

**NEVADA AFFORDABLE HOUSING ASSISTANCE CORPORATION**

**AUDITED FINANCIAL STATEMENTS**

**JUNE 30, 2021**

The logo consists of a dark blue square with a white border. Inside the square, the letters "HRC" are written in white, bold, sans-serif font.

**HRC**

**NEVADA AFFORDABLE HOUSING ASSISTANCE CORPORATION**

**JUNE 30, 2021**

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**NEVADA AFFORDABLE HOUSING ASSISTANCE CORPORATION**  
**MANAGEMENT’S DISCUSSION AND ANALYSIS**  
**JUNE 30, 2021**

The following discussion and analysis of Nevada Affordable Housing Assistance Corporation (the Organization or NAHAC) provides an overview of the Organization’s financial activities for the year ended June 30, 2021. As management of NAHAC, we encourage readers to consider the information presented here in conjunction with the financial statements and related notes to the financial statements.

The financial statements have been prepared in accordance with Governmental Accounting Standards Board (GASB) Codification. The financial statements presented focus on the financial condition of NAHAC and the results of operations and cash flows of the Organization as a whole.

**Financial Highlights**

- The Organization’s net position totals \$577,709 and represents a decrease from prior year as a result of costs not included as a part of the Hardest Hit Fund (HHF) program in accordance with applicable rules and regulations.
- Total assets decreased by \$15,302,053, primarily as a result of the Organization funding operations during the year including an increase in homeowner assistance as a result of the COVID-19 worldwide pandemic, while simultaneously preparing to wind down the Hardest Hit Fund program.
- Program related expenditures increased from the prior year by \$9,257,888, an increase of approximately 173%, while general and administrative expenses (support service expenses) increased by approximately 20% from the prior year.

**Overview of the Financial Statements**

There are three financial statements presented: the statement of net position; the statement of revenues, expenses, and change in net position; and the statement of cash flows. They are prepared using the accrual basis of accounting.

The statement of net position presents information on all of the Organization’s assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as useful indicators of whether the financial position of the Organization is improving or deteriorating.

The statement of revenues, expenses, and change in net position presents information showing how the Organization’s net position changed during the most recent fiscal year. Changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows.

The statement of cash flows provides relevant information about the cash receipts and cash payments during a period.

The notes to the financial statements provide additional information that is essential to a full understanding of the information provided in the financial statements and should be read with the financial statements.

**The Organization as a Whole**

One important question asked about the Organization’s finances is: “Is the Organization better or worse off as a result of the year’s activities?” The information in the accompanying financial statements helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting, which is the basis of accounting used by most private-sector companies.

**NEVADA AFFORDABLE HOUSING ASSISTANCE CORPORATION  
MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)  
JUNE 30, 2021**

**The Organization as a Whole (Continued)**

The changes in net position (the difference between total assets and total liabilities) over time is one indicator of whether the Organization's financial health is improving or deteriorating. However, consideration should be given to other non-financial factors in making an assessment of the Organization's health, such as the success of efforts to raise additional funds from private sources, the ongoing demonstrated success of the programs in operations, changes in the economy, and communications from the US Department of the Treasury (Treasury) who oversees the Hardest Hit Program and the Special Inspector General for the Troubled Asset Relief Program (SIGTARP) who is the designated watchdog for Treasury related to funds from the Troubled Asset Relief Program to assess the overall health of the Organization.

