricted Net Assets.* Unrestricted net assets include those net assets whose use is not restricted by donors, even though their use may be limited in other respects, such as by board designation.

*Temporarily Restricted Net Assets.* Temporarily restricted net assets include those net assets whose use by the Organization has been donor restricted by specific time or purpose limitations. Net assets are released from restrictions either as a result of the expiration of a time restriction or due to the satisfaction of a purpose restriction.

PURPLE HEART HOMES, INC.

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2016

NOTE A - ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES  
(continued)

**Contributions.** The Organization recognizes contributions as revenue in the period received. Contributions received are recorded as unrestricted support, temporarily restricted support, or permanently restricted support depending on the existence and/or nature of any donor restrictions. Support that is restricted by the donor is reported as an increase in temporarily or permanent restricted net assets, as applicable. Within temporarily restricted net assets, amounts are reclassified to unrestricted net assets when restrictions expire. Donor-restricted contributions whose restrictions are met within the same year as received are reflected as unrestricted contributions in the accompanying financial statements.

**Contributed Services.** Contributed services are recognized by the Organization if the services received (a) create or enhance long-lived assets or (b) require specialized skills, are provided by individuals possessing those skills, and would typically need to be purchased if not provided by donation. The Organization records donated services which meet the recognition criteria at the fair market value of the services received. In 2016, the Organization recognized \$41,605 of contributed services revenue, related to services provided by contractors, architects, and other professionals who assisted with home renovations and other organizational functions.

A substantial number of volunteers have donated significant amounts of time and services to the Organization's program operations and to its fundraising campaigns. However, these services do not meet the criteria for recognition as contributed services and, accordingly, are not recognized in the accompanying financial statements.

**Contributed Homes and Materials.** In-kind contributions and the corresponding donated homes and materials inventory are recorded at their estimated fair value on the date of donation.

**Other Gains (Losses).** The Organization has received, as a donation, real estate from multiple sources. Upon receipt, these gifts in-kind were recorded at the home's estimated fair value. These homes are held for a specified period while the Organization attempts to locate a Veteran to place in the home. If the Organization is unable to identify a Veteran to place in the home, the home is sold to investors. A gain or loss is calculated on the difference between the sales price and the amount recorded at the time of donation.

**Program Services.** The Organization offers the following two distinct programs:

The *Veterans Aging in Place Program* is specifically designed to help older service connected disabled veterans and their caregivers who currently own their own home. The program is designed to provide a barrier free living environment at no cost to the veteran.

PURPLE HEART HOMES, INC.

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2016

**NOTE A - ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**  
(continued)

The *Veteran Home Ownership Program* is specifically designed to enable service connected disabled veterans who do not already own a home, to become homeowners.

The goal of both programs is to help reintegrate the veteran into the community in which they live and to proudly acknowledge the sacrifice they have made on their country's behalf. Whether it is adapting a veteran's existing home, building a home from the ground up, or adapting and modifying a foreclosed home, the Organization is committed to guiding the veteran through the entire process.

**Supporting Services**

*Management and general.* The management and general services includes expenditures to secure proper administrative functioning, maintaining the assets, and manage the financial responsibilities of the Organization.

*Fund-raising.* The fundraising service includes expenditures which provide the structure necessary to encourage and secure private financial support.

**Functional Allocation of Expenses.** The Organization allocates its expenses on a functional basis among its various programs and support services. Accordingly, certain shared costs have been allocated among the programs and supporting services benefited. Expenses that are identified with a specific program or support service are charged directly according to their natural expenditure classification.

**Use of Estimates.** The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

**Income Taxes.** The Organization is a not-for-profit organization that is exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code and classified by the Internal Revenue Service as other than a private foundation. The Organization believes that it has appropriate support for income tax positions taken. Therefore, management has not identified any uncertain income tax positions.

