

HABITABLE

WASHINGTON, DC

COMPARATIVE FINANCIAL STATEMENTS AND
INDEPENDENT AUDITOR'S REPORT

FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024

KENDALL, PREBOLA AND JONES

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Kendall, Prebola and Jones, LLC
Certified Public Accountants

Board of Directors
Habitable
4911 7th Street, NW
Washington, DC 20011

INDEPENDENT AUDITOR'S REPORT

Opinion

We have audited the accompanying financial statements of Habitable (a nonprofit organization), which comprise the Statements of Financial Position as of December 31, 2025 and 2024, and the related Statements of Activities, Functional Expenses, and Cash Flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Habitable as of December 31, 2025 and 2024, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Habitable and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Habitable's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

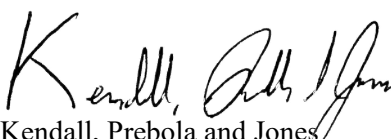
Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Habitable's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Habitable's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



Kendall, Prebola and Jones
Certified Public Accountants

Bedford, Pennsylvania
August 28, 2026

HABITABLE
COMPARATIVE STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
<u>ASSETS</u>		
<u>Current Assets:</u>		
Cash and Cash Equivalents	\$ 1,572,340	\$ 2,985,860
Accounts Receivable	12,856	23,552
Promises to Give	1,399,782	857,126
Prepaid Expenses	<u>19,749</u>	<u>27,488</u>
Total Current Assets	<u>\$ 3,004,727</u>	<u>\$ 3,894,026</u>
<u>Fixed Assets:</u>		
Office Equipment and Furniture	\$ 25,574	\$ 37,298
Less: Accumulated Depreciation	(18,260)	(21,439)
Chemical Hazard Assessments	-	1,552,031
Less: Accumulated Amortization	-	(790,393)
Websites	30,307	164,354
Less: Accumulated Amortization	<u>(15,749)</u>	<u>(139,693)</u>
Total Fixed Assets	<u>\$ 21,872</u>	<u>\$ 802,158</u>
<u>Non-Current Assets:</u>		
Promises to Give	<u>\$ -</u>	<u>\$ 175,000</u>
Total Non-Current Assets	<u>\$ -</u>	<u>\$ 175,000</u>
TOTAL ASSETS	<u>\$ 3,026,599</u>	<u>\$ 4,871,184</u>
<u>LIABILITIES AND NET ASSETS</u>		
<u>Current Liabilities:</u>		
Accounts Payable	\$ 98,142	\$ 139,844
Due to Other Nonprofit	101,624	-
Accrued Vacation and Salaries	72,357	127,599
Deferred Revenue	<u>63,752</u>	<u>978,856</u>
Total Liabilities	<u>\$ 335,875</u>	<u>\$ 1,246,299</u>
<u>Net Assets:</u>		
Without Donor Restrictions	\$ 1,421,165	\$ 1,523,618
With Donor Restrictions	<u>1,269,559</u>	<u>2,101,267</u>
Total Net Assets	<u>\$ 2,690,724</u>	<u>\$ 3,624,885</u>
TOTAL LIABILITIES AND NET ASSETS	<u>\$ 3,026,599</u>	<u>\$ 4,871,184</u>

(See Accompanying Notes and Auditor's Report)

HABITABLE
COMPARATIVE STATEMENTS OF ACTIVITIES
FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024

	<u>Year Ended December 31, 2025</u>			<u>Year Ended December 31, 2024</u>		
	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total</u>	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total</u>
<u>Revenues and Other Support:</u>						
Grants and Contributions	\$ 1,134,572	\$ 1,317,502	\$ 2,452,074	\$ 220,066	\$ 2,177,300	\$ 2,397,366
Contract Revenue and Honoraria	2,478,114	-	2,478,114	2,379,232	-	2,379,232
Program Fees	197,997	-	197,997	224,451	-	224,451
Interest	78,713	-	78,713	49,361	-	49,361
Donated Services	64,775	-	64,775	41,250	-	41,250
Loss on Disposal of Fixed Assets	(495)	-	(495)	-	-	-
Net Assets Released from Restriction - Satisfaction of Program Restrictions	<u>2,149,210</u>	<u>(2,149,210)</u>	<u>-</u>	<u>1,884,344</u>	<u>(1,884,344)</u>	<u>-</u>
Total Revenues and Other Support	<u>\$ 6,102,886</u>	<u>\$ (831,708)</u>	<u>\$ 5,271,178</u>	<u>\$ 4,798,704</u>	<u>\$ 292,956</u>	<u>\$ 5,091,660</u>
<u>Expenses:</u>						
Program Services	\$ 5,837,736	\$ -	\$ 5,837,736	\$ 4,406,723	\$ -	\$ 4,406,723
Administration	173,173	-	173,173	192,477	-	192,477
Fundraising	<u>194,430</u>	<u>-</u>	<u>194,430</u>	<u>137,409</u>	<u>-</u>	<u>137,409</u>
Total Expenses	<u>\$ 6,205,339</u>	<u>\$ -</u>	<u>\$ 6,205,339</u>	<u>\$ 4,736,609</u>	<u>\$ -</u>	<u>\$ 4,736,609</u>
Change in Net Assets	\$ (102,453)	\$ (831,708)	\$ (934,161)	\$ 62,095	\$ 292,956	\$ 355,051
Net Assets at Beginning of Period	<u>1,523,618</u>	<u>2,101,267</u>	<u>3,624,885</u>	<u>1,461,523</u>	<u>1,808,311</u>	<u>3,269,834</u>
Net Assets at End of Period	<u>\$ 1,421,165</u>	<u>\$ 1,269,559</u>	<u>\$ 2,690,724</u>	<u>\$ 1,523,618</u>	<u>\$ 2,101,267</u>	<u>\$ 3,624,885</u>

