

AGENDA OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF  
AFFORDABLE HOUSING PROGRAM INC. (AHP)  
(AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY)  
ON THURSDAY, AUGUST 21, 2025  
IN THE COMMISSION CHAMBERS  
AT 340 N. 11TH STREET, LAS VEGAS, NEVADA

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ALL ITEMS ON THIS AGENDA ARE FOR POSSIBLE ACTION UNLESS OTHERWISE NOTED

1. ROLL CALL
2. APPROVAL OF AGENDA
3. 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, may be limited. 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.*
4. Approval of AHP, Inc. Authorizing the Executor Director or the Chief Administrative Officer to sign all required documents to pay off the Ernie Cragin Limited Partnership Loan held by Clearinghouse Community Development Financial Institution in the estimated amount of \$2,966,648.92, using Non-Federal Developer Fees.

**Background:** On August 7, 2020, Ernie Cragin Limited Partnership ("Borrower") promises to pay to Clearinghouse Community Development Financial Institution ("Lender"), or order, in lawful money of the United States of America, the principal amount of Three Million Two Hundred Thousand & 00/100 Dollars (\$3,200,000.00), together with interest on the unpaid principal balance from September 1, 2020, until paid in full.

**Payment.** Borrower will pay this loan in accordance with the following payment schedule, which calculates interest on the unpaid principal balances as described in the "INTEREST CALCULATION METHOD" paragraph using the interest rates described in this paragraph: 59 monthly consecutive principal and interest payments of \$16,337.28 each, beginning October 1, 2020, with interest calculated on the unpaid principal balances using an interest rate of 4.500% per annum based on a year of 360 days; and one principal and interest payment of \$2,936,193.94 on September 1, 2025, with interest calculated on the unpaid principal balances using an interest rate of 4.500% per annum based on a year of 360 days.

**Promise to Pay.**

Ernie Cragin Limited Partnership ("Borrower"), at 2851 Sunrise Avenue, Las Vegas, Nevada 89101, promises to pay to the order of Affordable Housing

Program Inc (“Lender”), at 340 N. 11<sup>th</sup> Street, Las Vegas, Nevada 89101 (or at such other place as the Lender may designate in writing) the principal amount of \$2,966,648.92 (“Loan Amount”) and promises to abide by the terms and conditions provided in this Loan Agreement (“Agreement”).

**Terms of Repayment.**

Borrower will pay this loan in accordance with the following payment schedule, which calculates interest on the unpaid principal balances as described in the "INTEREST CALCULATION METHOD" paragraph using the interest rates described in this paragraph: 59 monthly consecutive principal and interest payments of \$18,751.24 each, beginning October 1, 2025, with interest calculated on the unpaid principal balances using an interest rate of 6.500% per annum based on a year of 360 days; and one principal and interest payment of \$2,515,010.04 on August 31, 2035, with interest calculated on the unpaid principal balances using an interest rate of 6.500% per annum based on a year of 360 days

**Action Requested:** The Executive Director request the Board approval of the Affordable Housing Program Incorporated (AHP Inc.) authorizing the payoff of the Ernie Cragin Limited Partnership and become the Mortgage and Servicer of the Ernie Cragin Limited Partnership Loan using Non-Federal Developer fees.

5. **CITIZEN PARTICIPATION** *Items raised under this portion of the Agenda cannot be deliberated or acted upon by the Board of Directors of Affordable Housing Program Inc. (AHP) until the notice provisions of the Open Meeting Law have been complied with. If you wish to speak on matters on or off the Agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes.*

ADJOURNMENT

## **LOAN AGREEMENT**

ERNIE CRAGIN LIMITED PARTNERSHIP, a Nevada Limited partnership

**\$2,966,648.92**

**Date: August 22, 2025**

For value received, the undersigned Ernie Cragin Limited Partnership ("Borrower"), at 2851 Sunrise Avenue, Las Vegas, Nevada 89101, promises to pay to the order of Affordable Housing Program Inc ("Lender"), at 340 N. 11th Street, Las Vegas, Nevada 89101 (or at such other place as the Lender may designate in writing) the principal amount of \$2,966,648.92 ("Loan Amount") and promises to abide by the terms and conditions provided in this Loan Agreement ("Agreement").

### **I. Terms of Repayment**

#### **a. Payments**

The outstanding Loan Amount shall accrue interest at an annual rate equal to 6.500 percent ("Interest Rate") from the date of this Agreement until the entire Loan Amount is paid in full, whether at maturity, upon acceleration, by prepayment, or otherwise.

The Borrower shall pay the Loan Amount at the Interest Rate in monthly installments of \$18,751.24, beginning on September 1, 2025, and continuing until August 31, 2035 ("Due Date"), at which time the remaining unpaid principal and interest shall be due in full.

#### **b. Application of Payments**

All payments on this Agreement shall be applied first in payment of accrued interest and any remainder in payment of principal.

#### **c. Late Fee**

The Borrower promises to pay a late charge of \$1,200.00 for each installment that remains unpaid more than eleven day(s) after its Due Date. This late charge shall be paid as liquidated damages in lieu of actual damages, and not as a penalty. Payment of such a late charge shall, under no circumstances, be construed to cure any default arising from or relating to such late payment.

#### **d. Acceleration of Debt**

If any payment obligation under this Agreement is not paid when due, the remaining unpaid principal balance and any accrued interest shall become due immediately at the option of the Lender.

### **II. Security**

This Loan shall be secured by a deed of trust to the real property commonly known as 2851 Sunrise Avenue,, Las Vegas, Nevada 89101. The Lender is not required to rely on the above security instrument and the assets secured therein for the payment of this loan in the case of default and may proceed directly against the Borrower. Borrower warrants that the property has a clear title and is free of encumbrances. Borrower will execute all necessary documents in furtherance of this loan, including, but not limited to deeds of trusts, releases, assignments, etc.

### **III. Prepayment**

The Borrower reserves the right to prepay this loan (in whole or in part) prior to the Due Date with no prepayment penalty. Any such prepayment shall be applied against the installments of principal due under this Agreement in the inverse order of their maturity and shall be accompanied by payment of accrued interest on the amount prepaid to the date of prepayment.

### **IV. Collection Costs**

If any payment obligation under this Agreement is not paid when due, the Borrower promises to pay all costs of collection, including reasonable attorney fees, whether or not a lawsuit is commenced as part of the collection process.

### **V. Default**

If any of the following events of default occur, this Agreement and any other obligations of the Borrower to the Lender, shall become due immediately, without demand or notice:

- (a) The failure of the Borrower to pay the principal and any accrued interest when due;
- (b) The liquidation, dissolution, incompetency or death of the Borrower;
- (c) The filing of bankruptcy proceedings involving the Borrower as a debtor;
- (d) The application for the appointment of a receiver for the Borrower;
- (e) The making of a general assignment for the benefit of the Borrower's creditors;
- (f) The insolvency of the Borrower;
- (g) A misrepresentation by the Borrower to the Lender for the purpose of obtaining or extending credit; or
- (h) The sale of a material portion of the business or assets of the Borrower.

In addition, the Borrower shall be in default if there is a sale, transfer, assignment, or any other disposition of any real estate pledged as collateral for the payment of this loan, or if there is a default in any security agreement which secures this Agreement.

### **VI. Severability of Provisions**

If any one or more of the provisions of this Agreement are determined to be unenforceable, in whole or in part, for any reason, the remaining provisions shall remain fully operative.

### **VII. Miscellaneous**

All payments of principal and interest on this loan shall be paid in the legal currency of the United States. The Borrower waives presentment for payment, protest, and notice of protest and demand of this loan.

No delay in enforcing any right of the Lender under this Agreement, or assignment by the Lender of this Agreement, or failure to accelerate the debt evidenced hereby by reason of default in the payment of a monthly installment or the acceptance of a past-due installment shall be construed as a waiver of the right of the Lender to thereafter insist upon strict compliance with the terms of this Agreement without notice being given to Borrower. All rights of the Lender under this Agreement are cumulative and may be exercised concurrently or consecutively at the Lender's option.

This Agreement may not be amended without the written approval of the holder.

### **VIII. Governing Law**

This Loan Agreement shall be construed in accordance with the laws of Nevada. Venue shall be Eighth Judicial District Court, Clark County, Nevada.

### **IX. Guarantee**

Ernie Cragin Limited Partnership, unconditionally guarantees all the obligations of the Borrower under this Agreement and agrees that any modifications of the terms of payment or extension of time for payment shall in no way impair its guarantee, and expressly agrees its guarantee of any modifications or extensions of this Agreement.

### **X. Replacement Reserves**

Borrower agrees that it will perform, or cause to be performed, all repairs and replacements necessary to maintain the Property in good working order, in accordance with its condition as of the date hereof. Simultaneously herewith, and on each Payment Date until the Note is paid in full, Borrower shall pay to Lender the sum of \$1,633 to be held in a reserve fund (the "Replacement Reserve") subject to this Mortgage and the Other Mortgages, for payment of certain repairs and replacements at the Property which, under generally accepted accounting principles, are categorized as capital expenses and not as operating expenses (the "Repairs").

### **XI. Signatories**

This Agreement shall be signed by Frank Hawkins, on behalf of Ernie Cragin Limited Partnership and Lewis Jordan, on behalf of Affordable Housing Program Inc. This Agreement shall also be co-signed by Fredrick Haron, on behalf of Ernie Cragin Limited Partnership.

**[SIGNATURE PAGE FOLLOWS]**

IN WITNESS WHEREOF, this Loan Agreement has been executed and delivered in the manner prescribed by law as of the date first written above.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, at \_\_\_\_\_,  
\_\_\_\_\_.

The Borrower:  
Ernie Cragin Limited Partnership

By:  
Frank Hawkins

Date:

The Lender:  
Affordable Housing Program Inc

By:  
Lewis Jordan

Date:

The Cosigner:  
Ernie Cragin Limited Partnership

By:  
Fredrick Haron

Date:

**DO NOT DESTROY THIS NOTE**

WHEN PAID this original Note together with the deed of trust securing the same, must be surrendered to the Borrower for cancellation and retention before any reconveyance can be processed.

## Ernie Cragin Limited Partnership Loan Amortization Table

	Enter values
Loan amount	\$ 2,966,648.92
Annual interest rate	6.500%
Loan period in years	10
Start date of loan	9/1/2025
Monthly payment	\$ 18,751.24
Number of payments	360
Total interest	\$ 3,783,797.19
Total cost of loan	\$ 6,750,446.11

No.	Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
1	10/1/2025	\$ 2,966,648.92	\$ 18,751.24	\$ 2,681.89	\$ 16,069.35	\$ 2,963,967.03
2	11/1/2025	\$ 2,963,967.03	\$ 18,751.24	\$ 2,696.42	\$ 16,054.82	\$ 2,961,270.61
3	12/1/2025	\$ 2,961,270.61	\$ 18,751.24	\$ 2,711.02	\$ 16,040.22	\$ 2,958,559.59
4	1/1/2026	\$ 2,958,559.59	\$ 18,751.24	\$ 2,725.71	\$ 16,025.53	\$ 2,955,833.88
5	2/1/2026	\$ 2,955,833.88	\$ 18,751.24	\$ 2,740.47	\$ 16,010.77	\$ 2,953,093.41
6	3/1/2026	\$ 2,953,093.41	\$ 18,751.24	\$ 2,755.32	\$ 15,995.92	\$ 2,950,338.09
7	4/1/2026	\$ 2,950,338.09	\$ 18,751.24	\$ 2,770.24	\$ 15,981.00	\$ 2,947,567.85
8	5/1/2026	\$ 2,947,567.85	\$ 18,751.24	\$ 2,785.25	\$ 15,965.99	\$ 2,944,782.60
9	6/1/2026	\$ 2,944,782.60	\$ 18,751.24	\$ 2,800.33	\$ 15,950.91	\$ 2,941,982.27
10	7/1/2026	\$ 2,941,982.27	\$ 18,751.24	\$ 2,815.50	\$ 15,935.74	\$ 2,939,166.77
11	8/1/2026	\$ 2,939,166.77	\$ 18,751.24	\$ 2,830.75	\$ 15,920.49	\$ 2,936,336.02
12	9/1/2026	\$ 2,936,336.02	\$ 18,751.24	\$ 2,846.09	\$ 15,905.15	\$ 2,933,489.93
13	10/1/2026	\$ 2,933,489.93	\$ 18,751.24	\$ 2,861.50	\$ 15,889.74	\$ 2,930,628.43
14	11/1/2026	\$ 2,930,628.43	\$ 18,751.24	\$ 2,877.00	\$ 15,874.24	\$ 2,927,751.43
15	12/1/2026	\$ 2,927,751.43	\$ 18,751.24	\$ 2,892.59	\$ 15,858.65	\$ 2,924,858.84
16	1/1/2027	\$ 2,924,858.84	\$ 18,751.24	\$ 2,908.25	\$ 15,842.99	\$ 2,921,950.59
17	2/1/2027	\$ 2,921,950.59	\$ 18,751.24	\$ 2,924.01	\$ 15,827.23	\$ 2,919,026.58
18	3/1/2027	\$ 2,919,026.58	\$ 18,751.24	\$ 2,939.85	\$ 15,811.39	\$ 2,916,086.73
19	4/1/2027	\$ 2,916,086.73	\$ 18,751.24	\$ 2,955.77	\$ 15,795.47	\$ 2,913,130.96
20	5/1/2027	\$ 2,913,130.96	\$ 18,751.24	\$ 2,971.78	\$ 15,779.46	\$ 2,910,159.18
21	6/1/2027	\$ 2,910,159.18	\$ 18,751.24	\$ 2,987.88	\$ 15,763.36	\$ 2,907,171.31
22	7/1/2027	\$ 2,907,171.31	\$ 18,751.24	\$ 3,004.06	\$ 15,747.18	\$ 2,904,167.25
23	8/1/2027	\$ 2,904,167.25	\$ 18,751.24	\$ 3,020.33	\$ 15,730.91	\$ 2,901,146.91
24	9/1/2027	\$ 2,901,146.91	\$ 18,751.24	\$ 3,036.69	\$ 15,714.55	\$ 2,898,110.22
25	10/1/2027	\$ 2,898,110.22	\$ 18,751.24	\$ 3,053.14	\$ 15,698.10	\$ 2,895,057.08
26	11/1/2027	\$ 2,895,057.08	\$ 18,751.24	\$ 3,069.68	\$ 15,681.56	\$ 2,891,987.40
27	12/1/2027	\$ 2,891,987.40	\$ 18,751.24	\$ 3,086.31	\$ 15,664.93	\$ 2,888,901.09
28	1/1/2028	\$ 2,888,901.09	\$ 18,751.24	\$ 3,103.02	\$ 15,648.21	\$ 2,885,798.07
29	2/1/2028	\$ 2,885,798.07	\$ 18,751.24	\$ 3,119.83	\$ 15,631.41	\$ 2,882,678.23
30	3/1/2028	\$ 2,882,678.23	\$ 18,751.24	\$ 3,136.73	\$ 15,614.51	\$ 2,879,541.50
31	4/1/2028	\$ 2,879,541.50	\$ 18,751.24	\$ 3,153.72	\$ 15,597.52	\$ 2,876,387.78
32	5/1/2028	\$ 2,876,387.78	\$ 18,751.24	\$ 3,170.81	\$ 15,580.43	\$ 2,873,216.97



## Ernie Cragin Limited Partnership Loan Amortization Table

	Enter values
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Total interest	\$ 3,783,797.19
Total cost of loan	\$ 6,750,446.11

