



National Affordable Housing Trust, Inc. and Affiliates

**Consolidated Financial Statements
with Report of Independent Auditors**

For the years ended June 30, 2023 and 2022

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Report of Independent Auditors

To the Board of Directors of
National Affordable Housing Trust, Inc.:

Opinion

We have audited the accompanying consolidated financial statements of National Affordable Housing Trust, Inc. and Affiliates, which comprise the consolidated statements of financial position as of June 30, 2023 and 2022, and the related consolidated statements of activities, functional expenses and cash flows for the years then ended, and the related notes to the consolidated financial statements.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of National Affordable Housing Trust, Inc. and Affiliates as of June 30, 2023 and 2022, and the changes in their net assets and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of National Affordable Housing Trust, Inc. and Affiliates, and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Changes in Accounting Principles

As discussed in Note 2 to the consolidated financial statements, National Affordable Housing Trust, Inc. and Affiliates adopted accounting standards changes related to accounting and disclosure for leasing arrangements. Our opinion is not modified with respect to those matters.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about National Affordable Housing Trust, Inc. and Affiliates' ability to continue as a going concern within one year after the date that the consolidated financial statements are available to be issued.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the consolidated financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 National Affordable Housing Trust, Inc. and Affiliates' internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about National Affordable Housing Trust, Inc. and Affiliates' ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Novogradac & Company LLP

Dover, Ohio

October 17, 2023

NATIONAL AFFORDABLE HOUSING TRUST, INC. AND AFFILIATES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
June 30, 2023 and 2022

	2023	2022
ASSETS		
Current assets:		
Cash and cash equivalents	\$ 13,032,000	\$ 12,026,000
Accounts receivable, less allowance	1,300,000	1,954,000
Asset management fees receivable, less allowance	1,202,000	793,000
Current portion of notes receivable	-	801,000
Prepaid expenses and other current assets	25,000	150,000
Investment in real estate partnership, at fair value	1,171,000	5,219,000
Total current assets	16,730,000	20,943,000
Property and equipment, at cost:		
Furniture and equipment	1,425,000	1,037,000
Accumulated depreciation	(678,000)	(976,000)
Total property and equipment	747,000	61,000
Long-term assets:		
Lease right-of-use assets, net of accumulated amortization	956,000	-
Other assets:		
Notes receivable, less allowance	56,000	87,000
Investments in Funds	154,000	506,000
Other assets	1,000	6,000
Total other assets	211,000	599,000
Total assets	\$ 18,644,000	\$ 21,603,000
LIABILITIES AND NET ASSETS		
Current liabilities:		
Accounts payable and accrued expenses	\$ 3,074,000	\$ 3,075,000
Lines of credit	1,171,000	5,477,000
Note payable	76,000	251,000
Contributions payable	510,000	725,000
Lease liability - short term	135,000	-
Total current liabilities	4,966,000	9,528,000
Long-term liabilities:		
Deferred revenue	824,000	971,000
Lease liability - long term	1,096,000	-
Total long-term liabilities	1,920,000	971,000
Net assets:		
Without donor restrictions	11,758,000	11,104,000
Total liabilities and net assets	\$ 18,644,000	\$ 21,603,000

See accompanying notes to consolidated financial statements

NATIONAL AFFORDABLE HOUSING TRUST, INC. AND AFFILIATES
CONSOLIDATED STATEMENTS OF ACTIVITIES
For the years ended June 30, 2023 and 2022

	2023	2022
REVENUE AND SUPPORT WITHOUT DONOR RESTRICTIONS		
Asset management	\$ 1,776,000	\$ 1,967,000
Syndication	5,511,000	6,165,000
Consulting	814,000	939,000
Other	111,000	126,000
Interest income	263,000	52,000
Total revenue and support without donor restrictions	8,475,000	9,249,000
EXPENSES		
Program services	4,837,000	4,813,000
Administrative and support	2,425,000	1,989,000
Total expenses	7,262,000	6,802,000
INCOME BEFORE OTHER INCOME (EXPENSES)	1,213,000	2,447,000
OTHER INCOME (EXPENSES)		
LHI contribution	555,000	555,000
SAHF grant	(555,000)	(555,000)
Contribution	(510,000)	(725,000)
Net unrealized loss	(49,000)	-
Total other income (expenses)	(559,000)	(725,000)
CHANGE IN NET ASSETS WITHOUT DONOR RESTRICTIONS	654,000	1,722,000
NET ASSETS WITHOUT DONOR RESTRICTIONS AT BEGINNING OF YEAR	11,104,000	9,382,000
NET ASSETS WITHOUT DONOR RESTRICTIONS AT END OF YEAR	\$ 11,758,000	\$ 11,104,000

See accompanying notes to consolidated financial statements

NATIONAL AFFORDABLE HOUSING TRUST, INC. AND AFFILIATES
CONSOLIDATED STATEMENTS OF FUNCTIONAL EXPENSES
For the years ended June 30, 2023 and 2022

For the year ended June 30, 2023

EXPENDITURES	Program Services	Administrative and Support	Total
Salaries, benefits and taxes	\$ 4,331,000	\$ 1,669,000	\$ 6,000,000
Occupancy costs (excluding rent)	136,000	405,000	541,000
Rent	37,000	4,000	41,000
Retreats and meetings	-	90,000	90,000
Travel, training, and conferences	87,000	-	87,000
Outsourced staffing	-	83,000	83,000
Consultant services	201,000	-	201,000
Depreciation	45,000	-	45,000
Board meetings	-	32,000	32,000
SAHF core operating	-	13,000	13,000
D&O insurance	-	66,000	66,000
Audit and legal	-	63,000	63,000
	<u> </u>	<u> </u>	<u> </u>
Total expenditures	<u>\$ 4,837,000</u>	<u>\$ 2,425,000</u>	<u>\$ 7,262,000</u>