**Condensed Statements of Net Position**

(in thousands)	2021	2020	Change	Percentage
Current assets	\$ 4,208	\$ 19,463	\$ (15,255)	-78%
Non-current assets				
Capital assets, net	-	6	(6)	-100%
Long-term receivables	318	352	(34)	-10%
Other non-current assets	8	15	(7)	-47%
Total assets	<u>4,534</u>	<u>19,836</u>	<u>(15,302)</u>	<u>-77%</u>
Current liabilities	<u>3,956</u>	<u>19,256</u>	<u>(15,300)</u>	<u>-79%</u>
Total liabilities	<u>3,956</u>	<u>19,256</u>	<u>(15,300)</u>	<u>-79%</u>
Net position	<u>\$ 578</u>	<u>\$ 580</u>	<u>\$ (2)</u>	<u>0%</u>

The decrease in current assets is primarily due to expending cash held by the Organization for current year operations and homeowner assistance as the Organization prepares to wind down the Hardest Hit Fund program. Capital assets decreased due to regular depreciation. Long-term receivables from a related party decreased due to the repayments received.

**NEVADA AFFORDABLE HOUSING ASSISTANCE CORPORATION  
MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)  
JUNE 30, 2021**

**Condensed Statements of Revenues, Expenses, and Change in Net Position**

(in thousands)	2021	2020	Change	Percentage
<b>Revenue</b>				
Program-specific revenue	\$ 16,843	\$ 7,243	\$ 9,600	133%
Total revenue	16,843	7,243	9,600	133%
<b>Expenses</b>				
Program expenses	14,609	5,351	9,258	173%
Support services	2,236	1,861	375	20%
Total expenses	16,845	7,212	9,633	134%
Change in net position	\$ (2)	\$ 31	\$ (33)	-106%

NAHAC receives the largest portion of its funding through a federal award from Treasury under the HHF program. The total program revenues received is determined by actual expenses incurred under that program. Total program expenses increased in the current year primarily due to an increase in funds used for the Down Payment Assistance (DPA) program compared to the prior year as well as an increase in mortgage assistance to unemployed homeowners as a result of the COVID-19 worldwide pandemic. Support services include transaction related expenses and other general and administrative costs such as compensation-related expenses, facilities costs, and other general operating expenses. NAHAC, including both management and its dedicated employees, have worked hard to minimize the administrative costs compared to the program funds expended; however, certain fixed costs remain regardless of program funding. The total increase in administrative costs reflect the increase in program related activities, while minimizing the costs to provide that additional assistance.

**Other Financial and Program Related Information**

NAHAC's management team has worked diligently during the current fiscal year to continue to document and improve its internal controls and related activities, and to correct any observations noted in prior years internally, by Treasury, by SIGTARP, or by its independent auditors. A focus has continued to be placed on quality controls over approved homeowner funding and on the safeguarding of homeowner information through appropriate information technology controls and procedures.

Due to the sunset provisions of the federal funding for the Hardest Hit Fund program, NAHAC has been involved in winding down its operations in preparation for the end of the program. All originally contracted program related funds were disbursed, and additional assistance was provided by NAHAC from lien recoveries received on previous assistance provided. The final homeowner assistance payments were made near the end of the fiscal year and in August 2021 NAHAC returned approximately \$3.7 million in remaining funds to the U.S. Department of Treasury, primarily including interest earned and additional lien recoveries as a result of improved economic conditions in recent years.

**NEVADA AFFORDABLE HOUSING ASSISTANCE CORPORATION  
MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)  
JUNE 30, 2021**

**Other Financial and Program Related Information (Continued)**

In August 2021, NAHAC entered into an agreement with the Nevada Housing Division to administer the Homeowner Assistance Fund for Nevada, a new federally funded program under the American Rescue Plan Act aimed at preventing mortgage delinquencies and defaults, foreclosures, loss of utilities or home energy services, and displacement of homeowners experiencing financial hardship after January 21, 2020 due to changes in economic conditions resulting from the COVID-19 worldwide pandemic. The U.S. Department of Treasury awarded Nevada approximately \$121 million in funding under this new program to assist Nevada homeowners.

**Request for Information**

The financial report is designed to provide a general overview of the Organization's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Nevada Affordable Housing Assistance Corporation at PO Box 15142, Las Vegas, NV 89114, and telephone number (702) 570-5662.

