



Board of Commissioners:

Tick Segerblom, Chairperson
Nancy E. Brune, Vice-Chairperson
Larry Blackman, Commissioner
Marissa Brown, Commissioner
Richard Cherehio, Commissioner
Carrie Cox, Commissioner
Michael Dismond, Commissioner
William McCurdy II, Commissioner
LuChana Turner, Commissioner
Lewis Jordan, Executive Director

**AGENDA FOR THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
ON THURSDAY, JULY 17, 2025
IN THE COMMISSION CHAMBERS
340 N. 11TH STREET, LAS VEGAS, NEVADA**

If you wish to speak on an item marked "For Discussion and Possible Action" appearing on this agenda, please fill out a Public Comment Interest Card, which is located in front of the Commission Chambers, and submit the comment card to staff sitting in the Commission Chambers. If you wish to speak to the Board about items within its authority but not appearing as an "Action" item on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, clearly state your name and address, and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.

The agenda is available on the Southern Nevada Regional Housing Authority website, <http://www.snrha.org>. For copies of agenda items and supporting backup materials, please contact Ms. Theresa Garzon, Executive Coordinator, at (702) 477-3110 or tgarzon@snvrha.org. A recording of the meeting is posted on the agency's website or can be obtained on a flash drive by contacting Mr. Tommy Albert, Information Security Officer, at (702) 477-3160 or talbert@snvrha.org. For more information regarding the Southern Nevada Regional Housing Authority, you may call (702) 477-3100 or visit our website at <http://www.snrha.org>.

To practice social distancing, a limited number of seats will be available to the public. If you would like to provide public comment or citizen participation, please provide your statements to include your name and address to Ms. Theresa Garzon, Executive Coordinator, at tgarzon@snvrha.org before 9:00 AM on Thursday, July 17, 2025. Your comments and participation will be read into the record.

The meeting has been properly noticed and posted in the following locations:

Southern Nevada Regional Housing Authority
Administrative Office (North Campus)
340 N. 11th Street
Las Vegas, NV 89101
(Principal Office)

Southern Nevada Regional Housing Authority
Housing Programs Office
380 N. Maryland Pkwy
Las Vegas, NV 89101

Clark County Government Center
500 S. Grand Central Pkwy.
Las Vegas, NV 89155

City of Las Vegas
495 S. Main Street
Las Vegas, NV 89101

City of Henderson
240 Water Street
Henderson, NV 89015

City of North Las Vegas
2250 N. Las Vegas Blvd.
North Las Vegas, NV 89030

SECTION 1. OPENING CEREMONIES

1. ROLL CALL

2. PUBLIC COMMENT

Public comment during this portion of the Agenda must be limited to matters on the agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, will be limited to three (3) minutes. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote. Public comment that is repetitious, slanderous, offensive, and inflammatory amounts to personal attacks or interferes with the rights of other speakers is not allowed. Any person who acts in violation of these rules will be excused for the remainder of the meeting.

3. APPROVAL OF MINUTES:

- Approval of the Regular Board Meeting Minutes on June 12, 2025.

4. APPROVAL OF AGENDA WITH THE INCLUSION OF ANY EMERGENCY ITEMS AND DELETION OF ANY ITEMS. (FOR DISCUSSION AND POSSIBLE ACTION)

SECTION 2. BUSINESS ITEMS

5. Receive report from the Executive Director on administrative and operational activities of the agency

SECTION 3. CONSENT AGENDA:

- The Board of Commissioners for the Southern Nevada Regional Housing Authority may remove an item from the agenda or delay discussion and action relating to an item at any time.
- Consent Agenda - The Board of Commissioners considers all matters in this sub-category to be routine and may be acted upon in one motion. Most agenda items are phrased for positive action. However, the Board may take other actions such as hold, table, amend, etc.
- Consent Agenda items are routine and can be taken in one motion unless a Commissioner requests that an item be taken separately. The Chair will call for public comment on these items before a vote. For all items left on the Consent Agenda, the action taken will be the staff's recommendation as indicated on the item.
- Items taken separately from the Consent Agenda by Commission members at the meeting will be heard following the Commissioners'/Executive Director's Recognition Section.

Finance

6. Approval of Request to Write-Off Outstanding Tenant Accounts Receivable/Vacated Accounts for the Period Ending May 31, 2025

Background: After review of all vacated tenant accounts, the SNRHA Finance Department recommends that the vacated tenant accounts totaling \$84,285 or 6.73% of May 2025 rental income, be written off as uncollectible. This includes \$60,253 or 10.38% of May 2025 Public Housing Program rental income and \$24,032 or 3.58% of May 2025 Affordable Housing Program rental income. Each of the accounts proposed for write-off is itemized and a summary is provided in the backup documentation.

Action Requested: Staff is recommending that the Board approve to write off the proposed vacated tenant accounts totaling \$84,285 as uncollectible. Once approved, the write-off report will be submitted to the collection agency

END OF CONSENT AGENDA

SECTION 4. COMMISSIONERS'/EXECUTIVE DIRECTOR'S RECOGNITIONS

7. Acknowledgement of our Departed

SECTION 5. ITEMS TAKEN SEPARATELY FROM THE CONSENT AGENDA

Development and Modernization

8. Approval to Award Contract C25022 in the Amount Of \$294,995.00 To AllPro Painting for the Exterior Painting Of Simmons Manor and Hampton Court

Background: The SNRHA Procurement Department conducted competitive selection process Invitation for Bid (IFB) number B25022 to procure a contractor to perform exterior painting of the Simmons Manor and Hampton Court public housing developments. The Procurement Department used the online bidding service NGEM to advertise this project. After advertising the project for 45 days, three companies submitted a bid by the closing date of May 29, 2025. The three bidders were Olorun Quality Services, Fix Painting, and AllPro Painters. Of the three, AllPro Painters was the lowest, responsive bidder with a bid of \$294,995.00. This project is subject to Section 3 regulations as pursuant to 24 CFR Part 135. AllPro Painters has stated they will comply with Section 3 requirements. AllPro is a male, Caucasian owned company. Representative from AllPro is available to answer any questions the Board may have.

Action Requested: The Executive Director requests Board approval to award Contract No. C25022 in the amount of \$294,995.00 to AllPro Painters for the exterior painting of Simmons Manor and Hampton Court.

Public Housing

9. Approval Of Revisions to the Southern Nevada Regional Housing Authority Public Housing Admissions and Continued Occupancy Policy (“ACOP”) and Public Housing Resident Lease Agreement.

Background: The U.S. Department of Housing and Urban Development (HUD) requires that Public Housing providers adopt an Admissions and Continued Occupancy Policy (ACOP) to set local policies for the administration of the program in accordance with HUD requirements and local priorities. The ACOP AND PUBLIC HOUSING LEASE (“Lease”) and any revisions to said documents must be formally adopted by the Southern Nevada Regional Housing Authority (“SNVRHA”) Board of Commissioners. SNVRHA finds it necessary to revise the existing ACOP and Lease to administer the program in a more effective and efficient manner and to remain in compliance with HUD rules and regulations. The SNVRHA is proposing revisions to multiple sections of the Lease and the entire ACOP. A summary of the proposed revisions is included in this resolution. The proposed revisions of the ACOP and Lease were available at public housing onsite management offices and the SNVRHA website for 30 days for public comment in accordance to 24 CFR 966.3. In accordance with 24 CFR 966.3 comments received were reviewed and considered.

Action Requested: Staff is recommending that the Board approve the proposed changes to the ACOP and Resident Lease.

Executive Office

10. Approval Of Southern Nevada Regional Housing Authority’s Operating Budget Revision For Fiscal Year Ending September 30, 2025

Background: Approval of the FY 2025 Revised Budgets for the SNRHA’s Conventional Low Rent Program, the Central Office Cost Center (COCC), the Housing Choice Voucher Program, the Affordable Housing Program, the Neighborhood Stabilization Program, as well as agency grants. 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 2025 Revised Operating Budgets.

Action Requested: The Executive Director requests that the Board approve the Operating Budget Revision for SNRHA for Fiscal Year Ending September 30, 2025.

SECTION 6. NEW BUSINESS ITEMS - *New business items may be brought up during this time by any board member using the proper motion procedure. Items under this Section are open for discussion and possible action.*

END OF ITEMS OPEN FOR DISCUSSION AND POSSIBLE ACTION

COMMENTS BY THE GENERAL PUBLIC

Items raised under this portion of the Agenda cannot be deliberated or acted upon by the Board of Commissioners for the Southern Nevada Regional Housing Authority until the notice provisions of the Open Meeting Law have been complied with. If you wish to speak on matters not listed on the posted Agenda, please step to the podium and clearly state your name and address, and please spell your last name for the record. The amount of time any single speaker is allowed will be limited to three (3) minutes. Public comment that is repetitious, slanderous, offensive, and inflammatory amounts to personal attacks or interferes with the rights of other speakers is not allowed. Any person who acts in violation of these rules will be excused for the remainder of the meeting. All comments by speakers should be relevant to the Board of Commissioners of the Southern Nevada Regional Housing Authority.

ADJOURNMENT

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Board of Commissioners:

Tick Segerblom, Chairperson
Nancy E. Brune, Vice-Chairperson
Larry Blackman, Commissioner
Marissa Brown, Commissioner
Richard Cherchio, Commissioner
Carrie Cox, Commissioner
Michael Dismond, Commissioner
William McCurdy II, Commissioner
LuChana Turner, Commissioner
Lewis Jordan, Executive Director

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
HELD ON THURSDAY, JUNE 12, 2025
IN THE COMMISSION CHAMBERS
340 N. 11TH STREET, LAS VEGAS, NEVADA**

SECTION 1. OPENING CEREMONIES

CALL TO ORDER

1. ROLL CALL

Members Present

Chairperson Tick Segerblom
Vice Chairperson Nancy Brune
Commissioner Larry Blackman
Commissioner Marissa Brown
Commissioner Michael Dismond
Commissioner William McCurdy II
Commissioner LuChana Turner

Members Absent

Commissioner Richard Cherchio
Commissioner Carrie Cox

2. PUBLIC COMMENT

No Public Comment

3. APPROVAL OF MINUTES: Approval of the Regular Board Meeting Minutes on May 14, 2025.

Chairperson Tick Segerblom entertained a motion to approve the Regular Board Meeting Minutes on May 14, 2025.

Motion made by Vice Chairperson Nancy Brune
A Second by Commissioner Larry Blackman
All in Favor
Opposed: None
Abstentions: None
Motion Carries Unanimously

4. APPROVAL OF AGENDA WITH THE INCLUSION OF ANY EMERGENCY ITEMS AND DELETION OF ANY ITEMS. (FOR DISCUSSION AND POSSIBLE ACTION)

Vice Chairperson Nancy Brune entertained a motion to approve the Regular Meeting Agenda on June 12, 2025

Motion made by Vice Chairperson Nancy Brune
A Second by Commissioner Marissa Brown
All in Favor
Opposed: None
Abstentions: None
Motion Carries Unanimously

SECTION 2. BUSINESS ITEMS

5. Receive report from the Executive Director on administrative and operational activities of the agency

Executive Director Lewis Jordan – Topics of Discussion

- Staff BBQ Event
- Mayor Berkley and Councilman Knudsen Bingo Event – Arthur D. Sartini Plaza
- Family Day
- SNRHA 2025 Graduates
- Home Buyers Expo with Commissioner Segerblom
- Vision Park/Blind Center – Todd Imholte and Jeff Davis
- Videographer – Tyler Gaston
- FLEX Grand Opening
- CNI Community Meeting
- CNI Contractor Fair
- Newsletter

SECTION 3. CONSENT AGENDA ITEM NO. 6:

Finance

6. Approval of Request to Write-Off Outstanding Tenant Accounts Receivable/Vacated Accounts for the Periods Ending April 30, 2025.

Chairperson Tick Segerblom entertained a motion to approve Consent Agenda Item No. 6

Motion made by Vice Chairperson Nancy Brune
A Second by Chairperson Tick Segerblom
All in Favor
Opposed: None
Abstentions: None
Motion Carries Unanimously

END OF CONSENT AGENDA

SECTION 4. COMMISSIONERS'/EXECUTIVE DIRECTOR'S RECOGNITIONS

7. Acknowledgement of our Departed

Sylvia Wynette	Yong Rivera
Willie Bordley	Manuel Cano Vargas

SECTION 5. ITEMS TAKEN SEPARATELY FROM THE CONSENT AGENDA

For Discussion and Possible Action:

Items under this Section are open for discussion and possible action.

Finance

8. Approval of the Annual Independent Audit Report for Period Ending September 30, 2024

Fred Haron, Chief Administrative Officer, provided background information for this agenda item

Chairperson Tick Segerblom entertained a motion to approve Agenda Item No. 8

Motion made by Commissioner Larry Blackman

Seconded by Commissioner LuChana Turner

All in Favor

Opposed: None

Abstentions: None

Motion Carries Unanimously

Executive Office

9. Approval Resolution No. SNRHA-140; FY2025 Annual Agency Plan

Ebony Bell, Compliance and Training Administrator, provided background information for this agenda item

Vice Chairperson Nancy Brune entertained a motion to approve Agenda Item No. 9

Motion made by Commissioner Dismond

Seconded by Commissioner Marissa Brown

All in Favor

Opposed: None

Abstentions: None

Motion Carries Unanimously

10. Approval of New Contract for Executive Director

Angela White, Director of Human Resources, provided background information for this agenda item

Chairperson Tick Segerblom entertained a motion to approve Agenda Item No. 9

Motion made by Commissioner Michael Dismond

Seconded by Commissioner Marissa Brown

All in Favor

Opposed: None

Abstentions: None

Motion Carries Unanimously

SECTION 6. NEW BUSINESS ITEMS

No New Business Items

END OF ITEMS OPEN FOR DISCUSSION AND POSSIBLE ACTION

COMMENTS BY THE GENERAL PUBLIC

Wadine Patton: Wadine Patton, last name spelled P-A-T-T-O-N, like General Patton, but not his money, from James Down Towers. I hadn't had a chance to get with Mr. Lewis Jordan about this issue. We're under construction. We're in the RAD program, affordable housing now. They're still doing construction, and I'm sure it's inconvenient to seniors, but we appreciate the construction. They look beautiful on the inside. But they put up a new gate in the back. That's where everybody has to come through, because they have the front closed off. This morning, when we came out to wait for the bus, we found out this gate opens, but it doesn't close. That creates a problem. That's the senior citizen building. We have people on walkers, electric chairs. I can take care of myself, but they can get pushed out. I don't know if Mr. Lewis want to come over today before the construction people leave to see if that gate can close back. On the first floor, because they have deliveries, FedEx, UPS, mail office, it's a door that really opens. You don't have to have a key to it. Another thing, we just found out, we have a fob, like hotels, that you open your door with, and you come in from the back door. I came out one day to take my trash out, hooked the fob up, red. I couldn't get back in. I couldn't get back into my apartment. It just so happened that the construction workers were there, and I was complaining about it, and the guys that put the doors up on the slide and patio doors and the gate, they came and opened the door. We found out that fob has to be reprogrammed every 500 days. That's a problem. They said the office just found it out, too. They didn't know anything about it either. It's poor communication between the construction workers to inform our office of what we need to do. Then with this gate issue, we have a problem with the people putting bricks there that don't live there, they want to keep it open to come in. When I come out, if I see a brick, I'm pushing it away. If you don't have a key to get in here, I'm not opening the door for you. I was in my car the other day, and the lady said, "Do you have a key?" I said, "Yes." She said, "Well, I'm visiting my grandmother." I said, "Well, then you call your grandmother." "Oh, my phone is dead." I said, "Oh, bye." I want to address the issue with our supportive services, too. Senior citizens have a habit of getting-- well, I'm a senior, I'm 77.

Chairperson Tick Segerblom: I'm a senior too.

Wadine Patton: They have a habit of having a one-track mind. They get used to a certain thing. They get used to certain people. Not saying that all the seniors' supportive services are bad. We just want to know, why are they transitions moving them around?

Chairperson Tick Segerblom: All right. I think we can get a spring on that gate for sure. Others will talk to you. If you'll stick around, we'll get your issues. All right. Anyone else here wishing to speak? Oh, I have some cards here. If you need to be called. Alicia LeBlanc? Norma Arnold? Alicia LeBlanc? Okay.

Alicia LeBlanc: Greetings, Commissioner. I'm Miss Alicia LeBlanc. My complaint is, well, I'm just going to piggyback from Wadine Patton, P-A-T-T-O-N. She said a lot which I was going to say about the doors, and people are putting rocks in the door, letting other people in. At nighttime, security is no help. All security does is come in and take pictures. We have a lot of homeless people that come in and are sleeping on the stairway. There's people getting high. I feel that we need more security. That's all security does, is take pictures. They don't do anything else.

Chairperson Tick Segerblom: All right. Do we contract out with security?

Lewis Jordan: Yes, sir, we do.

Chairperson Tick Segerblom: Then, we can get them to do it. Work with Mr. Jordan and we will get security to do them things, not just take pictures. Also, now, Metro is willing to come out and actually get involved with homeless issues, too. Make sure your area command is involved, and they will come out and help.

Alicia LeBlanc: Okay. I was also going to speak on the issue about changing, like Sherry, that she's going to another unit, to another property. She's an asset. She's not a liability to us, and all of us love her. We were wondering why she's going to be transferred.

Lewis Jordan: We'll address that.

Chairperson Tick Segerblom: Okay. We're going to find out.

Alicia LeBlanc: All right. Thank you.

Chairperson Tick Segerblom: All right. We have one more. Norma Arnold. Norma?

[background conversation]

Norma Arnold: Hello. My name is Norma Arnold, and I live at James Down Tower. I wanted to comment on our senior coordinators, not only at our building, but all the other senior coordinators being transferred. We, as seniors, we get used to one person, and that person we can trust. It takes a long time to really get that trust in somebody new. I'm hoping this decision was made with the seniors in mind, because we need all of you. As a group, we need all of you together collectively. I appreciate what the senior coordinators have done for us, all of them, but we're going to miss ours desperately. We're really going to miss her. Also, I just wanted to comment on something that Alicia just said about the security. I have had to call security, and it takes a long time for them to get there. With that in mind, it would be nice if we had security that's there, walking the beat, checking on us seniors, because we do need it. Thank you.

Chairperson "Tick" Segerblom: Thank you. All right. Anyone else wishing to speak? Seeing no one, we'll close the period of public comment and adjourn the meeting. Thank you so much

MEETING ADJOURNED.

