

NAHAC



NEVADA AFFORDABLE HOUSING ASSISTANCE CORPORATION

FINANCE SUMMARY FOR THE MONTH OF JUNE 2019

Prepared By: Ryan Garner

Date Prepared: 7/31/2019

1. **Summary**

Over \$11 million was disbursed for the DPA program during the month. For fiscal year 2019, total administrative expenses accounted for 5.7% of total expenditures and were under budget at 93% of budgeted amounts. The year end independent audit is in progress and going well.

2. **Finance Report Discussion**

Balance Sheet

- The large differences in the investment account and deferred revenues is due to funds for the DPA program being disbursed.
- Large difference in accumulated depreciation due to extra depreciation for software being recorded through April 2020 (end of program).
- Accrued payroll liabilities have been recorded in the current month for year end audit purposes.

Income Statement

- The significant increase in lien recovery income in the current month was primarily related to recovery of approximately \$70,000 from a single homeowner.
- Business Partner expenses increased during the month due to HCA events completed in June.
- Total Compensation expenses are up due to end of fiscal year accruals for payroll and PTO being recorded.
- Marketing expenses decreased due to 3 months of digital advertising being expensed in the prior month.
- Other Professional Services decreased due to the DPA file review by Springboard being completed in the prior month.

3. **Actions & Recommendations**

None noted.

Nevada Affordable Housing Assistance Corporation Balance Sheet

	6/30/2019	5/31/2019	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
10100 · Checking - Operating (BNY 9079)	476,086	476,710	-624
10200 · Checking - ACH Txfr (BNY 6666)	15,611	15,611	-
10300 · Investment Account - BNY Sweep	4,304,947	16,173,836	-11,868,889
Total Checking/Savings	4,796,644	16,666,157	-11,869,513
Accounts Receivable			
11100 · Funds Receivable B-4 Client	34,849	35,049	-200
Total Accounts Receivable	34,849	35,049	-200
Other Current Assets			
13000 · Prepaid Expenses	17,133	24,774	-7,642
14200 · Other Current Assets	320	3,460	-3,141
Total Other Current Assets	17,452	28,235	(10,782)
Total Current Assets	4,848,945	16,729,440	-11,880,495
Fixed Assets			
15000 · Fixed Assets			
15100 · Office Equipment	112,457	112,457	-
15200 · Software	341,074	341,074	-
15300 · Furniture and Fixtures	24,742	24,742	-
Total 15000 · Fixed Assets	478,273	478,273	-
16000 · Accumulated Depreciation	(398,608)	(358,670)	-39,938
Total Fixed Assets	79,665	119,603	-39,938
Other Assets			
17000 · Refundable Deposits	14,837	14,837	-
Total Other Assets	14,837	14,837	-
TOTAL ASSETS	4,943,447	16,863,881	-11,920,433
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20000 · Accounts Payable	70,389	79,140	-8,751
Credit Cards			
22000 · Nevada State Bank Credit Card	3,479	2,971	507
Total Credit Cards	3,479	2,971	507
Other Current Liabilities			
23000 · Accrued Expenses			
23100 · Accrued Salaries and Wages	18,810	-	18,810
23200 · Accrued PTO	27,266	-	27,266
Total 23000 · Accrued Expenses	46,076	-	46,076
25000 · Deferred Revenue	4,820,127	16,778,393	-11,958,266
26000 · Other Current Liabilities	-	-	-

Nevada Affordable Housing Assistance Corporation Balance Sheet

	6/30/2019	5/31/2019	\$ Change
Total Other Current Liabilities	4,820,127	16,778,393	-11,958,266
Total Current Liabilities	4,940,070	16,860,504	-11,920,433
Long Term Liabilities			
27000 · Unclaimed Property	3,377	3,377	-
Total Long Term Liabilities	3,377	3,377	-
Total Liabilities	4,943,447	16,863,881	-11,920,433
TOTAL LIABILITIES & EQUITY	4,943,447	16,863,881	-11,920,433