For the year ended June 30, 2022

EXPENDITURES	Program Services	Administrative and Support	Total
Salaries, benefits and taxes	\$ 4,337,000	\$ 1,363,000	\$ 5,700,000
Occupancy costs (excluding rent)	101,000	305,000	406,000
Rent	98,000	11,000	109,000
Retreats and meetings	-	113,000	113,000
Travel, training, and conferences	55,000	-	55,000
Outsourced staffing	-	64,000	64,000
Consultant services	184,000	-	184,000
Depreciation	38,000	-	38,000
Board meetings	-	15,000	15,000
SAHF core operating	-	13,000	13,000
D&O insurance	-	72,000	72,000
Audit and legal	-	33,000	33,000
	<u> </u>	<u> </u>	<u> </u>
Total expenditures	<u>\$ 4,813,000</u>	<u>\$ 1,989,000</u>	<u>\$ 6,802,000</u>

See accompanying notes to consolidated financial statements

NATIONAL AFFORDABLE HOUSING TRUST, INC. AND AFFILIATES
CONSOLIDATED STATEMENTS OF CASH FLOWS
For the years ended June 30, 2023 and 2022

	2023	June 30, 2022
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in net assets without donor restrictions	\$ 654,000	\$ 1,722,000
Adjustments to reconcile change in net assets without donor restrictions to net cash provided by operating activities		
Depreciation	45,000	38,000
Amortization of right-of-use assets	4,000	-
Interest expense - debt issuance costs	5,000	4,000
Changes in operating assets and liabilities:		
Accounts receivable, less allowance	654,000	(356,000)
Asset management fees receivable, less allowance	(409,000)	81,000
Prepaid expenses and other current assets	125,000	(76,000)
Accounts payable and accrued expenses	(1,000)	197,000
Contributions payable	(215,000)	25,000
Lease liability	(4,000)	-
Deferred revenue	(147,000)	(55,000)
Net cash provided by operating activities	711,000	1,580,000
CASH FLOWS FROM INVESTING ACTIVITIES		
Investments in real estate partnerships, at fair value	4,048,000	(4,728,000)
Investments in Funds	352,000	-
Net change in property and equipment, net	(456,000)	(45,000)
Decrease (increase) in notes receivable	832,000	(534,000)
Net cash provided by (used in) investing activities	4,776,000	(5,307,000)
CASH FLOWS FROM FINANCING ACTIVITIES		
Payment of debt issuance costs	-	(10,000)
(Payments of) proceeds from lines of credit	(4,306,000)	5,477,000
Payments of note payable	(175,000)	-
Net cash (used in) provided by financing activities	(4,481,000)	5,467,000
NET CHANGE IN CASH, CASH EQUIVALENTS AND RESTRICTED CASH	1,006,000	1,740,000
CASH, CASH EQUIVALENTS AND RESTRICTED CASH AT BEGINNING OF YEAR	12,026,000	10,286,000
CASH, CASH EQUIVALENTS AND RESTRICTED CASH AT END OF YEAR	\$ 13,032,000	\$ 12,026,000
CASH AND CASH EQUIVALENTS	\$ 13,032,000	\$ 12,026,000
RESTRICTED CASH	-	-
TOTAL CASH, CASH EQUIVALENTS AND RESTRICTED CASH	\$ 13,032,000	\$ 12,026,000
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION		
Cash paid for interest	\$ 136,000	\$ 68,000
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION		
Increase in lease right-of-use assets and lease liability	\$ 960,000	\$ -
Increase in property and equipment, and lease liability	\$ 275,000	\$ -

See accompanying notes to consolidated financial statements

**NATIONAL AFFORDABLE HOUSING TRUST, INC.
AND AFFILIATES**
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
June 30, 2023 and 2022

1. Organization and purpose

National Affordable Housing Trust, Inc. (“NAHT”) is a 501(c)(3) nonprofit Maryland corporation dedicated to the creation and preservation of affordable housing. NAHT was founded in 1986 by Retirement Housing Foundation and National Church Residences with additional financial support from the Ford Foundation, the ARCO Foundation, and the National Council of State Housing Agencies. NAHT was formed following the creation of the Low-Income Housing Tax Credit Program (LIHTC), as a member-based organization with the sole purpose of providing capital and development expertise necessary to support the affordable housing mission.

In 2013, NAHT was restructured with Stewards of Affordable Housing for the Future (“SAHF”) becoming its sole member. SAHF is a 501(c)(3) network of thirteen social enterprise nonprofits committed to affordable housing. SAHF works with its members to develop policy solutions surrounding affordable housing issues. NAHT was governed by an 18-member board of trustees including representatives from SAHF as well as independent directors active in the LIHTC industry.

On September 28, 2020, NAHT, SAHF and LIIF Housing Investments LLC (“LHI”), an affiliate of Low Income Investment Fund (“LIIF”), entered into a Restructuring and Contribution Agreement (“Restructuring Agreement”) to collaborate to expand the reach of NAHT’s charitable activities. Effective September 30, 2020, LHI acquired a controlling membership interest in NAHT, renamed the Class A Membership Interests, and SAHF decreased their membership interest in NAHT to a non-controlling interest, renamed the Class B Membership Interests, per the Restructuring Agreement. NAHT is governed by a 7-member board of trustees including three representatives from SAHF and four representatives from LHI.

