

**SOUTHERN
NEVADA
REGIONAL
HOUSING
AUTHORITY**

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

MANAGEMENT'S DISCUSSION & ANALYSIS
AND AUDITED FINANCIAL STATEMENTS

FISCAL YEAR ENDED SEPTEMBER 30, 2020

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SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

**REPORT ON EXAMINATION
OF FINANCIAL STATEMENTS
AND SUPPLEMENTAL INFORMATION**

FISCAL YEAR ENDED SEPTEMBER 30, 2020



INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Southern Nevada Regional Housing Authority
Las Vegas, Nevada

San Francisco Regional Office
Public Housing Division
One Sansome Street, Suite 1200
San Francisco, CA 94104

Report on Financial Statements

We have audited the accompanying financial statements of the business-type activities and the aggregate discretely presented component units of the Southern Nevada Regional Housing Authority as of and for the year ended September 30, 2020, and the related notes to the financial statements which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We did not audit the financial statements of Landsman Family, LLC, Vera Johnson B, LP, Biegger Estates, LLC, Vera Johnson A Family, LLC, SRB, LP, Rose Gardens Senior, LP, Honolulu Street, LLC and Espinoza Terrace, LLC which represent 41 percent of total consolidated assets and 12.4 percent of total revenues of the Southern Nevada Regional Housing Authority. Those financial statements were audited by other auditors whose report thereon has been furnished to us, and our opinion, insofar as it relates to the amounts included for of Landsman Family, LLC, Vera Johnson B, LP, Biegger Estates, LLC, Vera Johnson A Family, LLC, SRB, LP, Rose Gardens Senior, LP, Honolulu Street, LLC, and Espinoza Terrace, LLC is based solely on the report of the other auditors. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in the *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a reasonable basis for our audit opinions.

Opinions

In our opinion, based on our audit and the report of the other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the aggregate discretely presented component units of the Southern Nevada Regional Housing Authority, as of September 30, 2020, and the respective changes in financial position and, where appropriate, cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Supplementary and Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the basic financial statements of the Southern Nevada Regional Housing Authority. The accompanying Schedule of Expenditures of Federal Awards as required by Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), as well as the Financial Data Schedules required by the U.S. Department of Housing and Urban Development, are presented for purposes of additional analysis and are not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements.

This information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 7, 2021 on our consideration of the Housing Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of the testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.


Rector, Reeder & Lofton, P.C.
Certified Public Accountants

Loganville, Georgia
June 7, 2021

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

MANAGEMENT'S DISCUSSION & ANALYSIS

FISCAL YEAR ENDED SEPTEMBER 30, 2020

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2020**

This section of the Southern Nevada Regional Housing Authority's (the Authority) financial report presents management's analysis of the Authority's financial performance during the year ended September 30, 2020.

FINANCIAL HIGHLIGHTS AND CONCLUSIONS

At September 30, 2020, total assets were \$180,599,248, deferred outflow of resources were \$3,850,976, total liabilities were \$44,101,453, and deferred inflow of resources were \$8,869,412; thus, total net position was \$131,479,359. Total revenues and expenses were \$159,738,942 and \$160,318,997, respectively.

Southern Nevada Regional Housing Authority – RAD Conversion

The Appropriations Act of 2012, Public Law 112-55, approved a new Rental Assistance Demonstration (RAD) program to public housing authorities which addresses the need for a backlog of capital improvement needs for these developments. The public assistance through subsidy and capital fund program is converted to a project-based Section 8 rental assistance contract. Consequently, SNRHA is acquiring a minority interest in certain tax credit ventures, which reduces the stock of public housing but maintains the same baseline for affordable housing units. The Housing Authority has converted certain asset managed properties to this program as follows:

Rose Garden Senior LP:

Rose Garden Senior RAD project entails the acquisition/rehabilitation of an existing 120-unit low-income family development located in Las Vegas, NV. The property was awarded \$10,285,996 in 2017 9% Low Income Housing Tax Credits for its substantial rehabilitation. The SNRHA submitted in March 2017 a RAD application for Rose Gardens and received a Conditional Housing Assistance Payment (CHAP) agreement in October 2018. The RAD Conversion Commitment (RCC) was received February 2017. Financials closed in July 2018. Construction completion was November 2018. The property contains a ground lease effective October 2017.

REQUIRED FINANCIAL STATEMENTS

The financial statements of the Authority report information using accounting methods similar to those used by private sector companies (Enterprise Fund).

The Statement of Net Position (Balance Sheet) includes all of the Authority's assets and liabilities and provides information about the amounts and investments in assets and the obligations to Authority creditors. It also provides a basis of assessing the liquidity and financial flexibility of the Authority. Over time, increases or decreases in net position may serve as a useful indicator of the financial health of the Authority.

The current year’s revenues, expenses, and changes in net position are accounted for in the Statement of Revenues, Expenses and Changes in Net Position. This statement reports the Authority’s operating and non-operating revenue, by major sources, along with operating and non-operating expenses and capital contributions.

The Statement of Cash Flows provides information about the Authority’s cash receipts and disbursements during the reporting period. The statement reports net changes in cash resulting from operations, investing activities and capital related activities.

FINANCIAL ANALYSIS OF THE AUTHORITY

The Statement of Net Position and the Statement of Revenues, Expenses and Changes in Net Position report information about the Authority’s activities and are summarized in the following sections.

To begin our analysis, a summary of the Authority’s Statement of Net Position is presented in Table I.

**Southern Nevada Regional Housing Authority
Comparative Statement of Net Position
Table I**

	<u>2020</u>	<u>2019</u>	<u>Total Change</u>	<u>% Change</u>
Current Assets	\$ 36,612,374	\$ 36,631,449	\$ (19,075)	-0.05%
Capital Assets	85,886,679	91,636,383	(5,749,704)	-6.27%
Noncurrent Assets	58,100,195	53,235,786	4,864,409	9.14%
Deferred Outflows	3,850,976	4,965,877	(1,114,901)	-22.45%
Total Assets & Deferred Outflows	<u>\$ 184,450,224</u>	<u>\$ 186,469,495</u>	<u>\$ (2,019,271)</u>	-1.08%
Current Liabilities	\$ 6,371,642	\$ 5,850,768	\$ 520,874	8.90%
Noncurrent Liabilities	37,729,811	37,885,556	(155,745)	-0.41%
Total Liabilities	<u>44,101,453</u>	<u>43,736,324</u>	<u>365,129</u>	0.83%
Deferred Inflows	<u>8,869,412</u>	<u>10,673,757</u>	<u>(1,804,345)</u>	-16.90%
Net investment in capital assets	83,949,879	89,384,433	(5,434,554)	-6.08%
Restricted	4,444,449	10,589,466	(6,145,017)	-58.03%
Unrestricted	43,085,031	32,085,515	10,999,516	34.28%
Total Net Position	<u>131,479,359</u>	<u>132,059,414</u>	<u>(580,055)</u>	-0.44%
Total Liabilities, Deferred Inflows & Net Position	<u>\$ 184,450,224</u>	<u>\$ 186,469,495</u>	<u>\$ (2,019,271)</u>	-1.08%

Total Assets and Deferred Outflows decreased by \$2,019,271 or 1.08%. This decrease is due to multiple factors. Current assets decreased by \$19,075 or 0.05% due to a decrease of inventory on hand of \$405,685 or 58.56%. Capital assets decreased by \$5,749,704 or 6.27%, due to depreciation expense of \$6,433,316 and net dispositions of \$263,850, exceeding capital additions of \$947,462 for the year. Noncurrent assets increased by \$4,864,409 or 9.14%, primarily due to an increase in Notes Receivables of \$5,904,986. The

Authority entered into new notes with Wardelle Street; along with an additional note for Rose Gardens Senior LP. More detailed information can be found in Note E in the Notes to the Financial Statements. Deferred Outflows decreased during the year from \$4,965,877 to \$3,850,976, a decrease of \$1,114,901 or 22.45% due to a change in the deferred pension data.

Total Liabilities increased by \$365,129 or 0.83%. Current Liabilities increased by \$520,874 or 8.90%. This was primarily due to increases in unearned revenue of \$1,458,142 or 1666.33%, of which \$1,232,874 consists of CARES Act money received in the HCV program that has not yet been spent. Noncurrent liabilities decreased by \$155,745 or 0.41%, which is primarily due to a decrease in the noncurrent portion of debt of \$333,647 or 5.03%. Accrued pension and OPEB liabilities increased by \$96,180 or 0.34%.

Deferred Inflows decreased during the year from \$10,673,757 to \$8,869,412, a decrease of \$1,804,345 or 16.90%. This is due to the change in swap derivatives included in debt held by SNRHA; along with and a decrease in the deferred pension inflow data.

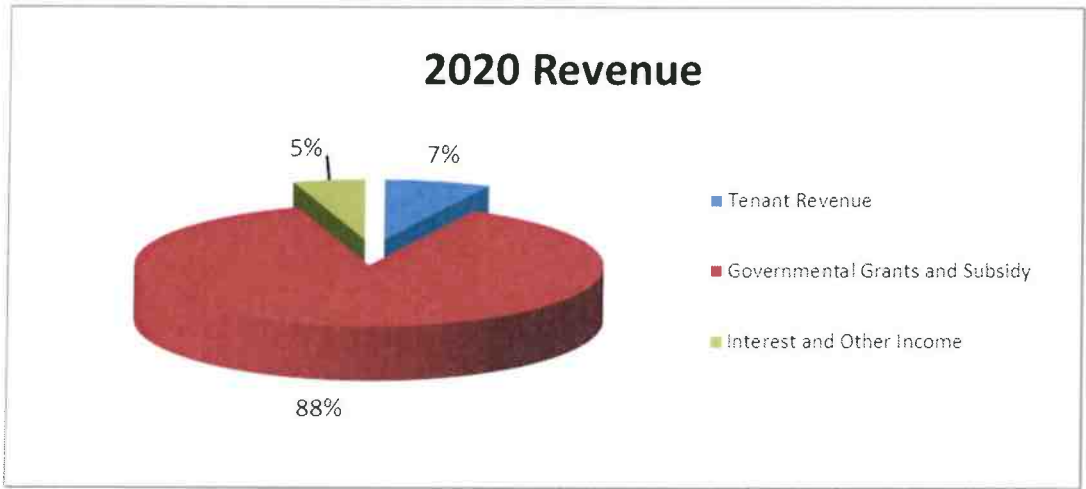
Total Net Position decreased by \$580,055 or 0.44%. Table II, below, provides a statement of these results.

Southern Nevada Regional Housing Authority
Comparative Statement of Revenues, Expenses and Changes in Net Position
Table II

	<u>2020</u>	<u>2019</u>	<u>Total Change</u>	<u>% Change</u>
Tenant Revenue	\$ 11,714,750	\$ 12,304,997	\$ (590,247)	-4.80%
Governmental Grants and Subsidy	140,002,234	138,280,723	1,721,511	1.24%
Interest / Mortgage Income	1,090,717	196,857	893,860	454.07%
Other Income	6,931,241	4,839,880	2,091,361	43.21%
Total Revenue	<u>159,738,942</u>	<u>155,622,457</u>	<u>4,116,485</u>	<u>2.65%</u>
Administration	18,476,785	17,670,335	806,450	4.56%
Tenant Services	1,929,354	2,149,571	(220,217)	-10.24%
Utilities	2,634,693	3,071,816	(437,123)	-14.23%
Maintenance	11,560,271	12,798,398	(1,238,127)	-9.67%
Protective Services	998,879	603,559	395,320	65.50%
Interest Expense	171,069	197,049	(25,980)	-13.18%
General Expense	4,244,861	4,152,082	92,779	2.23%
Housing Assistance Payments	113,869,769	109,355,861	4,513,908	4.13%
Depreciation	6,433,316	7,194,327	(761,011)	-10.58%
Loss on Disposition of Assets	-	11,677,667	(11,677,667)	100.00%
Total Expenses	<u>160,318,997</u>	<u>168,870,665</u>	<u>(8,551,668)</u>	<u>-5.06%</u>
Change in Net Position	(580,055)	(13,248,208)	12,668,153	-95.62%
Beginning Net Position	132,059,414	145,307,622	(13,248,208)	-9.12%
Ending Net Position	<u>\$ 131,479,359</u>	<u>\$ 132,059,414</u>	<u>\$ (580,055)</u>	<u>-0.44%</u>

REVENUES

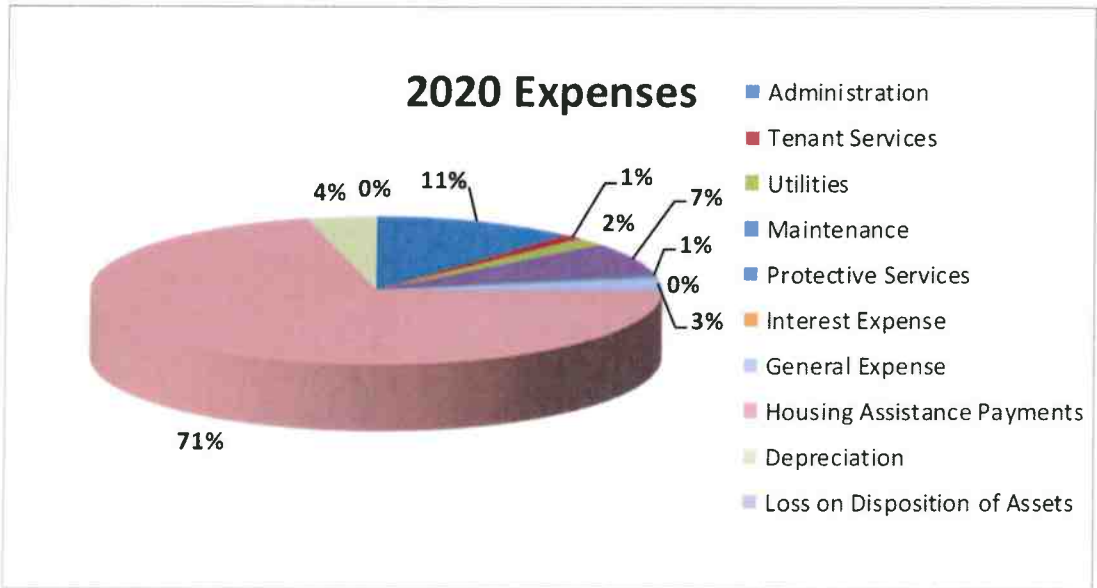
In reviewing the Statement of Revenues, Expenses, and Changes in Net Position, you will find that 88% of the Authority’s revenues are derived from grants from the Department of Housing and Urban Development and other governmental agencies. The Authority receives revenue from tenants for dwelling rental charges and miscellaneous charges of 7% of total revenue. Other Revenue including interest from investments comprises the remaining 5%.



Total Revenue increased by \$4,116,485 or 2.65%. Tenant revenue decreased by \$590,247 or 4.80% due to a slight decreased in leased units. Grant revenue increased slightly by \$1,721,511 or 1.24%. Investment income increased by \$893,860 or 454.07% due to an increase in mortgage interest during the year. Other income also increased by \$2,091,361 or 43.21% due to the gain on sale of capital assets.

EXPENSES

Total Expenses decreased by \$8,551,668 or 5.06%.



Administrative expenses increased by \$806,450 or 4.56%. This was due to an increase in salaries and benefits of \$667,352 or 4.75% due to reallocation of personnel expense. Tenant services decreased by \$220,217 or 10.24%, primarily due to decreased salaries & benefits of \$509,052 or 25.12%. Utilities expense decreased by \$437,123 or 14.23% due to the conversion of units to RAD in the prior year. Maintenance expense decreased by \$1,238,127 or 9.67%, primarily due to decreases in casualty loss of \$437,639, contract costs of \$752,617 and salaries and benefits of \$519,318. Protective services increased by \$395,320 or 65.50% due to increased security. General expenses increased by \$92,779 or 2.23%. Interest expense decreased by \$25,980 or 13.18% due to decreased debt principal held during the year. HAP expense increased by \$4,513,908 or 4.13% due to the RAD conversion in the prior year, and an increase in mainstream vouchers. Depreciation expense decreased by \$761,011 or 10.58%.

CAPITAL ASSETS

At September 30, 2020, the Authority had invested \$85,886,679 in various capital assets as listed in the following schedule.

**Southern Nevada Regional Housing Authority
Comparative Statement of Capital Assets
Table III**

	2020	2019	Total Change	% Change
Land	\$ 20,985,785	\$ 21,111,434	\$ (125,649)	-0.60%
Buildings & improvements	212,196,231	211,754,330	441,901	0.21%
Infrastructure	4,095,181	4,095,181	-	0.00%
Equipment	4,276,129	4,202,010	74,119	1.76%
Construction in Progress	-	-	-	0.00%
Accumulated Depreciation	<u>(155,666,647)</u>	<u>(149,526,572)</u>	<u>(6,140,075)</u>	4.11%
Total Capital Assets	<u>\$ 85,886,679</u>	<u>\$ 91,636,383</u>	<u>\$ (5,749,704)</u>	-6.27%

LONG-TERM DEBT ACTIVITY

The chart below illustrates the changes in debt for the period:

**Southern Nevada Regional Housing Authority
Long-term Debt
Table IV**

	Balance 9/30/2019	Adjustments	Payments/ Decreases	Balance 9/30/2020	Current Portion
Mortgage Note Payable - Wells Fargo	\$ 1,275,788	\$ -	\$ (223,350)	\$ 1,052,438	\$ 233,460
Operating Note - Wells Fargo	781,647	-	(77,761)	703,886	82,800
City of Las Vegas - Senator Apts I	1,670,000	-	-	1,670,000	-
City of Las Vegas - Senator Apts II	1,670,000	-	-	1,670,000	-
Note Payable - Bank of Nevada	360,000	-	-	360,000	-
Note Payable - Phone Loan	-	-	-	-	-
Home Rental Income Fund	194,515	-	(14,039)	180,476	15,137
Promissory Note - City National Bank	<u>1,000,000</u>	<u>-</u>	<u>-</u>	<u>1,000,000</u>	<u>-</u>
	<u>\$ 6,951,950</u>	<u>\$ -</u>	<u>\$ (315,150)</u>	<u>\$ 6,636,800</u>	<u>\$ 331,397</u>

ECONOMIC FACTORS AND EVENTS AFFECTING OPERATIONS

Several factors may affect the financial position of the Authority in the subsequent fiscal year. These factors include:

- The 2020 prorated funding level was 112% compared to the prior year of 97.77%, which is an increase of 14.23%. This increase is due to funding received through the CARES Act for FY2020 to help combat the spread of COVID-19. The 2021 prorated operating subsidy funding level is anticipated to be approximately 96.29%. The funding proration for the HCV Administrative Fee was 81%. The HCV's funding proration for 2021 is anticipated to be 82% for the Administrative Fee.
- The Authority continues to comply with the HUD requirements of asset-based management since regionalization of the Authority. The Authority has developed and maintained a system of budgeting and accounting for each asset management project (AMP) in a manner that will allow for analysis of the actual revenues and expenses associated with each property.
- The spread of a novel strain of coronavirus (COVID-19) in 2020 has caused significant volatility in the U.S. Markets. There is significant uncertainty around the breadth and duration of business disruptions related to COVID-19, as well as its impact on the U.S. economy. The extent of the impact of COVID-19 on the financial performance, including unemployment rates and the ability for tenants to pay their rent, will depend on certain developments, including the duration and spread of the outbreak, which is uncertain and cannot be determined at this time.

CONCLUSIONS

Overall, the Authority demonstrates a sound financial position. It has a management team committed to the mission of providing safe and decent housing to those in need. As the environment changes, the Authority will continue to seek ways to remain a viable organization and continue to operate at the highest standards established by the Real Estate Assessment Center and the Department of Housing and Urban Development.

REQUEST FOR INFORMATION

Should additional information be required or questions arise regarding this financial report, contact our office in writing at the following address:

Southern Nevada Regional Housing Authority
Attention:
Fredrick C. Haron, Chief Administrative Officer
340 North 11th Street
Las Vegas, Nevada 89122-5338

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

AUDITED FINANCIAL STATEMENTS

FISCAL YEAR ENDED SEPTEMBER 30, 2020

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

STATEMENT OF NET POSITION
September 30, 2020

ASSETS & DEFERRED OUTFLOWS

	Primary Government September 30, 2020	Discrete Component Units December 31, 2019	Total (Memorandum Memorandum Only)
<u>Current Assets</u>			
Cash & cash equivalents - unrestricted	\$ 16,924,638	\$ 4,193,429	\$ 21,118,067
Cash & cash equivalents - restricted	7,843,451	4,992,722	12,836,173
Investments - unrestricted	7,519,961	-	7,519,961
Investments - restricted	-	-	-
Accounts receivable	3,746,710	247,025	3,993,735
Notes receivable	-	-	-
Prepaid expenses	290,589	203,607	494,196
Inventories	287,025	-	287,025
	36,612,374	9,636,783	46,249,157
<u>Noncurrent Assets</u>			
Notes receivable	56,056,870	-	56,056,870
Other noncurrent assets	1,374,125	4,766,301	6,140,426
Investment in joint ventures	669,200	-	669,200
	58,100,195	4,766,301	62,866,496
Capital Assets			
Land	20,985,785	2,159,446	23,145,231
Buildings	196,570,035	104,552,626	301,122,661
Improvements	15,626,196	-	15,626,196
Furniture & equipment	4,276,129	6,961,839	11,237,968
Construction in process	-	2,801,027	2,801,027
Infrastructure	4,095,181	15,533,405	19,628,586
	241,553,326	132,008,343	373,561,669
Less: Accumulated depreciation	(155,666,647)	(20,206,813)	(175,873,460)
Total Capital Assets	85,886,679	111,801,530	197,688,209
Total Noncurrent Assets	143,986,874	116,567,831	260,554,705
Deferred Outflow of Resources	3,850,976	-	3,850,976
TOTAL ASSETS	\$ 184,450,224	\$ 126,204,614	\$ 310,654,838

LIABILITIES, DEFERRED INFLOWS & NET POSITION

	Primary Government September 30, 2020	Discrete Component Units December 31, 2019	Total (Memorandum (Memorandum Only)
<u>Current Liabilities</u>			
Accounts payable	\$ 2,581,362	\$ 326,014	\$ 2,907,376
Accrued liabilities	1,008,003	3,805,074	4,813,077
Unearned revenue	1,545,648	62,815	1,608,463
Long term debt - current portion	331,397	179,936	511,333
Tenant security deposits/escrow deposits	905,232	246,428	1,151,660
	6,371,642	4,620,267	10,991,909
<u>Noncurrent Liabilities</u>			
Accrued compensated absences	1,951,310	-	1,951,310
Long term debt	2,605,403	78,881,456	81,486,859
Accrued pension liability	28,212,202	-	28,212,202
Other noncurrent liabilities	1,260,896	3,738,664	4,999,560
Loan liability - non current	3,700,000	-	3,700,000
	37,729,811	82,620,120	120,349,931
TOTAL LIABILITIES	44,101,453	87,240,387	131,341,840
DEFERRED INFLOW OF RESOURCES	8,869,412	-	8,869,412
<u>NET POSITION</u>			
Net Investment in Capital Assets	83,949,879	32,740,138	116,690,017
Restricted	4,444,449	4,746,294	9,190,743
Unrestricted	43,085,031	1,477,795	44,562,826
	131,479,359	38,964,227	170,443,586
TOTAL LIABILITIES, DEFERRED INFLOW OF RESOURCES & NET POSITION	\$ 184,450,224	\$ 126,204,614	\$ 310,654,838

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

September 30, 2020

	Primary Government September 30, 2020	Discrete Component Units December 31, 2019	Total (Memorandum (Memorandum Only))
<u>Operating Revenues</u>			
Dwelling rent	\$ 11,714,750	\$ 7,285,409	\$ 19,000,159
Governmental grants & subsidy	139,768,673	-	139,768,673
Other income	5,456,284	91,035	5,547,319
Total Operating Revenues	156,939,707	7,376,444	164,316,151
<u>Operating Expenses</u>			
Administration	18,476,785	1,325,353	19,802,138
Tenant services	1,929,354	103,891	2,033,245
Utilities	2,634,693	1,025,465	3,660,158
Maintenance & operations	11,560,271	2,100,041	13,660,312
Protective services	998,879	25,394	1,024,273
General expense	4,244,861	650,674	4,895,535
Housing assistance payments	113,869,769	-	113,869,769
Depreciation expense	6,433,316	3,708,437	10,141,753
Total Operating Expense	160,147,928	8,939,255	169,087,183
Net Operating Income/(Loss)	(3,208,221)	(1,562,811)	(4,771,032)
<u>Nonoperating Revenues/(Expenses)</u>			
Investment & mortgage income	1,090,717	16,358	1,107,075
Interest expense	(171,069)	(3,414,088)	(3,585,157)
Amortization of loan fees	-	(26,233)	(26,233)
Gain/(Loss) on disposition of assets	1,474,957	-	1,474,957
Net Nonoperating Revenues/(Expenses)	2,394,605	(3,423,963)	(1,029,358)
Net Income/(Loss) before capital contributions	(813,616)	(4,986,774)	(5,800,390)
Capital grants/capital contributions	233,561	15,320,710	15,554,271
Increase/(Decrease) in Net Position	(580,055)	10,333,936	9,753,881
Total Net Position - beginning	132,059,414	28,630,291	160,689,705
Total Net Position - ending	\$ 131,479,359	\$ 38,964,227	\$ 170,443,586

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

STATEMENT OF CASH FLOWS
September 30, 2020

	PRIMARY GOVERNMENT	COMPONENT UNIT	TOTAL (Memorandum Only)
<u>CASH FLOWS FROM OPERATING ACTIVITIES</u>			
Receipts from customers and users	\$ 17,171,034	\$ 7,376,444	\$ 24,547,478
Governmental grants & subsidy - operations	139,768,673	-	139,768,673
Payments to suppliers	(13,323,991)	(5,018,074)	(18,342,065)
Payments for housing assistance	(113,869,769)	-	(113,869,769)
Payments to employees	(25,506,136)	(1,543,969)	(27,050,105)
NET CASH PROVIDED/(USED) FROM OPERATING ACTIVITIES	4,239,811	814,401	5,054,212
<u>CASH FLOWS FROM INVESTING ACTIVITIES</u>			
Purchase of investments	(357,367)	-	(357,367)
Proceeds from other noncurrent assets	-	-	-
Issuance of notes receivable	(5,904,986)	-	(5,904,986)
Interest received	1,090,717	16,358	1,107,075
NET CASH PROVIDED/(USED) FROM INVESTING ACTIVITIES	(5,171,636)	16,358	(5,155,278)
<u>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</u>			
Grant revenue - capital grants	233,561	-	233,561
Acquisition of capital assets - capital grant program	(233,561)	-	(233,561)
Acquisition of capital assets	(713,901)	(12,317,187)	(13,031,088)
Capital contributions received	-	15,320,710	15,320,710
Proceeds on mortgage & notes	-	20,281,795	20,281,795
Payments on mortgage & notes	(315,150)	(24,042,836)	(24,357,986)
Proceeds from disposition of capital assets	1,738,810	-	1,738,810
Interest paid	(171,069)	(1,605,133)	(1,776,202)
NET CASH PROVIDED/(USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	538,690	(2,362,651)	(1,823,961)
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	(393,135)	(1,531,892)	(1,925,027)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	25,161,224	10,718,043	35,879,267
CASH AND CASH EQUIVALENTS AT END OF PERIOD	\$ 24,768,089	\$ 9,186,151	\$ 33,954,240

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

STATEMENT OF CASH FLOWS
September 30, 2020

	<u>PRIMARY</u> <u>GOVERNMENT</u>	<u>COMPONENT</u> <u>UNIT</u>	<u>TOTAL</u> <u>(Memorandum Only)</u>
<u>CASH FLOWS FROM OPERATING ACTIVITIES</u>			
Net Income/(Loss) from operations	\$ (3,208,221)	\$ (1,562,811)	\$ (4,771,032)
Adjustments to reconcile net loss to net cash provided by operating activities:			
Depreciation & amortization	6,433,316	3,708,437	10,141,753
Decrease (Increase) in accounts receivable	(390,596)	129,615	(260,981)
Decrease (Increase) in prepaid expenses	(31,785)	(60,182)	(91,967)
Decrease (Increase) in inventory	405,685	-	405,685
Decrease (Increase) in Joint ventures	(669,000)	-	(669,000)
Decrease (Increase) in Noncurrent assets	1,709,577	(1,069,432)	640,145
Increase (Decrease) in accounts payable	(627,793)	78,818	(548,975)
Increase (Decrease) in accrued liabilities	(165,424)	33,495	(131,929)
Increase (Decrease) in unearned revenue	1,458,142	17,046	1,475,188
Increase (Decrease) in other noncurrent liabilities	(64,285)	(492,265)	(556,550)
Increase (Decrease) in deferred outflows, inflows, and pension liabilities	(593,264)	-	(593,264)
Increase (Decrease) in security/trust deposits	<u>(16,541)</u>	<u>31,680</u>	<u>15,139</u>
 NET CASH PROVIDED/(USED) FROM OPERATING ACTIVITIES	 <u>\$ 4,239,811</u>	 <u>\$ 814,401</u>	 <u>\$ 5,054,212</u>

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY:

1. Introduction:

The Southern Nevada Regional Housing Authority (the Authority or SNVRHA) was established effective January 1, 2010, in accordance with Nevada State law for the purpose of consolidating three housing authorities located in Southern Nevada. Las Vegas Housing Authority, Housing Authority of Clark County, and North Las Vegas Housing Authority were combined to form the Authority. On October 20, 2009, the Authority requested to enter into an Annual Contributions Contract (ACC) with the U.S. Department of Housing and Urban Development (HUD) effective January 1, 2010, to be the administrator of the housing and housing related programs described herein.

2. Organization:

The Authority is a public body and a body corporate and politically organized under the laws of the State of Nevada as a tax-exempt quasi-governmental entity under the United States Housing Act of 1937 for the purpose of providing adequate housing for qualified low-income individuals. The Authority is not subject to Federal or State income taxes and is not required to file Federal or State income tax returns.

3. Reporting Entity:

The accompanying combined financial statements include the accounts of all Authority operations for the year ended September 30, 2020. The criteria for including organizations as component units with the Authority's reporting entity, as set forth in Section 2100 of GASB's Governmental Accounting and Financial Reporting Standards, include the following:

- The organization is legally separate (can sue and be sued in its own name)
- The Authority holds the corporate powers of the organization
- The Authority appoints the voting majority
- The organization has the potential to impose a financial benefit/burden on the Authority
- There is fiscal dependency by the organization on the Authority

On the basis of application of these criteria, the Authority is a legally separate entity that is fiscally independent of other governments, and there are no other entities that are to be reported as component units of the Authority, except as noted below, nor is the Authority to be included in the City of Las Vegas, or Clark County's financial reports, therefore the Authority reports independently.