(See Accompanying Notes and Auditor's Report)

HABITABLE
COMPARATIVE STATEMENTS OF FUNCTIONAL EXPENSES
FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024

	Year Ended December 31, 2025				Year Ended December 31, 2024			
	<u>Supporting Services</u>		<u>Program Services</u>	<u>Total</u>	<u>Supporting Services</u>		<u>Program Services</u>	<u>Total</u>
	<u>Administration</u>	<u>Fundraising</u>			<u>Administration</u>	<u>Fundraising</u>		
<u>Expenses:</u>								
Salaries	\$ 101,069	\$ 100,412	\$ 2,308,948	\$ 2,510,429	\$ 128,839	\$ 103,239	\$ 2,092,326	\$ 2,324,404
Fringe Benefits and Payroll Taxes	20,323	25,583	539,436	585,342	31,985	25,511	473,854	531,350
Consultants and Contracted Services	25,200	58,200	851,906	935,306	17	14	696,847	696,878
Contributions	-	-	1,196,205	1,196,205	-	-	500,000	500,000
Travel	619	803	88,249	89,671	-	-	53,555	53,555
Meetings and Conferences	8,819	546	85,337	94,702	8,081	-	41,517	49,598
Professional Fees	5,149	3,570	177,378	186,097	7,033	3,722	121,209	131,964
Supplies	79	99	6,548	6,726	167	117	3,787	4,071
Telephone and Internet	1,457	2,197	65,154	68,808	3,124	2,093	55,405	60,622
Dues, Subscriptions and Publications	236	1,519	19,274	21,029	1,000	1,496	39,182	41,678
Rent	344	503	7,443	8,290	525	419	5,416	6,360
Insurance	9,126	-	5,889	15,015	9,480	-	5,345	14,825
Depreciation and Amortization	640	912	482,138	483,690	907	765	316,436	318,108
Bank Service Charges and Fees	<u>112</u>	<u>86</u>	<u>3,831</u>	<u>4,029</u>	<u>1,319</u>	<u>33</u>	<u>1,844</u>	<u>3,196</u>
Total Expenses	<u>\$ 173,173</u>	<u>\$ 194,430</u>	<u>\$ 5,837,736</u>	<u>\$ 6,205,339</u>	<u>\$ 192,477</u>	<u>\$ 137,409</u>	<u>\$ 4,406,723</u>	<u>\$ 4,736,609</u>

(See Accompanying Notes and Auditor's Report)

HABITABLE
COMPARATIVE STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
<u>Cash Flows from/(for) Operating Activities:</u>		
Change in Net Assets	\$ (934,161)	\$ 355,051
Adjustments to Reconcile Change in Net Assets to Net Cash Flows from/(for) Operating Activities:		
Depreciation and Amortization	483,690	318,108
Loss on Disposal of Fixed Assets	495	-
Contribution of Fixed Assets	1,093,783	-
(Increase)/Decrease in Assets:		
Accounts Receivable	10,696	126,062
Promises to Give	(367,656)	162,321
Prepaid Expenses	7,739	(16,598)
Increase/(Decrease) in Liabilities:		
Accounts Payable	(41,702)	40,796
Due to Other Nonprofit	101,624	-
Accrued Vacation and Salaries	(55,242)	50,407
Deferred Revenue	<u>(915,104)</u>	<u>525,186</u>
Net Cash Flows from/(for) Operating Activities	\$ <u>(615,838)</u>	\$ <u>1,561,333</u>
<u>Net Cash Flows (for) Investing Activities:</u>		
Proceeds from Sale of Fixed Assets	\$ 598	\$ -
Purchase of Fixed Assets	<u>(798,280)</u>	<u>(450,319)</u>
Net Cash Flows (for) Investing Activities	\$ <u>(797,682)</u>	\$ <u>(450,319)</u>
Net Increase/(Decrease) in Cash and Cash Equivalents	\$ (1,413,520)	\$ 1,111,014
Cash and Cash Equivalents at Beginning of Period	<u>2,985,860</u>	<u>1,874,846</u>
Cash and Cash Equivalents at End of Period	\$ <u>1,572,340</u>	\$ <u>2,985,860</u>

Supplemental Disclosures:

- a) No interest or income taxes were paid during the years ended December 31, 2025 and 2024.

(See Accompanying Notes and Auditor's Report)

HABITABLE
NOTES TO FINANCIAL STATEMENTS

(1) ORGANIZATION:

Habitable (formerly Healthy Building Network) was incorporated on May 18, 2006, pursuant to the provisions of the District of Columbia Nonprofit Corporation Act. Prior to incorporating, Habitable was a project of the Institute for Local Self-Reliance (ILSR), a 501(c)(3) non-profit organization, from the year 2000 through March 31, 2008.

Habitable has a vision that all people and the planet thrive when the materials economy is in balance with nature. Our mission is to improve human and environmental health, by creating bold, science-based solutions that inspire materials innovations to eliminate pollution, mitigate climate change, and create a more equitable future. Habitable is a leading organization reducing pollution by advocating for a reduction in the use of toxic chemicals and plastics throughout the supply chain as products are made, used, and disposed. Our five key strategies are: 1) Build capacity for informed decisions, 2) Drive market demand and adoption, 3) Increase transparency and public disclosure, 4) Reduce chemicals of concern use, and 5) Decrease exposures to toxic chemicals.

