

NAHAC



FINANCE SUMMARY FOR THE MONTH OF FEBRUARY 2026

Prepared By: Lori Grimm & Melissa Brooks

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1. Summary

Program funding remained at just under \$1.4 million for February. We are nearly through with funding and are closely monitoring expenditures for both program and admin. We have exceeded the budgeted funding in assistance to homeowners for the fiscal year and should complete our final file funding in April 2026.

2. Finance Report Discussion

Balance Sheet - HAF

- No significant items noted.
- Other current liabilities represents interest earned and due back to Treasury.

Income Statement - HAF

- Reduction in lien recoveries for February, but stronger numbers in March.
- Rent expense increased due to the CAMs expenses being caught up.
- Office furniture & equipment expense increased due to purchase and training on AED equipment.
- Change in janitorial expense due to additional services in Jan.
- Invoices for Integrita (Jan & Feb) are pending due to pending contract. HotB invoices for Jan & Feb
- Invoices for HotB invoices for Jan & Feb are being pending revisions.
- Invoices not yet received for current month expenses:

Balance Sheet - Other (This represents the unrestricted accounts, including HHF transactions after the final repayment, culinary, and any unallowable costs.)

- No significant items noted.

Income Statement - Other

- No significant items noted

3. Actions & Recommendations

None noted.

Nevada Affordable Housing Assistance Corporation
Balance Sheet

	2/28/2026	1/31/2026	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
10100 · Checking - Operating (NSB 7030)	(47,913)	(59,125)	11,211
10400 · Investment Account - NSB Sweep	1,502,627	2,855,636	(1,353,009)
Total Checking/Savings	1,454,714	2,796,511	(1,341,798)
Other Current Assets			
12500 · Due to/from Unrestricted	411	-	411
13000 · Prepaid Expenses	938,036	974,961	(36,924)
Total Other Current Assets	938,447	974,961	(36,514)
Total Current Assets	2,393,161	3,771,472	(1,378,312)
Fixed Assets			
15000 · Fixed Assets			
15100 · Office Equipment	11,400	11,400	-
15200 · Software	120,000	120,000	-
15300 · Furniture and Fixtures	36,986	36,986	-
Total 15000 · Fixed Assets	168,386	168,386	-
16000 · Accumulated Depreciation	(150,688)	(150,406)	(281)
Total Fixed Assets	17,698	17,980	(281)
Other Assets			
17000 · Refundable Deposits	7,637	7,637	-
TOTAL ASSETS	2,418,496	3,797,089	(1,378,593)
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20000 · Accounts Payable	71,609	61,644	9,965
21000 · Funds Payable	4,670	-	4,670
Total Accounts Payable	76,279	61,644	14,635
Credit Cards			
22000 · Nevada State Bank Credit Card	2,023	1,552	471
Total Credit Cards	2,023	1,552	471
Other Current Liabilities			
24500 · Unresolved Returns	-	-	-
23000 · Accrued Expenses			
23200 · Accrued PTO	29,756	36,562	(6,806)
Total 23000 · Accrued Expenses	29,756	36,562	(6,806)
25000 · Deferred Revenue	2,086,689	3,477,940	(1,391,250)
26000 · Other Current Liabilities	223,748	219,390	4,357
Total Other Current Liabilities	2,310,437	3,697,330	(1,386,893)
Total Current Liabilities	2,418,496	3,797,089	(1,378,593)
Total Liabilities	2,418,496	3,797,089	(1,378,593)
TOTAL LIABILITIES & EQUITY	2,418,496	3,797,089	(1,378,593)