## **INDEPENDENT AUDITOR'S REPORT**

To the Board of Directors  
Nevada Affordable Housing Assistance Corporation  
Las Vegas, Nevada

We have audited the accompanying financial statements of Nevada Affordable Housing Assistance Corporation (NAHAC) as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the basic financial statements, as listed in the table of contents.

### **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 NAHAC as of June 30, 2021, and the changes in its financial position, and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 1-4 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board*, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

*Houldsworth, Russo & Company, P.C.*

Las Vegas, Nevada  
September 20, 2021



**NEVADA AFFORDABLE HOUSING ASSISTANCE CORPORATION**  
**STATEMENT OF NET POSITION**  
**JUNE 30, 2021**

ASSETS

CURRENT ASSETS

Cash and cash equivalents	\$ 262,035
Cash and cash equivalents, held for Hardest Hit Fund	3,884,997
Accounts receivable	30,895
Prepaid expenses and other current assets	<u>29,852</u>
	4,207,779

NONCURRENT ASSETS

Long-term receivable from related party	318,387
Deposits	<u>7,637</u>
	<u>326,024</u>
	<u><u>\$ 4,533,803</u></u>

LIABILITIES AND NET POSITION

CURRENT LIABILITIES

Accounts payable	\$ 26,722
Accrued expenses	71,433
Refundable advance	<u>3,857,939</u>
	3,956,094

NET POSITION

Unrestricted	<u>577,709</u>
	<u>577,709</u>
	<u><u>\$ 4,533,803</u></u>

See notes to financial statements

**NEVADA AFFORDABLE HOUSING ASSISTANCE CORPORATION**  
**STATEMENT OF REVENUES, EXPENSES, AND CHANGE IN NET POSITION**  
**FOR THE YEAR ENDED JUNE 30, 2021**

OPERATING REVENUES	
Program-specific grant revenue	\$ 16,842,595
Total revenues	16,842,595
OPERATING EXPENSES	
Programs:	
Mortgage assistance	5,720,875
Down payment assistance	8,887,808
	14,608,683
Administrative expenses	2,236,244
Total operating expenses	16,844,927
CHANGE IN NET POSITION	(2,332)
NET POSITION, BEGINNING OF YEAR	580,041
NET POSITION, END OF YEAR	\$ 577,709

See notes to financial statements

**NEVADA AFFORDABLE HOUSING ASSISTANCE CORPORATION**  
**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED JUNE 30, 2021**

<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Receipts from program activities	\$ 1,626,617
Payments for employee compensation	(857,684)
Payments for program expenses	(14,608,683)
Payments for administrative expenses	<u>(1,395,721)</u>
Net cash used in operating activities	<u>(15,235,471)</u>
<b>NET CHANGE IN CASH</b>	(15,235,471)
<b>CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR</b>	<u>19,382,503</u>
<b>CASH AND CASH EQUIVALENTS, END OF YEAR</b>	<u><u>\$ 4,147,032</u></u>
<b>SUMMARY OF CASH ACCOUNTS</b>	
Cash and cash equivalents	\$ 262,035
Cash and cash equivalents, held for Hardest Hit Fund	<u>3,884,997</u>
	<u><u>\$ 4,147,032</u></u>
<b>RECONCILIATION OF NET CHANGE IN OPERATING INCOME TO NET CASH USED IN OPERATING ACTIVITIES</b>	
Net change in operating income	\$ (2,332)
Adjustments to reconciled changes in net assets to net cash used in operating activities:	
Depreciation expense	6,127
Changes in operating assets and liabilities:	
Decrease in accounts receivable	2,020
Decrease in prepaid expenses and other current assets	17,236
Decrease in long-term receivable from related party	33,999
Decrease in deposits	7,200
Decrease in accounts payable	(49,461)
Increase in accrued expenses	1,736
Decrease in refundable advance	<u>(15,251,996)</u>
Net cash used in operating activities	<u><u>\$ (15,235,471)</u></u>

