NAHAC

NEVADA HOMEOWNER ASSISTANCE FUND
NEVADA AFFORDABLE HOUSING ASSISTANCE CORPORATION

FINANCE SUMMARY FOR THE MONTH OF JULY 2026

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Date Prepared: 8/19/2026

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1. **Summary**

We are just wrapping up the audit; however, the Federal Government has not yet released the OMB Compliance Supplement, so the financials are unable to be issued until that happens and the single audit portion is completed. This report has been updated with the FY27 budget information and reflects actual amounts for July and forecasted amounts for the remainder of the year. We are on track to wrap up the HAF program in September using remaining funds and are expecting to end the program at around 13% administrative costs.

2. **Finance Report Discussion**

Balance Sheet - HAF

- Other current assets represents amounts owed back to NAHAC by HOTB for lien services and related costs paid by NAHAC, but advanced to HOTB. NAHAC received $12,000 back for prepaid lien services in August and is in the process of changing the payment information for recording fees to HOTB at which time we will get reimbursed for any costs paid by NAHAC after July 1st for recording fees.
- Accrued expenses were reversed after year end.
- Other current liabilities represents interest earned and due back to Treasury

Income Statement - HAF

- Lien recoveries decreased by about $70,000 in July compared to the prior few months
- Compensation decreased due to reversal of accrued wages due to fiscal year-end closure.
- Accounts and Audit services increased due to recognition of a portion of audit expenses in July
- Net income is due to Windsor park program income, lien recoveries, and interest income in excess of costs.
- Invoices not yet received for current month expenses:

Account	Vendor
Consulting Services	ANV Consulting
IT Services	Integrita

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

- Nothing remarkable to report.

Income Statement - Other

- Nothing remarkable to report.

3. **Actions & Recommendations**

None noted.

Nevada Affordable Housing Assistance Corporation
Balance Sheet

	7/31/2026	6/30/2026	$ Change
ASSETS			
Current Assets			
Checking/Savings			
10100 · Checking - Operating (NSB 7030)	(616)	(24,664)	24,048
10400 · Investment Account - NSB Sweep	387,625	696,539	(308,913)
Total Checking/Savings	387,009	671,875	(284,866)
Other Current Assets			
12500 · Due to/from Unrestricted	3,341	3,524	(183)
13000 · Prepaid Expenses	1,570,497	1,595,622	(25,125)
14200 · Other Current Assets	17,269	-	17,269
Total Other Current Assets	1,591,106	1,599,146	(8,040)
Total Current Assets	1,978,115	2,271,021	(292,905)
Fixed Assets			
15000 · Fixed Assets			
15100 · Office Equipment	11,400	11,400	-
15200 · Software	80,000	80,000	-
15300 · Furniture and Fixtures	36,986	36,986	-
Total 15000 · Fixed Assets	128,386	128,386	-
16000 · Accumulated Depreciation	(112,095)	(111,814)	(281)
Total Fixed Assets	16,291	16,572	(281)
Other Assets			
17000 · Refundable Deposits	7,637	7,637	-
TOTAL ASSETS	2,002,043	2,295,230	(293,187)
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
20000 · Accounts Payable	40,598	78,853	(38,255)
Credit Cards			
22100 · Nevada State Bank Simplifile Credit Card	4,684	5,422	(737)
22050 · Nevada State Bank Credit Card	1,593	2,171	(579)
Total Credit Cards	6,277	7,593	(1,316)
Other Current Liabilities			
23000 · Accrued Expenses			
23100 · Accrued Wages	-	12,795	(12,795)
23200 · Accrued PTO	23,818	24,339	(521)
23300 · Accrued Expenses - Other	-	2,200	(2,200)
Total 23000 · Accrued Expenses	23,818	39,334	(15,516)
25000 · Deferred Revenue	1,929,971	1,937,652	(7,681)
26000 · Other Current Liabilities	1,379	231,797	(230,419)
Total Other Current Liabilities	1,955,168	2,208,784	(253,616)
Total Current Liabilities	2,002,043	2,295,230	(293,187)
Total Liabilities	2,002,043	2,295,230	(293,187)
TOTAL LIABILITIES & EQUITY	2,002,043	2,295,230	**(293,187)**