INCOME	Budget	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Current					YTD Actual	% of Budget
									Feb	Mar	Apr	May	Jun	w/ Budget	
Total Program Contract Revenue	19,722,371	2,047,949	2,004,401	3,220,933	3,246,346	2,150,935	2,053,982	1,182,429	1,372,653	298,677	298,677	298,677	298,677	18,474,336	94%
Other Revenues															
41000 Lien Satisfaction Recoveries	-	172,414	290,232	364,617	145,224	285,349	141,468	366,203	155,448	-	-	-	-	1,920,955	0%
42000 Interest Income	500	-	-	-	-	-	-	500	-	-	-	-	-	500	100%
Total Other Revenues	500	172,414	290,232	364,617	145,224	285,349	141,468	366,703	155,448	-	-	-	-	1,921,455	384291%
TOTAL INCOME	19,722,871	2,220,363	2,294,633	3,585,550	3,391,570	2,436,284	2,195,450	1,549,132	1,528,101	298,677	298,677	298,677	298,677	20,395,791	103%
Direct Program Funding Costs															
54550 B4-U Mortgage Future	1,435,400	245,674	196,892	162,039	112,976	83,473	49,742	32,590	7	-	-	-	-	883,393	62%
50600 B4-U Mortgage Past	190,000	114,181	72,186	35,616	(1,575)	-	-	-	874	-	-	-	-	221,282	116%
54650 B4-U HOA	43,062	4,240	1,215	4,215	-	217	-	-	-	-	-	-	-	9,887	23%
54675 B4-U HOA Past	10,000	12,745	-	6,443	488	827	-	-	-	-	-	-	-	20,503	205%
54700 B4-U Tax	5,100	-	3,318	-	-	-	-	-	-	-	-	-	-	3,318	65%
54725 B4-U Tax Past	5,100	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
54750 B4-U Insurance	240	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
58100 B8 Mortgage Past	11,211,622	1,173,381	1,324,088	2,410,564	2,314,688	1,721,000	1,554,935	1,161,880	1,169,068	-	-	-	-	12,829,604	114%
58200 B8 HOA	858,658	89,701	87,415	119,857	199,278	102,072	105,919	59,853	105,523	-	-	-	-	869,618	101%
582300 B8 Tax	36,000	5,259	-	1,389	8,140	217	2,762	1,793	2,925	-	-	-	-	22,485	62%
58400 B8 Insurance	9,600	61	-	1,703	324	-	-	-	-	-	-	-	-	2,088	22%
58500 B8 Principal Reduction	2,205,000	333,315	326,865	553,320	524,908	320,871	270,283	109,871	78,295	-	-	-	-	2,517,728	114%
TOTAL DIRECT PROGRAM FUNDING COSTS	16,009,782	1,978,557	2,011,979	3,295,146	3,159,227	2,228,677	1,983,641	1,365,987	1,356,692	-	-	-	-	17,379,906	109%
GROSS EARNINGS	3,713,089	241,806	282,654	290,404	232,343	207,607	211,809	183,145	171,409	298,677	298,677	298,677	298,677	3,015,885	81%
EXPENSES															
Transaction Related Expenses 60000															
61000 Recording Fees	200,024	8,404	7,822	6,278	9,147	1,812	9,523	12,096	5,759	16,669	16,669	16,669	16,669	127,517	64%
63000 Bank Fees	8,005	898	1,008	1,002	954	1,020	873	846	841	667	667	667	667	10,110	126%
Counseling Expenses 64000:															
64100 Business Partners	100,000	33,333	33,333	33,333	-	16,667	8,333	-	-	-	-	-	-	124,999	125%
64200 Statistical Data	35,000	1,912	1,923	1,933	1,912	-	-	-	-	2,917	2,917	2,917	2,917	19,348	55%
64300 File Intake Costs	2,000	300	150	150	150	150	402	-	300	167	167	167	167	2,270	114%
Total Counseling Expenses	137,000	35,545	35,406	35,416	2,062	16,817	8,735	-	300	3,084	3,084	3,084	3,084	146,617	107%
Total Transaction Related Expenses	345,029	44,847	44,236	42,696	12,163	19,649	19,131	12,942	6,900	20,420	20,420	20,420	20,420	284,244	82%
General and Administrative Expenses 70000															
Compensation Expenses 71000															
Salaries and Wages 71100:															
71110 Operations	392,000	22,396	30,667	28,725	42,046	27,758	25,887	24,146	27,070	32,667	32,667	32,667	32,667	359,363	92%
71120 Finance	204,900	7,184	9,895	9,759	14,316	9,884	9,540	10,523	10,518	17,075	17,075	17,075	17,075	149,919	73%
71170 Temporary Labor	180,000	11,300	13,720	9,833	11,380	11,203	9,269	7,499	2,892	15,000	15,000	15,000	15,000	137,096	76%
Total Salaries and Wages	776,900	40,880	54,282	48,317	67,742	48,845	44,696	42,168	40,480	64,742	64,742	64,742	64,742	646,378	83%
71200 Payroll Tax Expenses	72,000	2,597	3,149	3,138	4,702	2,999	2,619	3,147	3,977	6,000	6,000	6,000	6,000	50,328	70%
Employee Benefits and Other HR 71300															
71310 Medical and Dental	76,700	4,394	3,179	4,047	4,036	4,301	4,307	3,165	3,676	6,392	6,392	6,392	6,392	56,673	74%
71320 Workers' Compensation	1,000	66	66	66	62	62	13	62	62	83	83	83	83	791	79%
71330 Employee Training	1,000	59	-	-	-	-	-	-	-	83	83	83	83	391	39%
71340 Payroll Processing Charges	14,900	1,042	1,087	1,087	1,087	1,087	1,044	1,044	1,044	1,242	1,242	1,242	1,242	13,490	91%
71300 Other Employee Benefits and HR	500	-	-	-	-	-	-	-	-	42	42	42	42	168	34%
Total Employee Benefits and Other HR	94,100	5,561	4,332	5,200	5,185	5,450	5,364	4,271	4,782	7,842	7,842	7,842	7,842	71,513	76%
Total Compensation Expenses	943,000	49,038	61,763	56,655	77,629	57,294	52,679	49,586	49,239	78,584	78,584	78,584	78,584	768,219	81%