Habitable serves as a trusted advisor advancing public health, equity and justice, and market transformation, with a focus on promoting the use of safer chemicals, plastics reduction, and growing the demand for manufacture and use of healthier building materials and other kinds of products as an integral part of human and environmental health. This work consists of conducting research into the chemical composition of construction materials, finishes and products - and evaluating their appropriateness from the perspective of potential environmental, health and social impacts. It also includes the development and management of web applications and tools that make chemical hazard data and product guidance widely available to and actionable by a variety of product sectors, including, but not limited to real estate professionals, scientists, academia, manufacturers and others who influence the chemical and product market. Habitable works to establish healthfulness and justice as an imperative of product evaluation criteria, and to ensure that health impacts from chemical exposures no longer fall disproportionately on people of color, children, low-income workers, and other marginalized populations.

Basic Programs

Habitable currently has programs in three areas: innovative research; powerful data tools; and capacity-building education.

1. Innovative Research

Habitable publishes innovative, actionable research that advances human and environmental health. For example, Kaiser Permanente cited Habitable's research as the driver for its decision to prohibit the use of antimicrobial additives in its building product specification, and the Home Depot relied upon Habitable's research to adopt a hazard avoidance chemical strategy that signals fundamental, permanent and systemic improvement in the building products industry, and is a strong step towards health equity in building products.

In addition, our influential electronic publications reach thousands of healthy building professionals, scientists, researchers and others interested in decreasing chemicals of concern and are key resources for opinion leaders in the field. As a thought leader, Habitable focuses on market trends and policy issues that impact the green building community and other product markets that support a circular economy. In communicating our latest research findings, we are often the first to raise new issues of concern that cross-cut sectors, like issues related to plastics, embodied carbon, and climate change.

HABITABLE
NOTES TO FINANCIAL STATEMENTS

(1) ORGANIZATION: (Continued)

Basic Programs (Continued)

2. Powerful Data Tools

Habitable offers data tools designed to increase knowledge, promote transparency and inspire safer chemistry and product innovation. It is currently difficult to identify healthier building materials and other types of products because product ingredients are not typically or reliably disclosed by industry. Habitable is an acknowledged leader in advancing the disclosure of the contents and related health hazards in commonly used building products, and we are advancing resources in other sectors. Our data tools include:

- **Pharos:** The most comprehensive independent database of over 200,000 chemicals, polymers, metals, and other substances. It is used across sectors, including the built environment, electronics, food packaging, beauty and personal care, and many others. Using dozens of scientific lists for specific human and environmental health hazards, it aggregates a vast array of information to analyze chemicals of concern. The tool also provides a wealth of information on certifications and standards that measure the health impacts of chemicals and materials, including VOC content and emissions, recycled and biobased content, and much more.
- **Informed:** Leveraging our deep research and Common Product methodology Habitable can screen product types (i.e. flooring, insulation, paint, etc.) when information from manufacturers is incomplete or simply does not exist. Leveraging this methodology Habitable classifies product types into a red to green (worst to best) ranking. Access to these rankings is provided through our Informed application, resources, and consulting services.
- **ChemForward:** Fiscally sponsored by Habitable, the program's mission is to be the most-trusted source for actionable chemical hazard information that empowers suppliers, manufacturers and brands across all sectors to create products that are safe for people and the environment. The mission will be realized by collaborating with the value chain to provide cost-efficient access to verified, actionable chemical hazard information and thereby enable better chemistry in product design and manufacturing. In the landscape of material-health and safer chemistry initiatives, ChemForward supports organizations developing chemical guidelines (retailers, brands, NGOs, certifiers) that provide trusted evidence-based safer products. This program separated from Habitable as of December 31, 2025, and became a separate non-profit organization, as more fully explained in Note 16.
- **SUM Decelerator:** Fiscally sponsored by Habitable, the program educates the food industry on the impact of single use packaging and reduce or eliminate their common use to improve both health and the environmental well-being.
- **The Safer Chemistry Impact Fund (SCIF)** advances science-based, data-driven solutions to systematically eliminate hazardous chemicals and replace them with verified safer alternatives. SCIF empowers the supply chain with the infrastructure, tools, and guidance needed to successfully navigate the transition to safer chemistry.

HABITABLE
NOTES TO FINANCIAL STATEMENTS

(1) ORGANIZATION: (Continued)

3. Capacity-Building Education

Habitable's primary community of practice and education program is a national initiative supporting affordable housing leaders who are improving human health by using less toxic building materials. Our participants have access to online resource providing critical information to the affordable housing community, networking with peers in the communities of practice and engaging in on-the-ground demonstration projects across the country. Habitable is enabling those who develop, own and operate affordable housing to work at the forefront of healthy building practice by adapting our leading-edge research and decision-making technology to the unique needs and opportunities in this market.

Little Things Matter (LTM) is fiscally sponsored by Habitable. The program's primary goal is to inform people about the impact of toxic chemicals on their health, with a particular focus on children and disease prevention. LTM's unique approach involves creating videos and other content to explain complex environmental health topics in a way that is accessible to the general public.

(2) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

The significant accounting policies of the Organization are summarized below:

(a) Basis of Accounting and Presentation:

The accompanying financial statements have been prepared on the accrual basis of accounting, which presents financial position, activities, functional expenses and cash flows in accordance with accounting principles generally accepted in the United States of America.

(b) Revenue Recognition:

Contributions

The Organization has implemented the accounting and reporting standards surrounding contributions. These standards affect financial statement reporting and disclosures included within the body of the financial statements. The standards promulgate clarity for distinguishing between exchange transactions and those of a non-reciprocal arrangement leading to a contribution, while providing rules and guidance on what constitutes an underlying condition that may be associated with a contribution.

Contributions received are recorded as net assets without donor restrictions or net assets with donor restrictions, depending on the existence and/or nature of any donor-imposed restrictions. When a restriction expires (that is, when a stipulated time restriction ends or purpose restriction is accomplished), net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions.