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SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Allowance for Doubtful Accounts
FOR TENANTS THAT VACATED DURING THE PERIOD ENDING 05/31/2025

<u>Developments</u>	AMP	Dev	Proposed Write- Off Amounts	# of Accounts
<u>PHA</u>				
Hampton Court	404	005	11,881	2
Hullum Homes	407	007	1,050	1
Schaffer Heights	404	009	3,917	2
Jones Gardens	407	010		
Scattered Sites (HN)	409	016	174	1
Scattered Sites (LV)	409	016		
Scattered Sites (D)	016	016	4,400	2
Simmons Manor	406	020	349	1
Marble Manor	407	201		
Ernie Cragin Terr	406	206		
Levy Gardens	403	208	231	1
James Downs	402	212		
Sherman Grdns	408	214		
Villa Capri	408	215		
Sartini Plaza	402	221	5,323	2
Sartini Annex	402	223	22,477	1
Aida Brents	403	224	50	1
Scattered Site A	310	226	1,433	1
Marble Annex IV	408	228	693	1
Scattered Site B	310	231		
Scattered Site C	310	232		
Scattered Site D	409	246		
Scattered Site E	409	247	3,945	
Sherman Annex	408	261	4,330	1
Total PHA			60,253	17

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Allowance for Doubtful Accounts
FOR TENANTS THAT VACATED DURING THE PERIOD ENDING 05/31/2025

<u>Developments</u>	Proposed Write-			
	AMP	Dev	Off Amounts	# of Accounts
<u>AHP</u>				
Garcia Mendoza Plaza	AHP		2,506	3
Janice Brooks Bay	AHP		393	1
Brown Homes	AHP			
Rulon Earl	AHP			
Nans Rulon Earl	AHP			
Nahm Rulon Earl	AHP	NSP		
Robert Gordon Plaza	AHP			
Dorothy Kidd MHP	AHP			
LIHTF - Dorothy Kidd MHP	AHP			
LIHTF - Clark County 3141 Reata	AHP			
LIHTF - Clark County 3147 Reata	AHP			
North LV Scattered Sites	AHP			
NSP County	AHP	NSP	11,777	2
NSP 3 County	AHP	NSP	5,495	1
NSP 3 LV	AHP	NSP	3,861	1
NSP 3 HEND	AHP	NSP		
Basler-McCarran	AHP	NSP		
NSP CC	AHP	NSP		
NSP LV	AHP	NSP		
NSP HEND	AHP	NSP		
Total AHP			24,032	8
Grand Total			84,285	25

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Allowance for Doubtful Accounts
FOR TENANTS THAT VACATED DURING THE PERIOD 6/2024 TO 5/2025

Month	Public Housing	% of Rental Income	Affordable Housing	% of Rental Income	Grand Total \$	Grand Total %
Jun-24	61,784	10.20%	379	0.08%	62,163	5.66%
Jul-24	39,791	6.78%	330	0.07%	40,121	3.69%
Aug-24	47,813	8.20%	642	0.13%	48,455	4.46%
Sep-24	37,226	6.56%	6,436	1.00%	43,662	3.61%
Oct-24	24,852	4.26%	2,231	0.41%	27,083	2.40%
Nov-24	31,051	5.45%	7,071	1.28%	38,122	3.40%
Dec-24	53,907	9.25%	1,591	0.24%	55,498	4.48%
Jan-25	38,293	6.25%	15,589	2.51%	53,882	4.37%
Feb-25	25,067	4.56%	4,144	0.67%	29,211	2.50%
Mar-25	38,118	6.81%	4,767	0.94%	42,885	4.03%
Apr-25	20,839	3.44%	4,799	0.94%	25,638	2.30%
May-25	60,253	10.38%	24,032	3.58%	84,285	6.73%
Jun-25						
Total Doubtful Accounts	478,994		72,011		551,005	
Total Rental Income	6,985,753		7,299,245		14,284,998	
Average Monthly Allowance	39,916	6.86%	6,001	0.99%	45,917	3.86%

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ALLPRO SERVICES LLC

Unique Entity ID HNKKJ7JLKV69	CAGE / NCAGE 71CX8	Purpose of Registration All Awards
Registration Status Active Registration	Expiration Date Feb 20, 2026	
Physical Address 2359 N 1000 E Cedar City, Utah 84721-5363 United States	Mailing Address 2359 N 1000 E Cedar City, Utah 84721-5363 United States	

Business Information

Doing Business as (blank)	Division Name (blank)	Division Number (blank)
Congressional District Utah 02	State / Country of Incorporation Nevada / United States	URL AllProPainters.com

Registration Dates

Activation Date Mar 3, 2025	Submission Date Feb 20, 2025	Initial Registration Date Sep 10, 2013
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Entity Dates

Entity Start Date May 19, 2011	Fiscal Year End Close Date Dec 31
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Immediate Owner

CAGE (blank)	Legal Business Name (blank)
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Highest Level Owner

CAGE (blank)	Legal Business Name (blank)
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Executive Compensation

Registrants in the System for Award Management (SAM) respond to the Executive Compensation questions in accordance with Section 6202 of P.L. 110-252, amending the Federal Funding Accountability and Transparency Act (P.L. 109-282). This information is not displayed in SAM. It is sent to USAspending.gov for display in association with an eligible award. Maintaining an active registration in SAM demonstrates the registrant responded to the questions.

Proceedings Questions

Registrants in the System for Award Management (SAM.gov) respond to proceedings questions in accordance with FAR 52.209-7, FAR 52.209-9, or 2. C.F.R. 200 Appendix XII. Their responses are displayed in the responsibility/qualification section of SAM.gov. Maintaining an active registration in SAM.gov demonstrates the registrant responded to the proceedings questions.

Exclusion Summary

Active Exclusions Records?

No

SAM Search Authorization

I authorize my entity's non-sensitive information to be displayed in SAM public search results:

Yes

Entity Types

Business Types

Entity Structure Corporate Entity (Not Tax Exempt)	Entity Type Business or Organization	Organization Factors Limited Liability Company
Profit Structure For Profit Organization		

Socio-Economic Types

Check the registrant's Reps & Certs, if present, under FAR 52.212-3 or FAR 52.219-1 to determine if the entity is an SBA-certified HUBZone small business concern. Additional small business information may be found in the SBA's Dynamic Small Business Search if the entity completed the SBA supplemental pages during registration.

Financial Information

Accepts Credit Card Payments
Yes

Debt Subject To Offset
No

EFT Indicator
0000

CAGE Code
71CX8

Points of Contact**Electronic Business**

👤
Nathan Dunn

**2359 N 1000 E
Cedar City, Utah 84721
United States**

Government Business

👤
Nathan Dunn

**2359 N 1000 E
Cedar City, Utah 84721
United States**

Service Classifications**NAICS Codes**

Primary
Yes

NAICS Codes
**238320
238130
238310
238390**

NAICS Title
**Painting And Wall Covering Contractors
Framing Contractors
Drywall And Insulation Contractors
Other Building Finishing Contractors**

Disaster Response

This entity does not appear in the disaster response registry.

Subject	Affiliation	Address	Scope of Disqualification	Disqualification Start Date	Disqualification End Date	Disqualification List Date	Office	Contact Person/ Email	Contact Office Phone
Acosta, Lazaro		Miami, FL	All HUD Programs; Section 8 Rental Assistance Program	8/16/2016	8/15/2026	8/25/2016	Florida State Office	Carmen Trice	202-402-2516
Bambick, Joseph M.		Fredonia, KS	All HUD Programs; Section 8 Rental Assistance Program	2/4/2016	2/3/2061	2/4/2016	Kansas/Missouri State Office	Carmen Trice	202-402-2516
Kaur, Paramjit		Hot Springs, AR	All Housing Programs	9/16/2024	9/15/2025	10/24/2024	Denver Homeownership	Christian Malone	303-672-5299

Entity Information**Entity Information****Entity Name:** ALLPRO SERVICES
LLC**Entity Number:** E0287852011-3**Entity Type:** Domestic Limited-
Liability Company
(86)**Entity Status:** Active**Formation Date:** 05/19/2011**NV Business ID:** NV20111339463**Termination Date:** 5/19/2041**Annual Report Due Date:** 5/31/2026**Compliance Hold:****Series LLC:** ☐**Restricted LLC:**☐**Registered AGENT INFORMATION****Name of Individual or Legal Entity:** PEEL BRIMLEY LLP**Status:** Active**CRA Agent Entity Type:****Registered Agent Type:** Commercial
Registered Agent**NV Business ID:****Office or Position:**

Jurisdiction: NEVADA

Street 3333 EAST SERENE
Address: AVENUE SUITE 200,
Henderson, NV,
89074, USA

Mailing
Address:

OFFICER INFORMATION☐ **View Historical Data**

Title	Name	Address	Last Updated	Status
Manager	Nathan Dunn	3674 N Rancho Dr. , STE 101, Las Vegas, NV, 89130, USA	05/08/2025	Active

Page 1 of 1, records 1 to 1 of 1

[Filing History](#)[Name History](#)[Mergers/Conversions](#)[Return to Search](#)[Return to Results](#)



AllPro Painters

[My Profile](#)[Workgroup: Southern Nevada Regional Housing Authority](#)[Profile](#) [Address Book](#) [Users](#) [Commodities](#) [Special Classifications](#) [O](#)[Release Notes](#)[Login History](#) [Messages](#)[Log Off](#)

Supplier Information

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Company Information

Supplier Status **Active** - Active in IWT systemStatus with Agency **Active** - Able to participate in bidding

* Trade Name (dba) AllPro Painters

Legal Name (if different)

Company Description Painting, Drywall, Wallpaper, F.R.P, Metal Stud Framing,
Acoustical Ceilings, & Epoxy Coatings
EPA Lead-Safe Certified

* Organization Type Other * Describe S Corporation

* Tax ID Number 45-2426411 ☒ FEIN ☐ SSN/ITIN ☐ Other

SAM.gov Unique Entity ID (UEI)

DUNS 079103593

Formation Date

Formation State Nevada

Website AllProPainters.com

Keywords [Press the Enter key to separate keywords](#)

Company Recovery Email nathan@allpropainters.com

Company Address

* Address 1 3674 N. Rancho Dr. #101

Address 2

Address 3

* City Las Vegas

* State/Province Nevada

* Zip/Postal 89130

* Country United States

* Main Phone (702) 550-4755 Ext: ☐ InternationalToll Free () - - Ext: ☐ InternationalFax (702) 966-3837 Ext: ☐ International

Contact Name Mike Holden

Email mike@allpropainters.com

Jurisdiction Detail				[Back]	
Business Name:		ALLPRO PAINTERS			
Muti-Jurisdiction ID:		3000013207		License Status: ACTIVE	
Business Address:		3674 N RANCHO LAS VEGAS NV, 89130		Business Phone: 702.550.4755	
Issue Date:					
License Classification:		CONTRACTOR			
Primary Jurisdiction:		LAS VEGAS			
Non-Primary Jurisdictions:					
		CLARK COUNTY			
		HENDERSON			
		NORTH LAS VEGAS			

**ALLPRO
PAINTERS**

Contractor 3674 N
Rancho Dr
101

89130 (702)550-4755 3000013207

Active P Y Y Y ALLPRO
SERVICES LLC -
Corp

[Next](#) | [Top](#) | [Paging Options](#) | [Filter Options](#) | [Main Menu](#)**License Number** MJBL-001356-2021**Applied Date** 08/12/2021**Period Start Date** 05/01/2025**License Status** Active**Address****Company Type** Multijurisdictional License**Business Status** Active**DBA** ALLPRO PAINTERS**Closed Date****Company Name** ALLPRO SERVICES LLC**License Type** Contractor - Contractor**Expiration Date** 11/01/2025**Industry Classification****Main Parcel****Opened Date****Last Audit Date**[Previous](#) | [Next](#) | [Top](#) | [Paging Options](#) | [Filter Options](#) | [Main Menu](#)**License Number** MJBL-004687-2019**Applied Date** 07/13/2015**Period Start Date** 05/01/2020**License Status** Expired**Address****Company Type** Multijurisdictional License**Business Status** Active**DBA** ALLPRO PAINTERS**Closed Date** 10/08/2020**Company Name** ALLPRO SERVICES LLC**License Type** Contractor - Contractor**Expiration Date** 11/01/2020**Industry Classification****Main Parcel****Opened Date****Last Audit Date**[Previous](#) | [Next](#) | [Top](#) | [Paging Options](#) | [Filter Options](#) | [Main Menu](#)**License Number** MJBL-000979-2020**Applied Date** 10/06/2021**Period Start Date** 10/31/2021**License Status** Inactive**Address** 4002 PARIS MEADOWS CT NORTH LAS VEGAS NV 89032**Company Type** Limited Liability Company**Business Status** Active**DBA** ALLPRO PAINTERS**Closed Date****Company Name** ALLPRO SERVICES LLC**License Type** Contractor - Contractor**Expiration Date** 04/30/2022**Industry Classification****Main Parcel** 13907514006**Opened Date****Last Audit Date**

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

Contracts & Purchasing

Fax: (702) 922-7050; TDD: (702) 387-1898

SNRHA

DISCLOSURE OF OWNERSHIP

INSTRUCTIONS: This form must be completed by the General/Prime Contractor, each Sub-contractor and Joint Venture Partnerships. Please provide copies of all Business Licenses, Articles of Incorporation, etc., and WBE, MBE Section 3, RBE Certifications with this form.

* REQUIRED FIELDS

AllPro Services LLC dba AllPro Painters

*Company Name

Las Vegas, NV 89130

*City, State & Zip

Mike Holden

*Primary Contact

mike@allpropainters.com

*Email Address

G69-05615

*Business License Number

3674 N Rancho Dr. #101

*Address

702-550-4755

*Telephone

Vice President

*Title

45-2426411

*Federal Tax Identification Number

76639

Fax

079103593

DUNS #

State of Nevada Contractor's License Number, if any

NAME AND TITLE OF PRINCIPALS OF YOUR COMPANY AUTHORIZED TO SIGN ON ITS BEHALF

Please list additional principals on a separate sheet of paper.

Nathan Dunn

*Name

Mike Holden

Name

Manager

*Title

Vice President

Title

90%

% Owned

10%

% Owned

*SUPPLIER DIVERSITY STATEMENT: IF YOU DO NOT COMPLETE THIS AREA, WE CANNOT ADD YOUR FIRM TO OUR

ELIGIBLE LIST. SNRHA receives federal funding; we **MUST** report to the government our supplier diversity efforts. This information is used for coding and reporting purposes only and will not affect the ability of your firm to do business with our agency. **Resident (RBE) Minority (MBE) or Women-Owned (WBE) Business Enterprise** qualifies by virtue of 51% or more of the ownership and active management by one or more of the following (check all that apply):

☒ Male Owned☐ Public Held Corporation☐ Government Agency☐ Non-Profit Organization☐ Woman Owned☒ Caucasian American☐ Native American☐ Hispanic American☐ Asian/Pacific☐ Hasidic Jew☐ Asian/Indian☐ SNRHA Resident☐ African American☐ Veteran ☐ Disabled☐ W/MBE Certification#☐ SEC 3/RBE Certification #☐ HUB ZONE Certification #☐ Small Business Certification #☐ Emerging Small Business (ESB)

Tier 1

Tier 2

*DOES YOUR COMPANY RECEIVE A 1099? YES ☒ or NO

*ARE YOU REGISTERED WITH SYSTEM FOR AWARD MANAGEMENT (SAM): YES ☒ or NO If no, please visit WWW.SAM.GOV to register.

*ARE YOU REGISTERED WITH THE GOVERNOR'S EMERGING SMALL BUSINESS PROGRAM (ESB) YES or NO ☒ If no, please do so at njackson@diversifynevada.com. Registering with this Program may provide more financial opportunities for your business.

*DEBARRED STATEMENT: Has this firm or any principles ever been disbarred from providing any items or services by any local, state or federal governmental agency? YES or NO ☒ If yes, please attach a full detailed explanation, including dates, circumstances and current status.

*DISCLOSURE STATEMENT: Does/has this firm or any principal have/had any personal or professional relationship with any commissioner or officer of the SNRHA? YES or NO ☒ If yes, please attach a full detailed explanation, including dates, circumstances and current status.

The undersigned hereby affirms that he/she is empowered to sign this form and requests that the above-noted firm be added to the SNRHA's list of firms eligible to do business with the SNRHA. The undersigned further affirms that, to the best of his/her knowledge, the above information is current and accurate, and acknowledges on behalf of the noted firm that the non-response of two (2) consecutive invitations to provide quotes/bids/proposals by the SNRHA will give the SNRHA the right to remove that firm from its list of eligible firms.

INSURANCE: Copy of insurance certificate must be provided immediately upon Notice of Award of contract, naming the SNRHA as the Certificate Holder and as an additional insured regarding General Liability.

General Liability Insurance Policy # and Carrier:

PPK268046011 Tokio Marine Specialty Insurance Company 23850

Workman's Compensation Policy # and Carrier:

BAWN15702-2025-01 Builders Assoc. of Western NV Self Insured Group Safety National Casualty Co.

Automobile Liability Insurance Policy # and Carrier:

53UECHA2689 Hartford Accident and Indemnity Company 22357

Signature

5/27/2025

Date

Mike Holden

Printed Name



SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

Contracts & Purchasing

Fax: (702) 922-7050; TDD: (702) 387-1898

KEY PERSONNEL

INSTRUCTIONS:

LIST PERSONNEL ASSIGNED TO THIS CONTRACT: Identify the individual(s) that will act as project manager and any other supervisory personnel who will work on project; attach brief resume for each:

Name:	Title
Mike Holden	Vice President
Xavier Cuellar	Estimator
Jason Thompson	Superintendent, Safety Coordinator

Mike Holden

NAME:

SIGNATURE:

DATE: 5/27/2025

CERTIFICATE of COVERAGE

Workers' Compensation

**Builders Assoc. of Western Nevada Self Insured Group &
Safety National Casualty Corporation - AM Best Rated A++**

NAIC #15105

575 S. Saliman Road
Carson City, NV 89701-5000
Phone: (775) 887-2480 Fax: (775) 887-2481

MEMBER COMPANY

AllPro Services LLC dba AllPro Painters

Policy No : BAWN15702-2025-01

3674 N Rancho Dr Ste 101
Las Vegas, NV 89130

Dates of Coverage:

12:01 AM on 01/01/2025 to 12:01 AM on 01/01/2026

This document certifies that the named Member Company has secured coverage for their workers' compensation obligations pursuant to the Nevada Workers' Compensation Act by qualifying as a member of the Self-Insured Group. The Self-Insured Group is an Association of Self-Insured Private Employers authorized by the Nevada Division of Insurance to provide Workers' Compensation benefits to employees of member companies under Chapter 616 and 617 of the Nevada Revised Statutes.

CERTIFICATE HOLDER:

SNRHA, Procurement & Contracts

JOB DESCRIPTIONS:

All Nevada Jobs

PO Box 1897
Las Vegas, NV 89125

LIMITS OF LIABILITY:

WORKERS COMPENSATION

STATUTORY

OPERATIONS COVERED :

NEVADA

EXCESS WORKERS COMP INSURANCE :

Safety National Casualty

EMPLOYER'S LIABILITY LIMIT :

\$1,000,000/\$1,000,000/\$1,000,000

This certificate is issued for information purposes only. Should the member company's enrollment in the Self-Insured Group be terminated before the date of expiration, the Self-Insured Group and Safety National Casualty Corporation will mail 30-days written notice to the Certificate Holder. However, failure to mail such notice shall impose no obligation or liability upon the Self-Insured Group, Safety National Casualty Corporation, the Association Administrator, or any Party acting as a Trustee, Officer, Agent, or Appointee of the Self-Insured Group or Safety National Casualty Corporation. The Self-Insured Group is under no obligation to provide notice to the Certificate Holder should the member company elect to terminate coverage prior to the stated expiration date.

NOTICE: An extension of coverage, or the addition of another "insured," must be by written endorsement only and cannot be extended by the member under this certificate.

Dated At

Carson City,

Nevada : January 27, 2025

By:



Title: Director - Underwriting
and Government Relations

9

APPROVAL OF REVISIONS TO THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY ("ACOP") and PUBLIC HOUSING RESIDENT LEASE AGREEMENT

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires that Public Housing providers adopt an Admissions and Continued Occupancy Policy (ACOP) to set local policies for the administration of the program in accordance with HUD requirements and local priorities; and

WHEREAS, the ACOP AND PUBLIC HOUSING LEASE ("Lease") and any revisions to said documents must be formally

adopted by the Southern Nevada Regional Housing Authority ("SNVRHA") Board of Commissioners; and

WHEREAS, SNVRHA finds it necessary to revise the existing ACOP and Lease to administer the program in a more effective and efficient manner and to remain in compliance with HUD rules and regulations; and

WHEREAS, the SNVRHA is proposing revisions to multiple sections of the Lease and the entire ACOP and

WHEREAS, a summary of the proposed revisions is included in this resolution;

WHEREAS, the proposed revisions of the ACOP and Lease were available at public housing onsite management offices and the SNVRHA website for 30 days for public comment in accordance to 24 CFR 966.3.

Whereas, in accordance with 24 CFR 966.3 comments received were reviewed and considered.

NOW, THEREFORE, BE IT RESOLVED the SNVRHA HOUSING AUTHORITY BOARD OF COMMISSIONERS do affirm the Public Housing Program Admissions and Continued Occupancy Policy and Lease is adopted. This policy will apply to all public housing developments effective July 17, 2025.