	Budget	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Current				Jun	YTD Actual		
									Feb	Mar	Apr	May		w/ Budget	% of Budget	
Advertising, Marketing and PR 72000																
72100	Website Expenses	1,460	-	-	-	-	-	-	-	-	122	122	122	122	488	33%
72200	Marketing Expenses	35,000	2,417	27,772	550	550	550	550	550	550	500	500	500	500	35,489	101%
72400	Dues, Subscriptions, & Recruitment	2,000	87	70	-	-	82	-	-	-	167	167	167	167	907	45%
Total Advertising, Marketing and PR		38,460	2,504	27,842	550	550	632	550	550	550	789	789	789	789	36,884	96%
Professional Services 73000																
73100	Accounting and Audit Services	296,100	21,000	16,500	61,050	16,500	16,500	16,500	16,500	16,500	24,675	24,675	24,675	24,675	279,750	94%
73200	Legal Services	200,000	6,965	10,940	14,566	18,641	15,067	22,699	18,598	15,189	16,667	16,667	16,667	16,667	189,333	95%
73300	Consulting Services	1,042,000	44,250	49,457	62,595	51,168	49,017	47,690	43,667	45,268	86,833	86,833	86,833	86,833	740,444	71%
73400	Security Services	151,000	7,255	7,025	7,377	7,338	5,738	6,611	6,191	6,219	12,583	12,583	12,583	12,583	104,086	69%
Total Professional Services		1,689,100	79,470	83,922	145,588	93,647	86,322	93,500	84,956	83,176	140,758	140,758	140,758	140,758	1,313,613	78%
Building, Leases and Equipment 74000																
74100	Rent - Office	118,000	8,606	8,652	8,633	7,165	7,130	9,494	9,494	10,899	9,833	9,833	9,833	9,833	109,405	93%
74200	Rent - Equipment	500	-	-	-	-	-	-	-	-	42	42	42	42	168	34%
74300	Building Repairs and Maintenance	2,500	203	98	159	9	-	-	107	-	208	208	208	208	1,408	56%
74400	Equipment Repairs and Maintenance	2,500	-	-	-	-	-	-	-	-	208	208	208	208	832	33%
74500	Utilities Expense	3,000	54	54	54	54	56	176	210	178	250	250	250	250	1,836	61%
74600	Janitorial Expense	6,000	435	695	435	435	1,333	435	1,118	435	500	500	500	500	7,321	122%
Total Building, Leases and Equipment		132,500	9,298	9,499	9,281	7,663	8,519	10,105	10,929	11,512	11,041	11,041	11,041	11,041	120,970	91%
Insurance Expense 75000																
75700	Business Insurance	-	-	68	-	-	-	-	-	-	-	-	-	-	68	0%
75100	Directors & Officers Insurance	24,000	1,837	1,837	1,837	1,837	1,837	1,837	1,837	1,837	2,000	2,000	2,000	2,000	22,696	95%
75200	Property and General Liability Insurance	2,000	167	167	167	167	167	167	167	167	167	167	167	167	1,670	84%
75300	Crime Insurance	2,000	128	128	128	128	128	128	128	147	167	167	167	167	1,711	86%
75400	Surety Bond	8,000	20	-	-	-	71	-	-	-	667	667	667	667	2,759	34%
75500	Professional Liability Insurance	17,000	1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,870	1,417	1,417	1,417	1,417	20,691	122%