No.	Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
33	6/1/2028	\$ 2,873,216.97	\$ 18,751.24	\$ 3,187.98	\$ 15,563.26	\$ 2,870,028.99
34	7/1/2028	\$ 2,870,028.99	\$ 18,751.24	\$ 3,205.25	\$ 15,545.99	\$ 2,866,823.74
35	8/1/2028	\$ 2,866,823.74	\$ 18,751.24	\$ 3,222.61	\$ 15,528.63	\$ 2,863,601.13
36	9/1/2028	\$ 2,863,601.13	\$ 18,751.24	\$ 3,240.07	\$ 15,511.17	\$ 2,860,361.07
37	10/1/2028	\$ 2,860,361.07	\$ 18,751.24	\$ 3,257.62	\$ 15,493.62	\$ 2,857,103.45
38	11/1/2028	\$ 2,857,103.45	\$ 18,751.24	\$ 3,275.26	\$ 15,475.98	\$ 2,853,828.19
39	12/1/2028	\$ 2,853,828.19	\$ 18,751.24	\$ 3,293.00	\$ 15,458.24	\$ 2,850,535.18
40	1/1/2029	\$ 2,850,535.18	\$ 18,751.24	\$ 3,310.84	\$ 15,440.40	\$ 2,847,224.34
41	2/1/2029	\$ 2,847,224.34	\$ 18,751.24	\$ 3,328.77	\$ 15,422.47	\$ 2,843,895.57
42	3/1/2029	\$ 2,843,895.57	\$ 18,751.24	\$ 3,346.80	\$ 15,404.43	\$ 2,840,548.76
43	4/1/2029	\$ 2,840,548.76	\$ 18,751.24	\$ 3,364.93	\$ 15,386.31	\$ 2,837,183.83
44	5/1/2029	\$ 2,837,183.83	\$ 18,751.24	\$ 3,383.16	\$ 15,368.08	\$ 2,833,800.67
45	6/1/2029	\$ 2,833,800.67	\$ 18,751.24	\$ 3,401.49	\$ 15,349.75	\$ 2,830,399.19
46	7/1/2029	\$ 2,830,399.19	\$ 18,751.24	\$ 3,419.91	\$ 15,331.33	\$ 2,826,979.28
47	8/1/2029	\$ 2,826,979.28	\$ 18,751.24	\$ 3,438.43	\$ 15,312.80	\$ 2,823,540.84
48	9/1/2029	\$ 2,823,540.84	\$ 18,751.24	\$ 3,457.06	\$ 15,294.18	\$ 2,820,083.78
49	10/1/2029	\$ 2,820,083.78	\$ 18,751.24	\$ 3,475.79	\$ 15,275.45	\$ 2,816,608.00
50	11/1/2029	\$ 2,816,608.00	\$ 18,751.24	\$ 3,494.61	\$ 15,256.63	\$ 2,813,113.38
51	12/1/2029	\$ 2,813,113.38	\$ 18,751.24	\$ 3,513.54	\$ 15,237.70	\$ 2,809,599.84
52	1/1/2030	\$ 2,809,599.84	\$ 18,751.24	\$ 3,532.57	\$ 15,218.67	\$ 2,806,067.27
53	2/1/2030	\$ 2,806,067.27	\$ 18,751.24	\$ 3,551.71	\$ 15,199.53	\$ 2,802,515.56
54	3/1/2030	\$ 2,802,515.56	\$ 18,751.24	\$ 3,570.95	\$ 15,180.29	\$ 2,798,944.61
55	4/1/2030	\$ 2,798,944.61	\$ 18,751.24	\$ 3,590.29	\$ 15,160.95	\$ 2,795,354.32
56	5/1/2030	\$ 2,795,354.32	\$ 18,751.24	\$ 3,609.74	\$ 15,141.50	\$ 2,791,744.59
57	6/1/2030	\$ 2,791,744.59	\$ 18,751.24	\$ 3,629.29	\$ 15,121.95	\$ 2,788,115.30
58	7/1/2030	\$ 2,788,115.30	\$ 18,751.24	\$ 3,648.95	\$ 15,102.29	\$ 2,784,466.35
59	8/1/2030	\$ 2,784,466.35	\$ 18,751.24	\$ 3,668.71	\$ 15,082.53	\$ 2,780,797.64
60	9/1/2030	\$ 2,780,797.64	\$ 18,751.24	\$ 3,688.59	\$ 15,062.65	\$ 2,777,109.05
61	10/1/2030	\$ 2,777,109.05	\$ 18,751.24	\$ 3,708.57	\$ 15,042.67	\$ 2,773,400.49
62	11/1/2030	\$ 2,773,400.49	\$ 18,751.24	\$ 3,728.65	\$ 15,022.59	\$ 2,769,671.83
63	12/1/2030	\$ 2,769,671.83	\$ 18,751.24	\$ 3,748.85	\$ 15,002.39	\$ 2,765,922.98
64	1/1/2031	\$ 2,765,922.98	\$ 18,751.24	\$ 3,769.16	\$ 14,982.08	\$ 2,762,153.83

## Ernie Cragin Limited Partnership Loan Amortization Table

	Enter values
Loan amount	\$ 2,966,648.92
Annual interest rate	6.500%
Loan period in years	10
Start date of loan	9/1/2025
Monthly payment	\$ 18,751.24
Number of payments	360
Total interest	\$ 3,783,797.19
Total cost of loan	\$ 6,750,446.11

No.	Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
65	2/1/2031	\$ 2,762,153.83	\$ 18,751.24	\$ 3,789.57	\$ 14,961.67	\$ 2,758,364.25
66	3/1/2031	\$ 2,758,364.25	\$ 18,751.24	\$ 3,810.10	\$ 14,941.14	\$ 2,754,554.15
67	4/1/2031	\$ 2,754,554.15	\$ 18,751.24	\$ 3,830.74	\$ 14,920.50	\$ 2,750,723.42
68	5/1/2031	\$ 2,750,723.42	\$ 18,751.24	\$ 3,851.49	\$ 14,899.75	\$ 2,746,871.93
69	6/1/2031	\$ 2,746,871.93	\$ 18,751.24	\$ 3,872.35	\$ 14,878.89	\$ 2,742,999.58
70	7/1/2031	\$ 2,742,999.58	\$ 18,751.24	\$ 3,893.32	\$ 14,857.91	\$ 2,739,106.26
71	8/1/2031	\$ 2,739,106.26	\$ 18,751.24	\$ 3,914.41	\$ 14,836.83	\$ 2,735,191.84
72	9/1/2031	\$ 2,735,191.84	\$ 18,751.24	\$ 3,935.62	\$ 14,815.62	\$ 2,731,256.22
73	10/1/2031	\$ 2,731,256.22	\$ 18,751.24	\$ 3,956.93	\$ 14,794.30	\$ 2,727,299.29
74	11/1/2031	\$ 2,727,299.29	\$ 18,751.24	\$ 3,978.37	\$ 14,772.87	\$ 2,723,320.92
75	12/1/2031	\$ 2,723,320.92	\$ 18,751.24	\$ 3,999.92	\$ 14,751.32	\$ 2,719,321.00
76	1/1/2032	\$ 2,719,321.00	\$ 18,751.24	\$ 4,021.58	\$ 14,729.66	\$ 2,715,299.42
77	2/1/2032	\$ 2,715,299.42	\$ 18,751.24	\$ 4,043.37	\$ 14,707.87	\$ 2,711,256.05
78	3/1/2032	\$ 2,711,256.05	\$ 18,751.24	\$ 4,065.27	\$ 14,685.97	\$ 2,707,190.78
79	4/1/2032	\$ 2,707,190.78	\$ 18,751.24	\$ 4,087.29	\$ 14,663.95	\$ 2,703,103.50
80	5/1/2032	\$ 2,703,103.50	\$ 18,751.24	\$ 4,109.43	\$ 14,641.81	\$ 2,698,994.07
81	6/1/2032	\$ 2,698,994.07	\$ 18,751.24	\$ 4,131.69	\$ 14,619.55	\$ 2,694,862.38
82	7/1/2032	\$ 2,694,862.38	\$ 18,751.24	\$ 4,154.07	\$ 14,597.17	\$ 2,690,708.31
83	8/1/2032	\$ 2,690,708.31	\$ 18,751.24	\$ 4,176.57	\$ 14,574.67	\$ 2,686,531.74
84	9/1/2032	\$ 2,686,531.74	\$ 18,751.24	\$ 4,199.19	\$ 14,552.05	\$ 2,682,332.55
85	10/1/2032	\$ 2,682,332.55	\$ 18,751.24	\$ 4,221.94	\$ 14,529.30	\$ 2,678,110.61
86	11/1/2032	\$ 2,678,110.61	\$ 18,751.24	\$ 4,244.81	\$ 14,506.43	\$ 2,673,865.80
87	12/1/2032	\$ 2,673,865.80	\$ 18,751.24	\$ 4,267.80	\$ 14,483.44	\$ 2,669,598.01
88	1/1/2033	\$ 2,669,598.01	\$ 18,751.24	\$ 4,290.92	\$ 14,460.32	\$ 2,665,307.09
89	2/1/2033	\$ 2,665,307.09	\$ 18,751.24	\$ 4,314.16	\$ 14,437.08	\$ 2,660,992.93
90	3/1/2033	\$ 2,660,992.93	\$ 18,751.24	\$ 4,337.53	\$ 14,413.71	\$ 2,656,655.40
91	4/1/2033	\$ 2,656,655.40	\$ 18,751.24	\$ 4,361.02	\$ 14,390.22	\$ 2,652,294.38
92	5/1/2033	\$ 2,652,294.38	\$ 18,751.24	\$ 4,384.64	\$ 14,366.59	\$ 2,647,909.74
93	6/1/2033	\$ 2,647,909.74	\$ 18,751.24	\$ 4,408.39	\$ 14,342.84	\$ 2,643,501.34
94	7/1/2033	\$ 2,643,501.34	\$ 18,751.24	\$ 4,432.27	\$ 14,318.97	\$ 2,639,069.07
95	8/1/2033	\$ 2,639,069.07	\$ 18,751.24	\$ 4,456.28	\$ 14,294.96	\$ 2,634,612.78
96	9/1/2033	\$ 2,634,612.78	\$ 18,751.24	\$ 4,480.42	\$ 14,270.82	\$ 2,630,132.36

## Ernie Cragin Limited Partnership Loan Amortization Table

	Enter values
Loan amount	\$ 2,966,648.92
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Monthly payment	\$ 18,751.24
Number of payments	360
Total interest	\$ 3,783,797.19
Total cost of loan	\$ 6,750,446.11

No.	Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
97	10/1/2033	\$ 2,630,132.36	\$ 18,751.24	\$ 4,504.69	\$ 14,246.55	\$ 2,625,627.68
98	11/1/2033	\$ 2,625,627.68	\$ 18,751.24	\$ 4,529.09	\$ 14,222.15	\$ 2,621,098.59
99	12/1/2033	\$ 2,621,098.59	\$ 18,751.24	\$ 4,553.62	\$ 14,197.62	\$ 2,616,544.96
100	1/1/2034	\$ 2,616,544.96	\$ 18,751.24	\$ 4,578.29	\$ 14,172.95	\$ 2,611,966.68
101	2/1/2034	\$ 2,611,966.68	\$ 18,751.24	\$ 4,603.09	\$ 14,148.15	\$ 2,607,363.59
102	3/1/2034	\$ 2,607,363.59	\$ 18,751.24	\$ 4,628.02	\$ 14,123.22	\$ 2,602,735.57
103	4/1/2034	\$ 2,602,735.57	\$ 18,751.24	\$ 4,653.09	\$ 14,098.15	\$ 2,598,082.48
104	5/1/2034	\$ 2,598,082.48	\$ 18,751.24	\$ 4,678.29	\$ 14,072.95	\$ 2,593,404.19
105	6/1/2034	\$ 2,593,404.19	\$ 18,751.24	\$ 4,703.63	\$ 14,047.61	\$ 2,588,700.56
106	7/1/2034	\$ 2,588,700.56	\$ 18,751.24	\$ 4,729.11	\$ 14,022.13	\$ 2,583,971.45
107	8/1/2034	\$ 2,583,971.45	\$ 18,751.24	\$ 4,754.73	\$ 13,996.51	\$ 2,579,216.72
108	9/1/2034	\$ 2,579,216.72	\$ 18,751.24	\$ 4,780.48	\$ 13,970.76	\$ 2,574,436.24
109	10/1/2034	\$ 2,574,436.24	\$ 18,751.24	\$ 4,806.38	\$ 13,944.86	\$ 2,569,629.86
110	11/1/2034	\$ 2,569,629.86	\$ 18,751.24	\$ 4,832.41	\$ 13,918.83	\$ 2,564,797.45
111	12/1/2034	\$ 2,564,797.45	\$ 18,751.24	\$ 4,858.59	\$ 13,892.65	\$ 2,559,938.86
112	1/1/2035	\$ 2,559,938.86	\$ 18,751.24	\$ 4,884.90	\$ 13,866.34	\$ 2,555,053.96
113	2/1/2035	\$ 2,555,053.96	\$ 18,751.24	\$ 4,911.36	\$ 13,839.88	\$ 2,550,142.60
114	3/1/2035	\$ 2,550,142.60	\$ 18,751.24	\$ 4,937.97	\$ 13,813.27	\$ 2,545,204.63
115	4/1/2035	\$ 2,545,204.63	\$ 18,751.24	\$ 4,964.71	\$ 13,786.53	\$ 2,540,239.92
116	5/1/2035	\$ 2,540,239.92	\$ 18,751.24	\$ 4,991.61	\$ 13,759.63	\$ 2,535,248.31
117	6/1/2035	\$ 2,535,248.31	\$ 18,751.24	\$ 5,018.64	\$ 13,732.60	\$ 2,530,229.67
118	7/1/2035	\$ 2,530,229.67	\$ 18,751.24	\$ 5,045.83	\$ 13,705.41	\$ 2,525,183.84
119	8/1/2035	\$ 2,525,183.84	\$ 18,751.24	\$ 5,073.16	\$ 13,678.08	\$ 2,520,110.68
120	9/1/2035	\$ 2,520,110.68	\$ 18,751.24	\$ 5,100.64	\$ 13,650.60	\$ 2,515,010.04



**Affordable Housing Program Inc.**  
**Payoff of Note - Ernie Crigan Limited Partnership**

Payment of the following amounts will satisfy all obligations Juan Garcia Garden Apartments .

Original Loan	\$ 3,200,000.00
Issuance Date	8/19/2024
Maturity Date	9/1/2025
Interest Rate	4.50%
Amortized	60 mos

	Clearing House CDFI	SNRHA
	\$ 3,038,612.33	\$ 2,966,648.92
Interest Rate	4.500%	6.500%
Annual Interest Earned	0	\$ 191,855.88
Amortized	60 mos	360 mons
Monthly Loan Payment	\$ 16,337	\$ 18,751
Pre-payment Penalty	none	none

Outstanding Balance	
Amount Due on 8/22/2025	\$ 2,966,649
Current Monthly Payment	\$ 16,337
Average Annual Payment	\$ 196,047

Loan Agreement between Ernie Crigan Limited Partnership LLC and AHP Inc.

<b>SCENERIO #1</b>	
Issuance Date	9/1/2025
Maturity Date	8/31/2055
Interest Rate - compounded at	6.500%
Total Loan Payoff Amount 8/22/2025	\$ 2,966,649
Monthly Payment	\$ 18,751
<b>Annual Interest Payment</b>	<b>\$ 191,856</b>
Annual Int & Prin Payment	\$ 225,015
<b>Total Interest Paid 10 yrs.</b>	<b>\$ 1,798,510</b>

July 8, 2025

Borrower: Ernie Cragin Limited Partnership  
Property Address: 2851 SUNRISE AVE.  
LAS VEGAS NV 89101  
APN: 139-36-402-015  
Clearinghouse CDFI Loan Number: 20NV-3596

Attn: Fred Haron  
E: [fharon@snvrha.org](mailto:fharon@snvrha.org)

#### BENEFICIARY'S DEMAND

In connection with your request for a Beneficiary's Demand, Clearinghouse CDFI will forward a Full Reconveyance upon receipt of funds. **Payment must be in the form of wire transfer** and be received in our office on or before the **expiration date of August 22, 2025. Per Diem is \$367.47.**

Principal balance due	\$	2,939,688.26
Accrued interest	\$	26,824.66
Reconveyance Fee	\$	106.00
Demand Fee	\$	30.00
<b>TOTAL</b>	<b>\$</b>	<b>2,966,648.92</b>

In the event that the conditions of this demand have not been complied with in the time provided herein, you must obtain permission from our office to use this demand. We reserve the option to amend or cancel our instructions and withdraw our Beneficiary's Demand at any time prior to payment of our demand. Please call the Servicing Department at 949-334-2829 for any questions or update.