4. Discretely Presented Component Units:

Landsman Family, LLC was formed on December 5, 2013, as a limited liability company under the laws of the State of Nevada, for the purpose of acquiring, owning, operating and financing a rental housing project known as Landsman Gardens (the project). The Company's partnership interests are held by third parties unrelated to the Authority, with the exception of the managing member, Landsman Family Manager, LLC, a Nevada Limited Liability Company, which is wholly owned by Affordable Housing Program, Inc., which is a blended component of the Authority. The Authority has certain rights and responsibilities, which enables it to impose its will on the Company. In accordance with GASB Statement No. 61, the Company is included as a discretely presented component unit in the financial statements.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

4. Discretely Presented Component Units: (Cont'd)

Vera Johnson B, LP was formed on January 28, 2015, as a Nevada Limited Partnership under the laws of the State of Nevada, for the purpose of acquiring, owning, operating and financing a 112 units of rental housing project known as Vera Johnson B Manor (the project). The Partnership's interests are held by third parties unrelated to the Authority, with the exception of the managing member, Vera Johnson B, LLC, a Nevada Limited Liability Company, which is wholly owned by Affordable Housing Program, Inc., which is a blended component of the Authority. The Authority has certain rights and responsibilities, which enables it to impose its will on the Company. In accordance with GASB Statement No. 61, the Company is included as a discretely presented component unit in the financial statements.

Biegger Estates, LLC was formed on May 2, 2016, as a Nevada limited liability company under the laws of the State of Nevada, for the purpose of acquiring, owning, operating and financing a 119 units of rental housing project known as Biegger Estates (the project). The Partnership's interests are held by third parties unrelated to the Authority, with the exception of the managing member, Biegger Estates Manager, LLC, a Nevada Limited Liability Company, which is wholly owned by Affordable Housing Program, Inc., which is a blended component of the Authority. The Authority has certain rights and responsibilities, which enables it to impose its will on the Company. In accordance with GASB Statement No. 61, the Company is included as a discretely presented component unit in the financial statements.

Vera Johnson A Family, LLC was formed on August 19, 2016, to rehabilitate and operate a 76-unit apartment project known as Vera Johnson A Manor. This project is rented to low-income tenants in a manner necessary to qualify for the Federal low-income housing tax credits. The Partnership's interests are held by third parties unrelated to the Authority, with the exception of the managing member, Vera Johnson A Family Manager, LLC, a Nevada Limited Liability Company, which is wholly owned by Affordable Housing Program, Inc., which is a blended component of the Authority. The Authority has certain rights and responsibilities, which enables it to impose its will on the Company. In accordance with GASB Statement No. 61, the Company is included as a discretely presented component unit in the financial statements.

Honolulu Street Family Housing, LLC was formed April 15, 2005, for the purpose of constructing and operating a 60-unit multi-family affordable housing project. The project is rented to low-income applicants and is operating in a manner necessary to qualify for federal low-income tax credits provided under Section 42 of the Internal Revenue Code. The Partnership's interests are held by third parties unrelated to the Authority, with the exception of the managing member, Honolulu Street Family Housing, Inc., a Nevada Limited Liability Company, which is wholly owned by Affordable Housing Program, Inc., which is a blended component of the Authority. The Authority has certain rights and responsibilities, which enables it to impose its will on the Company. In accordance with GASB Statement No. 61, the Company is included as a discretely presented component unit in the financial statements.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

4. Discretely Presented Component Units: (Cont'd)

SRB Limited Partnership was formed March 1, 2006, to construct and operate a two phase 240-unit apartment project known as Senator Richard Bryan Apartments. The project is rented to low-income applicants and operated in a manner intended to qualify for federal low-income housing tax credits as provided under Section 42 of the Internal Revenue Code. The Partnership's interests are held by third parties unrelated to the Authority, with the exception of the general partner, SRB GP, LLC, a Nevada Limited Liability Company, which is wholly owned by Affordable Housing Program, Inc., which is a blended component of the Authority. The Authority has certain rights and responsibilities, which enables it to impose its will on the Company. In accordance with GASB Statement No. 61, the Company is included as a discretely presented component unit in the financial statements.

Rose Gardens Senior LP operates a 120-unit apartment complex in Las Vegas, Nevada known as Rose Gardens Senior Apartments. The project is rented to persons of low income and is qualified for the federal low-income tax credit housing program as described in Section 42 of the Internal Revenue Code. The Partnership was formed on September 27, 2016. The Partnership's interests are held by third parties unrelated to the Authority, with the exception of the general partner, Rose Gardens Senior, LLC, a Nevada Limited Liability Company, which is wholly owned by Affordable Housing Program, Inc., which is a blended component of the Authority. The Authority has certain rights and responsibilities, which enables it to impose its will on the Company. In accordance with GASB Statement No. 61, the Company is included as a discretely presented component unit in the financial statements.

Espinoza Terrace, LLC operates a 100-unit project located in Henderson, Nevada known as Espinoza Terrace Apartments. The project is rented to low-income applicants and operated in a manner intended to qualify for federal low-income housing tax credits as provided under Section 42 of the Internal Revenue Code. The Partnership's interests are held by third parties unrelated to the Authority, with the exception of the general partner, Espinoza Terrace Manager, LLC, a Nevada Limited Liability Company, which is wholly owned by Affordable Housing Program, Inc., which is a blended component of the Authority. The Authority has certain rights and responsibilities, which enables it to impose its will on the Company. In accordance with GASB Statement No. 61, the Company is included as a discretely presented component unit in the financial statements.

5. Development Corporations:

The Development Corporations (the Corporations) operate exclusively for nonprofit purposes and were created to assist in carrying out housing projects for persons of eligible income. Housing projects undertaken, financed, or assisted by the Corporations and their related expenditures must be approved by the Authority. The Corporations are legally separate from the Authority, and are included as blended component units, since the Authority can significantly influence the programs, projects, or activities of, or the level of service performed by the Authority, and their boards of directors are substantially the same as the Authority.

Affordable Housing Program, Inc. is included as a blended component unit of the Authority.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

6. Basis of Presentation:

The financial statements of the Authority have been prepared in conformity with Generally Accepted Accounting Principles (GAAP). The following summary of the more significant accounting policies is presented to assist the reader in interpreting these financial statements, and should be viewed as an integral part of this report.

A fund is an independent fiscal and accounting entity with a self-balancing set of accounts comprised of its assets, liabilities, net position, revenues, and expenses. The funds maintained by the Authority allow compliance and financial accountability by separate functions and activities.

A summary of each significant program administered by the Authority included in the financial statements is provided below to assist the reader in interpreting the financial statements. These programs do not constitute all programs subsidized by HUD and operated by the Authority.

Low Income Public Housing programs provide subsidy funding annually, by a formula for Housing Modernization and Housing Operations Programs. These programs support public housing operations by way of an annual contributions contract with HUD, ACC# NV018. Under this contract, the Authority develops, modernizes and manages public housing developments. Funding is provided by eligible residents who are charged monthly rent based on family size, family income, and other determinants, as well as by the subsidies provided by HUD.

Housing Choice Voucher programs (HCVP) include the Voucher, VASH, Mainstream and Disaster Housing programs. Under these programs, rental assistance payments are made by the Authority primarily to landlords on behalf of eligible families. These programs are funded by the annual contributions contract with HUD, ACC# NV018.

Capital Funding Programs (CFP) provide funds annually, by a formula, to public housing authorities (PHA) for capital and management activities, including modernization and development of public housing. Section 519 of the Quality Housing and Work Responsibility Act of 1998 (Public law 105-276) amends Section 9 of the U.S. Housing Act of 1937 to provide for a Capital Fund Program to be established by HUD for the purpose of making assistance available to PHAs to carry out capital, management, development and other activities. It also requires HUD to develop a formula (through a negotiated rulemaking process) for determining the amount of assistance to be provided and a mechanism to reward performance. The CFP funds, which are allocated annually, represent the major source of funding for capital and management activities at PHA's.

Resident Opportunity & Supportive Services Program provides reliable transportation for all elderly and disabled residents of the service area and contracts for housekeeping and personal assistance for residents who meet certain criteria. The program also provides for a service coordinator who implements and coordinates the program. Funding for this program is provided by grants from HUD.

Business Activities – The Non-aided Housing Program is funded with other than federal financing and is used to account for various activities of the Authority. In addition to dwelling rents, this fund is used to account for fees charged to nonprofit organizations for managing their low-income housing projects and fees paid by other funds for services provided and for the use of facilities owned by the Non-aided Housing Program.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

6. Basis of Presentation: (Cont'd)

Component Units – The Authority has two blended component units – Affordable Housing Program, Inc. and Honolulu Street Family Housing, Inc. Both of these corporations share the same board as the Authority and are considered to be blended component units. Separate standalone financial statements for the component units are not prepared.

7. Basis of Accounting and Measurement Focus:

Basis of Accounting – The Housing Board uses the accrual basis of accounting in all its funds. Under this method, revenues are recorded when earned, and expenses are recorded when liabilities are incurred, regardless of when the related cash flow takes place.

Basis of Presentation – The financial statements of the Housing Board are presented from a fund perspective. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain Housing Board functions. The fund is a separate accounting entity with a self-balancing set of accounts. The accounting and financial reporting method applied by a fund is determined by the fund's measurement focus. The accounting objectives are determination of net income, financial position, and cash flows.

All assets and liabilities associated with the financial activities are included on the Statement of Net Position. Proprietary fund equity is segregated into three broad components: Net investment in capital assets, Restricted, and Unrestricted. The Housing Board uses the following fund:

Enterprise fund – This type of fund is reported using an economic resources measurement focus. Additionally, it is used to account for operations that are financed and operated in a manner similar to private businesses where a fee is charged to external users for services provided.

8. Revenues and Expenses:

SNVRHA distinguishes operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services in connection with SNVRHA's principal ongoing operations. The principal operating revenues of SNVRHA are charges to tenants for rent and various grants and subsidies. Operating expenses include the cost of services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Subsidies received from HUD or other grantor agencies for operating purposes, are recorded as operating revenue in the operating statement while capital grant funds are added to the net position below the non-operating revenue and expense.

9. Encumbrances:

Encumbrances represent commitments related to unperformed contracts for goods and services. The Housing Board does not utilize encumbrance accounting.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

10. Budgets:

The Authority is required by contractual agreements to adopt annual, appropriated operating budgets for all its programs receiving expenditure awards. All budgets are prepared on a HUD basis, which is materially consistent with generally accepted accounting principles (GAAP). The Authority prepares its budget annually. The Board of Commissioners adopts the budget through passage of a budget resolution prior to the beginning of the fiscal year.

11. Inventories:

Inventories are recorded at cost using the first in, first out (FIFO) method. If inventory falls below cost due to damage, deterioration or obsolescence, SNVRHA establishes an allowance for obsolete inventory. In accordance with the consumption method, inventory is expensed when items are actually placed in service.

12. Capital Assets and Depreciation:

Capital assets include all land and site improvements thereon; all dwelling and non-dwelling structures, including fixtures permanently attached thereto or installed in a fixed position; and all items of nonexpendable equipment acquired and held for the projects that cost \$5,000 or more and have an estimated useful life of at least one year. It also includes items of expendable equipment paid for from funds provided for the development of the projects.

Capital assets are valued at historical cost. Donated capital assets are recorded at fair market value on the date received. Interest expense incurred during the development period is capitalized.

Maintenance, minor repairs and replacements are recorded as expenses; extraordinary replacements of property resulting in property betterments are charged to the property accounts.

Depreciation is charged to operations using the straight-line method based on the estimated useful life of the related asset. The estimated useful lives of the various asset categories are as follows:

Buildings	30 to 40 years
Improvements	15 years
Furniture and Equipment	2 to 10 years

Proceeds from the sale of property acquired or significantly improved with HUD or State funds are refunded to HUD or the State as required by contract.

13. Collection Losses:

Collection losses on accounts receivable are expensed, in the appropriate Fund, using the specific write-off method.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

14. Cash and Cash Equivalents:

Cash and cash equivalents includes amounts in demand deposit accounts and short-term investments with an initial maturity date of three months or less for purposes of measuring cash flows. Restricted cash is included for purposes of reporting cash flows.

15. Investments:

Investments of the Authority consist of those permitted by the Nevada Government Code including obligations of the U.S. government and federal agencies. The Authority's investments are carried at fair value based upon quoted market prices, as required by generally accepted accounting principles. The Authority adjusts the carrying value of its investments to reflect their fair value at each fiscal period end, and it includes the effects of those adjustments in income for that fiscal period. The Authority classifies its investments as current or non-current based on the maturity dates. Short-term investments have maturities within one year.

16. Compensated Absences:

Compensated absences are absences for which the employees will be paid, i.e., sick leave, vacation, and other approved leaves. In accordance with GASB Statement No. 16, *Accounting for Compensated Absences*, the Authority accrues the liability for those absences that the employee has earned the rights to the benefits. Accrued amounts are based on the current salary rates. Full-time, permanent employees are granted vacation and sick leave benefits in varying amounts to specified maximums depending on tenure with the Authority. Vacation and sick pay is recorded as an expense and related liability in the year earned by the employees.

The policy of the Authority is to accumulate earned but unused annual vacation benefits, which will be paid to employees upon separation from Authority service. Vested or accumulated vacation is earned at a rate ranging from 10 days per year for the first year of service, up to a maximum of 20 days per year after 14 years of service. The maximum permissible accumulation is 200 hours. At termination, employees are paid for any accumulated vacation leave. Sick leave is accumulated at the rate of one day per month and may be accumulated to a maximum of 20 days. Accumulations in excess of 20 days are forfeited. The value of unused sick leave is not payable upon separation from the Authority. Vacation pay is recorded as an expense and related liability in the year earned by the employee.

17. Use of Estimates:

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

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

18. Inter-program Receivables and Payables:

Inter-program receivables/payables are all either current assets or current liabilities and are the result of the use of the Revolving Fund as the common paymaster for costs of the Authority. Cash settlements are made periodically and all inter-program balances net to zero. These inter-program receivables and payables have been eliminated in preparation of the basic financial statements. The detail by program can be found in the Financial Data Schedule of Net Position.

19. Allowance for Doubtful Accounts:

Tenant receivables are reported net of an allowance for doubtful accounts. Management's estimate of the allowance is based on historical collection experience and a review of the current status of tenant accounts receivable. It is reasonably possible that management's estimate of the allowance will change over time.

20. Prepaid Expenses:

Prepaid expenses represent payments made to vendors for goods or services that will benefit periods beyond the current year end.

21. Intangible Assets:

According to the most recent Government Accounting Standards Board pronouncement all financing costs for the Southern Nevada Regional Housing Authority have been written off and expensed currently. Consequently, there is no amounts amortized during the year.

22. Capitalized Interest:

Interest expense on notes and bonds, net of interest income on related debt proceeds is capitalized during the project development period through the date of full availability. Only the interest associated specifically with debt used to construct physical structures is capitalized.

23. Restricted Net Position:

Certain assets may be classified as restricted on the statement of net position as their use is restricted by contracts or agreements with outside third parties and lending institutions. Restricted Net Position also includes funds for tenant security deposits restricted for application to unpaid tenant accounts or for refund to tenants.

24. Grants and Contributions:

The Authority has received loans and grants from HUD to build and improve housing projects. The grants require that only individuals and families that meet various income, age and employment standards be housed or aided.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

25. Unearned Revenue:

Unearned revenue is recorded when the Authority receives funds in advance of when it has a complete legal claim to them, as when grant monies are received prior to meeting all eligibility requirements and/or the occurrence of qualifying expenditures. In this case, unearned revenue is recorded at a liability on the Statement of Net Position. Later, in subsequent periods, when both the revenue recognition criteria are met and/or when SNVRHA has complete legal claim to the resources, the liability for unearned revenue is removed from the Statement of Net Position, and revenue is then recognized.

26. New Pronouncements:

For the fiscal year ending September 30, 2020, due to the COVID-19 pandemic, GASB 95 was issued in May 2020 to relieve governments and other stakeholders on certain provisions/statements by postponing the effective dates by one year. The following statements below are affected, and the Authority is currently evaluating its accounting practices to determine the potential impact on the financial statements for the following GASB Statements:

GASB Statement No. 87, Leases - In June 2017, the GASB issued GASB Statement No. 87, Leases. This Statement is to improve accounting and financial reporting for leases by governments. This Statement requires recognition of certain leased assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. With the COVID-19 relief, this Statement is effective for the Authority's fiscal year ending June 30, 2021.

GASB Statement No. 89, Accounting for Interest Cost Incurred before the End of a Construction Period - In June 2018, the GASB issued GASB Statement No. 89, Accounting for Interest Cost Incurred before the End of a Construction Period. The objectives of this Statement are (1) to enhance the relevance and comparability of information about capital assets and the cost of borrowing for a reporting period and (2) to simplify accounting for interest cost incurred before the end of a construction period. This Statement requires that interest cost incurred before the end of a construction period be recognized as an expenditure/expense in the period in which the cost is incurred. As the Authority currently does not undertake the activities defined in this statement, there is no material effect of this pronouncement on the financial statements.

GASB Statement No. 90, Majority Equity Interests – In August 2018, the GASB issued GASB Statement No. 90, Majority Equity Interests – an Amendment of GASB Statements No. 14 and No. 61. The primary objectives of this Statement are to improve the consistency and comparability of reporting a government's majority equity interest in a legally separate organization and to improve the relevance of financial statement information for certain component units. It defines a majority equity interest and specifies that a majority equity interest in a legally separate organization should be reported as an investment if a government's holding of the equity interest meets the definition of an investment. As the Authority currently does not have any material equity interests as defined in this statement, there is no material effect of this pronouncement on the financial statements.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE A - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

26. New Pronouncements: (Cont'd)

GASB Statement No. 91, Conduit Debt Obligations - In May 2019, the GASB issued GASB Statement No. 91, Conduit Debt Obligations. The objectives of this Statement are to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. This Statement achieves those objectives by clarifying the existing definition of a conduit debt obligation; establishing that a conduit debt obligation is not a liability of the issuer; establishing standards for accounting and financial reporting of additional commitments and voluntary commitments extended by issuers and arrangements associated with conduit debt obligations; and improving required note disclosures. This Statement is effective for the Authority's fiscal year June 30, 2021.

GASB Statement No. 95, Postponement of the Effective Dates of Certain Authoritative Guidance – As indicated previously, the primary objective of this GASB Statement 95 is to provide temporary relief to governments and other stakeholders considering the COVID-19 pandemic. That objective is accomplished by postponing the effective dates of certain provisions in Statements and Implementation Guides that first became effective or are scheduled to become effective for periods beginning after June 15, 2018, and later. As detailed above, the Authority postponed the implementation dates of all GASB statements affected by this standard.

NOTE B - CASH, CASH EQUIVALENTS, AND INVESTMENTS:

Nevada law NRS 356.360 requires banks and savings and loan institutions participating in the Nevada Collateral Pool to pledge government securities with a market value of 102% of the amount of uninsured balances of public money held by the depository. Under Nevada law this collateral is held in a separate investment pool by another institution in the depository's name. Cash, restricted cash, and investments are classified in the financial statements based on whether or not their use is restricted under the terms of the Authority's debt instruments or agency agreements. The Authority's carrying amount of cash and investments as of September 30, 2020 was \$32,288,050, and the bank balance was \$34,323,803.

Cash and Cash Equivalents

Cash and cash equivalents are maintained on deposit in demand accounts with Nevada State Bank and BNY Mellon. Of the amounts deposited into the bank, \$500,000 is covered by the Federal Deposit Insurance Corporation. All remaining balances are properly collateralized by the financial institution in accordance with the regulations of the Nevada Collateral Pool.

September 30, 2020, Cash and cash equivalents of the primary government and discrete component units are presented in the basic financial statements as of September 30, 2020, as follows:

	<u>Primary Government</u>	<u>Component Units</u>
	Cash and Cash Equivalents	Cash and Cash Equivalents
Unrestricted	\$ 16,924,638	\$ 4,193,429
Restricted	7,843,451	4,992,722
Total	\$ 24,768,089	\$ 9,186,151

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE B - CASH, CASH EQUIVALENTS, AND INVESTMENTS: (Cont'd)

Investments

The investments as of September 30, 2020, was \$7,519,961, which consisted of securities in the Bank of New York Mellon funds which are all invested in Federal Home Loan Mortgage Corporation.

Interest Rate Risk

Fair value of an investment fluctuates with interest rates and increasing interest rates could cause fair value to decline below the original cost. The Authority follows the Nevada Government Code investment policy which does not limit the weighted average maturity of its investment portfolio.

Credit Risk

The Authority does not have a formal policy on credit risk. The Federal Code of Regulations, Part 85, Subpart C, (24 CFR 85.20) for cash management and investments permits investments in the following types of investments: direct U.S. obligations, U.S. agency obligations, repurchase agreements, and money market mutual funds. All investments of the Authority meet these guidelines.

Custodial Risk

For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investment or collateral securities that are in the possession of an outside party. As of September 30, 2020, the Authority held investments in U.S. Treasuries and other federal agency securities which were held by the Authority's custodian in the Authority's name.

Concentration of Credit Risk

The Authority is required to disclose investments that represent a concentration of five percent or more of investments in any issuer held by individual Authority funds in the securities of issuers other than U.S. Treasury securities, mutual funds and external investment pools. The Authority's policy does not set a limit on the amount that may be invested in any single issuer. At September 30, 2020, investments in Federal Home Loan Mortgage Corporation notes represented approximately 57 percent of total investments.

Restricted cash and cash equivalents at September 30, 2020, were as follows:

Security deposit funds	\$ 905,232
HCV CARES Act funds	1,232,874
FSS escrow funds	1,260,896
Modernization	4,311,125
Mainstream equity	<u>133,324</u>
	<u>\$ 7,843,451</u>

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE C - ACCOUNTS RECEIVABLE:

Accounts receivable, including all applicable allowances for uncollectible accounts at September 30, 2020, consisted of the following:

	Primary Government	Component Units
Tenants (net of allowance of \$277,305)	\$ 289,433	\$ 247,025
A/R - HUD	2,802,489	-
Other government agencies	379,949	-
A/R - miscellaneous (net of allowance of \$679,796)	232,986	-
Accrued interest receivable	40,154	-
Fraud (net of allowance of \$27,608)	1,699	-
	\$ 3,746,710	\$ 247,025

Note: The above receivable balance excludes \$7,701,414 of interfund receivables that have been eliminated as a result of financial statement consolidation.

NOTE D - PREPAID EXPENSES, INVENTORY AND OTHER ASSETS:

Prepaid expenses, inventory and other assets at September 30, 2020, consisted of the following:

	Primary Government	Component Units
Prepaid insurance and other assets	\$ 290,589	\$ 203,607
Inventory	287,025	-
	\$ 577,614	\$ 203,607

NOTE E - NOTES RECEIVABLE:

The Authority is an affiliate to the Managing Member of *Honolulu Family Street Housing LLC* with a low-income tax credit development on the site of the former Ernie Cragin Annex 3, where 54 housing units built in the 1970s were razed in 2005. The 8.13-acre site is located at East Charleston Boulevard and Honolulu Street. The 60-unit mixed finance development is financed utilizing \$8,905,576 of Capital Fund Program Replacement Housing funds, \$8.579 million raised through tax credits from the state, \$360,000 of FHLB grant, and \$490,159 in Housing Authority reserves. The balance of these Notes Receivable at September 30, 2020 was \$6,455,329.

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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE E - NOTES RECEIVABLE: (Cont'd)

While these units are not owned by the Authority, they are part of the PHA's Annual Contributions Contract and are eligible to receive low-income public housing subsidy. The Authority has entered into a 90-year ground lease (at \$1 per year) with the project's owner, Honolulu Street Family Housing, LLC and has retained the right of first refusal to purchase the units at the end of the tax-credit compliance period. The Authority has established Honolulu Street Family Housing Inc. (HSFH Inc.) to act as managing member of the LLC. HSFH Inc. is also a 0.01 percent partner in the LLC. In addition, Affordable Housing Program Inc. (AHP), a wholly-owned component unit of the Authority, was designated as the developer of the property.

City of Las Vegas – Senator Apartments I: On February 15, 2006, the Affordable Housing Program, Inc. (the Corporation) entered into a loan agreement with the City of Las Vegas for \$1,670,000, \$168,295 in HOME funds and \$1,501,705 in low income housing tax funds (LIHTF) to be used for the construction of the Senator Richard Bryan Apartments I. The Corporation then lent the funds to the Senator Richard Bryan Limited Partnership. The loans accrue interest at 4.8% and no payments of principal will be due on or before February 15, 2036 so long as the property is maintained as low-income and is in compliance with the HOME/Low Income Housing Tax Credit program. HOME funds are recapturable upon sale or transfer of title of the property during the 20-year HOME period of affordability. The LIHTF money is recapturable upon the sale or transfer of title of the property in perpetuity.

City of Las Vegas – Senator Apartments II: On January 16, 2008, the Affordable Housing Program, Inc. (the Corporation) entered into a loan agreement with the City of Las Vegas for \$1,670,000, \$693,000 in HOME funds and \$977,000 in low income housing tax funds (LIHTF) to be used for the construction of the Senator Richard Bryan Apartments II. The Corporation then lent the funds to the Senator Richard Bryan Limited Partnership. The loans accrue interest at 4.8% and no payments of principal will be due on or before January 16, 2038 so long as the property is maintained as low-income and is in compliance with the HOME/Low Income Housing Tax Credit program. HOME funds are recapturable upon sale or transfer of title of the property during the 20-year HOME period of affordability. The LIHTF money is recapturable upon the sale or transfer of title of the property in perpetuity.

Landsman Family, LLC was formed on December 5, 2013 to rehabilitate and operate a 100-unit multifamily project known as Landsman Gardens Apartments. This project is rented to low-income tenants in a manner necessary to qualify for the Federal low-income housing tax credits. On December 5, 2013 the Housing Authority issued mortgage note receivables in order to help fund the acquisition and construction of the development. The loans accrue interest at a rate of 3.32% and no payments of principal will be due on or before April 1, 2055. The balance of these notes receivable at September 30, 2020 is \$2,976,000 and \$6,380,317.

Vera Johnson B LP was formed on January 28, 2015 to rehabilitate and operate a 112-unit multifamily project known as Vera Johnson B Manor. This project is rented to low-income tenants in a manner necessary to qualify for the Federal low-income housing tax credits. On April 1, 2015 the Housing Authority issued mortgage note receivables in order to help fund the acquisition and construction of the development. The loans accrue interest at a rate of 4.00% and 0.00% respectively with no payments of principal will be due on or before March 2, 2070. The balance of these notes receivable at September 30, 2020 is \$1,880,160 and \$0.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE E - NOTES RECEIVABLE: (Cont'd)

Biegger Estates LP was formed on May 2, 2016 to rehabilitate and operate a 119-unit multifamily project known as Biegger Estates. This project is rented to low-income tenants in a manner necessary to qualify for the Federal low-income housing tax credits. On May 2, 2016 the Housing Authority issued mortgage note receivables in order to help fund the acquisition and construction of the development. The loans accrue interest at a rate of 3.75% and 2.33% respectively with no payments of principal will be due on or before May 31, 2051. The balance of these notes receivable at September 30, 2020 is \$5,000,000 and \$390,883.

Vera Johnson A Family, LLC was formed on August 19, 2016 to rehabilitate and operate a 76-unit apartment project known as Vera Johnson A Manor. This project is rented to low-income tenants in a manner necessary to qualify for the Federal low-income housing tax credits. On March 1, 2019 the Housing Authority issued mortgage note receivables in order to help fund the acquisition and construction of the development. The loans accrue interest at a rate of 4.50% with no payments of principal will be due on or before December 31, 2072. The balance of these notes receivable at September 30, 2020 is \$2,649,083 and \$600,000.

Espinoza Terrace, LLC was formed on October 21, 2019 to rehabilitate and operate a 100-unit apartment project known as Espinoza Terrace. This project is rented to low-income tenants in a manner necessary to qualify for the Federal low-income housing tax credits. On July 1, 2020 the Housing Authority issued mortgage note receivables in order to help fund the acquisition and construction of the development. The loans accrue interest at a rate of 0.00% and 4.10% respectively with no payments of principal will be due on or before July 1, 2068. The balance of these notes receivable at September 30, 2020 is \$1,193,881 and \$6,116,696.

Rose Gardens Senior LP was formed on September 27, 2016, to rehabilitate and operate a 120-unit apartment project known as Rose Gardens Senior Apartments. This project is rented to low-income tenants in a manner necessary to qualify for the Federal low-income housing tax credits. On October 1, 2019, the Housing Authority issued mortgage note receivables in order to help fund the acquisition and construction of the development. The loans accrue interest at a rate of 1.00% and 2.55% respectively with no payments of principal will be due on or before December 31, 2052. The balance of these notes receivable at September 30, 2020 is \$5,207,648 and \$695,000.

Archie Grant Park is an ongoing RAD development project. On September 1, 2020, the Housing Authority issued mortgage note receivables to help fund the acquisition and construction of the development. The loans accrue interest at a rate of 3.05%. Payments to interest and principal are paid through cash flow as defined in the operating agreement. The balance of these note receivables at September 30, 2020 is \$6,021,000 and \$225,000, respectively.

Wardelle Street Townhouses is an ongoing RAD development project. On December 30, 2019, the Housing Authority issued mortgage note receivables to help fund the acquisition and construction of the development. The loans accrue interest at a rate of 2.65% and 1.90%, respectively. Payments to interest and principal are paid through cash flow as defined in the operating agreement. The balance of these note receivables at September 30, 2020 is \$1,720,000 and \$4,499,000, respectively.