Total Insurance Expense		53,000	4,031	4,079	4,011	4,011	4,082	4,011	3,844	3,854	4,418	4,418	4,418	4,418	49,595	94%
Office Expenses 76000																
76700	Copier/printing expense	2,000	465	488	-	-	-	471	-	-	167	167	167	167	2,092	105%
76100	Supplies	6,000	802	-	161	26	1,022	200	307	48	500	500	500	500	4,566	76%
76200	Postage and Freight	3,000	302	328	310	520	165	316	346	782	250	250	250	250	4,069	136%
75400	Office Furniture and Equipment	1,000	-	-	-	-	-	-	-	1,928	83	83	83	83	2,260	226%
76500	Document Storage & Destruction	4,500	631	579	294	408	486	412	486	412	375	375	375	375	5,208	116%
Total Office Expenses		16,500	2,200	1,395	765	954	1,673	1,399	1,139	3,170	1,375	1,375	1,375	1,375	18,195	110%
Information, Tech and Communications 77000																
77100	Technology Hardware	50,000	-	-	-	-	-	-	-	-	4,167	4,167	4,167	4,167	16,668	33%
77200	Software Expense	36,000	2,409	2,279	2,289	3,433	2,194	2,083	1,995	1,978	3,000	3,000	3,000	3,000	30,660	85%
77300	Telephone / Internet / Security	44,000	2,337	3,243	3,216	4,226	2,330	3,117	5,795	2,302	3,667	3,667	3,667	3,667	41,234	94%
77400	IT Services	336,000	44,013	41,581	24,833	24,589	24,589	24,589	10,876	8,200	28,000	28,000	28,000	28,000	315,270	94%
77500	Depreciation Expense - IT	15,000	281	281	281	281	281	281	281	281	1,250	1,250	1,250	1,250	7,248	48%
Total Information, Tech and Communications		481,000	49,040	47,384	30,619	32,529	29,394	30,070	18,947	12,761	40,084	40,084	40,084	40,084	411,080	85%
Travel Expenses 78000																
78100	Airfare	2,000	-	331	-	-	-	-	-	-	167	167	167	167	999	50%
78200	Accommodations	2,500	292	702	-	811	-	-	-	-	208	208	208	208	2,637	105%
78300	Auto and Parking	2,500	523	33	39	45	42	44	52	47	208	208	208	208	1,657	66%
78400	Travel - Meals & Entertainment	2,500	363	-	-	-	-	-	-	-	208	208	208	208	1,195	48%
78500	Travel - Non-Employee	-	-	1,468	-	2,141	-	-	-	-	-	-	-	-	3,609	0%
Total Travel Expenses		9,500	1,178	2,534	39	2,997	42	44	52	47	791	791	791	791	10,097	106%
Other General and Administrative 79000																
79300	Taxes and Licenses	500	-	-	-	-	-	-	-	-	42	42	42	42	168	34%
79500	Board Expenses	3,000	200	-	200	200	-	320	200	200	250	250	250	250	2,320	77%
79000	Other General and Administrative	1,500	-	-	-	-	-	-	-	-	125	125	125	125	500	33%
Total Other General and Administrative		5,000	200	-	200	200	-	320	200	200	417	417	417	417	2,988	60%
Total General and Administrative Expenses		3,368,060	196,959	238,418	247,708	220,180	187,958	192,678	170,203	164,509	278,257	278,257	278,257	278,257	2,731,641	81%