FY2025 ACOP REVISIONS

<i>CHAPTER</i>	<i>PAGE</i>	<i>SECTION</i>	<i>ADD / DELETE / CHANGE</i>	<i>PROPOSED LANGUAGE</i>
<i>TOC</i>		<i>Table of Contents</i>	<i>Change</i>	To align with the new chapters and titles
<i>Intro</i>	<i>iv</i>	<i>Intro</i>	<i>Add</i>	Discusses HOTMA Changes, cited references i.e. HUD, State Law, Public Housing Occupancy Guidebook, Resources and where to locate them.
<i>1</i>	<i>ALL</i>	<i>Entire Chapter Revised</i>	<i>Change</i>	Chapter 1 is now titled, Overview of the Program and Plan, which has been adopted by the Nan McKay Model ACOP. Former Chapter 1, Statement of Policies and Objectives has been fully replaced.
<i>2</i>	<i>ALL</i>	<i>Entire Chapter Revised</i>	<i>Change</i>	Chapter 2 is now titled, Fair Housing and Equal Opportunity, which has been adopted by the Nan McKay Model ACOP. Former Chapter 2, Eligibility for Admissions has been fully replaced.
<i>3</i>	<i>ALL</i>	<i>Entire Chapter Revised</i>	<i>Change</i>	Chapter 3 is now titled, Eligibility, which has been adopted by the Nan McKay Model ACOP. Former Chapter 3, Applying for Admissions has been fully replaced. New definitions of family and household amended to comply with section E.1 of PIH Notice 2023-27, Foster children/foster adults amended to comply with E.2 PIH Notice 2023-27. Restrictions of assistance based on assets to comply with PIH Notice.
<i>4</i>	<i>ALL</i>	<i>Entire Chapter Revised</i>	<i>Change</i>	Chapter 4 is now titled, Applications, Waiting List and Tenant Selections, which has been adopted by the Nan McKay Model ACOP. Former Chapter 4, Tenant Selection and Assignment Plan, has been fully replaced.
<i>5</i>	<i>ALL</i>	<i>Entire Chapter Revised</i>	<i>Change</i>	Chapter 5 is now titled, Occupancy Standards and Unit Offers, which has been adopted by the Nan McKay Model ACOP. Former Chapter 5, Occupancy Guidelines, has been fully replaced.
<i>6.A</i>	<i>ALL</i>	<i>Entire Chapter Revised</i>	<i>Change</i>	Chapter 6.A is now titled, Income and Rent Determination, which has been adopted by the Nan McKay Model ACOP. Former Chapter 6, Determination of Total Tenant Payment, has been fully replaced. This Chapter is applicable prior to HOTMA 102/104 compliance date. This chapter includes the new definitions of annual income, earned income, family, dependent, independent contractor, allowable health & medical care expenses, asset inclusions/exclusions, and a summary of included and excluded by person.
<i>6.B</i>	<i>ALL</i>	<i>Entire Chapter Revised</i>	<i>Change</i>	Chapter 6.B is now titled, Income and Rent Determination under HOTMA 102/104, which has been adopted by the Nan McKay Model ACOP. Former Chapter 6, Determination of Total Tenant Payment, has been fully replaced. This Chapter will replace Chapter 6.A once the PHA's HOTMA compliance date is effective. This chapter outlines calculating annual income at time of annual reexam and calculating student financial assistance.
<i>7.A</i>	<i>ALL</i>	<i>Entire Chapter Revised</i>	<i>Change</i>	Chapter 7.A is now titled, Verification, which has been adopted by the Nan McKay Model ACOP. Former Chapter 7, Verification Procedures, has been fully replaced.
<i>7.B</i>	<i>ALL</i>	<i>Entire Chapter Revised</i>	<i>Change</i>	Chapter 7.B is now titled, Verification under HOTMA 102/104, which has been adopted by the Nan McKay Model ACOP. Former Chapter 7, Verification Procedures, has been fully replaced. This chapter is applicable upon the PHA's HOTMA 102/104 compliance date. Prior to this date the PHA will follow policies as outlined in 7.A of the model.
<i>8</i>	<i>ALL</i>	<i>Entire Chapter Revised</i>	<i>Change</i>	Chapter 8 is now titled, Leasing and Inspections, which has been adopted by the Nan McKay Model ACOP. Former Chapter 8, Transfer Policy, has been fully replaced.
<i>9.A</i>	<i>ALL</i>	<i>Entire Chapter Revised</i>	<i>Change</i>	Chapter 9.A is now titled, Reexaminations, which has been adopted by the Nan McKay Model ACOP. Former Chapter 9, Leasing, has been fully replaced.
<i>9.B</i>	<i>ALL</i>	<i>Entire Chapter Revised</i>	<i>Change</i>	Chapter 9.B is now titled, Reexaminations under HOTMA 102/104, which has been adopted by the Nan McKay Model ACOP. Former Chapter 9, Leasing, has been fully replaced. This chapter is applicable upon the PHA's HOTMA 102/104 compliance date. Prior to this date, PHA will follow policies as outlined in chapter 9.A of the model.
<i>10</i>	<i>ALL</i>	<i>Entire Chapter Revised</i>	<i>Change</i>	Chapter 10 is now titled, Pets, which has been adopted by the Nan McKay Model ACOP. Former Chapter 10, Pet Policy, has been fully replaced.
<i>11</i>	<i>ALL</i>	<i>Entire Chapter Revised</i>	<i>Change</i>	Chapter 11 is now titled, Community Service, which has been adopted by the Nan McKay Model ACOP. Former Chapter 11, Recertifications, has been fully replaced.
<i>12</i>	<i>ALL</i>	<i>Entire Chapter Revised</i>	<i>Change</i>	Chapter 12 is now titled, Transfer Policy, which has been adopted by the Nan McKay Model ACOP. Former Chapter 12, Lease Terminations, has been fully replaced.
<i>13</i>	<i>ALL</i>	<i>Entire Chapter Revised</i>	<i>Change</i>	Chapter 13 is now titled, Lease Terminations, which has been adopted by the Nan McKay Model ACOP. Former Chapter 13, Rent and Debt Collection, has been fully replaced. New language regarding failure to provide consent is amended to comply with section J.2 of PIH notice 2023-27: Revocation of Consent. Includes other authorized reasons for terminations as amended to comply with section A.1 of PIH notice 2023-27: Asset Limitations.
<i>14</i>	<i>ALL</i>	<i>Entire Chapter Revised</i>	<i>Change</i>	Chapter 14 is now titled, Grievance and Appeals, which has been adopted by the Nan McKay Model ACOP. Former Chapter 14, Community Service, has been fully replaced.

15	ALL	Entire Chapter Revised	Change	Chapter 15 is now titled, Program Integrity, which has been adopted by the Nan McKay Model ACOP. Former Chapter 15, Family Self-Sufficiency, has been fully replaced. PHA caused errors, De Minimus errors or program abuse is amended to comply with 24CFR5.609(c)(4) and PIH 2023-27.
16	ALL	Entire Chapter Revised	Change	Chapter 16 is now titled, Applications, Program Administration, which has been adopted by the Nan McKay Model ACOP. Former Chapter 16, Rental Assistance Demonstration (RAD), has been fully replaced and at the recommendation of Nan McKay this chapter is only relevant to the Administrative Plan for HCV only.
17	All	Entire Chapter Revised	Change	Chapter 17 is now titled, Family Self Sufficiency Action Plan. This was the former Chapter 15.
17	1	Purpose & Goals and Objectives	Add	Intensive
17	2	Estimate of Potential Participating Families	Change	The FSS Program is open to all adults and emancipated youth receiving a rental subsidy from SNRHA programs; such as, PH, HCV, and RAD. living in a SNRHA HUD assisted unit Participants need to be ages 18 and over or an emancipated you.; There is no regard for without regards to race, color, religion, sexual orientation, age, disability, familial status or national origin.
17	4	Program Coordinating Committee	Change	Of these numbers, the estimate of eligible FSS families who can reasonably be expected to receive supportive services under the FSS program, based on available and anticipated Federal, State, local, and private resource is a minimum maximum of 540.
17	5	Method for Identification of Supportive Service Needs	Add	Intensive
17	6	Supportive Service Needs	Add	Child care, Record Sealing, License Assistance
17	8	Incentives to Encourage Participations	Add	Intensive
17	8	Family Selection Procedures	Change	handicap disability-and client participant
17	9	Program Outreach	change	client participant
17	10	Program Outreach	Add	FSS Coordinators will participate in community events where SNRHA may have residents/participants in attendance.
17	11	Escrow Account Management	Add	with the exception of those whose income exceeds the 80% Adjusted Monthly Income (AMI) for their household size
17	11	Escrow Account Management	Add	Escrow accounts are not guaranteed and are dependent on a client's starting figures and AMI.
17	11	Interim Escrow Withdrawals	Change	on a case by case basis in situations where an abatement by HCV has occurred or a landlord has given an unexpected vacate notice, and major vehicle repair costs (only to maintain employment) on a case by case basis.
17	12	Interim Escrow Withdrawals	Change	On a case by case basis the DSS may make an exception to the max amount that be withdrawn. In addition, the participant must may be asked to contribute 10%
17	12	Forfeited Escrow Funds	Change	If funds permit, SNRHA will use forfeited escrow funds to benefit the FSS participants. Forfeited escrow funds may be used for the following but is not limited to:
17	12	Forfeited Escrow Funds	Change	▪ Everything allowed and set forth under the Interim Escrow Withdrawals policy.
17	12	Forfeited Escrow Funds	Change	▪ Bus passes or \$100 gas cards for new employment. This is limited to one time during the FSS program enrollment
17	12	Forfeited Escrow Funds	Change	▪ \$150-250 for participants who obtain a NV HiSET, GED, or High School Diploma
17	12	Forfeited Escrow Funds	Change	▪ \$250 for participants who properly report new employment, and maintain the same job for 6 months earning a minimum of NV minimum wage x 20 hours per week. This is limited to one time during the FSS program enrollment on a case by case basis.
17	12	Forfeited Escrow Funds	Change	▪ A maximum of \$300 for child care for new employment. This is limited to one time during the FSS program enrollment. Assistance with childcare on a case by case basis.
17	12	Forfeited Escrow Funds	Change	▪ Assistance with employment needs.
17	13	Successful Completion of the Program	Change	earnings of NV minimum wage x 40 hrs. per week of up to Very Low (50%) Income Limits for their household size.
17	15	Portability	Add	HCV absorbs the port voucher.
Addendum 1	All	Entire Chapter Revised	Change	Addendum 1 is now titled, Limited English Proficiency Plan. This was the former Addendum 4.
Addendum 4	ALL	Entire Chapter Revised	Delete	Addendum 4 Limited English Proficiency has been removed from the policy. See Addendum 1.
Addendum 5	ALL	Entire Chapter Revised	Delete	Addendum 5 Program Integrity has been removed from the policy. See Chapter 15.
Addendum 6	ALL	Entire Chapter Revised	Delete	Addendum 5 Glossary has been removed from the policy. See new Glossary section.
Addendum 7	ALL	Entire Chapter Revised	Delete	Addendum 7 Civil Rights has been removed from the policy. See new Chapter 2 of the model policy,
Glossary	All	Entire Chapter Revised	Change	This chapter has been amended to include all new definitions pertaining to HOTMA.

<i>HOTMA 102/104 Appendix to the ACOP</i>	<i>ALL</i>	<i>Entire Chapter Revised</i>	<i>Change</i>	Provides a summary of HOTMA Regulations: HUD published a final rule on February 14, 2023, revising regulations related to income, assets, adjusted income, verification, and reexams (among others) to implement Sections 102 and 104 of HOTMA. While the new regulations were effective January 1, 2024, HUD has delayed the compliance date for HOTMA 102/104. Initially, HUD published a delayed compliance date of January 1, 2025, but HUD again delayed the compliance date for HOTMA 102/104 and no new date has been provided. Compliance with Sections 102 and 104 of HOTMA means not only applying HOTMA 102/104 regulations to affected programs but also reporting in HUD's new Housing Information Portal (HIP) system. Currently, PHAs remain unable to comply with HOTMA 102/104 because compliance depends on transitioning from HUD's IMS/PIC system (which is unable to accept HOTMA-compliant Form HUD-50058) to HUD's new HIP system (which will be the only system that accepts HOTMA-compliant Form HUD-50058). PHAs cannot transition to HOTMA until HIP is in place, HOTMA-compliant, and accessible. However, HUD has determined that a few HOTMA 102/104 policies are not dependent on transition systems and easily isolated from other HOTMA 102/104 policy changes. These policies may be implemented prior to the migration to HIP. HUD stated that PHAs may update their policy documents before determining the date at which they will transition to all HOTMA Section 102 and 104 policies. HUD stated that in order to update their policy documents for HOTMA in this circumstance, PHAs may create an appendix that contains the HOTMA policies that will be incorporated at a later date. The model policy adopts such an approach. HOTMA 102/104 policies are provided in each affected area of the model policy. However, with the exception of the policies HUD has indicated may be adopted early, HOTMA policies that are "on hold" are indicated in the model policy as such. Further, an appendix has been provided to explicitly call out those policies that are on hold.
<i>Non Public Housing Over Income Lease</i>	<i>All</i>	<i>Entire Lease Revised</i>	<i>Change</i>	To comply with HOTMA regulations, families who are over-income for 24 consecutive months will be required to sign a Non-Public Housing Over Income Lease to remain in the program.
<i>PH Lease</i>	<i>All</i>	<i>Entire Lease Revised</i>	<i>Change</i>	The Public Housing Lease has been revised to adopt the Nan McKay Model Lease.
<i>PH House Rules</i>	<i>1</i>	<i>New Resident Orientation</i>	<i>Change</i>	Earned Income Disallowance HOTMA regulations
<i>PH House Rules</i>	<i>3</i>	<i>Resident Responsibilities</i>	<i>Add</i>	Personal/unit specific trash containers are not to be placed on the curb more than 24 hours before trash pick-up and must be properly stored away within 24 hours after trash pick-up.
<i>PH House Rules</i>	<i>4</i>	<i>Resident Responsibilities</i>	<i>Delete</i>	Please call maintenance department will remove of these items at no charge.
<i>PH House Rules</i>	<i>5</i>	<i>General Requirements</i>	<i>Add</i>	<u>Christmas Lights</u> . Christmas lights are not permitted to be installed on the units all year round. They can be displayed on or after November 1st and must be removed by no later than February 1st.
<i>PH House Rules</i>	<i>5</i>	<i>General Requirements</i>	<i>Add</i>	<u>Swimming Pools/Trampolines</u> Above ground swimming pools and trampolines are not permitted on SNRHA property.
				Public Housing lease Changes
<i>page 1</i>		<i>Household Composition</i>	<i>change</i>	(a) The Resident shall report deletions (for any reason) from the household of any members named on the Lease to the PHA in writing, within 10 business days
<i>page 2</i>		<i>Rent</i>	<i>add</i>	(a)The initial rent (prorated for partial month move-ins, if applicable) shall be \$ _____. (or, if applicable, the Resident shall receive the benefit of \$ _____ from the PHA for a Utility Reimbursement prorated for partial month move-ins, paid to the family beginning ____/____/____ and ending at midnight on ____/____/____.
<i>page 2</i>		<i>Rent</i>	<i>change</i>	(b)Thereafter, rent in the amount of \$ _____.00 shall be due and payable in advance on the first day of the month. If the first falls on a weekend or holiday, the rent shall be due and payable on the first business day thereafter. If applicable, a Utility Reimbursement of \$ _____.00 per month shall be paid to the family by the PHA [24 CFR 966.4 (b)(1)].
<i>page 3</i>		<i>Other Charges</i>	<i>change</i>	(b) Returned Check: When a check is returned for insufficient funds or is written on a closed account, the rent will be considered unpaid, and a \$25 returned check fee will be charged to the family. The fee will be due and payable 14 calendar days after billing. Residents who have submitted a check that is returned for insufficient funds shall be required to make all future payments by cashier's check or money order.
<i>page 3</i>		<i>Other Charges</i>	<i>change</i>	(c) Late Payment Penalties: If the Resident fails to make payment by the end of office hours on the fifth (5th) calendar/business day of the month, a late fee in the amount of five (5) percent of the monthly rent not to exceed \$20.00 will be charged. Charges are due and payable 14 30 calendar days after billing [24 CFR 966.4 (b)(3)].

page 3		Other Charges	change	(e) Surcharges: The PHA assesses additional charges for the following appliances/amenities: The Schedule of Charges is posted in the PHA office: ☒ Air Conditioner ☐ Freezer ☐ Other.
page 3		Other Charges	change	(f) Installation charges for tenant-supplied air conditioners:
page 4		Utilities and Appliances	add	(f) The Resident may request to install additional appliances in the unit , only if approved by the PHA in advance and provided appropriate utility hookups, vents, etc. are available:
page 4		Utilities and Appliances	change	☐ Dryer ☐ Washer ☐ Extra Refrigerator ☐ Dishwasher ☐ Freezer ☐ Home Security Camera Device
page 5		Terms and Conditions	add	(d) Upon request, the Resident agrees to provide to the PHA complete and accurate information regarding family and household composition, sources of income of all family members, assets of all family members, compliance with CSSR requirements, and related information necessary to determine continued eligibility, annual income, adjusted income, and Tenant Rent [24 CFR 966.4 (c)(2)]. Failure to supply such information when required is a serious violation of the material terms of the Lease and may result in termination of the Lease. i. All Resident family members are required to supply any information the PHA or HUD determines necessary in the administration of the public housing program. The Resident agrees to comply with all PHA requests for verification by providing required original and authentic documents and/or by signing releases for third-party sources or providing other suitable forms of verification [24 CFR 960.259 (a) and (b)]. ii. The PHA shall give the Resident reasonable notice of what actions the Resident must take and of the date by which any such actions must be taken for compliance under this section. This information will be used by the PHA to determine the amount of rent and whether the dwelling size is still appropriate for the Resident's needs. This determination will be made in accordance with the PHA's Admissions and Continued Occupancy Policy (ACOP), which is publicly posted in the Management Office and on the SNRHA website . A copy of the policies can be furnished upon request at the expense of the person making the request.
page 5		Terms and Conditions	add	(e) Rent will not change during the period between regular reexaminations, unless during such period [24 CFR 960.257 (b)]:
				i. The Resident can verify a change in their circumstances (such as decrease in or loss of income) that would require a reduction in rent, except that rent shall not be reduced because the Resident's TANF-NEON grant is reduced because the Resident committed welfare fraud or failed to comply with the welfare department's economic self-sufficiency program requirements [24 CFR 966.4 (c)(4) and 5.615]; or
page 7		Transfers	add	(e) In the case of PHA-required transfers (as defined in the PHA's ACOP), the Resident shall be required to move into the unit made available by the PHA. The Resident shall be given 3 calendar days in which to move following delivery of a transfer notice. If the Resident refuses to move without good cause, the PHA may terminate the Lease for the Resident's current unit. PHA-required transfers are subject to the PHA's grievance procedures, and no such transfer may be made until either the time to request a hearing has expired or (if a hearing was timely requested) the grievance hearing has been completed [24 CFR 966.4 (e)(8)(i)].
page 10		Resident Obligations	add	(ee) Remove from PHA property any vehicles without valid registration and inspection stickers . To refrain from parking any vehicles in any right-of-way, lawn, sidewalk or fire lane designated and marked by the PHA. To refrain from driving any vehicle on the lawn, sidewalk or restricted areas which are marked . Any inoperable or unlicensed vehicle as described above will be removed from PHA property at the Resident's expense. Automobile repairs are not permitted on the development site.
page 10		Resident Obligations	add	(hh) Appear for scheduled appointments, cooperate with Management requests, sign required forms and provide complete and accurate information to the PHA as requested by the PHA.
page 10		Resident Obligations	add	(kk) Pay promptly any utility bills for utilities supplied to the Resident by a direct connection to the utility company, and to avoid disconnection of utility service for such utilities. Failure of the Resident to furnish uninterrupted service due to nonpayment of utilities or other reasons under the Resident's control shall be considered a serious violation of the terms and conditions of this Lease. Utilities must be under an adult household member's name who is approved on the on the lease at all times.
page 10		Resident Obligations	add	(nn) To refrain from feeding stray animals, including pigeons, cats and dogs on or about leased premises.
				(oo) To not store on or around the leased premises except in assigned storage areas and to keep assigned porches, balconies, driveways, etc. free of furniture no designed by the manufacturer as outdoor furniture.
				(pp) Not to place furniture or other items so as to block the egress of a room in case of an emergency. Not to install security bars on windows or doors without the express written permission of the PHA. Not to store items in or around electrical panels or water heaters.
				(qq) Attend new resident orientation within 90 days of move-in. This applies to all adult household members and any adult member added to the lease during tenancy.
page 11		Ground Maintenance for Scattered Sites Residents	add	XV. Ground Maintenance for Scattered Sites Residents Resident agrees to maintain fully any lawns, shrubbery, grounds, porches and balconies adjacent to resident's dwelling including watering lawns, trees, and plants and removal of all weeds and/or tenant generated trash. In the event the resident fails to maintain the grounds and landscaping in accordance with the PHA standards and/or city & local codes, resident shall pay to the PHA any an all expenses rendered necessary by such failure or neglect on the part of the resident, resident's family or guest. Exemptions from these requirements maybe provided as a reasonable accommodation to persons with disabilities.

page 13		Termination of Lease and Eviction	add	3. Other good cause for which the PHA may, in accordance with HUD regulations and its ACOP, terminate this Lease, includes but is not limited to the following: i. Failure to make payments due under the Lease [24 CFR 966.4 (l)(2)(i)(A)], including: A. Repeated late payment, which shall be defined as failure to pay the amount of rent or other charges due by the fifth business day of the month. Four such late payments within a 12-month period shall constitute a repeated late payment. In lieu of termination of the lease agreement the PHA shall reserve the right to collect an additional security deposit of \$150.00
page 15		Eviction	change	7. When the PHA evicts an individual or family for criminal activity, the PHA shall notify the local post office serving that dwelling unit that such individual or family is no longer residing in the unit so the post office will stop mail delivery for such persons and they will have no reason to return to the unit [24 CFR 966.4 (l)(5)(iii)(B)].
page 16		Notice of Termination	change	1. The Resident may terminate this Lease at any time by giving 30[JB1] calendar days written notice as described in Section XVII(a) above. Property Managers Management will conduct a pre-vacate inspection to determine what, if any, damages may exist. Unit keys must be returned to the Property Office in order to properly vacate a unit.
page 16		Notice of Termination	add	2. Any Notice to Vacate (or quit) that is required by state or local law will run consecutive to the Notice of Lease Termination under this section [24 CFR 966.4 (l)(3)(iii)]. The Notice to Vacate shall be in writing and specify that if the Resident fails to quit the premises within the applicable statutory period, appropriate action will be brought against the Resident, and if the PHA prevails in court, the Resident may be required to pay the costs of court and attorney's fees including any fees the PHA incurs to serve lease termination notices to enforce any and all lease provisions.
page 16		Notice of Termination	delete	8. The PHA is located in a due-process state. The term due process determination means a determination by HUD that the laws of the jurisdiction provide the basic elements of due process as defined by HUD regulations [24 CFR 966.51]. a) Therefore, the PHA, in accordance with the regulations, excludes from the PHA administrative grievance procedure any grievance concerning a termination of tenancy or eviction that involves: i. Any criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises of other residents or employees of the PHA; ii. Any violent or drug-related criminal activity on or off such premises; or iii. Any criminal activity that resulted in felony conviction of a household member. b) When the PHA is not required to offer the Resident the opportunity for a hearing under the grievance procedure and the PHA has decided to exclude such grievance from the PHA grievance procedure, the Notice of Lease Termination shall: i. State that the Resident is not entitled to a grievance hearing on the termination; ii. Specify the judicial eviction procedure to be used by the PHA for eviction and state that HUD has determined that this eviction procedure provides the basic elements of due process as defined in HUD regulations; and iii. State whether the eviction is for a criminal activity that threatens health or safety of residents or staff or for drug-related criminal activity [24 CFR-966.4 (l)(3)(v)].
page 17		Housekeeping Standards	add	The Resident will comply with the PHA's housekeeping standards, as incorporated by reference in this Lease.
page 19		PART 2: Residential Lease Agreement: Lease Execution	add	HEAD OF HOUSEHOLD
page 19		PART 2: Residential Lease Agreement: L	delete	WITNESS
page 19		PART 2: Residential Lease Agreement: L	delete	DATE

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Southern Nevada Regional Housing Authority

Budget Assumption FY 2025 Revised Budgets

	<u>Approved 2025 Budgets</u>	<u>FY 2025 Revised Budgets</u>
• PHA (AMP's)	\$ 29,598	\$ 74,272
• COCC	\$ 29,076	\$ 20,416
• HCV	\$ 26,622	\$ 850,553
• AHP	\$ 209,460	\$ 277,778
• NSP	\$ 52,313	\$ (249,254)
• OTHER	\$ 40,233	\$ 86,067
• Total	\$ 417,367	\$ 1,059,831

Listed below are the major budgetary assumptions used in developing FY 2025 SNRHA Revised Annual Operating Budgets:

Conventional Low Rent Program (AMPs)

The Conventional Low Rent Program (AMPs) is projecting **\$74,272 in residual receipts, in the FY 2025 revised budget**, an increase from the approved FY 2025 budget projection of \$29,598. Total revenue decreased by **(\$35,009)**. The FY 2025 approved budget projected an operating transfer from the Affordable Housing Program in the amount of \$156,351 to offset the projected shortfall. This line item was reduced to **zero, (0)**.