The Organization files IRS Form 990, *Return of Organization Exempt from Income Tax*, annually with the Federal Government. Generally, returns remain open for examination by taxing authorities for three years after they have been filed. Therefore, returns related to the years ended December 31, 2013 through 2016 remain open for examination.

PURPLE HEART HOMES, INC.

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2016

**NOTE B - INVENTORY**

Inventory consists of the following at December 31:

Materials	\$ <u>324,897</u>
Total inventory	\$ <u>324,897</u>

**NOTE C - PROPERTY AND EQUIPMENT**

Property and equipment consist of the following at December 31:

Office equipment	\$ 16,990
Other equipment	11,744
Vehicles	37,971
Warehouse	540,000
Accumulated depreciation	<u>(19,650)</u>
Property and equipment, net	\$ <u>587,054</u>

Depreciation expense for the year ended December 31, 2016 was \$6,454.

**NOTE D - REVOLVING LINE OF CREDIT**

The Organization has a revolving line of credit with a bank allowing for borrowings up to \$100,000. Interest is payable monthly at a fluctuating rate equal to the Prime Rate, as set by the lender, plus 1.50%, with a floor of 4.50%. The line is secured by substantially all property, including inventory and equipment, owned by the Organization. The line expires June 15, 2017. There was an outstanding balance at December 31, 2016 of \$50,000.

**NOTE E - NOTES PAYABLE**

At December 31, 2016, the notes payable consisted of the following:

Note payable to a bank, which includes interest at 4.75%. The note matures April 15, 2017 and is secured by real estate.	\$ 200,000
Note payable to Ally in monthly installments of \$242, which includes interest at 13.10%. The note matures September 15, 2020 and is secured by a vehicle.	8,580

PURPLE HEART HOMES, INC.

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2016

NOTE E - NOTES PAYABLE (continued)

Note payable to Ally in monthly installments of \$286, which includes interest at 9.15%. The note matures July 23, 2021 and is secured by a vehicle.	<u>12,802</u> 221,382
Less: current portion	<u>(204,251)</u>
Long-term portion	<u>\$ 17,131</u>

At December 31, 2016, future maturities of long-term debt are as follows:

<u>Year Ending</u> <u>December 31</u>	
2017	\$ 204,251
2018	4,740
2019	5,286
2020	5,166
2021	<u>1,939</u>
	<u>\$ 221,382</u>

NOTE F - TEMPORARILY RESTRICTED NET ASSETS

Temporarily restricted net assets at December 31, 2016 consist of \$820,029. This amount will be utilized to complete projects for the *Veterans Aging in Place* program.

During 2016, the Organization released \$780,977 from temporarily restricted net assets. This amount went toward rehabilitating homes and providing barrier free accessible homes to veterans.

NOTE G - FINANCIAL INSTRUMENTS AND CREDIT RISK

Financial instruments which potentially subject the Organization to concentrations of credit risk consist principally of cash and cash equivalents. The Organization has not experienced any losses in such accounts and believes it is not exposed to significant credit risk on its cash and cash equivalents.

The Organization maintains its cash balances at several institutions. The Federal Deposit Insurance Corporation ("FDIC") covers up to \$250,000 for substantially all depository accounts. From time to time, the Organization may have amounts on deposit in excess of FDIC limits. At December 31, 2016, the Organization had \$29,469 on deposit in excess of FDIC insured limits.

**PURPLE HEART HOMES, INC.**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2016**

**NOTE H – PRIOR PERIOD ADJUSTMENT**

During the year ended December 31, 2016, the Organization determined that contributions in the amount of \$59,261 were recorded in error in the prior year. The Organization also expensed construction costs of \$155,080 which should have been included in Real Estate at December 31, 2015. Therefore, an adjustment to the beginning net assets was made to record the related change with a net effect of \$95,819.

**NOTE I – SUBSEQUENT EVENTS**

Subsequent events have been evaluated through May 3, 2018, the date at which the financial statements were available to be issued.