INCOME	Budget	Current												YTD Actual	% of Budget
		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	w/ Budget	
Total Program Contract Revenue	27,522,000	6,320,609	926,910	772,694	(4,819,906)	543,798	524,797	613,474	786,703	770,291	904,174	21,267,650	11,958,265	40,569,459	147%
Other Revenues															
41000 Lien Satisfaction Recoveries	125,000	5,124	30,574	109,699	16,305	34,718	28,943	39,691	40,735	24,619	30,047	43,588	117,643	521,686	417%
42000 Interest Income	75,000	14,360	58,202	51,040	50,230	64,025	63,443	68,004	70,568	61,948	67,655	64,605	61,947	696,027	928%
43000 Other Revenues	-	-	-	-	-	-	-	-	-	-	-	-	45	45	0%
Total Other Revenues	200,000	19,484	88,776	160,739	66,535	98,743	92,386	107,695	111,303	86,567	97,702	108,193	179,635	1,217,758	609%
TOTAL INCOME	27,722,000	6,340,093	1,015,686	933,433	(4,753,371)	642,541	617,183	721,169	898,006	856,858	1,001,876	21,375,843	12,137,900	41,787,217	151%
Direct Program Funding Costs															
50100 B1 Principal Reduction	4,039,500	478,931	488,132	405,106	261,826	254,803	150,263	192,350	481,133	251,328	446,924	241,000	185,040	3,836,836	95%
50200 B2 SMRP	194,600	-	64,416	39,136	(74)	-	-	-	-	-	-	-	-	103,478	53%
50300 B4 MAP	-	-	-	-	-	-	-	(1,692)	-	-	-	-	-	(1,692)	0%
50400 B4 MAP (UMA)	2,246,300	218,266	247,874	226,806	229,276	176,554	197,980	224,632	216,333	277,288	275,037	246,794	265,646	2,802,486	125%
55000 B5 MAPA	-	-	-	-	-	7,109	-	-	-	-	-	-	-	7,109	0%
56000 B6 HRP	-	-	-	-	-	(7,109)	-	-	-	-	-	-	-	(7,109)	0%
50800 B8 MRAP (MRP)	684,600	67,280	11,119	89,606	49,240	43,011	101,715	92,308	20,301	74,608	38,397	26,598	38,349	652,532	95%
58100 B9 DPA	18,000,000	5,451,412	-	-	(5,451,412)	-	-	-	-	-	-	20,606,694	11,403,951	32,010,645	178%
TOTAL DIRECT PROGRAM FUNDING COSTS	25,165,000	6,215,889	811,541	760,654	(4,911,144)	474,368	448,266	509,290	717,767	603,224	760,358	21,121,086	11,892,986	39,404,285	157%
GROSS EARNINGS	2,557,000	124,204	204,145	172,779	157,773	168,173	168,917	211,879	180,239	253,634	241,518	254,757	244,914	2,382,932	93%
EXPENSES															
Transaction Related Expenses 60000															
61000 Recording Fees	63,000	1,673	-	4,122	1,621	791	1,077	970	923	1,833	1,471	1,258	748	16,487	26%
63000 Bank Fees	30,000	1,297	1,154	1,256	1,011	1,315	1,083	940	1,288	626	1,225	971	932	13,098	44%
Counseling Expenses 64000:															
64100 Business Partners	48,000	2,233	3,833	1,233	1,117	2,917	1,167	3,517	3,117	2,100	2,250	900	5,750	30,134	63%