1. **Admin Salaries and Benefits** – budgeted amount of \$2,318,823, decreased by **(\$133,256)** in the FY 2025 revised budget. Vacant positions during the year contributed to the reduction.
2. **Other Administrative Expenses** – decreased by **(\$134,882)** based on a reduction in network maintenance. The IT department found creative ways to offset this expense by using free software support from other federal organizations.
3. **Tenant Service cost** – increased from \$243,520 in FY 2025 to \$350,284 in FY 2025 revised budget, or \$106,764. Residents were relocated to hotels and extended stay facilities, while their units were being repaired.
4. **Utility cost** – is projecting a budget decrease of **(\$173,565)** from \$1,624,205 in FY 2025 to \$1,450,640 in FY 2025 revised budget, based on FY 2025 actual projection.

Southern Nevada Regional Housing Authority
Budget Assumption FY 2025 Revised Budgets

5. **Total Maintenance Labor, Material & Contract Expenditures** – is projected to decrease by **(\$569,293)**. Maintenance labor decreased by **(\$48,976)**. FY 2025 budgeted maintenance contract amount was \$4,067,3004, compared to the FY 2025 revised budget of \$3,764,228, a decrease of **(\$303,072)**. Costs such as, HVAC **(\$152,500)**, building repairs **(117,000)**, floor covering **(\$95,600)**, and glass replacement **(\$75,500)**, are projected to decrease in the FY 2025 revised budget. A lot of this work was performed at the end of last year and during the first half of this fiscal year.
6. **Protective Services Expense** – budgeted \$682,000, compared to the FY 2025 approved budget amount of \$549,500, leaving an over variance of \$132,500. Sartini Plaza and Marble Manor are projected to spend \$65,000 and \$35,000 more in FY 2025 revised budget.
7. **Insurance Expense** – is projected to increase from \$758,000 to \$889,050 in this year's revised budget. Insurance cost is increasing in all programs.
8. **Collection Loss** – AMP 407 (Marble Manor and Jones Garden), and AMP 408 (Sherman Garden and Villa Capri) contribute to the projected increase of \$132,000.
9. **Extraordinary Expenditures and Betterment & Additions** – These budgeted line items increased by \$379,576, based on work performed this year. AMPs budgeted \$155,100 for hazmat abatement, during the year.
10. **Total Expenditures** are projected at \$18,968,242, a decrease in the expenditures in the amount of **(\$71,683)**, compared to FY 2025 approved budget of \$19,039,925.

Central Office Cost Center (COCC)

The **Central Office Cost Center** is projecting **\$20,416 in residual receipts**, in the FY 2025 revised budget. Total expenditures increased by \$992,173, from \$10,624,430 to \$11,616,603, in FY 2025 revised budget projection. Most of the increase was attributed to the reallocation of salaries budget in the Admission and HCV program.

1. **Non-Dwelling Rental** – The Flamingo building is owned by the Central Office Cost Center (COCC), which closed during FY 2024. The property generated approximately \$300,000 annually, for the COCC program. The building is now used as a storage area for all department. This will generate approximately \$131,300 for the COCC.

Southern Nevada Regional Housing Authority

Budget Assumption FY 2025 Revised Budgets

2. **Other Income** – is budgeted at \$520,000 in FY 2025 revised budget. During the FY 2025 approved budget, the Affordable Housing Program was projected to transfer \$796,927 to the COCC to offset the budgeted shortfall. Midway in fiscal year 2025, the was COCC projected to only need \$400,000 from the Affordable Housing Program by year end, a reduction of **(\$396,927)**.
3. **Frontline Fee Income** – is projecting a net increase of \$1,052,475, due to a methodology change in the Admission department. Many of the admission staff who provides support the Housing Choice Voucher program (HCV), were budgeted in the HCV department in the approved FY 2025 budget. In the revised FY 2025 budget, all of the Admission staff will charge their home department, and the department expenditures will be frontline to the appropriate program. This will have a direct affect on the salaries and benefits in the COCC, as well as, the HCV program salary line item below.
4. **Administrative Salaries and Benefits** - are projected at \$7,863,205 an increase in the amount of \$872,778. The Admission department salary and benefit line item increased by \$1,141,080, in the FY 2025 revised budget. As stated above, these salaries will be charged to the home department.
5. **Legal Expenditures** – During FY 2025, legal expense line item budget has decreased from \$250,000 to \$110,000 or (\$140,000). Parker Nelson has billed the agency less this year than projected.
6. **Other Administrative Expenditures** - increased from \$1,501,648 to \$1,807,472, or \$305,824. Membership, office rent, small office equipment, temporary employment, and consulting services contributed to the increase in line item expenditures.
7. **Tenant Service Salaries and Benefits** – decreased from \$733,027 in FY 2025, to \$634,789 or **(\$98,238)**, in FY2025. Resident Service has a supervisor position that hasn't been filled in FY 2025. This position is projected to be filled in the FY 2026.
8. **Maintenance Contracts** – increased by \$40,298. Most of increase was attributed to work performed at the Flamingo building, (\$31,200).
9. **General Expenditures** – increased by \$40,700, due to an increase in insurance cost, longevity, and employee events.
10. **Non Routine & Betterments** - increased from \$20,000 to \$61,200 in FY 2025 revised budget. A fence was built around the Flamingo building, as well as, exploratory work, due to the sewer system underground.

Southern Nevada Regional Housing Authority

Budget Assumption FY 2025 Revised Budgets

Housing Choice Voucher Program (HCV)

The Housing Choice Voucher Program is projecting a **net gain of \$850,553** in FY 2025 revised budget, an increase of \$823,931 from FY 2025 approved budget projection. The operating transfer from the Affordable Housing Program, in the amount of \$660,000, that was projected to be used to offset the projected shortfall, was reduced to **zero, (0)**.

1. **Other Income** – decreased from \$680,000 to \$93,590, or by **(\$586,410)**. The Affordable Housing Authority program projected transfer of \$660,000 to off-set the COCC shortfall in FY 2025, will not be needed.
2. **Administrative Fee** – is projected to increase by \$1,350,589, from \$13,978,814 to \$15,329,403, based on HCV voucher lease-up. The current lease up rate in the HCV program in at 98%.
3. **Housing Assistant Payment (HAP) Income** – variance is projected to increase by \$10,618,273, from \$184,590,371 to \$195,208,644 in the FY 2025 revised budget. HCV vouchers lease up is projected at 99%, in Housing Choice Voucher program, and the increase in the projected Per Unit Cost (PUC) of \$1,200, contributed to the increase in HAP payments, as well.
4. **Admin Salaries and Benefits** – line item budget decreased by **(\$1,656,212)** in the HCV program. Salary expense is projected to be \$6,561,891, compared to \$8,218,103 in FY 2025 approved budget. As stated above in the COCC assumption, HCV salary expense was reduced due to the adjustment from the Admission department budget allocation. Also, contributing to the HCV salary budget decreased is the number of vacant FTEs, during the year.
5. **Management Fees** – increase by \$279,639, based on an increase in HCV administrative fees. The COCC receives 20% of the HCV administrative fees to the management service that is provided to the program.
6. **Frontline Fees** – will increase based on the Admission frontline allocation methodology proposed change in during the year. Admission salary expenditure will be charged to their home department. This change is projected to increase in the frontline fees from \$762,164 to \$1,752,705, or \$990,542.
7. **Other Administrative Expenditures** – budgeted \$1,234,260, compared to \$1,300,510, or **(\$66,250)** decrease, in FY 2025 approved budget.

Southern Nevada Regional Housing Authority

Budget Assumption FY 2025 Revised Budgets

8. **Tenant Services** – increased from \$5,000 in FY 2025, to \$88,950, in FY 2025 revised budget. This increase was due to the Family Self Sufficient Grant (FSS) which received less funding in FY 2024. The FY 2025 FSS grant should cover the salaries for this calendar year.
9. **Maintenance Contracted Expenditures** - are projected to decrease by **(\$31,500)**, due to a decrease in electrical and trash line items, in FY 2025.
10. **General Expenditures** – is projected to increase by \$134,600, from \$211,000 to \$345,600 in FY 2025. Insurance cost is increasing in all programs.
11. **Housing Assistance Payment** – increase by \$10,618,273, from \$184,593,371 to \$195,211,644. This expense is offset by the HAP income.
12. **Betterment and Addition** – increased from \$0 to \$248,000 in FY 2025. Most of the cost was budgeted for archiving HCV files in FY 2025 and a new modular system to replace the old one which will create more space.
13. **Total Expenses budget** – in FY 2025 is projected to be \$209,866,083, an increase of \$10,558,521, from the FY 2025 approved budget. HAP expense is the main cause of this increase.

Affordable Housing Program (AHP)

The Affordable Housing Program is projecting a **net gain in residual receipts of \$277,778**, in the FY 2025 revised budget. The Affordable Housing Program has started overlaying Project Based Vouchers on some of its developments. This project anticipated generating approx. \$2.1 millions in FY 2025. In the revised budget, the projection was revised to \$1.3 million, due to some delay in process issues.

1. **Dwelling Rental Income** – projection decreased by **(\$883,000)** in FY 2025, due to some process issues at Robert Gordon Plaza, and Brown Homes. These issues have been worked out and we are moving forward with the overlaying of the vouchers.
2. **Frontline Fees** – Increased from \$20,941 to \$108,570 based on the services provided by the Resident Services and Admission department. Both of these programs provide support to the Affordable Housing Program.
3. **Maintenance Salary & Benefits** - increased from \$851,744 to \$1,039,901, or a \$188,156 variance, projected in the FY 2025 revised budget.

Southern Nevada Regional Housing Authority

Budget Assumption FY 2025 Revised Budgets

4. **Maintenance Material & Contracts Cost** – increased and decrease by \$17,700 and **(\$77,237)**, respectively. Line items such as appliances \$13,000 contributed to the increase in material costs.

Contract costs that contributed to the decrease was plumbing contracts **(\$77,804)**.

5. **General Expense** – budgeted \$792,600 in the FY 2025 revised budget, compared to FY 2025 approved budgeted amount of \$2,018,878, with a decrease of **(\$1,226,278)**.

Other General Expenditures decreased from \$2,018,878 to \$792,600. This amount was projected to be used to fund the shortfall in the PHA \$156,351 (\$0), COCC \$796,927 (\$400k), and the HCV \$660,000 (\$0).

NSP Program Budgets

1. **The Neighborhood Stabilization Programs (NSP) budgets** are projecting a consolidated **net loss of (\$249,254)**, down from the previously approved FY 2025 approved budget of \$52,313.

The NSP Budgets consist of the following programs;

- a. **NSP-County** which is projecting a budgeted net loss of **(\$338,699)**.
- b. **NSP-County3** is projecting a budgeted net gain of \$51,458.
- c. **NSP-Henderson** which has a budgeted net gain of \$26,833.
- d. **NSP Henderson3** is projecting a budgeted loss of **(\$3,715)**.
- e. **NSP-North Las Vegas** has a budgeted gain of \$6,909.
- f. **NAHMN1SS** – is projected a budgeted net gain of \$16,569.
- g. **NANSNRHA** – is projecting a budgeted net loss of **(\$23,873)**.
- h. **NANSEARL** – projected a budgeted net gain of \$8,763.
- i. **NAHMEAL** – is projecting a budgeted net gain of \$6,500.

2. Properties owned by SNRHA;

- a. **NALFC47R** – this property consists of new 2 buildings with 4 units each, located inside the Reata complex. This project is projecting a net income of \$17,568.

Southern Nevada Regional Housing Authority
Budget Assumption FY 2025 Revised Budgets

- b. **NALFC41R** – this property consists of new 2 buildings with 4 units each, located inside the Reata complex. This project is projecting a net gain of \$22,118.
- c. **NALFCDKP** is projecting a net income of \$7,519 for FY 2025 budget.

Conclusion:

1. **The SNRHA is projecting a net gain of \$1,059,831**, in the FY 2025 revised budget, an increase of \$669,248, compared to the approved FY 2025 budget.

Some of the major changes in FY 2025 revised budget consist of following;

- **The Conventional Low Rent Program (AMPs)** was projecting a net operating gain of \$74,272.

The Affordable Housing Program budgeted funds transfer of \$156,351 to the PHA program FY 2025, is not needed.

- **Central Office Cost Center (COCC)** is projecting a net gain of \$20,416, after transfer from the Affordable Housing Program.

The Affordable Housing Program had budgeted a transfer amount of \$796,927 in the FY 2025 approved budget. The amount was reduced to \$400,000 to cover FY 2025 expenditures.

- **The Housing Choice Voucher (HCV) program** is projecting a net income in the amount of \$850,553.

HAP Income/Expense of \$10,618,273, is projected to increase due to the lease up percentage of 99%, and increase in the per unit cost per voucher \$1,200, in FY 2025.

HCV program has changed the frontline methodology from recording the Admission department salaries. Admission staff that work primarily on the HCV program will record their timesheet to their home department.

Southern Nevada Regional Housing Authority

Budget Assumption FY 2025 Revised Budgets

The Affordable Housing Program budgeted a transfer amount of \$660,000 to the HCV program in the FY 2025 approved budget. This transfer will not be needed in FY 2025.

- **Affordable Housing Program (AHP)** is projecting a net gain in the amount of \$277,778 in FY 2025, after transferring \$400,000 to the COCC.
- **Agency-wide Annual FY 2025 Revised Budget** is approximately \$255,995,523, an increased from \$244,692,923 in the approved 2025 approved budget.

Southern Nevada Regional Housing Authority

FY 2025 Revised Operating Budgets

Operating Budgets - Summary

a. Type of Submission			FYE				
[] Original [X] Revision No.:			9/30/2025				
e. Name of Public Housing Agency / Indian Housing Authority							
SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - FY 2025 Budget							
j. No. of Dwelling Units			k. No. of Unit Months Available				
1,431			17,172				
Line	Acct.		AMPS FY 2025	COCC FY 2025	Section 8 FY 2025	AHP FY 2025	NSP FY 2025
Operating Receipts:							
070	3110	Dwelling Rental	7,046,100	0	0	5,375,600	1,809,710
090	3190	Nondwelling Rental	0	131,300	0	599,210	
100	Total	Rental Income (sum of lines 070, 080, and 090)	7,046,100	131,300	0	5,974,810	1,809,710
110	3610	Interest on General Fund Investments	78,800	65,000	85,000	20,000	
120	3690	Other Income	236,725	520,000	93,590	0	13,100
125	3690	Management Fee/Cap Fund -		7,301,075	0	583,386	
125	3690	CFP Transfer	213,847	0	0	0	
125	3690	Section 8 Admin. Fees		0	15,329,403		
125	3690	Fees for Services		157,990			
125	3690	Frontline Fees		3,461,654	0	0	
	8020	Subsidy / HAP income	12,133,486	0	195,208,644		
130	Total	Operating Income (sum of lines 100, 110, and 120)	19,708,958	11,637,019	210,716,637	6,578,196	1,822,810
Operating Expenditures - Administration:							
140	4110	Administrative Salaries & Benefits	2,185,567	7,863,205	6,561,891	1,181,352	230,303
150	4130	Legal Expense	3,000	110,000	2,500	5,400	0
160	4140	Staff Training	62,779	139,200	25,150	15,461	1,550
180	4170	Accounting /Auditing Fees	40,900	110,000	20,000	8,500	5,100
195	4190	Management Fee - (Internal)	1,588,858	0	4,173,653	595,205	152,116
	4190	Frontline Fees	1,223,687	151,646	1,752,705	129,511	6,256
	4190	Fees for Services	8,300	100,990	37,700	6,800	4,200
200	4190	Other Administrative Expenses	624,058	1,807,472	1,234,260	233,200	90,020
210	Total	Administrative Expense (sum of line 140 thru line 200)	5,737,149	10,282,513	13,807,860	2,175,429	489,545
Tenant Services:							
220	4210	Salaries	185,883	634,789	0	44,206	0
230	4220	Recreation, Publications and Other Services	164,402	28,500	88,950	44,800	21,500
240	4230	Contract Costs, Training and Other	0	0	0	0	0
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	350,284	663,289	88,950	89,006	21,500
Utilities:							
260	4310	Water	646,200	38,000	0	261,500	61,600
270	4320	Electricity	313,600	25,000	11,130	136,400	10,750
280	4330	Gas	112,200	500	0	8,250	800
310	4390	Sewer	378,640	3,500	2,150	194,000	30,500
320	Total	Utilities Expense (sum of line 260 thru line 310)	1,450,640	67,000	13,280	600,150	103,650