	Budget	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Current Feb	Mar	Apr	May	Jun	YTD Actual w/ Budget	% of Budget
TOTAL EXPENSES	3,713,089	241,806	282,654	290,404	232,343	207,607	211,809	183,145	171,409	298,677	298,677	298,677	298,677	3,015,885	81%
Other Income (Expense)															
81000 Other Income	-													-	0%
82100 Gain (Loss) on Sale of Assets	-													-	0%
Total Other Income (Expense)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
NET INCOME	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Monthly % of Admin Expenses		11%	12%	8%	7%	9%	10%	12%	11%	100%	100%	100%	100%		
Cumulative % of Admin Expenses		11%	23%	31%	38%	47%	57%	69%	80%	90%	99%	100%	100%		

Balance Sheet Other

	2/28/2026	1/31/2026	\$Change
ASSETS			
Current Assets			
Checking/Savings			
10300 · Money Market - Unrestricted (3367)	3,276,108	3,270,258	5,850
Other Assets			
18100 · Mortgage Loans Receivable, net	254,564	254,564	-
TOTAL ASSETS	3,530,672	3,524,821	5,850
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
24500 · Due to/from NAHAC	411	-	411
Total Current Liabilities	411	-	411
Total Liabilities	411	-	411
Equity			
32000 · Unrestricted Net Assets	3,485,065	3,485,065	-
Net Income	45,196	39,756	5,440
Total Equity	3,530,261	3,524,821	5,440
TOTAL LIABILITIES & EQUITY	3,530,672	3,524,821	5,850