#### Wiring Instructions:

Beneficiary Bank: First Bank  
Bank address: 600 McDonnell Blvd., Hazelwood, MO 63042 USA  
ABA routing #: FST Creve Coeur MO 081009428  
Credit to the account of: Clearinghouse CDFI  
Account address: 23861 El Toro Road Ste 401 Lake Forest, CA 92630  
Account number: 9406940998  
Further credit to: Ernie Cragin – 20NV-3596

Sincerely,  
Clearinghouse CDFI



Michelle Taylor  
Director of Loan Servicing



## PROMISSORY NOTE

Principal	Loan Date	Maturity	Loan No	Call / Coll	Account	Officer	Initials
\$3,200,000.00	08-07-2020	09-01-2025	20NV-3596			KRISTY	

References in the boxes above are for Lender's use only and do not limit the applicability of this document to any particular loan or item.

Any item above containing "\*\*\*\*\*" has been omitted due to text length limitations.

**Borrower:** Ernie Cragin Limited Partnership  
2009 Alta Drive  
Las Vegas, NV 89106

**Lender:** Clearinghouse Community Development Financial  
Institution  
23861 El Toro Road, Suite 401  
Lake Forest, CA 92630  
(949) 859-3600

**Principal Amount:** \$3,200,000.00

**Date of Note:** August 7, 2020

**PROMISE TO PAY.** Ernie Cragin Limited Partnership ("Borrower") promises to pay to Clearinghouse Community Development Financial Institution ("Lender"), or order, in lawful money of the United States of America, the principal amount of Three Million Two Hundred Thousand & 00/100 Dollars (\$3,200,000.00), together with interest on the unpaid principal balance from September 1, 2020, until paid in full.

**PAYMENT.** Borrower will pay this loan in accordance with the following payment schedule, which calculates interest on the unpaid principal balances as described in the "INTEREST CALCULATION METHOD" paragraph using the interest rates described in this paragraph: 59 monthly consecutive principal and interest payments of \$16,337.28 each, beginning October 1, 2020, with interest calculated on the unpaid principal balances using an interest rate of 4.500% per annum based on a year of 360 days; and one principal and interest payment of \$2,936,193.94 on September 1, 2025, with interest calculated on the unpaid principal balances using an interest rate of 4.500% per annum based on a year of 360 days. This estimated final payment is based on the assumption that all payments will be made exactly as scheduled; the actual final payment will be for all principal and accrued interest not yet paid, together with any other unpaid amounts under this Note. Unless otherwise agreed or required by applicable law, payments will be applied first to any accrued unpaid interest; then to principal; then to any late charges; and then to any unpaid collection costs. Borrower will pay Lender at Lender's address shown above or at such other place as Lender may designate in writing.

**SIMPLE INTEREST DISCLOSURE.** ALL INTEREST WILL BE CALCULATED ON A SIMPLE INTEREST BASIS. .

**INTEREST CALCULATION METHOD.** Interest on this Note is computed on a 365/360 basis; that is, by applying the ratio of the interest rate over a year of 360 days, multiplied by the outstanding principal balance, multiplied by the actual number of days the principal balance is outstanding. All interest payable under this Note is computed using this method.

**PREPAYMENT FEE.** Upon prepayment of this Note, Lender is entitled to the following prepayment fee:  
The Promissory Note (the "Note") may be prepaid in whole or in part at any time upon payment of a premium (the "Prepayment Fee").

If Borrower prepays this Note in whole or in part at any time within twelve (12) months after the Closing Date, Borrower shall pay a prepayment penalty of two percent (2.0%) of the original principal balance of this Note; if Borrower prepays this Note in whole or in part at any time within twenty-four (24) months after the Closing Date, Borrower shall pay a prepayment penalty of one percent (1.0%) of the original principal balance of this Note.

After twenty-four (24) months, Borrower will not be assessed any prepayment penalty.

<u>Years</u>	<u>after</u>	<u>Percentage</u>
<u>the</u>	<u>Closing</u>	
<u>Date</u>		

Less than one year	2%
Less than two	1%
Two or more	0%

Except as set forth above, Borrower waives any right to prepay the Note. Thus, if the maturity of the Note is accelerated for any reason, including, without limitation, the occurrence of any event of default under the Note, the Deed of Trust or any other document that secures the repayment of the Note, then any subsequent tender of payment of the Note, including any redemption following foreclosure of the Deed of Trust, shall constitute an evasion of the restrictions on prepayment set forth herein and shall be deemed a voluntary prepayment. Accordingly, the holder of the Note may impose as a condition to accepting any such tender, may bid at any sheriff's or trustee's sale under the Deed of Trust, and/or include in any complaint for judicial foreclosure or any claim in bankruptcy, as part of the indebtedness secured by the Deed of Trust, the Prepayment Fee that would have otherwise been payable on account of prepayment of the Note occurring on the date of such acceleration. The Prepayment Fee will not be payable for prepayment of the Note occurring as a result of the application of insurance or condemnation proceeds to the reduction of the unpaid principal balance of the Note.

Borrower of the Note acknowledges that (a) it is a knowledgeable real estate investor, (b) it fully understands the effect of the above waiver, (c) the making of the loan evidenced by the Note is sufficient consideration for such waiver, and (d) the holder of the Note would not make the loan evidenced by the Note without such waiver. Borrower of the Note further acknowledges that any statement made by the holder of the Note setting forth the amount of the Prepayment Fee shall be binding upon the holder of the Note only if such statement is made in writing, and that the amount of the Prepayment Fee set forth in such statement is subject to change and is valid only for the date of such statement.

Signed: \_\_\_\_\_

Except for the foregoing, Borrower may pay all or a portion of the amount owed earlier than it is due. Early payments will not, unless agreed



to by Lender in writing, relieve Borrower of Borrower's obligation to continue to make payments under the payment schedule. Rather, early payments will reduce the principal balance due and may result in Borrower's making fewer payments. Borrower agrees not to send Lender payments marked "paid in full", "without recourse", or similar language. If Borrower sends such a payment, Lender may accept it without losing any of Lender's rights under this Note, and Borrower will remain obligated to pay any further amount owed to Lender. All written communications concerning disputed amounts, including any check or other payment instrument that indicates that the payment constitutes "payment in full" of the amount owed or that is tendered with other conditions or limitations or as full satisfaction of a disputed amount must be mailed or delivered to: Clearinghouse Community Development Financial Institution, 23861 El Toro Road, Suite 401 Lake Forest, CA 92630.

**LATE CHARGE.** If a payment is 10 days or more late, Borrower will be charged 5.000% of the unpaid portion of the regularly scheduled payment or \$15.00, whichever is greater.

**INTEREST AFTER DEFAULT.** Upon default, the interest rate on this Note shall, if permitted under applicable law, immediately increase by adding an additional 2.000 percentage point margin ("Default Rate Margin"). The Default Rate Margin shall also apply to each succeeding interest rate change that would have applied had there been no default. After maturity, or after this Note would have matured had there been no default, the Default Rate Margin will continue to apply to the final interest rate described in this Note.

**DEFAULT.** Each of the following shall constitute an event of default ("Event of Default") under this Note:

**Payment Default.** Borrower fails to make any payment when due under this Note.

**Other Defaults.** Borrower fails to comply with or to perform any other term, obligation, covenant or condition contained in this Note or in any of the related documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Borrower.

**Default in Favor of Third Parties.** Borrower or any Grantor defaults under any loan, extension of credit, security agreement, purchase or sales agreement, or any other agreement, in favor of any other creditor or person that may materially affect any of Borrower's property or Borrower's ability to repay this Note or perform Borrower's obligations under this Note or any of the related documents.

**False Statements.** Any warranty, representation or statement made or furnished to Lender by Borrower or on Borrower's behalf under this Note or the related documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter.

**Death or Insolvency.** The dissolution or termination of Borrower's existence as a going business or the death of any partner, the insolvency of Borrower, the appointment of a receiver for any part of Borrower's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Borrower.

**Creditor or Forfeiture Proceedings.** Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Borrower or by any governmental agency against any collateral securing the loan. This includes a garnishment of any of Borrower's accounts, including deposit accounts, with Lender. However, this Event of Default shall not apply if there is a good faith dispute by Borrower as to the validity or reasonableness of the claim which is the basis of the creditor or forfeiture proceeding and if Borrower gives Lender written notice of the creditor or forfeiture proceeding and deposits with Lender monies or a surety bond for the creditor or forfeiture proceeding, in an amount determined by Lender, in its sole discretion, as being an adequate reserve or bond for the dispute.

**Events Affecting Guarantor.** Any of the preceding events occurs with respect to any guarantor, endorser, surety, or accommodation party of any of the indebtedness or any guarantor, endorser, surety, or accommodation party dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any guaranty of the indebtedness evidenced by this Note.

**Events Affecting General Partner of Borrower.** Any of the preceding events occurs with respect to any general partner of Borrower or any general partner dies or becomes incompetent.

**Change in Ownership.** The resignation or expulsion of any general partner with an ownership interest of twenty-five percent (25%) or more in Borrower.

**Adverse Change.** A material adverse change occurs in Borrower's financial condition, or Lender believes the prospect of payment or performance of this Note is impaired.

**Cure Provisions.** If any default, other than a default in payment, is curable and if Borrower has not been given a notice of a breach of the same provision of this Note within the preceding twelve (12) months, it may be cured if Borrower, after Lender sends written notice to Borrower demanding cure of such default: (1) cures the default within fifteen (15) days; or (2) if the cure requires more than fifteen (15) days, immediately initiates steps which Lender deems in Lender's sole discretion to be sufficient to cure the default and thereafter continues and completes all reasonable and necessary steps sufficient to produce compliance as soon as reasonably practical.

**ADDITIONAL DEFAULT CONDITION.** After default and until such default has been cured, the interest portion of each monthly debt service payment shall be calculated based upon the interest rate established in the paragraph entitled "PAYMENT" above plus the Default Rate Margin resulting in a higher monthly payment. Borrower shall not incur additional debt without prior written consent of Lender.

Initials

**LENDER'S RIGHTS.** Upon default, Lender may declare the entire unpaid principal balance under this Note and all accrued unpaid interest immediately due, and then Borrower will pay that amount.

**ATTORNEYS' FEES; EXPENSES.** Lender may hire or pay someone else to help collect this Note if Borrower does not pay. Borrower will pay Lender that amount. This includes, subject to any limits under applicable law, Lender's attorneys' fees and Lender's legal expenses, whether or not there is a lawsuit, including attorneys' fees, expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), and appeals. Borrower also will pay any court costs, in addition to all other sums provided by law.

**GOVERNING LAW.** This Note will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of California without regard to its conflicts of law provisions. This Note has been accepted by Lender in the State of California.

**DISHONORED ITEM FEE.** Borrower will pay a fee to Lender of \$35.00 if Borrower makes a payment on Borrower's loan and the check or preauthorized charge with which Borrower pays is later dishonored.

**COLLATERAL** Borrower acknowledges this Note is secured by the following collateral described in the security instruments listed herein:

(A) a Deed of Trust dated August 7, 2020, to a trustee in favor of Lender on real property located in Clark County, State of Nevada.

(B) inventory, chattel paper, accounts, equipment, general intangibles, fixtures, standing timber and mineral, oil and gas described in a Commercial Security Agreement dated August 7, 2020.

**JOINT AND SEVERAL OBLIGATIONS; SUCCESSORS AND ASSIGNS.** . This Note shall be the joint and several obligation of all Makers, endorsers, and sureties, if any, as may exist now or hereafter in addition to Maker, and shall be binding upon them and their respective heirs, administrators, executors, legal representatives, successors and assigns and shall inure to the benefit of Holder and its successors, successors in title, and assigns. The Note is non-recourse as to the general partners of Borrower. Lender acknowledges that no officer of either Borrower or a general partner is obligated as a maker or guarantor of the Note.

**SUCCESSOR INTERESTS.** The terms of this Note shall be binding upon Borrower, and upon Borrower's heirs, successors and assigns, and shall inure to the benefit of Lender and its successors and assigns.

**GENERAL PROVISIONS.** If any part of this Note cannot be enforced, this fact will not affect the rest of the Note. Lender may delay or forgo enforcing any of its rights or remedies under this Note without losing them. Borrower and any other person who signs, guarantees or endorses this Note, to the extent allowed by law, waive any applicable statute of limitations, presentment, demand for payment, and notice of dishonor. Upon any change in the terms of this Note, and unless otherwise expressly stated in writing, no party who signs this Note, whether as maker, guarantor, accommodation maker or endorser, shall be released from liability. All such parties agree that Lender may renew or extend (repeatedly and for any length of time) this loan or release any party, partner, or guarantor or collateral; or impair, fail to realize upon or perfect Lender's security interest in the collateral; and take any other action deemed necessary by Lender without the consent of or notice to anyone. All such parties also agree that Lender may modify this loan without the consent of or notice to anyone other than the party with whom the modification is made. The obligations under this Note are joint and several.

PRIOR TO SIGNING THIS NOTE, BORROWER READ AND UNDERSTOOD ALL THE PROVISIONS OF THIS NOTE. BORROWER AGREES TO THE TERMS OF THE NOTE.

BORROWER ACKNOWLEDGES RECEIPT OF A COMPLETED COPY OF THIS PROMISSORY NOTE.

BORROWER:

ERNIE CRAGIN LIMITED PARTNERSHIP

By: 

Frank Hawkins, Jr. Authorized Officer of Ernie  
Cragin Limited Partnership

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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

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**AGENDA FOR THE REGULAR MEETING OF THE  
BOARD OF COMMISSIONERS OF  
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY  
ON THURSDAY, AUGUST 21, 2025  
IMMEDIATELY FOLLOWING AFFORDABLE HOUSING PROGRAM INC. (AHP)  
IN THE COMMISSION CHAMBERS  
340 N. 11<sup>TH</sup> 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 [tgazon@snvrha.org](mailto:tgazon@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](mailto: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 [tgazon@snvrha.org](mailto:tgazon@snvrha.org) before 9:00 AM on Thursday, August 21, 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. 11<sup>th</sup> 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

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## **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.

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## **Finance**

### **6. Approval of Request to Write-Off Outstanding Tenant Accounts Receivable/Vacated Accounts for the Period Ending June 30, 2025**

**Background:** After review of all vacated tenant accounts, the SNRHA Finance Department recommends that the vacated tenant accounts totaling \$22,876 or 1.80% of June 2025 rental income, be written off as uncollectible. This includes \$19,028 or 3.20% of June 2025 Public Housing Program rental income and \$3,848 or 0.57% of June 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 \$22,876 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**

#### **Executive Office**

#### **8. Approval of Southern Nevada Regional Housing Authority's Operating Budget for Fiscal Year Ending September 30, 2026.**

**Background:** Attached are copies of the FY 2026 Operating Budgets for the SNRHA's Conventional Low Rent Program, the Central Office Cost Center (COCC), the Housing Choice Voucher Program (HCV), the Affordable Housing Program (AHP), the Neighborhood Stabilization program (NSP), as well as, agency grants. (CNI, ROSS, FSS, and FLEX). This budget covers our estimated operating receipts and expenditures, along with some non-routine expenditure. The Board of Commissioner have briefed during our Commissioner's Briefing Sessions. Upon Board approval, the SNRHA will adopt the Fiscal Year 2026 Operating Budgets.

**Action Requested:** The Executive Director requests that the Board approve Operating Budgets for SNRHA for Fiscal Year ending September 30, 2026.

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## **Modernization and Development**

### **9. Approval to Award the Firm-Fixed Contract to Contractor KBR Roofing Services for Roof Replacement Services of Simmons Manor Housing Development, 5385 Austin John Court, Las Vegas, NV 89122**

**Background:** Modernization/Development Department requests approval to award the contract for the above-noted services pursuant to Invitation to Bid, IFB B25026 for a period of 90 days for a not-to-exceed amount of \$423,330.00.

