

# Return of Organization Exempt From Income Tax

OMB No. 1545-0047

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

**2017**

▶ Do not enter social security numbers on this form as it may be made public.  
▶ Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.

**Open to Public Inspection**

Department of the Treasury  
Internal Revenue Service

**A** For the 2017 calendar year, or tax year beginning 01/01, 2017, and ending 12/31, 20 17

**B** Check if applicable:  
 Address change  
 Name change  
 Initial return  
 Final return/terminated  
 Amended return  
 Application pending

**C** Name of organization Greater Cleveland Habitat for Humanity Inc  
 Doing business as \_\_\_\_\_  
 Number and street (or P.O. box if mail is not delivered to street address) Room/suite  
2110 W 110th St  
 City or town, state or province, country, and ZIP or foreign postal code  
Cleveland, OH, 44102

**D** Employer identification number  
31-1209423

**E** Telephone number  
216-429-1299

**G** Gross receipts \$ 5,698,301

**F** Name and address of principal officer: John Habat  
2110 W 110th St, Cleveland, OH 44102-3510

**H(a)** Is this a group return for subordinates?  Yes  No  
**H(b)** Are all subordinates included?  Yes  No  
 If "No," attach a list. (see instructions)

**I** Tax-exempt status:  501(c)(3)  501(c) ( ) ◀ (insert no.)  4947(a)(1) or  527

**J** Website: ▶ www.clevelandhabitat.org

**K** Form of organization:  Corporation  Trust  Association  Other ▶

**L** Year of formation: 1987 **M** State of legal domicile: OH

**Part I Summary**

<b>Activities &amp; Governance</b>	<b>1</b>	Briefly describe the organization's mission or most significant activities: <u>Seeking to put God's love into action, Greater Cleveland Habitat for Humanity brings people together to build homes, communities, and hope.</u>		
	<b>2</b>	Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets.		
	<b>3</b>	Number of voting members of the governing body (Part VI, line 1a)	<b>3</b>	<b>23</b>
	<b>4</b>	Number of independent voting members of the governing body (Part VI, line 1b)	<b>4</b>	<b>23</b>
	<b>5</b>	Total number of individuals employed in calendar year 2017 (Part V, line 2a)	<b>5</b>	<b>70</b>
	<b>6</b>	Total number of volunteers (estimate if necessary)	<b>6</b>	<b>2,770</b>
	<b>7a</b>	Total unrelated business revenue from Part VIII, column (C), line 12	<b>7a</b>	<b>0</b>
<b>b</b>	Net unrelated business taxable income from Form 990-T, line 34	<b>7b</b>	<b>0</b>	
<b>Revenue</b>	<b>8</b>	Contributions and grants (Part VIII, line 1h)	Prior Year <b>3,290,844</b>	Current Year <b>4,386,960</b>
	<b>9</b>	Program service revenue (Part VIII, line 2g)	<b>1,005,540</b>	<b>1,227,681</b>
	<b>10</b>	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	<b>0</b>	<b>0</b>
	<b>11</b>	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	<b>19,976</b>	<b>38,913</b>
	<b>12</b>	Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	<b>4,316,360</b>	<b>5,653,554</b>
<b>Expenses</b>	<b>13</b>	Grants and similar amounts paid (Part IX, column (A), lines 1–3)	<b>0</b>	<b>0</b>
	<b>14</b>	Benefits paid to or for members (Part IX, column (A), line 4)	<b>0</b>	<b>0</b>
	<b>15</b>	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)	<b>1,464,805</b>	<b>2,110,966</b>
	<b>16a</b>	Professional fundraising fees (Part IX, column (A), line 11e)	<b>0</b>	<b>0</b>
	<b>b</b>	Total fundraising expenses (Part IX, column (D), line 25) ▶ <u>366,034</u>		
	<b>17</b>	Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)	<b>1,948,069</b>	<b>1,957,241</b>
<b>18</b>	Total expenses. Add lines 13–17 (must equal Part IX, column (A), line 25)	<b>3,412,874</b>	<b>4,068,207</b>	
<b>19</b>	Revenue less expenses. Subtract line 18 from line 12	<b>903,486</b>	<b>1,585,347</b>	
<b>Net Assets or Fund Balances</b>	<b>20</b>	Total assets (Part X, line 16)	Beginning of Current Year <b>4,606,252</b>	End of Year <b>6,403,271</b>
	<b>21</b>	Total liabilities (Part X, line 26)	<b>502,149</b>	<b>713,821</b>
	<b>22</b>	Net assets or fund balances. Subtract line 21 from line 20	<b>4,104,103</b>	<b>5,689,450</b>

**Part II Signature Block**

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

**Sign Here** ▶ Signature of officer John Habat Date \_\_\_\_\_  
 ▶ John Habat, President/CEO  
 Type or print name and title

**Paid Preparer Use Only**

Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
Firm's name ▶	Firm's EIN ▶			
Firm's address ▶	Phone no.			