64200 Statistical Data	15,000	906	797	914	783	701	728	962	1,154	1,297	890	952	647	10,731	72%
64300 File Intake Costs	5,500	268	439	389	277	443	652	332	-	644	250	272	199	4,165	76%
Total Counseling Expenses	68,500	3,407	5,069	2,536	2,177	4,061	2,547	4,811	4,271	4,041	3,390	2,124	6,596	45,030	66%
Total Transaction Related Expenses	161,500	6,377	6,223	7,914	4,809	6,167	4,707	6,721	6,482	6,500	6,086	4,353	8,276	74,615	46%
General and Administrative Expenses 70000															
Compensation Expenses 71000															
Salaries and Wages 71100:															
71110 Operations	377,000	12,753	41,321	25,787	27,396	27,090	32,516	42,169	27,598	30,292	26,258	26,281	57,594	377,055	100%
71120 Accounting	42,000	1,570	6,278	3,139	3,139	3,204	3,279	5,052	3,691	3,767	3,579	3,533	8,385	48,616	116%
71130 Underwriting	123,000	4,653	13,959	10,039	9,431	9,306	10,656	14,495	9,642	9,564	9,038	8,823	13,718	123,324	100%
71140 Closing and Recon	67,000	3,922	11,770	8,250	8,377	5,000	5,150	7,725	5,150	7,725	5,150	5,150	10,895	84,264	126%
71150 Call Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71160 IT Department	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
71170 Temporary Labor	279,000	10,555	11,928	11,809	14,764	21,783	21,646	22,813	21,221	31,281	34,032	26,252	12,505	240,589	86%
Total Salaries and Wages	888,000	33,453	85,256	59,024	63,107	66,383	73,247	92,254	67,302	82,629	78,057	70,039	103,097	873,848	98%
71200 Payroll Tax Expenses	61,000	2,211	6,783	4,236	4,067	3,456	3,856	8,785	5,922	6,581	5,138	4,694	4,405	60,134	99%
Employee Benefits and Other HR 71300															
71310 Medical and Dental	85,000	6,391	4,656	6,639	5,782	4,190	5,566	4,841	5,682	5,290	6,030	5,105	5,576	65,748	77%
71320 Workers' Compensation	1,000	122	107	107	110	110	110	110	110	(43)	110	110	110	1,173	117%
71330 Employee Training	1,000	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
71340 Payroll Processing Charges	12,000	930	1,069	1,021	1,018	1,037	935	1,125	985	985	985	1,035	966	12,091	101%
71300 Other Employee Benefits and HR	500	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
71000 Compensation Expenses - Other	500	-	-	-	-	-	-	-	-	(320)	-	-	-	(320)	-64%
Total Employee Benefits and Other HR	100,000	7,443	5,832	7,767	6,910	5,337	6,611	6,076	6,777	5,912	7,125	6,250	6,652	78,692	79%
Total Compensation Expenses	1,049,000	43,107	97,871	71,027	74,084	75,176	83,714	107,115	80,001	95,122	90,320	80,983	114,154	1,012,674	97%