See notes to financial statements

**NEVADA AFFORDABLE HOUSING ASSISTANCE CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS**  
**JUNE 30, 2021**

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Nature of Activities**

The Nevada Affordable Housing Assistance Corporation (NAHAC) is a nonprofit corporation. The mission of NAHAC is to provide funds, subsidies, and/or other benefits to Nevada homeowners or other targeted groups of individuals within the State of Nevada in order to assist with affordable or subsidized single or multi-family housing. At a minimum, this will encompass consistently determining what the specific needs of Nevada homeowners are, and any other applicable needs of the individual communities therein. Liaisons with public and private partners, as applicable, will be consistently sought to achieve this overarching objective. The NAHAC qualified and trained team of professionals will provide this service in an efficient and effective manner, making the needs of eligible Nevada homeowner its top daily priority.

In 2010, NAHAC was selected to administer the “Hardest Hit Funds” program for the State of Nevada by the United States Department of Treasury. Nevada has been awarded over \$202 million in funds available to qualified recipients through a series of Federal grants to help Nevada homeowners.

In February 2016, the US Treasury announced that it would extend the HHF Program through 2020 and make \$2 billion of additional assistance available under the HHF Program as "Fifth Round Funding". Accordingly, the US Treasury created a re-allocation model designed to maximize the utilization of these funds by reallocating unused portions of the funds to other states that met certain defined criteria for utilization of the funds. In December 2017, NAHAC was unable to meet the 2017 utilization threshold, as defined, and their total HHF program allocation of approximately \$202.9 million was reduced to approximately \$196 million. As of June 30, 2021, NAHAC had used approximately \$196 million of their total available allocation.

No additional program funding was available under Nevada’s Hardest Hit Fund program as of June 30, 2021 as the program nears completion and is involved in administrative procedures to wind down the program. Programs were previously available to homeowners during the year included the Principal Reduction Program (PRP), the Second Mortgage Reduction Program (SMRP) which stopped accepting new applications in November 2016, the Unemployment Mortgage Assistance Program (U-MAP), Mortgage Reinstatement Assistance Program (MRAP), and Down Payment Assistance Program (DPA), which started in May 2018. U-MAP participants received assistance for up to eighteen months with no possibilities for extension, where NAHAC pays up to \$3,000 per month. Former programs which have been discontinued include the Mortgage Assistance Program Alternative (MAPA) which ended in October 2012 and the Short Sale Acceleration Program which ended in December 2012.

The “Hardest Hit Funds” program’s sunset was extended to August 31, 2021, at which time all remaining cash and assets related to the program were required to be returned to the US Department of Treasury. There were no significant activities outside of the Hardest Hit Funds program during the fiscal year ended June 30, 2021.

**NEVADA AFFORDABLE HOUSING ASSISTANCE CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**  
**JUNE 30, 2021**

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Reporting Entity**

When NAHAC was formed, it was determined that the Nevada Housing Division (NHD) was financially accountable for NAHAC as it appointed a voting majority of NAHAC's governing body. Therefore, NAHAC was reported as a discreetly presented component unit of NHD. In February 2013, due to changes in NAHAC's organizing documents, it was determined that NAHAC was not a component unit of NHD and reported as a nonprofit organization. During the year ended June 30, 2017, a majority of the Board members was appointed by NHD and other local governments; therefore, NAHAC is considered a nonprofit governmental organization in the year ended June 30, 2017 and thereafter.

**Income Tax Status**

NAHAC is a nonprofit organization as described in Section 501(c)(3) of the Internal Revenue Code (IRC) and is generally exempt from income taxes on related income pursuant to the appropriate section of the IRC. NAHAC did not conduct any unrelated business activities and, consequently, has no provision for federal or state taxes in the accompanying financial statements.

**Basis of Presentation**

NAHAC is considered to be a nonprofit governmental organization because of its relationship with the NHD. The financial statements of NAHAC have been prepared in accordance with generally accepted accounting principles as prescribed by the Governmental Accounting Standards Board (GASB) Codification.