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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE E - NOTES RECEIVABLE: (Cont'd)

As of September 30, 2020, the cumulative note receivable principal balances totaled \$55,349,997, with total accrued interest of \$6,963,906 and an allowance of \$6,257,033. Notes receivable consisted of the following:

Description	Interest rate	Issue date	Maturity	10/1/2019	Additions	Receipts	9/30/2020
Honolulu Street LLC							
First leasehold loan	4.68%	3/1/2006	3/1/2061	\$ 212,359	\$ -	\$ -	\$ 212,359
Second leasehold loan	4.68%	3/1/2006	3/1/2061	1,511,441	-	-	1,511,441
Third leasehold loan	1.00%	3/1/2006	3/1/2061	3,750,000	-	-	3,750,000
Fourth leasehold loan, Section 8 Reserves	1.00%	7/30/2008	8/1/2062	332,759	-	-	332,759
Fifth leasehold loan, Scat Sites Fund	4.83%	7/9/2008	1/1/2061	288,770	-	-	288,770
Federal Home Loan	1.00%	9/10/2007	9/10/2062	360,000	-	-	360,000
SRB Apartments							
Senator apartments I	4.80%	2/15/2006	2/15/2036	1,670,000	-	-	1,670,000
Senator apartments II	4.80%	1/16/2008	1/16/2038	1,670,000	-	-	1,670,000
Landsman Family LLC							
Seller's Note 1	3.32%	12/5/2013	4/1/2055	2,976,000	-	-	2,976,000
Seller's Note 2	3.32%	12/5/2013	4/1/2055	6,380,317	-	-	6,380,317
Vera Johnson B LP							
Acquisition Note	4.00%	4/1/2015	3/31/2070	1,880,160	-	-	1,880,160
Vera Johnson B LP - GAP	0.00%	4/1/2015	4/30/2070	-	-	-	-
Biegger Estates LLP							
Acquisition Note	3.75%	5/2/2016	5/31/2051	5,000,000	-	-	5,000,000
Biegger Estates LLP - GAP	2.33%	5/2/2016	5/31/2051	390,883	-	-	390,883
Vera Johnson A LP							
Acquisition Note	4.50%	3/1/2017	12/31/2072	2,649,083	-	-	2,649,083
Vera Johnson A LP - GAP	4.50%	3/1/2017	12/31/2072	600,000	-	-	600,000
Espinoza Terrace							
Bridge Promissory Note	0.00%	7/1/2018	7/1/2068	1,193,881	-	-	1,193,881
Espinoza - GAP	4.10%	7/1/2018	7/1/2068	1,966,696	-	-	1,966,696
Seller's Note 3	4.10%	7/1/2018	7/1/2068	4,150,000	-	-	4,150,000
Rose Gardens Senior LP							
Seller's Note 4	2.55%	10/1/2017	12/31/2052	695,000	-	-	695,000
Rose Garden - Third Loan	1.00%	10/1/2017	12/31/2052	5,559,535	227,471	(579,358)	5,207,648
Archie Grant Park							
Seller's Note 5	3.05%	9/1/2019	9/1/2069	6,690,000	-	(669,000)	6,021,000
Archie Grant Park - GAP	3.05%	9/1/2019	9/1/2069	225,000	-	-	225,000
Wardelle Street							
Seller's Note	2.65%	12/30/2019	12/30/2059	-	1,720,000	-	1,720,000
GAP Note	1.90%	12/30/2019	12/30/2059	-	4,499,000	-	4,499,000
Accrued interest on notes receivable				5,241,343	1,722,563	-	6,963,906
Less: allowance for accrued interest				(5,241,343)	(1,015,690)	-	(6,257,033)
Total notes receivable				\$ 50,151,884	\$ 7,153,344	\$ (1,248,358)	\$ 56,056,870

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE F - OTHER NONCURRENT ASSETS:

Primary Government

The Authority advanced funds to Landsman Family LLC, a Nevada Limited Liability Company, to pay for construction costs. The outstanding balance does not bear any interest and is payable out of available cash flow. The amount due as of September 30, 2020 was \$5,417.

On September 24, 2015 Landsman Family, LLC entered into a Developer Agreement with Affordable Housing Program, Inc. (AHP), an affiliate of the Authority. Pursuant to the Agreement, AHP will earn a total development fee of \$2,350,000 for services relating to the development of the Project. The developer fee does not accrue interest and shall be payable out of available cash flow. The amount due as of September 30, 2020 was \$895,267.

On September 1, 2019, Archie Grant Park, LLC entered into a Developer Agreement with Affordable Housing Program, Inc. (AHP), an affiliate of the Authority. Pursuant to the Agreement, AHP will earn a total development fee of \$330,000 for services relating to the development of the Project. The developer fee does not accrue interest and shall be payable out of available cash flow. The amount due as of September 30, 2020 was \$236,717.

The Housing Authority is the Administrative General Partner for Ernie Cragin Limited Partnership. Pursuant to the Partnership Agreement the administrative general partner is entitled to an annual incentive management fee. At September 30, 2020 \$18,359 has been accrued.

Component Units – Discretely Presented

Prepaid Ground Lease includes \$1,360,000 from Landsman Family, LLC for the period of December 5, 2013 to December 4, 2112 and is amortized over the 99-year lease period, in an annual amount of \$13,737. The balance at December 31, 2019 was \$1,277,577. Additionally, there is a \$2,100,000 Ground Lease from Biegger Estates, LLC for the period of May 2, 2016 to May 31, 2115 and is amortized over the 99-year lease period, in an annual amount of \$21,212. The balance at December 31, 2019 was \$2,022,340. On July 1, 2018, a \$975,000 Ground Lease from Espinoza Terrace, LLC for the period of July 1, 2018 to July 31, 2117 was issued and is amortized over the 99-year lease period in the annual amount of \$9,828. The balance at December 31, 2019 was \$960,258.

As of September 30, 2020, other noncurrent assets consisted of the following:

	<u>Primary Government</u>	<u>Component Units</u>
Construction advances - Landsman	\$ 5,417	\$ -
Developer Fee - Landsman Family	895,267	-
Developer Fee - Rose Gardens	145,365	-
Developer Fee - Archie Grant Estates	236,717	-
Developer Fee - Yale Keys	73,000	-
Administrative Fee - Cragin	18,359	-
Prepaid Land Lease - Biegger	-	2,022,340
Prepaid Land Lease - Landsman	-	1,277,577
Prepaid Land Lease - Espinoza	-	960,258
Intangible assets, net accumulated amortization	-	506,126
	<u>\$ 1,374,125</u>	<u>\$ 4,766,301</u>

During the fiscal year, the Authority transferred \$669,200 to Archie Grant, LLC as an equity contribution which will be applied to acquisition costs and is currently being held as Investment in Joint Ventures.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE G - CAPITAL ASSETS:

Changes in capital assets of the primary government consisted of the following as of September 30, 2020:

	Balance at 9/30/2019	Additions/ Increases	Transfers/ Retirements	Dispositions/ Decreases	Balance at 9/30/2020
Enterprise Activities					
Capital assets not being depreciated:					
Land	\$ 21,111,434	\$ -	\$ -	\$ (125,649)	\$ 20,985,785
Construction in progress	-	-	-	-	-
Total capital assets not being depreciated	21,111,434	-	-	(125,649)	20,985,785
Buildings & improvements	211,754,330	767,922	-	(326,021)	212,196,231
Infrastructure	4,095,181	-	-	-	4,095,181
Furniture & equipment	4,202,010	179,540	-	(105,421)	4,276,129
Total capital assets being depreciated	220,051,521	947,462	-	(431,442)	220,567,541
Buildings & improvements	(147,023,983)	(6,062,716)	-	195,791	(152,890,908)
Furniture & equipment	(2,502,589)	(370,600)	-	97,450	(2,775,739)
Total accumulated depreciation	(149,526,572)	(6,433,316)	-	293,241	(155,666,647)
Net Book Value	\$ 91,636,383				\$ 85,886,679

Changes in capital assets of the discretely presented component units consisted of the following as of December 31, 2019:

	Balance at 12/31/2018	Additions/ Increases	Retirements/ Transfers	Dispositions/ Transfers	Balance at 12/31/2019
Capital assets not being depreciated:					
Land	\$ 1,564,853	\$ 594,593	\$ -	\$ -	\$ 2,159,446
Construction in progress	-	2,801,027	-	-	2,801,027
Total capital assets not being depreciated	1,564,853	3,395,620	-	-	4,960,473
Buildings & improvements	95,554,320	8,998,306	-	-	104,552,626
Infrastructure	9,793,840	5,739,565	-	-	15,533,405
Furniture & equipment	5,310,047	1,679,545	-	(27,753)	6,961,839
Total capital assets being depreciated	110,658,207	16,417,416	-	(27,753)	127,047,870
Total accumulated depreciation	(16,526,129)	(3,708,437)	-	27,753	(20,206,813)
Total capital assets being depreciated	94,132,078				106,841,057
Capital assets, net	\$ 95,696,931				\$ 111,801,530

NOTE H - ACCOUNTS PAYABLE:

Accounts payable at September 30, 2020, consisted of the following:

	Primary Government	Component Units
Vendors and contractors payable	\$ 2,290,741	\$ 326,014
Accounts payable - HUD	35,720	-
PILOT	254,901	-
Tenant security deposits	905,232	246,428
	\$ 3,486,594	\$ 572,442

Note: The above payables balance excludes \$7,701,414 of interfund payables that have been eliminated as a result of financial statement consolidation.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE I - ACCRUED LIABILITIES & OTHER CURRENT LIABILITIES:

Other current liabilities consisted of the following as of September 30, 2020:

	<u>Primary Government</u>	<u>Component Units</u>
Accrued wages & fringes	\$ 787,962	\$ -
Accrued compensated absences - current portion	40,474	-
Other accrued liabilities	-	3,617,217
Noncurrent debt - current portion	331,397	179,936
Unearned revenue - CARES Act	1,232,874	-
Unearned revenue - other	312,774	62,815
Other current liabilities	<u>179,567</u>	<u>187,857</u>
	<u>\$ 2,885,048</u>	<u>\$ 4,047,825</u>

NOTE J - OTHER NONCURRENT LIABILITIES:

Other noncurrent liabilities – other consisted of the following as of September 30, 2020:

	<u>Primary Government</u>	<u>Component Units</u>
FSS Escrow Liability	\$ 1,260,896	\$ -
Developer fee payable	-	3,738,664
Accrued compensated absences - noncurrent	1,951,310	-
Accrued pension & OPEB liability	<u>28,212,202</u>	<u>-</u>
	<u>\$ 31,424,408</u>	<u>\$ 3,738,664</u>

The following is a summary of the primary government activity for the year:

	<u>Balance at September 30, 2019</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance at September 30, 2020</u>	<u>Current Portion</u>
FSS Escrow Liability	\$ 1,325,181	\$ 495,861	\$ (560,146)	\$ 1,260,896	\$ -
Compensated absences	1,814,866	685,027	(508,109)	1,991,784	40,474
Net pension liability	<u>28,116,022</u>	<u>96,180</u>	<u>-</u>	<u>28,212,202</u>	<u>-</u>
	<u>\$ 31,256,069</u>	<u>\$ 1,277,068</u>	<u>\$ (1,068,255)</u>	<u>\$ 31,464,882</u>	<u>\$ 40,474</u>

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE K - LONG-TERM DEBT - Primary Government:

A summary of changes of the primary government's long-term debt for the year ended September 30, 2020, is presented below.

	Balance 9/30/2019	Adjustments	Payments/ Decreases	Balance 9/30/2020	Current Portion
Mortgage Note Payable - Wells Fargo	\$ 1,275,788	\$ -	\$ (223,350)	\$ 1,052,438	\$ 233,460
Operating Note - Wells Fargo	781,647	-	(77,761)	703,886	82,800
City of Las Vegas - Senator Apts I	1,670,000	-	-	1,670,000	-
City of Las Vegas - Senator Apts II	1,670,000	-	-	1,670,000	-
Note Payable - Bank of Nevada	360,000	-	-	360,000	-
Home Rental Income Fund	194,515	-	(14,039)	180,476	15,137
Promissory Note - City National Bank	1,000,000	-	-	1,000,000	-
	<u>\$ 6,951,950</u>	<u>\$ -</u>	<u>\$ (315,150)</u>	<u>\$ 6,636,800</u>	<u>\$ 331,397</u>

Wells Fargo Bank (Business Activities- Affordable Housing Program)

On May 16, 2007, the Southern Nevada Regional Housing Authority entered into an agreement to fund two promissory notes with Wells Fargo Bank for a total of up to \$5,800,000 to refinance an existing note and provide construction funds for the expansion of Robert Gordon Plaza and Rulon Earl mobile home parks:

Note 1 - The note bears interest at a variable rate of the 30-day LIBOR rate plus 1.25% (interest rate was 6.98% at August 14, 2006 with monthly principal payments of \$2,880 commencing in May 2007 and increasing to \$10,330 upon maturity in May 2027 (monthly principal payments were \$5,640 at September 30, 2020). The note is secured by a deed of trust on Robert Gordon Plaza. Total interest expense associated with this note for the year was \$54,684. The outstanding balance at June 30, 2020 is \$703,886.

Southern Nevada Regional Housing Authority has entered into an interest rate swap agreement with an original notional amount of \$1,420,526 that limits the variable interest cash flow exposure on the loan for a period of twenty years from the date issued, with a maturity date of May 16, 2027. Under the interest rate swap agreement, Southern Nevada Housing Authority, LLC pays or receives on a monthly basis an amount based on the notional amount, \$778,406 at September 30, 2020, multiplied by the positive or negative differential from the fixed rate of 6.77%. As of September 30, 2020, the fair value of the interest rate swap obligation was \$137,556, an increase of \$4,231 during the year.

Note 2 - The note bears interest at a variable rate of the 30-day LIBOR rate plus 1.25% (interest rate was 6.98% at August 14, 2006) with monthly principal payments of \$2,880 commencing in May 2007 and increasing to \$10,330 upon maturity in May 2027 (monthly principal payments were \$17,970 at September 30, 2020). The note is secured by a deed of trust. Total interest expense associated with this note for the year was \$71,652. The outstanding balance at September 30, 2020, is \$1,052,438.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE K - LONG-TERM DEBT – Primary Government: (Cont'd)

Southern Nevada Regional Housing Authority has entered into an interest rate swap agreement with an original notional amount of \$4,200,000 that limits the variable interest cash flow exposure on the loan for a period of twenty years from the date issued, with a maturity date of February 16, 2028. Under the interest rate swap agreement, Southern Nevada Housing Authority, LLC pays or receives on a monthly basis an amount based on the notional amount, \$2,319,810 at September 30, 2020, multiplied by the positive or negative differential from the fixed rate of 5.26. As of September 30, 2020, the fair value of the interest rate swap obligation was \$429,563, an increase of \$20,244 during the year.

City of Las Vegas – Senator Apartments I: On February 15, 2006, the Affordable Housing Program, Inc. (the Corporation) entered into a loan agreement with the City of Las Vegas for \$1,670,000, \$168,295 in HOME funds and \$1,501,705 in low income housing tax funds (LIHTF) to be used for the construction of the Senator Richard Bryan Apartments I. The Corporation then lent the funds to the Senator Richard Bryan Limited Partnership. The loans bear interest at 4.8%. No payments of principal will be due on or before February 15, 2036 so long as the property is maintained as low-income and is in compliance with the HOME/Low Income Housing Tax Credit program. HOME funds are recapturable upon sale or transfer of title of the property during the 20-year HOME period of affordability. The LIHTF money is recapturable upon the sale or transfer of title of the property in perpetuity.

City of Las Vegas – Senator Apartments II: On January 16, 2008, the Affordable Housing Program, Inc. (the Corporation) entered into a loan agreement with the City of Las Vegas for \$1,670,000, \$693,000 in HOME funds and \$977,000 in low-income housing tax funds (LIHTF) to be used for the construction of the Senator Richard Bryan Apartments II. The Corporation then lent the funds to the Senator Richard Bryan Limited Partnership. The loans bear interest at 4.8%. No payments of principal will be due on or before January 16, 2038, so long as the property is maintained as low-income and is in compliance with the HOME/Low Income Housing Tax Credit program. HOME funds are recapturable upon sale or transfer of title of the property during the 20-year HOME period of affordability. The LIHTF money is recapturable upon the sale or transfer of title of the property in perpetuity.

Note Payable – Bank of Nevada: On September 10, 2007, the Affordable Housing Program, Inc. (the Corporation) entered into a loan agreement with the Bank of Nevada (formally the Federal Home Loan Bank of San Francisco) for \$360,000 to be used for construction. The Corporation then lent the funds to the Honolulu Street Housing LLC. The loan bears interest at a rate of 1.0% per annum and is due upon maturity. The loan is scheduled to mature on September 10, 2062.

Home Rental Income Fund: The promissory notes payable of \$335,000 was issued on April 16, 1999, with Citibank and requires monthly payments of \$2,353.85, which includes both principal and interest. The loan bears interest at 7.55% and matures on June 1, 2029. The remaining balance at September 30, 2020 is \$180,476.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
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(Continued)

NOTE K - LONG-TERM DEBT – Primary Government: (Cont’d)

Promissory Note – City National Bank: On October 1, 2015, the Authority entered into a loan agreement with City National Bank (formally the Federal Home Loan Bank of San Francisco) for \$1,000,000 to be used for the rehabilitation of Landsman Gardens Apartments. The Authority then lent the funds to Landsman Family LLC. The loan is non-interest bearing and no payments of principal will be due on or before September 30, 2055, so long as the property is maintained as low-income and is in compliance with the Federal Home Loan Bank Affordable Housing Program. No payment shall be required on the maturity date if no default or breach has occurred and is continuing under this Note for the retention period commencing on the date of completion of the Project as determined by the FHLB in its discretion and ending fifteen (15) years after same date.

The following is a schedule of debt payment requirements to maturity:

		<u>Principal</u>		<u>Interest</u>		<u>Payment</u>
2021	\$	331,397	\$	48,890	\$	380,287
2022		350,940		42,986		393,926
2023		371,716		36,697		408,413
2024		393,611		29,998		423,609
2025		444,963		28,246		473,209
Thereafter		<u>4,744,173</u>		<u>77,677</u>		<u>4,821,850</u>
	\$	<u>6,636,800</u>	\$	<u>264,494</u>	\$	<u>6,901,294</u>

NOTE L - LONG-TERM DEBT – Discretely Presented Component Units:

Notes and mortgages payable for **Landsman Family, LLC**, consist of the following as of December 31, 2019:

	<u>Balance</u>	<u>Increases/</u>	<u>Payments/</u>	<u>Balance</u>	<u>Current</u>
	<u>12/31/2018</u>	<u>Reclassifications</u>	<u>Decreases</u>	<u>12/31/2019</u>	<u>Portion</u>
Building Loan Agreement - PNC Bank	\$ 3,750,556	\$ -	\$ (36,687)	\$ 3,713,869	\$ 41,497
HOME Loan - City of Henderson	432,540	68	-	432,608	-
SNRHA Sellers Note	2,970,313	583	-	2,970,896	-
SNRHA Note	5,364,852	-	-	5,364,852	-
AHP Note	997,221	235	-	997,456	-
	<u>\$ 13,515,482</u>	<u>\$ 886</u>	<u>\$ (36,687)</u>	13,479,681	<u>\$ 41,497</u>

Interest payable - long term
Total notes and mortgages payable

1,948,864
\$ 15,428,545

Building Loan Agreement – PNC Bank: The building loan agreement with Wells Fargo provides construction draws up \$3,985,000 and requires monthly payments to commence once construction is complete. The loan bears interest at 4.9% and matures on March 1, 2055. The loan is secured by a first deed of trust on the property referred to as Landsman Garden Apartments.

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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE L - LONG-TERM DEBT - Discretely Presented Component Units: (Cont'd)

Southern Nevada Regional Housing Authority Seller Note: The loan for \$2,976,000 bears interest at 3.32% and matures on April 1, 2055. The loan is secured by an acquisition deed of trust on the property referred to as Landsman Garden Apartments. The Seller Note is due and payable from Surplus Cash.

Southern Nevada Regional Housing Authority Note: The loan provides up to \$6,715,317 and bears interest at 3.32%. The loan matures on April 1, 2055. The loan is secured by a deed of trust on the property referred to as Landsman Garden Apartments. The Seller Note is due and payable from Surplus Cash. As of December 31, 2019, the outstanding loan balance was \$5,364,852.

Southern Nevada Regional Housing Authority AHP Note: The loan for \$1,000,000 bears no interest and matures on September 30, 2055. The loan is secured by an acquisition deed of trust on the property referred to as Landsman Garden Apartments. The Seller Note is due and payable from Surplus Cash.

Notes and mortgages payable for **Vera Johnson B, LP**, consist of the following as of December 31, 2019:

	Balance 12/31/2018	Increases/ Reclassifications	Payments/ Decreases	Balance 12/31/2019	Current Portion
Mortgage payable, net	\$ 2,011,743	\$ -	\$ (26,933)	\$ 1,984,810	\$ 36,267
SNRHA acquisition note	1,880,160	-	-	1,880,160	-
Nevada HAND, Inc.	1,000,000	-	-	1,000,000	-
	<u>\$ 4,891,903</u>	<u>\$ -</u>	<u>\$ (26,933)</u>	4,864,970	<u>\$ 36,267</u>
Interest payable - long term				<u>389,631</u>	
Total notes and mortgages payable				<u>\$ 5,254,601</u>	

Mortgage Payable: Pursuant to the Amended and Restated Loan Agreement dated November 23, 2016, JPMorgan Chase Bank, N.A. agreed to convert a portion of the construction loan into a permanent loan in the amount of \$2,200,000. The loan bears an interest rate at 5.14% annually. Interest and principal payments of \$12,100 are due monthly. Pursuant to the loan agreement, the loan is secured by the Deed of Trust. The loan shall mature on November 21, 2034. As of December 31, 2019, the balance outstanding was \$1,984,810.

Note Payable - SNVRHA authority acquisition note: Pursuant to the Authority Acquisition Note dated April 1, 2015, Southern Nevada Regional Housing Authority loaned \$3,700,000 to the Partnership. The loan accrues and compounds annually at four percent interest. Pursuant to the Authority Loan Omnibus Amendment dated November 22, 2016, the interest rate was amended to seven percent. Annual interest and principal payments will be made from available cash flow. Any remaining unpaid principal and interest shall be due and payable in full on March 31, 2070. As of December 31, 2019, the balance outstanding was \$1,880,160. As of December 31, 2019, the accrued interest was \$238,511.

Note payable - Nevada HAND, Inc.: During 2015, Nevada HAND, Inc., received funds from the City of Las Vegas (the "City") in the amount of \$1,000,000. Pursuant to the Promissory Note for HOME Funds dated April 1, 2015, Nevada HAND, Inc. loaned \$1,000,000 of HOME funds to the Partnership. The note is secured by the deed of trust of the Project. The loan bears compounding interest at 4%. The maturity date of the loan shall December 31, 2071. Payments of principal and interest will be made from available cash flow. As of December 31, 2019, the balance outstanding was \$1,000,000. As of December 31, 2019, accrued interest was \$151,120.

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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE L - LONG-TERM DEBT - Discretely Presented Component Units: (Cont'd)

Notes and mortgages payable for **Biegger Estates, LLC**, consist of the following as of December 31, 2019:

	Balance 12/31/2018	Increases/ Reclassifications	Payments/ Decreases	Balance 12/31/2019	Current Portion
Chase Loan, net	\$ 2,232,233	\$ -	\$ (32,394)	\$ 2,199,839	\$ 33,822
SNRHA gap note	390,833	50	-	390,883	-
SNRHA seller note	4,976,711	719	-	4,977,430	-
	<u>\$ 7,599,777</u>	<u>\$ 769</u>	<u>\$ (32,394)</u>	7,568,152	<u>\$ 33,822</u>
Interest payable - long term				778,026	
Total notes and mortgages payable				<u>\$ 8,346,178</u>	

Notes payable - Chase: On May 2, 2016, the Company entered into a fixed rate note in the amount of \$2,250,000 (the "Fixed Rate Loan") and a variable rate note in the amount of \$10,400,000 (the "Variable Rate Loan") (collectively, the "Chase Loan") with JPMorgan Chase Bank, N.A. ("Chase"). The Chase Loan is secured by a deed of trust on the Project and the balance as of December 31, 2019 was \$2,199,839.

Notes payable - SNVRHA gap note: On May 2, 2016, the Company entered into a loan agreement with the Southern Nevada Regional Housing Authority ("SNVRHA"), an affiliate of the Managing Member, in the amount of \$700,000 (the "Gap Note"). The Gap Note bears interest at a rate of 2.33% per annum, compounded annually. The Gap Note is secured by a deed of trust on the Project and matures on May 31, 2051. Commencing on May 2, 2016, annual payments of interest shall be payable only to the extent available from cash flow, as defined in the Operating Agreement. For the Period, interest expense was \$16,192. As of December 31, 2019, the accrued interest was \$54,188 and the balance of the note was \$390,883.

Notes payable - SNVRHA seller note: On May 2, 2016, the Company entered into a loan agreement with SNVRHA in the amount of \$5,000,000 (the "Seller Note"). The Seller Note bears interest at a rate of 3.75% per annum, compounded annually. The Seller Note is secured by a deed of trust on the Project and matures on May 31, 2051. Commencing on May 2, 2016, annual payments of interest shall be payable only to the extent available from cash flow, as defined in the Operating Agreement. For the Period, interest expense was \$199,408. As of December 31, 2019, the accrued interest was \$723,838 and the balance of the note was \$4,977,480.

Notes and mortgages payable for **Vera Johnson A Family, LLC**, consist of the following as of December 31, 2019:

	Balance 12/31/2018	Increases/ Reclassifications	Payments/ Decreases	Balance 12/31/2019	Current Portion
JPMC Note	\$ 5,898,487	\$ -	\$ (5,898,487)	\$ -	\$ -
SNRHA Loans	3,218,335	568	-	3,218,903	-
	<u>\$ 9,116,822</u>	<u>\$ 568</u>	<u>\$ (5,898,487)</u>	3,218,903	<u>\$ -</u>
Interest payable - long term				423,241	
Total notes and mortgages payable				<u>\$ 3,642,144</u>	

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NOTES TO FINANCIAL STATEMENTS
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(Continued)

NOTE L - LONG-TERM DEBT - Discretely Presented Component Units: (Cont'd)

Notes payable - JPMC: On March 27, 2019, the Company obtained a construction loan from JPMorgan Chase Bank, N.A. ("JPMC") in the amount of \$6,266,274 (the "Construction Loan"). This loan bears interest at prime minus 1.15% per annum and matures on September 27, 2020. The loan is secured by a deed of trust on the Project. During the period, the loan was satisfied, and the balance is zero.

Notes payable - SNRHA Loans: On March 1, 2019, the Company entered into a loan agreement with SNRHA in the amount of \$600,000 (the "Gap Note") which bears interest at 4.5% per annum, compounded annually. The Company also entered into a second loan agreement with SNRHA in the amount of \$2,649,083 (the "Acquisition Note") which bears interest at 4.5% per annum, compounded annually. The Gap Note and Acquisition Note (collectively, the "SNRHA Loans") are secured by a deed of trust on the Project and mature on December 31, 2071. For the period, interest expense on the SNRHA Loans was \$152,130. As of December 31, 2019, the balance was \$3,218,903 and accrued interest was \$423,241.

Notes and mortgages payable for **Honolulu Street Family Housing, LLC**, consist of the following as of December 31, 2019:

	Balance 12/31/2018	Increases/ Reclassifications	Payments/ Decreases	Balance 12/31/2019	Current Portion
SNRHA loan - 1	\$ 212,359	\$ -	\$ -	\$ 212,359	\$ -
SNRHA loan - 2	1,511,441	-	-	1,511,441	-
SNRHA loan - 3	3,712,211	900	-	3,713,111	-
SNRHA loan - 4	332,759	-	-	332,759	-
SNRHA loan - 5	288,770	-	-	288,770	-
AHP Note	360,000	-	-	360,000	-
	<u>\$ 6,417,540</u>	<u>\$ 900</u>	<u>\$ -</u>	6,418,440	<u>\$ -</u>
Interest payable - long term				<u>1,870,621</u>	
Total notes and mortgages payable				<u>\$ 8,289,061</u>	

SNRHA Loan 1 – On March 1, 2006, the company entered into the first leasehold loan agreement with the Housing Authority of the City of Las Vegas, an affiliate of the managing member, in the maximum amount of \$212,359. The loan bears simple interest at the long-term applicable federal rate. Principal and interest payments are payable out of available cash flows, as defined in the operating agreement. Principal and interest accrued are payable on March 1, 2061. For the Year Ended December 31, 2019, interest expense was \$9,939. As of December 31, 2019, the principal balance was \$212,359 and the accrued interest was \$137,484.

SNRHA Loan 2 – On March 1, 2006, the company entered into the second leasehold loan agreement with the Housing Authority of the City of Las Vegas, an affiliate of the managing member, in the maximum amount of \$1,511,441. The loan bears simple interest at the long-term applicable federal rate. Principal and interest payments are payable out of available cash flows, as defined in the operating agreement. For the Year Ended December 31, 2019, interest expense was \$70,735. As of December 31, 2019, the principal balance was \$1,511,441 and the accrued interest was \$978,503.

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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE L - LONG-TERM DEBT - Discretely Presented Component Units: (Cont'd)

SNRHA Loan 3 – On March 1, 2006, the company entered into the third leasehold loan agreement with the Housing Authority of the City of Las Vegas, an affiliate of the managing member, in the maximum amount of \$3,750,000. The loan bears simple interest at the long-term applicable federal rate. Principal and interest payments are payable out of available cash flows, as defined in the operating agreement. For the Year Ended December 31, 2019, interest expense was \$37,500. As of December 31, 2019, the principal balance was \$3,713,111 and the accrued interest was \$518,752.

SNRHA Loan 4 – On March 1, 2006, the company entered into the fourth leasehold loan agreement with the Housing Authority of the City of Las Vegas, an affiliate of the managing member, in the maximum amount of \$490,159. The loan bears simple interest at the long-term applicable federal rate. Principal and interest payments are payable out of available cash flows, as defined in the operating agreement. For the Year Ended December 31, 2019, interest expense was \$3,328. As of December 31, 2019, the principal balance was \$332,759 and the accrued interest was \$47,399.

SNRHA Loan 5 – On March 1, 2006, the company entered into the fifth leasehold loan agreement with the Housing Authority of the City of Las Vegas, an affiliate of the managing member, in the maximum amount of \$2,725,307. The loan bears simple interest at the long-term applicable federal rate. Principal and interest payments are payable out of available cash flows, as defined in the operating agreement. For the Year Ended December 31, 2019, interest expense was \$13,515. As of December 31, 2019, the principal balance was \$288,770 and the accrued interest was \$145,283.

AHP Note Payable – On March 1, 2006, the company entered into the federal home loan agreement with Affordable Housing Program, Inc., in the maximum amount of \$360,000. The loan bears simple interest at the long-term applicable federal rate. Principal and interest payments are payable out of available cash flows, as defined in the operating agreement. For the Year Ended December 31, 2019, interest expense was \$3,600. As of December 31, 2019, the principal balance was \$360,000 and the accrued interest was \$43,200.