	Budget	Current												YTD Actual	% of Budget
		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	w/ Budget	
Advertising, Marketing and PR 72000															
72100 Website Expenses	6,000	-	-	-	-	-	-	-	-	100	-	-	314	414	7%
72200 Marketing Expenses	95,000	7,095	6,591	4,454	10,753	7,126	4,130	4,076	4,500	27,814	4,000	12,514	4,000	97,053	102%
72400 Dues, Subscriptions, & Recruitment	500	113	112	112	112	112	112	113	112	112	113	113	-	1,237	247%
72500 Marketing Collateral	2,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Advertising, Marketing and PR	103,500	7,208	6,703	4,566	10,865	7,238	4,242	4,189	4,612	28,027	4,113	12,827	4,314	98,704	95%
Professional Services 73000															
73100 Accounting and Audit Services	224,500	14,500	20,500	34,500	14,500	18,500	18,076	17,433	15,020	14,500	14,500	14,500	14,500	211,029	94%
73200 Legal Services	80,000	7,175	16,559	5,247	9,495	16,246	13,708	17,589	11,469	-	23,128	11,729	8,962	141,307	177%
73300 Consulting Services	20,000	-	-	-	-	-	-	4,375	8,750	8,750	8,750	8,750	8,750	48,125	241%
73500 Other Professional Services	1,500	140	59	3,009	2,736	59	59	309	9,560	14,577	35,364	66,154	454	132,480	8832%
Total Professional Services	326,000	21,815	37,118	42,756	26,731	34,805	31,843	39,706	44,799	37,827	81,742	101,133	32,666	532,941	163%
Building, Leases and Equipment 74000															
74100 Rent - Office	100,000	7,775	7,474	7,775	7,775	7,775	7,775	8,019	8,193	8,415	8,317	7,955	8,185	95,433	95%
74200 Rent - Equipment	2,500	240	120	120	108	109	108	118	119	119	119	126	119	1,525	61%
74300 Building Repairs and Maintenance	1,000	-	-	-	-	-	-	-	-	195	-	-	-	195	20%
74400 Equipment Repairs and Maintenance	1,000	191	-	66	-	-	-	-	-	-	74	1,949	-	2,280	228%
74500 Utilities Expense	9,000	54	54	54	54	60	157	557	529	403	250	84	54	2,310	26%
74600 Janitorial Expense	5,000	360	360	360	360	360	360	360	360	360	360	360	360	4,320	86%
Total Building, Leases and Equipment	118,500	8,620	8,008	8,375	8,297	8,304	8,400	9,054	9,201	9,492	9,120	10,474	8,718	106,063	90%
Insurance Expense 75000															
75100 Directors & Officers Insurance	18,000	1,417	1,417	1,417	1,417	1,418	1,418	1,417	1,417	1,418	1,417	1,417	1,417	17,007	94%
75200 Property and General Liability Insurance	1,000	-	162	81	81	81	81	81	81	81	81	81	81	972	97%
75300 Crime Insurance	2,000	137	137	137	137	137	137	138	137	137	138	138	137	1,647	82%
75500 Cyber Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
75500 Professional Liability Insurance	15,000	1,285	1,285	1,285	1,285	1,285	1,285	1,285	1,285	1,285	1,285	1,285	1,285	15,420	103%
Total Insurance Expense	36,000	2,839	3,001	2,920	2,920	2,921	2,921	2,921	2,920	2,921	2,921	2,921	2,920	35,046	97%
Office Expenses 76000															
76100 Supplies	15,500	708	2,635	695	61	1,164	1,092	1,489	782	1,312	4,266	492	435	15,131	98%
76200 Postage and Freight	2,500	109	376	161	320	227	42	147	274	371	338	263	43	2,671	107%
75400 Office Furniture and Equipment	4,500	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
75500 Dues and Subscriptions	500	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
76500 Document Storage & Destruction	500	35	60	35	35	35	25	35	35	35	35	35	35	435	87%
76800 Depreciation Expense - FF&E	3,500	295	295	295	295	295	295	295	295	295	295	295	294	3,539	101%
Total Office Expenses	27,000	1,147	3,366	1,186	711	1,721	1,454	1,966	1,386	2,013	4,934	1,085	807	21,776	81%
Information, Tech and Communications 77000															
77100 Technology Hardware	33,000	1,957	666	673	668	714	-	1,363	-	1,109	814	607	662	9,233	28%
77200 Software Expense	28,000	-	-	-	-	-	120	-	-	-	-	-	-	120	0%
77300 Telephone / Internet / Security	13,000	1,192	1,445	1,035	1,393	1,298	1,413	570	1,015	732	1,337	890	1,206	13,526	104%
77400 IT Services	560,000	21,904	31,594	24,272	19,336	21,904	21,970	30,448	21,979	61,979	32,205	31,979	31,224	350,794	63%
77500 Depreciation Expense - IT	90,000	7,755	7,755	7,755	7,755	7,755	7,755	7,754	7,755	7,710	7,590	7,590	39,644	124,573	138%
Total Information, Tech and Communications	724,000	32,808	41,460	33,735	29,152	31,671	31,258	40,135	30,749	71,530	41,946	41,066	72,736	498,246	69%
Travel Expenses 78000															
78100 Airfare	2,500	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
78200 Accomodations	500	-	-	-	-	-	-	(137)	-	-	-	-	-	(137)	-27%
78300 Auto and Parking	1,500	-	-	-	57	-	-	-	-	32	-	-	-	89	6%
78400 Travel - Meals & Entertainment	4,000	36	28	53	-	23	-	(111)	28	9	75	(46)	-	95	2%
78500 Non-Employee Travel	1,000	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
78000 Other Travel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Travel Expenses	9,500	36	28	53	57	23	-	(248)	28	41	75	(46)	-	47	0%
Other General and Administrative 79000															
79300 Taxes and Licenses	200	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
79500 Board Expenses	2,000	200	320	200	100	100	200	320	-	100	200	100	260	2,100	105%
79000 Other General and Administrative	800	47	47	47	47	47	178	-	61	61	61	61	63	720	90%
Total Other General and Administrative	3,000	247	367	247	147	147	378	320	61	161	261	161	323	2,820	94%
Total General and Administrative Expenses	2,396,500	117,827	197,922	164,865	152,964	162,006	164,210	205,158	173,757	247,134	235,432	250,404	236,638	2,308,317	96%