HABITABLE
NOTES TO FINANCIAL STATEMENTS

(2) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (Continued)

(b) Revenue Recognition: (Continued)

Contributions (Continued)

Conditional contributions are determined on the basis of whether or not an underlying agreement includes both a barrier that must be overcome and either a right of return of assets transferred or a right of release of a promisor's obligation to transfer assets. If both exist, then the contribution is conditional. Barriers include and are not limited to:

- Measurable performance-related barrier(s) (e.g., specified level of service, specific output, or outcome, matching requirement);
- Extent to which a stipulation limits discretion on conduct of activity (e.g., qualifying expenses, specific protocols); and
- Extent to which a stipulation is related to the purpose of the agreement (excludes administrative or trivial items).

Conditional contributions are not recognized as revenue until they become unconditional, that is, until all conditions on which they depend are substantially met. Therefore, any respective advance payments received are recorded as a refundable advance and subsequently recognized as contribution revenue when the underlying conditions are fulfilled.

Contributed property and equipment are recorded at fair value at the date of donation. Contributions with donor-imposed stipulations regarding how long the contributed assets must be used are recorded as net assets with donor restrictions; otherwise, the contributions are recorded as net assets without donor restrictions.

Unconditional promises to give that are expected to be collected within one year are recorded at their net realizable value. Unconditional promises to give that are expected to be collected in future years are recorded at the present value of their estimated future cash flows. The discounts on those amounts are computed using risk-adjusted interest rates applicable to the years in which the promises are received. Amortization of the discount is recorded as additional contribution revenue in accordance with donor-imposed restriction, if any, on the contribution. An allowance for uncollectible promises to give is provided based upon management's judgment, including such factors as prior collection history and type of contribution.

Exchange Transactions

The Organization has adopted the Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) 2014-09, "Revenue for Contracts with Customers," and a series of amendments which together hereinafter are referred to as "ASC Topic 606." This standard outlines a single comprehensive model for entities to use in accounting for revenues arising from contracts with customers (donors).

HABITABLE
NOTES TO FINANCIAL STATEMENTS

(2) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (Continued)

(b) Revenue Recognition: (Continued)

Exchange Transactions (Continued)

Central to the revenue recognition framework is a five-step revenue recognition model that requires reporting entities to:

1. Identify the contract;
2. Identify the performance obligations of the contract;
3. Determine the transaction price of the contract;
4. Allocate the transaction price to the performance obligations, and;
5. Recognize revenue.

Contract and Program Revenue

Contract revenues are considered to be exchange transactions, and are recognized as the services are completed. Program fees consist of subscription revenues to online educational databases. Program revenue is recognized in the year to which the revenue is earned. Deferred program revenues at December 31, 2025 and 2024 were \$63,752 and \$978,856, respectively.

(c) Corporate Taxes:

The Organization is exempt from federal and state income taxes (other than on unrelated business income) under the provisions of Section 501(c)(3) of the Internal Revenue Code and similar state income tax laws. Accordingly, no income taxes have been provided for in the accompanying financial statements. The Organization has been classified as other than a private foundation under Section 509(a)(1) of the Internal Revenue Code and accordingly contributions qualify as a charitable tax deduction by the contributor under Section 170(b)(1)(A)(vi). The Organization did not have any net unrelated business income during the years ended December 31, 2025 or 2024.

(d) Net Assets:

The Organization reports information regarding its financial position and activities according to two classes of net assets. Net assets and revenues, expenses, gains, and losses are classified based on the existence or absence of restrictions on use that are placed by the donor. Accordingly, net assets of the Organization and changes therein are classified and reported as follows:

Net Assets without Donor Restrictions

Net assets without donor restrictions are resources available to support operations and over which the Board of Directors has discretionary control. The only limits on the use of these net assets are the broad limits resulting from the Organization's purpose, the environment in which it operates, the purposes specified in its corporate documents and its application for tax-exempt status, and any limits resulting from contractual agreements that are entered into in the course of its operations.

HABITABLE
NOTES TO FINANCIAL STATEMENTS

(2) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (Continued)

(d) Net Assets: (Continued)

Net Assets with Donor Restrictions

Net assets with donor restrictions are resources that are restricted by a donor for use for a particular purpose or for a future period. Some donor-imposed restrictions are temporary in nature, and the restriction will expire when the resources are used in accordance with the donor's instructions or when the stipulated time has passed. Other donor-imposed restrictions are perpetual in nature whereby the Organization must continue to use the resources in accordance with the donor's instructions.

When a donor's restriction is satisfied, either by using the resources in the manner specified by the donor or by the passage of time, the expiration of the restriction is reported in the financial statements by reclassifying the net assets from net assets with donor restrictions to net assets without donor restrictions. Net assets restricted for acquisition of buildings or equipment (or the contribution of those assets directly) are reported as net assets with donor restrictions until the specified asset is placed in service unless the donor provides more specific directions about the period of its use.