There is a Section 3 component to this contract as pursuant to 24CFR Part 135 of which KBR Roofing Services is aware of and will comply with the requirements as employment opportunities become available. Quincy or Natasha Redic of KBR Roofing Services or a representative is present to answer any questions the Board may have.

**Action Requested:** Executive Director is requesting Board of Commissioners review, approve and award Contract No. c25026/IFB B25026 to KBR Roofing Services for roof replacement services at Simmons Manor Housing Development at 5385 Austin John Court, Las Vegas, NV 89122 in the not to exceed amount of \$423,330.00 for an estimated total contract term of 90 calendar days.

**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**

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## **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.

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## **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

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**MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF COMMISSIONERS OF  
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY  
HELD ON THURSDAY, JULY 17, 2025  
IN THE COMMISSION CHAMBERS  
340 N. 11<sup>TH</sup> STREET, LAS VEGAS, NEVADA**

**SECTION 1. OPENING CEREMONIES**

**CALL TO ORDER**

**1. ROLL CALL**

**Members Present**

Vice Chairperson Nancy Brune  
Commissioner Larry Blackman  
Commissioner Marissa Brown  
Commissioner Richard Cherchio  
Commissioner Carrie Cox  
Commissioner Michael Dismond  
Commissioner William McCurdy II  
Commissioner LuChana Turner

**Members Absent**

Chairperson Tick Segerblom

**2. PUBLIC COMMENT**

*Phyllis Carpenter:* I'm looking at your vacated units for ending 5/31. I was moved out on 5/26 of Sartini Annex and it says that there's a \$22,477 amount to write off in only one apartment, so is that in my apartment, is what I'm wondering?

**3. APPROVAL OF MINUTES:** Approval of the Regular Board Meeting Minutes on June 12, 2025.

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

Motion made by Commissioner Marissa Brown  
A Second by Commissioner Larry Blackman  
All in Favor  
Opposed: None  
Abstentions: None  
Motion Carries Unanimously

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**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 July 17, 2025

Motion made by Commissioner Richard Cherchio  
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*

- Raiders Grant for ROSE Foundation
- Project Based Vouchers
- Girl Scouts Project – Sherman Gardens
- Clark County Board Presentation on July 15, 2025
- Ground Breaking Ceremony-Senator Joseph M. Neal Apartments
- SNRHA Radio Talk Show July 14<sup>th</sup>.
- Board Training

**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 May 31, 2025.**

Vice Chairperson Nancy Brune entertained a motion to approve Consent Agenda Item No. 6

Motion made by Commissioner LuChana Turner  
A Second by Vice Chairperson Nancy Brune  
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**

Timothy Wight	Linda Johnson
Nellie Rice	Manuel Cano Vargas
Michelle Burton	

**SECTION 5. ITEMS TAKEN SEPARATELY FROM THE CONSENT AGENDA**

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**For Discussion and Possible Action:**

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

**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**

Frank Stafford, Director of Development and Modernization, provided background information for this agenda item

Vice Chairperson Nancy Brune entertained a motion to approve Agenda Item No. 8

Motion made by Commissioner Marissa Brown  
Seconded by Commissioner Carrie Cox  
All in Favor  
Opposed: None  
Abstentions: None  
Motion Carries Unanimously

**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 Agreements**

Ava Mitchell-Crew, Director of Operations, provided background information for this agenda item

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

Motion made by Commissioner William McCurdy II  
Seconded by Commissioner Richard Cherchio  
All in Favor  
Opposed: None  
Abstentions: None  
Motion Carries Unanimously

**Executive Office**

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

Rodney Mitton, Director of Finance, provided background information for this agenda item

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

Motion made by Commissioner William McCurdy II  
Seconded by Commissioner Carrie Cox  
All in Favor  
Opposed: None  
Abstentions: None  
Motion Carries Unanimously

**SECTION 6. NEW BUSINESS ITEMS**

*No New Business Items*

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## END OF ITEMS OPEN FOR DISCUSSION AND POSSIBLE ACTION

### COMMENTS BY THE GENERAL PUBLIC

**Phyllis Carpenter:** Phyllis Carpenter, 719 Brush. Okay, so I was locked out of my unit on 5/26. On 5/28, they hired movers to move my-- I had left just a small amount of things because in the lease it said I had 14 days to go back and get it. On the 28th, they moved my things to storage. I received the bill the other day for it, and they-- okay, so the bill says it's like \$1,254 or \$1,207.63 for the movers. Okay, so I called the moving company and asked them how much would it be to move a one-bedroom apartment to storage. They told me \$635 would cover four hours, and then it would be \$140 for two movers for each hour after that. I don't see how they charge me \$1,200 when that would take eight-- that's like eight hours' worth of movers, you know what I mean? Then also the storage, it was \$44 for the storage because I got the receipt from the storage place, and now they're charging me \$97. They charged me \$280 for the cleaning of the unit, and that was a \$200 cleaning security deposit that I had left. This whole bill for, I don't know, \$1,300 is out-- that's outrageous to me because they more than doubled it, okay? Then when I was evicted, there was no due process in the courtroom. I wasn't provided witnesses-- the witnesses, I wasn't provided with their statements beforehand. I wasn't allowed to cross-examine them. Your employees got up there and lied. I was evicted regardless through retaliation. If you watch the videos from where the plumber came, you can see where the pipes are busted under that apartment. Now, not only have you evicted me with intimidation and retaliation, you've moved a senior into that apartment that's already got breathing problems, and now what's going to happen to her? You guys failed to fix the problem to begin with.

**Vice Chairperson Nancy Brune:** Thank you, Ms. Carpenter. Next, we have Michelle Beach.

**Michelle Beach:** Good afternoon. We are from Bennett Plaza, and we're here concerning-- have some concerns about the manager and the maintenance, and the jobs that they're supposed to do, because right now, we have a maintenance that is running our building. The manager's allowing them to run the building. Also concerning our dining room, we have the problem where we have a board, and we are not allowed to use the dining room. We were in the dining room for a couple of days, and we've been bullied by the maintenance and telling us to get out. We have to leave immediately and get out. Okay, so this is why we're here to find out what are our rights as a board member. We want to speak to Mr. Lewis. If you could please speak to us later on. Please. Thank you.

**Vice Chairperson Nancy Brune:** Great. Thank you. If you'll stay until the end of the meeting, we'll connect you with someone. Next, we've got Juanita Robinson. Okay, perfect. Ms. Lincoln.

**Mayme Lincoln:** Good afternoon, everyone. My name is Mayme Lincoln. I live in Rulon Earl, Phase 2. I have quite a few problems, but I won't bother you with them today. I just want to get one solved. I want to know what your dog ordinances are. I have a dog that my manager put next door the second time, which is a pit bull mix. This dog barks all day, all night. Okay? I can't even go in my backyard or to my storage because the dog tries to jump the fence. He's gotten me twice already. I went over and talked to the neighbor, and his reply to the other neighbors was, I was mad because I was a racist. I've gone to my manager. My manager is his friend. She is the one that put him in there after the first pit bull died. I have been trying to get an appointment to talk to Patricia. They have denied it both times to find out what I can do. We've called the dog pound. We've called the police. The dog actually ate up-- a man just moved in next door. He got a little dog. The dog attacked him. I have pictures of everything. I can't get anybody to do anything. This has been going on for now over a year. I'm trying to be the nice neighbor, and it's not working. I said, the only thing I know to do is to bring it to you guys and let you guys figure it out, because everybody is complaining about this dog. They, for some reason, my manager feels like the dog is more important than human beings. That dog don't pay rent. I'm the one that pays rent. I can't use my yard or my storage area because of the dog. I'm just tired. Now, I won't go into the rest. I'll let you solve this one, and then I'll give you some more real good stuff. Okay?

**Vice Chairperson Nancy Brune:** Thank you, Ms. Lincoln. If you'll stay, someone will speak with you.

**Mayme Lincoln:** Thank you.

**Vice Chairperson Nancy Brune:** Finally, we have Christa Casillas.

**Christa Casillas:** Good afternoon. My name is Christa Casillas. I'm here to place this agency's conduct on public record from April 2023 to today. This began when I supported an HCV participant, someone who lived with me, who requested shared housing as an accommodation. His request was initially denied and only approved after several months of navigating the agency's confusion and inexperience. I apparently was the first person in Southern Nevada to get shared housing approved for an HCV participant with a disability, despite the program having served many participants with disabilities for years. During the several-month process, staff admitted to not knowing the relevant HUD codes or the Fair Housing Act, revealing their inexperience, which created unnecessary barriers. Let me be clear. Shared housing is legal, cost-effective, and federally protected under HUD notice, PIH 2021-05. Yet, SNRHA does not promote shared housing, track requests or approvals, and responds to community outreach with legal threats, including a cease and desist letter sent to me this week for creating an educational flyer. The letter was the agency's

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third attempt to explain shared housing policy to me after three direct emails to Executive Director Lewis Jordan, who passed those emails to a few landlord liaisons. The first liaison claimed shared housing was only for VASH recipients. The second one said not many people requested shared housing and called it rare and complex. Mahogany Turfley, not sure if I'm pronouncing her name correctly, but the attorney cited 24 CFR Section 982.601B2, which says PHAs aren't required to offer every special housing type. She also acknowledged an exception under Section 982.601B3, where PHAs are required to accept that housing type as an accommodation. Unfortunately, whether intentional or not, Ms. Turfley omitted Section 982.601D, which protects a family's right to choose their type of housing when it has been established as a viable option. She also ignored the Fair Housing Act, which prohibits policies that lead to discriminatory effects, intentional or not. The truth is SNRHA already implements shared housing through VASH and it claims to allow it for ADA accommodations too, or FHA. This isn't about legality, it's about convenience, lack of urgency, and disregard for housing equity under the leadership of a director earning a rural \$355,000 a year. Today, I'm submitting documentation for the record, the cease and desist letter, my response, the HUD notice, emails dating back over two years, the flyer that the agency tried to silence, with an added disclaimer to ensure transparency. When this reaches the broader public, and I believe it will, the record will show that you were told and you did nothing. This is not just a policy failure, it's a failure of legal compliance, a breach of public trust, and a direct barrier to housing access during a historic housing crisis. Thank you.

**Vice Chairperson Nancy Brune:** Thank you Ms. Casillas. Anyone else for public comment at this time?

**Christa Casillas:** Can I put this on file?

**Vice Chairperson Nancy Brune:** Yes, do we give it to you, Theresa? Do you want to take the microphone to her? Could you please? Sorry.

**Donna Smith:** My name is Donna Smith, I live at 510 North 10th Street, Apartment C, in Robert Gordon Plaza. I've lived there now, it's going on 20 years. For many of those years, we had automatic withdrawal of our rent payments. Starting in January, I've had to go to a store, go to Walmart, get a money order, bring it in, pay my rent. That's very-- I'm sorry, but that's a hassle and a half. Why can't we go back? I'm on that one program where I have a reduced rent now, I'm no longer paying half my income for my rent, yay. I'm wondering why can't I go back to some automatic withdrawal from my bank account as it was before for many, many years. I have a record of that, of my payments. This one starts 9/30/2010. I'm sorry, but this is really bad. As of beginning of this month, I tried to pay my rent on the 3rd. There was nobody in the office. I'm sorry, that's Thursday. Yes, everybody went on vacation a day early, I guess. It didn't get paid until Monday. I'm hoping, so far, I haven't gotten a notice of a late fee, but yay. This is a real hassle. It is not easy. I don't have a car I can jump in and just go get something. I'm in a wheelchair. I have to take a bus to a store, take the bus back home, go to the office. I also would suggest that the office, I know there might be two or three people there. Do they have to take their lunch at the same time so that the office is closed anywhere from 1:00 PM to 3:30 PM? it's only supposed to be an hour lunch, but I'm sorry, it's always there. There doesn't seem to be anybody ever available. That's my comment. Thank you.

**Vice Chairperson Nancy Brune:** Thank you for coming down. Anyone else for public comment at this time? Seeing none, we will adjourn the Southern Nevada Regional Housing Authority Board meeting. Thank you. Stay cool.

**MEETING ADJOURNED.**

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**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY**  
**Allowance for Doubtful Accounts**  
**FOR TENANTS THAT VACATED DURING THE PERIOD ENDING 06/30/2025**

<u>Developments</u>	<b>AMP</b>	<b>Dev</b>	<b>Proposed Write-Off Amounts</b>	<b># of Accounts</b>
<u>PHA</u>				
Hampton Court	404	005		
Hullum Homes	407	007		
Schaffer Heights	404	009		
Jones Gardens	407	010		
Scattered Sites (HN)	409	016		
Scattered Sites (LV)	409	016		
Scattered Sites (D)	016	016		
Simmons Manor	406	020	1,866	1
Marble Manor	407	201	1,728	1
Ernie Cragin Terr	406	206	2,732	2
Levy Gardens	403	208		
James Downs	402	212		
Sherman Grdns	408	214		
Villa Capri	408	215	5,280	1
Sartini Plaza	402	221	4,408	2
Sartini Annex	402	223	1,522	1
Aida Brents	403	224		
Scattered Site A	310	226		
Marble Annex IV	408	228		
Scattered Site B	310	231		
Scattered Site C	310	232		
Scattered Site D	409	246	1,492	2
Scattered Site E	409	247		
Sherman Annex	408	261		
<b>Total PHA</b>			<b>19,028</b>	<b>10</b>

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY**  
**Allowance for Doubtful Accounts**  
**FOR TENANTS THAT VACATED DURING THE PERIOD ENDING 06/30/2025**

<u>Developments</u>	<b>AMP</b>	<b>Dev</b>	<b>Proposed Write-Off Amounts</b>	<b># of Accounts</b>
<u>AHP</u>				
Garcia Mendoza Plaza	AHP			
Janice Brooks Bay	AHP		2,612	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	1,236	1
NSP 3 County	AHP	NSP		
NSP 3 LV	AHP	NSP		
NSP 3 HEND	AHP	NSP		
Basler-McCarran	AHP	NSP		
NSP CC	AHP	NSP		
NSP LV	AHP	NSP		
NSP HEND	AHP	NSP		
<b>Total AHP</b>			<b>3,848</b>	<b>2</b>
<b>Grand Total</b>			<b>22,876</b>	<b>12</b>



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

<b>Month</b>	<b>Public Housing</b>	<b>% of Rental Income</b>	<b>Affordable Housing</b>	<b>% of Rental Income</b>	<b>Grand Total \$</b>	<b>Grand Total %</b>
<b>Jul-24</b>	39,791	6.78%	330	0.07%	40,121	3.69%
<b>Aug-24</b>	47,813	8.20%	642	0.13%	48,455	4.46%
<b>Sep-24</b>	37,226	6.56%	6,436	1.00%	43,662	3.61%
<b>Oct-24</b>	24,852	4.26%	2,231	0.41%	27,083	2.40%
<b>Nov-24</b>	31,051	5.45%	7,071	1.28%	38,122	3.40%
<b>Dec-24</b>	53,907	9.25%	1,591	0.24%	55,498	4.48%
<b>Jan-25</b>	38,293	6.25%	15,589	2.51%	53,882	4.37%
<b>Feb-25</b>	25,067	4.56%	4,144	0.67%	29,211	2.50%
<b>Mar-25</b>	38,118	6.81%	4,767	0.94%	42,885	4.03%
<b>Apr-25</b>	20,839	3.44%	4,799	0.94%	25,638	2.30%
<b>May-25</b>	60,253	10.38%	24,032	3.58%	84,285	6.73%
<b>Jun-25</b>	19,028	3.20%	3,848	0.57%	22,876	1.80%
<b>Total Doubtful Accounts</b>	436,238		75,480		511,718	
<b>Total Rental Income</b>	6,985,753		7,299,245		14,284,998	
<b>Average Monthly Allowance</b>	36,353	6.24%	6,290	1.03%	42,643	3.58%

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*Southern Nevada Regional Housing Authority*  
Budget Assumption FY 2026 Budgets

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	<u>Approved 2025 Revised Budgets</u>	<u>FY 2026 Draft Budgets</u>
• PHA (AMP's)	\$ 74,272	\$ 18,768
• COCC	\$ 20,416	\$ 16,064
• HCV	\$ 850,553	\$ 431,530
• AHP	\$ 277,778	\$ 423,693
• NSP	\$ (249,254)	\$ 210,822
• OTHER	<u>\$ 86,067</u>	<u>\$ 369,185</u>
• Total	\$1,059,831	\$1,470,060

Listed below are the major budgetary assumptions used in developing FY 2026 SNRHA Annual Operating Budgets:

**Conventional Low Rent Program (AMPs)**

1. **The Conventional Low Rent Program** (AMPs) is projecting **\$18,768 in residual receipts, after transfer**, in the FY 2026 budget. This is a decrease from the approved FY revised 2025 budget projection of \$74,272. Total revenue decreased by **(\$214,078)**, contributing to the net loss of **(\$641,232)**. An operating transfer from the Affordable Housing Program in the amount of \$660,000 will be used to offset the projected shortfall.
2. **Dwelling Rental** – is projected to decrease slightly by **(\$38,100)**, based on the current year projection.
3. **Other Income** is projected to increase from \$236,725 in FY 2025 to \$895,525 in FY 2026, or a variance of \$658,800. Affordable Housing Program, as stated above, is budgeting a to transfer \$660,000, to offset the shortfall in the Low Rent program.
4. **Operating Subsidy** – SNRHA is estimating operating subsidy proration at 91%, down from FY 2025 proration of 98%. This will result in a **(\$866,678)** reduction in funding. SNRHA is projected to receive \$11,266,808 in subsidy, down from the \$12,133,486, compared to the FY 2025 revised budget.
5. **Admin Salaries and Benefits** – budgeted amount of \$2,394,796, increased by \$209,229 from the FY 2025 approved revised budget. On September 1, 2025, all employees will receive a Cost of Living Adjustment (COLA) of three percent (3%) of their annual base salary.