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - 2025 REVISED BUDGET

Line No.	Acct. No.	Description	AMPS FY 2025	COCC FY 2025	HCV FY 2025	AHP FY 2025	NSP FY 2025
Ordinary Maintenance and Operation:							
330	4410	Labor	3,392,393	10,846	0	1,039,901	178,050
340	4420	Materials	801,755	25,056	7,500	211,600	98,750
350	4430	Contract Costs	3,764,228	165,450	56,450	1,059,299	721,370
360	Total	Ordinary Maintenance & Operation Expe	7,958,376	201,352	63,950	2,310,800	998,170
Protective Services:							
380	4470	Alarms	68,100	13,300	6,800	62,534	2,000
390	4480	Contract Costs (Security/Alarms)	682,000	600	80,000	92,900	8,500
400	Total	Protective Services Expense	750,100	13,900	86,800	155,434	10,500
General Expense:							
410	4510	Insurance	889,050	98,300	251,000	307,400	98,700
420	4520	Payments in Lieu of Taxes	364,956	0	0	0	0
430	4530	Longevity / Terminal Leave Payments	56,455	188,550	81,000	50,700	0
450	4570	Collection Losses	340,100	0	0	28,500	16,800
460	4590	Other General Expenses	0	40,500	13,600	406,000	0
470	Total	General Expense (sum of lines 410 to 460)	1,650,561	327,350	345,600	792,600	115,500
480	Total	Routine Expense	17,897,111	11,555,403	14,406,440	6,123,419	1,738,864
Rent for Leased Dwellings:							
490	4710	Housing Assistance Payments Claims	355,975	0	195,211,644		
500	Total	Operating Expense (sum of lines 480 and	18,253,086	11,555,403	209,618,083	6,123,419	1,738,864
Nonroutine Expenditures:							
510	4610	Extraordinary Maintenance	500,078	32,600	0	167,000	317,000
530	4620	Betterment and Addition/Casulty Loss	6,998	28,600	248,000	10,000	16,200
540	Total	Nonroutine Expenditures	507,076	61,200	248,000	177,000	333,200
550	Total	Operating Expenditures	18,760,162	11,616,603	209,866,083	6,300,419	2,072,064
Asset Management Fees							
560	6010	Asset Management Fees	208,080	0	0	0	
580	Total	Operating Expenditures, including prior year adj. other expenditures	18,968,242	11,616,603	209,866,083	6,300,419	2,072,064
HUD Contributions:							
660		Other (specify):					
680	8020	Transfer of Subsidy to Otto Merida	666,444	0	0	0	
		Debt Service on Loan	0	0	0	0	0
700		Residual Reciepts (or Deficit)					
		Enter here and on line 810	74,272	20,416	850,553	277,778	(249,254)

a. Type of Submission
☐ Original ☒ Revision No.: **9/30/2025**

FYE

e. Name of Public Housing Agency / Indian Housing Authority
SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - FY 2025 Budget

j. No. of Dwelling Units k. No. of Unit Months Available
1,431 17,172

Line	Acct.		NALFC41R	NALFC47R	NALFCDKP	ROSS	FSS	DEV
			FY 2025	FY 2025	FY 2025	FY 2025	FY 2025	FY 2025
Operating Receipts:								
070	3110	Dwelling Rental	38,500	35,250	32,750			
090	3190	Nondwelling Rental				0	0	0
100	Total	Rental Income (sum of lines 070, 080, and 090)	38,500	35,250	32,750	0	0	0
110	3610	Interest on General Fund Investments				0	0	225,000
120	3690	Other Income				101,731	0	681,437
125	3690	Management Fee/Cap Fund -				0	0	5,760
125	3690	CFP Transfer						0
125	3690	Section 8 Admin. Fees					1,093,390	
125	3690	Fees for Services						
125	3690	Frontline Fees				0	0	0
	8020	Subsidy / HAP income				0	0	0
130	Total	Operating Income (sum of lines 100, 110, and 120)	38,500	35,250	32,750	101,731	1,093,390	912,197
Operating Expenditures - Administration:								
140	4110	Administrative Salaries & Benefits	1,750	1,750	4,102	0	0	102,197
150	4130	Legal Expense	0	0	2,500	0	0	50,000
160	4140	Staff Training	1,500	0	0	0	0	0
180	4170	Accounting /Auditing Fees	0	0	0	0	0	0
195	4190	Management Fee - (Internal)	3,785	3,785	4,731	0	0	0
	4190	Frontline Fees	19	19	94	0	0	0
	4190	Fees for Services	0	0	0	0	0	0
200	4190	Other Administrative Expenses	625	1,225	1,150	0	0	345,000
210	Total	Administrative Expense (sum of line 140 thru line 200)	7,679	6,779	12,577	0	0	497,197
Tenant Services:								
220	4210	Salaries	0	0	0	101,731	1,048,140	0
230	4220	Recreation, Publications and Other Services	0	0	0	0	0	0
240	4230	Contract Costs, Training and Other	0	0	0	0	0	200,000
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	0	0	0	101,731	1,048,140	200,000
Utilities:								
260	4310	Water	1,500	1,200	0	0	0	0
270	4320	Electricity	500	500	0	0	0	0
280	4330	Gas	0	0	0	0	0	0
310	4390	Sewer	800	800	0	0	0	0
320	Total	Utilities Expense (sum of line 260 thru line 310)	2,800	2,500	0	0	0	0

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - 2025 REV15

Line No.	Acct. No.	Description	NALFC41R FY 2025	NALFC47R FY 2025	NALFCDKP FY 2025	ROSS FY 2025	FSS FY 2025	DEV FY 2025
Ordinary Maintenance and Operation:								
330	4410	Labor	4,203	4,203	9,804	0	0	0
340	4420	Materials	0	0	1,150	0	0	0
350	4430	Contract Costs	1,700	1,200	1,700	0	0	120,000
360	Total	Ordinary Maintenance & Operation Expe	5,903	5,403	12,654	0	0	120,000
Protective Services:								
380	4470	Alarms	0	0	0	0	0	0
390	4480	Contract Costs (Security/Alarms)	0	0	0	0	0	65,000
400	Total	Protective Services Expense	0	0	0	0	0	65,000
General Expense:								
410	4510	Insurance	0	3,000	0	0	0	0
420	4520	Payments in Lieu of Taxes	0	0	0	0	0	0
430	4530	Longevity / Terminal Leave Payments	0	0	0	0	45,250	0
450	4570	Collection Losses	0	0	0	0	0	0
460	4590	Other General Expenses	0	0	0	0	0	30,000
470	Total	General Expense (sum of lines 410 to 460	0	3,000	0	0	45,250	30,000
480	Total	Routine Expense	16,382	17,682	25,231	101,731	1,093,390	912,197
Rent for Leased Dwellings:								
490	4710	Housing Assistance Payments Claims						
500	Total	Operating Expense (sum of lines 480 and	16,382	17,682	25,231	101,731	1,093,390	912,197
Nonroutine Expenditures:								
510	4610	Extraordinary Maintenance	0	0	0	0	0	0
530	4620	Betterment and Addition/Casulty Loss	0	0	0	0	0	0
540	Total	Nonroutine Expenditures	0	0	0	0	0	0
550	Total	Operating Expenditures	16,382	17,682	25,231	101,731	1,093,390	912,197
Asset Management Fees								
560	6010	Asset Management Fees				0	0	0
580	Total	Operating Expenditures, including prior year adj. other expenditures	16,382	17,682	25,231	101,731	1,093,390	912,197
HUD Contributions:								
660		Other (specify):						
680	8020	Transfer of Subsidy to Otto Merida				0	0	0
		Debt Service on Loan	0	0	0	0	0	0
700		Residual Reciepts (or Deficit)						
		Enter here and on line 810	22,118	17,568	7,519	0	0	0

a. Type of Submission		FYE
<input type="checkbox"/> Original <input checked="" type="checkbox"/> Revision No.:		9/30/2025
e. Name of Public Housing Agency / Indian Housing Authority		
SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - FY 2025 Budget		
j. No. of Dwelling Units	k. No. of Unit Months Available	
1,431	17,172	

Line	Acct.		CNI	FLEX	NSP-LV14	NSP-LV	NSP3-City LV
			FY 2025	FY 2025	FY 2025	FY 2025	FY 2025
Operating Receipts:							
070	3110	Dwelling Rental			113,252	269,900	135,960
090	3190	Nondwelling Rental	0	0	0	0	0
100	Total	Rental Income (sum of lines 070, 080, and 090)	0	0	113,252	269,900	135,960
110	3610	Interest on General Fund Investments	0	0	0	0	0
120	3690	Other Income	560,237	624,522			
125	3690	Management Fee/Cap Fund -	0	0	0	0	0
125	3690	CFP Transfer	0	0			
125	3690	Section 8 Admin. Fees					
125	3690	Fees for Services					
125	3690	Frontline Fees	0	0	0	0	0
	8020	Subsidy / HAP income	0	0	0	0	0
130	Total	Operating Income (sum of lines 100, 110, and 120)	560,237	624,522	113,252	269,900	135,960
Operating Expenditures - Administration:							
140	4110	Administrative Salaries & Benefits	560,237	571,022	16,249	40,622	16,249
150	4130	Legal Expense	0	0	0	0	0
160	4140	Staff Training	0	0	0	0	0
180	4170	Accounting /Auditing Fees	0	0	0	2,500	1,000
195	4190	Management Fee - (Internal)	0	0	9,920	24,972	12,337
	4190	Frontline Fees	0	0	0	1,599	659
	4190	Fees for Services	0	0	0	0	0
200	4190	Other Administrative Expenses	0	11,500	2,575	8,450	5,750
210	Total	Administrative Expense (sum of line 140 thru line 200)	560,237	582,522	28,744	78,144	35,994
Tenant Services:							
220	4210	Salaries	0	0	0	0	0
230	4220	Recreation, Publications and Other Services	0	42,000	0	0	0
240	4230	Contract Costs, Training and Other	0	0	0	0	0
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	0	42,000	0	0	0
Utilities:							
260	4310	Water	0	0	900	2,800	0
270	4320	Electricity	0	0	1,800	4,000	0
280	4330	Gas	0	0	0	0	0
310	4390	Sewer	0	0	3,000	13,000	5,000
320	Total	Utilities Expense (sum of line 260 thru line 310)	0	0	5,700	19,800	5,000

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - 2025 REV15

Line No.	Acct. No.	Description	CNI FY 2025	FLEX FY 2025	NSP-LV14 FY 2025	NSP-LV FY 2025	NSP-3 FY 2025
Ordinary Maintenance and Operation:							
330	4410	Labor	0	0	16,704	41,761	16,704
340	4420	Materials	0	0	7,900	18,900	11,200
350	4430	Contract Costs	0	0	44,600	89,250	57,550
360	Total	Ordinary Maintenance & Operation Expe	0	0	69,204	149,911	85,454
Protective Services:							
380	4470	Alarms	0	0	0	0	0
390	4480	Contract Costs (Security/Alarms)	0	0	0	0	0
400	Total	Protective Services Expense	0	0	0	0	0
General Expense:							
410	4510	Insurance	0	0	0	0	0
420	4520	Payments in Lieu of Taxes	0	0	0	0	0
430	4530	Longevity / Terminal Leave Payments	0	0	0	2,300	0
450	4570	Collection Losses	0	0	0	0	0
460	4590	Other General Expenses	0	0	0	0	0
470	Total	General Expense (sum of lines 410 to 460	0	0	0	2,300	0
480	Total	Routine Expense	560,237	624,522	103,648	250,154	126,448
Rent for Leased Dwellings:							
490	4710	Housing Assistance Payments Claims					
500	Total	Operating Expense (sum of lines 480 and	560,237	624,522	103,648	250,154	126,448
Nonroutine Expenditures:							
510	4610	Extraordinary Maintenance	0	0	0	0	0
530	4620	Betterment and Addition/Casulty Loss	0	0	0	0	0
540	Total	Nonroutine Expenditures	0	0	0	0	0
550	Total	Operating Expenditures	560,237	624,522	103,648	250,154	126,448
Asset Management Fees							
560	6010	Asset Management Fees	0	0	0	0	0
580	Total	Operating Expenditures, including prior year adj. other expenditures	560,237	624,522	103,648	250,154	126,448
HUD Contributions:							
660		Other (specify):					
680	8020	Transfer of Subsidy to Otto Merida	0	0	0	0	0
		Debt Service on Loan	0	0	0	0	0
700		Residual Reciepts (or Deficit)					
		Enter here and on line 810	0	0	9,604	19,746	9,512

a. Type of Submission
☐ Original ☒ Revision No.: **9/30/2025**

FYE

e. Name of Public Housing Agency / Indian Housing Authority

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - FY 2025 Budget

j. No. of Dwelling Units k. No. of Unit Months Available

1,431 17,172

Line	Acct.		ESPINOZA	WARDELLE	BENNETT	LUBERTHA	ARCHIE	JDT
			TERRACE	9%	PLAZA	PLAZA	GRANT	
Operating Receipts:								
070	3110	Dwelling Rental	0	0	574,850	873,500	0	0
090	3190	Nondwelling Rental	0	0	0	0	0	0
100	Total	Rental Income (sum of lines 070, 080, and 090)	0	0	574,850	873,500	0	0
110	3610	Interest on General Fund Investments	0	0	0	0	0	0
120	3690	Other Income						
125	3690	Management Fee/Cap Fund -	0	0	0	0	0	0
125	3690	CFP Transfer						
125	3690	Section 8 Admin. Fees						
125	3690	Fees for Services						
125	3690	Frontline Fees	0	0	0	0	0	0
	8020	Subsidy / HAP income	0	99,076	0	0	0	0
130	Total	Operating Income (sum of lines 100, 110, and 120)	0	99,076	574,850	873,500	0	0
Operating Expenditures - Administration:								
140	4110	Administrative Salaries & Benefits	211,376	107,977	96,189	187,067	182,510	265,733
150	4130	Legal Expense	0	0	0	0	0	0
160	4140	Staff Training	0	0	1,500	4,800	0	0
180	4170	Accounting /Auditing Fees	0	0	0	0	0	0
195	4190	Management Fee - (Internal)	28,800	27,360	58,248	125,400	52,500	89,808
	4190	Frontline Fees	2,070	235	1,976	2,822	3,104	6,068
	4190	Fees for Services	0	0	0	0	0	0
200	4190	Other Administrative Expenses	(0)	(0)	32,407	67,768	(0)	0
210	Total	Administrative Expense (sum of line 140 thru line 200)	242,245	135,572	190,319	387,857	238,114	361,608
Tenant Services:								
220	4210	Salaries	94,468	52,137	22,103	22,103	52,137	88,412
230	4220	Recreation, Publications and Other Services	0	0	0	750	0	0
240	4230	Contract Costs, Training and Other	0	0	0	0	0	0
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	94,468	52,137	22,103	22,853	52,137	88,412
Utilities:								
260	4310	Water	0	0	24,000	31,000	0	0
270	4320	Electricity	0	0	63,000	30,000	0	0
280	4330	Gas	0	0	0	3,500	0	0
310	4390	Sewer	0	0	22,000	19,000	0	0
320	Total	Utilities Expense (sum of line 260 thru line 310)	0	0	109,000	83,500	0	0

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - 2025 REVIS

Line No.	Acct. No.	Description	ESPINOZA TERRACE	WARDELLE 9%	BENNETT PLAZA	LUBERTHA PLAZA	ARCHIE GRANT	JDT
Ordinary Maintenance and Operation:								
330	4410	Labor	99,250	0	96,830	94,468	99,250	237,603
340	4420	Materials	0	0	13,300	38,800	0	0
350	4430	Contract Costs	0	0	97,810	141,650	0	0
360	Total	Ordinary Maintenance & Operation Expe	99,250	0	207,940	274,918	99,250	237,603
Protective Services:								
380	4470	Alarms	0	0	15,000	13,000	0	0
390	4480	Contract Costs (Security/Alarms)	0	0	60,000	13,000	0	0
400	Total	Protective Services Expense	0	0	75,000	26,000	0	0
General Expense:								
410	4510	Insurance	0	0	36,750	22,000	0	0
420	4520	Payments in Lieu of Taxes	0	0	0	0	0	0
430	4530	Longevity / Terminal Leave Payments	0	0	5,800	0	2,500	9,000
450	4570	Collection Losses	0	0	0	0	0	0
460	4590	Other General Expenses	0	0	0	0	0	0
470	Total	General Expense (sum of lines 410 to 460)	0	0	42,550	22,000	2,500	9,000
480	Total	Routine Expense	435,962	187,709	646,912	817,128	392,001	696,623
Rent for Leased Dwellings:								
490	4710	Housing Assistance Payments Claims						
500	Total	Operating Expense (sum of lines 480 and	435,962	187,709	646,912	817,128	392,001	696,623
Nonroutine Expenditures:								
510	4610	Extraordinary Maintenance	0	0	0	0	0	0
530	4620	Betterment and Addition/Casulty Loss	0	0	0	20,000	0	0
540	Total	Nonroutine Expenditures	0	0	0	20,000	0	0
550	Total	Operating Expenditures	435,962	187,709	646,912	837,128	392,001	696,623
Asset Management Fees								
560	6010	Asset Management Fees	0	0	0	0	0	0
580	Total	Operating Expenditures, including prior year adj. other expenditures	435,962	187,709	646,912	837,128	392,001	696,623
HUD Contributions:								
660		Other (specify):						
680	8020	Transfer of Subsidy to Otto Merida	(435,962)	(88,633)	(72,062)	36,372	(392,001)	(696,623)
		Debt Service on Loan	0	0	0	0	0	0
700		Residual Reciepts (or Deficit)						
		Enter here and on line 810	0	0	0	0	(0)	0

a. Type of Submission
☐ Original ☒ Revision No.: **9/30/2025**

FYE

e. Name of Public Housing Agency / Indian Housing Authority

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - FY 2025 Budget

j. No. of Dwelling Units k. No. of Unit Months Available
1,431 **17,172**

Line	Acct.		Landsman	Otto	Biegger	HULL-7	Total Totals
Operating Receipts:							
070	3110	Dwelling Rental	0	0	0	0	16,305,372
090	3190	Nondwelling Rental	0	0	0	0	730,510
100	Total	Rental Income (sum of lines 070, 080, and 090)	0	0	0	0	17,035,882
110	3610	Interest on General Fund Investments	0	0	0	0	473,800
120	3690	Other Income					2,831,341
125	3690	Management Fee/Cap Fund -	0	0	0		7,890,222
125	3690	CFP Transfer				66,788	280,636
125	3690	Section 8 Admin. Fees					16,422,793
125	3690	Fees for Services					157,990
125	3690	Frontline Fees	0	0	0	0	3,461,654
	8020	Subsidy / HAP income	0	0	0	0	207,441,206
130	Total	Operating Income (sum of lines 100, 110, and 120)	0	0	0	66,788	255,995,523
Operating Expenditures - Administration:							
140	4110	Administrative Salaries & Benefits	245,908	107,977	164,784	174,308	21,080,325
150	4130	Legal Expense	0	0	0	0	173,400
160	4140	Staff Training	0	0	0	0	251,940
180	4170	Accounting / Auditing Fees	0	0	0	0	188,000
195	4190	Management Fee - (Internal)	42,444	33,000	50,292	22,500	7,099,714
	4190	Frontline Fees	756	0	0	2,070	3,285,294
	4190	Fees for Services	0	0	0	0	157,990
200	4190	Other Administrative Expenses	(0)	0	0	0	4,465,460
210	Total	Administrative Expense (sum of line 140 thru line 200)	289,108	140,977	215,076	198,878	36,702,123
Tenant Services:							
220	4210	Salaries	47,234	0	0	47,234	2,440,575
230	4220	Recreation, Publications and Other Services	0	0	0	0	390,902
240	4230	Contract Costs, Training and Other	0	0	0	0	200,000
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	47,234	0	0	47,234	3,031,477
Utilities:							
260	4310	Water	0	0	0	0	1,068,700
270	4320	Electricity	0	0	0	0	596,680
280	4330	Gas	0	0	0	0	125,250
310	4390	Sewer	0	0	0	0	672,390
320	Total	Utilities Expense (sum of line 260 thru line 310)	0	0	0	0	2,463,020

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - 2025 REVIS

Line No.	Acct. No.	Description	Landsman	Landsman	Landsman	HULL-7	Agency-wide Budget Totals
Ordinary Maintenance and Operation:							
330	4410	Labor	91,694	0	128,050	99,250	5,660,960
340	4420	Materials	0	0	0	0	1,235,911
350	4430	Contract Costs	0	0	0	0	6,322,257
360	Total	Ordinary Maintenance & Operation Expe	91,694	0	128,050	99,250	13,219,128
Protective Services:							
380	4470	Alarms	0	0	0	0	180,734
390	4480	Contract Costs (Security/Alarms)	0	0	0	0	1,002,000
400	Total	Protective Services Expense	0	0	0	0	1,182,734
General Expense:							
410	4510	Insurance	0	0	0	0	1,706,200
420	4520	Payments in Lieu of Taxes	0	0	0	0	364,956
430	4530	Longevity / Terminal Leave Payments	5,600	0	0	4,400	451,555
450	4570	Collection Losses	0	0	0	0	385,400
460	4590	Other General Expenses	0	0	0	0	490,100
470	Total	General Expense (sum of lines 410 to 460	5,600	0	0	4,400	3,398,211
480	Total	Routine Expense	433,635	140,977	343,125	349,761	59,996,693
Rent for Leased Dwellings:							
490	4710	Housing Assistance Payments Claims					195,567,619
500	Total	Operating Expense (sum of lines 480 and	433,635	140,977	343,125	349,761	255,564,312
Nonroutine Expenditures:							
510	4610	Extraordinary Maintenance	0	0	0	0	1,016,678
530	4620	Betterment and Addition/Casulty Loss	0	0	0	0	329,798
540	Total	Nonroutine Expenditures	0	0	0	0	1,346,476
550	Total	Operating Expenditures	433,635	140,977	343,125	349,761	256,910,788
Asset Management Fees							
560	6010	Asset Management Fees	0	0	0	0	208,080
580	Total	Operating Expenditures, including prior year adj. other expenditures	433,635	140,977	343,125	349,761	257,118,868
HUD Contributions:							
660		Other (specify):					
680	8020	Transfer of Subsidy to Otto Merida	(433,635)	(140,977)	(343,125)	(282,973)	(2,183,176)
		Debt Service on Loan	0	0	0	0	0
700		Residual Reciepts (or Deficit)					0
		Enter here and on line 810	0	0	0	0	1,059,831