Notes and mortgages payable for **SRB Limited Partnership** consist of the following as of December 31, 2019:

	<u>Balance</u> <u>12/31/2018</u>	<u>Increases/ Reclassifications</u>	<u>Payments/ Decreases</u>	<u>Balance</u> <u>12/31/2019</u>	<u>Current Portion</u>
SNRHA loans	\$ 3,340,000	\$ -	\$ -	\$ 3,340,000	\$ -
Limited partner loans	1,129,483	-	(24,387)	1,105,096	27,044
Note - NorthMarq	3,121,095	-	(74,515)	3,046,580	-
	<u>\$ 7,590,578</u>	<u>\$ -</u>	<u>\$ (98,902)</u>	7,491,676	<u>\$ 27,044</u>
Interest payable - long term				<u>1,012,890</u>	
Total notes and mortgages payable				<u>\$ 8,504,566</u>	

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
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(Continued)

NOTE L - LONG-TERM DEBT - Discretely Presented Component Units: (Cont'd)

SNRHA Loans – On March 9, 2007, the Partnership entered into promissory note agreements with Affordable Housing Program, Inc., (AHP), an affiliate of the General Partner, for Phase I of the Project. AHP was awarded HOME investment Partnership Program Funds (HOME) and Low-Income Housing Tax Funds (LIHTF) in the amounts of \$168,295 and \$1,501,705, respectively. The notes bear interest at the Applicable Federal Rate, fixed at 4.8% at the time of the agreement. The notes are secured by the All-Inclusive Leasehold Deed of Trust. Principal will become due at the time of a transfer of interest in the property or failure to maintain the affordability requirements mandated by HOME and LIHTF agreements before the end of the tax credit compliance period. If neither of these events occur principal is forgiven. As of December 31, 2019, the total principal balance was \$1,670,000 and accrued interest was \$1,006,861. Interest expense for each year was \$80,160.

On January 18, 2019, the Partnership entered into additional note agreements with AHP. AHP was awarded additional HOME and LIHTF in the amounts of \$693,000 and \$977,000, respectively, for Phase II of the Project. The notes bear no interest and are secured by the All-Inclusive Deed of trust. Principal will become due at the time of a transfer of interest in the property or failure to maintain the affordability requirements mandated by HOME and LIHTF agreements before the end of the tax credit compliance period. If neither of these events occur principal is forgiven. As of December 31, 2019, the principal balance was \$1,670,000.

Limited Partner Note – On December 7, 2007, the Partnership entered into a loan agreement with the Limited Partner for construction of Phase II in the amount of \$6,500,000 during the construction period, converting to \$1,300,000 for the permanent period. The loan bears interest at the 30-day LIBOR rate, plus 2.1% per annum, during the construction period and a fixed rate of 6.5% during the permanent period. On May 31, 2010, \$5,200,000 of the loan converted to equity and the permanent period began. Beginning on June 1, 2010, monthly payments of principal and interest in the amount of \$8,217 are required through maturity. The note matures on January 1, 2026, at which time a lump sum payment of any outstanding principal and interest shall be required. As of December 31, 2019, the accrued interest was \$6,167. The principal balance as of December 31, 2019, was \$1,105,096 and interest expense was \$73,118.

NorthMarq Note – On June 13, 2007, the Partnerships construction financing for Phase I of the Project from SA Affordable Housing, LLC, an affiliate of the Limited Partner, converted to permanent financing in the amount of \$3,700,000 and all loan servicing duties were transferred to NorthMarq Capital, Inc. The note is secured by the Project and bears interest at 7.289% per annum. Interest only payments were required for the first 2 years. Beginning April 1, 2008, the Partnership is obligated to make monthly payments based on a 16-year amortization schedule. The note matures March 1, 2024, at which point a lump sum payment of all outstanding balances are due. As of December 31, 2019, accrued interest was \$18,612. As of December 31, 2019, the principal balance was \$3,046,580 and interest expense was \$225,967.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE L - LONG-TERM DEBT - Discretely Presented Component Units: (Cont'd)

Notes and mortgages payable for **Rose Gardens Senior LP** consist of the following as of December 31, 2019:

	Balance 12/31/2018	Increases/ Reclassifications	Payments/ Decreases	Balance 12/31/2019	Current Portion
Construction loans	\$ 12,651,507	\$ -	\$(12,651,507)	\$ -	\$ -
Permanent bond payable	-	3,797,000	(153,007)	3,643,993	41,306
SNRHA loan - 1	695,000	-	-	695,000	-
SNRHA loan -2	5,787,006	-	(456,138)	5,330,868	-
NHD	-	1,500,000	-	1,500,000	-
AHP Note	1,440,000	1,000	-	1,441,000	-
	<u>\$ 20,573,513</u>	<u>\$ 5,298,000</u>	<u>\$(13,260,652)</u>	12,610,861	<u>\$ 41,306</u>
Interest payable - long term				<u>122,876</u>	
Total notes and mortgages payable				<u>\$ 12,733,737</u>	

Construction Loan – On October 1, 2017 the Partnership entered into a construction funding agreement with Citibank, N.A., to obtain construction funding for a principal amount up to \$13,000,000. The loan is secured by the Project and bears a variable interest rate equal to LIBOR rate plus a 1.85% margin. As of December 31, 2019 the interest rate was 4.2%. The construction loan is expected to convert to the permanent phase May 1, 2020. The permanent loan will have a principal amount of \$3,797,000. The permanent loan will have an interest rate of 4.97% and is expected to mature November 1, 2050. Pursuant to the Multifamily Note dated October 12, 2017 there is a mandatory prepayment on November 1, 2035. As of December 31, 2019 the construction loan was paid and the permanent loan was completed.

Permanent Bond Payable – On November 15, 2019, the construction loan converted to a permanent loan in the amount of \$3,797,000. The loan is secured by the deed of trust on the Project. The permanent loan has a fixed interest rate of 4.97% and shall mature on November 1, 2035. Monthly principal and interest payments of \$19,090 are required starting on January 1, 2020. As of December 31, 2019, the outstanding balance was \$3,643,993, with accrued interest of \$15,726.

SNRHA Loans – Southern Nevada Regional Housing Authority, an affiliate of the General Partner, loaned \$695,000 to the Partnership. The loan accrues and compounds interest at a rate of 2.55% per annum and is payable from cash flow as defined in the Partnership Agreement. The loan is expected to mature December 31, 2052. As of December 31, 2019 the outstanding balance of the loan was \$695,000 with accrued interest of \$39,993.

Southern Nevada Regional Housing Authority loaned an additional \$5,787,006 to the Partnership. The loan accrues and compounds annually at 1% interest. The loan is due and payable from cash flow as defined in the Partnership Agreement. The expected maturity date is December 31, 2052. As of December 31, 2019, the balance outstanding was \$5,330,868 with accrued interest of \$6,718.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
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(Continued)

NOTE L - LONG-TERM DEBT - Discretely Presented Component Units: (Cont'd)

Note Payable – Nevada Housing Division – Pursuant to the Promissory Note dated October 11, 2017, Nevada Housing Division loaned \$1,500,000 to the Partnership. The loan accrues annually at 3% interest. The loan is due and payable from available cash flow. Any remaining unpaid principal and interest shall be due and payable upon maturity on June 1, 2047. As of December 31, 2019, the balance outstanding was \$1,500,000 with accrued interest of \$5,625.

AHP Loan – During 2017 the Partnership received funding from Affordable Housing Program in the total sum of \$1,500,000. This \$1,500,000 consists of \$1,000,000 which is expected to mature December 31, 2052 and \$500,000 which is expected to mature 35 years after the date of the completion report as defined in the Partnership Agreement. The total funding bears 3% per annum and is secured by the All-Inclusive Deed of Trust. As of December 31, 2019 the balance outstanding was \$1,441,000 with accrued interest of \$76,165.

Notes and mortgages payable for **Espinoza Terrace, LLC** consist of the following as of December 31, 2019:

	Balance 12/31/2018	Increases/ Reclassifications	Payments/ Decreases	Balance 12/31/2019	Current Portion
Construction loans	\$ -	\$ 6,724,218	\$ (162,855)	\$ 6,561,363	\$ -
HOME	-	750,000	-	750,000	-
AHP Note	-	1,000,000	-	1,000,000	-
LHTF	-	1,000,000	-	1,000,000	-
SNRHA loans	-	7,310,577	(19,513)	7,291,064	-
	<u>\$ -</u>	<u>\$ 16,784,795</u>	<u>\$ (182,368)</u>	16,602,427	<u>\$ -</u>
Interest payable - long term				502,956	
Total notes and mortgages payable				<u>\$ 17,105,383</u>	

Construction Loan – On July 20, 2018, the Company obtained a construction loan for JP Morgan Chase Bank, N.A. in the amount of \$10,000,000. The Construction loan bears interest at a rate of 2.5% plus the applicable adjusted LIBOR rate per annum. Interest payments are due on the 10th date of each month. The Construction Loan is secured by a deed of trust on the Project and matures on January 18, 2021. During the period, interest expense was \$64,417, of which \$5,139 was capitalized to fixed assets. As of December 31, 2019, accrued interest was \$17,388 and the balance on the loan was \$6,561,363.

HOME Loan – On July 1, 2018, the Company entered into a loan agreement with the City of Henderson in the amount of \$750,000. The loan bears interest at a rate of 3.91% per annum, compounded annually. Annual payments of principal and interest are due and payable from available cash flow. During the period, interest expense was \$44,561, of which \$8,457 was capitalized to fixed assets. As of December 31, 2019, the outstanding principal balance was \$750,000 and accrued interest was \$44,561.

AHP Note – On July 1, 2018, the Company entered into an agreement with Charles Schwab Bank in the amount of \$1,000,000 from funds provided by the Federal Home Loan Bank of San Francisco pursuant to the regulations governing the Affordable Housing Program (AHP). The AHP Loan is secured by a deed of trust on the Project and bears interest at a rate of 4.4% per annum. The AHP Loan will not be amortized and payment of principal balance and any accrued interest will be due and payable in full on June 30, 2068. As of December 31, 2019, the outstanding principal balance was \$1,000,000.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
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(Continued)

NOTE L - LONG-TERM DEBT - Discretely Presented Component Units: (Cont'd)

LIHTF – On July 1, 2018, the Company entered into an agreement with Affordable Housing Program, Inc., an affiliate of the Management Member, in the amount of \$1,000,000. The loan is secured by a deed of trust on the Project and bears interest at a rate of 3.9% per annum, compounded annually. Payment of the principal balance of and any accrued interest will be due and payable in full on July 1, 2068. During the period, interest expense was \$59,318, of which \$11,274 was capitalized to fixed assets. As of December 31, 2019, the outstanding principal balance was \$1,000,000 and accrued interest was \$59,318.

SNRHA Loans – On July 1, 2018, the Company entered into a loan agreement with the Southern Nevada Regional Housing Authority (SNRHA), an affiliate of the Managing Member, in the amount of \$1,966,696 (GAP Note), \$4,150,000 (Seller Note) and \$1,193,881 (Bridge Loan), collectively the “SNRHA Loans”. The GAP Note and Seller Note bear interest at 4.10% per annum, compounded annually and the Bridge Loan bears no interest. These loans are secured by a deed of trust on the Project and mature on July 1, 2068. Annual principal and interest payments on the SNRHA Loans shall be payable only to the extent available from cash flow. For the period, interest expense on the loans was \$381,689, of which \$18,113 was capitalized to fixed assets. As of December 31, 2019, the outstanding balance of the loans was \$7,291,064, and accrued interest was \$381,689.

NOTE M - OTHER NONCURRENT LIABILITIES - Discretely Presented Component Units:

Landsman Family, LLC - Developer Fee: On September 24, 2015 Landsman Family, LLC entered into a Developer Agreement with Affordable Housing Program, Inc. (AHP), an affiliate of the Authority. Pursuant to the Agreement, AHP will earn a total development fee of \$2,350,000 for services relating to the development of the Project. The developer fee does not accrue interest and shall be payable out of available cash flow. As of December 31, 2019, the outstanding developer fee of \$1,706,041 remained payable.

Vera Johnson A Family, LLC - Developer Fee: Pursuant to the Operating Agreement, the Company shall pay SNRHA and Affordable Housing Program, Inc. (“AHP”), affiliates of the Managing Member, a development fee in the amount of \$845,000. The development fee shall be paid 75% to NRHA and 25% to AHP for their development services rendered in connection with the construction of the Project. As of December 31, 2019, a developer fee of \$418,503 remained payable.

Rose Gardens Senior, LP - Developer Fee: Pursuant to the Development Services Agreement dated October 11, 2017, Nevada HAND, Inc., an affiliate of the General Partner and Affordable Housing Program, Inc. (AHP), an affiliate of the Authority. Pursuant to the Agreement, AHP will earn a total development fee of \$2,200,000 for services relating to the development of the Project. The developer fee does not accrue interest and shall be payable from capital contributions according to the schedule provided in the Partnership Agreement, and the remainder is to be paid out of available cash flow. For the year ended December 31, 2019, a developer fee of \$150,000 remained payable.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE M - OTHER NONCURRENT LIABILITIES - Discretely Presented Component Units: (Cont'd)

Espinoza Terrace, LLC - Developer Fee: Pursuant to the Development Services Agreement dated July 1, 2018, the Company agreed to pay Affordable Housing Program, Inc. (AHP), an affiliate of the Authority a total development fee of \$1,300,000 for services relating to the development of the Project. The developer fee will be paid from capital contributions and any unpaid portion after 4th equity installment shall be paid from available cash flow. And deferred development fee after the 4th equity installment will accrue interest at a rate of 6% per annum, compounded annually. As of December 31, 2019, a developer fee of \$1,108,648 remained payable.

Additionally, during the period, SNRHA advanced funds to Espinoza Terrace, LLC for construction costs. The outstanding balances is unsecured, does not bear interest, and is payable out of available cash flow. As of December 31, 2019, the amount payable to SNRHA was \$112,649.

NOTE N - RESTRICTIONS AND DESIGNATION ON NET POSITION:

The Authority has cash and cash equivalents restricted by grantors and lending agencies for specified programs. These funds are temporarily restricted until used for the program purpose for the time required by the grant or the program purpose as specified by the lender. The designation and restrictions on Net Position was for the following purposes at September 30, 2020:

	Primary Government	Component Units	Total
Modernization	\$ 4,311,125	\$ -	\$ 4,311,125
Mainstream Voucher Equity	133,324	-	133,324
Other reserves	-	3,021,092	3,021,092
Replacement reserves	-	1,577,559	1,577,559
Insurance/MIP escrows	-	147,643	147,643
	\$ 4,444,449	\$ 4,746,294	\$ 9,190,743

NOTE O - RISK MANAGEMENT:

The Housing Board is exposed to various risks of losses related to torts; theft or, damage to, and destruction of assets; error and omissions; injuries to employees; and natural disasters. Claims liabilities are reported when it is probable that a loss has occurred, and the amount of that loss can be reasonably estimated. There were no claims more than commercial coverage during the previous three years. These losses include an estimate of claims that have been incurred but not reported. On September 30, 2020, there were no liabilities to be reported.

NOTE P - OPERATING LEASE:

The Authority entered into a lease agreement on March 14, 2003, with the Resources for Community Development (RCD) to lease land to RCD until March 14, 2078. Total rental income under the lease agreement is \$1 per year for the entire term of the loan.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE Q - DEFERRED INFLOW:

The Deferred Inflow as of September 30, 2020, consists of the following items:

Landsman Family, LLC - Ground Lease - Note F	\$	1,277,577
Biegger Estates, LLC - Ground Lease - Note F		2,022,340
Wells Fargo - Interest Swap Agreement - Note K		429,563
Wells Fargo - Interest Swap Agreement - Note K		137,556
Accrued pension obligation - Note R		<u>5,002,376</u>
	\$	<u><u>8,869,412</u></u>

NOTE R - EMPLOYEES RETIREMENT PLAN:

Plan Description

The Authority contributes to the State of Nevada Public Employees Retirement System (the System), a multi-employer, cost sharing defined benefit plan. The System was established in 1948 by the legislature and is governed by the Public Employees' Retirement Board, whose seven members are appointed by the Governor. The System is administered to provide a reasonable base income to qualified employees who have been employed by a public employer and whose earnings capacities have been removed or substantially impaired by age or disability.

Benefits Provided

Benefits, as required by the Nevada Revised Statutes (NRS or statute), are determined by the number of years of accredited service at time of retirement and the member's highest average compensation in any 36 consecutive months with special provisions for members entering the System on or after January 1, 2010. Benefit payments to which participants or their beneficiaries may be entitled under the plan include pension benefits, disability benefits, and survivor benefits.

Monthly benefit allowances for members are computed as 2.5% of average compensation for each accredited year of service prior to July 1, 2001. For service earned on and after July 1, 2001, this multiplier is 2.67% of average compensation. For members entering the System on or after January 1, 2010, there is a 2.5% multiplier. The System offers several alternatives to the unmodified service retirement allowance which, in general, allow the retired employee to accept a reduced service retirement allowance payable monthly during his or her lifetime and various optional monthly payments to a named beneficiary after his or her death. Post-retirement increases are provided by authority of NRS 286.575-.579.

Contributions

The Authority, for establishing and amending the obligation to make contributions and member contribution rates, is set by statute. New hires, in agencies which did not elect the Employer-Pay Contribution (EPC) plan prior to July 1, 1983, have the option of selecting one of two contribution plans. Contributions are shared equally by employer and employee. Employees can take a reduced salary and have contributions made by the employer (EPC) or can make contributions by a payroll deduction matched by the employer.

The System's basic funding policy provides for periodic contributions at a level pattern of cost as a percentage of salary throughout an employee's working lifetime in order to accumulate sufficient assets to pay benefits when due.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE R - EMPLOYEES RETIREMENT PLAN: (Cont'd)

The System receives an actuarial valuation on an annual basis indicating the contribution rates required to fund the System on an actuarial reserve basis. Contributions actually made are in accordance with the required rates established by the Nevada Legislature. These statutory rates are increased/decreased pursuant to NRS 286.421 and 286.450.

The actuary funding method used is the Entry Age Normal Cost Method. It is intended to meet the funding objective and result in a relatively level long-term contributions requirement as a percentage of salary.

For the fiscal year ended June 30, 2020 the Statutory Employer/employee matching rate was 14.50% for Regular and the Employer-pay contribution (EPC) rate was 28.00%.

Net Pension Liability

The Authority's net pension liability (NPL) of \$28,212,202 was measured as of June 30, 2020, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The net pension liability is allocated among all employers which includes the State and participating agencies.

Actuarial Assumptions

Inflation rate	2.75%	Investment rate of return	7.50%
Payroll Growth	4.25%	Productivity pay increase	0.50%
Projected salary increases	Regular: 4.25% to 9.15%, depending on services, rates include inflation and productivity increases		
Consumer Price Index	2.75%		
Other assumptions	Same as those used in the June 30, 2020, funding actuarial valuation		

Actuarial Cost Method

The Entry Age Normal actuarial funding method is used to determine costs. Under this funding method, the total employer contribution rate consists of two elements: the normal cost rate and the unfunded actuarial liability (UAL) rate.

The individual entry age normal method is used to determine liabilities. Under the individual entry age normal method, a normal cost rate is calculated for each employee. This rate is determined by taking the value, as of age at entry into the plan, of the member's projected future benefits, and dividing it by the value, also as of the member's entry age, of his or her expected future salary. The normal cost for each employee is the product of his or her pay and his or her normal cost rate. The normal cost for the group is the sum of the normal costs for all members.

Experience gains and losses, i.e. decreases or increases in liabilities and/or in assets when actual experience differs from the actuarial assumptions, affect the unfunded actuarial accrued liability.

Asset Valuation Method

The actuarial valuation employs a technique for determining the actuarial value of assets which dampens the swing in the market value. The specific technique adopted in this valuation is a 5-year smoothed market.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE R - EMPLOYEES RETIREMENT PLAN: (Cont'd)

Amortization

The net pension liability of the System is amortized over separate 30-year period amortization layers based on the valuations during which each separate layer previously established.

Significant actuarial assumptions employed by the actuary for funding purposes as of June 30, 2020 are as follows:

Investment Rate of Return – 7.50% per annum, compounded annually including 2.75% for inflation.

Salary Increases, Merit and Inflation – 4.25% to 9.15% per year.

Mortality Rates – For active members and non-disabled retirees, the RP2000 Tables projected forward to 2020 using Scale AA are used; for all recipients of disability benefits, the Revenue Ruling 96-7 Disabled Mortality Table for Males and Females is used.

The long-term expected rate of return on pension plan assets was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major class of assets. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of June 30, 2020, are summarized in the following table.

Asset Class	Target Allocation	Long Term Expected Rate of Return
Domestic Equity	42%	6.60%
International Equity	18%	7.37%
Domestic Fixed Income	30%	0.36%
Real Estate	5%	4.94%
Private Equity	5%	13.41%

Discount Rate

The discount rate used to measure the collective total pension liability was 7.50% for 2020 for the System. The projection of cash flows used to determine the discount rate assumed that the plan member contributions will be made at the current contribution rate and that employer and non-employer entity contributions will be made at contractually required rates, actuarially determined. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments to current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

The following presents the Authority's proportionate share of the net pension liability calculated using the discount rate of 7.50%, as well as what the Authority share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower (6.50 percent) or 1-percentage-point higher (8.50 percent) than the current rate:

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE R - EMPLOYEES RETIREMENT PLAN: (Cont'd)

	1.0% Decrease (6.50%)	Current Discount Rate (7.50%)	1.0% Increase (8.50%)
PERS' Net Pension Liability	\$ 44,000,135	\$ 28,212,202	\$ 15,085,709

Pension expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2020, the Authority recognized pension expense of \$1,514,633. At September 30, 2020, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between actual and expected experience	876,534	364,288
Changes in assumptions	792,450	-
Difference between projected and actual earnings on pension plan investments	-	1,065,738
Changes in proportion differences between employer contributions and proportionate share of contributions	1,438,768	3,572,350
Difference between actual and expected contributions	-	-
Contributions paid subsequent to the measurement date - FY 2020	743,224	-
Total	3,850,976	5,002,376

The \$743,224 reported as deferred outflows of resources related to pensions resulting from the Authority contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended September 30, 2020. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE R - EMPLOYEES RETIREMENT PLAN: (Cont'd)

Year Ended June 30:	Amount recognized in Pension Expense as an increase or (decrease) to Pension Expense
2020	\$ (315,771)
2021	\$ (315,771)
2022	\$ (315,771)
2023	\$ (315,771)
2024	\$ (315,771)
2025	\$ (315,771)
thereafter	\$ -

Additional Financial and Actuarial Information

Additional financial and actuarial information with respect to the System can be found in the Nevada PERS' 2020 Comprehensive Annual Financial Report available online at www.nvpers.org or by contacting the System at (775) 687-4200.

NOTE S - IMPAIRMENT OF CAPITAL ASSETS:

GASB Statement No. 42, *Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries*, establishes accounting and financial reporting standards for impairment of capital assets. Under the provisions of the statement, prominent events or changes in circumstances affecting capital assets are required to be evaluated to determine whether impairment of a capital asset has occurred. Impaired capital assets that will no longer be used should be reported at the lower of carrying value or fair value. Impairment of capital assets with physical damage generally should be measured using the restoration cost approach, which uses the estimated cost to restore the capital asset to identify the portion of the historical cost of the capital asset that should be written-off. No such impairment loss was incurred during the current year.

NOTE T - ECONOMIC DEPENDENCY:

The Housing Board received approximately 88% of its revenue from HUD. If the amount of revenue received from HUD falls below critical levels, The Housing Board's operating reserves could be adversely affected. Both the Housing Board Owned Housing Program and the Section 8 Program are economically dependent on annual contributions and grants from HUD.

NOTE U - PRIOR PERIOD ADJUSTMENTS:

No prior period adjustments in the current period.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE V - COMMITMENTS & CONTINGENCIES:

The Authority is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. Claims liabilities are reported when it is probably that a loss has occurred and the amount of that loss can be reasonably estimated. At September 30, 2020, there were no contingent liabilities to be reported. The entity is subject to possible examinations made by federal regulators who determine compliance with terms, conditions, laws and regulations governing grants given to the entity in the current and prior years. These examinations may result in required refunds by the entity to federal grantors and/or program beneficiaries. There were no examinations conducted during the current year.

NOTE W - SUPPLEMENTARY INFORMATION:

The supplementary information has been included in order to show the financial statements of the Housing Board on the GAAP basis of accounting but in the format of the HUD Handbook 7476.3, *Audit Guide*. This is due to the fact that some supplementary information is reviewed by the field office and provides greater detail concerning the operations of the Housing Board.

NOTE X - SUBSEQUENT EVENTS:

Events that occur after the statement of net position date but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the statement of net position are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the statement of net position date require disclosure in the accompanying notes. Management evaluated the activity of the SNVRHA through June 7, 2021 (the date the financial statements were available to be issued) and concluded that there are no additional items that need to be addressed.

The spread of a novel strain of coronavirus (COVID-19) in 2020 has caused significant volatility in the U.S. Markets. There is significant uncertainty around the breadth and duration of business disruptions related to COVID-19, as well as its impact on the U.S. economy. The extent of the impact of COVID-19 on the financial performance, including unemployment rates and the ability for tenants to pay their rent, will depend on certain developments, including the duration and spread of the outbreak, which is uncertain and cannot be determined at this time.

NOTE Y - PARTNERSHIP CAPITAL CONTRIBUTIONS:

The Discretely Presented Component Unit had a partnership capital contribution of \$15,320,710 during this fiscal year end as noted in the financials.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE Z - DISCRETE COMPONENT UNITS CONDENSED FINANCIALS:

The Authority has several discretely presented component units, as described in Note A, 4, whose condensed financials follow:

Discrete Component Units - Combining Schedule									
NET POSITION ACCOUNTS									
December 31, 2019									
Account Description	Landsman Family, LLC	Vera Johnson B, LP	Biegger Estates, LLC	Vera Johnson A Family, LLC	SRB, LP	Rose Gardens Senior, LP	Honolulu Street Family Housing, LLC	Espinoza Terrace, LLC	TOTAL
ASSETS:									
CURRENT ASSETS:									
Cash:									
Cash - unrestricted	\$ 894,595	\$ 121,955	\$ 749,614	\$ 182,550	\$ 144,792	\$ 823,321	\$ 86,829	\$ 1,189,773	\$ 4,193,429
Cash - other restricted	1,084,159	532,174	547,036	216,343	990,252	506,106	533,511	336,713	4,746,294
Cash - tenant security deposits	36,421	43,799	53,251	17,240	43,009	26,550	13,508	12,650	246,428
Cash - restricted for payment of current liabilities	0	0	0	0	0	0	0	0	0
Total Cash	2,015,175	697,928	1,349,901	416,133	1,178,053	1,355,977	633,848	1,539,136	9,186,151
Accounts and notes receivables:									
Accounts receivable - tenants rents	18,060	13,433	6,931	83,738	950	8,176	86,398	29,339	247,025
Total receivables - net	18,060	13,433	6,931	83,738	950	8,176	86,398	29,339	247,025
Current investments:									
Prepaid expenses and other assets	38,307	7,115	21,259	47,629	18,663	13,341	47,465	9,828	203,607
TOTAL CURRENT ASSETS	2,071,542	718,476	1,378,091	547,500	1,197,666	1,377,494	767,711	1,578,303	9,636,783
NONCURRENT ASSETS:									
Capital Assets:									
Land	2,122	764,367	85,380	0	17,984	695,000	0	594,593	2,159,446
Buildings	15,195,495	12,135,673	12,584,825	8,689,884	21,673,129	17,135,878	4,152,134	12,985,608	104,552,626
Furniture & equipment - dwellings	320,045	0	85,650	0	344,479	0	0	0	750,174
Furniture & equipment - admin	0	736,638	730,081	1,559,640	0	1,047,744	639,775	1,497,787	6,211,665
Leasehold improvements	0	0	0	0	0	0	0	0	0
Accumulated depreciation	(3,454,987)	(1,836,421)	(1,432,178)	(834,122)	(8,286,043)	(639,403)	(3,398,921)	(324,738)	(20,206,813)
Construction in process	0	0	0	0	0	0	0	2,801,027	2,801,027
Infrastructure	5,032,157	1,956,029	1,684,445	1,123,258	2,663,586	1,525,716	0	1,548,214	15,533,405
Total capital assets - net	17,094,832	13,756,286	13,738,203	10,538,660	16,413,135	19,764,935	1,392,988	19,102,491	111,801,530
Other assets	1,331,627	77,666	2,100,214	67,451	28,302	87,458	9,286	1,064,297	4,766,301
TOTAL NONCURRENT ASSETS	18,426,459	13,833,952	15,838,417	10,606,111	16,441,437	19,852,393	1,402,274	20,166,788	116,567,831
DEFERRED OUTFLOW OF RESOURCES	0	0	0	0	0	0	0	0	0
TOTAL ASSETS & DEFERRED OUTFLOW OF RESOURCES	\$ 20,498,001	\$ 14,552,428	\$ 17,216,508	\$ 11,153,611	\$ 17,639,103	\$ 21,229,887	\$ 2,169,985	\$ 21,745,091	\$ 126,204,614

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE Z - DISCRETE COMPONENT UNITS CONDENSED FINANCIALS: (Cont'd)

Southern Nevada Regional Housing Authority
Las Vegas, Nevada

Discrete Component Units - Combining Schedule
NET POSITION ACCOUNTS
December 31, 2019