*Southern Nevada Regional Housing Authority*  
Budget Assumption FY 2026 Budgets

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6. **Management Fee Expense** – decreased by **(\$17,220)** from \$1,588,858 to \$1,571,638 in FY2026. With the loss of units at Marble Manor, management and bookkeeping fees will be reduced during each phase.
7. **Frontline Fees** – budgeted \$1,152,401 in FY 2026. A decrease of **(\$71,286)** compared to last FY 2025 which was \$1,223,687. Frontline fees consist of expenditures from the Eligibility, Resident Service, and Hearing department. HUD allows these expenditures to be “frontline” to the programs their serve.
8. **Tenant Service cost** – is projected to decrease from \$350,284 FY 2025 to \$294,847 in FY 2026, or a variance of **(\$55,438)**. The FFS funding received in FY 2025, is projected to cover salaries thru the end of the calendar year 2025.
9. **Utility cost** – budgeted a decrease of **(\$115,040)** from \$1,450,640 in FY 2025 to \$1,335,600 in FY 2026, based on FY 2025 actual projection.
10. **Total Maintenance Labor, Material & Contract Expenditures** increased by \$189,984. Maintenance labor increased by \$206,467, while maintenance material and contract cost budget variance slightly change by **(17,455)** and \$972, respectively.
11. **Protective Services Expense** – budgeted amount \$692,960 compared to the FY 2025 revised budget amount of \$750,100, leaving an under variance of **(\$57,140)**. In the beginning of FY 2025, Levy Garden was required to have 24hrs. security to monitor the fire riser, for several months.
12. **Non-Routine Expenditures** – total budget line item decreased from \$507,076 to \$232,000, in the projected FY 2026 budget. Most to the \$232,000 represents hazmat abatement services.
13. **Total Expenditures** are projected at \$18,781,358, a decrease in the expenditures in the amount of **(\$186,885)**, compared to FY 2025 approved budget of \$18,968,242.

**Central Office Cost Center (COCC)**

1. The **Central Office Cost Center** is projecting **\$16,064 in residual receipts**, in the FY 2026 budget. Total expenditures increased by \$422,747 from \$11,616,603 in FY 2025 to \$12,039,351, in FY 2026, contributing a net loss of **(\$638,936)** before transfer. An operating transfer from the Affordable Housing Program in the amount of \$655,000 will be used to offset the projected shortfall.

## *Southern Nevada Regional Housing Authority*

### Budget Assumption FY 2026 Budgets

2. **Other Income** – is budgeted at \$730,000 in FY 2026. This amount include the Affordable Housing Program will transfer \$655,000 to the COCC to offset the budgeted shortfall, mention above.
3. **Frontline Fee Income** - increased by \$112,339, from \$3,461,654 to \$3,573,993 in FY 2026. Frontline fee income is derived from the expenditures to operate the Eligibility, Resident Service, and Hearing department. This service is billed or “frontline” to the programs they are providing services.
4. **Administrative Salaries and Benefits** - are projected at \$8,653,662 an increase in the amount of \$790,457. As mentioned in the AMPs section above, all employees will receive a three percent (3%) COLA in September 2025.

Also, the COCC will be proposing one (1) additional positions. The IT department will be adding a Business System Analyst that will assist with managing the Yardi software.

5. **Other Administrative Expenditures** - decreased from \$1,807,472 to \$1,577,085, or **(\$230,387)**. Consulting services, training and travel, temporary services, and small office equipment contributed to the reduction in expenditures.
6. **Maintenance Salaries & Contracts** – decreased by **(\$10,846)**, **(\$8,266)**, and **(\$47,460)** respectively. Most of decreases were related to the Flamingo building expenditures in FY 2025. In FY 2025, a fence was built around the perimeter of the building.
7. **Nonroutine Expense & Betterment and Addition** – in FY 2025, a budgeted amount of \$61,200 was used to address issues at the Flamingo building, and to purchase a new bus for resident service. At this time, we are not anticipating any extraordinary purchases in FY 2026.

#### **Housing Choice Voucher Program (HCV)**

1. **The Housing Choice Voucher Program** is projecting a **net gain of \$431,530** in FY 2026 budget, a decrease of \$850,553 from FY 2025 approved revised budget projection.
2. **HCV Administrative Fee** – increased by \$545,767, from \$15,329,403 to \$15,875,170 in FY 2026.
3. **Housing Assistant Payment (HAP) Income** – variance is projected to increase by \$925,346, from \$195,208,644 to \$196,133,990 in FY 2026. HCV to lease up vouchers at a projected rate of 97%, in Housing Choice Voucher program, and the

*Southern Nevada Regional Housing Authority*  
**Budget Assumption FY 2026 Budgets**

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increase in the projected Per Unit Cost (PUC) of \$1,215, contributed to the increase in HAP payments, as well.

4. **Admin Salaries and Benefits** - increased by \$940,223 in the HCV program. Salary expense is projected to be \$7,502,114 in FY 2026, compared to \$6,561,891 in FY 2025 revised budget. The HCV salary budget increased in FY 2026 based on COLA and merit increase projected in the next fiscal year.
5. **Management & Bookkeeping Fees** – budget is projected at \$4,286,322 in FY 2026, and increase in the amount of \$112,668. HUD allows the Central Office Cost Center (COCC) receive management fee based on 20% of HCV's administrative fee income, and bookkeeping fees based on a calculation of \$7.50 per voucher leased. These funds are used to oversee the management of the program.
6. **Frontline Fees** – increased by \$169,819, from \$1,752,705 in FY 2025 to \$1,922,524 in FY 2026, based on the work that the Eligibility department performs qualifying clients for the HCV and RAD program.
7. **Other Administrative Expenditures** – budgeted \$1,314,545, compared to \$1,234,260, or \$80,285 increase, in FY 2026.
8. **Tenant Services** – budget decreased from \$88,950 in FY 2025, to \$0, in FY 2026. This decrease was due to the Family Self Sufficient Grant (FSS) which was fully funded in FY 2025. This means the HCV program will not have to subsidize the FSS grant in FY 2026.
9. **Maintenance Contracted Expenditures** - are projected to decrease by **(\$4,600)**, due to vehicle maintenance and uniforms budget decrease, in FY 2025.
10. **Housing Assistance Payment** – increase by \$922,346, from \$195,211,644 to \$196,133,990. This expense represents payment to our landlords and is offset by the HAP income received from HUD.
11. **Betterment and Addition** – decreased from \$248,000 to \$0 in FY 2026. The HCV department completed archiving their files in FY 2025.
12. **Total Expenses budget** – in FY 2026 is projected to be \$211,762,630, an increase of \$1,896,547, in FY 2025 approved budget.



# *Southern Nevada Regional Housing Authority*

## Budget Assumption FY 2026 Budgets

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### Affordable Housing Program (AHP)

1. **The Affordable Housing Program** is projecting a **net gain in residual receipts of \$423,693**, after transfer, in the FY 2026 budget. Janice Brooks Bay convert to a mixed finance project and won't be included as part of the AHP portfolio this year.  
The Affordable Housing Program has competed overlaying Project Based Vouchers on Robert Gordon Plaza, Bassler McCarren, and the NLV scattered sites in FY 2025. This generated approximately \$1,500,000 in additional income to the AHP. These funds will allow the agency to continue creating new revenue streams and provide support to the other programs. The AHP is projecting a budget transfer \$1,315,000 to the PHA **(\$660,000)** and the COCC **(\$655,000)**, to cover the projected shortfall
2. **Dwelling Rental Income** – slightly increased by \$138,504 in FY 2026, due to increase in rents at Brown Homes. This property hasn't had a rent increase for over six years.
3. **Management Fee Expense** – decreased slightly by **(\$28,273)**, from \$595,205 to \$566,932. With Janice Brooks Bay (JBB) conversion to a mixed finance property, the AHP will lose income due to vacant units during the FY 2026 fiscal year.
4. **Other Administrative Expenditures** – budgeted \$221,700 in FY 2026 from \$233,200 in FY 2025, a decrease of **(\$11,500)**. Budgeted items, such as software fees and copier maintenance contributed to the reduction in expenses.
5. **Maintenance Salary & Benefits** - decreased from \$1,039,901 to \$587,022, or **(\$452,878)** variance, projected in FY 2026 budget. With Janice Brooks Bay not included in the Affordable Housing Program in FY 2026, there will be a number of reductions in expenditures in the FY 2026 budget. Also, in FY 2025, the AHP spent approx. \$159,500 in overtime, during the year.
6. **Maintenance Material & Contracts Cost** – decreased by **(\$6,050)** and **(\$97,399)**, respectively. Line items such as plumbing **(\$5,800)** contributed to the decrease in material costs.  
Contract costs that contributed to the decrease were floor covering **(\$17,500)**, building repairs **(\$85,317)**, temporary labor **(\$5,000)**.
7. **General Expense** – budgeted \$1,660,410 in FY 2026, compared to FY 2025 budgeted amount of \$792,600, with an increase of \$867,810.

Other general expenditures increased by \$909,000, from \$406,000 to \$1,315,000 in FY 2026. This amount is used to fund the shortfall in the PHA **(\$660,000)** and the COCC **(\$655,000)**.

# *Southern Nevada Regional Housing Authority*

## Budget Assumption FY 2026 Budgets

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### **NSP Program Budgets**

1. **The Neighborhood Stabilization Programs (NSP) budgets** are projecting a consolidated **net gain of \$210,822**, an increase from the previously approved FY 2025 budget of **(\$249,254)**.

The NSP Budgets consist of the following programs;

- a. **NSP-County** which is projecting a budgeted net gain of \$4,053.
- b. **NSP-County3** is projecting a budgeted net gain of \$27,385.
- c. **NSP-Henderson** which has a budgeted net gain of \$24,026.
- d. **NSP Henderson3** is projecting a budgeted gain of \$2,376.
- e. **NSP-North Las Vegas** has a budgeted gain of \$9,953.
- f. **NAHMN1SS** – is projected a budgeted net gain of \$10,573.
- g. **NANSNRHA** – is projecting a budgeted net gain of \$7,088.
- h. **NANSEARL** – projected a budgeted net gain of \$56,548.
- i. **NAHMEAL** – is projecting a budgeted net gain of \$68,819.

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 \$8,907.
- 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 \$5,057.
- c. **NALFCDKP** is projecting a net income of \$22,281 for FY 2025 budget.



# *Southern Nevada Regional Housing Authority*

## Budget Assumption FY 2026 Budgets

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### **Conclusion:**

1. **The SNRHA is projecting a net gain of \$1,470,060**, in the FY 2026 budget, a decrease of \$410,230, compared to the approved FY 2025 budget.

Some of the major changes in FY 2026 budget consist of following;

- **The Conventional Low Rent Program (AMPs)** is projecting a reduction in operating subsidy in the amount of **(\$866,678)**, due to the projected proration from 98% to 91%. Also, the program is projecting an operating loss of **(\$641,232)**. Contributing to the projected shortfall is the increase in salaries and benefits due to the Cost of Living Adjustment of 3% starting September 1, 2025.

The Affordable Housing Program is budgeting a transfer amount of \$660,000 to the AMPs to cover FY 2026 expenditures.

- **Central Office Cost Center (COCC)** is projecting a net loss of **(\$638,936)**, before transfer from the Affordable Housing Program. The following factors are the reasons of the net loss.
  - Loss of revenue from the Flamingo Building
  - A new position in COCC; a Business System Analyst; IT
  - Cost of Living Adjustment of 3%, alone with merit increase.

The Affordable Housing Program is budgeting a transfer amount of \$655,000 to the COCC to cover FY 2026 expenditures.

- **The Housing Choice Voucher (HCV) program** is projecting a net gain in the amount of \$431,530.

HAP Income/Expense of \$922,346, is projected to increase due to the lease up percentage of 97%, and an increase in the per unit cost per voucher \$1,215, in FY 2026.

- **Affordable Housing Program (AHP)** is projecting a net profit before transfers in the amount of \$1,738,693 in FY 2026. The following developments were completed with the overlay of project-based vouchers in FY 2025.

## *Southern Nevada Regional Housing Authority*

### Budget Assumption FY 2026 Budgets

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- Robert Gordan Plaza -189 units
- Bassler and McCarran – 18 units
- North Las Vegas Scattered Sites – 2 units

AHP budgeted an Assistant Property Manager's position to assist providing support to the new projects in the upcoming year.

The Affordable Housing Program is budgeting a transfer amount of \$1,315,000 to the AMPs, and the COCC, to cover FY 2026 expenditures.

- **The Choice Neighborhood Implementation and the FLEX Grant** budgeted \$1,239,547 for salaries and benefits, in the FY 2026 budget.
- **Agency-wide Annual FY 2026 Budget** is approximately \$257,272,019, increased from \$255,995,523 in the approved 2025 revised budget.