Net assets with donor restrictions were available at December 31, 2025 and 2024 for the following programs:

	<u>2025</u>	<u>2024</u>
Program Services - Purpose Restricted:		
Informed	\$ 644,993	\$ 1,099,993
Little Things Matter	20,465	64,840
Pharos	14,101	25,000
ChemFORWARD	-	243,750
Research	-	159,216
Single Use Materials Decelerator	<u>-</u>	<u>1,000</u>
Subtotal - Purpose Restricted	\$ 679,559	\$ 1,593,799
Time Restricted	<u>590,000</u>	<u>507,468</u>
Total Net Assets with Donor Restrictions	<u>\$ 1,269,559</u>	<u>\$ 2,101,267</u>

HABITABLE
NOTES TO FINANCIAL STATEMENTS

(2) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (Continued)

(d) Net Assets: (Continued)

Net Assets with Donor Restrictions (Continued)

Net assets were released from donor restrictions by incurring expenses satisfying the restricted purposes, the passage of time, or by occurrence of other events specified by the donors for the following programs:

	<u>2025</u>	<u>2024</u>
Program Services - Purpose Restricted:		
ChemFORWARD	\$ 591,651	\$ 358,416
Informed	575,000	395,007
Research	398,216	303,784
Little Things Matter	49,875	16,832
Pharos	25,000	50,000
Single Use Materials Decelerator	2,000	-
Safer Chemistry Impact Fund	<u>-</u>	<u>537,773</u>
Subtotal - Purpose Restricted	\$ 1,641,742	\$ 1,661,812
Time Restricted	<u>507,468</u>	<u>222,532</u>
Total Net Assets Released from Restrictions	<u>\$ 2,149,210</u>	<u>\$ 1,884,344</u>

(e) Contributed Nonfinancial Assets:

Donated services are recognized as contributions in accordance with FASB ASC 958, *Accounting for Contributions Received and Contributions Made*, if the services received create or enhance nonfinancial assets or require specialized skills, and are provided by individuals possessing those skills, and would typically need to be purchased if not provided by donation. Contributed services and promises to give services that do not meet the above criteria are not recognized.

The time contributed by the Organization's Board of Directors is uncompensated and is not reflected as donated services. In-kind contributions are recorded in the statement of activities at estimated fair value and recognized as revenue and expense (or an asset) in the period they are received, except for donated equipment, which is recorded as revenue in the period received, and the asset is depreciated over its estimated useful life. Donated legal services of \$64,775 and \$41,250 were recognized as contributed nonfinancial assets in the financial statements for the years ended December 31, 2025 and 2024, respectively.

HABITABLE
NOTES TO FINANCIAL STATEMENTS

(2) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (Continued)

(e) Contributed Nonfinancial Assets: (Continued)

These legal services were classified in the financial statements as follows:

	<u>2025</u>	<u>2024</u>
Program Services	\$ <u>64,775</u>	\$ <u>41,250</u>
Total	\$ <u>64,775</u>	\$ <u>41,250</u>

(f) Functional Expense Allocation Policies and Procedures:

The statement of functional expenses presents an allocation of each expense category between program services, administration, and fundraising activities. Program service costs consist of those expenses incurred to fulfill the Organization's mission. Administration costs pertain to supporting activities. Fundraising expenses relate to fundraising activities such as generating contributions and seeking unsolicited financial support and grants.

Management has established functional expense allocation policies and procedures based on a reasonable analysis of cost drivers and reasonable allocation estimates based on financial results and industry standards.

Salaries and related expenses are allocated to program services and supporting services based on time employees spend on each function. Expenses that are directly allocable to program services or supporting services are charged accordingly.

(g) 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 the reported amounts of assets, liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of support and revenues and expenses during the reporting period. Actual results could differ from those estimates.

(h) Fair Value of Certain Financial Instruments:

Some of the Organization's financial instruments are not measured at fair value on a recurring basis but nevertheless are recorded at amounts that approximate fair value due to their liquid or short-term nature. Such accounts include cash, accounts receivable, promises to give, prepaid expenses, accounts payable, deferred revenues, and accrued expenses.

(i) Right-of-Use ("ROU") Assets (Operating and Finance Leases):

A right-of-use asset is measured at the commencement date of a lease at the amount of the initially measured liability plus any lease payments made to the lessor before or after the commencement date, minus any lease incentives received, plus any initial direct costs. As an accounting policy, the Organization has elected to apply the short-term lease exception, therefore, this is completed for leases greater than twelve (12) months in duration.

HABITABLE
NOTES TO FINANCIAL STATEMENTS

(2) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (Continued)

(i) Right-of-Use (“ROU”) Assets (Operating and Finance Leases): (Continued)

Unless impaired, the ROU asset is subsequently measured throughout the lease term at the amount of the lease liability (that is the present value of the remaining lease payments), plus unamortized initial direct costs, and the addition or subtraction of any prepaid lease payments (accrued lease payments, less the unamortized balance of lease incentives received.)

Operating lease payments are recognized on a straight-line basis over the lease term. Finance Lease ROU assets are amortized on a straight-line basis of the shorter of the lease term or the remaining useful life of the asset.

(j) Lease Liability:

The Organization accounts for leases in accordance with FASB ASC Topic 842. In applying the provisions FASB ASC Topic 842, the Organization determines if an arrangement contains a lease at inception based on whether the Organization has the right to control the asset during the contract period and other facts and circumstances. In addition, the Organization assesses the allocation of consideration within a contract containing a lease for appropriate accounting treatment.

Lease liabilities are increased by interest and reduced by payments each period, and the right-of-use asset is amortized over the lease term. For operating leases, interest on the lease liability and the amortization of the right-of-use asset result in straight-line rent expense over the lease term. Variable lease expenses, if any, are recognized when incurred. A lease liability is measured based on the present value of its future lease payments. Variable payments are included in the future lease payments when those variable payments depend on an index or rate and are measured using the index or rate at the commencement date.

A lease liability is measured based on the present value of its future lease payments. Variable payments are included in the future lease payments when those variable payments depend on an index or rate and are measured using the index or rate at the commencement date. Lease payments, including variable payments made based on an index rate, are remeasured when any of the following occur: (1) the lease is modified (and the modification is not accounted for as a separate contract), (2) certain contingencies related to variable lease payments are resolved, or (3) there is a reassessment of any of the following: the lease term, purchase options or amounts that are probable of being owed under a residual value guarantee.