Account Description	Landsman Family, LLC	Vera Johnson B, LP	Biegger Estates, LLC	Vera Johnson A Family, LLC	SRB, LP	Rose Gardens Senior, LP	Honolulu Street Family Housing, LLC	Espinoza Terrace, LLC	TOTAL
LIABILITIES AND NET POSITION:									
LIABILITIES:									
CURRENT LIABILITIES:									
Cash overdraft	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Accounts payable <= 90 days	45,493	16,156	9,481	7,145	40,340	103,560	26,404	77,435	326,014
Accounts payable > 90 days	0	0	0	0	0	0	0	0	0
Accrued salaries/payroll withholding	0	0	0	0	0	0	0	0	0
Accrued compensated absences - current	0	0	0	0	0	0	0	0	0
Accrued contingency liability	0	0	0	0	0	0	0	0	0
Accrued interest payable	0	9,299	9,907	0	18,612	21,351	0	0	59,169
Accounts payable - HUD PHA programs	0	0	0	0	0	0	0	0	0
Accounts payable - PHA projects	0	0	0	0	0	0	0	0	0
Accounts payable - other gov.	0	0	0	0	0	0	0	0	0
Tenant security deposits	36,421	43,799	53,251	17,240	43,009	26,550	13,508	12,650	246,428
Unearned revenue	11,035	4,376	17,265	6,534	16,435	1,893	0	5,277	62,815
Current portion of L-T debt - capital projects	41,497	36,267	33,822	0	27,044	41,306	0	0	179,936
Current portion of L-T debt - operating borrowings	0	0	0	0	0	0	0	0	0
Other current liabilities	14,111	0	61,083	3,000	13,635	11,133	63,645	21,250	187,857
Accrued liabilities - other	194,052	49,173	0	0	0	0	0	3,314,823	3,558,048
Interprogram (due to)	0	0	0	0	0	0	0	0	0
Loan Liability - current	0	0	0	0	0	0	0	0	0
TOTAL CURRENT LIABILITIES	342,609	159,070	184,809	33,919	159,075	205,793	103,557	3,431,435	4,620,267
NONCURRENT LIABILITIES:									
Long-term debt, net of current - capital projects	15,144,225	5,218,334	8,312,356	3,642,144	8,477,522	12,692,431	8,289,061	17,105,383	78,881,456
Long-term debt, net of current - operating borrowings	0	0	0	0	0	0	0	0	0
Noncurrent liabilities - other	1,948,864	0	0	418,503	0	150,000	0	1,221,297	3,738,664
Accrued comp. absences - long term	0	0	0	0	0	0	0	0	0
Loan liability - noncurrent	0	0	0	0	0	0	0	0	0
FASB 5 liabilities	0	0	0	0	0	0	0	0	0
Accrued pensions & OPEB liabilities	0	0	0	0	0	0	0	0	0
TOTAL NONCURRENT LIABILITIES	17,093,089	5,218,334	8,312,356	4,060,647	8,477,522	12,842,431	8,289,061	18,326,680	82,620,120
TOTAL LIABILITIES	17,435,698	5,377,404	8,497,165	4,094,566	8,636,597	13,048,224	8,392,618	21,758,115	87,240,387
DEFERRED INFLOW OF RESOURCES	0	0	0	0	0	0	0	0	0
NET POSITION:									
Net Investment in Capital Assets	1,909,110	8,501,685	5,392,025	6,896,516	7,908,569	7,031,198	(6,896,073)	1,997,108	32,740,138
Restricted	1,084,159	532,174	547,036	216,343	990,252	506,106	533,511	336,713	4,746,294
Unrestricted	69,034	141,165	2,780,282	(53,814)	103,685	644,359	139,929	(2,346,845)	1,477,795
TOTAL NET POSITION	3,062,303	9,175,024	8,719,343	7,059,045	9,002,506	8,181,663	(6,222,633)	(13,024)	38,964,227
TOTAL LIABILITIES, DEFERRED INFLOWS & NET POSITION	\$ 20,498,001	\$ 14,552,428	\$ 17,216,508	\$ 11,153,611	\$ 17,639,103	\$ 21,229,887	\$ 2,169,985	\$ 21,745,091	\$ 126,204,614

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020
(Continued)

NOTE Z - DISCRETE COMPONENT UNITS CONDENSED FINANCIALS: (Cont'd)

Discrete Component Units - Combining Schedule
REVENUES, EXPENSES, AND CHANGES IN NET POSITION ACCOUNTS
FOR THE YEAR ENDED DECEMBER 31, 2019

<u>Account Description</u>	Landsman Family, LLC	Vera Johnson B, LP	Biegger Estates, LLC	Vera Johnson A Family, LLC	SRB, LP	Rose Gardens Senior, LP	Honolulu Street Family Housing, LLC	Espinoza Terrace, LLC	TOTAL
REVENUES:									
Net tenant rental revenue	\$ 963,765	\$ 922,373	\$ 917,713	\$ 496,166	\$ 1,429,619	\$ 1,279,468	\$ 178,107	\$ 751,473	\$ 6,938,684
Tenant revenue - other	17,559	0	0	0	0	0	329,166	0	346,725
Total tenant revenue	981,324	922,373	917,713	496,166	1,429,619	1,279,468	507,273	751,473	7,285,409
Other revenue	0	11,975	26,172	6,932,309	34,900	7,411,281	0	995,108	15,411,745
Investment income - restricted	5,172	677	1,729	0	2,524	30	175	6,051	16,358
TOTAL REVENUES	\$ 986,496	\$ 935,025	\$ 945,614	\$ 7,428,475	\$ 1,467,043	\$ 8,690,779	\$ 507,448	\$ 1,752,632	\$ 22,713,512
EXPENSES:									
Administrative Expense	205,657	227,685	147,962	123,983	152,106	221,734	104,683	141,543	1,325,353
Tenant Services	0	52,286	49,184	0	0	2,421	0	0	103,891
Utilities Expense	142,481	75,855	100,888	77,266	322,598	120,699	100,655	85,023	1,025,465
Ordinary Maintenance & Operation	193,202	227,812	295,405	169,588	398,877	106,594	208,495	500,068	2,100,041
Protective Services	707	24,687	0	0	0	0	0	0	25,394
Insurance Premiums	41,763	31,638	65,846	18,145	47,039	31,347	46,517	58,823	341,118
General Expenses	82,798	49,173	37,571	0	7,512	30,588	12,413	89,501	309,556
Financial Expenses	528,771	301,234	352,674	345,367	391,845	818,442	144,161	557,827	3,440,321
TOTAL OPERATING EXPENSE	1,195,379	990,370	1,049,530	734,349	1,319,977	1,331,825	616,924	1,432,785	8,671,139
EXCESS OPERATING REVENUE	(208,883)	(55,345)	(103,916)	6,694,126	147,066	7,358,954	(109,476)	319,847	14,042,373
Other Expenses									
Depreciation expense	663,500	469,425	480,417	434,980	676,872	597,267	53,105	332,871	3,708,437
Total Other Expenses	663,500	469,425	480,417	434,980	676,872	597,267	53,105	332,871	3,708,437
TOTAL EXPENSES	\$ 1,858,879	\$ 1,459,795	\$ 1,529,947	\$ 1,169,329	\$ 1,996,849	\$ 1,929,092	\$ 670,029	\$ 1,765,656	\$ 12,379,576
EXCESS OF REVENUE OVER EXPENSES	\$ (872,383)	\$ (524,770)	\$ (584,333)	\$ 6,259,146	\$ (529,806)	\$ 6,761,687	\$ (162,581)	\$ (13,024)	\$ 10,333,936
Beginning Net Position	3,934,686	9,699,794	9,303,676	799,899	9,532,312	1,419,976	(6,060,052)	0	28,630,291
Ending Net Position	\$ 3,062,303	\$ 9,175,024	\$ 8,719,343	\$ 7,059,045	\$ 9,002,506	\$ 8,181,663	\$ (6,222,633)	\$ (13,024)	\$ 38,964,227

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

SINGLE AUDIT SECTION

FISCAL YEAR ENDED SEPTEMBER 30, 2020



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

Board of Commissioners
Southern Nevada Regional Housing Authority
Las Vegas, Nevada

San Francisco Regional Office
Public Housing Division
One Sansome Street, Suite 1200
San Francisco, CA 94104

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities and the aggregate discretely presented component units of the Southern Nevada Regional Housing Authority, as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the Southern Nevada Regional Housing Authority's basic financial statements, and have issued our report thereon dated June 7, 2021. Our report includes a reference to other auditors who audited the financial statements of Landsman Family, LLC, Vera Johnson B, LP, Biegger Estates, LLC, Vera Johnson A Family, LLC, SRB, LP, Rose Gardens Senior, LP, Honolulu Street, LLC, and Espinoza Terrace, LLC as of December 31, 2019, as described in our report on the Authority's financial statements. This report does not include the results of the other auditors' testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors.

Internal Control Over Financial Reporting

Management of the Southern Nevada Regional Housing Authority is responsible for establishing and maintaining effective internal control over financial reporting. In planning and performing our audit of the financial statements, we considered the Housing Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Southern Nevada Regional Housing Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.


Rector, Reeder & Lofton, PC
Certified Public Accountants

Loganville, Georgia
June 7, 2021



INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

Board of Commissioners
Southern Nevada Regional Housing Authority
Las Vegas, Nevada

San Francisco Regional Office
Public Housing Division
One Sansome Street, Suite 1200
San Francisco, CA 94104

Report on Compliance for Each Major Federal Program

We have audited the Southern Nevada Regional Housing Authority's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Southern Nevada Regional Housing Authority's major federal programs for the year ended September 30, 2020. The Southern Nevada Regional Housing Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the Southern Nevada Regional Housing Authority's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Southern Nevada Regional Housing Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination on the Southern Nevada Regional Housing Authority's compliance with those requirements.

Basis for Qualified Opinion on the Housing Choice Voucher Program – 14.871

As described in the accompanying schedule of findings and questioned costs, the Authority did not comply with requirements regarding Housing Choice Voucher Program – 14.871 as described in finding number 2020-001 for Eligibility. Compliance with such requirements is necessary, in our opinion, for the Authority to comply with the requirements applicable to that program.

Qualified Opinion on the Housing Choice Voucher Program – 14.871

In our opinion, except for the noncompliance described in the Basis for Qualified Opinion paragraph, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on the Housing Choice Voucher Program for the year ended September 30, 2020.

Unmodified Opinion on Each of the Other Major Federal Programs

In our opinion, the Southern Nevada Regional Housing Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its other major federal programs identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs for the year ended September 30, 2020.

Other Matters

The Authority's response to the noncompliance findings identified in our audit is described in the accompanying corrective action plan. The Authority's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control Over Compliance

The management of the Southern Nevada Regional Housing Authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered Southern Nevada Regional Housing Authority's internal control over compliance with the types of requirements that could have a direct and material effect on a major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. We did identify certain deficiencies in internal control over compliance, described in the accompanying schedule of findings and questioned costs as item 2020-001, that we consider to be a material weakness.

The Authority's response to the internal control over compliance findings identified in our audit is described in the accompanying corrective action plan. The Authority's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Accordingly, this report is not suitable for any other purpose.

Rector, Reeder & Lofton, P.C.

Rector, Reeder & Lofton, PC
Certified Public Accountants

Loganville, Georgia
June 7, 2021

Southern Nevada Regional Housing Authority
Las Vegas, Nevada
STATUS OF PRIOR AUDIT FINDINGS

The prior audit report for the period ended September 30, 2019 contained one formal audit finding as noted below.

Finding 2019-001 – Housing Choice Voucher Tenant Files – Eligibility – Internal Control over Tenant Files – Noncompliance and Material Weakness

Housing Choice Voucher Program CFDA #14.871

Condition & Cause:

Our Review of three hundred and thirty (330) HCV tenant files revealed that there were thirty-four (34) errors of noncompliance noted during the audit. This represents a 10.30% sample deviation rate across the total population. The errors consisted of failure to calculate tenant wages correctly, failure to have a third party verify tenant income correctly, and HAP payments not agreeing to the tenant HUD 50058 rent calculation forms. Of these thirty-four (34) errors, thirty-three (33) of these were income-related errors.

Current Status:

The condition of the tenant files for the Housing Choice Voucher program has improved; however, due to the significant amounts of errors noted and the timing of the audit for 2019 not all files during the year ended September 30, 2020 could be brought into full compliance. Consequently, this finding is continued and restated as finding no. 2020-001.

**Southern Nevada Regional Housing Authority
Las Vegas, Nevada**

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

Section I – Summary of Auditor’s Results:

Financial Statements

Type of report issued on the financial statements:	Unmodified
Internal control over financial reporting:	
Material weakness (es) identified?	No
Significant deficiency (ies) identified not considered to be material weaknesses?	None reported
Noncompliance material to the financial statements noted?	No

Federal Awards

Internal controls over major programs:	
Material weakness (es) identified?	Yes
Significant deficiency (ies) identified not considered to be material weaknesses?	None reported

Type of report issued on the compliance for major programs:	Qualified
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Any audit findings disclosed that are required to be reported in Accordance with Uniform Guidance?	Yes
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Identification of major programs:

-CFDA #14.871	Housing Choice Voucher Program (Cluster)
-CFDA #14.879	Mainstream Vouchers (Cluster)
-CFDA #14.850	Public and Indian Housing
-CFDA #14.872	Public Housing Capital Fund Program

Dollar threshold used to distinguish between Type A and Type B programs:	\$3,000,000
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Did the Authority qualify as a low-risk auditee?	No
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Section II – Financial Statement Findings

Findings related to financial statements in accordance with GAGAS:

NONE REPORTED

**Southern Nevada Regional Housing Authority
Las Vegas, Nevada**

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS
(Continued)**

Section III – Financial Statement Findings

Findings and questioned costs for Federal Awards as defined in Section .510:

Finding 2020-001 – Housing Choice Voucher Tenant Files – Eligibility – Internal Control over Tenant Files – Noncompliance and Material Weakness

Housing Choice Voucher Program CFDA #14.871

Condition & Cause:

Our review of three hundred and thirty (330) Housing Choice Voucher tenant files revealed that there was a total of seventeen (17) income-related errors, which represent 5.15% of the total files examined. Of these seventeen (17) errors, there were eight (8) which could be numerically extrapolated to the population. Based upon this computation the error was material to the Housing Assistance Payments and therefore reported as a finding for noncompliance and a material weakness. The nine (9) remaining files were a result of differences between the EIV system and the reexamination data in the file.

In addition to complexities of staffing during the COVID pandemic, as noted in the prior year, there still exists a large amount of employee turnover. Also, the agency has not been able to conduct the adequate amount of training needed for HCV staff.

We also recommend that the quality control process be increased or improved to find deficiencies in a timely basis or to determine which staff needs additional training.

Criteria:

The Code of Federal regulations, the Housing Authority's Administrative plan, and specific HUD guidelines in documenting and maintaining the Housing Choice Voucher tenant files.

Recommendation: We commend that the Agency conduct a thorough tenant file audit of existing tenants in the HCV program to determine whether there are any misstatements of rental income. We also recommend that the Agency increase their monitoring and review of the HCV program files to determine whether occupancy specialist need additional training or procedures added to ensure compliance.

Questioned Costs: None

Repeat Finding: Yes

Was sampling statistically valid? Yes

Views of responsible officials: The PHA agrees with the results of the audit and recommendations.



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Corrective Action Plan

Finding:

Finding 2020-001: Housing Choice Voucher Tenant Files – Eligibility – Internal Control over Tenant Files – Noncompliance and Material Weakness

Corrective Action Plan:

Training:

Currently, we are having all HCV staff trained on how to read and interpret Enterprise Income Verification process. Staff will also be trained on how to verify income and assets, as well as understand the whole verification process. Incoming new staff will be trained on the above in order to be successful in their position as an Occupancy Specialist. This training started on July 1, 2021 and will continue through December 31, 2021.

Quality Control:

We are conducting 100% quality control on all new hires files and for all staff we are conducting 100% quality control on all contract files and manual adjustments requiring management approval, while 50% quality control is conducted on all other actions.

Department Structure:

Caseworkers with a higher error rate, 80% of their files will be Quality Controlled by the Supervisors. It is our intention to audit as many files as possible moving forward as the caseworker's process annuals and interims.

Anticipated Completion Date:

Current staff started training in July 2021 and will attend refresher training semi- annually.

Person Responsible:

Ms. Sabrina Rhone, Compliance Specialist, as well as HCV Trainers and HCV Supervisors will be responsible for the material and training of EIV and third-party verifications and income review for the HCV staff.

Respectfully Submitted,

Denise Watson

Denise Watson
Director of Housing Programs

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

SUPPLEMENTAL INFORMATION

FISCAL YEAR ENDED SEPTEMBER 30, 2020

**Southern Nevada Regional Housing Authority
Las Vegas, Nevada**

**FINANCIAL DATA SUBMISSION SUMMARY
NET POSITION ACCOUNTS
September 30, 2020**

FDS Line #	Account Description	Business Activities	Component Unit Discretely Presented	Blended Component Unit	Public and Indian Housing 14.850	PIH Family Self-Sufficiency Program 14.896	Section 8 Housing Choice Vouchers 14.871
ASSETS:							
CURRENT ASSETS:							
Cash:							
111	Cash - unrestricted	\$ 0	\$ 4,193,429	\$ 339,831	\$ 7,340,028	\$ 0	\$ 5,626,207
112	Cash - restricted modernization & development	0	0	0	0	0	0
113	Cash - other restricted	0	4,746,294	0	4,486,040	0	1,080,757
114	Cash - tenant security deposits	413,421	246,428	0	491,811	0	0
115	Cash - restricted for payment of current liabilities	0	0	0	0	0	0
100	Total Cash	413,421	9,186,151	339,831	12,317,879	0	6,706,964
Accounts and notes receivables:							
121	Accounts receivable - PHA projects	0	0	0	0	0	0
122	Accounts receivable - HUD	0	0	0	169,835	54,336	2,267,898
124	Accounts receivable - other government	0	0	0	0	0	379,949
125	Accounts receivable - miscellaneous	281,780	0	0	152,256	0	339,923
126	Accounts receivable - tenants rents	309,650	247,025	0	257,088	0	0
126.1	Allowance for doubtful accounts - tenants	(133,734)	0	0	(143,571)	0	0
126.2	Allowance for doubtful accounts - other	0	0	0	0	0	(679,796)
127	Notes receivable - current	0	0	0	0	0	0
128	Fraud recovery	0	0	0	0	0	29,307
128.1	Allowance for doubtful accounts - fraud	0	0	0	0	0	(27,608)
129	Accrued interest receivable	981	0	0	26,406	0	12,767
120	Total receivables - net	458,677	247,025	0	462,014	54,336	2,322,440
Current investments:							
131	Investments - unrestricted	0	0	210,782	4,248,973	0	2,157,878
132	Investments - restricted	0	0	0	0	0	0
135	Investments - restricted for payment of current lia	0	0	0	0	0	0
142	Prepaid expenses and other assets	46,108	203,607	2,660	111,829	0	90,005
143	Inventories	115,778	0	0	171,247	0	0
143.1	Allowance for obsolete inventories	0	0	0	0	0	0
144	Interprogram due from	0	0	4,270,700	3,421,446	0	0
145	Assets held for sale	0	0	0	0	0	0
150	TOTAL CURRENT ASSETS	1,033,984	9,636,783	4,823,973	20,733,388	54,336	11,277,287
NONCURRENT ASSETS:							
Capital Assets:							
161	Land	3,008,759	2,159,446	0	17,761,207	0	0
162	Buildings	49,418,856	104,552,626	0	142,844,449	0	0
163	Furniture & equipment - dwellings	0	750,174	0	0	0	0
164	Furniture & equipment - admin	559,284	6,211,665	0	1,531,536	0	419,781
165	Leasehold improvements	210,569	0	0	14,112,501	0	1,238,468
166	Accumulated depreciation	(25,294,186)	(20,206,813)	0	(124,020,382)	0	(784,265)
167	Construction in process	0	2,801,027	0	0	0	0
168	Infrastructure	664,005	15,533,405	0	3,431,176	0	0
160	Total capital assets - net	28,567,287	111,801,530	0	55,660,487	0	873,984
171	Notes receivable - noncurrent	1,723,800	0	7,450,000	46,550,311	0	332,759
172	Notes receivable - noncurrent - past due	0	0	0	0	0	0
173	Grants receivable - noncurrent	0	0	0	0	0	0
174	Other assets	91,359	4,766,301	1,277,349	5,417	0	0
176	Investment in joint ventures	0	0	669,200	0	0	0
180	TOTAL NONCURRENT ASSETS	30,382,446	116,567,831	9,396,549	102,216,215	0	1,206,743
200	DEFERRED OUTFLOW OF RESOURCES	450,564	0	0	1,278,528	0	1,189,948
290	TOTAL ASSETS & DEFERRED OUTFLOW OF RESOURCES	\$ 31,866,994	\$ 126,204,614	\$ 14,220,522	\$ 124,228,131	\$ 54,336	\$ 13,673,978

Resident Opportunity and Supportive Services 14.870	Mainstream Vouchers 14.879	State/Local	Public Housing CARES Act Funding 14.PHC	Maintstream Vouchers CARES Act Funding 14.MSC	HCV CARES Act Funding 14.HCC	Central Office Cost Center CARES Act Funding 14.CCC	Central Office Cost Center	Elimination	TOTAL
\$ 0	\$ 3,928	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,614,644	\$ 0	\$ 21,118,067
0	0	0	0	0	0	0	0	0	0
0	133,483	0	0	0	1,232,874	0	5,065	0	11,684,513
0	0	0	0	0	0	0	0	0	1,151,660
0	0	0	0	0	0	0	0	0	0
0	137,411	0	0	0	1,232,874	0	3,619,709	0	33,954,240
0	0	0	0	0	0	0	0	0	0
822	0	0	309,598	0	0	0	0	0	2,802,489
0	0	0	0	0	0	0	0	0	379,949
0	0	0	0	0	0	0	138,823	0	912,782
0	0	0	0	0	0	0	0	0	813,763
0	0	0	0	0	0	0	0	0	(277,305)
0	0	0	0	0	0	0	0	0	(679,796)
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	29,307
0	0	0	0	0	0	0	0	0	(27,608)
0	0	0	0	0	0	0	0	0	40,154
822	0	0	309,598	0	0	0	138,823	0	3,993,735
0	0	0	0	0	0	0	902,328	0	7,519,961
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	1,174	0	0	0	0	0	38,813	0	494,196
0	0	0	0	0	0	0	0	0	287,025
0	0	0	0	0	0	0	0	0	0
0	0	9,268	0	0	0	0	0	(7,701,414)	0
0	0	0	0	0	0	0	0	0	0
822	138,585	9,268	309,598	0	1,232,874	0	4,699,673	(7,701,414)	46,249,157
0	0	0	0	0	0	0	215,819	0	23,145,231
0	0	0	0	0	0	0	4,306,730	0	301,122,661
0	0	0	0	0	0	0	0	0	750,174
0	0	0	0	0	0	0	1,765,528	0	10,487,794
0	0	0	0	0	0	0	64,658	0	15,626,196
0	0	0	0	0	0	0	(5,567,814)	0	(175,873,460)
0	0	0	0	0	0	0	0	0	2,801,027
0	0	0	0	0	0	0	0	0	19,628,586
0	0	0	0	0	0	0	784,921	0	197,688,209
0	0	0	0	0	0	0	0	0	56,056,870
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	6,140,426
0	0	0	0	0	0	0	0	0	669,200
0	0	0	0	0	0	0	784,921	0	260,554,705
0	0	0	0	0	0	0	931,936	0	3,850,976
\$ 822	\$ 138,585	\$ 9,268	\$ 309,598	\$ 0	\$ 1,232,874	\$ 0	\$ 6,416,530	\$ (7,701,414)	\$ 310,654,838

**Southern Nevada Regional Housing Authority
Las Vegas, Nevada**

**FINANCIAL DATA SUBMISSION SUMMARY
NET POSITION ACCOUNTS
September 30, 2020**

FDS Line#	Account Description	Business Activities	Component Unit Discretely Presented	Blended Component Unit	Public and Indian Housing 14.850	PIH Family Self-Sufficiency Program 14.896	Section 8 Housing Choice Vouchers 14.871
LIABILITIES AND NET POSITION:							
LIABILITIES:							
CURRENT LIABILITIES:							
311	Cash overdraft	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
312	Accounts payable <= 90 days	294,946	326,014	0	1,014,297	0	480,967
313	Accounts payable > 90 days	0	0	0	0	0	0
321	Accrued salaries/payroll withholding	30,094	0	0	639,736	7,007	54,837
322	Accrued compensated absences - current	0	0	0	539	0	0
324	Accrued contingency liability	0	0	0	0	0	0
325	Accrued interest payable	0	59,169	0	0	0	0
331	Accounts payable - HUD PHA programs	0	0	0	0	0	35,720
332	Accounts payable - PHA projects	0	0	0	0	0	407,505
333	Accounts payable - other gov.	0	0	0	254,901	0	0
341	Tenant security deposits	413,421	246,428	0	491,811	0	0
342	Unearned revenue	154,393	62,815	0	149,374	0	84
343	Current portion of L-T debt - capital projects	331,397	179,936	0	0	0	0
344	Current portion of L-T debt - operating borrowings	0	0	0	0	0	0
345	Other current liabilities	169,902	187,857	0	9,665	0	0
346	Accrued liabilities - other	0	3,558,048	0	0	0	0
347	Interprogram (due to)	2,358,429	0	0	4,986,058	47,329	0
348	Loan Liability - current	0	0	0	0	0	0
310	TOTAL CURRENT LIABILITIES	<u>3,752,582</u>	<u>4,620,267</u>	<u>0</u>	<u>7,546,381</u>	<u>54,336</u>	<u>979,113</u>
NONCURRENT LIABILITIES:							
351	Long-term debt, net of current - capital projects	1,605,403	78,881,456	0	0	0	0
352	Long-term debt, net of current - operating borrowi	0	0	0	1,000,000	0	0
353	Noncurrent liabilities - other	0	3,738,664	0	179,980	0	1,080,757
354	Accrued comp. absences - long term	225,741	0	0	768,234	0	469,091
355	Loan liability - noncurrent	0	0	3,700,000	0	0	0
356	FASB 5 liabilities	0	0	0	0	0	0
357	Accrued pensions & OPEB liabilities	3,300,828	0	0	9,366,450	0	8,717,571
350	TOTAL NONCURRENT LIABILITIES	<u>5,131,972</u>	<u>82,620,120</u>	<u>3,700,000</u>	<u>11,314,664</u>	<u>0</u>	<u>10,267,419</u>
300	TOTAL LIABILITIES	<u>8,884,554</u>	<u>87,240,387</u>	<u>3,700,000</u>	<u>18,861,045</u>	<u>54,336</u>	<u>11,246,532</u>
400	DEFERRED INFLOW OF RESOURCES	1,152,396	0	0	4,960,709	0	1,545,733
NET POSITION:							
508.4	Net Investment in Capital Assets	26,630,487	32,740,138	0	55,660,487	0	873,984
511.4	Restricted	0	4,746,294	0	4,306,060	0	0
512.4	Unrestricted	(4,800,443)	1,477,795	10,520,522	40,439,830	0	7,729
513	TOTAL NET POSITION	<u>21,830,044</u>	<u>38,964,227</u>	<u>10,520,522</u>	<u>100,406,377</u>	<u>0</u>	<u>881,713</u>
600	TOTAL LIABILITIES AND NET POSITION	<u>\$ 31,866,994</u>	<u>\$ 126,204,614</u>	<u>\$ 14,220,522</u>	<u>\$ 124,228,131</u>	<u>\$ 54,336</u>	<u>\$ 13,673,978</u>

Resident Opportunity and Supportive Services 14.870	Mainstream Vouchers 14.879	State/Local	Public Housing CARES Act Funding 14.PHC	Maintstream Vouchers CARES Act Funding 14.MSC	HVC CARES Act Funding 14.HCC	Central Office Cost Center CARES Act Funding 14.CCC	Central Office Cost Center	Elimination	TOTAL
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
0	5,102	345	0	0	0	0	87,579	0	2,209,250
0	0	0	0	0	0	0	0	0	0
822	0	0	0	0	0	0	55,466	0	787,962
0	0	0	0	0	0	0	39,935	0	40,474
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	59,169
0	0	0	0	0	0	0	0	0	35,720
0	0	0	0	0	0	0	0	0	407,505
0	0	0	0	0	0	0	0	0	254,901
0	0	0	0	0	0	0	0	0	1,151,660
0	0	8,923	0	0	1,232,874	0	0	0	1,608,463
0	0	0	0	0	0	0	0	0	511,333
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	367,424
0	0	0	0	0	0	0	0	0	3,558,048
0	0	0	309,598	0	0	0	0	(7,701,414)	0
0	0	0	0	0	0	0	0	0	0
<u>822</u>	<u>5,102</u>	<u>9,268</u>	<u>309,598</u>	<u>0</u>	<u>1,232,874</u>	<u>0</u>	<u>182,980</u>	<u>(7,701,414)</u>	<u>10,991,909</u>
0	0	0	0	0	0	0	0	0	80,486,859
0	0	0	0	0	0	0	0	0	1,000,000
0	159	0	0	0	0	0	0	0	4,999,560
0	0	0	0	0	0	0	488,244	0	1,951,310
0	0	0	0	0	0	0	0	0	3,700,000
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	6,827,353	0	28,212,202
0	<u>159</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>7,315,597</u>	<u>0</u>	<u>120,349,931</u>
<u>822</u>	<u>5,261</u>	<u>9,268</u>	<u>309,598</u>	<u>0</u>	<u>1,232,874</u>	<u>0</u>	<u>7,498,577</u>	<u>(7,701,414)</u>	<u>131,341,840</u>
0	0	0	0	0	0	0	1,210,574	0	8,869,412
0	0	0	0	0	0	0	784,921	0	116,690,017
0	133,324	0	0	0	0	0	5,065	0	9,190,743
0	0	0	0	0	0	0	(3,082,607)	0	44,562,826
0	<u>133,324</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>(2,292,621)</u>	<u>0</u>	<u>170,443,586</u>
\$ <u>822</u>	\$ <u>138,585</u>	\$ <u>9,268</u>	\$ <u>309,598</u>	\$ <u>0</u>	\$ <u>1,232,874</u>	\$ <u>0</u>	\$ <u>6,416,530</u>	\$ <u>(7,701,414)</u>	\$ <u>310,654,838</u>

Southern Nevada Regional Housing Authority
Las Vegas, Nevada

**FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES, AND CHANGES IN NET POSITION ACCOUNTS
FOR THE YEAR ENDED SEPTEMBER 30, 2020**