# Southern Nevada Regional Housing Authority

## FY 2026 Operating Budgets

Operating Budgets - Summary

a. Type of Submission		FYE
[ X ] Original [ ] Revision No.:		9/30/2026
e. Name of Public Housing Agency / Indian Housing Authority		
SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - FY 2026 Budget		

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

Line	Acct.		AMPS FY 2026	COCC FY 2026	Section 8 FY 2026	AHP FY 2026	NSP FY 2026
<b>Operating Receipts:</b>							
070	3110	Dwelling Rental	7,008,000	0	0	5,514,104	1,843,100
090	3190	Nondwelling Rental	0	131,300	0	599,210	
100	Total	Rental Income (sum of lines 070, 080, and 090)	7,008,000	131,300	0	6,113,314	1,843,100
110	3610	Interest on General Fund Investments	78,800	65,000	95,000	20,000	
120	3690	Other Income	895,525	730,000	90,000	0	13,100
125	3690	Management Fee/Cap Fund -		7,397,131	0	579,511	
125	3690	CFP Transfer	245,747	0	0	0	
125	3690	Section 8 Admin. Fees		0	15,875,170		
125	3690	Fees for Services		157,990			
125	3690	Frontline Fees		3,573,993	0	0	
	8020	Subsidy / HAP income	11,266,808	0	196,133,990		
130	Total	Operating Income (sum of lines 100, 110, and 120)	19,494,881	12,055,415	212,194,160	6,712,825	1,856,200
<b>Operating Expenditures - Administration:</b>							
140	4110	Administrative Salaries & Benefits	2,394,796	8,653,662	7,502,114	1,203,257	291,587
150	4130	Legal Expense	2,500	150,000	5,250	1,400	0
160	4140	Staff Training	60,410	96,750	30,315	15,040	4,000
180	4170	Accounting /Auditing Fees	48,400	92,000	16,000	11,000	5,750
195	4190	Management Fee - (Internal)	1,571,638	0	4,286,322	566,932	180,997
	4190	Frontline Fees	1,152,401	166,208	1,922,524	18,937	6,645
	4190	Fees for Services	8,300	100,990	37,700	3,800	4,200
200	4190	Other Administrative Expenses	651,486	1,577,085	1,314,545	221,700	99,017
210	Total	Administrative Expense (sum of line 140 thru line 200)	5,889,931	10,836,694	15,114,770	2,042,066	592,196
<b>Tenant Services:</b>							
220	4210	Salaries	199,697	657,726	0	48,134	0
230	4220	Recreation, Publications and Other Services	95,150	22,500	0	31,850	17,100
240	4230	Contract Costs, Training and Other	0	0	0	0	0
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	294,847	680,226	0	79,984	17,100
<b>Utilities:</b>							
260	4310	Water	623,700	35,000	0	189,500	45,300
270	4320	Electricity	256,800	25,000	11,500	109,700	15,100
280	4330	Gas	64,600	500	0	2,750	2,800
310	4390	Sewer	390,500	2,000	2,000	161,000	36,600
320	Total	Utilities Expense (sum of line 260 thru line 310)	1,335,600	62,500	13,500	462,950	99,800

## SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - 2026 BUDGET

Line No.	Acct. No.	Description	AMPS FY 2026	COCC FY 2026	HCV FY 2026	AHP FY 2026	NSP FY 2026
<b>Ordinary Maintenance and Operation:</b>							
330	4410	Labor	3,598,860	0	0	587,022	281,783
340	4420	Materials	784,300	16,790	6,000	205,550	69,900
350	4430	Contract Costs	3,765,200	117,990	53,350	961,900	433,650
360	Total	Ordinary Maintenance & Operation Expe	8,148,360	134,780	59,350	1,754,472	785,333
<b>Protective Services:</b>							
380	4470	Alarms	78,460	12,500	7,000	57,250	2,500
390	4480	Contract Costs (Security/Alarms)	614,500	1,500	87,790	94,000	7,500
400	Total	Protective Services Expense	692,960	14,000	94,790	151,250	10,000
<b>General Expense:</b>							
410	4510	Insurance	910,700	102,650	244,500	291,910	102,250
420	4520	Payments in Lieu of Taxes	365,530	0	0	0	0
430	4530	Longevity / Terminal Leave Payments	46,800	169,500	87,000	31,500	2,600
450	4570	Collection Losses	341,050	0	0	22,000	13,100
460	4590	Other General Expenses	0	39,000	14,730	1,315,000	0
470	Total	General Expense (sum of lines 410 to 460	1,664,080	311,150	346,230	1,660,410	117,950
480	Total	Routine Expense	18,025,778	12,039,351	15,628,640	6,151,132	1,622,378
<b>Rent for Leased Dwellings:</b>							
490	4710	Housing Assistance Payments Claims	315,500	0	196,133,990		
500	Total	Operating Expense (sum of lines 480 and	18,341,278	12,039,351	211,762,630	6,151,132	1,622,378
<b>Nonroutine Expenditures:</b>							
510	4610	Extraordinary Maintenance	229,000	0	0	48,000	23,000
530	4620	Betterment and Addition/Casulty Loss	3,000	0	0	90,000	0
540	Total	Nonroutine Expenditures	232,000	0	0	138,000	23,000
550	Total	Operating Expenditures	18,573,278	12,039,351	211,762,630	6,289,132	1,645,378
<b>Asset Management Fees</b>							
560	6010	Asset Management Fees	208,080	0	0	0	
580	Total	Operating Expenditures, including prior year adj. other expenditures	18,781,358	12,039,351	211,762,630	6,289,132	1,645,378
<b>HUD Contributions:</b>							
660		Other (specify):					
680	8020	Transfer of Subsidy to Otto Merida	694,755	0	0	0	
		Debt Service on Loan	0	0	0	0	0
700		Residual Reciepts (or Deficit)					
		Enter here and on line 810	18,768	16,064	431,530	423,693	210,822



a. Type of Submission		FYE
[ X ] Original [ ] Revision No.:		9/30/2026
e. Name of Public Housing Agency / Indian Housing Authority		
SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - FY 2026 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 2026	FY 2026	FY 2026	FY 2026	FY 2026	FY 2026
<b>Operating Receipts:</b>								
070	3110	Dwelling Rental	23,100	23,600	32,500			
090	3190	Nondwelling Rental				0	0	0
100	Total	Rental Income (sum of lines 070, 080, and 090)	23,100	23,600	32,500	0	0	0
110	3610	Interest on General Fund Investments				0	0	225,000
120	3690	Other Income				107,930	0	330,605
125	3690	Management Fee/Cap Fund -				0	0	5,760
125	3690	CFP Transfer						0
125	3690	Section 8 Admin. Fees					1,153,420	
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)	23,100	23,600	32,500	107,930	1,153,420	561,365
<b>Operating Expenditures - Administration:</b>								
140	4110	Administrative Salaries & Benefits	2,294	2,294	2,294	0	0	396,865
150	4130	Legal Expense	0	0	0	0	0	50,000
160	4140	Staff Training	2,000	100	0	0	0	0
180	4170	Accounting /Auditing Fees	200	200	0	0	0	3,200
195	4190	Management Fee - (Internal)	3,785	3,785	4,731	0	0	0
	4190	Frontline Fees	20	20	100	0	0	0
	4190	Fees for Services	0	0	0	0	0	0
200	4190	Other Administrative Expenses	550	550	400	2,500	0	71,300
210	Total	Administrative Expense (sum of line 140 thru line 200)	8,849	6,949	7,525	2,500	0	521,365
<b>Tenant Services:</b>								
220	4210	Salaries	0	0	0	105,430	1,113,420	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	0
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	0	0	0	105,430	1,113,420	0
<b>Utilities:</b>								
260	4310	Water	1,300	1,100	0	0	0	0
270	4320	Electricity	500	400	0	0	0	0
280	4330	Gas	0	0	0	0	0	0
310	4390	Sewer	300	300	300	0	0	0
320	Total	Utilities Expense (sum of line 260 thru line 310)	2,100	1,800	300	0	0	0

## SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - 2026 BUDG

Line No.	Acct. No.	Description	NALFC41R FY 2026	NALFC47R FY 2026	NALFCDKP FY 2026	ROSS FY 2026	FSS FY 2026	DEV FY 2026
<b>Ordinary Maintenance and Operation:</b>								
330	4410	Labor	2,294	2,294	2,294	0	0	0
340	4420	Materials	600	0	0	0	0	0
350	4430	Contract Costs	1,200	0	100	0	0	0
360	Total	Ordinary Maintenance & Operation Expe	4,094	2,294	2,394	0	0	0
<b>Protective Services:</b>								
380	4470	Alarms	0	0	0	0	0	0
390	4480	Contract Costs (Security/Alarms)	0	0	0	0	0	0
400	Total	Protective Services Expense	0	0	0	0	0	0
<b>General Expense:</b>								
410	4510	Insurance	3,000	3,650	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	40,000	0
450	4570	Collection Losses	0	0	0	0	0	0
460	4590	Other General Expenses	0	0	0	0	0	40,000
470	Total	General Expense (sum of lines 410 to 460	3,000	3,650	0	0	40,000	40,000
480	Total	Routine Expense	18,043	14,693	10,219	107,930	1,153,420	561,365
<b>Rent for Leased Dwellings:</b>								
490	4710	Housing Assistance Payments Claims						
500	Total	Operating Expense (sum of lines 480 and	18,043	14,693	10,219	107,930	1,153,420	561,365
<b>Nonroutine Expenditures:</b>								
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	18,043	14,693	10,219	107,930	1,153,420	561,365
<b>Asset Management Fees</b>								
560	6010	Asset Management Fees				0	0	0
580	Total	Operating Expenditures, including prior year adj. other expenditures	18,043	14,693	10,219	107,930	1,153,420	561,365
<b>HUD Contributions:</b>								
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	5,057	8,907	22,281	0	0	0

a. Type of Submission		FYE
<input checked="" type="checkbox"/> <b>Original</b> <input type="checkbox"/> Revision No.:		<b>9/30/2026</b>
e. Name of Public Housing Agency / Indian Housing Authority		
<b>SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - FY 2026 Budget</b>		
j. No. of Dwelling Units	k. No. of Unit Months Available	
<b>1,431</b>	<b>17,172</b>	

Line	Acct.		CNI FY 2026	FLEX FY 2026	BENNETT PLAZA	LUBERTHA PLAZA	ESPINOZA TERRACE
<b>Operating Receipts:</b>							
070	3110	Dwelling Rental			605,500	1,110,000	0
090	3190	Nondwelling Rental	0	0	0	0	0
100	Total	Rental Income (sum of lines 070, 080, and 090)	0	0	605,500	1,110,000	0
110	3610	Interest on General Fund Investments	0	0	0	0	0
120	3690	Other Income	427,909	814,138			
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)	427,909	814,138	605,500	1,110,000	0
<b>Operating Expenditures - Administration:</b>							
140	4110	Administrative Salaries & Benefits	426,409	0	68,853	198,719	197,734
150	4130	Legal Expense	0	0	0	0	0
160	4140	Staff Training	0	0	1,650	0	0
180	4170	Accounting /Auditing Fees	0	0	1,600	3,400	0
195	4190	Management Fee - (Internal)	0	0	58,248	85,200	28,800
	4190	Frontline Fees	0	0	2,099	2,998	2,198
	4190	Fees for Services	0	0	0	0	0
200	4190	Other Administrative Expenses	1,500	1,000	31,850	34,700	(0)
210	Total	Administrative Expense (sum of line 140 thru line 200)	427,909	1,000	164,300	325,017	228,733
<b>Tenant Services:</b>							
220	4210	Salaries	0	813,138	24,067	24,067	100,351
230	4220	Recreation, Publications and Other Services	0	0	200	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	813,138	24,267	24,067	100,351
<b>Utilities:</b>							
260	4310	Water	0	0	42,000	36,000	0
270	4320	Electricity	0	0	52,700	17,000	0
280	4330	Gas	0	0	17,000	1,200	0
310	4390	Sewer	0	0	23,000	13,000	0
320	Total	Utilities Expense (sum of line 260 thru line 310)	0	0	134,700	67,200	0



## SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - 2026 BUDG

Line No.	Acct. No.	Description	CNI FY 2026	FLEX FY 2026	BENNETT PLAZA	LUBERTHA PLAZA	ESPINOZA TERRACE
<b>Ordinary Maintenance and Operation:</b>							
330	4410	Labor	0	0	102,860	100,351	105,432
340	4420	Materials	0	0	14,000	27,800	0
350	4430	Contract Costs	0	0	108,350	137,750	0
360	Total	Ordinary Maintenance & Operation Expe	0	0	225,210	265,901	105,432
<b>Protective Services:</b>							
380	4470	Alarms	0	0	12,000	1,200	0
390	4480	Contract Costs (Security/Alarms)	0	0	60,000	11,000	0
400	Total	Protective Services Expense	0	0	72,000	12,200	0
<b>General Expense:</b>							
410	4510	Insurance	0	0	30,700	37,000	0
420	4520	Payments in Lieu of Taxes	0	0	0	0	0
430	4530	Longevity / Terminal Leave Payments	0	0	0	0	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	30,700	37,000	0
480	Total	Routine Expense	427,909	814,138	651,176	731,384	434,515
<b>Rent for Leased Dwellings:</b>							
490	4710	Housing Assistance Payments Claims					
500	Total	Operating Expense (sum of lines 480 and	427,909	814,138	651,176	731,384	434,515
<b>Nonroutine Expenditures:</b>							
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	427,909	814,138	651,176	731,384	434,515
<b>Asset Management Fees</b>							
560	6010	Asset Management Fees	0	0	0	0	0
580	Total	Operating Expenditures, including prior year adj. other expenditures	427,909	814,138	651,176	731,384	434,515
<b>HUD Contributions:</b>							
660		Other (specify):					
680	8020	Transfer of Subsidy to Otto Merida	0	0	0	0	(434,515)
		Debt Service on Loan	0	0	0	0	0
700		Residual Reciepts (or Deficit)					
		Enter here and on line 810	0	0	(45,676)	378,616	0

a. Type of Submission		FYE
<input checked="checked" type="checkbox"/> <b>Original</b> <input type="checkbox"/> Revision No.:		<b>9/30/2026</b>
e. Name of Public Housing Agency / Indian Housing Authority		
<b>SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - FY 2026 Budget</b>		
j. No. of Dwelling Units	k. No. of Unit Months Available	
<b>1,431</b>	<b>17,172</b>	

Line	Acct.		WARDELLE	ARCHIE	JDT	Landsman	Otto	Biegger	
			9%	GRANT					
Operating Receipts:									
070	3110	Dwelling Rental	0	0	0	0	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	0	0	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	99,076	0	0	0	0	0	
130	Total	Operating Income (sum of lines 100, 110, and 120)	99,076	0	0	0	0	0	
Operating Expenditures - Administration:									
140	4110	Administrative Salaries & Benefits	59,646	127,871	209,809	217,321	127,452	175,047	
150	4130	Legal Expense	0	0	0	0	0	0	
160	4140	Staff Training	0	0	0	0	0	0	
180	4170	Accounting / Auditing Fees	0	0	0	0	0	0	
195	4190	Management Fee - (Internal)	27,360	52,500	89,808	42,444	33,000	50,292	
	4190	Frontline Fees	250	3,298	6,446	803	0	0	
	4190	Fees for Services	0	0	0	0	0	0	
200	4190	Other Administrative Expenses	0	0	(0)	(0)	0	0	
210	Total	Administrative Expense (sum of line 140 thru line 200)	87,255	183,668	306,062	260,568	160,452	225,339	
Tenant Services:									
220	4210	Salaries	55,385	55,385	93,920	50,175	0	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	0	
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	55,385	55,385	93,920	50,175	0	0	
Utilities:									
260	4310	Water	0	0	0	0	0	0	
270	4320	Electricity	0	0	0	0	0	0	
280	4330	Gas	0	0	0	0	0	0	
310	4390	Sewer	0	0	0	0	0	0	
320	Total	Utilities Expense (sum of line 260 thru line 310)	0	0	0	0	0	0	

## SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - 2026 BUDG

Line No.	Acct. No.	Description	WARDELLE 9%	ARCHIE GRANT	JDT	Landsman	Otto	Biegger
<b>Ordinary Maintenance and Operation:</b>								
330	4410	Labor	57,600	202,837	252,401	194,811	108,067	330,835
340	4420	Materials	0	0	0	0	0	0
350	4430	Contract Costs	0	0	0	0	0	0
360	Total	Ordinary Maintenance & Operation Expe	57,600	202,837	252,401	194,811	108,067	330,835
<b>Protective Services:</b>								
380	4470	Alarms	0	0	0	0	0	0
390	4480	Contract Costs (Security/Alarms)	0	0	0	0	0	0
400	Total	Protective Services Expense	0	0	0	0	0	0
<b>General Expense:</b>								
410	4510	Insurance	0	0	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	0	0
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	0	0	0	0
480	Total	Routine Expense	200,240	441,890	652,383	505,554	268,519	556,174
<b>Rent for Leased Dwellings:</b>								
490	4710	Housing Assistance Payments Claims						
500	Total	Operating Expense (sum of lines 480 and	200,240	441,890	652,383	505,554	268,519	556,174
<b>Nonroutine Expenditures:</b>								
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	200,240	441,890	652,383	505,554	268,519	556,174
<b>Asset Management Fees</b>								
560	6010	Asset Management Fees	0	0	0	0	0	0
580	Total	Operating Expenditures, including prior year adj. other expenditures	200,240	441,890	652,383	505,554	268,519	556,174
<b>HUD Contributions:</b>								
660		Other (specify):						
680	8020	Transfer of Subsidy to Otto Merida	(101,164)	(441,890)	(652,383)	(505,554)	(268,519)	(556,174)
		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 [ X ] Original      [   ] Revision No.:		FYE <b>9/30/2026</b>
e. Name of Public Housing Agency / Indian Housing Authority <b>SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - FY 2026 Budget</b>		
j. No. of Dwelling Units  <b>1,431</b>	k. No. of Unit Months Available  <b>17,172</b>	