The discount rate used for determining and adjusting the lease liability is the rate implicit in the lease if it is readily determinable. If the implicit rate is not determinable, nonpublic entities have the option to apply their respective incremental borrowing rate or elect to apply the ASC 842 “Risk-free rate expedient.” The risk-free rate would be based on the borrowing rate for the US Federal Government or a similar entity, for a period comparable to the lease term. The nonpublic entity can make the election by class of underlying asset. Once the entity makes this accounting election, it must use the risk-free rate for elected class(es) of underlying asset(s), which may not be negative, for all of its leases going forward. The Institute has made an accounting policy election to utilize their incremental borrowing rate for all classes of underlying assets when determining the present value of future lease payments.

HABITABLE
NOTES TO FINANCIAL STATEMENTS

(2) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (Continued)

(j) Lease Liability: (Continued)

The Organization implemented new controls and key system functionality to enable the preparation of financial information in accordance with the provisions of FASB ASC Topic 842 and elected to apply the following practical expedients:

- In calculating the Right-of-Use assets and lease liabilities, the Organization has elected to combine lease and non-lease components (except for building leases),
- As an accounting policy, the Organization has elected to apply the short-term lease exception to all leases having initial terms of 12 months or less and recognizes rent expense on a straight-line basis over the lease term, and
- The Organization has chosen not to elect the “Hindsight Expedient.”

(k) Reclassifications:

Certain accounts in the prior year financial statements have been reclassified for comparative purposes to conform with the presentation in the current year financial statements. These reclassifications had no effect on the change in net assets or to total net assets from prior years.

(3) LIQUIDITY AND AVAILABILITY OF FINANCIAL ASSETS:

The following reflects the Organization’s financial assets as of the statement of financial position date, reduced by amounts not available for general use because of contractual or donor-imposed restrictions within one year of the statement of financial position date.

The Organization has certain donor-restricted net assets that are considered to be available for general expenditures, because the restrictions on the net assets are expected to be met by conducting the normal activities of the programs in the coming year. Accordingly, the related resources have been included in the quantitative information detailing the financial assets available to meet general expenditures within one year.

	<u>2025</u>	<u>2024</u>
Financial Assets at Year End:		
Cash and Cash Equivalents	\$ 1,572,340	\$ 2,985,860
Accounts Receivable	12,856	23,552
Promises to Give	<u>1,399,782</u>	<u>1,032,126</u>
Total Financial Assets	\$ 2,984,978	\$ 4,041,538
Less Amounts Not Available for General Expenditure Within One Year Due to:		
Non-current Promises to Give	<u>-</u>	<u>175,000</u>
Financial Assets Available to Meet General Expenditures Over the Next Twelve Months	<u>\$ 2,984,978</u>	<u>\$ 3,866,538</u>

HABITABLE
NOTES TO FINANCIAL STATEMENTS

(3) LIQUIDITY AND AVAILABILITY OF FINANCIAL ASSETS: (Continued)

As part of the Organization's liquidity management, it has a policy to structure its financial assets to be available as general expenditures, liabilities and other obligations come due. In addition, the Organization invests cash in excess of daily requirements in short-term investments, including money market funds.

(4) ACCOUNTING FOR UNCERTAIN TAX POSITIONS:

Accounting principles generally accepted in the United States of America provide consistent guidance for the accounting for uncertainty in income taxes recognized in the Organization's financial statements and prescribe a threshold of "more likely than not" for recognition of tax positions taken or expected to be taken in a tax return. Habitable performed an evaluation of uncertain tax positions for the year ended December 31, 2025, and determined that there were no matters that would require recognition in the financial statements or that may have any effect on its tax-exempt status. As of December 31, 2025, the statute of limitations for tax years 2022 through 2024 remains open with the U.S. federal jurisdiction or the various states and local jurisdictions in which the Organization files tax returns. It is the Organization's policy to recognize interest and/or penalties related to uncertain tax positions, if any, in income tax expense. As of December 31, 2025, the Organization had no accruals for interest and/or penalties.

(5) CASH AND CASH EQUIVALENTS:

The carrying amount of cash and cash equivalents at year end consisted of the following:

	<u>2025</u>	<u>2024</u>
Checking Account - Interest Bearing	\$ 765,352	\$ 1,782,706
Checking Account - Non-Interest Bearing	73,900	239,453
Savings Accounts	457,706	721,806
Money Market Accounts	<u>275,382</u>	<u>241,895</u>
Total	<u>\$ 1,572,340</u>	<u>\$ 2,985,860</u>

For purposes of the cash flow statement and financial statement presentation, cash and cash equivalents are short term, highly liquid investments with maturities of three months or less.

The Organization maintains its deposits in five financial institutions in the form of business checking accounts, savings accounts and money market accounts. The non-interest-bearing checking accounts, savings accounts and money market accounts are covered under the Federal Deposit Insurance Corporation (FDIC) program. Federal Deposit Insurance Corporation (FDIC) insurance coverage is \$250,000 per banking institution. Deposits held in non-interest-bearing transaction accounts are aggregated with any interest-bearing deposits and the combined total insured up to \$250,000. The interest-bearing checking account and a portion of the savings account are covered under the National Credit Union Administration (NCUA) program. National Credit Union Administration (NCUA) insurance coverage is \$250,000.

HABITABLE
NOTES TO FINANCIAL STATEMENTS

(5) CASH AND CASH EQUIVALENTS: (Continued)

As of December 31, 2025 and 2024, none of the bank balances were deposited in excess of the Federal Deposit Insurance Corporation (FDIC) and National Credit Union Administration (NCUA) program limits. The organization uses a banking institution that diversifies the funding over multiple banks in order to maintain FDIC coverage. Due to increased cash flows at certain times during the year, the amount of funds at risk may have been greater than at year end. The Organization has not experienced any losses related to these accounts and does not believe it is exposed to any significant credit risk on cash and cash equivalents.