		Budget	Current Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD Actual w/ Budget	% of Budget
INCOME																
	Total Program Contract Revenue	465,000	7,682	74,800	49,800	38,750	38,750	38,750	38,750	38,750	38,750	38,750	38,750	38,750	481,032	103%
Other Revenues																
41000	Lien Satisfaction Recoveries	1,337,320	157,836	111,443	111,443	111,443	111,443	111,443	111,443	111,443	111,444	111,444	111,444	111,444	1,383,713	103%
42000	Interest Income	60,000	-	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	55,000	92%
43000	Other Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
	Total Other Revenues	1,397,320	157,836	116,443	116,443	116,443	116,443	116,443	116,443	116,443	116,444	116,444	116,444	116,444	1,438,713	103%
TOTAL INCOME		**1,862,320**	**165,518**	**191,243**	**166,243**	**155,193**	**155,193**	**155,193**	**155,193**	**155,193**	**155,194**	**155,194**	**155,194**	**155,194**	**1,919,745**	**103%**
EXPENSES																
Transaction Related Expenses 60000																
61000	Recording Fees	76,000	6,260	6,333	6,333	6,333	6,333	6,333	6,333	6,333	6,334	6,334	6,334	6,334	75,927	100%
63000	Bank Fees	3,600	789	300	300	300	300	300	300	200	200	200	200	200	3,589	100%
	Counseling Expenses 64000:															
64100	Business Partners	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
64200	Statistical Data	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
64300	File Intake Costs	-	150	-	-	-	-	-	-	-	-	-	-	-	150	0%
	Total Counseling Expenses	-	150	-	-	-	-	-	-	-	-	-	-	-	150	0%
Total Transaction Related Expenses		**79,600**	**7,199**	**6,633**	**6,633**	**6,633**	**6,633**	**6,633**	**6,633**	**6,533**	**6,534**	**6,534**	**6,534**	**6,534**	**79,666**	**100%**
General and Administrative Expenses 70000																
Compensation Expenses 71000																
	Salaries and Wages 71100:															
71110	Operations	503,000	18,502	41,917	41,917	41,917	41,917	41,917	41,917	41,917	41,916	41,916	41,916	41,916	479,585	95%
71120	Finance	-	2,464	-	-	-	-	-	-	-	-	-	-	-	2,464	0%
															-	
	Total Salaries and Wages	503,000	20,966	41,917	41,917	41,917	41,917	41,917	41,917	41,917	41,916	41,916	41,916	41,916	482,049	96%
71200	Payroll Tax Expenses	46,000	1,968	3,833	3,833	3,833	3,833	3,833	3,833	3,833	3,834	3,834	3,834	3,834	44,135	96%
	Employee Benefits and Other HR 71300															
71310	Medical and Dental	50,300	3,667	4,192	4,192	4,192	4,192	4,192	4,192	4,192	4,191	4,191	4,191	4,191	49,775	99%
71320	Workers' Compensation	900	62	75	75	75	75	75	75	75	75	75	75	75	887	99%
71330	Employee Training	1,000	-	83	83	83	83	83	83	83	84	84	84	84	917	92%
71340	Payroll Processing Charges	15,400	1,207	1,283	1,283	1,283	1,283	1,283	1,283	1,283	1,284	1,284	1,284	1,284	15,324	100%
71300	Other Employee Benefits and HR	500	-	42	42	42	42	42	42	42	41	41	41	41	458	92%
	Total Employee Benefits and Other HR	68,100	4,936	5,675	5,675	5,675	5,675	5,675	5,675	5,675	5,675	5,675	5,675	5,675	67,361	99%
	Total Compensation Expenses	617,100	27,870	51,425	51,425	51,425	51,425	51,425	51,425	51,425	51,425	51,425	51,425	51,425	593,545	96%