Line	Acct.		JBB	HULL-7	Total Totals
<b>Operating Receipts:</b>					
070	3110	Dwelling Rental	0	0	16,159,904
090	3190	Nondwelling Rental	0	0	730,510
100	<b>Total</b>	<b>Rental Income (sum of lines 070, 080, and 090)</b>	<b>0</b>	<b>0</b>	<b>16,890,414</b>
110	3610	Interest on General Fund Investments	0	0	483,800
120	3690	Other Income			3,409,208
125	3690	Management Fee/Cap Fund -	0		7,982,402
125	3690	CFP Transfer		0	245,747
125	3690	Section 8 Admin. Fees			17,028,590
125	3690	Fees for Services			157,990
125	3690	Frontline Fees	0	0	3,573,993
	8020	Subsidy / HAP income	0	0	207,499,874
130	<b>Total</b>	<b>Operating Income (sum of lines 100, 110, and 120)</b>	<b>0</b>	<b>0</b>	<b>257,272,019</b>
<b>Operating Expenditures - Administration:</b>					
140	4110	Administrative Salaries & Benefits	184,123	114,703	22,556,850
150	4130	Legal Expense	0	0	209,150
160	4140	Staff Training	0	0	210,265
180	4170	Accounting / Auditing Fees	0	0	181,750
195	4190	Management Fee - (Internal)	77,058	22,500	7,185,399
	4190	Frontline Fees	0	2,198	3,287,144
	4190	Fees for Services	3,000	0	157,990
200	4190	Other Administrative Expenses	(0)	(0)	4,008,183
210	<b>Total</b>	<b>Administrative Expense (sum of line 140 thru line 200)</b>	<b>264,181</b>	<b>139,402</b>	<b>37,796,732</b>
<b>Tenant Services:</b>					
220	4210	Salaries	0	50,175	3,391,069
230	4220	Recreation, Publications and Other Services	0	0	166,800
240	4230	Contract Costs, Training and Other	0	0	0
250	<b>Total</b>	<b>Tenant Services Expense (sum of lines 220, 230, &amp; 240)</b>	<b>0</b>	<b>50,175</b>	<b>3,557,869</b>
<b>Utilities:</b>					
260	4310	Water	0	0	973,900
270	4320	Electricity	0	0	488,700
280	4330	Gas	0	0	88,850
310	4390	Sewer	0	0	629,000
320	<b>Total</b>	<b>Utilities Expense (sum of line 260 thru line 310)</b>	<b>0</b>	<b>0</b>	<b>2,180,450</b>

## SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY - 2026 BUDG

Line No.	Acct. No.	Description	JBB	HULL-7	Agency-wide Budget Totals
<b>Ordinary Maintenance and Operation:</b>					
330	4410	Labor	186,885	97,405	6,214,032
340	4420	Materials	0	0	1,124,940
350	4430	Contract Costs	0	0	5,579,490
360	Total	Ordinary Maintenance & Operation Expe	186,885	97,405	12,918,462
<b>Protective Services:</b>					
380	4470	Alarms	0	0	170,910
390	4480	Contract Costs (Security/Alarms)	0	0	876,290
400	Total	Protective Services Expense	0	0	1,047,200
<b>General Expense:</b>					
410	4510	Insurance	0	0	1,726,360
420	4520	Payments in Lieu of Taxes	0	0	365,530
430	4530	Longevity / Terminal Leave Payments	0	0	377,400
450	4570	Collection Losses	0	0	376,150
460	4590	Other General Expenses	0	0	1,408,730
470	Total	General Expense (sum of lines 410 to 460)	0	0	4,254,170
480	Total	Routine Expense	451,066	286,982	61,754,882
<b>Rent for Leased Dwellings:</b>					
490	4710	Housing Assistance Payments Claims			196,449,490
500	Total	Operating Expense (sum of lines 480 and	451,066	286,982	258,204,373
<b>Nonroutine Expenditures:</b>					
510	4610	Extraordinary Maintenance	0	0	300,000
530	4620	Betterment and Addition/Casulty Loss	0	0	93,000
540	Total	Nonroutine Expenditures	0	0	393,000
550	Total	Operating Expenditures	451,066	286,982	258,597,373
<b>Asset Management Fees</b>					
560	6010	Asset Management Fees	0	0	208,080
580	Total	Operating Expenditures, including prior year adj. other expenditures	451,066	286,982	258,805,453
<b>HUD Contributions:</b>					
660		Other (specify):			
680	8020	Transfer of Subsidy to Otto Merida	(451,066)	(286,982)	(3,003,494)
		Debt Service on Loan	0	0	0
700		Residual Reciepts (or Deficit)			0
		Enter here and on line 810	0	0	1,470,060

# Southern Nevada Regional Housing Authority

## FY 2026 Budget Comparison

**Southern Nevada Regional Housing Authority**  
**2026 Operating Budgets - Comparison**  
**by all Programs**

a. Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.:		b. Fiscal Year Ending <div style="text-align: right;">9/30/2026</div>	
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) <div style="text-align: center;"><b>SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY</b></div>			
g. ACC Number <div style="text-align: center;"><b>SF-203</b></div>		h. PAS/LOCCS Project No. <div style="text-align: center;"><b>NV 018 001 26D</b></div>	
j. No. of Dwelling Units <div style="text-align: center;"><b>1,431</b></div>		k. No. of Unit Months Available <div style="text-align: center;"><b>17,172</b></div>	

  

No.	No.	Description	AMPS FY 2025 REV	AMPS FY 2026	
<b>Operating Receipts:</b>					
070	3110	Dwelling Rental	7,046,100	7,008,000	(38,100)
090	3190	Nondwelling Rental	0	0	0
100	<b>Total</b>	<b>Rental Income (sum of lines 070, 080, and 090)</b>	7,046,100	7,008,000	(38,100)
110	3610	Interest on General Fund Investments	78,800	78,800	0
120	3690	Other Income	236,725	895,525	658,800
125	3690	Management Fee/Bookkeeping	0	0	0
125	3690	Delevopers Fees/Cap Fund	213,847	245,747	31,900
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	11,266,808	(866,678)
130	<b>Total</b>	<b>Operating Income (sum of lines 100, 110, and 120)</b>	<b>19,708,958</b>	<b>19,494,881</b>	<b>(214,078)</b>
<b>Operating Expenditures - Administration:</b>					
140	4110	Administrative Salaries & Benefits	2,185,567	2,394,796	209,229
150	4130	Legal Expense	3,000	2,500	(500)
160	4140	Staff Training	62,779	60,410	(2,369)
180	4170	Accounting Fees/Auditing	40,900	48,400	7,500
195	4190	Management Fee - (Internal)	1,588,858	1,571,638	(17,220)
	4190	Frontline Fees	1,223,687	1,152,401	(71,286)
	4190	Fees for Services	8,300	8,300	0
200	4190	Other Administrative Expenses	624,058	651,486	27,428
210	<b>Total</b>	<b>Administrative Expense (sum of line 140 thru line 200)</b>	<b>5,737,149</b>	<b>5,889,931</b>	<b>152,781</b>
<b>Tenant Services:</b>					
220	4210	Salaries	185,883	199,697	13,814
230	4220	Recreation, Publications and Other Services	164,402	95,150	(69,252)
240	4230	Contract Costs, Training and Other	0	0	0
250	<b>Total</b>	<b>Tenant Services Expense (sum of lines 220, 230, &amp; 240)</b>	<b>350,284</b>	<b>294,847</b>	<b>(55,438)</b>
<b>Utilities:</b>					
260	4310	Water	646,200	623,700	(22,500)
270	4320	Electricity	313,600	256,800	(56,800)
280	4330	Gas	112,200	64,600	(47,600)
310	4390	Sewer	378,640	390,500	11,860
320	<b>Total</b>	<b>Utilities Expense (sum of line 260 thru line 310)</b>	<b>1,450,640</b>	<b>1,335,600</b>	<b>(115,040)</b>



**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY**

Line No.	Acct. No.	Description	AMPS	AMPS	VARIANCE
			FY 2025 REV	FY 2026	
Ordinary Maintenance and Operation:					
330	4410	Labor	3,392,393	3,598,860	206,467
340	4420	Materials	801,755	784,300	(17,455)
350	4430	Contract Costs	3,764,228	3,765,200	972
360	Total	Ordinary Maintenance & Operation Expense	7,958,376	8,148,360	189,984
Protective Services:			-	0	0
380	4470	Alarms	68,100	78,460	10,360
390	4480	Contract Costs (Security/Alarms)	682,000	614,500	(67,500)
400	Total	Protective Services Expense	750,100	692,960	(57,140)
General Expense:					
410	4510	Insurance	889,050	910,700	21,650
420	4520	Payments in Lieu of Taxes	364,956	365,530	574
430	4530	Longevity / Terminal Leave Payments	56,455	46,800	(9,655)
450	4570	Collection Losses	340,100	341,050	950
460	4590	Other General Expenses	-	0	0
470	Total	General Expense (sum of lines 410 to 460)	1,650,561	1,664,080	13,519
480	Total	Routine Expense	17,897,111	18,025,778	128,666
Rent for Leased Dwellings:					
490	4710	Housing Assistance Payments Claims	355,975	315,500	(40,475)
500	Total	Operating Expense (sum of lines 480 and 490)	18,253,086	18,341,278	88,191
Nonroutine Expenditures:					
510	4610	Extraordinary Maintenance	500,078	229,000	(271,078)
520	4620	Betterment and Addition	6,998	3,000	(3,998)
540	Total	Nonroutine Expenditures	507,076	232,000	(275,076)
550	Total	Operating Expenditures	18,760,162	18,573,278	(186,885)
Asset Management Fees					
560	6010	Asset Management Fees	208,080	208,080	0
580	Total	Operating Expenditures, including prior year adj. other expenditures	-	0	0
			18,968,242	18,781,358	(186,885)
590					
HUD Contributions:					
660		Other (specify):	-	0	0
			-	0	0
680	8020	Transfer of Subsidy to Otto Merida	666,444	694,755	28,311
		Debt Service on Loan	-	0	0
700		Residual Reciepts (or Deficit)	-	0	0
		Enter here and on line 810	74,272	18,768	(55,504)



**Southern Nevada Regional Housing Authority**  
**2026 Operating Budgets - Comparison**  
**by all Programs**

a. Type of Submission <b>[ x ] Original      [ ] Revision No.:</b>		b. Fiscal Year Ending		
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) <b>SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY</b>				
g. ACC Number <b>SF-203</b>		h. PAS/LOCCS Project No. <b>NV 018 001 26D</b>		
j. No. of Dwelling Units <b>1,431</b>		k. No. of Unit Months Available <b>17,172</b>		

  

No.	No.	Description	COCC FY 2025 REV	COCC FY 2026	
<b>Operating Receipts:</b>					
070	3110	Dwelling Rental			
090	3190	Nondwelling Rental	131,300	131,300	0
100	<b>Total</b>	<b>Rental Income (sum of lines 070, 080, and 090)</b>	<b>131,300</b>	<b>131,300</b>	<b>0</b>
110	3610	Interest on General Fund Investments	65,000	65,000	0
120	3690	Other Income	520,000	730,000	210,000
125	3690	Management Fee/Bookkeeping	7,301,075	7,397,131	96,056
125	3690	Delevopers Fees/Cap Fund	0	0	0
125	3690	Section 8 Admin. Fees	0	0	0
125	3690	Fees for Services	157,990	157,990	0
125	3690	Frontline Fees	3,461,654	3,573,993	112,339
	8020	Subsidy / HAP income	0	0	0
130	<b>Total</b>	<b>Operating Income (sum of lines 100, 110, and 120)</b>	<b>11,637,019</b>	<b>12,055,415</b>	<b>418,395</b>
<b>Operating Expenditures - Administration:</b>					
140	4110	Administrative Salaries & Benefits	7,863,205	8,653,662	790,457
150	4130	Legal Expense	110,000	150,000	40,000
160	4140	Staff Training	139,200	96,750	(42,450)
180	4170	Accounting Fees/Auditing	110,000	92,000	(18,000)
195	4190	Management Fee - (Internal)	0	0	0
	4190	Frontline Fees	151,646	166,208	14,562
	4190	Fees for Services	100,990	100,990	0
200	4190	Other Administrative Expenses	1,807,472	1,577,085	(230,387)
210	<b>Total</b>	<b>Administrative Expense (sum of line 140 thru line 200)</b>	<b>10,282,513</b>	<b>10,836,694</b>	<b>554,181</b>
<b>Tenant Services:</b>					
220	4210	Salaries	634,789	657,726	22,938
230	4220	Recreation, Publications and Other Services	28,500	22,500	(6,000)
240	4230	Contract Costs, Training and Other	0	0	0
250	<b>Total</b>	<b>Tenant Services Expense (sum of lines 220, 230, &amp; 240)</b>	<b>663,289</b>	<b>680,226</b>	<b>16,938</b>
<b>Utilities:</b>					
260	4310	Water	38,000	35,000	(3,000)
270	4320	Electricity	25,000	25,000	0
280	4330	Gas	500	500	0
310	4390	Sewer	3,500	2,000	(1,500)
320	<b>Total</b>	<b>Utilities Expense (sum of line 260 thru line 310)</b>	<b>67,000</b>	<b>62,500</b>	<b>(4,500)</b>

## SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

Line No.	Acct. No.	Description	COCC	COCC	VARIANCE
			FY 2025 REV	FY 2026	
Ordinary Maintenance and Operation:			(5)	(5)	
330	4410	Labor	10,846	0	(10,846)
340	4420	Materials	25,056	16,790	(8,266)
350	4430	Contract Costs	165,450	117,990	(47,460)
360	Total	Ordinary Maintenance & Operation Expense	201,352	134,780	(66,572)
Protective Services:			0	0	0
380	4470	Alarms	13,300	12,500	(800)
390	4480	Contract Costs (Security/Alarms)	600	1,500	900
400	Total	Protective Services Expense	13,900	14,000	100
General Expense:					
410	4510	Insurance	98,300	102,650	4,350
420	4520	Payments in Lieu of Taxes	0	0	0
430	4530	Longevity / Terminal Leave Payments	188,550	169,500	(19,050)
450	4570	Collection Losses	0	0	0
460	4590	Other General Expenses	40,500	39,000	(1,500)
470	Total	General Expense (sum of lines 410 to 460)	327,350	311,150	(16,200)
480	Total	Routine Expense	11,555,403	12,039,351	483,947
Rent for Leased Dwellings:					
490	4710	Housing Assistance Payments Claims	0	0	0
500	Total	Operating Expense (sum of lines 480 and 490)	11,555,403	12,039,351	483,947
Nonroutine Expenditures:					
510	4610	Extraordinary Maintenance	32,600	0	(32,600)
520	4620	Betterment and Addition	28,600	0	(28,600)
540	Total	Nonroutine Expenditures	61,200	0	(61,200)
550	Total	Operating Expenditures	11,616,603	12,039,351	422,747
Asset Management Fees					
560	6010	Asset Management Fees	0	0	0
580	Total	Operating Expenditures, including prior year adj. other expenditures	0 11,616,603	0 12,039,351	0 422,747
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 Receipts (or Deficit)	0	0	0
		Enter here and on line 810	20,416	16,064	(4,352)