(6) ACCOUNTS RECEIVABLE AND PROMISES TO GIVE:

Accounts Receivable

Accounts receivable as presented are considered fully collectible by management. Balances at year end consisted of the following:

	<u>2025</u>	<u>2024</u>
Contracts and Program Fees	\$ 12,448	\$ 23,278
Reimbursable Expenses	<u>408</u>	<u>274</u>
Total Accounts Receivable	<u>\$ 12,856</u>	<u>\$ 23,552</u>

Accounts receivable are reported at the net amount expected to be collected, which is the amount the Organization has an unconditional right to receive less management's estimate of amounts that may not be collectible (the allowance for credit losses). The Organization uses historical loss information based on the aging of receivables as the basis to determine expected credit losses for receivables and believes that the composition of receivables at year-end is consistent with historical conditions as credit terms and practices and the customer base has remained consistent with prior years.

In determining the allowance for credit losses, the Organization separates its accounts receivable into risk pools based on their aging and type. In determining the amount of the allowance, the Organization develops a loss rate for each risk pool. Expected credit losses are estimated using three-year historical loss information due to the make-up of the receivables during the historical period being similar to the receivables outstanding at year end. The Organization adjusts its calculated historical loss rates when needed relative to current economic conditions.

Receivables are evaluated for potential credit loss based on three aging categories: current, performing, and nonperforming. Current receivables are those for which the participants and funding sources remain current with all contractual terms. Performing receivables are those in which the participants and funding sources are not current with all contractual terms but have made payments within the last 60 days. Nonperforming receivables are those in which the participant and funding sources have defaulted on the contractual terms and no payments have been received for more than 60 days.

HABITABLE
NOTES TO FINANCIAL STATEMENTS

(6) ACCOUNTS RECEIVABLE AND PROMISES TO GIVE: (Continued)

Accounts Receivable (Continued)

Trade receivables related to program service fees (i.e., subscriptions, consulting, etc.) are recognized as revenue on the accrual basis of accounting at the time the program activity has occurred. Balances that are still outstanding after management has used reasonable collection efforts are written off through a charge to the allowance for credit losses and a credit to accounts receivable, typically when no payments have been received for one year. Based on the analysis of each of the risk pools, there were no credit losses requiring recognition during the year ended December 31, 2025. Because the Organization does not require collateral, it is at credit risk for the balance of the accounts receivable as of December 31, 2025 and 2024.

Promises to Give

Contributions are recognized when the donor makes a promise to give that is, in substance, unconditional. Conditional promises to give are not recognized in the financial statements until the conditions are substantially met or explicitly waived by the donor. Promises to give represent amounts committed by donors that have not been received by the Organization. The Organization uses the allowance method to determine uncollectible promises to give. Promises to give at year end consisted of the following:

	<u>2025</u>	<u>2024</u>
Purpose Restricted	\$ 209,101	\$ 700,000
Time Restricted	590,000	330,000
Without Donor Restrictions	<u>600,681</u>	<u>2,126</u>
Total Promises to Give	<u>\$ 1,399,782</u>	<u>\$ 1,032,126</u>

The above promises to give are due to be received as follows:

	<u>2025</u>	<u>2024</u>
Less Than One Year	\$ 1,399,782	\$ 857,126
One to Five Years	<u>-</u>	<u>175,000</u>
Total	<u>\$ 1,399,782</u>	<u>\$ 1,032,126</u>

Concentrations of credit risk with respect to promises to give are limited due to the large number of contributions comprising the Organization's contributor base and their dispersion across different industries and donor backgrounds. However, as of December 31, 2025 and 2024, approximately ninety-one percent (91%) and eighty-two percent (82%), respectively, of the Organization's promises to give (\$1,275,000 and \$850,000) was due from three donors. The Organization does not believe they are at any significant credit risk related to these promises made based on historical collection and the organizational relationship with these donors.

HABITABLE
NOTES TO FINANCIAL STATEMENTS

(7) FIXED ASSETS:

Furniture and office equipment are recorded at cost. Contributed assets are recorded at fair value at the date of contribution. If an expenditure in excess of \$1,000 results in an asset having an estimated useful life, which extends substantially beyond the year of acquisition, the expenditure is capitalized at cost and depreciated over the estimated useful life of the asset. Depreciation and amortization have been provided on the straight-line method over the estimated useful lives of the assets. Depreciation and amortization expense for the years ended December 31, 2025 and 2024 was \$483,690 and \$318,108, respectively. Maintenance and repairs are charged to expenses as incurred. When assets are retired, or otherwise disposed of, the cost and related accumulated depreciation is removed from the accounts and any resulting gain or loss is reflected in income for the period.

Major classifications of fixed assets and their estimated useful lives are as summarized below:

December 31, 2025:

	<u>Depreciable Life</u>	<u>Cost</u>	<u>Accumulated Depreciation</u>	<u>Net Book Value</u>
Office Furniture and Equipment	3-7 years	\$ 25,574	\$ 18,260	\$ 7,314
Chemical Hazard Assessments	3 years	-	-	-
Websites	3-4 years	<u>30,307</u>	<u>15,749</u>	<u>14,558</u>
Total		<u>\$ 55,881</u>	<u>\$ 34,009</u>	<u>\$ 21,872</u>

December 31, 2024:

	<u>Depreciable Life</u>	<u>Cost</u>	<u>Accumulated Depreciation</u>	<u>Net Book Value</u>
Office Furniture and Equipment	3-7 years	\$ 37,298	\$ 21,439	\$ 15,859
Chemical Hazard Assessments	3 years	1,552,031	790,393	761,638
Websites	3-4 years	<u>164,354</u>	<u>139,693</u>	<u>24,661</u>
Total		<u>\$ 1,753,683</u>	<u>\$ 951,525</u>	<u>\$ 802,158</u>

(8) OPERATING LEASES:

The Organization leases space as needed on a month-to-month basis. Total combined rental expense for the years ended December 31, 2025 and 2024 was \$7,930 and \$6,000, respectively. The Organization also rents storage space. Total rental fees related to the storage space for the years ended December 31, 2025 and 2024 were \$360.