		Budget	Current Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD Actual w/ Budget	% of Budget
Advertising, Marketing and PR 72000																
72100	Website Expenses	3,420	-	285	285	285	285	285	285	285	285	285	285	285	3,135	92%
72200	Marketing Expenses	6,600	550	550	550	550	550	550	550	550	550	550	550	550	6,600	100%
72400	Dues, Subscriptions, & Recruitment	500	-	42	42	42	42	42	42	42	41	41	41	41	458	92%
	Total Advertising, Marketing and PR	10,520	550	877	877	877	877	877	877	877	876	876	876	876	10,193	97%
Professional Services 73000																
73100	Accounting and Audit Services	179,800	38,056	37,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	195,056	108%
73200	Legal Services	200,000	28,950	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,666	16,666	16,666	16,666	212,283	106%
73300	Consulting Services	373,000	21,735	31,083	31,083	31,083	31,083	31,083	31,083	31,083	31,084	31,084	31,084	31,084	363,652	97%
73400	Security Services	84,000	6,683	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	83,683	100%
	Total Professional Services	836,800	95,424	91,750	66,750	66,750	66,750	66,750	66,750	66,750	66,750	66,750	66,750	66,750	854,674	102%
Building, Leases and Equipment 74000																
74100	Rent - Office	73,000	12,155	12,333	12,333	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	72,821	100%
74200	Rent - Equipment	500	-	42	42	42	42	42	42	42	41	41	41	41	458	92%
74300	Building Repairs and Maintenance	2,500	-	208	208	208	208	208	208	208	209	209	209	209	2,292	92%
74400	Equipment Repairs and Maintenance	2,500	-	208	208	208	208	208	208	208	209	209	209	209	2,292	92%
74500	Utilities Expense	-	54	-	-	-	-	-	-	-	-	-	-	-	54	0%
74600	Janitorial Expense	7,200	435	600	600	600	600	600	600	600	600	600	600	600	7,035	98%
	Total Building, Leases and Equipment	85,700	12,644	13,391	13,391	5,058	5,058	5,058	5,058	5,058	5,059	5,059	5,059	5,059	84,952	99%
Insurance Expense 75000																
75100	Directors & Officers Insurance	26,000	1,959	2,167	2,167	2,167	2,167	2,167	2,167	2,167	2,167	2,167	2,167	2,167	25,796	99%
75200	Property and General Liability Insurance	1,000	84	83	83	83	83	83	83	83	84	84	84	84	1,001	100%
75300	Crime Insurance	2,000	147	167	167	167	167	167	167	167	166	166	166	166	1,980	99%
75500	Cyber Insurance	7,000	544	583	583	583	583	583	583	583	584	584	584	584	6,961	99%
75600	Professional Liability Insurance	18,000	1,326	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	17,826	99%
	Total Insurance Expense	54,000	4,060	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,501	4,501	4,501	4,501	53,564	99%
Office Expenses 76000																
76700	Copier/printing expense	-	465	-	-	-	-	-	-	-	-	-	-	-	465	0%
76100	Supplies	4,000	274	333	333	333	333	333	333	333	334	334	334	334	3,941	99%
76200	Postage and Freight	1,500	540	125	125	125	125	125	125	125	125	125	125	125	1,915	128%
75400	Office Furniture and Equipment	20,000	-	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,666	1,666	1,666	1,666	18,333	92%
76500	Document Storage & Destruction	4,500	471	375	375	375	375	375	375	375	375	375	375	375	4,596	102%
	Total Office Expenses	30,000	1,750	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	29,250	98%
Information, Tech and Communications 77000																
77100	Technology Hardware	12,000	-	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	11,000	92%
77200	Software Expense	30,000	2,026	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	29,526	98%
77300	Telephone / Internet / Security	39,000	2,917	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	38,667	99%
77400	IT Services	53,000	10,520	12,200	12,200	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	52,920	100%
77500	Depreciation Expense - IT	3,600	281	300	300	300	300	300	300	300	300	300	300	300	3,581	99%
	Total Information, Tech and Communications	137,600	15,744	19,250	19,250	9,050	9,050	9,050	9,050	9,050	9,050	9,050	9,050	9,050	135,694	99%
Travel Expenses 78000																
78100	Airfare	1,000	-	83	83	83	83	83	83	83	84	84	84	84	917	92%
78200	Accomodations	1,000	-	83	83	83	83	83	83	83	84	84	84	84	917	92%
78300	Auto and Parking	2,000	77	167	167	167	167	167	167	167	166	166	166	166	1,910	96%
78400	Travel - Meals & Entertainment	2,000	-	167	167	167	167	167	167	167	166	166	166	166	1,833	92%
78500	Travel - Non-Employee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
	Total Travel Expenses	6,000	77	500	500	500	500	500	500	500	500	500	500	500	5,577	93%
Other General and Administrative 79000																
79300	Taxes and Licenses	500	-	42	42	42	42	42	42	42	41	41	41	41	458	92%
79500	Board Expenses	3,000	200	250	250	250	250	250	250	250	250	250	250	250	2,950	98%
79000	Other General and Administrative	1,500	-	125	125	125	125	125	125	125	125	125	125	125	1,375	92%
	Total Other General and Administrative	5,000	200	417	417	417	417	417	417	417	416	416	416	416	4,783	96%
Total General and Administrative Expenses		**1,782,720**	**158,319**	**184,610**	**159,610**	**141,077**	**141,077**	**141,077**	**141,077**	**141,077**	**141,077**	**141,077**	**141,077**	**141,077**	**1,772,232**	**99%**