		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Current Feb	Mar	Apr	May	Jun	YTD Actual
INCOME														
Revenues														
41000	Lien Satisfaction Recoveries	-	-	-	-	-	-	-	-	-	-	-	-	-
42000	Interest Income	6,994	7,005	7,431	6,898	6,503	6,716	6,465	5,850	-	-	-	-	53,862
43000	Other Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues		6,994	7,005	7,431	6,898	6,503	6,716	6,465	5,850	-	-	-	-	53,862
Direct Program Funding Costs														
54550	B4-U Mortgage Future	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL DIRECT PROGRAM FUNDING COSTS		-	-	-	-	-	-	-	-	-	-	-	-	-
GROSS EARNINGS		6,994	7,005	7,431	6,898	6,503	6,716	6,465	5,850	-	-	-	-	53,862
EXPENSES														
Transaction Related Expenses 60000														
61000	Recording Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
63000	Bank Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Transaction Related Expenses		-	-	-	-	-	-	-	-	-	-	-	-	-
General and Administrative Expenses 70000														
Compensation Expenses 71000														
Salaries and Wages 71100:														
71110	Operations	-	-	243	3,355	-	-	-	-	-	-	-	-	3,598
71140	Information Technology	-	-	-	-	-	-	-	-	-	-	-	-	-
71170	Temporary Labor	-	-	-	-	-	-	-	25	-	-	-	-	25
Total Salaries and Wages		-	-	243	3,355	-	-	-	25	-	-	-	-	3,623
Employee Benefits and Other HR 71300														
71340	Payroll Processing Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Employee Benefits and Other HR		-	-	-	-	-	-	-	-	-	-	-	-	-
Total Compensation Expenses		-	-	243	3,355	-	-	-	25	-	-	-	-	3,623
Advertising, Marketing and PR 72000														
72100	Website Expenses	-	-	-	1,260	-	-	-	251	-	-	-	-	1,511
Total Advertising, Marketing and PR		-	-	-	1,260	-	-	-	251	-	-	-	-	1,511
Professional Services 73000														
73000	Professional Services	1,000	-	-	-	-	-	-	-	-	-	-	-	1,000
73300	Consulting Services	-	-	-	1,860	-	-	-	-	-	-	-	-	1,860
Total Professional Services		1,000	-	-	1,860	-	-	-	-	-	-	-	-	2,860
Building, Leases and Equipment 74000														
74300	Building Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Building, Leases and Equipment		-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance Expense 75000														
75100	Directors & Officers Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
75200	Property and General Liability Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
75300	Crime Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
75400	Surety Bond	-	-	-	-	-	-	-	-	-	-	-	-	-
75500	Professional Liability Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Insurance Expense		-	-	-	-	-	-	-	-	-	-	-	-	-
Office Expenses 76000														
76000	Office Expenses	15	-	-	-	-	-	-	-	-	-	-	-	15
76200	Postage and Freight	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Office Expenses		15	-	-	-	-	-	-	-	-	-	-	-	15

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Current Feb	Mar	Apr	May	Jun	YTD Actual
Travel Expenses 78000													
78600 Conference, Convention, Meeting	-	-	-	223	-	-	-	135	-	-	-	-	358
78000 Other Travel	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Travel Expenses	-	-	-	223	-	-	-	135	-	-	-	-	358
Total General and Administrative Expenses	1,015	-	243	6,698	-	-	-	411	-	-	-	-	8,367
TOTAL EXPENSES	1,015	-	243	6,698	-	-	-	411	-	-	-	-	8,367
Other Income (Expense)													
81000 Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-
82000 Other Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
82100 Gain (Loss) on Sale of Assets	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Income (Expense)	-	-	-	-	-	-	-	-	-	-	-	-	-
NET INCOME	5,979	7,005	7,188	200	6,503	6,716	6,465	5,439	-	-	-	-	45,495

NAHAC Funding Details - HAF

Cumulative Funds Available and Used through February 2026

	(a) HAF Admin Total (from current budget)	Cumulative expensed through 02.28.26	Cumulative lien satisfaction recoveries	Prepaid assets to be expensed	Available funds
Program	\$ 104,579,668	109,500,291	(5,106,279)	-	\$ 185,656
Counseling	1,800,000	1,425,000	-	-	375,000
Admin	14,537,588	13,024,277	-	955,735	557,577
Total	\$ 120,917,256	123,949,568	(5,106,279)	955,735	\$ 1,118,233

	<u>2/28/2026</u>	<u>1/31/2026</u>
Cumulative admin expense as % of total	10.5%	10.5%
Estimated months remaining through April 30, 2026	1	
Estimated months remaining through July 31, 2026	5	
Average monthly program funds to use funds by April 30, 2026	185,656	
Average monthly admin funds to use funds by July 31, 2026	111,515	

Draws Taken through February 28, 2026

<u>Date</u>	<u>Amount</u>
9/21/2021	3,000,000
5/20/2022	9,000,000
12/23/2022	24,183,451
8/22/2023	24,183,451
4/4/2024	37,212,801
7/11/2024	23,337,553
Total	<u>120,917,256</u>