HABITABLE
NOTES TO FINANCIAL STATEMENTS

(8) OPERATING LEASES: (Continued)

Quantitative Lease Disclosures Summary

The following summarizes certain presented and additional quantitative lease disclosures required under ASC Topic 842:

	<u>2025</u>	<u>2024</u>
<u>Lease Cost</u>		
Operating Lease Cost	\$ -	\$ -
Short-term Lease Cost	8,290	6,360
Variable Lease Cost	<u>-</u>	<u>-</u>
Total Lease Cost	<u>\$ 8,290</u>	<u>\$ 6,360</u>

(9) RETIREMENT PLAN:

Employees of the Organization are covered under a non-elective retirement plan that covers substantially all employees after 1,000 hours of service. Effective January 1, 2021, the Organization began providing contributions equal to three percent (3%) of an employee's annual salary. There is no unfunded past service liability. Retirement expense for the years ended December 31, 2025 and 2024 was \$71,352 and \$63,706, respectively.

(10) EMPLOYEE BENEFITS:

Fringe benefits and payroll taxes at year end consisted of the following:

	<u>2025</u>	<u>2024</u>
Social Security and Medicare	\$ 186,443	\$ 169,668
Medical Insurance	302,771	279,950
Retirement	71,352	63,706
Unemployment	14,194	10,446
Workers Compensation Insurance	8,320	6,540
Paid Leave Tax	<u>2,262</u>	<u>1,040</u>
Total	<u>\$ 585,342</u>	<u>\$ 531,350</u>

(11) CONCENTRATIONS:

Based on the nature and purpose of the Organization, significant revenues are received through parties interested in establishing healthier building practices. For the years ended December 31, 2025 and 2024, approximately forty-seven percent (47%) of revenues, excluding donated services, were derived from grant and contribution revenues. For the years ended December 31, 2025 and 2024, approximately forty-eight percent (48%) and forty-seven percent (47%), respectively, of revenues, excluding donated services, were derived from contract revenues.

HABITABLE
NOTES TO FINANCIAL STATEMENTS

(12) RELATED PARTY TRANSACTIONS:

Habitable did not enter into any contracts with board members that resulted in contract revenues for the year ended December 31, 2025. For the year ended December 31, 2024, Habitable entered into contracts with board members that resulted in contract revenues of \$19,200.

Various Board Members and their affiliated organizations gave contributions to Habitable totaling \$11,208 and \$26,108 during the years ended December 31, 2025 and 2024, respectively. A Board Member's firm also provided contributed legal services in the amount of \$63,588 and \$40,000 during the years ended December 31, 2025 and 2024, respectively.

(13) FUNDRAISING:

Expenses in the amount of \$194,430 and \$137,409 were incurred for the purposes of fundraising during the years ended December 31, 2025 and 2024, respectively.

(14) SUBSEQUENT EVENTS:

Financial Statement Preparation

In preparing these financial statements, management has evaluated events and transactions for potential recognition or disclosure through August 28, 2026, the date the financial statements were available to be issued, and has determined that no adjustments are necessary to the amounts reported in the accompanying financial statements.

(15) CONTINGENCIES:

Contributions and Grants

The Organization depends on contributions and grants for a significant portion of its revenue. The ability of the Organization's contributors and grantors to continue giving amounts comparable with prior years may be dependent upon future economic conditions and continued deductibility for income tax purposes of contributions and grants to the Organization. While the Organization's Board of Directors and management believes the Organization has the resources to continue its programs, its ability to do so and the extent to which it continues may be dependent on the above factors. The Organization receives grant revenues from foundations which are subject to financial and compliance audits by the granting agencies. As such, there exists a contingent liability for potential disallowed claims and questioned costs resulting from such audits. Management does not anticipate any significant adjustments as a result of such an audit.

Litigation

From time to time, the Organization is involved in routine litigation that arises in the ordinary course of business. There are no pending significant legal proceedings to which the Organization is a party for which management believes the ultimate outcome would have a material adverse effect on the Organization's financial position.

HABITABLE
NOTES TO FINANCIAL STATEMENTS

(16) CHEMFORWARD PROGRAM:

The ChemFORWARD program has been part of Habitable since 2018. It separated into its own legal entity named ChemFORWARD Foundation, a 501(c)(3) nonprofit organization, on December 31, 2025.

ChemFORWARD program expenses for the year ended December 31, 2025, were \$2,712,584. Income totaled \$2,859,250, consisting of grant revenue of \$591,651, contract revenue of \$2,079,219, subscriptions of \$124,792, and an in-kind contribution of \$63,588. Net revenues were \$146,666. This activity is included in these financial statements as the organization separated on December 31, 2025.

On December 31, 2025, the book value of fixed assets in the amount of \$1,093,783 was contributed to the ChemFORWARD Foundation. Additional operating assets net of liabilities related to the ChemFORWARD program were also contributed in the amount of \$102,422 on December 31, 2025. The total contribution amount of \$1,196,205 is reported as contribution expense in these financial statements. As of December 31, 2025, Habitable owed ChemFORWARD an amount of \$101,624.