

National Affordable Housing Management Association

Historical Financial Overview

(Updated: Mar. 1, 2024)

FISCAL Year	DUES						Voluntary Leg/Reg Fee*	MTG FEES			Totals Paid by Exec Level		*** Calendars Sold (Qty)	Mtg Comparison		Year-end** (Def.) or Net Income	Annual Inflation	% Increase over Prev Year	
	Exec 1	Exec 2	Exec 3+	Assoc	Affil	NAHMA Subsc		Mar & Oct	Guest	Req. on Dues Invoice (a)	incl Mtg Fees (b)	Mtg Rev		Mtg Exp	Col (a)			Col (b)	
								Exec	Assoc										
1990	2,000					15					2,000	2,000				(50,000)	5.39%	--	--
1991	2,000					15					2,000	2,000	29,000	42,725	27,738	(30,000)	4.25%	0.00%	0.00%
1992	2,750					25	500				3,250	3,250					3.03%	62.50%	62.50%
1993	2,200					25	?				2,200	2,200					2.96%	-32.31%	-32.31%
1994	2,200					25	?			250	2,200	2,200		10,335	99,590	89,350	2.61%	0.00%	0.00%
1995	2,200					25	?			250	2,200	2,200	?	?		(52,000)	2.81%	0.00%	0.00%
1996	2,200					25	500			250	2,700	2,700		288,925	362,254	(74,284)	2.93%	22.73%	22.73%
1997	2,200			1,000	500	35	?			300	2,200	2,200	90,965	418,753	442,785	(10,209)	2.34%	-18.52%	-18.52%
1998	2,200			1,000	500	45	?			300	2,200	2,200	85,898	297,813	291,212	88,973	1.55%	0.00%	0.00%
1999	2,200			1,000	500	45	?			300	2,200	2,200	?	202,843	346,160	(19,657)	2.19%	0.00%	0.00%
2000	2,500	2,200		1,000	500	45	?	200	400	500	2,500	3,100	69,680	39,252	165,986	9,019	3.38%	13.64%	40.91%
2001	2,500	2,200		1,000	500	45	?	200	400	500	2,500	2,900	50,927	52,809	79,875	184,401	2.83%	0.00%	-6.45%
2002	2,500	2,200	750	1,000	500	65	0	200	400	500	2,500	3,100	53,803	89,994	174,772	91,611	1.59%	0.00%	6.90%
2003	2,500	1,500	750	1,000	500	85	0	225	425	525	2,500	3,175	55,284	89,083	187,221	(71,439)	2.27%	0.00%	2.42%
2004	2,500	1,500	750	1,000	500	85	0	300	425	525	2,500	3,400	58,534	90,228	153,305	9,572	2.68%	0.00%	7.09%
2005	2,550	1,550	800	1,050	550	90	100	325	450	550	2,550	3,625	52,630	124,698	162,308	11,747	3.39%	2.00%	6.62%
2006	2,550	1,550	800	1,050	550	90	0	325	450	550	2,550	3,525	56,830	125,551	181,354	28,364	3.24%	0.00%	-2.76%
2007	2,750	1,750	1,000	1,250	750	100	0	325	450	550	2,750	3,725	56,573	135,242	200,579	6,139	2.85%	7.84%	5.67%
2008	2,900	1,900	1,150	1,400	900	105	0	325	450	550	2,900	3,875	53,791	138,083	184,426	46,790	3.85%	5.45%	4.03%
2009	2,900	1,900	1,150	1,400	900	105	0	335	460	560	2,900	3,905	58,804	122,346	204,672	75,077	-0.40%	0.00%	1.00%
2010	2,900	1,900	1,150	1,400	900	105	0	345;125	470;125	570;125	2,900	3,715	57,186	155,399	223,279	107,957	1.60%	0.00%	-4.86%
2011	2,900	1,900	1,150	1,400	900	105	0	355;130	480;130	580;130	2,900	3,740	52,203	178,708	270,003	96,617	3.20%	0.00%	0.67%
2012	2,900	1,900	1,150	1,400	900	105	0	355;130	480;130	580;130	2,900	3,740	51,415	174,639	260,116	66,140	2.10%	0.00%	0.00%
2013	2,900	1,900	1,150	1,400	900	105	0	360;130	485;130	585;130	2,900	3,750	51,452	162,828	276,911	177,077	1.50%	0.00%	0.30%

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								Exec	Assoc	Guest										
2014	2,900	1,900	1,150	1,400	900	105	0	365;130	490;130	590;130	2,900	3,760	54,729	158,964	263,993	87,621	1.60%	0.00%	0.30%	
2015	2,900	1,900	1,150	1,400	900	105	0	370;135	495;135	595;135	2,900	3,775	51,258	128,001	271,656	56,092	0.10%	0.00%	0.40%	
2016	2,900	1,900	1,150	1,400	900	110	0	375;140	500;140	600;140	2,900	3,790	55,361	123,227	283,839	22,726	2.10%	0.00%	0.40%	
2017	2,975	1,975	1,225	1,475	975	110	0	380	505	605	2,975	3,735	54,150	102,448	156,637	16,757	2.10%	2.60%	-1.45%	
2018	2,975	1,975	1,225	1,475	975	110	0	385	510	610	2,975	3,745	56,556	94,122	167,585	(41,819)	1.90%	0.00%	0.30%	
2019	2,975	1,975	1,225	1,474	975	110	50	415	540	640	2,975	3,805	59,631	113,575	161,636	9,195	1.81%	0.00%	1.60%	
2020	2,975	1,975	1,225	1,475	975	115	50	430, 195	555, 195	655, 195	2,975	3,600	58,428	72,985	96,659	(18,453)	1.23%	0.00%	-5.40%	
2021	2,975	1,975	1,225	1,474	975	115	50	195, 195	195, 195	195, 195	2,975	3,365	54,460	43,470^	9,700^	4,688	4.70%	0.00%	-6.50%	
2022	3,025	2,025	1,275	1,525	1,025	115	50	440, 440	565, 565	665, 665	3,025	3,905	52,555	104,135	163,915	(142,542)	8.30%	1.70%	16.00%	
2023	3,200	2,200	1,450	1,700	1,200	120	50	445,625	570,720	665,850	3,200	4,270	51,774	168,232	193,569	(88,084)	3.40%	5.80%	9.30%	
2024	3,250	2,250	1,500	1,750	1,250	125	50	625,625	720,720	850,850	3,250	4,500						1.50%	5.40%	
2025																				
2026																				

Notes: For cells left blank, no data found; * Voluntary; billed with dues in '92 & '96 and fall '05; ** From Year-end Audit, except '90 & '91 is from Finan TF Report (p 33), and '95 year-end is from Board Minutes 2/4/96 ('95 audit not found)

***Year on left axis is fiscal year, not calendar date; data is total quantity sold of a particular calendar date, but reflected all in one fiscal year; for example, 55,284 2004 calendars were sold, and this is reflected in FY 2003

In 1991, NAHMA convened a Financial Task Force to address its early deficit; at that time, it was projected that an annual conference would generate enough revenue to cover all of NAHMA's annual meeting costs; this projection has not been realized. In Feb. 2000, faced with projected deficits for 2000 and 2001, the Board made some significant changes to address the shortfalls -- see pages attached for details. In addition to the budget changes made in early 2000, the financial picture in 2001 was helped by \$141,000 in FH book sales, and only 2 meetings were held; in 2002, cert & training exceeded revenue budget and staff/mgmt expense was significantly under budget (no ED for 4 months); in 2003, no CPO course was provided due to its revision; June meeting cancelled effective 2017

^Only virtual meetings in 2021