Southern Nevada Regional Housing Authority

FY 2025 Revised Budget Comparison

Southern Nevada Regional Housing Authority
2025 Operating Budgets Revision- Comparison
by all Programs

j. No. of Dwelling Units		k. No. of Unit Months	
1,431		Available 17,172	

Line No.	Acct. No.	Description	AMPS	AMPS	VARIANCE
			FY 2025	FY 2025 REV	
Operating Receipts:					
070	3110	Dwelling Rental	7,046,100	7,046,100	0
090	3190	Nondwelling Rental	0	0	0
100	Total	Rental Income (sum of lines 070, 080, and 090)	7,046,100	7,046,100	0
110	3610	Interest on General Fund Investments	78,800	78,800	0
120	3690	Other Income	203,851	236,725	32,874
125	3690	Management Fee/Bookkeeping	0	0	0
125	3690	Delevopers Fees/Cap Fund	281,730	213,847	(67,883)
125	3690	Section 8 Admin. Fees	0	0	0
125	3690	Fees for Services	0	0	0
125	3690	Frontline Fees	0	0	0
	8020	Subsidy / HAP income	12,133,486	12,133,486	0
130	Total	Operating Income (sum of lines 100, 110, and 120)	19,743,967	19,708,958	(35,009)
Operating Expenditures - Administration:					
140	4110	Administrative Salaries & Benefits	2,318,823	2,185,567	(133,256)
150	4130	Legal Expense	7,500	3,000	(4,500)
160	4140	Staff Training	53,150	62,779	9,629
180	4170	Accounting Fees/Auditing	40,900	40,900	0
195	4190	Management Fee - (Internal)	1,585,979	1,588,858	2,879
	4190	Frontline Fees	1,278,708	1,223,687	(55,021)
	4190	Fees for Services	8,300	8,300	0
200	4190	Other Administrative Expenses	758,940	624,058	(134,882)
210	Total	Administrative Expense (sum of line 140 thru line 200)	6,052,300	5,737,149	(315,151)
Tenant Services:					
220	4210	Salaries	187,770	185,883	(1,887)
230	4220	Recreation, Publications and Other Services	55,750	164,402	108,652
240	4230	Contract Costs, Training and Other	0	0	0
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	243,520	350,284	106,764
Utilities:					
260	4310	Water	643,200	646,200	3,000
270	4320	Electricity	353,600	313,600	(40,000)
280	4330	Gas	128,200	112,200	(16,000)
310	4390	Sewer	499,205	378,640	(120,565)
320	Total	Utilities Expense (sum of line 260 thru line 310)	1,624,205	1,450,640	(173,565)

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

Line No.	Acct. No.	Description	AMPS	AMPS		VARIANCE
			FY 2025	FY 2025 REV		
Ordinary Maintenance and Operation:						
330	4410	Labor	3,441,369	3,392,393	(48,976)	
340	4420	Materials	1,019,000	801,755	(217,245)	
350	4430	Contract Costs	4,067,300	3,764,228	(303,072)	
360	Total	Ordinary Maintenance & Operation Expense	8,527,669	7,958,376	(569,293)	
Protective Services:			-	0	0	
380	4470	Alarms	68,100	68,100	0	
390	4480	Contract Costs (Security/Alarms)	549,500	682,000	132,500	
400	Total	Protective Services Expense	617,600	750,100	132,500	
General Expense:						
410	4510	Insurance	758,000	889,050	131,050	
420	4520	Payments in Lieu of Taxes	356,400	364,956	8,556	
430	4530	Longevity / Terminal Leave Payments	67,850	56,455	(11,395)	
450	4570	Collection Losses	208,100	340,100	132,000	
460	4590	Other General Expenses	17,000	0	(17,000)	
470	Total	General Expense (sum of lines 410 to 460)	1,407,350	1,650,561	243,211	
480	Total	Routine Expense	18,472,645	17,897,111	(575,534)	
Rent for Leased Dwellings:						
490	4710	Housing Assistance Payments Claims	231,700	355,975	124,275	
500	Total	Operating Expense (sum of lines 480 and 490)	18,704,345	18,253,086	(451,259)	
Nonroutine Expenditures:						
510	4610	Extraordinary Maintenance	127,500	500,078	372,578	
520	4620	Betterment and Addition	-	6,998	6,998	
540	Total	Nonroutine Expenditures	127,500	507,076	379,576	
550	Total	Operating Expenditures	18,831,845	18,760,162	(71,683)	
Asset Management Fees						
560	6010	Asset Management Fees	208,080	208,080	0	
580	Total	Operating Expenditures, including prior year adj. other expenditures	19,039,925	18,968,242	(71,683)	
590						
HUD Contributions:						
660		Other (specify):	-	0	0	
			-	0	0	
680	8020	Transfer of Subsidy to Otto Merida	674,444	666,444	(8,000)	
		Debt Service on Loan	-	0	0	
700		Residual Reciepts (or Deficit)	-	0	0	
		Enter here and on line 810	29,598	74,272	44,674	

Southern Nevada Regional Housing Authority
2025 Operating Budgets Revision- Comparison
by all Programs

j. No. of Dwelling Units			k. No. of Unit Months Available		
1,431			17,172		
Line No.	Acct. No.	Description	COCC FY 2025	COCC FY 2025 REV	VARIANCE
Operating Receipts:					
070	3110	Dwelling Rental			
090	3190	Nondwelling Rental	0	131,300	131,300
100	Total	Rental Income (sum of lines 070, 080, and 090)	0	131,300	131,300
110	3610	Interest on General Fund Investments	65,000	65,000	0
120	3690	Other Income	946,927	520,000	(426,927)
125	3690	Management Fee/Bookkeeping	6,491,248	7,301,075	809,828
125	3690	Delevopers Fees/Cap Fund	583,163	0	(583,163)
125	3690	Section 8 Admin. Fees	0	0	0
125	3690	Fees for Services	157,990	157,990	0
125	3690	Frontline Fees	2,409,179	3,461,654	1,052,475
	8020	Subsidy / HAP income	0	0	0
130	Total	Operating Income (sum of lines 100, 110, and 120)	10,653,507	11,637,019	983,513
Operating Expenditures - Administration:					
140	4110	Administrative Salaries & Benefits	6,990,427	7,863,205	872,778
150	4130	Legal Expense	250,000	110,000	(140,000)
160	4140	Staff Training	108,200	139,200	31,000
180	4170	Accounting Fees/Auditing	110,000	110,000	0
195	4190	Management Fee - (Internal)	0	0	0
	4190	Frontline Fees	246,235	151,646	(94,589)
	4190	Fees for Services	100,990	100,990	0
200	4190	Other Administrative Expenses	1,501,648	1,807,472	305,824
210	Total	Administrative Expense (sum of line 140 thru line 200)	9,307,499	10,282,513	975,014
Tenant Services:					
220	4210	Salaries	733,027	634,789	(98,238)
230	4220	Recreation, Publications and Other Services	27,400	28,500	1,100
240	4230	Contract Costs, Training and Other	0	0	0
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	760,427	663,289	(97,138)
Utilities:					
260	4310	Water	38,000	38,000	0
270	4320	Electricity	37,000	25,000	(12,000)
280	4330	Gas	4,000	500	(3,500)
310	4390	Sewer	3,500	3,500	0
320	Total	Utilities Expense (sum of line 260 thru line 310)	82,500	67,000	(15,500)

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

Line No.	Acct. No.	Description	COCC	COCC	VARIANCE
			FY 2025	FY 2025 REV	
Ordinary Maintenance and Operation:			(5)	(5)	
330	4410	Labor	6,254	10,846	4,592
340	4420	Materials	20,550	25,056	4,506
350	4430	Contract Costs	134,250	165,450	31,200
360	Total	Ordinary Maintenance & Operation Expense	161,054	201,352	40,298
Protective Services:			0	0	0
380	4470	Alarms	13,300	13,300	0
390	4480	Contract Costs (Security/Alarms)	0	600	600
400	Total	Protective Services Expense	13,300	13,900	600
General Expense:					
410	4510	Insurance	84,100	98,300	14,200
420	4520	Payments in Lieu of Taxes	0	0	0
430	4530	Longevity / Terminal Leave Payments	176,550	188,550	12,000
450	4570	Collection Losses	0	0	0
460	4590	Other General Expenses	19,000	40,500	21,500
470	Total	General Expense (sum of lines 410 to 460)	279,650	327,350	47,700
480	Total	Routine Expense	10,604,430	11,555,403	950,973
Rent for Leased Dwellings:					
490	4710	Housing Assistance Payments Claims	0	0	0
500	Total	Operating Expense (sum of lines 480 and 490)	10,604,430	11,555,403	950,973
Nonroutine Expenditures:					
510	4610	Extraordinary Maintenance	0	32,600	32,600
520	4620	Betterment and Addition	20,000	28,600	8,600
540	Total	Nonroutine Expenditures	20,000	61,200	41,200
550	Total	Operating Expenditures	10,624,430	11,616,603	992,173
Asset Management Fees					
560	6010	Asset Management Fees	0	0	0
580	Total	Operating Expenditures, including prior year adj. other expenditures	0	0	0
			10,624,430	11,616,603	992,173
590					
HUD Contributions:					
660		Other (specify):	0	0	0
			0	0	0
680	8020	Transfer of Subsidy to Otto Merida	0	0	0
		Debt Service on Loan	0	0	0
700		Residual Reciepts (or Deficit)	0	0	0
		Enter here and on line 810	29,076	20,416	(8,660)

Southern Nevada Regional Housing Authority
2025 Operating Budgets Revision- Comparison
by all Programs

j. No. of Dwelling Units			k. No. of Unit Months		
1,431			Available 17,172		
Line No.	Acct. No.	Description	Section 8 FY 2025	Section 8 FY 2025 REV	VARIANCE
Operating Receipts:					
070	3110	Dwelling Rental			
090	3190	Nondwelling Rental			
100	Total	Rental Income (sum of lines 070, 080, and 090)	0	0	0
110	3610	Interest on General Fund Investments	85,000	85,000	0
120	3690	Other Income	680,000	93,590	(586,410)
125	3690	Management Fee/Bookkeeping	0	0	0
125	3690	Delevopers Fees/Cap Fund	0	0	0
125	3690	Section 8 Admin. Fees	13,978,814	15,329,403	1,350,589
125	3690	Fees for Services	0	0	0
125	3690	Frontline Fees	0	0	0
	8020	Subsidy / HAP income	184,590,371	195,208,644	10,618,273
130	Total	Operating Income (sum of lines 100, 110, and 120)	199,334,185	210,716,637	11,382,452
Operating Expenditures - Administration:					
140	4110	Administrative Salaries & Benefits	8,218,103	6,561,891	(1,656,212)
150	4130	Legal Expense	5,000	2,500	(2,500)
160	4140	Staff Training	30,300	25,150	(5,150)
180	4170	Accounting Fees/Auditing	20,000	20,000	0
195	4190	Management Fee - (Internal)	3,894,015	4,173,653	279,639
	4190	Frontline Fees	762,164	1,752,705	990,542
	4190	Fees for Services	37,700	37,700	0
200	4190	Other Administrative Expenses	1,300,510	1,234,260	(66,250)
210	Total	Administrative Expense (sum of line 140 thru line 200)	14,267,792	13,807,860	(459,932)
Tenant Services:					
220	4210	Salaries	0	0	0
230	4220	Recreation, Publications and Other Services	5,000	88,950	83,950
240	4230	Contract Costs, Training and Other	0	0	0
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	5,000	88,950	83,950
Utilities:					
260	4310	Water	0	0	0
270	4320	Electricity	18,000	11,130	(6,870)
280	4330	Gas	0	0	0
310	4390	Sewer	2,150	2,150	0
320	Total	Utilities Expense (sum of line 260 thru line 310)	20,150	13,280	(6,870)

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

Line No.	Acct. No.	Description	Section 8	Section 8	VARIANCE
			FY 2025	FY 2025 REV	
Ordinary Maintenance and Operation:			(7)	(7)	
330	4410	Labor	0	0	0
340	4420	Materials	16,300	7,500	(8,800)
350	4430	Contract Costs	87,950	56,450	(31,500)
360	Total	Ordinary Maintenance & Operation Expense	104,250	63,950	(40,300)
Protective Services:			0	0	0
380	4470	Alarms	6,000	6,800	800
390	4480	Contract Costs (Security/Alarms)	100,000	80,000	(20,000)
400	Total	Protective Services Expense	106,000	86,800	(19,200)
General Expense:					
410	4510	Insurance	136,000	251,000	115,000
420	4520	Payments in Lieu of Taxes	0	0	0
430	4530	Longevity / Terminal Leave Payments	75,000	81,000	6,000
450	4570	Collection Losses	0	0	0
460	4590	Other General Expenses	0	13,600	13,600
470	Total	General Expense (sum of lines 410 to 460)	211,000	345,600	134,600
480	Total	Routine Expense	14,714,192	14,406,440	(307,752)
Rent for Leased Dwellings:			0	0	
490	4710	Housing Assistance Payments Claims	184,593,371	195,211,644	10,618,273
500	Total	Operating Expense (sum of lines 480 and 490)	199,307,563	209,618,083	10,310,521
Nonroutine Expenditures:					
510	4610	Extraordinary Maintenance	0	0	0
520	4620	Betterment and Addition	0	248,000	248,000
540	Total	Nonroutine Expenditures	0	248,000	248,000
550	Total	Operating Expenditures	199,307,563	209,866,083	10,558,521
Asset Management Fees					
560	6010	Asset Management Fees			0
580	Total	Operating Expenditures, including prior year adj. other expenditures	0	0	0
			199,307,563	209,866,083	10,558,521
590					
HUD Contributions:					
660		Other (specify):	0	0	0
			0	0	0
680	8020	Transfer of Subsidy to Otto Merida	0	0	0
		Debt Service on Loan			0
700		Residual Receipts (or Deficit)	0	0	0
		Enter here and on line 810	26,622	850,553	823,931

Southern Nevada Regional Housing Authority
2025 Operating Budgets Revision- Comparison
by all Programs

j. No. of Dwelling Units		k. No. of Unit Months			
1,431		Available	17,172		
Line	Acct.	Description	Affordable	Affordable	VARIANCE
No.	No.		FY 2025	FY 2025 REV	
Operating Receipts:					
070	3110	Dwelling Rental	6,258,600	5,375,600	(883,000)
090	3190	Nondwelling Rental	558,310	599,210	40,900
100	Total	Rental Income (sum of lines 070, 080, and 090)	6,816,910	5,974,810	(842,100)
110	3610	Interest on General Fund Investments	20,000	20,000	0
120	3690	Other Income	0	0	0
125	3690	Management Fee/Bookkeeping	564,008	583,386	19,378
125	3690	Delevopers Fees/Cap Fund	0	0	0
125	3690	Section 8 Admin. Fees	0	0	0
125	3690	Fees for Services	0	0	0
125	3690	Frontline Fees	0	0	0
	8020	Subsidy / HAP income	0	0	0
130	Total	Operating Income (sum of lines 100, 110, and 120)	7,400,918	6,578,196	(822,722)
Operating Expenditures - Administration:					
140	4110	Administrative Salaries & Benefits	1,189,467	1,181,352	(8,115)
150	4130	Legal Expense	5,900	5,400	(500)
160	4140	Staff Training	12,800	15,461	2,661
180	4170	Accounting Fees/Auditing	7,250	8,500	1,250
195	4190	Management Fee - (Internal)	622,800	595,205	(27,595)
	4190	Frontline Fees	20,941	129,511	108,570
	4190	Fees for Services	6,800	6,800	0
200	4190	Other Administrative Expenses	203,600	233,200	29,600
210	Total	Administrative Expense (sum of line 140 thru line 200)	2,069,557	2,175,429	105,872
Tenant Services:					
220	4210	Salaries	45,259	44,206	(1,053)
230	4220	Recreation, Publications and Other Services	20,300	44,800	24,500
240	4230	Contract Costs, Training and Other	0	0	0
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	65,559	89,006	23,447
Utilities:					
260	4310	Water	261,500	261,500	0
270	4320	Electricity	136,400	136,400	0
280	4330	Gas	8,250	8,250	0
310	4390	Sewer	194,000	194,000	0
320	Total	Utilities Expense (sum of line 260 thru line 310)	600,150	600,150	0

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

Line No.	Acct. No.	Description	Affordable	Affordable	VARIANCE
			FY 2025	FY 2025 REV	
Ordinary Maintenance and Operation:					
330	4410	Labor	851,744	1,039,901	188,156
340	4420	Materials	193,900	211,600	17,700
350	4430	Contract Costs	1,136,536	1,059,299	(77,237)
360	Total	Ordinary Maintenance & Operation Expense	2,182,180	2,310,800	128,619
Protective Services:			0	0	0
380	4470	Alarms	62,534	62,534	0
390	4480	Contract Costs (Security/Alarms)	87,600	92,900	5,300
400	Total	Protective Services Expense	150,134	155,434	5,300
General Expense:					
410	4510	Insurance	286,900	307,400	20,500
420	4520	Payments in Lieu of Taxes	0	0	0
430	4530	Longevity / Terminal Leave Payments	50,700	50,700	0
450	4570	Collection Losses	62,000	28,500	(33,500)
460	4590	Other General Expenses	1,619,278	406,000	(1,213,278)
470	Total	General Expense (sum of lines 410 to 460)	2,018,878	792,600	(1,226,278)
480	Total	Routine Expense	7,086,458	6,123,419	(963,040)
Rent for Leased Dwellings:					
490	4710	Housing Assistance Payments Claims	0	0	0
500	Total	Operating Expense (sum of lines 480 and 490)	7,086,458	6,123,419	(963,040)
Nonroutine Expenditures:					
510	4610	Extraordinary Maintenance	70,000	167,000	97,000
520	4620	Betterment and Addition	35,000	10,000	(25,000)
540	Total	Nonroutine Expenditures	105,000	177,000	72,000
550	Total	Operating Expenditures	7,191,458	6,300,419	(891,040)
Asset Management Fees					
560	6010	Asset Management Fees	0	0	0
580	Total	Operating Expenditures, including prior year adj. other expenditures	0	0	0
			7,191,458	6,300,419	(891,040)
590					
HUD Contributions:					
660		Other (specify):	0	0	0
					0
680	8020	Transfer of Subsidy to Otto Merida	0	0	0
		Debt Service on Loan	0	0	0
700		Residual Reciepts (or Deficit)	0	0	0
		Enter here and on line 810	209,460	277,778	68,318

Southern Nevada Regional Housing Authority
2025 Operating Budgets Revision- Comparison
by all Programs

j. No. of Dwelling Units		k. No. of Unit Months		
1,431		Available 17,172		

Line No.	Acct. No.	Description	NSP	NSP	VARIANCE
			FY 2025	FY 2025 REV	
Operating Receipts:					
070	3110	Dwelling Rental	1,596,050	1,809,710	213,660
090	3190	Nondwelling Rental	0	0	0
100	Total	Rental Income (sum of lines 070, 080, and 090)	1,596,050	1,809,710	213,660
110	3610	Interest on General Fund Investments	0	0	0
120	3690	Other Income	0	13,100	13,100
125	3690	Management Fee/Bookkeeping	0	0	0
125	3690	Delevopers Fees/Cap Fund	0	0	0
125	3690	Section 8 Admin. Fees	0	0	0
125	3690	Fees for Services	0	0	0
125	3690	Frontline Fees	0	0	0
	8020	Subsidy / HAP income	0	0	0
130	Total	Operating Income (sum of lines 100, 110, and 120)	1,596,050	1,822,810	226,760
Operating Expenditures - Administration:					
140	4110	Administrative Salaries & Benefits	207,685	230,303	22,618
150	4130	Legal Expense	0	0	0
160	4140	Staff Training	5,500	1,550	(3,950)
180	4170	Accounting Fees/Auditing	1,500	5,100	3,600
195	4190	Management Fee - (Internal)	180,374	152,116	(28,258)
	4190	Frontline Fees	6,245	6,256	11
	4190	Fees for Services	4,200	4,200	0
200	4190	Other Administrative Expenses	72,162	90,020	17,858
210	Total	Administrative Expense (sum of line 140 thru line 200)	477,666	489,545	11,879
Tenant Services:					
220	4210	Salaries	0	0	0
230	4220	Recreation, Publications and Other Services	4,500	21,500	17,000
240	4230	Contract Costs, Training and Other	0	0	0
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	4,500	21,500	17,000
Utilities:					
260	4310	Water	58,400	61,600	3,200
270	4320	Electricity	8,850	10,750	1,900
280	4330	Gas	1,100	800	(300)
310	4390	Sewer	53,600	30,500	(23,100)
320	Total	Utilities Expense (sum of line 260 thru line 310)	121,950	103,650	(18,300)

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

Line No.	Acct. No.	Description	NSP	NSP	VARIANCE
			FY 2025	FY 2025 REV	
Ordinary Maintenance and Operation:					
330	4410	Labor	256,721	178,050	(78,671)
340	4420	Materials	56,250	98,750	42,500
350	4430	Contract Costs	473,950	721,370	247,420
360	Total	Ordinary Maintenance & Operation Expense	786,921	998,170	211,249
Protective Services:			0	0	0
380	4470	Alarms	6,500	2,000	(4,500)
390	4480	Contract Costs (Security/Alarms)	10,000	8,500	(1,500)
400	Total	Protective Services Expense	16,500	10,500	(6,000)
General Expense:			0	0	
410	4510	Insurance	98,700	98,700	0
420	4520	Payments in Lieu of Taxes	0	0	0
430	4530	Longevity / Terminal Leave Payments	0	0	0
450	4570	Collection Losses	35,000	16,800	(18,200)
460	4590	Other General Expenses	0	0	0
470	Total	General Expense (sum of lines 410 to 460)	133,700	115,500	(18,200)
480	Total	Routine Expense	1,541,237	1,738,864	197,628
Rent for Leased Dwellings:			0	0	
490	4710	Housing Assistance Payments Claims	0	0	0
500	Total	Operating Expense (sum of lines 480 and 490)	1,541,237	1,738,864	197,628
Nonroutine Expenditures:			0	0	
510	4610	Extraordinary Maintenance	0	317,000	317,000
520	4620	Betterment and Addition	2,500	16,200	13,700
540	Total	Nonroutine Expenditures	2,500	333,200	330,700
550	Total	Operating Expenditures	1,543,737	2,072,064	528,328
Asset Management Fees					
560	6010	Asset Management Fees	0	0	0
580	Total	Operating Expenditures, including prior year adj. other expenditures	0	0	0
			1,543,737	2,072,064	528,328
590					
HUD Contributions:			0	0	
660		Other (specify):	0	0	0
			0	0	0
680	8020	Transfer of Subsidy to Otto Merida	0	0	0
		Debt Service on Loan	0	0	0
700		Residual Receipts (or Deficit)	0	0	0
		Enter here and on line 810	52,313	(249,254)	(301,568)

Southern Nevada Regional Housing Authority

FY 2025 Revised Budget
Operating Budget by AMPs

Operating Budgets by all Programs

a. Type of Submission		b. Fiscal Year Ending	
[] Original [x] Revision No.:		09-30-2025	
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA)			
SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY			
g. ACC Number		h. PAS/LOCCS Project No.	
SF-203		NV018 000 24D	
j. No. of Dwelling Units		k. No. of Unit Months Available	m. No. of AMPS
1,431		17,172	11
			402
Line No.	Acct. No.	AMP #	Art Sartini P.