	Budget	Current Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD Actual w/ Budget	% of Budget
TOTAL EXPENSES	**1,862,320**	**165,518**	**191,243**	**166,243**	**147,710**	**147,710**	**147,710**	**147,710**	**147,610**	**147,611**	**147,611**	**147,611**	**147,611**	**1,851,898**	**99%**
Other Income (Expense)															
81000 Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
82100 Gain (Loss) on Sale of Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Other Income (Expense)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**0%**
NET INCOME	**-**	**-**	**-**	**-**	**7,483**	**7,483**	**7,483**	**7,483**	**7,583**	**7,583**	**7,583**	**7,583**	**7,583**	**67,847**	0%

Balance Sheet
Other

	7/31/2026	6/30/2026	$Change
ASSETS			
Current Assets			
Checking/Savings			
10300 · Money Market - Unrestricted (3367)	3,296,836	3,296,836	-
Other Assets			
18100 · Mortgage Loans Receivable, net	250,801	250,801	-
TOTAL ASSETS	**3,547,637**	**3,547,637**	**-**
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
24500 · Due to/from NAHAC	3,341	-	3,341
Total Current Liabilities	3,341	-	3,341
Total Liabilities	3,341	-	3,341
Equity			
32000 · Unrestricted Net Assets	3,541,327	3,541,327	-
Net Income	2,969	6,309	(3,341)
Total Equity	3,544,296	3,547,637	(3,341)
TOTAL LIABILITIES & EQUITY	**3,547,637**	**3,547,637**	**-**

		Current												
		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD Actual
INCOME														
Revenues														
41000	Lien Satisfaction Recoveries	-	-	-	-	-	-	-	-	-	-	-	-	-
42000	Interest Income	6,309	-	-	-	-	-	-	-	-	-	-	-	6,309
43000	Other Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total Revenues	6,309	-	-	-	-	-	-	-	-	-	-	-	6,309
Direct Program Funding Costs														
54550	B4-U Mortgage Future	-	-	-	-	-	-	-	-	-	-	-	-	-
	TOTAL DIRECT PROGRAM FUNDING COSTS	-	-	-	-	-	-	-	-	-	-	-	-	-
GROSS EARNINGS		**6,309**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**6,309**
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	2,576	-	-	-	-	-	-	-	-	-	-	-	2,576
71120	Accounting	-	-	-	-	-	-	-	-	-	-	-	-	-
71170	Temporary Labor	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total Salaries and Wages	2,576	-	-	-	-	-	-	-	-	-	-	-	2,576
	Employee Benefits and Other HR 71300													
71300	Other Employee Benefits and HR	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total Employee Benefits and Other HR	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total Compensation Expenses	2,576	-	-	-	-	-	-	-	-	-	-	-	2,576
Advertising, Marketing and PR 72000														
72100	Website Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total Advertising, Marketing and PR	-	-	-	-	-	-	-	-	-	-	-	-	-
Professional Services 73000														
73000	Professional Services	-	-	-	-	-	-	-	-	-	-	-	-	-
73300	Consulting Services	765	-	-	-	-	-	-	-	-	-	-	-	765
	Total Professional Services	765	-	-	-	-	-	-	-	-	-	-	-	765
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	-	-	-	-	-	-	-	-	-	-	-	-	-
76200	Postage and Freight	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total Office Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-

		Current												
		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD Actual
Travel Expenses 78000														
78600	Conference, Convention, Meeting	-	-	-	-	-	-	-	-	-	-	-	-	-
78000	Other Travel	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total Travel Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Other General and Administrative 79000														
79000	Other General and Administrative	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total Other General and Administrative	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General and Administrative Expenses		**3,341**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**3,341**
TOTAL EXPENSES		**3,341**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**3,341**
Other Income (Expense)														
81000	Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-
82000	Other Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
82100	Gain (Loss) on Sale of Assets	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Income (Expense)		**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
NET INCOME		**2,969**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**2,969**

NAHAC Funding Details - HAF

Cumulative Funds Available and Used through July 2026

	(a) HAF Admin Total (from current budget)	Cumulative expensed through 07.31.26	Cumulative lien satisfaction recoveries	Prepaid assets to be expensed	Available funds
Program	$ 104,579,668	109,863,581	(5,283,913)	-	$ -
Counseling	1,425,000	1,425,000	-	-	-
Admin	14,912,588	13,889,494	(894,995)	1,586,788	331,301
Total	**$ 120,917,256**	**125,178,075**	**(6,178,908)**	**1,586,788**	**$ 331,301**

	7/31/2026	6/30/2026
Cumulative admin expense as % of total	12.4%	10.8%

Estimated months remaining through Apr 30, 2026	0
Estimated months remaining through Sep 30, 2026	2
Average monthly program funds to use funds by Apr 30, 2026	-
Average monthly admin funds to use funds by Sep 30, 2026	165,651

Draws Taken through Jul 31, 2026

Date	Amount
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	120,917,256