NAHT primarily provides acquisition services, development consulting services and asset management services in its efforts to create and preserve affordable housing.

NAHT created the following entities, to serve as general partners in limited partnerships or members/managers in limited liability companies (the “Funds”) which invest in affordable housing properties (“Operating Partnerships”). These Funds provide capital for the Operating Partnerships. In addition, they provide a vehicle for losses and low-income housing tax credits to flow to the investor limited partners. The underlying investments in affordable housing properties are expected to generate losses:

<u>Entity</u>	<u>Date</u>	<u>Funds/Limited Partnerships in Operating Partnerships</u>	<u>Number of “Operating Partnerships”</u>
NHT III, Inc.	1995		0
NHT IV, Inc.	1997	NHT IV Tax Credit Fund L.P.	0
NHT V, Inc.	1999	NHT V Tax Credit Fund L.P.	0
NHT VI, Inc.	1999	NHT VI Tax Credit Fund, L.P.	0
NHT VIII, Inc.	2002	NHT VIII Tax Credit Fund, L.P.	0
NHT X, Inc.	2002	Fifth Third NHT X Tax Credit Fund LLC	2
NHT XI, Inc.	2002	Huntington NHT XI Tax Credit Fund LLC	8
NHT XII, Inc.	2003	NHT XII Nationwide Tax Credit Fund, LLC	0
NHT XIV, Inc.	2002	NHT XIV Wells Fargo Tax Credit Fund, L.P.	6
NHT XV, Inc.	2002	NHT XV Washington Mutual Tax Credit Fund, L.P.	3
NHT XVI, Inc.	2003	NHT XVI Tax Credit Fund, L.P.	2

**NATIONAL AFFORDABLE HOUSING TRUST, INC.
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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
June 30, 2023 and 2022

1. Organization and purpose (continued)

<u>Entity</u>	<u>Date</u>	<u>Funds/Limited Partnerships in Operating Partnerships</u>	<u>Number of "Operating Partnerships"</u>
NHT XVII, Inc.	2004	NHT XVII Tax Credit Fund, L.P.	0
NHT XX, LLC	2004	NHT XX Tax Credit Fund, L.P.	0
NHT XXI, Inc.	2004	NHT XXI Tax Credit Fund, L.P.	5
NHT XXI-A, LLC	2004	NHT XXI-A TCF, LLC	1
NHT XXII, LLC	2005	NHT XXII Tax Credit Fund LP	0
NHT XXIV, LLC	2006	NHT XXIV Tax Credit Fund, LLC	2
NHT XXV, LLC	2007	NHT XXV Tax Credit Fund, L.P.	1
NHT 26, Inc.	2007	NHT 26 Tax Credit Fund, LLC	0
NHT 27, Inc.	2007	NHT 27 Tax Credit Fund, LP	8
NHT 28, Inc.	2008	NHT 28 Tax Credit Fund, LP	3
NHT 29, Inc.	2009	NHT 29 Tax Credit Fund LLC	4
Cornerstone/NAHT Management, LLC	2009	Cornerstone/NAHT EPF 2010-1 LLC	8
Cornerstone/NAHT Administrative Member	2009		0
Cornerstone/NAHT 2011 Administrative Member, LLC	2011		0
Cornerstone/NAHT 2011 Management, LLC	2011	Cornerstone/NAHT EPF 2011-1 LLC	11
Cornerstone/NAHT 2013 Mgmt, LLC	2013	Cornerstone/NAHT Enhanced Preservation Fund 2013-1, LP	18
NHT 30, Inc.	2013	NHT 30 Tax Credit Fund, LP	2
NHT 31, Inc.	2013	NHT RBS Citizens 31 Tax Credit Fund, LP	6
NHT 32, Inc.	2014	NHT 32 Tax Credit Fund, LP	3
Cornerstone/NAHT 2014 Mgmt, LLC	2014	Cornerstone/NAHT Enhanced Preservation Fund 2014-1, LP	18
NHT-SFF 2015, Inc.	2015	NAHT Strong Families Fund 2015, LP	5
NHT 33, Inc.	2016	NAHT 33 TCF LP	5
NHT 34, Inc.	2017	NAHT 34 TCF LP	3
NHT 35, Inc.	2018	NAHT 35 TCF LP	4
NAHT/SAHF Affordable Housing Communities 2019-2, Inc.	2019	SAHF Affordable Housing Communities Fund 2019 (MS) LP	14
NAHT/SAHF Affordable Housing Communities 2019-1, Inc.	2019	SAHF Affordable Housing Communities Fund 2019 (UHC) LP	20
NHT 36, Inc.	2020	NAHT 36 TCF LP	3
NHT 37, Inc.	2020	NAHT 37 TCF LP	1
NHT BDCI Affordable Housing, Inc.	2021		2

**NATIONAL AFFORDABLE HOUSING TRUST, INC.
AND AFFILIATES**
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
June 30, 2023 and 2022

1. Organization and purpose (continued)

NAHT created the following entities, whose purpose is to acquire, invest, own, rehabilitate or construct specific affordable housing properties:

<u>Entity</u>	<u>Date</u>	<u>Affiliations</u>
NHT I, Inc.	1994	Owner of NHT Master Investor, LLC which owns NHT Equity, LLC, and NHT NM1, LLC
NHT Equity LLC	2008	Temporary investor in various warehoused properties Managing Member in NHT Avondale, LLC
NHT First, Inc.	2004	No current investments
Highland Affordable Housing, Inc.	1990	No current investments
Xavier Affordable Housing, Inc.	1992	No current investments
Waggoner Woods, Inc.	2003	No current investments
NAHT Alabama, Inc.	2005	Co-GP in Mill Run, Park Place, Deer Ridge and Crawford Park, and The Arbors at Ellington, LTD
NAHT Massachusetts, Inc.	2004	No current investments
NHT Agent, Inc.	2012	Statutory agent entity for Ohio

2. Summary of significant accounting policies and nature of operations

Principles of consolidation

The consolidated financial statements include NAHT and its majority-owned affiliates, collectively the “Organization”. All material intercompany transactions have been eliminated.

Basis of presentation

The accompanying consolidated financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America.

The Organization’s net assets are not subject to donor-imposed restrictions. Accordingly, all net assets are accounted for as net assets without donor restrictions.

Property and equipment

The Organization records property and equipment at cost. The cost of routine maintenance and repairs is charged to operations as incurred. Major renewals, betterments, and additions are capitalized. When capital assets are retired or disposed of, the cost of the asset and accumulated depreciation are eliminated from the accounts, and the resulting gain or loss from such disposition is recorded. Depreciation is calculated using the straight-line and accelerated methods over the estimated useful lives of the assets as follows:

Furniture and equipment	3-10 years
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**NATIONAL AFFORDABLE HOUSING TRUST, INC.
AND AFFILIATES**
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
June 30, 2023 and 2022

2. Summary of significant accounting policies and nature of operations (continued)

Cash and cash equivalents

The Organization considers all highly liquid debt instruments with a maturity of three months or less to be cash or cash equivalents. The carrying amounts reported in the consolidated statements of financial position approximate fair value because of the short-term maturities of those instruments.

Accounts receivable/asset management fees receivable

Accounts receivable and asset management fees receivable are due from the Operating Partnerships. These fees are generally described in the respective partnership agreements and are customarily paid out of cash flow as defined in the partnership agreement for each respective Operating Partnership. To the extent that the Operating Partnerships do not generate significant cash flow, an allowance is established against these receivables.

As of June 30, 2023 and 2022, a total allowance of \$615,000 and \$670,000, respectively, has been established.

Notes receivable

Notes receivable are carried at unpaid principal balances, less an allowance for loan losses. Management periodically evaluates the adequacy of the allowance. Notes are allowed for if full principal or interest payments are not anticipated in accordance with the contractual terms. Interest on notes is recognized over the term of the note and is calculated using the simple-interest method on principal amounts outstanding.

Income taxes

The Internal Revenue Service has ruled that NAHT, NHT I, Inc., NHT III, Inc., NHT IV, Inc., NHT V, Inc., NHT VI, Inc., NHT VII, Inc., NHT VIII, Inc., NHT IX, Inc., NHT X, Inc., NHT XI, Inc., NHT XIV, Inc., NHT XV, Inc., NHT XII, Inc., NHT XVI, Inc., NHT XVII, Inc., NHT XXI, Inc., NHT 26, Inc., NHT 27, Inc., NHT 28, Inc., NHT 29, Inc., NHT 30, Inc., NHT 31, Inc., NHT 32, Inc., NHT 33, Inc., NHT 34, Inc., NHT 35, Inc., NHT 36, Inc., NHT 37, Inc., NHT-SFF 2015, Inc., NAHT Massachusetts, Inc., NHT Agent, Inc., and NHT BDCI Affordable Housing, Inc. are tax-exempt organizations as defined under Section 501(c)(3) of the Internal Revenue Code.

NHT XX, LLC, NHT XXII, LLC, NHT XXIV, LLC, NHT XXV, LLC, Cornerstone/NAHT Management, LLC, Cornerstone/NAHT Administrative Member, Cornerstone/NAHT 2014 Management, LLC, SAHF Affordable Housing Communities Fund 2019 (MS) LP, and SAHF Affordable Housing Communities Fund 2019 (UHC) LP are for-profit partnerships and have not generated significant taxable income since inception.

Waggoner Woods, Inc., NHT First, Inc. and NAHT Alabama, Inc. are for-profit corporations and have not generated significant taxable income since inception. As such, no provision for federal income taxes has been recorded in the consolidated financial statements.

The preparation of consolidated financial statements in accordance with accounting principles generally accepted in the United States of America requires NAHT to report information regarding its exposure to various tax positions taken by NAHT. Management has determined whether any tax positions have met the recognition threshold and has measured NAHT's exposure to those tax positions. Management believes that NAHT has adequately addressed all relevant tax positions and that there are no unrecorded tax liabilities. Federal and state tax authorities generally have the right to

**NATIONAL AFFORDABLE HOUSING TRUST, INC.
AND AFFILIATES**
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
June 30, 2023 and 2022

2. Summary of significant accounting policies and nature of operations (continued)

Income taxes (continued)

examine and audit the previous three years of tax returns filed. Any interest or penalties assessed to NAHT are recorded in operating expenses. No interest or penalties from federal or state tax authorities were recorded in the accompanying consolidated financial statements.

Revenue recognition

Revenue is generated from syndication fees, management fees, consulting services, interest and other sources.