NAHAC reports its financial activities and position using a single column enterprise fund presentation.

The financial statements of NAHAC have been prepared using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. The statement of net position and the statement of revenues, expenses, and change in net position display information about NAHAC.

The statement of revenues, expenses, and change in net position is the statement of financial activities related to the current period.

**Use of Estimates**

Timely 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, some of which may require revision in future periods.

**NEVADA AFFORDABLE HOUSING ASSISTANCE CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**  
**JUNE 30, 2021**

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Net Position**

NAHAC classifies net position, revenues, gains, and other support and expenses based on the existence or absence of donor-imposed restrictions. Accordingly, net position of NAHAC and changes therein are classified and reported as follows:

*Restricted-nonexpendable* - Net position subject to donor-imposed stipulations that must be maintained permanently by NAHAC.

*Restricted-expendable* - Net position subject to donor-imposed stipulations that will be transferred to the NAHAC for direct use by a designated program.

*Unrestricted* - Net position not subject to donor-imposed stipulations or received with restrictions that were satisfied in the same period.

*Net investment in capital assets* - Net position consisting of capital assets, net of accumulated depreciation, reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.

**Cash and Cash Equivalents**

NAHAC considers all highly-liquid short-term interest-bearing investments purchased with an original maturity of three months or less and money market funds to be cash equivalents.

**Accounts Receivable**

Accounts receivable result from settlements related to repayments of homeowner assistance, homeowner copays, and down payment assistance loans that have been assigned from NHD (see Note 3) and are shown net of allowance. Management reviews accounts receivable balances to determine if an allowance for doubtful accounts is necessary. No interest income is charged or recognized on accounts receivable. At June 30, 2021, all accounts receivable are deemed collectible.

**Capital Assets**

NAHAC capitalizes all expenditures for property and equipment in excess of \$5,000 and with a useful life of greater than one year. Property and equipment are carried at cost or, if donated, at the approximate fair value at the date of donation. Assets associated with the Hardest Hit Funds program are depreciated based on the lesser of the estimated duration of the program or useful lives. All other assets are depreciated over useful lives of 3-5 years, and all capital assets have been fully depreciated as of June 30, 2021.

**NEVADA AFFORDABLE HOUSING ASSISTANCE CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**  
**JUNE 30, 2021**

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Refundable Advance**

Refundable advance consists of funds advanced by the United States Department of Treasury to administer the Hardest Hit Fund programs (see “Nature of Activities” sub-heading above).

**Restricted Activity**

NAHAC’s policy is to first apply restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net assets are available.

**Advertising**

NAHAC expensed all of its advertising costs as they were incurred. Advertising costs totaled \$34,075 during the year ended June 30, 2021.

**NOTE 2. FUNDS HELD FOR HARDEST HIT FUND**

Funds received from the United States Department of Treasury for administration of the Hardest Hit Fund programs are required to be held in a separate bank account. These are reported separately on the statement of financial position.

**NOTE 3. LONG-TERM RECEIVABLE FROM RELATED PARTY**

In June 2008, NAHAC received a \$940,000 grant from NHD to promote the development of decent, safe and sanitary housing for persons eligible as determined within Nevada Assembly Bill 629. The funds from the grant were to be used for the creation of employer assisted housing programs. Pursuant to this grant award, NAHAC entered into a Memorandum of Understanding with the Culinary Union of Clark County, Nevada (the “Culinary MOU”) which provided that NAHAC would partner with the Culinary Union to provide funding to the Culinary Union’s down payment assistance program. NAHAC and the Culinary Union each provided 50% of the funds for down payment assistance loans to qualified employees. The loans were 0% loans with no monthly payments which are due and payable upon a sale, transfer of title or refinance. At the time the loans are paid off, 50% of the proceeds are to be paid to the Culinary Union and 50% to NAHAC. The loans are serviced by the NHD and the NHD is named as the lender on the documentation evidencing the loans, including the deeds of trust securing the loans. At June 30, 2021, this totaled \$318,387 and was recorded as a long-term receivable from related party.