Operating Receipts:			
070	3110	Dwelling Rental	905,000
080	3120	Excess Utilities	
090	3190	Nondwelling Rental	0
100	Total	Rental Income (sum of lines 070, 080, and 090)	905,000
110	3610	Interest on General Fund Investments	6,000
120	3690	Other Income	64,200
125	3690	Management Fee -	122,729
125	3690	Delevopers Fees	
125	3690	Section 8 Admin. Fees	
125	3690	Fees for Services	
125	3690	Frontline Fees	
	8020	Subsidy / HAP income	2,133,136
130	Total	Operating Income (sum of lines 100, 110, and 120)	3,231,064
Operating Expenditures - Administration:			
140	4110	Administrative Salaries & Benefits	364,616
150	4130	Legal Expense	500
160	4140	Staff Training/Travel Allowance	15,179
180	4170	Accounting/Auditing Fees	2,500
195	4190	Management Fee - (Internal)	240,335
	4190	Frontline Fees	164,941
	4190	Fees for Services	1,000
200	4190	Other Administrative Expenses	58,238
210	Total	Administrative Expense (sum of line 140 thru line 200)	847,308
Tenant Services:			
220	4210	Salaries	76,298
230	4220	Recreation, Publications and Other Services	19,452
240	4230	Contract Costs, Training and Other	0
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	95,750
Utilities:			
260	4310	Water	49,500
270	4320	Electricity	44,000
280	4330	Gas	12,000
310	4390	Sewer	84,000
320	Total	Utilities Expense (sum of line 260 thru line 310)	189,500

Name of PHA / IHA

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

		9/30/2025			
				402	
Line No.	Acct. No.	Description		Art Sartini P.	
				(1)	
Ordinary Maintenance and Operation:					
330	4410	Labor		342,270	
340	4420	Materials		81,945	
350	4430	Contract Costs		578,378	
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)		1,002,593	
Protective Services:					
380	4470	Alarms		8,000	
390	4480	Contract Costs (Security/Alarms)		110,000	
400	Total	Protective Services Expense (sum of lines 370 to 390)		118,000	
General Expense:					
410	4510	Insurance		93,100	
420	4520	Payments in Lieu of Taxes		71,550	
430	4530	Longevity / Terminal Leave Payments		2,000	
450	4570	Collection Losses		10,500	
460	4590	Other General Expenses		0	
470	Total	General Expense (sum of lines 410 to 460)		177,150	
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, & 470)		2,430,301	
Rent for Leased Dwellings:					
490	4710	Housing Assistance Payments Claims		600	
500	Total	Operating Expense (sum of lines 480 and 490)		2,430,901	
Nonroutine Expenditures:					
510	4610	Extraordinary Maintenance		45,185	
520	7520	Casualty Loss		0	
530	7540	Property Bettrments and Additions		6,998	
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)		52,183	
550	Total	Operating Expenditures (sum of lines 500 and 540)		2,483,084	
Asset Management Fees					
560	6010	Asset Management Fees		31,080	
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)		2,514,164	
680	8020	Transfer of Subsidy to Otto Merida		0	
700		Residual Reciepts (or Deficit) (sum of line 590 plus line 690) Enter here and on line 810			
680	8020	Debit Service on Loans		0	
Total Residual Reciepts/(Deficit) after Dedit Svr.				716,901	

Operating Budgets by all Programs

a. Type of Submission [] Original [x] Revision No.: 09-30-2025		b. Fiscal Year Ending	
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY			
g. ACC Number SF-203		h. PAS/LOCCS Project No. NV018 000 24D	
j. No. of Dwelling Units 1,431	k. No. of Unit Months Available 17,172	m. No. of AMPS 11	

		AMP #	403		
Line No.	Acct. No.		Harry Levy	Aida Brent	Total

Operating Receipts:					
070	3110	Dwelling Rental	556,000	91,500	647,500
080	3120	Excess Utilities			0
090	3190	Nondwelling Rental	0	0	0
100	Total	Rental Income (sum of lines 070, 080, and 090)	556,000	91,500	647,500
110	3610	Interest on General Fund Investments	4,000	2,500	6,500
120	3690	Other Income	16,650	2,525	19,175
125	3690	Management Fee -	66,423	0	66,423
125	3690	Developers Fees			0
125	3690	Section 8 Admin. Fees			0
125	3690	Fees for Services			0
125	3690	Frontline Fees			0
	8020	Subsidy / HAP income	799,565	127,897	927,462
130	Total	Operating Income (sum of lines 100, 110, and 120)	1,442,638	224,422	1,667,060
Operating Expenditures - Administration:					
140	4110	Administrative Salaries & Benefits	262,329	65,148	327,477
150	4130	Legal Expense	0	0	0
160	4140	Staff Training/Travel Allowance	6,500	0	6,500
180	4170	Accounting/Auditing Fees	7,000	600	7,600
195	4190	Management Fee - (Internal)	137,199	21,763	158,962
	4190	Frontline Fees	109,378	18,560	127,938
	4190	Fees for Services	1,400	0	1,400
200	4190	Other Administrative Expenses	45,950	22,200	68,150
210	Total	Administrative Expense (sum of line 140 thru line 200)	569,756	128,271	698,027
Tenant Services:					
220	4210	Salaries	63,114	21,038	84,152
230	4220	Recreation, Publications and Other Services	4,650	2,000	6,650
240	4230	Contract Costs, Training and Other	0	0	0
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	67,764	23,038	90,802
Utilities:					
260	4310	Water	34,000	6,000	40,000
270	4320	Electricity	126,000	8,000	134,000
280	4330	Gas	32,000	500	32,500
310	4390	Sewer	34,000	6,000	40,000
320	Total	Utilities Expense (sum of line 260 thru line 310)	226,000	20,500	246,500

Name of PHA / IHA

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

		9/30/2025		403		
Line No.	Acct. No.	Description	Harry Levy	Aida Brent	Total	
			(1)	(2)		
Ordinary Maintenance and Operation:						
330	4410	Labor	336,153	69,327	405,480	
340	4420	Materials	30,500	12,850	43,350	
350	4430	Contract Costs	260,400	52,900	313,300	
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	627,053	135,077	762,130	
Protective Services:						
380	4470	Alarms	16,000	3,600	19,600	
390	4480	Contract Costs (Security/Alarms)	35,000	0	35,000	
400	Total	Protective Services Expense (sum of lines 370 to 390)	51,000	3,600	54,600	
General Expense:						
410	4510	Insurance	45,500	11,700	57,200	
420	4520	Payments in Lieu of Taxes	33,000	7,100	40,100	
430	4530	Longevity / Terminal Leave Payments	13,000	0	13,000	
450	4570	Collection Losses	6,600	100	6,700	
460	4590	Other General Expenses	0	0	0	
470	Total	General Expense (sum of lines 410 to 460)	98,100	18,900	117,000	
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, & 470)	1,639,673	329,385	1,969,059	
Rent for Leased Dwellings:						
490	4710	Housing Assistance Payments Claims	0	325	325	
500	Total	Operating Expense (sum of lines 480 and 490)	1,639,673	329,710	1,969,384	
Nonroutine Expenditures:						
510	4610	Extraordinary Maintenance	20,000	0	20,000	
520	7520	Casualty Loss	0	0	0	
530	7540	Property Bettrments and Additions	0	0	0	
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)	20,000	0	20,000	
550	Total	Operating Expenditures (sum of lines 500 and 540)	1,659,673	329,710	1,989,384	
Asset Management Fees						
560	6010	Asset Management Fees	18,000	2,880	20,880	
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)	1,677,673	332,590	2,010,264	
680	8020	Transfer of Subsidy to Otto Merida	0	0	0	
700		Residual Reciepts (or Deficit) (sum of line 590 plus line 690) Enter here and on line 810				
680	8020	Debit Service on Loans	0	0	0	
Total Residual Reciepts/(Deficit) after Dedit Svr.			(235,035)	(108,168)	(343,203)	

Operating Budgets by all Programs

a. Type of Submission [] Original [x] Revision No.:		b. Fiscal Year Ending 09-30-2025	
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY			
g. ACC Number SF-203		h. PAS/LOCCS Project No. NV018 000 24D	
j. No. of Dwelling Units 1,431	k. No. of Unit Months Available 17,172	m. No. of AMPS 11	

			404			
		AMP #				
			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; text-align: center;">HAMP</td> <td style="width: 33%; text-align: center;">SCHAFFER</td> <td style="width: 33%; text-align: center;">Total</td> </tr> </table>	HAMP	SCHAFFER	Total
HAMP	SCHAFFER	Total				
Line No.	Acct. No.					

Operating Receipts:					
070	3110	Dwelling Rental	315,000	242,000	557,000
080	3120	Excess Utilities			
090	3190	Nondwelling Rental	0	0	0
100	Total	Rental Income (sum of lines 070, 080, and 090)	315,000	242,000	557,000
110	3610	Interest on General Fund Investments	6,000	3,000	9,000
120	3690	Other Income	17,500	5,000	22,500
125	3690	Management Fee -	0	0	0
125	3690	Delevopers Fees			
125	3690	Section 8 Admin. Fees			
125	3690	Fees for Services			
125	3690	Frontline Fees			
	8020	Subsidy / HAP Income	516,373	387,325	903,698
130	Total	Operating Income (sum of lines 100, 110, and 120)	854,873	637,325	1,492,198
Operating Expenditures - Administration:					
140	4110	Administrative Salaries & Benefits	102,601	57,001	159,602
150	4130	Legal Expense	0	0	0
160	4140	Staff Training/Travel Allowance	2,800	1,700	4,500
180	4170	Accounting/Auditing Fees	2,100	2,000	4,100
195	4190	Management Fee - (Internal)	92,728	70,019	162,746
	4190	Frontline Fees	64,752	52,256	117,008
	4190	Fees for Services	200	500	700
200	4190	Other Administrative Expenses	31,900	30,750	62,650
210	Total	Administrative Expense (sum of line 140 thru line 200)	297,081	214,225	511,306
Tenant Services:					
220	4210	Salaries	0	25,433	25,433
230	4220	Recreation, Publications and Other Services	4,000	5,000	9,000
240	4230	Contract Costs, Training and Other	0	0	0
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	4,000	30,433	34,433
Utilities:					
260	4310	Water	51,000	37,000	88,000
270	4320	Electricity	12,500	9,200	21,700
280	4330	Gas	2,800	800	3,600
310	4390	Sewer	24,000	11,000	35,000
320	Total	Utilities Expense (sum of line 260 thru line 310)	90,300	58,000	148,300

Name of PHA / IHA

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY**9/30/2025**

Line No.	Acct. No.	Description	HAMP-5	SCH9	Total
(1)					
Ordinary Maintenance and Operation:					
330	4410	Labor	142,023	119,888	261,911
340	4420	Materials	50,200	6,900	57,100
350	4430	Contract Costs	192,100	100,900	293,000
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	384,323	227,688	612,011
Protective Services:					
380	4470	Alarms	5,000	4,000	9,000
390	4480	Contract Costs (Security/Alarms)	33,000	6,000	39,000
400	Total	Protective Services Expense (sum of lines 370 to 390)	38,000	10,000	48,000
General Expense:					
410	4510	Insurance	52,500	21,500	74,000
420	4520	Payments in Lieu of Taxes	0	0	0
430	4530	Longevity / Terminal Leave Payments	0	12,000	12,000
450	4570	Collection Losses	11,100	13,500	24,600
460	4590	Other General Expenses	0	0	0
470	Total	General Expense (sum of lines 410 to 460)	63,600	47,000	110,600
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, & 470)	877,304	587,346	1,464,650
Rent for Leased Dwellings:					
490	4710	Housing Assistance Payments Claims	17,000	2,000	19,000
500	Total	Operating Expense (sum of lines 480 and 490)	894,304	589,346	1,483,650
Nonroutine Expenditures:					
510	4610	Extraordinary Maintenance	36,500	8,500	45,000
520	7520	Casualty Loss	0	0	0
530	7540	Property Bettrments and Additions	0	0	0
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)	36,500	8,500	45,000
550	Total	Operating Expenditures (sum of lines 500 and 540)	930,804	597,846	1,528,650
Asset Management Fees					
560	6010	Asset Management Fees	12,000	9,000	21,000
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)	942,804	606,846	1,549,650
680	8020	Transfer of Subsidy to Otto Merida	0	0	0
700		Residual Receipts (or Deficit) (sum of line 590 plus line 690) Enter here and on line 810			
680	8020	Debit Service on Loans	0	0	0
Total Residual Receipts/(Deficit) after Dedit Svr.			(87,931)	30,479	(57,452)

Operating Budgets

by all Programs

a. Type of Submission [] Original [x] Revision No.:		b. Fiscal Year Ending 09-30-2025	
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY			
g. ACC Number SF-203		h. PAS/LOCCS Project No. NV018 000 24D	
j. No. of Dwelling Units 1,431	k. No. of Unit Months Available 17,172	m. No. of AMPS 11	

		AMP #	405
Line No.	Acct. No.		Otto M

Operating Receipts:			
070	3110	Dwelling Rental	0
080	3120	Excess Utilities	
090	3190	Nondwelling Rental	0
100	Total	Rental Income (sum of lines 070, 080, and 090)	0
110	3610	Interest on General Fund Investments	0
120	3690	Other Income	0
125	3690	Management Fee -	0
125	3690	Delevopers Fees	
125	3690	Section 8 Admin. Fees	
125	3690	Fees for Services	
125	3690	Frontline Fees	
	8020	Subsidy / HAP income	400,570
130	Total	Operating Income (sum of lines 100, 110, and 120)	400,570
Operating Expenditures - Administration:			
140	4110	Administrative Salaries & Benefits	0
150	4130	Legal Expense	0
160	4140	Staff Training/Travel Allowance	0
180	4170	Accounting/Auditing Fees	0
195	4190	Management Fee - (Internal)	40,057
	4190	Frontline Fees	0
	4190	Fees for Services	0
200	4190	Other Administrative Expenses	8,000
210	Total	Administrative Expense (sum of line 140 thru line 200)	48,057
Tenant Services:			
220	4210	Salaries	0
230	4220	Recreation, Publications and Other Services	0
240	4230	Contract Costs, Training and Other	0
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	0
Utilities:			
260	4310	Water	0
270	4320	Electricity	0
280	4330	Gas	0
310	4390	Sewer	0
320	Total	Utilities Expense (sum of line 260 thru line 310)	0

Name of PHA / IHA

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

		9/30/2025			
Line No.	Acct. No.	Description	(1)	405	Otto M
Ordinary Maintenance and Operation:					
330	4410	Labor	0		
340	4420	Materials	0		
350	4430	Contract Costs	0		
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	0		
Protective Services:					
380	4470	Alarms	0		
390	4480	Contract Costs (Security/Alarms)	0		
400	Total	Protective Services Expense (sum of lines 370 to 390)	0		
General Expense:					
410	4510	Insurance	0		
420	4520	Payments in Lieu of Taxes	0		
430	4530	Longevity / Terminal Leave Payments	0		
450	4570	Collection Losses	0		
460	4590	Other General Expenses	0		
470	Total	General Expense (sum of lines 410 to 460)	0		
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, & 470)	48,057		
Rent for Leased Dwellings:					
490	4710	Housing Assistance Payments Claims	0		
500	Total	Operating Expense (sum of lines 480 and 490)	48,057		
Nonroutine Expenditures:					
510	4610	Extraordinary Maintenance	0		
520	7520	Casualty Loss	0		
530	7540	Property Bettrments and Additions	0		
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)	0		
550	Total	Operating Expenditures (sum of lines 500 and 540)	48,057		
Asset Management Fees					
560	6010	Asset Management Fees	0		
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)	48,057		
680	8020	Transfer of Subsidy to Otto Merida	352,513		
700		Residual Reciepts (or Deficit) (sum of line 590 plus line 690) Enter here and on line 810			
680	8020	Debit Service on Loans	0		
Total Residual Reciepts/(Deficit) after Dedit Svr.			0		

Operating Budgets by all Programs

a. Type of Submission [] Original [x] Revision No.: 09-30-2025		b. Fiscal Year Ending	
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY			
g. ACC Number SF-203		h. PAS/LOCCS Project No. NV018 000 24D	
j. No. of Dwelling Units 1,431	k. No. of Unit Months Available 17,172	m. No. of AMPS 11	

		AMP #	406		
			ECA	SIMMON	Total
Line No.	Acct. No.		Description (1)		

Operating Receipts:					
070	3110	Dwelling Rental	169,000	262,000	431,000
080	3120	Excess Utilities			
090	3190	Nondwelling Rental	0	0	0
100	Total	Rental Income (sum of lines 070, 080, and 090)	169,000	262,000	431,000
110	3610	Interest on General Fund Investments	2,000	3,300	5,300
120	3690	Other Income	12,500	26,500	39,000
125	3690	Management Fee -	0	0	0
125	3690	Delevopers Fees			
125	3690	Section 8 Admin. Fees			
125	3690	Fees for Services			
125	3690	Frontline Fees			
	8020	Subsidy / HAP income	217,989	332,433	550,422
130	Total	Operating Income (sum of lines 100, 110, and 120)	401,489	624,233	1,025,722
Operating Expenditures - Administration:					
140	4110	Administrative Salaries & Benefits	22,800	45,601	68,401
150	4130	Legal Expense	0	0	0
160	4140	Staff Training/Travel Allowance	150	2,450	2,600
180	4170	Accounting/Auditing Fees	1,000	2,000	3,000
195	4190	Management Fee - (Internal)	35,956	54,880	90,835
	4190	Frontline Fees	27,456	46,577	74,033
	4190	Fees for Services	0	300	300
200	4190	Other Administrative Expenses	17,100	27,770	44,870
210	Total	Administrative Expense (sum of line 140 thru line 200)	104,462	179,577	284,039
Tenant Services:					
220	4210	Salaries	0	0	0
230	4220	Recreation, Publications and Other Services	8,000	200	8,200
240	4230	Contract Costs, Training and Other	0	0	0
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	8,000	200	8,200
Utilities:					
260	4310	Water	9,000	26,000	35,000
270	4320	Electricity	5,000	10,500	15,500
280	4330	Gas	3,000	1,600	4,600
310	4390	Sewer	8,100	8,800	16,900
320	Total	Utilities Expense (sum of line 260 thru line 310)	25,100	46,900	72,000