The Organization has adopted ASU 2014-09, Revenues from Contracts with Customers, and the related amendments. In accordance with the guidance, the Organization recognizes revenue when control of the promised goods or services is transferred to its customers in an amount that reflects the consideration the Organization expects to be entitled to receive in exchange for those goods or services. These revenues include unbilled revenues, which are estimated using the performance obligations completed but not billed until after the end of the period.

Revenue from performance obligations satisfied at a point in time consists of syndication fees earned when the Funds invest in the Operating Partnerships and is recognized at the time the investment is made. Interest and other income is recognized when earned. Revenue from consulting services is recognized as the service is provided or the cost is incurred.

Management fees are earned annually and are recognized when earned.

The following table disaggregates the Organization's revenue based on the timing of the satisfaction of performance obligations for the years ended June 30, 2023 and 2022:

	For the year ended June 30, 2023	For the year ended June 30, 2022
Performance obligations satisfied at a point in time	\$ 7,254,000	\$ 7,837,000
Performance obligations satisfied over time	1,817,000	1,967,000
Total revenue and support without donor restrictions	<u>\$ 9,071,000</u>	<u>\$ 9,804,000</u>

Deferred revenue

Asset management fees that are prepaid are deferred and recognized pro rata over the periods to which the asset management fees relate. Deferred revenue was as follows at:

June 30, 2022	\$ 971,000
June 30, 2023	\$ 824,000

NATIONAL AFFORDABLE HOUSING TRUST, INC.
AND AFFILIATES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
June 30, 2023 and 2022

2. Summary of significant accounting policies and nature of operations (continued)

Leases

NAHT determines if an arrangement is a lease at inception. An arrangement is a lease if the arrangement conveys a right to direct the use of and to obtain substantially all of the economic benefits from the use of an asset for a period of time in exchange for consideration.

Operating and finance lease right-of-use assets and liabilities are recognized at the commencement date based on the present value of lease payments over the lease term. NAHT uses its incremental borrowing rate at the commencement date in determining the present value of lease payments. Using the incremental borrowing rate requires judgment and is based on the interest rate charged on the line of credit in Note 4.

The operating lease right-of-use assets also include any lease payments made and excludes lease incentives. The lease terms may include options to extend or terminate the lease when it is reasonably certain that NAHT will exercise that option. The lease agreement does not contain any material residual value guarantees or material restrictive covenants. Lease expense for lease payments is recognized on a straight-line basis over the lease terms.

The finance lease right-of-use assets also include any lease payments made. The lease terms may include options to extend or terminate the lease when it is reasonably certain that NAHT will exercise that option. The lease agreement does not contain any material residual value guarantees or material restrictive covenants. Amortization of the finance lease right-of-use assets is recognized on a straight-line basis over the lease terms and interest expense on the lease liability is recognized using the effective interest method.

Change in accounting principle

In February 2016, the Financial Accounting Standards Board (“FASB”) issued Accounting Standards Codification (“ASC”) 842, Leases (“FASB ASC 842”) to increase transparency and comparability among organizations by requiring the recognition of lease assets and lease liabilities on the balance sheet by lessees and the disclosure of key information about leasing arrangements.

FASB ASC 842 was adopted July 1, 2022, and any adjustment necessary was recognized through a cumulative effect adjustment, with certain practical expedients available. Lease disclosures for the year ended June 30, 2022, are made under prior lease guidance in FASB ASC 840.

NAHT elected the available practical expedients to account for its existing printer lease as a finance lease under the new guidance, without reassessing (a) whether the contract contains a lease under the new standard, (b) whether classification of a lease would be different in accordance with the new guidance, or (c) whether the unamortized initial direct costs before transition adjustments would have met the definition of initial direct costs in the new guidance at lease commencement.

As a result of the adoption of FASB ASC 842, on July 1, 2022 a printer lease payable of \$16,000 was recognized, which represents the present value of the remaining printer lease payments of \$17,000, discounted using NAHT’s incremental borrowing rate of 5%, and a right-of-use asset of \$16,000 was recognized.

**NATIONAL AFFORDABLE HOUSING TRUST, INC.
AND AFFILIATES**
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
June 30, 2023 and 2022

2. Summary of significant accounting policies and nature of operations (continued)

Change in accounting principle (continued)

As a result of the adoption of FASB ASC 842, on June 23, 2023 (the date the office became available for use), the Organization recognized an office lease payable of \$1,219,000, which represents the present value of the remaining office lease payments of \$1,450,000, discounted using NAHT's incremental borrowing rate of 5%, property and equipment of \$275,000, which is tenant leasehold improvement allowance incentive, and a right-of-use asset of \$944,000.

Impairment of long-lived assets

The Organization reviews its long-lived assets for impairment whenever events or changes in circumstances indicate that the carrying amount of the asset may not be recoverable. If the fair value is less than the carrying amount of the asset, the Organization recognizes an impairment loss for the difference. There was no impairment loss recognized for the years ended June 30, 2023 and 2022.

Impairment of investments

The Organization regularly assesses the carrying value of its investments in Funds. If the carrying value exceeds the estimated value derived by management, the Organization reduces its investments in Funds and includes such reduction in impairment loss on investment. For the years ended June 30, 2023 and 2022, no impairment losses were recognized.