**NOTE 4. CAPITAL ASSETS**

	<u>2020</u>	<u>Increases</u>	<u>Decreases</u>	<u>2021</u>
Capital assets, being depreciated:				
Furniture, equipment and software	\$ 304,426	\$ -	\$ (279,684)	\$ 24,742
Less accumulated depreciation	<u>(298,299)</u>	<u>(6,127)</u>	<u>279,684</u>	<u>(24,742)</u>
	<u>\$ 6,127</u>	<u>\$ (6,127)</u>	<u>\$ -</u>	<u>\$ -</u>

**NEVADA AFFORDABLE HOUSING ASSISTANCE CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**  
**JUNE 30, 2021**

**NOTE 5. DEPOSITS WITH FINANCIAL INSTITUTIONS**

NAHAC has concentrated its credit risk by maintaining deposits in two financial institutions, which at most times exceeded amounts covered by the Federal Deposit Insurance Corporation (FDIC). The loss would represent the excess of the deposit liabilities reported by the banks over the amounts that would have been covered by Federal insurance. NAHAC has not experienced any losses in such accounts and does not believe it is exposed to a significant credit risk to cash. As of June 30, 2021, the total uninsured balances in these accounts totaled \$3,682,619.

**NOTE 6. OPERATING LEASES**

NAHAC had a non-cancelable lease for office space, expired August 31, 2021. Rent expense for the operating lease was \$102,596 during the year ended June 30, 2021 and included certain contingent amounts for maintenance of the leased space.

In September 2021, NAHAC renewed the office lease contract through November 30, 2025, containing certain renewals and escalation clauses.

Under the contracts, NAHAC will be required to make minimum operating lease payments:

2022	\$ 74,658
2023	103,750
2024	106,863
2025	110,069
2026	<u>46,915</u>
	<u>\$ 442,255</u>

**NOTE 7. SUBSEQUENT EVENTS**

Subsequent events have been evaluated through September 20, 2021, which is the date the financial statements were available to be issued.

Due to the sunset provisions of the federal funding for the Hardest Hit Fund program, NAHAC has been involved in winding down its operations in preparation for the end of the program. All originally contracted program related funds were disbursed, and additional homeowner assistance was provided by NAHAC from lien recoveries received on previous assistance provided. The final homeowner assistance payments were made near the end of the fiscal year ended June 30, 2021, and in August 2021, NAHAC returned approximately \$3.7 million in remaining funds to the U.S. Department of Treasury, primarily including interest earned and additional lien recoveries as a result of improved economic conditions in recent years.



**NEVADA AFFORDABLE HOUSING ASSISTANCE CORPORATION**  
**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**  
**JUNE 30, 2021**

**NOTE 7. SUBSEQUENT EVENTS (CONTINUED)**

In August 2021, NAHAC entered into an agreement with the Nevada Housing Division to administer the Homeowner Assistance Fund for Nevada, a new federally funded program under the American Rescue Plan Act aimed at preventing mortgage delinquencies and defaults, foreclosures, loss of utilities or home energy services, and displacement of homeowners experiencing financial hardship after January 21, 2020 due to changes in economic conditions resulting from the COVID-19 worldwide pandemic. The U.S. Department of Treasury awarded Nevada approximately \$121 million in funding under this new program to assist Nevada homeowners.

**NOTE 8. RISKS AND UNCERTAINTIES**

As of September 20, 2021, the date these financial statements were able to be issued, in connection with the Coronavirus (COVID-19) pandemic, there have been significant global, federal, state and local developments. As a result of this worldwide pandemic, which is driving economic uncertainty, NAHAC may experience volatility that may impact results and/or impede general operations. NAHAC continues to monitor this unprecedented situation and evaluate the impact of this pandemic on their results.