FDS Line#	Account Description	Component			Public and Indian Housing 14.850	PIH Family Self-Sufficiency Program 14.896	Section 8 Housing Choice Vouchers 14.871
		Business Activities	Unit Discretely Presented	Blended Component Unit			
REVENUES:							
70300	Net tenant rental revenue	\$ 6,100,390	\$ 6,938,684	\$ 0	\$ 5,339,022	\$ 0	\$ 0
70400	Tenant revenue - other	95,824	346,725	0	179,514	0	0
70500	Total tenant revenue	6,196,214	7,285,409	0	5,518,536	0	0
70600	HUD PHA grants - operating	0	0	0	16,999,132	622,158	116,159,315
70610	HUD PHA grants - capital	0	0	0	233,561	0	0
70710	Management fee	0	0	0	0	0	0
70720	Asset management fee	0	0	0	0	0	0
70730	Bookkeeping fee	0	0	0	0	0	0
70740	Front line service fee	0	0	0	0	0	0
70750	Other fees	0	0	0	0	0	0
70700	Total fee revenue	0	0	0	0	0	0
70800	Other government grants	7,500	0	0	0	0	0
71100	Investment income - unrestricted	0	0	5,360	104,124	0	50,186
71200	Mortgage interest income	0	0	0	900,622	0	0
71300	Proceeds from disposition of assets held for sale	0	0	0	0	0	0
71310	Cost of sales of assets	0	0	0	0	0	0
71400	Fraud income	0	0	0	0	0	35,210
71500	Other revenue	904,016	15,411,745	714,173	733,973	0	1,447,529
71600	Gain/(loss) on disposition	0	0	0	1,467,730	0	(7,973)
72000	Investment income - restricted	0	16,358	0	7,480	0	0
70000	TOTAL REVENUES	\$ 7,107,730	\$ 22,713,512	\$ 719,533	\$ 25,965,158	\$ 622,158	\$ 117,684,267
EXPENSES:							
Administrative							
91100	Administrative salaries	\$ 894,325	\$ 265,785	\$ 0	\$ 1,032,319	\$ 0	\$ 2,447,480
91200	Auditing fees	15,755	65,687	0	58,303	0	10,253
91300	Management fees	716,288	395,104	0	2,003,933	0	808,525
91310	Bookkeeping fees	91,750	0	0	175,768	0	512,318
91400	Advertising & marketing	0	30,887	0	604	0	0
91500	Employee benefits - administrative	356,115	60,789	0	405,866	0	942,942
91600	Office expense	218,362	71,105	0	451,423	0	731,550
91700	Legal expense	45,693	37,973	0	53,686	0	9,057
91800	Travel expense	6,435	1,853	0	13,688	0	14,247
91810	Allocated overhead	0	0	0	0	0	0
91900	Other operating - administrative	119,321	396,170	8	2,268,597	0	318,724
91000	Total Administrative Expense	2,464,044	1,325,353	8	6,464,187	0	5,795,096
92000	Asset management fee	0	0	0	206,040	0	0
Tenant Services							
92100	Tenant services - salaries	36,521	0	0	171,943	440,419	86,781
92200	Relocation costs	0	49,184	0	2,616	0	0
92300	Employee benefits - tenant services	1,912	0	0	64,138	181,739	32,968
92400	Other tenant services	13,953	54,707	0	63,571	0	3,420
92500	Total Tenant Services	52,386	103,891	0	302,268	622,158	123,169
Utilities							
93100	Water	362,795	170,266	0	874,703	0	0
93200	Electricity	127,181	79,926	0	427,325	0	12,794
93300	Gas	6,363	13,181	0	90,907	0	0
93400	Fuel	0	0	0	0	0	0
93500	Labor	0	0	0	0	0	0
93600	Sewer	221,601	75,662	0	424,041	0	1,747
93700	Employee benefits - utilities	0	0	0	0	0	0
93800	Other utilities expense	0	686,430	0	0	0	0
93000	Total Utilities Expense	717,940	1,025,465	0	1,816,976	0	14,541

Resident Opportunity and Supportive Services 14.870	Mainstream Vouchers 14.879	State/Local	Public Housing CARES Act Funding 14.PHC	Maintstream Vouchers CARES Act Funding 14.MSC	HVC CARES Act Funding 14.HCC	Central Office Cost Center CARES Act Funding 14.CCC	Central Office Cost Center	Elimination	TOTAL
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 18,378,096
0	0	0	0	0	0	0	0	0	622,063
0	0	0	0	0	0	0	0	0	19,000,159
822	1,224,503	0	1,627,591	44,973	3,071,602	0	0	0	139,750,096
0	0	0	0	0	0	0	0	0	233,561
0	0	0	0	0	0	0	3,528,746	(3,528,746)	0
0	0	0	0	0	0	0	206,040	(206,040)	0
0	0	0	0	0	0	0	779,836	(779,836)	0
0	0	0	0	0	0	0	2,506,961	(2,506,961)	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	7,021,583	(7,021,583)	0
0	0	11,077	0	0	0	0	0	0	18,577
0	0	0	0	0	0	0	22,945	0	182,615
0	0	0	0	0	0	0	0	0	900,622
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	35,210
0	0	0	0	0	0	197,990	1,621,383	(197,990)	20,832,819
0	0	0	0	0	0	0	15,200	0	1,474,957
0	0	0	0	0	0	0	0	0	23,838
\$ 822	\$ 1,224,503	\$ 11,077	\$ 1,627,591	\$ 44,973	\$ 3,071,602	\$ 197,990	\$ 8,681,111	\$ (7,219,573)	\$ 182,452,454
\$ 0	\$ 64,439	\$ 0	\$ 306,241	\$ 26,070	\$ 1,949,906	\$ 0	\$ 3,784,962	\$ 0	\$ 10,771,527
0	0	0	0	0	0	0	6,324	0	156,322
0	0	0	197,990	0	0	0	0	(3,726,736)	395,104
0	0	0	0	0	0	0	0	(779,836)	0
0	0	0	0	0	0	0	42,451	0	73,942
0	28,353	0	109,520	11,471	822,265	0	1,526,331	0	4,263,652
0	4,043	11,077	0	0	149,734	51,082	885,473	0	2,573,849
0	0	0	0	0	0	0	121,908	0	268,317
0	0	0	0	0	0	0	44,076	0	80,299
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	80,935	10,369	531,963	(2,506,961)	1,219,126
0	96,835	11,077	613,751	37,541	3,002,840	61,451	6,943,488	(7,013,533)	19,802,138
0	0	0	0	0	0	0	0	(206,040)	0
801	335	0	54,551	0	0	0	303,783	0	1,095,134
0	0	0	0	0	0	0	0	0	51,800
21	0	0	20,746	0	0	0	121,021	0	422,545
0	0	0	111,608	7,432	68,762	136,539	3,774	0	463,766
822	335	0	186,905	7,432	68,762	136,539	428,578	0	2,033,245
0	0	0	0	0	0	0	43,985	0	1,451,749
0	0	0	0	0	0	0	37,846	0	685,072
0	0	0	0	0	0	0	1,103	0	111,554
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	2,302	0	725,353
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	686,430
0	0	0	0	0	0	0	85,236	0	3,660,158

Southern Nevada Regional Housing Authority
Las Vegas, Nevada

**FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES, AND CHANGES IN NET POSITION ACCOUNTS
FOR THE YEAR ENDED SEPTEMBER 30, 2020**

FDS Line#	Account Description	Business Activities	Component Unit Discretely Presented	Blended Component Unit	Public and Indian Housing 14.850	PIH Family Self-Sufficiency Program 14.896	Section 8 Housing Choice Vouchers 14.871
Ordinary Maintenance & Operation							
94100	Labor	905,115	1,181,116	0	1,896,524	0	3,299
94200	Materials	494,135	26,467	0	1,254,864	0	10,971
94300	Contracts	902,852	856,179	0	2,412,935	0	69,763
94300-010	Garbage & trash removal contracts	159,033	42,496	0	370,039	0	0
94300-020	Heating & cooling contracts	6,867	2,650	0	70,027	0	0
94300-030	Snow removal contracts	0	0	0	0	0	0
94300-040	Elevator maintenance contracts	0	1,303	0	38,315	0	0
94300-050	Landscape & grounds contracts	102,861	19,907	0	274,979	0	0
94300-060	Unit turnaround contracts	0	21,811	0	0	0	0
94300-070	Electrical contracts	10,194	3,354	0	52,791	0	0
94300-080	Plumbing contracts	52,075	12,115	0	257,662	0	0
94300-090	Extermination contracts	26,022	7,210	0	166,230	0	0
94300-100	Janitorial contracts	65,382	63,484	0	247,714	0	0
94300-110	Routine maintenance contracts	451,681	0	0	721,501	0	0
94300-120	Contract costs - other	28,737	681,849	0	213,677	0	69,763
94500	Employee benefit contributions	355,513	36,279	0	743,291	0	1,218
94000	Total Ordinary Maintenance & Operation	<u>2,657,615</u>	<u>2,100,041</u>	<u>0</u>	<u>6,307,614</u>	<u>0</u>	<u>85,251</u>
Protective Services							
95100	Protective services - labor	0	0	0	0	0	0
95200	Protective services - other contract costs	0	0	0	0	0	0
95300	Other protective services	65,227	25,394	0	895,787	0	15,856
95500	Employee benefits - protective services	0	0	0	0	0	0
95000	Total Protective Services	<u>65,227</u>	<u>25,394</u>	<u>0</u>	<u>895,787</u>	<u>0</u>	<u>15,856</u>
Insurance Premiums							
96110	Property insurance	166,089	337,091	0	364,326	0	0
96120	Liability insurance	30,421	0	0	85,816	0	79,549
96130	Workmen's compensation	0	4,027	0	0	0	0
96140	Insurance - other	75,014	0	0	181,536	0	64,946
96100	Total Insurance Premiums	<u>271,524</u>	<u>341,118</u>	<u>0</u>	<u>631,678</u>	<u>0</u>	<u>144,495</u>
General Expenses							
96200	Other general expense	264,263	307,021	0	1,402,219	0	194,923
96210	Compensated absences	0	0	0	311,943	0	70,475
96300	Payments in lieu of taxes	0	0	0	254,901	0	0
96400	Bad debt - tenant rents	78,584	2,535	0	189,686	0	0
96500	Bad debt - mortgages	1,360	0	0	0	0	0
96600	Bad debt - other	0	0	0	0	0	0
96800	Severance expense	0	0	0	0	0	0
96000	Total General Expenses	<u>344,207</u>	<u>309,556</u>	<u>0</u>	<u>2,158,749</u>	<u>0</u>	<u>265,398</u>
Financial Expenses							
96710	Interest expense - mortgage payable	171,069	3,414,088	0	0	0	0
96720	Interest expense - notes payable	0	0	0	0	0	0
96730	Amortization - issuance costs	0	26,233	0	0	0	0
96700	Total Financial Expenses	<u>171,069</u>	<u>3,440,321</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
96900	TOTAL OPERATING EXPENSE	<u>6,744,012</u>	<u>8,671,139</u>	<u>8</u>	<u>18,783,299</u>	<u>622,158</u>	<u>6,443,806</u>
97000	EXCESS OPERATING REVENUE	<u>363,718</u>	<u>14,042,373</u>	<u>719,525</u>	<u>7,181,859</u>	<u>0</u>	<u>111,240,461</u>

Resident Opportunity and Supportive Services 14.870	Mainstream Vouchers 14.879	State/Local	Public Housing CARES Act Funding 14.PHC	Maintstream Vouchers CARES Act Funding 14.MSC	HVC CARES Act Funding 14.HCC	Central Office Cost Center CARES Act Funding 14.CCC	Central Office Cost Center	Elimination	TOTAL
0	0	0	608,385	0	0	0	16,151	0	4,610,590
0	0	0	16,419	0	0	0	39,264	0	1,842,120
0	0	0	0	0	0	0	100,959	0	4,342,688
0	0	0	0	0	0	0	24,863	0	596,431
0	0	0	0	0	0	0	8,687	0	88,231
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	39,618
0	0	0	0	0	0	0	1,582	0	399,329
0	0	0	0	0	0	0	0	0	21,811
0	0	0	0	0	0	0	0	0	66,339
0	0	0	0	0	0	0	0	0	321,852
0	0	0	0	0	0	0	1,050	0	200,512
0	0	0	0	0	0	0	17,457	0	394,037
0	0	0	0	0	0	0	36,575	0	1,209,757
0	0	0	0	0	0	0	10,745	0	1,004,771
0	0	0	202,131	0	0	0	7,023	0	1,345,455
0	0	0	826,935	0	0	0	163,397	0	12,140,853
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	22,009	0	1,024,273
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	22,009	0	1,024,273
0	0	0	0	0	0	0	8,421	0	875,927
0	0	0	0	0	0	0	1,175	0	196,961
0	0	0	0	0	0	0	0	0	4,027
0	0	0	0	0	0	0	44,052	0	365,548
0	0	0	0	0	0	0	53,648	0	1,442,463
0	2,180	0	0	0	0	0	70,373	0	2,240,979
0	0	0	0	0	0	0	302,609	0	685,027
0	0	0	0	0	0	0	0	0	254,901
0	0	0	0	0	0	0	0	0	270,805
0	0	0	0	0	0	0	0	0	1,360
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	2,180	0	0	0	0	0	372,982	0	3,453,072
0	0	0	0	0	0	0	0	0	3,585,157
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	26,233
0	0	0	0	0	0	0	0	0	3,611,390
822	99,350	11,077	1,627,591	44,973	3,071,602	197,990	8,069,338	(7,219,573)	47,167,592
0	1,125,153	0	0	0	0	0	611,773	0	135,284,862

Southern Nevada Regional Housing Authority
Las Vegas, Nevada

FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES, AND CHANGES IN NET POSITION ACCOUNTS
FOR THE YEAR ENDED SEPTEMBER 30, 2020

FDS Line#	Account Description	Business Activities	Component Unit Discretely Presented	Blended Component Unit	Public and Indian Housing 14.850	PIH Family Self-Sufficiency Program 14.896	Section 8 Housing Choice Vouchers 14.871
Other Expenses							
97100	Extraordinary maintenance	197,117	0	0	1,221,454	0	6,009
97200	Casualty losses	43,534	0	0	51,345	0	0
97300	Housing assistance payments	0	0	0	81,842	0	111,575,029
97350	HAP portability-in	0	0	0	0	0	1,221,069
97400	Depreciation expense	1,342,135	3,708,437	0	4,886,002	0	50,191
97500	Fraud losses	0	0	0	0	0	0
97600	Capital outlays - governmental funds	0	0	0	0	0	0
97700	Debt principal payment - gov't funds	0	0	0	0	0	0
97800	Dwelling units rents expense	0	0	0	0	0	0
	Total Other Expenses	<u>1,582,786</u>	<u>3,708,437</u>	<u>0</u>	<u>6,240,643</u>	<u>0</u>	<u>112,852,298</u>
90000	TOTAL EXPENSES	<u>\$ 8,326,798</u>	<u>\$ 12,379,576</u>	<u>\$ 8</u>	<u>\$ 25,023,942</u>	<u>\$ 622,158</u>	<u>\$ 119,296,104</u>
10010	Operating transfer in	0	0	0	0	0	0
10020	Operating transfer out	0	0	0	0	0	0
10030	Operating transfers from/to primary gov't	0	0	0	0	0	0
10040	Operating transfers from/to comp. unit	0	0	0	0	0	0
10050	Proceeds from notes, loans & bonds	0	0	0	0	0	0
10060	Proceeds from property sales	0	0	0	0	0	0
10070	Extraordinary items, net gain/loss	0	0	0	0	0	0
10080	Special items, net gain/loss	0	0	0	0	0	0
10091	Inter project excess cash transfer in	0	0	0	0	0	0
10092	Inter project excess cash transfer out	0	0	0	0	0	0
10093	Transfers between project & program - in	0	0	0	0	0	0
10094	Transfers between project & program - out	0	0	0	0	0	0
10100	Total other financing sources (uses)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
10000	EXCESS OF REVENUE OVER EXPENSES	<u>\$ (1,219,068)</u>	<u>\$ 10,333,936</u>	<u>\$ 719,525</u>	<u>\$ 941,216</u>	<u>\$ 0</u>	<u>\$ (1,611,837)</u>
11020	Required annual debt principal payment	315,150	205,535	0	0	0	0
11030	Beginning Net Position	23,099,080	28,630,291	9,800,997	99,415,193	0	2,493,550
11040-010	Prior period adjustments	0	0	0	0	0	0
11040-070	Equity transfers	(49,968)	0	0	49,968	0	0
11050	Changes-compensated absence balance	0	0	0	0	0	0
11060	Changes -contingent liability balance	0	0	0	0	0	0
11070	Changes -unrec. pension transition liability	0	0	0	0	0	0
11080	Changes -doubtful accounts - dwelling rents	0	0	0	0	0	0
11090	Changes -doubtful accounts - other	0	0	0	0	0	0
	Ending Net Position	<u>\$ 21,830,044</u>	<u>\$ 38,964,227</u>	<u>\$ 10,520,522</u>	<u>\$ 100,406,377</u>	<u>\$ 0</u>	<u>\$ 881,713</u>
11170	Administrative fee equity	0	0	0	0	0	881,713
11180	Housing assistance payments equity	0	0	0	0	0	0
11190	Units Available	12,996	11,124	0	25,638	0	140,532
11210	Units Leased	12,233	10,828	0	24,907	0	137,589
11270	Excess Cash	0	0	0	7,020,235	0	0
	Prior year excess cash	0	0	0	6,030,064	0	0
11610	Land purchases	0	0	0	0	0	0
11620	Building purchases	0	0	0	0	0	0
11630	Furniture & equipment - dwelling	0	0	0	0	0	0
11640	Furniture & equipment - admin	0	0	0	0	0	0
11650	Leasehold improvement purchases	0	0	0	233,561	0	0
11660	Infrastructure purchases	0	0	0	0	0	0
13510	CFFP debt services payments	0	0	0	0	0	0
13901	Replacement housing factor funds	0	0	0	0	0	0

Resident Opportunity and Supportive Services 14.870	Mainstream Vouchers 14.879	State/Local	Public Housing CARES Act Funding 14.PHC	Maintstream Vouchers CARES Act Funding 14.MSC	HVC CARES Act Funding 14.HCC	Central Office Cost Center CARES Act Funding 14.CCC	Central Office Cost Center	Elimination	TOTAL
0	0	0	0	0	0	0	0	0	1,424,580
0	0	0	0	0	0	0	0	0	94,879
0	991,829	0	0	0	0	0	0	0	112,648,700
0	0	0	0	0	0	0	0	0	1,221,069
0	0	0	0	0	0	0	154,988	0	10,141,753
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	991,829	0	0	0	0	0	154,988	0	125,530,981
<u>\$ 822</u>	<u>\$ 1,091,179</u>	<u>\$ 11,077</u>	<u>\$ 1,627,591</u>	<u>\$ 44,973</u>	<u>\$ 3,071,602</u>	<u>\$ 197,990</u>	<u>\$ 8,224,326</u>	<u>\$ (7,219,573)</u>	<u>\$ 172,698,573</u>
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
<u>\$ 0</u>	<u>\$ 133,324</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 456,785</u>	<u>\$ 0</u>	<u>\$ 9,753,881</u>
0	0	0	0	0	0	0	0	0	520,685
0	0	0	0	0	0	0	(2,749,406)	0	160,689,705
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
<u>\$ 0</u>	<u>\$ 133,324</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ (2,292,621)</u>	<u>\$ 0</u>	<u>\$ 170,443,586</u>
0	0	0	0	0	0	0	0	0	881,713
0	0	0	0	0	0	0	0	0	0
0	2,208	0	0	0	0	0	0	0	192,498
0	1,563	0	0	0	0	0	0	0	187,120
0	0	0	0	0	0	0	0	0	7,020,235
0	0	0	0	0	0	0	0	0	6,030,064
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	233,561
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

SCHEDULE OF EXPENDITURES OF FEDERAL FINANCIAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2020

	Type	Federal CFDA #	Expenditures
<u>FEDERAL GRANTOR</u>			
<u>U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT:</u>			
Public Housing:			
Public and Indian Housing	A - Major	14.850	\$ 12,160,158
COVID-19 - Public and Indian Housing	A - Major	14.850	<u>1,627,591</u>
Total - Public and Indian Housing			13,787,749
 Public Housing Capital Fund Program	 A - Major	 14.872	 5,072,535
 Resident Opportunity and Supportive Services	 B - Nonmajor	 14.870	 822
Section 8 Housing Assistance Program:			
Section 8 Housing Choice Voucher (cluster)	A - Major	14.871	116,159,315
COVID-19 - Section 8 Housing Choice Voucher (cluster)	A - Major	14.871	<u>3,071,602</u>
Total - Section 8 Housing Choice Voucher (cluster)			119,230,917
 Mainstream Vouchers (cluster)	 A - Major	 14.879	 1,224,503
COVID-19 - Mainstream Vouchers (cluster)	A - Major	14.879	<u>44,973</u>
Total - Mainstream Vouchers (cluster)			1,269,476
Family Self Sufficiency - Combined Program:			
PIH Family Self-Sufficiency Program	B - Nonmajor	14.896	<u>622,158</u>
 TOTAL FEDERAL FINANCIAL AWARDS			 \$ <u>139,983,657</u>
 Threshold for Type A & Type B			 \$ <u>3,000,000</u>

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2020

NOTE A - BASIS OF PRESENTATION:

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the Authority and is presented on the full accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Uniform Guidance.

NOTE B - SUB-RECIPIENTS:

The Authority provided no federal awards to sub-recipients during the fiscal year ending September 30, 2020.

NOTE C - DISCLOSURE OF OTHER FORMS OF ASSISTANCE:

- The Authority received no federal awards of non-monetary assistance that are required to be disclosed for the year ended September 30, 2020.
- The Authority had no loans or loan guarantees to be disclosed as of September 30, 2020.
- The auditee did not elect to use the 10% de minimis cost rate.
- There were no federally restricted endowment funds required to be disclosed for the fiscal year ended September 30, 2020.
- The Authority maintains the following limits of insurance as of September 30, 2020:

Property	\$ 360,981,685
Equipment Breakdown	\$ 100,000,000
Flood	\$ 250,000
Liability	\$ 2,000,000
Public Officials	\$ 1,000,000
Worker Compensation	Statutory
Employee Practice	\$ 1,000,000
Auto Liability	\$ 700,000

Settled claims have not exceeded the above limits over the past three years.



Nevada Department of Taxation
 1550 College Parkway, Suite 115
 Carson City, NV 89706-7937

Southern Nevada Regional Housing Authority _____ herewith submits the (TENTATIVE) --- (FINAL) budget for the fiscal year ending 6/30/2022

This budget contains _____ - funds, including Debt Service, requiring property tax revenues totaling \$ _____ -

The property tax rates computed herein are based on preliminary data. If the final state computed revenue limitation permits, the tax rate will be increased by an amount not to exceed _____ If the final computation requires, the tax rate will be lowered.

This budget contains _____ - governmental fund types with estimated expenditures of \$ _____ - and _____ 1 _____ proprietary funds with estimated expenses of \$ 159,227,647

Copies of this budget have been filed for public record and inspection in the offices enumerated in NRS 354.596 (Local Government Budget and Finance Act).

CERTIFICATION

I Fredrick C. Haron

 (Print Name)
Chief Administrative Officer

 (Title)

certify that all applicable funds and financial operations of this Local Government are listed herein

Signed: [Signature]

Dated: 5/20/21

APPROVED BY THE GOVERNING BOARD

[Signature]

[Signature]

[Signature]

[Signature]

SCHEDULED PUBLIC HEARING

(Must be held from May 17, 2021 to May 31, 2021 this year)

Date and Time: 5/20/21 12:00 PM

Publication Date: 5/9/2021

Place: Southern Nevada Regional Housing Authority Chamber
340 N. 11th Street Las Vegas, Nevada 89101

FULL TIME EQUIVALENT EMPLOYEES BY FUNCTION

	ACTUAL PRIOR YEAR YEAR 06/30/20	ESTIMATED CURRENT YEAR YEAR 06/30/21	BUDGET YEAR YEAR 06/30/22
General Government	N/A		250
Judicial			
Public Safety			
Public Works			
Sanitation			
Health			
Welfare			
Culture and Recreation			
Community Support			
TOTAL GENERAL GOVERNMENT			250
Utilities			
Hospitals			
Transit Systems			
Airports			
Other			
TOTAL	0	0	250

POPULATION (AS OF JULY 1)	N/A	N/A	2,320,107
SOURCE OF POPULATION ESTIMATE*			Dept of Taxation
Assessed Valuation (Secured and Unsecured Only)			
Net Proceeds of Mines			
TOTAL ASSESSED VALUE			
TAX RATE			
General Fund			
Special Revenue Funds			
Capital Projects Funds			
Debt Service Funds			
Enterprise Fund			
Other			
TOTAL TAX RATE			

* Use the population certified by the state in March each year. Small districts may use a number developed per the instructions (page 6) or the best information available.

Southern Nevada Regional Housing Authority
(Local Government)

SCHEDULE S-2 - STATISTICAL DATA

Page: _____
Schedule S-2

SCHEDULE A-2 PROPRIETARY AND NONEXPENDABLE TRUST FUNDS

Budget For Fiscal Year Ending June 30, 2022 Budget Summary for Southern Nevada Regional Housing Authority
(Local Government)

FUND NAME	•	OPERATING REVENUES (1)	OPERATING EXPENSES (2)**	NONOPERATING REVENUES (3)	NONOPERATING EXPENSES (4)	OPERATING TRANSFERS		NET INCOME (7)
						IN (5)	OUT(6)	
Primary Government	E	159,335,412	159,059,560	78,175	168,087	-	-	185,940
TOTAL		159,335,412	159,059,560	78,175	168,087	-	-	185,940

* FUND TYPES: E - Enterprise
I - Internal Service
N - Nonexpendable Trust

* Long Term Debt - AHP Inc. entered into a loan agreement with the City of Las Vegas for \$1,670,000, and \$1,670,000, respectively, in HOME Funds and LIHTF to be used for the construction of the Senator Richard Bryan Apartments (SRB). The Corporation lent the funds to the SRB partnership. No payments on principal will be due on or before 1/16/2038, so long that the property is maintained as low income.

** Include Depreciation

PROPRIETARY FUND	N/A	N/A	BUDGET YEAR ENDING 06/30/22	
	(1)	(2)	(3)	(4)
	ACTUAL PRIOR YEAR ENDING 6/30/2020	ESTIMATED CURRENT YEAR ENDING 6/30/2021	TENTATIVE APPROVED	FINAL APPROVED
OPERATING REVENUE			159,335,412	159,335,412
Total Operating Revenue			159,335,412	159,335,412
OPERATING EXPENSE			159,059,560	159,059,560
				-
				-
				-
				-
				-
				-
				-
Depreciation/Amortization				-
Total Operating Expense			159,059,560	159,059,560
Operating Income or (Loss)			275,852	275,852
				-
NONOPERATING REVENUES				-
Interest Earned			78,175	78,175
Property Taxes				-
Subsidies				-
Consolidated Tax				-
				-
				-
				-
				-
Total Nonoperating Revenues			78,175	78,175
NONOPERATING EXPENSES				-
Interest Expense			168,087	168,087
				-
				-
Total Nonoperating Expenses			168,087	168,087
Net Income before Operating Transfers			185,940	185,940
				-
Transfers (Schedule T)				-
In				-
Out				-
Net Operating Transfers				-
				-
CHANGE IN NET POSITION	-	-	185,940	185,940

Southern Nevada Regional Housing Authority
(Local Government)

SCHEDULE F-1 REVENUES, EXPENSES AND NET POSITION

FUND _____ ENTERPRISE

SCHEDULE OF EXISTING CONTRACTS
Budget Year 2021-2022

Local Government: Southern Nevada Regional Housing Authority

Contact: _____

E-mail Address: _____

Daytime Telephone: _____

Total Number of Existing Contracts: _____

Line	Vendor	Effective Date of Contract	Termination Date of Contract	Proposed Expenditure 2021-2022	Proposed Expenditure 2022-2023	Reason or need for contract:
1	A1 National Fire Company	10/1/2020	9/30/2025	\$ 175,000	\$ 175,000.00	Sprinkler inspections, testing, repairs and replacement
2	ADP Inc	10/1/2020	9/30/2021	\$ 138,225	\$ 125,575.00	Payroll
3	Allpro Services LLC	10/1/2020	1/17/2023	\$ 162,000	\$ 291,383.00	Vacanu unit painting
4	Carahsoft Technology	10/1/2020	9/30/2023	\$ 114,802	\$ 229,604.00	3rd Pary verifications, Work Number
5	Century Link Communications LLC	10/1/2020	9/30/2021	\$ 260,000	\$ 275,000.00	IT - Telephone services
6	City of Las Vegas, Fleet Services	10/1/2020	9/30/2021	\$ 91,000	\$ 95,000.00	Vehicle fleet maintenance and fuel
7	Clark County Automotive	10/1/2020	9/30/2021	\$ 99,050		Vehicle fleet maintenance and fuel
8	Cloud Carpet	10/1/2020	9/30/2024	\$ 468,000	\$ 188,417.00	Floor covering and installation
9	Cox Communications	10/1/2020	2/28/2020	\$ 86,000	\$ 203,279.00	Data coomuncation
10	Crimeless Security	10/1/2020	4/1/2025	\$ 647,875	\$ 935,018.00	Security Guard services
11	Lawyer Mechanical Services	10/1/2020	9/30/2020	\$ 225,300	\$ 74,700.00	Chiller-boiler and HVAC services
12	Lazcano Inc	10/1/2020	4/2/2023	\$ 347,950	\$ 397,000.00	Janitorial services
13	Konica Minolta Business Solutions	10/1/2020	9/30/2021	\$ 128,300		Copier lease
14	Kubas Keller Associates	10/1/2020	9/30/2022	\$ 70,420	\$ 70,420.00	Fee Accounting services
15	Landscape Developemnt LLC	10/1/2020	11/1/2024	\$ 475,000	\$ 494,670.00	Landscape maintenance
16	National Credit Reporting	10/1/2020	4/30/2021	\$ 78,340	\$ 80,250.00	Credit checks
17	Orkin LLC	10/1/2020	9/30/2023	\$ 131,000	\$ 224,500.00	Pest control
18	Parker Nelson & Associates	10/1/2020	9/30/2022	\$ 333,250	\$ 163,800.00	Legal counsel
19	Park Landscape LLC	10/1/2020	9/30/2024	\$ 127,000	\$ 129,000.00	Landscape and tree service
20	Prochem Proactive Inc	10/1/2020	2/15/2023	\$ 103,100	\$ 310,000.00	Bed bug service - heat treatment only
21	Rapid Glass Inc	10/1/2020	9/30/2021	\$ 68,350	\$ 69,500.00	Glass replacement
22	T Mobile USA Inc	10/1/2020	9/30/2021	\$ 85,000		Wireless Phone service
23	Staples Advantage	10/1/2020	4/6/2024	\$ 138,225	\$ 459,000.00	Office supplies
24	Yardi Systems Inc	10/1/2020	9/30/2021	\$ 500,600	\$ 525,500.00	Software maintenance fees
25	Rector Lofan and Reader PC	10/1/2020	9/30/2021	\$ 87,875	\$ 95,500.00	Audit Fees
25	Total Proposed Expenditures			\$ 5,141,662	\$ 5,516,616	

Additional Explanations (Reference Line Number and Vendor):

LAS VEGAS REVIEW-JOURNAL

Order Confirmation LV

Ad Order Number
0001147129

Sales Rep.
dwalls

Order Taker
dwalls

Order Source

Customer
S NV REGIONAL HOUSING/NO C/
Customer Account
22528

Customer Address
PO BOX 1897
LAS VEGAS NV 891251897 USA

Customer Phone
(702) 477-3144

Payor Customer
S NV REGIONAL HOUSING/NO C/
Payor Account
22528

Payor Address
PO BOX 1897
LAS VEGAS NV 891251897 USA

Payor Phone
(702) 477-3144

PO Number
PR 29149

Ordered By
Jennifer Barrett

Customer Fax

Customer Email
jbarrett@snrha.org

Special Pricing

<u>Tear Sheets</u>	<u>Proofs</u>	<u>Affidavits</u>	<u>Blind Box</u>	<u>Promo Type</u>	<u>Materials</u>	<u>Total Amount</u>	<u>Payment Method</u>	<u>Payment Amount</u>	<u>Amount Due</u>
0	0	1				262.05	Credit Card	262.05	262.05

Invoice Text

<u>First / Last run Dates</u>	<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Method</u>	<u>Payment Amount</u>	<u>Amount Due</u>
05 / 09 / 21	262.05		262.05	Credit Card	262.05	262.05

Ad Number 0001147129-01 Ad Type LV-Legal Production Method AdBooker Production Notes
External Ad Number Ad Attributes Ad Released Pick Up
0001146203-01 No 0001146203-01

Ad Size 1 X 87 li Color

Ad Content



**Southern Nevada Regional
Housing Authority**
340 N. 11th Street
Las Vegas, Nevada 89101
Office: 702.477.3110
Fax: 702.922.6837

The Board of Commissioners of the Southern Nevada Regional Housing Authority will be having a meeting Thursday, May 20, 2021 at 12:00 PM in the Commission Chambers at 340 North 11th Street, Las Vegas, Nevada which shall include the following item.