Use of estimates

The preparation of consolidated financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Fair value measurements

The Organization applies the accounting provisions related to fair value measurements. These provisions define fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, establish a hierarchy that prioritizes the information used in developing fair value estimates and require disclosure of fair value measurements by level within the fair value hierarchy. The hierarchy gives the highest priority to quoted prices in active markets (Level 1 measurements) and the lowest priority to unobservable data (Level 3 measurements), such as the reporting entity's own data. These provisions also provide valuation techniques, such as the market approach (comparable market prices), the income approach (present value of future income or cash flows) and the cost approach (cost to replace the service capacity of an asset or replacement cost). A financial instrument's categorization within the valuation hierarchy is based upon the lowest level of input that is significant to the fair value measurement. The three levels of valuation hierarchy are defined as follows:

Level 1: Observable inputs such as quoted prices (unadjusted) for identical assets or liabilities in active markets.

Level 2: Inputs other than quoted prices for similar assets and liabilities in active markets, and inputs that are observable for the asset or liability, either directly or indirectly, for substantially the full term of the financial instrument.

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2. Summary of significant accounting policies and nature of operations (continued)

Fair value measurements (continued)

Level 3: Unobservable inputs that reflect the Organization’s own assumptions.

The following tables present assets that are measured and recognized at fair value on a recurring basis classified under the appropriate level of the fair value hierarchy as of June 30, 2023 and 2022:

	June 30, 2023			Fair Value Measurements
	Level 1	Level 2	Level 3	
Investments in real estate partnerships	\$ -	\$ -	\$ 1,171,000	\$ 1,171,000
	June 30, 2022			
	Level 1	Level 2	Level 3	Fair Value Measurements
Investments in real estate partnerships	\$ -	\$ -	\$ 5,219,000	\$ 5,219,000

Management has elected the fair value option for certain investments in real estate partnerships. NAHT expects to recover the full amount of its investments in real estate partnerships as of June 30, 2023 in 2023 when its equity position is sold to a fund.

Methods used for allocation of expenses among program and supporting services

The financial statements report certain categories of expenses that are attributable to one or more programs or supporting services of the Organization. The primary expenses include salaries and benefits, depreciation, occupancy costs, consultant and meetings/travel. Salaries and benefits allocation is based on the majority of staff’s time allocated to closing and/or reporting on Operating Partnerships and Funds. Approximately 30% of the accounting department’s time is allocated to Management and General for corporate work with the other 70% allocated to Program Services. Depreciation is allocated based on staff’s time allocated to Program Services. Occupancy costs are allocated based on a time and cost study of where efforts are made.

3. Lease agreements

In January 2021, NAHT entered into a lease agreement with Toshiba Financial Services (“Lessor”) to lease a printer for a term of 63 months. The lease agreement requires NAHT to pay the Lessor monthly payments of \$377 for the entire term.

In February 2023, NAHT entered into a lease agreement with SP Office, LLC (“Landlord”) to lease office space for a term of 84 months. The office space became available for NAHT to use on June 23, 2023 and the lease was effective starting July 1, 2023. The lease agreement requires NAHT to pay the Landlord base rent, additional rent, and parking fees of \$10,060, \$3,703, and \$1,950, respectively, each month for the first twelve months, and then the payments increase by 2%, 2% and 5%, respectively, each year.

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3. Lease agreements (continued)

The balances for operating and finance leases are presented as follows on the statement of financial position as of June 30, 2023:

Operating leases:	
Operating lease right-of-use assets	\$ 944,000
Operating lease liability	\$ 1,219,000
Finance leases:	
Finance lease right-of-use assets	\$ 12,000
Finance lease liability	\$ 12,000

Lease expense on the consolidated statement of functional expenses for the year ended June 30, 2023 consists of the following:

Operating lease expense:	
Operating lease expense	\$ -
Finance lease expense	
Amortization of lease assets	4,000
Interest of lease liabilities	-
Total finance lease expense	\$ 4,000

The copier lease agreement does not provide an implicit rate of return and NAHT used its incremental borrowing rate based on information available at the adoption date of FASB ASC 842 in determining the present value of lease payments. The office lease was entered into after the adoption of FASB ASC 842 and the discount rate for the lease initially used to determine the present value of the lease payments for a lessee is calculated on the basis of information available at the lease commencement date.

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3. Lease agreements (continued)

As of June 30, 2023, the maturities of operating and finance lease liabilities are summarized as follows:

Year ending June 30:		
2024	\$	194,000
2025		199,000
2026		204,000
2027		207,000
2028		213,000
Thereafter		446,000
Total minimum lease payments		<u>1,463,000</u>
Less: interest		<u>232,000</u>
Present value of lease obligations	\$	<u><u>1,231,000</u></u>

4. Lines of credit

NAHT has available a revolving line of credit with Fifth Third Bank of up to \$10,000,000. The line of credit is secured by a pledge of the operating entity interest with respect to which such loan is made. The line of credit accrues interest at SOFR plus 2.5% and matures on October 5, 2023. As of June 30, 2023, NAHT was in compliance with all debt covenants. At June 30, 2023 and 2022, NAHT had no balance outstanding on the line of credit and could borrow up to \$10,000,000.

NAHT has available a revolving line of credit with Morgan Stanley Bank, N.A. of up to \$20,000,000. The line of credit is secured by the property covered by the security agreement and any other property, real or personal, tangible or intangible, now existing or hereafter acquired, that may at any time be or become subject to a security interest or lien in favor of the lender to secure the obligations.

The line of credit accrues interest at 2.5 % plus SOFR and is guaranteed by NAHT. The revolving line of credit matures on November 5, 2023. As of June 30, 2023, NAHT was in compliance with all debt covenants. At June 30, 2023 and 2022, NAHT had an outstanding balance of \$1,171,000 and \$4,727,000, respectively, and could borrow up to \$20,000,000.