Name of PHA / IHA

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

Line No.	Acct. No.	Description	9/30/2025		
			406		
			ETC	SIM20	Total
(1)					
Ordinary Maintenance and Operation:					
330	4410	Labor	73,632	157,831	231,463
340	4420	Materials	16,450	25,450	41,900
350	4430	Contract Costs	99,350	144,900	244,250
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	189,432	328,181	517,613
Protective Services:					
380	4470	Alarms	0	2,500	2,500
390	4480	Contract Costs (Security/Alarms)	6,000	31,000	37,000
400	Total	Protective Services Expense (sum of lines 370 to 390)	6,000	33,500	39,500
General Expense:					
410	4510	Insurance	31,000	26,000	57,000
420	4520	Payments in Lieu of Taxes	14,390	0	14,390
430	4530	Longevity / Terminal Leave Payments	3,300	0	3,300
450	4570	Collection Losses	21,600	8,200	29,800
460	4590	Other General Expenses	0	0	0
470	Total	General Expense (sum of lines 410 to 460)	70,290	34,200	104,490
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, & 470)	403,284	622,558	1,025,842
Rent for Leased Dwellings:					
490	4710	Housing Assistance Payments Claims	6,850	12,100	18,950
500	Total	Operating Expense (sum of lines 480 and 490)	410,134	634,658	1,044,792
Nonroutine Expenditures:					
510	4610	Extraordinary Maintenance	26,500	51,000	77,500
520	7520	Casualty Loss	0	0	0
530	7540	Property Bettrments and Additions	0	0	0
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)	26,500	51,000	77,500
550	Total	Operating Expenditures (sum of lines 500 and 540)	436,634	685,658	1,122,292
Asset Management Fees					
560	6010	Asset Management Fees	4,800	7,320	12,120
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)	441,434	692,978	1,134,412
680	8020	Transfer of Subsidy to Otto Merida	0	0	0
700		Residual Reciepts (or Deficit) (sum of line 590 plus line 690) Enter here and on line 810			
680	8020	Debit Service on Loans	0	0	0
Total Residual Reciepts/(Deficit) after Dedit Svr.			(39,945)	(68,745)	(108,690)

Operating Budgets by all Programs

a. Type of Submission [] Original [x] Revision No.:		b. Fiscal Year Ending 09-30-2025	
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY			
g. ACC Number SF-203		h. PAS/LOCCS Project No. NV018 000 24D	
j. No. of Dwelling Units 1,431	k. No. of Unit Months Available 17,172	m. No. of AMPS 11	

			407
		AMP #	
Line No.	Acct. No.		JONES Marble M Total

Operating Receipts:					
070	3110	Dwelling Rental	400,500	800,000	1,200,500
080	3120	Excess Utilities			
090	3190	Nondwelling Rental	0	0	0
100	Total	Rental Income (sum of lines 070, 080, and 090)	400,500	800,000	1,200,500
110	3610	Interest on General Fund Investments	3,000	15,000	18,000
120	3690	Other Income	9,100	45,000	54,100
125	3690	Management Fee -	0	24,696	24,696
125	3690	Delevopers Fees			
125	3690	Section 8 Admin. Fees			
125	3690	Fees for Services			
125	3690	Frontline Fees			
	8020	Subsidy / HAP income	658,755	1,720,281	2,379,036
130	Total	Operating Income (sum of lines 100, 110, and 120)	1,071,355	2,604,977	3,676,332
Operating Expenditures - Administration:					
140	4110	Administrative Salaries & Benefits	107,167	278,174	385,341
150	4130	Legal Expense	0	2,500	2,500
160	4140	Staff Training/Travel Allowance	3,500	9,000	12,500
180	4170	Accounting/Auditing Fees	2,500	9,000	11,500
195	4190	Management Fee - (Internal)	80,427	189,240	269,667
	4190	Frontline Fees	59,923	148,133	208,056
	4190	Fees for Services	600	900	1,500
200	4190	Other Administrative Expenses	39,250	94,000	133,250
210	Total	Administrative Expense (sum of line 140 thru line 200)	293,367	730,947	1,024,314
Tenant Services:					
220	4210	Salaries	0	0	0
230	4220	Recreation, Publications and Other Services	40,000	60,500	100,500
240	4230	Contract Costs, Training and Other	0	0	0
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	40,000	60,500	100,500
Utilities:					
260	4310	Water	83,500	106,000	189,500
270	4320	Electricity	8,000	38,000	46,000
280	4330	Gas	5,000	40,000	45,000
310	4390	Sewer	0	49,000	49,000
320	Total	Utilities Expense (sum of line 260 thru line 310)	96,500	233,000	329,500

Name of PHA / IHA

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

		9/30/2025			
				407	
Line No.	Acct. No.	Description	JONES10	MM	Total
(1)					
Ordinary Maintenance and Operation:					
330	4410	Labor	62,151	687,728	749,879
340	4420	Materials	39,250	94,050	133,300
350	4430	Contract Costs	193,300	504,200	697,500
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	294,701	1,285,978	1,580,679
Protective Services:					
380	4470	Alarms	3,000	8,000	11,000
390	4480	Contract Costs (Security/Alarms)	95,000	210,000	305,000
400	Total	Protective Services Expense (sum of lines 370 to 390)	98,000	218,000	316,000
General Expense:					
410	4510	Insurance	37,000	139,000	176,000
420	4520	Payments in Lieu of Taxes	0	56,700	56,700
430	4530	Longevity / Terminal Leave Payments	0	4,350	4,350
450	4570	Collection Losses	70,000	33,500	103,500
460	4590	Other General Expenses	0	0	0
470	Total	General Expense (sum of lines 410 to 460)	107,000	233,550	340,550
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, & 470)	929,569	2,761,975	3,691,544
Rent for Leased Dwellings:					
490	4710	Housing Assistance Payments Claims	21,000	35,000	56,000
500	Total	Operating Expense (sum of lines 480 and 490)	950,569	2,796,975	3,747,544
Nonroutine Expenditures:					
510	4610	Extraordinary Maintenance	56,750	72,300	129,050
520	7520	Casualty Loss	0	0	0
530	7540	Property Bettrments and Additions	0	0	0
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)	56,750	72,300	129,050
550	Total	Operating Expenditures (sum of lines 500 and 540)	1,007,319	2,869,275	3,876,594
Asset Management Fees					
560	6010	Asset Management Fees	10,800	28,200	39,000
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)	1,018,119	2,897,475	3,915,594
680	8020	Transfer of Subsidy to Otto Merida	0	0	0
700		Residual Reciepts (or Deficit) (sum of line 590 plus line 690)			
		Enter here and on line 810			
680	8020	Debit Service on Loans	0	0	0
Total Residual Reciepts/(Deficit) after Dedit Svr.			53,236	(292,498)	(239,262)

Operating Budgets by all Programs

a. Type of Submission [] Original [x] Revision No.:		b. Fiscal Year Ending 09-30-2025	
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY			
g. ACC Number SF-203		h. PAS/LOCCS Project No. NV018 000 24D	
j. No. of Dwelling Units 1,431	k. No. of Unit Months Available 17,172	m. No. of AMPS 11	

		AMP #	408		
Line No.	Acct. No.		SGA/MMA	SG/Villa	Total

Operating Receipts:					
070	3110	Dwelling Rental	725,000	444,000	1,169,000
080	3120	Excess Utilities			
090	3190	Nondwelling Rental	0	0	0
100	Total	Rental Income (sum of lines 070, 080, and 090)	725,000	444,000	1,169,000
110	3610	Interest on General Fund Investments	11,000	6,000	17,000
120	3690	Other Income	37,800	19,600	57,400
125	3690	Management Fee -	0	0	0
125	3690	Delevopers Fees			
125	3690	Section 8 Admin. Fees			
125	3690	Fees for Services			
125	3690	Frontline Fees			
	8020	Subsidy / HAP income	1,146,231	922,405	2,068,636
130	Total	Operating Income (sum of lines 100, 110, and 120)	1,920,031	1,392,005	3,312,036
Operating Expenditures - Administration:					
140	4110	Administrative Salaries & Benefits	203,053	187,689	390,742
150	4130	Legal Expense	0	0	0
160	4140	Staff Training/Travel Allowance	6,500	2,500	9,000
180	4170	Accounting/Auditing Fees	3,300	5,000	8,300
195	4190	Management Fee - (Internal)	153,284	122,060	275,344
	4190	Frontline Fees	135,284	111,579	246,863
	4190	Fees for Services	300	0	300
200	4190	Other Administrative Expenses	58,650	41,550	100,200
210	Total	Administrative Expense (sum of line 140 thru line 200)	560,371	470,377	1,030,748
Tenant Services:					
220	4210	Salaries	0	0	0
230	4220	Recreation, Publications and Other Services	8,100	2,000	10,100
240	4230	Contract Costs, Training and Other	0	0	0
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	8,100	2,000	10,100
Utilities:					
260	4310	Water	70,500	40,000	110,500
270	4320	Electricity	12,000	26,200	38,200
280	4330	Gas	7,000	2,000	9,000
310	4390	Sewer	38,940	44,000	82,940
320	Total	Utilities Expense (sum of line 260 thru line 310)	128,440	112,200	240,640

Name of PHA / IHA

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

Line No.	Acct. No.	Description	9/30/2025		
			408		
			SG/Villa	SG/Villa	Total
(1)					
Ordinary Maintenance and Operation:					
330	4410	Labor	460,682	345,182	805,864
340	4420	Materials	87,300	39,350	126,650
350	4430	Contract Costs	286,500	204,000	490,500
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	834,482	588,532	1,423,014
Protective Services:					
380	4470	Alarms	6,000	8,500	14,500
390	4480	Contract Costs (Security/Alarms)	71,000	85,000	156,000
400	Total	Protective Services Expense (sum of lines 370 to 390)	77,000	93,500	170,500
General Expense:					
410	4510	Insurance	128,000	64,000	192,000
420	4520	Payments in Lieu of Taxes	59,656	33,180	92,836
430	4530	Longevity / Terminal Leave Payments	11,250	0	11,250
450	4570	Collection Losses	53,000	49,000	102,000
460	4590	Other General Expenses	0	0	0
470	Total	General Expense (sum of lines 410 to 460)	251,906	146,180	398,086
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, & 470)	1,860,299	1,412,789	3,273,088
Rent for Leased Dwellings:					
490	4710	Housing Assistance Payments Claims	52,500	35,000	87,500
500	Total	Operating Expense (sum of lines 480 and 490)	1,912,799	1,447,789	3,360,588
Nonroutine Expenditures:					
510	4610	Extraordinary Maintenance	25,600	23,000	48,600
520	7520	Casualty Loss	0	0	0
530	7540	Property Bettrments and Additions	0	0	0
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)	25,600	23,000	48,600
550	Total	Operating Expenditures (sum of lines 500 and 540)	1,938,399	1,470,789	3,409,188
Asset Management Fees					
560	6010	Asset Management Fees	20,880	16,800	37,680
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)	1,959,279	1,487,589	3,446,868
680	8020	Transfer of Subsidy to Otto Merida	0	0	0
700		Residual Reciepts (or Deficit) (sum of line 590 plus line 690) Enter here and on line 810			
680	8020	Debit Service on Loans	0	0	0
Total Residual Reciepts/(Deficit) after Dedit Svr.			(39,248)	(95,585)	(134,832)

Operating Budgets by all Programs

a. Type of Submission [] Original [x] Revision No.:		b. Fiscal Year Ending 09-30-2025	
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY			
g. ACC Number SF-203		h. PAS/LOCCS Project No. NV018 000 24D	
j. No. of Dwelling Units 1,431	k. No. of Unit Months Available 17,172	m. No. of AMPS 11	

		AMP #	409
Line No.	Acct. No.		<div style="border: 1px solid black; padding: 5px; display: flex; justify-content: space-between;"> 246-246 ph016 Total </div>

Operating Receipts:			
070	3110	Dwelling Rental	896,000 545,000 1,441,000
080	3120	Excess Utilities	
090	3190	Nondwelling Rental	0 0 0
100	Total	Rental Income (sum of lines 070, 080, and 090)	896,000 545,000 1,441,000
110	3610	Interest on General Fund Investments	7,000 4,000 11,000
120	3690	Other Income	47,450 246,000 293,450
125	3690	Management Fee -	0 0 0
125	3690	Delevopers Fees	
125	3690	Section 8 Admin. Fees	
125	3690	Fees for Services	
125	3690	Frontline Fees	
	8020	Subsidy / HAP income	985,245 790,612 1,775,857
130	Total	Operating Income (sum of lines 100, 110, and 120)	1,935,695 1,585,612 3,521,307
Operating Expenditures - Administration:			
140	4110	Administrative Salaries & Benefits	318,454 0 318,454
150	4130	Legal Expense	0 0 0
160	4140	Staff Training/Travel Allowance	5,000 0 5,000
180	4170	Accounting/Auditing Fees	2,500 0 2,500
195	4190	Management Fee - (Internal)	148,553 120,167 268,721
	4190	Frontline Fees	120,180 77,828 198,008
	4190	Fees for Services	100 0 100
200	4190	Other Administrative Expenses	111,350 5,200 116,550
210	Total	Administrative Expense (sum of line 140 thru line 200)	706,138 203,196 909,333
Tenant Services:			
220	4210	Salaries	0 0 0
230	4220	Recreation, Publications and Other Services	2,000 0 2,000
240	4230	Contract Costs, Training and Other	0 0 0
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	2,000 0 2,000
Utilities:			
260	4310	Water	102,000 5,000 107,000
270	4320	Electricity	6,500 4,600 11,100
280	4330	Gas	5,000 0 5,000
310	4390	Sewer	47,000 800 47,800
320	Total	Utilities Expense (sum of line 260 thru line 310)	160,500 10,400 170,900

Name of PHA / IHA

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

Line No.	Acct. No.	Description	9/30/2025		
			SS	ph016	Total
			409		
			(1)		
Ordinary Maintenance and Operation:					
330	4410	Labor	334,283	0	334,283
340	4420	Materials	216,800	42,700	259,500
350	4430	Contract Costs	828,900	25,000	853,900
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	1,379,983	67,700	1,447,683
Protective Services:					
380	4470	Alarms	2,000	0	2,000
390	4480	Contract Costs (Security/Alarms)	0	0	0
400	Total	Protective Services Expense (sum of lines 370 to 390)	2,000	0	2,000
General Expense:					
410	4510	Insurance	142,000	42,000	184,000
420	4520	Payments in Lieu of Taxes	73,550	0	73,550
430	4530	Longevity / Terminal Leave Payments	2,655	7,900	10,555
450	4570	Collection Losses	32,000	25,000	57,000
460	4590	Other General Expenses	0	0	0
470	Total	General Expense (sum of lines 410 to 460)	250,205	74,900	325,105
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, & 470)	2,500,826	356,196	2,857,021
Rent for Leased Dwellings:					
490	4710	Housing Assistance Payments Claims	54,500	64,500	119,000
500	Total	Operating Expense (sum of lines 480 and 490)	2,555,326	420,696	2,976,021
Nonroutine Expenditures:					
510	4610	Extraordinary Maintenance	94,243	0	94,243
520	7520	Casualty Loss	0	0	0
530	7540	Property Bettrments and Additions	0	0	0
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)	94,243	0	94,243
550	Total	Operating Expenditures (sum of lines 500 and 540)	2,649,569	420,696	3,070,264
Asset Management Fees					
560	6010	Asset Management Fees	19,440	15,600	35,040
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)	2,669,009	436,296	3,105,304
680	8020	Transfer of Subsidy to Otto Merida	0	0	0
700		Residual Reciepts (or Deficit) (sum of line 590 plus line 690) Enter here and on line 810			
680	8020	Debit Service on Loans	0	0	0
Total Residual Reciepts/(Deficit) after Dedit Svr.			(733,313)	1,149,316	416,003

Operating Budgets by all Programs

a. Type of Submission [] Original [x] Revision No.:		b. Fiscal Year Ending 09-30-2025	
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY			
g. ACC Number SF-203		h. PAS/LOCCS Project No. NV018 000 24D	
j. No. of Dwelling Units 1,431	k. No. of Unit Months Available 17,172	m. No. of AMPS 11	

Line No.	Acct. No.	AMP #	310	16	416	Total PHA
			HO DEMO AMP 310	HO-DEMO 016 SS	VJA	
Operating Receipts:						
070	3110	Dwelling Rental	194,500	171,000	0	6,716,500
080	3120	Excess Utilities				
090	3190	Nondwelling Rental	0	0	0	0
100	Total	Rental Income (sum of lines 070, 080, and 090)	194,500	171,000	0	6,716,500
110	3610	Interest on General Fund Investments	3,000	3,000	0	78,800
120	3690	Other Income	10,400	6,100	0	0
125	3690	Management Fee -	0	0	0	213,847
125	3690	Delevopers Fees				
125	3690	Section 8 Admin. Fees				
125	3690	Fees for Services				
125	3690	Frontline Fees				
	8020	Subsidy / HAP income	292,582	353,274	348,812	12,133,486
130	Total	Operating Income (sum of lines 100, 110, and 120)	500,482	533,374	348,812	19,142,633
Operating Expenditures - Administration:						
140	4110	Administrative Salaries & Benefits	65,148	105,785	0	2,185,567
150	4130	Legal Expense	0	0	0	3,000
160	4140	Staff Training/Travel Allowance	6,500	1,000	0	62,779
180	4170	Accounting/Auditing Fees	700	700	0	5,900
195	4190	Management Fee - (Internal)	3,785	43,525	34,881	3,500
	4190	Frontline Fees	46,872	39,970	0	40,900
	4190	Fees for Services	3,000	0	0	37,400
200	4190	Other Administrative Expenses	15,750	16,400	0	48,000
210	Total	Administrative Expense (sum of line 140 thru line 200)	141,755	207,380	34,881	48,300
Tenant Services:						
220	4210	Salaries	0	0	0	185,883
230	4220	Recreation, Publications and Other Services	5,000	3,500	0	164,402
240	4230	Contract Costs, Training and Other	0	0	0	0
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	5,000	3,500	0	350,284
Utilities:						
260	4310	Water	26,200	500	0	646,200
270	4320	Electricity	500	2,600	0	313,600
280	4330	Gas	500	0	0	112,200
310	4390	Sewer	9,000	14,000	0	378,640
320	Total	Utilities Expense (sum of line 260 thru line 310)	36,200	17,100	0	1,450,640

Name of PHA / IHA

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

		9/30/2025				
Line No.	Acct. No.	Description	HO DEMO	HO DEMO	Vera Johnson A	
			SS	016ssh		
(1)						
Ordinary Maintenance and Operation:						
330	4410	Labor	144,964	116,280	0	
340	4420	Materials	34,310	23,700	0	
350	4430	Contract Costs	140,400	153,000	0	
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	319,674	292,980	0	
Protective Services:						
380	4470	Alarms	0	1,500	0	
390	4480	Contract Costs (Security/Alarms)	0	0	0	
400	Total	Protective Services Expense (sum of lines 370 to 390)	0	1,500	0	
General Expense:						
410	4510	Insurance	30,500	25,250	0	
420	4520	Payments in Lieu of Taxes	15,830	0	0	
430	4530	Longevity / Terminal Leave Payments	0	0	0	
450	4570	Collection Losses	6,000	0	0	
460	4590	Other General Expenses	0	0	0	
470	Total	General Expense (sum of lines 410 to 460)	52,330	25,250	0	
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, & 470)	554,959	547,710	34,881	
Rent for Leased Dwellings:						
490	4710	Housing Assistance Payments Claims	26,500	28,100	0	
500	Total	Operating Expense (sum of lines 480 and 490)	581,459	575,810	34,881	
Nonroutine Expenditures:						
510	4610	Extraordinary Maintenance	2,500	38,000	0	
520	7520	Casualty Loss	0	0	0	
530	7540	Property Betrtrments and Additions	0	0	0	
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)	2,500	38,000	0	
550	Total	Operating Expenditures (sum of lines 500 and 540)	583,959	613,810	34,881	
Asset Management Fees						
560	6010	Asset Management Fees	5,520	5,760	0	
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)	589,479	619,570	34,881	
680	8020	Transfer of Subsidy to Otto Merida	0	0	313,931	
700		Residual Reciepts (or Deficit) (sum of line 590 plus line 690) Enter here and on line 810				
680	8020	Debit Service on Loans	0	0	0	
Total Residual Reciepts/(Deficit) after Dedit Svr.			(88,997)	(86,196)	0	