Approval of Southern Nevada Regional Housing Authority's Operating Budget for fiscal year ending June 30, 2022

On April 5, 2017, the Senate Government Affairs Committee introduced the Senate Bill (SB) 183 to subject local housing authorities to the Local Government Finance Act under NRS Chapter 354. Other housing authorities including the Nevada Rural Housing Authority and the Reno Housing Authority opposed SB 183 (2017) and were granted exemptions. The Southern Nevada Regional Housing Authority (SNRHA) is now required to submit to an annual budget for the FYE June 30, 2022. The Committee of Local Government Finance is obligated by law to, NRS 354, to review the SNRHA's annual budget. This budget covers our estimated operating receipts and expenditures, along with some non-routine expenditure. Upon Board approval, the SNRHA will adopt the Fiscal Year 2022 Operating Budget.

To practice social distancing there will be a limited number of seats available to the public. If you like to provide public comment or citizen participation please provide your name and address to Ms. Diamonique Robinson, Executive Administrative Assistant, at drobinson@snvrha.org before 9 AM on Thursday, May 20. Your comments and participation will be read into the record.

PUB: May 9, 2021
LV Review-Journal

Product

LV-Review-Journal
LV-RJ Online

Placement

Legal Ads
Legal Ads

Position

Govt Notices-B
Govt Notices-B



RECEIVED

AUG 02 2021

Department of Taxation
District III, Las Vegas

Post Office Box 1897
Las Vegas, NV 89125
(702) 922-6800
TTY (702) 387-1898

Thursday, July 29, 2021

Las Vegas Office
Grant Sawyer Office Building, Suite 1300
555 E. Washington Avenue
Las Vegas, NV 89101

To the Division of Local Government Services

Attached for your review is the Southern Nevada Regional Housing Authority's Indebtedness Report for June 30, 2021, per your request. If you need any additional information, please feel free to give me a call at 702-477-3130 or email me at fharon@snrha.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Fred Haron", is written over a light blue horizontal line.

Fred Haron

Scott Black
Chairperson

Olivia Diaz
Vice Chairperson

Valarie Craig
Commissioner

Cheryl Davis
Commissioner

Sharon Davis
Commissioner

William McCurdy II
Commissioner

Tick Segerblom
Commissioner

Dan K. Shaw
Commissioner

LuChana Turner
Commissioner

Jon Cresley
Interim Executive Director

INDEBTEDNESS REPORT
As of June 30, 2021
Postmark Deadline 8/01/2021



Entity: Southern NV Regional Housing Authority Date: 07/28/2021

DEBT MANAGEMENT COMMISSION ACT (NRS 350.013)

1. Has your local government issued any new General Obligation Bond issues since July 1, 2020? Yes [] No [x]

If so, amount: _____ Date: _____

2. Has your local government approved any new Medium-Term Obligation issues since July 1, 2020? Yes [] No [x]

If so, amount: _____ Date: _____

3. Has your local government updated its debt management policy? (Per NRS 350.013) If Yes, submit updated policy with Indebtedness Report or prepare a statement discussing the following areas: Yes [] No [x]

- A. Discuss the ability of your entity to afford existing and future general obligation debt.
B. Discuss your entity's capacity to incur future general obligation debt without exceeding the applicable debt limit.
C. Discuss the general obligation debt per capita of your entity as compared with the average for such debt of local governments in Nevada.
D. Discuss general obligation debt of your entity as a percentage of assessed valuation of all taxable property within the boundaries of your entity. (REDBOOK FY 2020-2021)
E. Present a policy statement regarding the manner in which your entity expects to sell its debt.
F. Discuss the sources of money projected to be available to pay existing and future general obligation debt.
G. Discuss the operating costs and revenue sources with each project.

If No, please provide a brief explanation.

4. Has your local government updated its five-year capital improvement plan? (Required pursuant to NRS 350.013, 354.5945 & 354.5947) Yes [] No [x]

Submitted By: [Signature] (signature)
762-472-2130 (Phone number)



Entity: Southern NV Regional Housing Authority

CHECK HERE IF YOUR ENTITY HAS NO OUTSTANDING DEBT



GENERAL OBLIGATION BONDS

- 1. General obligation _____
- 2. General obligation/revenue _____
- 3. General obligation special assessment _____

Total general obligation bonded debt _____

MEDIUM-TERM OBLIGATIONS

- 1. General Obligation bonds _____
- 2. Negotiable notes or bonds _____
- 3. Capital lease purchases _____

Total medium-term obligation debt _____

REVENUE BONDS

OTHER DEBT

- 1. Capital lease purchases-MTO not required or prior to law change _____
- 2. Mortgages _____
- 3. Warrants _____
- 4. Special Assessments _____
- 5. Other (specify) _____
- 6. Other (specify) _____

Total other debt _____

TOTAL INDEBTEDNESS

Authorized but unissued general obligation bonds _____

Note: Please explain and provide documentation for any differences between the amounts reported on this schedule and those reported on Schedule C-1 of your Final Fiscal Year 2021-2022 budget.



Entity: Southern NV Regional Housing Authority

For the next five years, list the total dollar requirement for principal and interest broken down for each type of indebtedness the entity currently has outstanding.

	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2024-2025</u>	<u>2025-2026</u>
<u>General Obligation Bonds</u>					
G/O Bonds	None				
G/O Revenue	None				
G/O Special Assessment	None				
<u>Medium-Term Obligation</u>					
G/O Bonds	None				
Notes/Bonds	None				
Leases/ Purchases	None				
<u>Revenue Bonds</u>					
<u>Other Debt</u>					
Other Lease Purchases	None				
Mortgages	None				
Warrants	None				
Special Assessments	None				
Other Debt	None				
TOTAL	None				

SCHEDULE OF DEBT REPAYMENT
As of June 30, 2021
Postmark Deadline 8/1/2021



The repayment schedules should start with the payment of principal and interest due after June 30, 2021 and continue until any particular issue is retired.



Form 4410LGF STATEMENT OF CONTEMPLATED GENERAL OBLIGATION DEBT AND SPECIAL ELECTIVE TAXES
 Postmark Deadline 8/1/2021

Entity: Southern NV Regional Housing Authority

CONTEMPLATED GENERAL OBLIGATION DEBT

(1) PURPOSE	(2) TYPE	(3) AMOUNT	(4) TERM	(5) FINAL PAYMENT DATE	(6) INTEREST RATE
NONE					

SPECIAL ELECTIVE TAX

PURPOSE	TYPE	RATE	ELECTION DATE	EXPIRATION DATE	IMPLEMENTATION DATE
NONE					



Form 4411LGF

FIVE YEAR CAPITAL IMPROVEMENT PLAN
(Per NRS 354.5945)

Minimum level of expenditure for items classified as capital assets ENTITY: **SNRHA**
 Minimum level of expenditure for items classified as capital projects DATE: **07/28/2021**

\$ 5000
 \$ 100,000

	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Fund:	50,000	21,145.34			
Capital Improvement:					
Funding Source:					
Completion Date:					
Fund Total	50,000	21,145.34			

	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Fund:	150,000	450,000	47,250.53		
Capital Improvement:					
Funding Source:					
Completion Date:					
Fund Total	150,000	450,000	47,250.53		

	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Fund:	800,000	1,500,000	1,500,000	87,054.40	
Capital Improvement:					
Funding Source:					
Completion Date:					
Fund Total	800,000	1,500,000	1,500,000	87,054.40	

List of Funding Sources:

- Property Tax - Gen. Revenues
- Charges for Services
- Debt
- Grants
- Other (Please Describe)



FIVE YEAR CAPITAL IMPROVEMENT PLAN
(Per NRS 354.5945)

Form 4411LGF

Minimum level of expenditure for items classified as capital assets **ENTITY: SNRHA**
 Minimum level of expenditure for items classified as capital projects **DATE: 07/28/2021**

\$ 500
 \$ 100,000

	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Fund:	500,000	1,000,000	1,000,000	1,000,000	769,666
Capital Improvement:					
Funding Source:					
Completion Date:					
Fund Total	500,000	1,000,000	1,000,000	1,000,000	769,666

	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Fund:					
Capital Improvement:					
Funding Source:					
Completion Date:					
Fund Total					

	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Fund:					
Capital Improvement:					
Funding Source:					
Completion Date:					
Fund Total					

List of Funding Sources:
 Property Tax - Gen. Revenues
 Charges for Services
 Debt
 Grants
 Other (Please Describe)

**ESMERALDA
COUNTY**

LAS VEGAS REVIEW-JOURNAL

Order Confirmation LV

Customer ESMERALDA CO AUDITOR & REC	Customer Account 22319	Customer Address PO BOX 458 GOLDFIELD NV 890130458 USA	Customer Phone (775) 485-6337
Payor Customer ESMERALDA CO AUDITOR & REC	Payor Account 22319	Payor Address PO BOX 458 GOLDFIELD NV 890130458 USA	Payor Phone (775) 485-6337
PO Number	Ordered By NW	Customer Fax	Customer Email
			Special Pricing

Invoice Text ANNUAL SUMMARY 21	Net Amount 135.00	Tax Amount .00	Total Amount 135.00	Payment Method Invoice	Payment Amount .00	Amount Due 135.00
--	-----------------------------	--------------------------	-------------------------------	----------------------------------	------------------------------	-----------------------------

First / Last run Dates 07 / 29 / 21 07 / 29 / 21	Blind Box 0	Promo Type 0	Materials 0
Ad Number 0001156205-01	Ad Type LV-Legal Display	Production Method Page Ready	Production Notes
External Ad Number	Ad Attributes	Ad Released No	Pick Up 0001108799-01

Ad Size 3 X 7.50"	Color	Placement Legal Ads	Position Bordered and Display
Product LV-Tonopah Times		Legal Ads	Bordered and Display
		Legal Ads	Bordered and Display

**ESMERALDA COUNTY
SUMMARY FISCAL REPORT FY21
GENERAL FUND**

	ACTUAL PRIOR YEAR ENDING <u>6/30/2020</u>	ESTIMATED CURRENT YEAR ENDING <u>6/30/2021</u>	FINAL APPROVED BUDGET YEAR ENDING <u>6/30/2022</u>
Total Available Revenues	\$4,307,645	\$3,992,513	\$3,687,784
Total Other Sources	\$16,066	\$130,975	\$119,925
Total Revenues and Other Sources	\$4,323,711	\$4,123,488	\$3,807,709
Total Expenditures	\$4,286,399	\$4,112,398	\$5,296,411
Total Other Uses	\$912,921	\$668,369	\$439,892
Total Expenditures and Other Uses	\$5,199,320	\$4,780,767	\$5,736,303
Net Change in Fund Balances	\$(875,609)	\$(657,279)	\$(1,928,594)
Fiscal Year Beginning Fund Balance	\$6,095,896	\$5,220,287	\$4,563,008
Fiscal Year Ending Fund Balance	\$5,220,287	\$4,563,008	\$2,634,414

PROPRIETARY FUNDS

	ACTUAL PRIOR YEAR ENDING <u>6/30/2020</u>	ESTIMATED CURRENT YEAR ENDING <u>6/30/2021</u>	FINAL APPROVED BUDGET YEAR ENDING <u>6/30/2022</u>
GOLDFIELD WATER UTILITY			
Total Operating Revenues	\$112,719	\$136,000	\$190,000
Total Operating Expenses	\$331,362	\$287,380	\$458,380
Total Non Operating Revenues	\$3,696,830	\$672,500	\$8,627,500
Total Non Operating Expenses	\$23,674	\$81,756	\$46,263
Fiscal Year Beginning Cash & Cash Equivalents	\$596,931	\$665,125	\$816,909
Fiscal Year Ending Cash & Cash Equivalents	\$665,125	\$816,909	\$8,788,024
GOLDFIELD SEWER UTILITY			
Total Operating Revenues	\$47,126	\$43,000	\$43,000
Total Operating Expenses	\$182,814	\$171,444	\$191,444
Total Non Operating Revenues	\$2,281,586	\$75,000	\$15,600
Total Non Operating Expenses	\$15,160	\$73,698	\$13,426
Fiscal Year Beginning Cash & Cash Equivalents	\$152,646	\$192,625	\$189,372
Fiscal Year Ending Cash & Cash Equivalents	\$192,625	\$189,372	\$186,719
SILVER PEAK UTILITIES			
Total Operating Revenues	\$56,246	\$70,000	\$70,000
Total Operating Expenses	\$47,000	\$122,331	\$121,825
Total Non Operating Revenues	\$448,186	-	-
Total Non Operating Expenses	-	-	-
Fiscal Year Beginning Cash & Cash Equivalents	\$304,954	\$336,877	\$270,344
Fiscal Year Ending Cash & Cash Equivalents	\$336,877	\$270,344	\$255,519

PUBLISH: July 29, 2021.

the State of Nevada. Diversion is to be made from an underground source (Well ID No. S02 E39 34 AC1) at a point located within the NE1/4 SW1/4 Section 34, T02S, R39E, S1

AUCTION

The Esmeralda County Board of Commissioners has authorized the Esmeralda County Treasurer to sell the following parcels of land located within the Esmeralda County Courthouse, Go

PARCELS UP FOR

PARCEL NUMBER	DESCRIPTION
000-001-96	Mining Claim
000-005-17	1 Mining Claim
000-006-95	3 Mining Claims
001-027-02	BLK 231 LT 1
001-093-01	BLK 189 LT 1
001-134-05	BLK 61 LT 3
001-143-02	BLK 107 LT 1
001-144-02	BLK 100 LT 1
001-144-04	BLK 100 LT 1
001-147-06	BLK 109 LT 1
001-166-01	BLK 21 LT 1
001-172-05	BLK 47 LT 1
001-172-07	BLK 47 LT 5
001-185-03	BLK 74 LT 7
001-204-01	BLK 23 LT 9
001-248-09	BLK 94 LT 1
001-258-01	BLK 91 LT 1
001-258-09	BLK 91 LT 1
001-258-10	BLK 91 LT 1
001-258-11	BLK 91 LT 1
001-265-03	BLK 86 LT 1
001-276-02	BLK 81 LT 1
001-283-07	BLK 116 LT 1
001-283-08	BLK 116 LT 1
001-283-12	BLK 116 LT 1
001-301-06	BLK 121 LT 1
001-301-10	BLK 121 LT 1
001-324-02	BLK 239 LT 1
001-366-04	BLK 170 LT 1
007-621-14	PRCL 4 LT 3

COUNTY VEHICLES APPROVED FOR SALE

Fire Truck 1 VIN175JC910DA8FGF (1997)	\$121,825
Fire Truck 2 VIN 1FDXF70JPVA1680 (1997)	\$121,825
Fire Truck 3 VIN 1GDL7DIEIDV5103 (1997)	\$121,825
Ambulance VIN 1FDKE3013HHA0 (1997)	\$121,825

To purchase a Land Auction Package, including parcel maps, and parcel descriptions, or money order in the amount of \$121,825, we do accept credit and a 3% convenience fee added for credit. Submit to: **Esmeralda County Treasurer**, (775) 485-6309.

PUBLISH: July 8, 15, 22, 29, 2021.



Rec'd emailed 8/11/21

Entity: Esmeralda County, Nevada

Date: July 1, 2021

DEBT MANAGEMENT COMMISSION ACT (NRS 350.013)

1. Has your local government issued any new General Obligation Bond issues since July 1, 2020? Yes No

If so, amount: _____ Date: _____

2. Has your local government approved any new Medium-Term Obligation issues since July 1, 2020? Yes No

If so, amount: _____ Date: _____

3. Has your local government updated its debt management policy? (Per NRS 350.013) If Yes, submit updated policy with Indebtedness Report or prepare a statement discussing the following areas: Yes No

- A. Discuss the ability of your entity to afford existing and future general obligation debt.
- B. Discuss your entity's capacity to incur future general obligation debt without exceeding the applicable debt limit.
- C. Discuss the general obligation debt per capita of your entity as compared with the average for such debt of local governments in Nevada.
- D. Discuss general obligation debt of your entity as a percentage of assessed valuation of all taxable property within the boundaries of your entity. (REDBOOK FY 2020-2021)
- E. Present a policy statement regarding the manner in which your entity expects to sell its debt.
- F. Discuss the sources of money projected to be available to pay existing and future general obligation debt.
- G. Discuss the operating costs and revenue sources with each project.

If No, please provide a brief explanation.

4. Has your local government updated its five-year capital improvement plan? (Required pursuant to NRS 350.013, 354.5945 & 354.5947) Yes No

Submitted By: *John Bayer*
(signature)

(775) 485-6337
(Phone number)

SCHEDULE OF INDEBTEDNESS REPORT

For June 30, 2021

Postmark Deadline 8/1/2021



Entity: Esmeralda County, Nevada

CHECK HERE IF YOUR ENTITY HAS NO OUTSTANDING DEBT



GENERAL OBLIGATION BONDS

- 1. General obligation
2. General obligation/revenue
3. General obligation special assessment

Total general obligation bonded debt

MEDIUM-TERM OBLIGATIONS

- 1. General Obligation bonds
2. Negotiable notes or bonds
3. Capital lease purchases

Total medium-term obligation debt

REVENUE BONDS

OTHER DEBT

- 1. Capital lease purchases-MTO not required or prior to law change
2. Mortgages
3. Warrants
4. Special Assessments
5. Other (specify)
6. Other (specify)

Total other debt

TOTAL INDEBTEDNESS

0

Authorized but unissued general obligation bonds

Note: Please explain and provide documentation for any differences between the amounts reported on this schedule and those reported on Schedule C-1 of your Final Fiscal Year 2021-2022 budget.



Entity: Esmeralda County, Nevada

For the next five years, list the total dollar requirement for principal and interest broken down for each type of indebtedness the entity currently has outstanding.

	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2024-2025</u>	<u>2025-2026</u>
<u>General Obligation Bonds</u>					
G/O Bonds	\$ -	\$ -	\$ -	\$ -	\$ -
G/O Revenue					
G/O Special Assessment					
<u>Medium-Term Obligation</u>					
G/O Bonds					
Notes/Bonds					
Leases/ Purchases					
<u>Revenue Bonds</u>					
<u>Other Debt</u>					
Other Lease Purchases					
Mortgages					
Warrants					
Special Assessments					
Other Debt					
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -



Form **4410LGF**

SCHEDULE OF DEBT REPAYMENT

As of June 30, 2021

Postmark Deadline 8/1/2021

Entity: Esmeralda County, Nevada

The repayment schedules should start with the payment of principal and interest due after June 30, 2021 and continue until any particular issue is retired.

None



Form **4410LGF** STATEMENT OF CONTEMPLATED GENERAL OBLIGATION DEBT AND SPECIAL ELECTIVE TAXES
 Postmark Deadline 8/1/2021

Entity: Esmeralda County, Nevada

CONTEMPLATED GENERAL OBLIGATION DEBT

(1) PURPOSE	(2) TYPE	(3) AMOUNT	(4) TERM	(5) FINAL PAYMENT DATE	(6) INTEREST RATE
n/a					

SPECIAL ELECTIVE TAX

PURPOSE	TYPE	RATE	ELECTION DATE	EXPIRATION DATE	IMPLEMENTATION DATE
n/a					

**ESMERALDA COUNTY, NEVADA
STATEMENT ON DEBT MANAGEMENT
2021-2022**

Ability to Afford Existing and Future General Obligation Debt.

Currently, the County has no general obligation bonded debt supported by tax levy. Future plans do not include the issuance of new general obligation debt. The ability to finance future debt will be contingent upon the overlapping tax rates throughout the County.

Ability to Incur Future Debt Without Exceeding the Debt Limit.

The statutory debt limitation for counties within the State of Nevada is 10% of the assessed valuation of all taxable property within a government entity.

<u>General Obligation Debt Limit</u>	
Assessed valuation for 2020-2021	75,192,870
Debt Limit is 10% of assessed value	7,519,287
General Obligation Bond Debt	0
Other General Obligation Debt	0
Debt Limit Available	7,519,287

As of June 30, 2020, the county has other general obligation debt of \$0.

General Obligation Debt Per Capita.

<u>County</u>	<u>Population</u>	<u>GO Debt</u>	<u>All Debt</u>	<u>GO Debt Per Capita</u>	<u>Total Debt Per Capita</u>
Esmeralda	982	-	-	-	-
Eureka	1,955	-	-	-	-
Storey	4,258	891,100	10,881,381	209.25	2,555.51
Mineral	4,730	-	112,413	-	23.77

In comparison with other local governments within the State, our debt per capita ratio is lower because of lack of debt.

General Obligation Debt as a Percent of Assessed Value.

None

Policy Statement Regarding Sale of Debt.

The county has no present or near future plans to issue debt.

Sources of Funding for Capital Projects.

Funding for Capital Projects will be from current sources of revenues, i.e. property tax. Taxes will not be raised.

The County will follow the requirements of NRS 350.155 in choosing a method of sale for its bonds. If the County determines that a negotiated sale is warranted for a general obligation bond or a bond secured by an excise tax, it will distribute a request to underwriting firms. The selection of an underwriter(s) will be based on a determination of the firm that demonstrates its ability to obtain the overall best interest rate for the County. Consideration in making this determination will be given to the firm's experience with similar financing, proposed compensation structure, and marketing plan.

FIVE YEAR CAPITAL IMPROVEMENT PLAN
(Per NRS 354.5845)



ENTITY: Esmeralda County, Nevada
 DATE: July 1, 2021

Minimum level of expenditure for items classified as capital assets \$ 3,000
 Minimum level of expenditure for items classified as capital projects \$ 3,000

		FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Fund:	Regional Streets & Highways					
Capital Improvement:	Equipment and infrastructure	97,679				
Funding Source:	Fund balance, Intergovernmental, miscellaneous					
Completion Date:	6/30/2022					
Fund Total		97,679				

Fund:	District 1 Regional Development					
Capital Improvement:	Improvements	45,000				
Funding Source:	Fund balance					
Completion Date:	6/30/2022					
Fund Total		45,000				

Fund:	District 2 Regional Development					
Capital Improvement:	Silverpeak restroom	40,000				
Funding Source:	Fund balance					
Completion Date:	6/30/2022					
Fund Total		40,000				

List of Funding Sources:
 Property Tax - Gen. Revenues
 Charges for Services
 Debt
 Grants
 Other (Please Describe)



FIVE YEAR CAPITAL IMPROVEMENT PLAN
(Per NRS 354.5945)

Minimum level of expenditure for items classified as capital assets \$ 3,000
 Minimum level of expenditure for items classified as capital projects \$ 3,000

ENTITY: Esmeralda County, Nevada
 DATE: July 1, 2021

	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Fund:	County Capital Projects				
Capital Improvement:	Vehicle				
Funding Source:	Fund balance				
Completion Date:	6/30/2022				
Fund Total	30,000				

	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Fund:	County Capital Projects				
Capital Improvement:	New floor for annex				
Funding Source:	Fund balance				
Completion Date:	6/30/2022				
Fund Total	3,000				

	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Fund:	County Capital Projects				
Capital Improvement:	Ambulance				
Funding Source:	Fund balance				
Completion Date:	6/30/2022				
Fund Total	25,000				

List of Funding Sources:

- Property Tax - Gen. Revenues
- Charges for Services
- Debt
- Grants
- Other (Please Describe)



FIVE YEAR CAPITAL IMPROVEMENT PLAN
(Per NRS 354.5945)

ENTITY: Esmeralda County, Nevada
DATE: July 1, 2021

Minimum level of expenditure for items classified as capital assets \$ 3,000
Minimum level of expenditure for items classified as capital projects \$ 3,000

Fund:	County Capital Projects	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Capital Improvement:	Sheriff Vehicle	58,000				
Funding Source:	Fund balance					
Completion Date:	6/30/2022					
Fund Total		58,000				

Fund:	County Capital Projects	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Capital Improvement:	Library parking lot	8,000				
Funding Source:	Fund balance					
Completion Date:	6/30/2022					
Fund Total		8,000				

Fund:	County Capital Projects	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Capital Improvement:	Community building	40,000				
Funding Source:	Fund balance					
Completion Date:	6/30/2022					
Fund Total		40,000				

List of Funding Sources:

- Property Tax - Gen. Revenues
- Charges for Services
- Debt
- Grants
- Other (Please Describe)



Form 4411LGF

FIVE YEAR CAPITAL IMPROVEMENT PLAN
(Per NRS 354.5945)

ENTITY: Esmeralda County, Nevada
DATE: July 1, 2021

Minimum level of expenditure for items classified as capital assets \$ 3,000
Minimum level of expenditure for items classified as capital projects \$ 3,000

	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Fund:					
County Capital Projects					
Capital Improvement:	30,000				
Funding Source:	Community center HVAC				
Completion Date:	Fund balance				
	6/30/2022				
Fund Total	30,000				

	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Fund:					
County Capital Projects					
Capital Improvement:	10,000				
Funding Source:	Waste excavator repair				
Completion Date:	Fund balance				
	6/30/2022				
Fund Total	10,000				

	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Fund:					
County Capital Projects					
Capital Improvement:	10,000				
Funding Source:	Land				
Completion Date:	Fund balance				
	6/30/2022				
Fund Total	10,000				

List of Funding Sources:

- Property Tax - Gen. Revenues
- Charges for Services
- Debt
- Grants
- Other (Please Describe)



FIVE YEAR CAPITAL IMPROVEMENT PLAN
(Per NRS 354.5945)

ENTITY: Esmeralda County, Nevada
DATE: July 1, 2021

Minimum level of expenditure for items classified as capital assets \$ 3,000
Minimum level of expenditure for items classified as capital projects \$ 3,000

	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Fund: County Capital Projects					
Capital Improvement: Roll off container	8,907				
Funding Source: Fund balance					
Completion Date: 6/30/2022					
Fund Total	8,907				

	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Fund: County Capital Projects					
Capital Improvement: Building improvements	30,000				
Funding Source: Fund balance					
Completion Date: 6/30/2022					
Fund Total	30,000				

	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Fund: County Capital Projects					
Capital Improvement: Goldfield Community Service	7,000				
Funding Source: Fund balance					
Completion Date: 6/30/2022					
Fund Total	7,000				

List of Funding Sources:
Property Tax - Gen. Revenues
Charges for Services
Debt
Grants
Other (Please Describe)



FIVE YEAR CAPITAL IMPROVEMENT PLAN
(Per NRS 354.5945)

Form 4411LGF

ENTITY: Esmeralda County, Nevada
DATE: July 1, 2021

Minimum level of expenditure for items classified as capital assets \$ 3,000
Minimum level of expenditure for items classified as capital projects \$ 3,000

	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Fund:	County Capital Projects				
Capital Improvement:	County surveyor office				
Funding Source:	10,000				
Completion Date:	6/30/2022				
Fund Total	10,000				
Fund:	County Capital Projects				
Capital Improvement:	Goldfield fencing				
Funding Source:	110,000				
Completion Date:	6/30/2022				
Fund Total	110,000				
Fund:	Ambulance Capital Projects				
Capital Improvement:	Ambulance repairs and equipment				
Funding Source:	67,579				
Completion Date:	6/30/2022				
Fund Total	67,579				

List of Funding Sources:
Property Tax - Gen. Revenues
Charges for Services
Debt
Grants
Other (Please Describe)



FIVE YEAR CAPITAL IMPROVEMENT PLAN
(Per NRS 354.5945)

ENTITY: Esmeralda County, Nevada
DATE: July 1, 2021

Minimum level of expenditure for items classified as capital assets \$ 3,000
Minimum level of expenditure for items classified as capital projects \$ 3,000

	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Fund: Sheriff IT Capital Projects					
Capital Improvement: Improvements	52,024				
Funding Source: Fund balance and transfers					
Completion Date: 6/30/2022					
Fund Total	52,024				

	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Fund: Goldpoint Capital Project					
Capital Improvement: Transfer station	28,500				
Funding Source: Fund balance and transfer in					
Completion Date: 6/30/2022					
Fund Total	28,500				

	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Fund: Goldpoint Capital Project					
Capital Improvement: Parcel sale	65,068				
Funding Source: Fund balance and transfer in					
Completion Date: 6/30/2022					
Fund Total	65,068				

List of Funding Sources:
Property Tax - Gen. Revenues
Charges for Services
Debt
Grants
Other (Please Describe)



FIVE YEAR CAPITAL IMPROVEMENT PLAN
(Per NRS 354.5945)

ENTITY: Esmeralda County, Nevada
DATE: July 1, 2021

Minimum level of expenditure for items classified as capital assets \$ 3,000
Minimum level of expenditure for items classified as capital projects \$ 3,000

Fund:		FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Goldpoint Capital Project						
Capital Improvement:	Roll-off container	6,500				
Funding Source:	Fund balance and transfer in					
Completion Date:	6/30/2022					
Fund Total		6,500				

Fund:		FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Road Capital Project						
Capital Improvement:	Equipment	5,575				
Funding Source:	Fund balance					
Completion Date:	6/30/2022					
Fund Total		5,575				

Fund:		FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Capital Improvement:						
Funding Source:						
Completion Date:						
Fund Total		0				

List of Funding Sources:

- Property Tax - Gen. Revenues
- Charges for Services
- Debt
- Grants
- Other (Please Describe)



Form 4410LGF

INDEBTEDNESS REPORT
As of June 30, 2021
Postmark Deadline 8/01/2021

Rec'd Email 8/14/21

Entity: Goldfield Town Nevada

Date: July 1, 2021

DEBT MANAGEMENT COMMISSION ACT (NRS 350.013)

1. Has your local government issued any new General Obligation Bond issues since July 1, 2020? Yes No

If so, amount: _____ Date: _____

2. Has your local government approved any new Medium-Term Obligation issues since July 1, 2020? Yes No

If so, amount: _____ Date: _____

3. Has your local government updated its debt management policy? (Per NRS 350.013) If Yes, submit updated policy with Indebtedness Report or prepare a statement discussing the following areas: Yes No

- A. Discuss the ability of your entity to afford existing and future general obligation debt.
- B. Discuss your entity's capacity to incur future general obligation debt without exceeding the applicable debt limit.
- C. Discuss the general obligation debt per capita of your entity as compared with the average for such debt of local governments in Nevada.
- D. Discuss general obligation debt of your entity as a percentage of assessed valuation of all taxable property within the boundaries of your entity. (REDBOOK FY 2020-2021)
- E. Present a policy statement regarding the manner in which your entity expects to sell its debt.
- F. Discuss the sources of money projected to be available to pay existing and future general obligation debt.
- G. Discuss the operating costs and revenue sources with each project.