May the IRS discuss this return with the preparer shown above? (see instructions)  Yes  No

**Part VIII Statement of Revenue**

Check if Schedule O contains a response or note to any line in this Part VIII

			(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514
<b>Contributions, Gifts, Grants and Other Similar Amounts</b>	<b>1a</b> Federated campaigns . . . . .	<b>1a</b>	0			
	<b>b</b> Membership dues . . . . .	<b>1b</b>	0			
	<b>c</b> Fundraising events . . . . .	<b>1c</b>	110,228			
	<b>d</b> Related organizations . . . . .	<b>1d</b>	0			
	<b>e</b> Government grants (contributions)	<b>1e</b>	0			
	<b>f</b> All other contributions, gifts, grants, and similar amounts not included above	<b>1f</b>	4,276,732			
	<b>g</b> Noncash contributions included in lines 1a-1f: \$		2,006,858			
	<b>h Total.</b> Add lines 1a-1f . . . . .		4,386,960			
<b>Program Service Revenue</b>	<b>Business Code</b>					
	<b>2a</b> Home Sales	236115	1,227,681	1,227,681	0	0
	<b>b</b> _____					
	<b>c</b> _____					
	<b>d</b> _____					
	<b>e</b> _____					
	<b>f</b> All other program service revenue . . . . .		0	0	0	0
<b>g Total.</b> Add lines 2a-2f . . . . .		1,227,681				
<b>Other Revenue</b>	<b>3</b> Investment income (including dividends, interest, and other similar amounts) . . . . .					
	<b>4</b> Income from investment of tax-exempt bond proceeds					
	<b>5</b> Royalties . . . . .					
	<b>6a</b> Gross rents . . . . .	(i) Real	2,044	0		
		(ii) Personal	0	0		
		<b>c</b> Rental income or (loss)	2,044	0		
	<b>d</b> Net rental income or (loss) . . . . .		2,044	2,044	0	0
	<b>7a</b> Gross amount from sales of assets other than inventory	(i) Securities				
		(ii) Other				
		<b>b</b> Less: cost or other basis and sales expenses . . . . .				
		<b>c</b> Gain or (loss) . . . . .	0	0		
	<b>d</b> Net gain or (loss) . . . . .					
	<b>8a</b> Gross income from fundraising events (not including \$ 110,228 of contributions reported on line 1c). See Part IV, line 18 . . . . .	<b>a</b>	51,512			
		<b>b</b> Less: direct expenses . . . . .	44,747			
		<b>c</b> Net income or (loss) from fundraising events . . . . .		6,765	0	6,765
<b>9a</b> Gross income from gaming activities. See Part IV, line 19 . . . . .	<b>a</b>					
	<b>b</b> Less: direct expenses . . . . .					
	<b>c</b> Net income or (loss) from gaming activities . . . . .					
<b>10a</b> Gross sales of inventory, less returns and allowances . . . . .	<b>a</b>					
	<b>b</b> Less: cost of goods sold . . . . .					
	<b>c</b> Net income or (loss) from sales of inventory . . . . .					
<b>Miscellaneous Revenue</b>		<b>Business Code</b>				
<b>11a</b> Late fees on mortgage payments	522320	15,456	15,456	0	0	
<b>b</b> _____						
<b>c</b> _____						
<b>d</b> All other revenue . . . . .		14,648	14,648	0	0	
<b>e Total.</b> Add lines 11a-11d . . . . .		30,104				
<b>12 Total revenue.</b> See instructions. . . . .		5,653,554	1,259,829	0	6,765	

**Part IX Statement of Functional Expenses**

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX

**Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.**

	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
<b>1</b> Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21 . . . . .				
<b>2</b> Grants and other assistance to domestic individuals. See Part IV, line 22 . . . . .				
<b>3</b> Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16 . . . . .				
<b>4</b> Benefits paid to or for members . . . . .				
<b>5</b> Compensation of current officers, directors, trustees, and key employees . . . . .				
<b>6</b> Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B) . . . . .				
<b>7</b> Other salaries and wages . . . . .	1,608,842	1,218,915	166,077	223,850
<b>8</b> Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions) . . . . .	70,018	53,055	7,229	9,734
<b>9</b> Other employee benefits . . . . .	216,698	164,171	22,368	30,159
<b>10</b> Payroll taxes . . . . .	215,408	163,201	22,236	29,971
<b>11</b> Fees for services (non-employees):				
<b>a</b> Management . . . . .	0			
<b>b</b> Legal . . . . .	8,237	8,237		
<b>c</b> Accounting . . . . .	16,900		16,900	
<b>d</b> Lobbying . . . . .	0			
<b>e</b> Professional fundraising services. See Part IV, line 17 . . . . .	0			
<b>f</b> Investment management fees . . . . .	0			
<b>g</b> Other. (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O.) . . . . .	27,717	24,480	3,237	
<b>12</b> Advertising and promotion . . . . .	61,925	45,678		16,247
<b>13</b> Office expenses . . . . .	76,675	67,729	4,785	4,161
<b>14</b> Information technology . . . . .	53,084	32,045	3,078	17,961
<b>15</b> Royalties . . . . .				
<b>16</b> Occupancy . . . . .	533,137	469,171	39,085	24,881
<b>17</b> Travel . . . . .	55,614	39,349	11,897	4,368
<b>18</b> Payments of travel or entertainment expenses for any federal, state, or local public officials . . . . .				
<b>19</b> Conferences, conventions, and meetings . . . . .	8,719	7,759	834	126
<b>20</b> Interest . . . . .	11,544	7,162	4,382	
<b>21</b> Payments to affiliates . . . . .				
<b>22</b> Depreciation, depletion, and amortization . . . . .	48,570	48,570		
<b>23</b> Insurance . . . . .	51,266	45,546	3,432	2,288
<b>24</b> Other expenses. Itemize expenses not covered above (List miscellaneous expenses in line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
<b>a</b> <u>Building Materials, Services Labor</u> . . . . .	795,486	795,486	0	0
<b>b</b> <u>Vehicle Expense</u> . . . . .	46,865	46,865	0	0
<b>c</b> <u>Mortgage Carrying Costs</u> . . . . .	135,561	135,561	0	0
<b>d</b> . . . . .				
<b>e</b> All other expenses . . . . .	25,941	21,529	2,124	2,288
<b>25</b> <b>Total functional expenses.</b> Add lines 1 through 24e . . . . .	4,068,207	3,394,509	307,664	366,034
<b>26</b> <b>Joint costs.</b> Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720) . . . . .				