	Budget	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Current Jun	YTD Actual w/ Budget	% of Budget
TOTAL EXPENSES	2,558,000	124,204	204,145	172,779	157,773	168,173	168,917	211,879	180,239	253,634	241,518	254,757	244,914	2,382,932	93%
Other Income (Expense)															
81000 Other Income	250	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
82000 Other Expense	250	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
82100 Gain (Loss) on Sale of Assets	500	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Other Income (Expense)	1,000	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
NET INCOME	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Monthly % of Admin Expenses		2.0%	20.1%	18.5%	-3.3%	26.2%	27.4%	29.4%	20.1%	29.6%	24.1%	1.2%	2.0%		
Cumulative % of Admin Expenses		2.0%	4.5%	6.0%	18.6%	19.8%	20.8%	21.9%	21.6%	22.6%	22.8%	7.2%	5.7%		

NAHAC Funding Details

Cumulative Funds Available and Used through June 30, 2019

	(a) HHF Participation Cap (from the current HPA Amendment)	Cumulative used through 06.30.2019	Lien satisfaction recoveries	Available funds
Principal Reduction Program (B1)	\$78,533,057.00	\$71,365,893.28	\$243,424.60	\$7,410,588.32
Second Lien Relief Program (B2)	\$8,494,267.00	\$7,233,873.45	\$137,661.03	\$1,398,054.58
Short Sale Acceleration Program (B3)	\$289,179.00	\$289,179.12	\$0.00	\$0.00
Mortgage Assistance Program (MAP) (B4)	\$43,043,410.00	\$35,654,397.97	\$1,625,576.10	\$9,014,588.13
MAPA (B5)	\$1,613,451.00	\$1,613,826.75	\$53,315.89	\$52,940.14
Reinstatement (B8)	\$3,026,610.00	\$2,118,760.22	\$66,244.00	\$974,093.78
DPA (B9)	\$36,000,000.00	\$32,010,644.90	\$0.00	\$3,989,355.10
Admin	\$25,247,676.00	\$23,606,145.09	\$0.00	\$1,641,530.91
Total	\$196,247,650.00	\$173,892,720.78	\$2,126,221.62	\$24,481,150.96

Estimated months remaining through Apr. 30, 2020 10
 Average monthly program funds to use funds by Apr. 30, 2020 2,448,115

Treasury Draws Taken through June 30, 2019

<u>Date</u>	<u>Amount</u>
9/23/2010	2,600,000.00
4/25/2011	4,851,000.00
12/28/2011	4,851,000.00
5/31/2012	5,620,000.00
8/30/2012	14,170,000.00
12/26/2012	21,950,000.00
3/4/2013	20,000,000.00
5/6/2013	24,800,000.00
6/27/2014	13,207,869.00
12/27/2016	24,385,727.00
6/27/2018	39,249,530.00
Total	175,685,126.00