NAHT has available a revolving line of credit with Woodforest National Bank of up to \$1,500,000. The line of credit is secured by the property covered by the security agreement and any other property, real or personal, tangible or intangible, now existing or hereafter acquired, that may at any time be or become subject to a security interest or lien in favor of the lender to secure the obligations.

The line of credit accrues interest at 2.75% and is guaranteed by NAHT. The revolving line of credit matures on September 21, 2023. As of June 30, 2023, NAHT was in compliance with all debt covenants. At June 30, 2023 and 2022, NAHT had an outstanding balance of \$0 and \$750,000, respectively, and could borrow up to \$1,500,000.

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4. Lines of credit (continued)

Debt issuance costs are being amortized to interest expense over the term of the loan. For the years ended June 30, 2023 and 2022, the effective interest rate was 5.88% and 5.01%, respectively. For the years ended June 30, 2023 and 2022, debt issuance costs amortized to interest expense were \$5,000 and \$4,000, respectively.

5. Note payable

On June 1, 2021, the Organization received an equity bridge loan of \$251,000 from Preservation of Affordable Housing. The loan is noninterest bearing. The terms of the agreement specify that the Organization must repay the principal of the loan on December 31, 2023 which is the maturity date of the loan. As of June 30, 2023 and 2022, the balance of the note payable was \$76,000 and \$251,000, respectively.

6. Related party transactions

Syndication fees

NAHT earns syndication fees upon the investment of the Funds in Operating Partnerships.

Asset management and administrative fees

NAHT earns annual asset management and administrative fees from the Funds. An allowance for doubtful accounts has been established against the asset management fees receivable in the amount of \$615,000 and \$664,000 at June 30, 2023 and 2022, respectively. Asset management fees earned for the years ended June 30, 2023 and 2022 were \$1,776,000 and \$1,967,000, respectively.

Office lease

NAHT leased office space from a former member under a month-to-month operating lease agreement. Rent expense for the years ended June 30, 2023 and 2022 was \$41,000 and \$109,000, respectively. FASB ASC 842 did not have an impact on the accounting for this office lease since it was a month-to-month lease as of July 1, 2022, the adoption date of FASB ASC 842.

Notes receivable

During 2002, NAHT provided a \$327,000 note to Harvard Elderly Limited Partnership, an affiliate of the general partners of the Funds. The note bears no interest and is due December 31, 2032. At June 30, 2023 and 2022, the entire balance has been included in allowance for doubtful loan collections.

NAHT provided a \$300,000 note to Waggoner Woods, an affiliate of the general partners of the Funds. This note bears interest at 7%, compounded annually. Principal and interest are due August 31, 2033. The balance of the note receivable at June 30, 2023 and 2022, including accrued interest, was \$231,000 and \$262,000, respectively. As of June 30, 2023 and 2022, management has deemed \$175,000 to be uncollectable for both years.

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6. Related party transactions (continued)

Notes receivable (continued)

On March 20, 2019, NAHT provided a loan to LIIF Housing Preservation Fund, LLC, an affiliate of LIIF, in the amount of \$272,000 of which \$138,000 was due January 2023 and \$134,000 was due October 2020. The \$138,000 and \$134,000 were repaid to NAHT in March 2022 and October 2020, respectively. On November 24, 2021, NAHT provided an additional loan in the amount of \$129,000 which was due October 16, 2022. The \$129,000 was repaid to NAHT in March 2022. On December 22, 2021, NAHT provided an additional loan in the amount of \$45,000 which was due January 1, 2023. The \$45,000 was repaid to NAHT in March 2023. The loans were non-interest bearing. The balance of the notes receivable at June 30, 2023 and 2022 was \$0.

NAHT provided a \$750,000 note to Ver Preservation Partners, LLC, an affiliate of the general partners of the Funds. This note bears interest at 6%, compounded annually. Principal and interest was due November 2022. The balance of the note receivable at June 30, 2023 and 2022, including accrued interest, was \$0 and \$756,000, respectively.

A summary of NAHT's notes receivable and accrued interest outstanding at June 30, 2023 and 2022 is as follows:

	June 30, 2023	June 30, 2022
Harvard Elderly Limited Partnership	\$ 327,000	\$ 327,000
Waggoner Woods	231,000	262,000
LIIF Housing Preservation Fund, LLC	-	45,000
Ver Preservation Partners, LLC	-	756,000
	558,000	1,390,000
Allowance for doubtful loan collections	(502,000)	(502,000)
	56,000	888,000
Current Portion	-	801,000
	\$ 56,000	\$ 87,000

LHI contribution and SAHF contribution and grant

Pursuant to the Restructuring Agreement, NAHT earned \$555,000 as certain metrics outlined in the agreement were met for each of the years ended June 30, 2023 and 2022. For the years ended June 30, 2023 and 2022, NAHT used the contributions to pay a grant to SAHF in the amount of \$555,000 for both years. In addition, NAHT accrued charitable contributions to be paid to SAHF and LHI of \$204,000 and \$306,000, respectively, of its net assets for the year ended June 30, 2023 and NAHT accrued charitable contributions to be paid to SAHF and LHI of \$290,000 and \$435,000, respectively, of its net assets for the year ended June 30, 2022.

SAHF accounting revenue

NAHT provides accounting services for SAHF. For the years ended June 30, 2023 and 2022, NAHT earned accounting revenue from SAHF in the amount of \$63,000 for both years.