If No, please provide a brief explanation.

4. Has your local government updated its five-year capital improvement plan? (Required pursuant to NRS 350.013, 354.5945 & 354.5947) Yes No

Submitted By: *Verza Boyer*
(signature)

(775) 485-6337
(Phone number)



Entity: Goldfield Town Nevada

CHECK HERE IF YOUR ENTITY HAS NO OUTSTANDING DEBT

Empty checkbox

GENERAL OBLIGATION BONDS

- 1. General obligation
2. General obligation/revenue
3. General obligation special assessment
Total general obligation bonded debt

MEDIUM-TERM OBLIGATIONS

- 1. General Obligation bonds
2. Negotiable notes or bonds
3. Capital lease purchases
Total medium-term obligation debt

REVENUE BONDS

1,422,402

OTHER DEBT

- 1. Capital lease purchases-MTO not required or prior to law change
2. Mortgages
3. Warrants
4. Special Assessments
5. Other (specify)
6. Other (specify)
Total other debt

TOTAL INDEBTEDNESS

1,422,402

Authorized but unissued general obligation bonds

Note: Please explain and provide documentation for any differences between the amounts reported on this schedule and those reported on Schedule C-1 of your Final Fiscal Year 2021-2022 budget.



Entity: Goldfield Town Nevada

For the next five years, list the total dollar requirement for principal and interest broken down for each type of indebtedness the entity currently has outstanding.

	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2024-2025</u>	<u>2025-2026</u>
<u>General Obligation Bonds</u>					
G/O Bonds	\$ -	\$ -	\$ -	\$ -	\$ -
G/O Revenue					
G/O Special Assessment					
<u>Medium-Term Obligation</u>					
G/O Bonds					
Notes/Bonds					
Leases/ Purchases					
<u>Revenue Bonds</u>	\$ 65,814	\$ 65,814	\$ 65,814	\$ 65,814	\$ 65,814
<u>Other Debt</u>					
Other Lease Purchases					
Mortgages					
Warrants					
Special Assessments					
Other Debt					
TOTAL	\$ 65,814	\$ 65,814	\$ 65,814	\$ 65,814	\$ 65,814



SCHEDULE OF DEBT REPAYMENT

As of June 30, 2021

Postmark Deadline 8/1/2021

Entity: Goldfield Town Nevada

The repayment schedules should start with the payment of principal and interest due after June 30, 2021 and continue until any particular issue is retired.

Revenue Bond

Arsenic Plant			Sewer Bond			Transmission Line		
Year Ending June 30,	Principal	Interest	Year Ending June 30,	Principal	Interest	Year Ending June 30,	Principal	Interest
2022	11,465	12,199	2022	6,383	13,426	2022	13,277	9,064
2023	11,784	11,880	2023	6,668	13,141	2023	13,461	8,880
2024	12,112	11,552	2024	6,966	12,843	2024	13,647	8,694
2025	12,449	11,215	2025	7,277	12,532	2025	13,836	8,505
2026	12,796	10,868	2026	7,602	12,207	2026	14,027	8,314
2027	13,151	10,513	2027	7,941	11,868	2027	14,222	8,119
2028	13,518	10,146	2028	8,296	11,513	2028	14,418	7,923
2029	13,895	9,769	2029	8,666	11,143	2029	14,618	7,723
2030	14,282	9,382	2030	9,053	10,756	2030	14,820	7,521
2031	14,680	8,984	2031	9,457	10,352	2031	15,025	7,316
2032	15,088	8,576	2032	9,878	9,931	2032	15,233	7,108
2033	15,509	8,155	2033	10,320	9,489	2033	15,444	6,897
2034	15,940	7,724	2034	10,781	9,028	2034	15,658	6,683
2035	16,384	7,280	2035	11,262	8,547	2035	15,874	6,467
2036	16,841	6,823	2036	11,765	8,044	2036	16,094	6,247
2037	17,310	6,354	2037	12,289	7,520	2037	16,317	6,024
2038	17,792	5,872	2038	12,838	6,971	2038	16,542	5,799
2039	18,287	5,377	2039	13,411	6,398	2039	16,771	5,570
2040	18,796	4,868	2040	14,010	5,799	2040	17,003	5,338
2041	19,320	4,344	2041	14,635	5,174	2041	17,239	5,102
2042	19,858	3,806	2042	15,290	4,519	2042	17,477	4,864
2043	20,411	3,253	2043	15,971	3,838	2043	17,719	4,622
2044	20,979	2,685	2044	16,684	3,125	2044	17,964	4,377
2045	21,564	2,100	2045	17,429	2,380	2045	18,213	4,128
2046	22,164	1,500	2046	18,207	1,602	2046	18,465	3,876
2047	22,782	882	2047	19,019	790	2047	18,720	3,621
2048	19,680	252	2048	7,656	80	2048	18,979	3,362
TOTAL	448,837	186,359	TOTAL	309,754	213,016	2049	19,242	3,099
						2050	19,508	2,833
						2051	19,778	2,563
						2052	20,052	2,289
						2053	20,329	2,012
						2054	20,610	1,731
						2055	20,896	1,445
						2056	21,185	1,156
						2057	21,478	863
						2058	21,775	566
						2059	22,076	265
						2060	5,819	21
						TOTAL	663,811	190,987



Form 4410LGF STATEMENT OF CONTEMPLATED GENERAL OBLIGATION DEBT AND SPECIAL ELECTIVE TAXES
 Postmark Deadline 8/1/2021

Entity: Goldfield Town Nevada

CONTEMPLATED GENERAL OBLIGATION DEBT

(1) PURPOSE	(2) TYPE	(3) AMOUNT	(4) TERM	(5) FINAL PAYMENT DATE	(6) INTEREST RATE
n/a					

SPECIAL ELECTIVE TAX

PURPOSE	TYPE	RATE	ELECTION DATE	EXPIRATION DATE	IMPLEMENTATION DATE
n/a					

**GOLDFIELD TOWN, NEVADA
STATEMENT ON DEBT MANAGEMENT
2021-2022**

Ability to Afford Existing and Future General Obligation Debt.

Currently, the Town has no general obligation bonded debt supported by tax levy. Future plans do not include the issuance of new general obligation debt. The ability to finance future debt will be contingent upon the overlapping tax rates throughout the County.

Ability to Incur Future Debt Without Exceeding the Debt Limit.

The statutory debt limitation for towns within the State of Nevada is 25% of the assessed valuation of all taxable property within a government entity.

General Obligation Debt Limit

Assessed valuation for 2020-2021	7,114,606
Debt Limit is 25% of assessed value	1,778,651
General Obligation Bond Debt	0
Other General Obligation Debt	1,422,402
Debt Limit Available	356,249

As of June 30, 2021, the Town has other general obligation debt of \$1,422,402.

Issue	Issue Date	Maturity Date	Amount Issued	Amount Outstanding
Revenue Bond – Arsenic Plant	06/26/2009	05/26/2049	\$565,000	\$448,837
Revenue Bond – Sewer	12/12/2007	12/12/2047	\$373,470	\$309,754
Revenue Bond – Transmission Line	10/23/2019	10/23/2059	\$687,000	\$663,811

General Obligation Debt Per Capita.

Town	Population	GO Debt	All Debt	GO Debt Per Capita	Total Debt Per Capita
Goldfield	282	-	1,422,402	-	5,043.98
Gabbs	221	246,221	271,443	1,114.12	1,228.25
Manhattan	138	263,766	268,358	1,911.35	1,944.62
Crescent Valley	381	-	-	-	-

In comparison with other local governments within the State, our debt per capita ratio is higher due to necessary utility costs.

General Obligation Debt as a Percent of Assessed Value.

Assessed valuation for 2020-2021	7,114,606
General Obligation Bond Debt	0
Other General Obligation Debt	1,422,402
Percent of Assessed Valuation	19.99%

Policy Statement Regarding Sale of Debt.

The Town has no present or near future plans to issue debt.

Sources of Funding for Capital Projects.

Funding for Capital Projects will be from current sources of revenues, i.e. property tax. Taxes will not be raised.



FIVE YEAR CAPITAL IMPROVEMENT PLAN
(Per NRS 354.5945)

Form 4411LGF

Minimum level of expenditure for items classified as capital assets \$ 3,000
 Minimum level of expenditure for items classified as capital projects \$ 3,000

ENTITY: Goldfield Town Nevada
 DATE: July 1, 2021

	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Fund: General Fund					
Capital Improvement: Street lights	8,000				
Funding Source: Fund Balance					
Completion Date: 6/30/2022					
Fund Total	8,000				

	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Fund: General Fund					
Capital Improvement: Turnout and helmet	9,000				
Funding Source: Fund Balance					
Completion Date: 6/30/2022					
Fund Total	9,000				

	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Fund: General Fund					
Capital Improvement: Edraulic 2 combi package	12,195				
Funding Source: Fund Balance					
Completion Date: 6/30/2022					
Fund Total	12,195				

List of Funding Sources:
 Property Tax - Gen. Revenues
 Charges for Services
 Debt
 Grants
 Other (Please Describe)



Rec'd Email 8/11/21

Entity: Silver Peak Town

Date: July 1, 2021

DEBT MANAGEMENT COMMISSION ACT (NRS 350.013)

1. Has your local government issued any new General Obligation Bond issues since July 1, 2020? Yes No

If so, amount: _____ Date: _____

2. Has your local government approved any new Medium-Term Obligation issues since July 1, 2020? Yes No

If so, amount: _____ Date: _____

3. Has your local government updated its debt management policy? (Per NRS 350.013) If Yes, submit updated policy with Indebtedness Report or prepare a statement discussing the following areas: Yes No

- A. Discuss the ability of your entity to afford existing and future general obligation debt.
- B. Discuss your entity's capacity to incur future general obligation debt without exceeding the applicable debt limit.
- C. Discuss the general obligation debt per capita of your entity as compared with the average for such debt of local governments in Nevada.
- D. Discuss general obligation debt of your entity as a percentage of assessed valuation of all taxable property within the boundaries of your entity. (REDBOOK FY 2020-2021)
- E. Present a policy statement regarding the manner in which your entity expects to sell its debt.
- F. Discuss the sources of money projected to be available to pay existing and future general obligation debt.
- G. Discuss the operating costs and revenue sources with each project.

If No, please provide a brief explanation.

4. Has your local government updated its five-year capital improvement plan? (Required pursuant to NRS 350.013, 354.5945 & 354.5947) Yes No

Submitted By: *Uena Bay*
(signature)

(775) 485-10337
(Phone number)



Entity: **Silver Peak Town**

CHECK HERE IF YOUR ENTITY HAS NO OUTSTANDING DEBT

GENERAL OBLIGATION BONDS

- 1. General obligation _____
- 2. General obligation/revenue _____
- 3. General obligation special assessment _____

Total general obligation bonded debt _____

MEDIUM-TERM OBLIGATIONS

- 1. General Obligation bonds _____
- 2. Negotiable notes or bonds _____
- 3. Capital lease purchases _____

Total medium-term obligation debt _____

REVENUE BONDS

OTHER DEBT

- 1. Capital lease purchases-MTO not required or prior to law change _____
- 2. Mortgages _____
- 3. Warrants _____
- 4. Special Assessments _____
- 5. Other (specify) _____
- 6. Other (specify) _____

Total other debt _____

TOTAL INDEBTEDNESS

0

Authorized but unissued general obligation bonds _____

Note: Please explain and provide documentation for any differences between the amounts reported on this schedule and those reported on Schedule C-1 of your Final Fiscal Year 2021-2022 budget.



Entity: Silver Peak Town

For the next five years, list the total dollar requirement for principal and interest broken down for each type of indebtedness the entity currently has outstanding.

	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2024-2025</u>	<u>2025-2026</u>
<u>General Obligation Bonds</u>					
G/O Bonds	\$ -	\$ -	\$ -	\$ -	\$ -
G/O Revenue					
G/O Special Assessment					
<u>Medium-Term Obligation</u>					
G/O Bonds					
Notes/Bonds					
Leases/ Purchases					
<u>Revenue Bonds</u>					
<u>Other Debt</u>					
Other Lease Purchases					
Mortgages					
Warrants					
Special Assessments					
Other Debt					
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -

SCHEDULE OF DEBT REPAYMENT

As of June 30, 2021

Postmark Deadline 8/1/2021



Entity: Silver Peak Town

The repayment schedules should start with the payment of principal and interest due after June 30, 2021 and continue until any particular issue is retired.

None



Form **4410LGF** STATEMENT OF CONTEMPLATED GENERAL OBLIGATION DEBT AND SPECIAL ELECTIVE TAXES
 Postmark Deadline 8/1/2021

Entity: Silver Peak Town

CONTEMPLATED GENERAL OBLIGATION DEBT

(1) PURPOSE	(2) TYPE	(3) AMOUNT	(4) TERM	(5) FINAL PAYMENT DATE	(6) INTEREST RATE
n/a					

SPECIAL ELECTIVE TAX

PURPOSE	TYPE	RATE	ELECTION DATE	EXPIRATION DATE	IMPLEMENTATION DATE
n/a					

SILVER PEAK TOWN, NEVADA
STATEMENT ON DEBT MANAGEMENT
2021-2022

Ability to Afford Existing and Future General Obligation Debt.

Currently, the Town has no general obligation bonded debt supported by tax levy. Future plans do not include the issuance of new general obligation debt. The ability to finance future debt will be contingent upon the overlapping tax rates throughout the County.

Ability to Incur Future Debt Without Exceeding the Debt Limit.

The statutory debt limitation for towns within the State of Nevada is 25% of the assessed valuation of all taxable property within a government entity.

<u>General Obligation Debt Limit</u>	
Assessed valuation for 2020-2021	6,540,315
Debt Limit is 25% of assessed value	1,635,079
General Obligation Bond Debt	0
Other General Obligation Debt	0
Debt Limit Available	1,635,079

As of June 30, 2021, the town has no general obligation debt.

General Obligation Debt Per Capita.

In comparison with other local governments within the State, our debt per capita ratio is lower because of lack of debt.

General Obligation Debt as a Percent of Assessed Value.

None

Policy Statement Regarding Sale of Debt.

The Town has no present or near future plans to issue debt.

Sources of Funding for Capital Projects.

Funding for Capital Projects will be from current sources of revenues, i.e. property tax. Taxes will not be raised.

**ESMERALDA COUNTY, NEVADA
STATEMENT ON DEBT MANAGEMENT
2021-2022**

Ability to Afford Existing and Future General Obligation Debt.

Currently, the County has no general obligation bonded debt supported by tax levy. Future plans do not include the issuance of new general obligation debt. The ability to finance future debt will be contingent upon the overlapping tax rates throughout the County.

Ability to Incur Future Debt Without Exceeding the Debt Limit.

The statutory debt limitation for counties within the State of Nevada is 10% of the assessed valuation of all taxable property within a government entity.

<u>General Obligation Debt Limit</u>	
Assessed valuation for 2020-2021	75,192,870
Debt Limit is 10% of assessed value	7,519,287
General Obligation Bond Debt	0
Other General Obligation Debt	0
Debt Limit Available	7,519,287

As of June 30, 2020, the county has other general obligation debt of \$0.

General Obligation Debt Per Capita.

County	Population	GO Debt	All Debt	GO Debt Per Capita	Total Debt Per Capita
Esmeralda	982	-	-	-	-
Eureka	1,955	-	-	-	-
Storey	4,258	891,100	10,881,381	209.25	2,555.51
Mineral	4,730	-	112,413	-	23.77

In comparison with other local governments within the State, our debt per capita ratio is lower because of lack of debt.

General Obligation Debt as a Percent of Assessed Value.

None

Policy Statement Regarding Sale of Debt.

The county has no present or near future plans to issue debt.



Form 4411LGF

FIVE YEAR CAPITAL IMPROVEMENT PLAN
(Per NRS 354.5945)

ENTITY: Goldfield Town Nevada
DATE: July 1, 2021

\$ 3,000
\$ 3,000

Minimum level of expenditure for items classified as capital assets
Minimum level of expenditure for items classified as capital projects

	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Fund:	General Fund				
Capital Improvement:	ES76 inverter master control				
Funding Source:	Fund Balance				
Completion Date:	6/30/2022				
Fund Total	3,395				

	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Fund:	General Fund				
Capital Improvement:	Airbag lift sets				
Funding Source:	Fund Balance				
Completion Date:	6/30/2022				
Fund Total	4,995				

	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Fund:	General Fund				
Capital Improvement:	Lap top				
Funding Source:	Fund Balance				
Completion Date:	6/30/2022				
Fund Total	1,500				

List of Funding Sources:
Property Tax - Gen. Revenues
Charges for Services
Debt
Grants
Other (Please Describe)



Form 4411LGF

FIVE YEAR CAPITAL IMPROVEMENT PLAN
(Per NRS 354.5945)

ENTITY: Silver Peak Town Nevada
DATE: July 1, 2021

Minimum level of expenditure for items classified as capital assets \$ 3,000
Minimum level of expenditure for items classified as capital projects \$ 3,000

	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Fund:					
Capital Improvement					
Funding Source:					
Completion Date:					
Fund Total					

	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Fund:					
Capital Improvement					
Funding Source:					
Completion Date:					
Fund Total					

	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026
Fund:					
Capital Improvement					
Funding Source:					
Completion Date:					
Fund Total					

- List of Funding Sources:
 Property Tax - Gen. Revenues
 Charges for Services
 Debt
 Grants
 Other (Please Describe)

MINUTES
MAY 12, 2021
MEETING

DRAFT
Minutes of the Meeting
COMMITTEE ON LOCAL GOVERNMENT FINANCE
May 12, 2021, 10:00 a.m.

The meeting was held at the Department of Taxation, 1550 College Parkway, Carson City, Nevada via zoom.

COMMITTEE MEMBERS PRESENT:

Marvin Leavitt
Tom Ciesynski
Paul Johnson
Jim McIntosh
Gina Rackley
Felicia O'Carroll
Jeff Cronk
Jessica Colvin
Christine Vuletich
Mary Walker

COUNSEL TO COMMITTEE:

Peter Keegan

DEPT OF TAXATION STAFF PRESENT:

Jeffrey Mitchell
Cheryl Erskine
Kelly Langley
Ande Thorpe
Keri Gransbery
Evelyn Barragan
Christina Griffith
Chali Spurlock
Denesa Johnston

MEMBERS OF THE PUBLIC PRESENT:

Name	Representing
Fred Herron	Southern NV Regional Housing
John Gresley	Southern NV Regional Housing
Dan McArthur	Daniel C McArthur, Ltd
Ruth Lee	Esmeralda County
Amanda Evans	NACO
Andrew Feuling	Carson City School District
Richard Stokes	Carson City School District
Timothy Hipp	Commissioner, Esmeralda County
Bob Glennen	Esmeralda County
Lucinda Elgin	Esmeralda County
Mahogany Turfley	Herself

ITEM 1. ROLL CALL AND OPENING REMARKS

Member Marty Johnson was absent. All other members were present during the meeting. Chairman Leavitt discussed the recovery efforts since COVID and the improving economy.

ITEM 2. PUBLIC COMMENT

There was no public comment.

ITEM 3. FINANCIAL CONDITION REPORTS BY THE DEPARTMENT; CONSIDERATION AND POSSIBLE ADOPTION OF RECOMMENDATIONS AND ORDER

(a) For Possible Action: Discussion and Consideration of Carson City County School District Financial Condition

1. Report by the School District Regarding 3rd Year of Decline in Ending Fund Balance of General Fund pursuant to NRS 387.3045:

Kelly Langley, with the Department of Taxation (the Department), noted she received a letter from the Carson City School District regarding their 3rd year of decline in ending fund balance (EFB). She added that their EFB has declined but is still healthy. She noted they expect to run deficits for the next six years due to SB543. She Introduced Richard Stokes and Andrew Feuling, with the Carson City School District.

Mr. Stokes believes they are doing well but are trying to keep and maintain staffing arrangements and programs while modifying expenditures over the next three years. He added they are in a good place and have a plan.

Chairman Leavitt appreciates their presence and remarks. He understands they meet the requirement to appear, but their EFB is adequate. He cautioned that they need to be careful not to let it get in a worse position.

Member Paul Johnson reminded the committee that SB543 will make changes to school districts and expects to see more districts fall in this category. Chairman Leavitt agreed some school districts may have some difficulties. Member Paul Johnson thanked Superintendent Stokes for appearing, as well as Mr. Feuling, noting he appreciates their attendance.

(b) For Possible Action: Discussion and Consideration of Southern Nevada Regional Housing Authority

- a. Update by the SNRHA to comply with the requirements beginning with the FY 21/22 Budget**
- b. Update by SNRHA on Legislative intent**

Ms. Langley noted SB183 passed in 2017 making Southern Nevada Regional Housing Authority (SNRHA) a local government entity and now required to file tentative and final budgets with the Department. SNRHA does not have the right to levy or receive money from ad valorem or other taxes or any mandatory assessments of the state of Nevada. They are fully funded by the government, not the State of Nevada.

Ms. Langley further explained SNRHA was asked to appear to provide an update on if they were able to receive an exemption to NRS 354.475. Their fiscal year aligns with the Federal Government, October 1-September 30.

She noted SNRHA's 2019 Annual Audit mentions long term debt as note L. However, the tentative budget filed with the department does not reflect any debt or payment. Ms. Langley noted the Department would like clarification if it should be shown on the budget filed, as it is paid via management rental fees. Ms. Langley introduced Fred Herron and John Gresley with SNRHA.

Chairman Leavitt asked SNRHA to address the Committee on where they stand with the Legislature, if they have presented any new bills. Mr. Gresley thanked the Committee for the opportunity to speak before them. He noted his constituents are working to maybe add an amendment to the current bill, but he is not optimistic of the effort. He believes it will be taken up at the next session of the legislature.

Chairman Leavitt stated he does not believe the Committee has much choice unless the legislation is changed. He asked Peter Keegan, counsel to the Committee, to address this. Mr. Keegan confirmed there is no work around. SB183 specifically identified SNRHA and there was no exemption. He believes the Department has an obligation to review the budget.

Ms. Langley stated the budget received by the Department seems to be in order. She is concerned that they work under a federal budget timeline and asked if that creates problems or if she can accept them as received.

Chairman Leavitt thinks it may be a problem as Nevada statutes provide a different fiscal year. He asked Mr. Keegan if there was something they could do. Mr. Keegan noted it was discussed and there is no caveat to create a different fiscal year. He understands it creates more work, but the Department has no wiggle room. SNRHA will have to comply.

Chairman Leavitt noted he would like them to appear at the next meeting, sometime in August. By then they should know more from the Legislature and have a plan on how they will comply.

Ms. Langley added by August the Department will have SNRHA's fiscal year 20 Audit, as well as their final budget. She suggested they maybe discuss how they will handle SNRHA audits in the future, as to time frames. She also suggested SNRHA could possibly have some ideas how to handle that. Chairman Leavitt would like to see them at the next meeting.

(c) For Possible Action: Discussion and Consideration of Esmeralda County

- a. Discussion and Review of the FY 19/20 Audit (CAFR)**

- b. County to report on corrective action regarding expenditures in excess of appropriations, internal control material weaknesses and significant deficiencies of recurring nature**
- c. Department to make recommendations to Committee based on plan of corrective action as submitted by the local government and on severity of local government condition.**

Ms. Langley stated numerous individuals were available for comment from Esmeralda County (the County), as well as Keri Gransbery, with the Department. She referred to the timeline of events provided in the packet and noted Commissioner Tim Hipp provided a letter of concern. The Department received the County's audit as well as a letter of corrective action.

Ms. Gransbery stated the audit summaries report for the past two years shows a pattern of repetitive violations and the Department is concerned this will continue. The Department would also like to ensure training is complete. She also stated the County has been before the Committee in the past for other reasons, this time it appears they are "over-paying" which creates issues for the Department. She added it is not the Departments desire to place the County on fiscal watch, but fears they are headed that way. The Department hopes the County can address their weaknesses and assure this will not continue.

Ms. Langley introduced Dan McArthur, Commissioner Timothy Hipp, Vera Boyer, and Lucinda Elgin.

Chairman Leavitt asked Mr. McArthur to comment on how the 2020 audit compared with the 2019 audit, and if there was improvement. Mr. McArthur stated many of the comments in the 2019 year are repeated in the 2020 year. The County did not take any action until February. He noted the monthly reporting to the Commission started in June 2020. In 2020 there was a small budget violation, less than \$300. He does see improvements in 2021. The Tyler software seems to be a big problem moving forward. Training began in July 2020 and is ongoing. The training scheduled for September 2020 did not happen, he believes it was due to COVID, and it has not happened yet. There is improvement, just not quickly.

Member Ciesynski asked Mr. McArthur if he presented his results to the Commission. Mr. McArthur confirmed., adding they went through the items in detail and there was tremendous discussion with the Commissioners. Mr. McArthur felt the meeting was good.

Ms. Elgin expressed that in the last nine months to a year, Ms. Boyer and Ms. Elgin have gotten in sync working together. They have a trainer from Tyler that revealed more procedures that can be done to simplify their reports. They have put procedures in place so they can get their reports done monthly.

Ms. Langley confirmed the Department has seen improvement with the reports. The County is staying current with PERS and RPTT, although there are excess payments.

Ms. Elgin added that her and Ms. Boyer are going to be able to utilize Tyler more as training continues. New procedures are added as things arise. They are working in harmony.

Chairman Leavitt appreciates the efforts they made. He added the next meeting will be sometime in August and the Committee expects the County to go through everything noted on the audit to show they are working together and show what has been done to resolve the problems. Ms. Elgin stated she understood. He continued that based on what they present will determine if the Committee needs to take further action. Ms. Elgin stated they have implemented a lot of the changes from the audit and are trying to be proactive. She stressed that they are working very hard on everything that has been brought to them and are trying to anticipate problems.

Chairman Leavitt also requested they sit down with their auditor prior to the next meeting and go over these things so the Committee does not see the same issues in the next audit report. Ms. Elgin agreed to do so. Chairman Leavitt stressed they do not want to put them on fiscal watch but will if these requirements are not satisfied. She agreed.

Ms. Langley asked Ms. Elgin if they are getting the support they need from the Commissioners. Ms. Elgin believes they are, adding they had training classes recommended by Mr. McArthur and those were helpful. They are implementing the tools they gained. Ms. Elgin appreciates the recommendations Mr. McArthur suggested.

Member O'Carroll noted it is possible some of the issues will be hard to complete by June 20th if they do not complete the training. She suggested they may need to hire a different CPA to assist them as Mr. McArthur's help will be limited. Ms. Elgin replied she believes they will be complete by the end of August. The accounting classes

are self-paced, and she is asking her employees to do the online classes on their own time. She added the Tyler trainer seems to be well versed. Member O'Carroll added it would be helpful to speed up the progress.

Mr. Keegan commented that he would like the Committee to request certificates of some sort showing the training is complete. Chairman Leavitt agreed that some sort of proof would be helpful, also for the other violations.

Ms. Elgin assured she would work with Vera and touch upon those subjects and show copies of their procedures to Mr. McArthur and the Department. Chairman Leavitt asked if she understood, she stated did.

4. BRIEFING TO AND FROM THE COMMITTEE ON LOCAL GOVERNMENT FINANCE AND LOCAL GOVERNMENT FINANCE STAFF

(a) Review of the Audit Summaries (2011-2020) Report prepared by the Department reflecting Counties, Cities & Schools

Ms. Langley stated the Audit Summaries were included in the packets. The Department feels the graphs are helpful to the counties and local governments. She described what they consist of and what they show. She added her staff worked hard to get this prepared earlier than previous years and commended her staff.

Chairman Leavitt stated he is happy when he sees these, and for most local governments he can see improvement over the years. He added the local governments should be congratulated.

Chairman Leavitt would like the Department to provide hard copies to the committee members. At the next meeting they would like a summary of the final budgets. He would also like a discussion on the financial condition of the local governments. Ms. Langley agreed to provide copies. She noted the Redbook will be available soon and that will be provided to the members as well.

Member Colvin also stated the reports are useful. She thinks it was evident that local governments cut down on expenses. She is concerned that some special districts in southern Nevada are reliant on room tax.

Chairman Leavitt said it might be helpful to have a summary on the entities that rely on room tax. Member Vulecich agreed it may be worth looking at. Ms. Langley stated they would try and put something together.

5. REVIEW AND APPROVAL OF MINUTES

(a) For Possible Action: CLGF Committee Meeting – January 28, 2021

Member Walker moved to approve the minutes, Member Ciesynski seconded the motion. Member O'Carroll noted some typographical errors. She requested amending the motion as approved with corrections.

6. FOR POSSIBLE ACTION: SCHEDULE DATE AND REVIEW AGENDA TOPICS FOR THE NEXT MEETING

Chairman Leavitt discussed having the next meeting in August. Due to schedules, early August was agreed on. Chairman Leavitt reiterated the Committee would like SNRHA as well as Esmeralda County to appear at the next meeting. They would also like to have a discussion on the final budgets, audit summaries, and room taxes.

Member Ciesynski asked about an update on the funding models for school districts. Chairman Leavitt agreed. Member McIntosh stated he would reach out to Member Paul Johnson and put something together.

7. PUBLIC COMMENT

There was no public comment.

8. FOR POSSIBLE ACTION: ADJOURNMENT

Meeting adjourned at 11:06 a.m.