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6. Related party transactions (continued)

SAHF policy support

NAHT receives policy support from SAHF. For the years ended June 30, 2023 and 2022, NAHT incurred policy support expense in the amount of \$13,000 for both years.

LIIF salary reimbursement

NAHT receives salary reimbursement from LIIF of \$36,000 per year for certain services outlined in a services agreement. For the years ended June 30, 2023 and 2022, NAHT received salary reimbursement income in the amount of \$36,000 for both years.

7. Retirement plans

Effective April 1, 2017, NAHT entered into 403(B) and 401(A) retirement plans for the employees of NAHT who meet certain requirements as to age and length of service. NAHT's contributions to the plans totaled \$308,000 and \$276,000 for the years ended June 30, 2023 and 2022, respectively.

8. Guarantees

NAHT is party to a guarantee related to a partnership investment. As of June 30, 2023 and 2022, the maximum potential amount payable is \$100,000, conditional upon the partnership investment incurring additional expenses and repairs in excess of \$350,000. The guarantee expires at the end of the underlying property's tax credit compliance period. As of June 30, 2023 and 2022, no payments have been required under this guarantee. Additionally, the management of NAHT is presently not aware of any potential claims under this guarantee as of June 30, 2023 and 2022. Amounts funded under this guarantee may be recovered from future surplus cash generated by the partnership investment.

9. Financial instruments

The Organization maintains cash balances at several banks. Accounts at these financial institutions are insured by the Federal Deposit Insurance Corporation (up to \$250,000 at June 30, 2023 and June 30, 2022). At June 30, 2023 and 2022, the Organization had cash balances in excess of insured limits.

The Organization has not experienced any losses in such accounts and monitors the credit-worthiness of the financial institutions with which it conducts business. Management believes that the Organization is not exposed to any significant credit risk with respect to cash balances.

**NATIONAL AFFORDABLE HOUSING TRUST, INC.
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10. Liquidity and availability of financial assets

As of June 30, 2023 and 2022, NAHT has \$15,575,000 and \$14,733,000, respectively, of financial assets available within one year of the statement of financial position date consisting of: cash \$13,032,000 and \$12,026,000, respectively, Syndication and Development Advisory Services (DAS) fees receivable of \$1,300,000 and \$1,954,000, respectively, and asset management and fees receivable of \$1,243,000 and \$793,000, respectively. Both account receivable balances are net of allowances. No financial assets are subject to donor restrictions that make them unavailable for general expenditure within one year of the statement of financial position date. However, NAHT must maintain at least \$3,000,000 in cash for both years to satisfy the warehouse loan covenant. The syndication and DAS fees are subject to benchmarks, but those benchmarks are expected to be satisfied within one year. Asset management fees are due annually and are generally received in April – June. Based on NAHT’s June 30, 2023 and 2022 budgets, the \$12,575,000 and \$11,773,000, respectively, of net financial assets available provides 523 and 605, respectively, days of operations.

The following reflects NAHT’s financial assets as of June 30, 2023 and 2022:

	June 30, 2023	June 30, 2022
Cash and cash equivalents	\$ 13,032,000	\$ 12,026,000
Accounts receivable (syndication & DAS fees)	1,300,000	1,954,000
Accounts receivable (AM fees) - net of allowance	1,243,000	793,000
Total financial assets available within one year	15,575,000	14,773,000
Less: bank covenant	(3,000,000)	(3,000,000)
Net financial assets available for general expenditures	<u>\$ 12,575,000</u>	<u>\$ 11,773,000</u>

As part of its liquidity management, NAHT invests cash in excess of monthly requirements in various short-term investments including certificates of deposits and short-term treasury instruments.

11. Investments in Funds

The Organization accounts for its investments in Funds under the alternative to the fair value method. As such, the initial investment is recorded at cost minus impairment, if any, plus or minus changes resulting from observable price changes in orderly transactions for the identical or a similar investment. Under the terms of the Organization’s investment in the Funds, the Organization is required to make capital contributions to the Funds. These contributions are payable in installments over several years. As of June 30, 2023 and 2022, contributions of \$556,000 have been paid to the Funds for both years. As of June 30, 2023 and 2022, total investments in Funds are \$154,000 and \$506,000, respectively.

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11. Investments in Funds (continued)

The combined balance sheets of the Funds as of June 30, 2023 and 2022, and the combined income statements for the years then ended are as follows:

Combined Balance Sheets (Unaudited)

	<u>June 30, 2023</u>	<u>June 30, 2022</u>
Cash and cash equivalents	\$ 18,268,000	\$ 18,699,000
Investments in Operating Partnerships	383,061,000	389,299,000
Other assets	358,178,000	267,877,000
Total assets	<u>\$ 759,507,000</u>	<u>\$ 675,875,000</u>
Liabilities		
Other liabilities	\$ 313,857,000	\$ 229,561,000
Total liabilities	313,857,000	229,561,000
Equity	445,650,000	446,314,000
Total liabilities and equity	<u>\$ 759,507,000</u>	<u>\$ 675,875,000</u>

Combined Income Statements (Unaudited)

	<u>For the year ended June 30, 2023</u>	<u>For the year ended June 30, 2022</u>
Total income	\$ 741,000	\$ 646,000
Total expenses	23,008,000	22,220,000
Net loss	<u>\$ (22,267,000)</u>	<u>\$ (21,574,000)</u>

12. Subsequent events

Subsequent events have been evaluated through October 17, 2023, which is the date the consolidated financial statements were available to be issued. There are no subsequent events requiring disclosure.