**Southern Nevada Regional Housing Authority**  
**2026 Operating Budgets - Comparison**  
**by all Programs**

a. Type of Submission [ x ] Original    [ ] Revision No.:		b. Fiscal Year Ending	
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) <b>SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY</b>			
g. ACC Number <b>SF-203</b>		h. PAS/LOCCS Project No. <b>NV 018 001 26D</b>	
j. No. of Dwelling Units <b>1,431</b>		k. No. of Unit Months Available <b>17,172</b>	

No.	No.	Description	Section 8 FY 2025 REV	Section 8 FY 2026	
<b>Operating Receipts:</b>					
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	95,000	10,000
120	3690	Other Income	93,590	90,000	(3,590)
125	3690	Management Fee/Bookkeeping	0	0	0
125	3690	Delevopers Fees/Cap Fund	0	0	0
125	3690	Section 8 Admin. Fees	15,329,403	15,875,170	545,767
125	3690	Fees for Services	0	0	0
125	3690	Frontline Fees	0	0	0
	8020	Subsidy / HAP income	195,208,644	196,133,990	925,346
130	Total	Operating Income (sum of lines 100, 110, and 120)	210,716,637	212,194,160	1,477,523
<b>Operating Expenditures - Administration:</b>					
140	4110	Administrative Salaries & Benefits	6,561,891	7,502,114	940,223
150	4130	Legal Expense	2,500	5,250	2,750
160	4140	Staff Training	25,150	30,315	5,165
180	4170	Accounting Fees/Auditing	20,000	16,000	(4,000)
195	4190	Management Fee - (Internal)	4,173,653	4,286,322	112,668
	4190	Frontline Fees	1,752,705	1,922,524	169,819
	4190	Fees for Services	37,700	37,700	0
200	4190	Other Administrative Expenses	1,234,260	1,314,545	80,285
210	Total	Administrative Expense (sum of line 140 thru line 200)	13,807,860	15,114,770	1,306,911
<b>Tenant Services:</b>					
220	4210	Salaries	0	0	0
230	4220	Recreation, Publications and Other Services	88,950	0	(88,950)
240	4230	Contract Costs, Training and Other	0	0	0
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	88,950	0	(88,950)
<b>Utilities:</b>					
260	4310	Water	0	0	0
270	4320	Electricity	11,130	11,500	370
280	4330	Gas	0	0	0
310	4390	Sewer	2,150	2,000	(150)
320	Total	Utilities Expense (sum of line 260 thru line 310)	13,280	13,500	220

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY**

Line No.	Acct. No.	Description	Section 8	Section 8	VARIANCE
			FY 2025 REV	FY 2026	
Ordinary Maintenance and Operation:			(7)	(7)	
330	4410	Labor	0	0	0
340	4420	Materials	7,500	6,000	(1,500)
350	4430	Contract Costs	56,450	53,350	(3,100)
360	Total	Ordinary Maintenance & Operation Expense	63,950	59,350	(4,600)
Protective Services:			0	0	0
380	4470	Alarms	6,800	7,000	200
390	4480	Contract Costs (Security/Alarms)	80,000	87,790	7,790
400	Total	Protective Services Expense	86,800	94,790	7,990
General Expense:					
410	4510	Insurance	251,000	244,500	(6,500)
420	4520	Payments in Lieu of Taxes	0	0	0
430	4530	Longevity / Terminal Leave Payments	81,000	87,000	6,000
450	4570	Collection Losses	0	0	0
460	4590	Other General Expenses	13,600	14,730	1,130
470	Total	General Expense (sum of lines 410 to 460)	345,600	346,230	630
480	Total	Routine Expense	14,406,440	15,628,640	1,222,201
Rent for Leased Dwellings:			0	0	
490	4710	Housing Assistance Payments Claims	195,211,644	196,133,990	922,346
500	Total	Operating Expense (sum of lines 480 and 490)	209,618,083	211,762,630	2,144,547
Nonroutine Expenditures:					
510	4610	Extraordinary Maintenance	0	0	0
520	4620	Betterment and Addition	248,000	0	(248,000)
540	Total	Nonroutine Expenditures	248,000	0	(248,000)
550	Total	Operating Expenditures	209,866,083	211,762,630	1,896,547
Asset Management Fees					
560	6010	Asset Management Fees			0
580	Total	Operating Expenditures, including prior year adj.	0	0	0
		other expenditures	209,866,083	211,762,630	1,896,547
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 Reciepts (or Deficit)	0	0	0
		Enter here and on line 810	850,553	431,530	(419,024)



**Southern Nevada Regional Housing Authority**  
**2026 Operating Budgets - Comparison**  
**by all Programs**

a. Type of Submission <b>[ x ] Original      [ ] Revision No.:</b>		b. Fiscal Year Ending	
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) <b>SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY</b>			
g. ACC Number <b>SF-203</b>		h. PAS/LOCCS Project No. <b>NV 018 001 26D</b>	
j. No. of Dwelling Units <b>1,431</b>		k. No. of Unit Months Available <b>17,172</b>	

  

No.	No.	Description	Affordable FY 2025 REV	Affordable FY 2026	
<b>Operating Receipts:</b>					
070	3110	Dwelling Rental	5,375,600	5,514,104	<b>138,504</b>
090	3190	Nondwelling Rental	599,210	599,210	0
<b>100</b>	<b>Total</b>	<b>Rental Income (sum of lines 070, 080, and 090)</b>	<b>5,974,810</b>	<b>6,113,314</b>	<b>138,504</b>
110	3610	Interest on General Fund Investments	20,000	20,000	0
120	3690	Other Income	0	0	<b>0</b>
125	3690	Management Fee/Bookkeeping	583,386	579,511	(3,876)
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
<b>130</b>	<b>Total</b>	<b>Operating Income (sum of lines 100, 110, and 120)</b>	<b>6,578,196</b>	<b>6,712,825</b>	<b>134,628</b>
<b>Operating Expenditures - Administration:</b>					
140	4110	Administrative Salaries & Benefits	1,181,352	1,203,257	21,905
150	4130	Legal Expense	5,400	1,400	(4,000)
160	4140	Staff Training	15,461	15,040	(421)
180	4170	Accounting Fees/Auditing	8,500	11,000	2,500
195	4190	Management Fee - (Internal)	595,205	566,932	(28,273)
	4190	Frontline Fees	129,511	18,937	(110,574)
	4190	Fees for Services	6,800	3,800	(3,000)
200	4190	Other Administrative Expenses	233,200	221,700	(11,500)
<b>210</b>	<b>Total</b>	<b>Administrative Expense (sum of line 140 thru line 200)</b>	<b>2,175,429</b>	<b>2,042,066</b>	<b>(133,363)</b>
<b>Tenant Services:</b>					
220	4210	Salaries	44,206	48,134	3,927
230	4220	Recreation, Publications and Other Services	44,800	31,850	(12,950)
240	4230	Contract Costs, Training and Other	0	0	0
<b>250</b>	<b>Total</b>	<b>Tenant Services Expense (sum of lines 220, 230, &amp; 240)</b>	<b>89,006</b>	<b>79,984</b>	<b>(9,023)</b>
<b>Utilities:</b>					
260	4310	Water	261,500	189,500	(72,000)
270	4320	Electricity	136,400	109,700	(26,700)
280	4330	Gas	8,250	2,750	(5,500)
310	4390	Sewer	194,000	161,000	(33,000)
<b>320</b>	<b>Total</b>	<b>Utilities Expense (sum of line 260 thru line 310)</b>	<b>600,150</b>	<b>462,950</b>	<b>(137,200)</b>

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY**

Line No.	Acct. No.	Description	Affordable	Affordable	VARIANCE
			FY 2025 REV	FY 2026	
Ordinary Maintenance and Operation:					
330	4410	Labor	1,039,901	587,022	(452,878)
340	4420	Materials	211,600	205,550	(6,050)
350	4430	Contract Costs	1,059,299	961,900	(97,399)
360	Total	Ordinary Maintenance & Operation Expense	2,310,800	1,754,472	(556,327)
Protective Services:			0	0	0
380	4470	Alarms	62,534	57,250	(5,284)
390	4480	Contract Costs (Security/Alarms)	92,900	94,000	1,100
400	Total	Protective Services Expense	155,434	151,250	(4,184)
General Expense:					
410	4510	Insurance	307,400	291,910	(15,490)
420	4520	Payments in Lieu of Taxes	0	0	0
430	4530	Longevity / Terminal Leave Payments	50,700	31,500	(19,200)
450	4570	Collection Losses	28,500	22,000	(6,500)
460	4590	Other General Expenses	406,000	1,315,000	909,000
470	Total	General Expense (sum of lines 410 to 460)	792,600	1,660,410	867,810
480	Total	Routine Expense	6,123,419	6,151,132	27,713
Rent for Leased Dwellings:					
490	4710	Housing Assistance Payments Claims	0	0	0
500	Total	Operating Expense (sum of lines 480 and 490)	6,123,419	6,151,132	27,713
Nonroutine Expenditures:					
510	4610	Extraordinary Maintenance	167,000	48,000	(119,000)
520	4620	Betterment and Addition	10,000	90,000	80,000
540	Total	Nonroutine Expenditures	177,000	138,000	(39,000)
550	Total	Operating Expenditures	6,300,419	6,289,132	(11,287)
Asset Management Fees					
560	6010	Asset Management Fees	0	0	0
580	Total	Operating Expenditures, including prior year adj.	0	0	0
		other expenditures	6,300,419	6,289,132	(11,287)
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	277,778	423,693	145,915

**Southern Nevada Regional Housing Authority**  
**2026 Operating Budgets - Comparison**  
**by all Programs**

a. Type of Submission [ x ] Original    [ ] Revision No.:		b. Fiscal Year Ending	
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) <b>SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY</b>			
g. ACC Number <b>SF-203</b>		h. PAS/LOCCS Project No. <b>NV 018 001 26D</b>	
j. No. of Dwelling Units <b>1,431</b>		k. No. of Unit Months Available <b>17,172</b>	

No.	No.	Description	NSP FY 2025 REV	NSP FY 2026	
<b>Operating Receipts:</b>					
070	3110	Dwelling Rental	1,809,710	1,843,100	33,390
090	3190	Nondwelling Rental	0	0	0
100	Total	Rental Income (sum of lines 070, 080, and 090)	1,809,710	1,843,100	33,390
110	3610	Interest on General Fund Investments	0	0	0
120	3690	Other Income	13,100	13,100	0
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	
	8020	Subsidy / HAP income	0	0	0
130	Total	Operating Income (sum of lines 100, 110, and 120)	1,822,810	1,856,200	33,390
<b>Operating Expenditures - Administration:</b>					
140	4110	Administrative Salaries & Benefits	230,303	291,587	61,283
150	4130	Legal Expense	0	0	0
160	4140	Staff Training	1,550	4,000	2,450
180	4170	Accounting Fees/Auditing	5,100	5,750	650
195	4190	Management Fee - (Internal)	152,116	180,997	28,881
	4190	Frontline Fees	6,256	6,645	390
	4190	Fees for Services	4,200	4,200	0
200	4190	Other Administrative Expenses	90,020	99,017	8,997
210	Total	Administrative Expense (sum of line 140 thru line 200)	489,545	592,196	102,651
<b>Tenant Services:</b>					
220	4210	Salaries	0	0	0
230	4220	Recreation, Publications and Other Services	21,500	17,100	(4,400)
240	4230	Contract Costs, Training and Other	0	0	0
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	21,500	17,100	(4,400)
<b>Utilities:</b>					
260	4310	Water	61,600	45,300	(16,300)
270	4320	Electricity	10,750	15,100	4,350
280	4330	Gas	800	2,800	2,000
310	4390	Sewer	30,500	36,600	6,100
320	Total	Utilities Expense (sum of line 260 thru line 310)	103,650	99,800	(3,850)

## SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

Line No.	Acct. No.	Description	NSP	NSP	VARIANCE
			FY 2025 REV	FY 2026	
Ordinary Maintenance and Operation:					
330	4410	Labor	178,050	281,783	103,733
340	4420	Materials	98,750	69,900	(28,850)
350	4430	Contract Costs	721,370	433,650	(287,720)
360	Total	Ordinary Maintenance & Operation Expense	998,170	785,333	(212,837)
Protective Services:			0	0	0
380	4470	Alarms	2,000	2,500	500
390	4480	Contract Costs (Security/Alarms)	8,500	7,500	(1,000)
400	Total	Protective Services Expense	10,500	10,000	(500)
General Expense:			0	0	
410	4510	Insurance	98,700	102,250	3,550
420	4520	Payments in Lieu of Taxes	0	0	0
430	4530	Longevity / Terminal Leave Payments	0	2,600	2,600
450	4570	Collection Losses	16,800	13,100	(3,700)
460	4590	Other General Expenses	0	0	0
470	Total	General Expense (sum of lines 410 to 460)	115,500	117,950	2,450
480	Total	Routine Expense	1,738,864	1,622,378	(116,486)
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)	1,738,864	1,622,378	(116,486)
Nonroutine Expenditures:			0	0	
510	4610	Extraordinary Maintenance	317,000	23,000	(294,000)
520	4620	Betterment and Addition	16,200	0	(16,200)
540	Total	Nonroutine Expenditures	333,200	23,000	(310,200)
550	Total	Operating Expenditures	2,072,064	1,645,378	(426,686)
Asset Management Fees					
560	6010	Asset Management Fees	0	0	0
580	Total	Operating Expenditures, including prior year adj. other expenditures	0	0	0
			2,072,064	1,645,378	(426,686)
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	(249,254)	210,822	460,076



# Southern Nevada Regional Housing Authority

FY 2026 Budget  
Operating Budget by AMPs

# Operating Budgets

## by all Programs

a. Type of Submission <input checked="" type="checkbox"/> <b>Original</b> <input type="checkbox"/> Revision No.:		b. Fiscal Year Ending <b>09-30-2026</b>	
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) <b>SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY</b>			
g. ACC Number <b>SF-203</b>		h. PAS/LOCCS Project No. <b>NV018 000 26D</b>	
j. No. of Dwelling Units <b>1,431</b>	k. No. of Unit Months Available <b>17,172</b>	m. No. of AMPS <b>11</b>	
Line No.	Acct. No.	AMP #	<b>402</b>
			<b>Art Sartini P.</b>
<b>Operating Receipts:</b>			
070	3110	Dwelling Rental	963,000
080	3120	Excess Utilities	
090	3190	Nondwelling Rental	0
100	<b>Total</b>	<b>Rental Income (sum of lines 070, 080, and 090)</b>	<b>963,000</b>
110	3610	Interest on General Fund Investments	6,000
120	3690	Other Income	53,200
125	3690	Management Fee -	147,300
125	3690	Delevopers Fees	
125	3690	Section 8 Admin. Fees	
125	3690	Fees for Services	
125	3690	Frontline Fees	
	8020	Subsidy / HAP income	1,980,769
130	<b>Total</b>	<b>Operating Income (sum of lines 100, 110, and 120)</b>	<b>3,150,268</b>
<b>Operating Expenditures - Administration:</b>			
140	4110	Administrative Salaries & Benefits	403,347
150	4130	Legal Expense	2,500
160	4140	Staff Training/Travel Allowance	7,500
180	4170	Accounting/Auditing Fees	6,000
195	4190	Management Fee - (Internal)	243,173
	4190	Frontline Fees	167,707
	4190	Fees for Services	1,000
200	4190	Other Administrative Expenses	86,076
210	<b>Total</b>	<b>Administrative Expense (sum of line 140 thru line 200)</b>	<b>917,303</b>
<b>Tenant Services:</b>			
220	4210	Salaries	81,051
230	4220	Recreation, Publications and Other Services	7,500
240	4230	Contract Costs, Training and Other	0
250	<b>Total</b>	<b>Tenant Services Expense (sum of lines 220, 230, &amp; 240)</b>	<b>88,551</b>
<b>Utilities:</b>			
260	4310	Water	44,000
270	4320	Electricity	50,000
280	4330	Gas	15,000
310	4390	Sewer	76,000
320	<b>Total</b>	<b>Utilities Expense (sum of line 260 thru line 310)</b>	<b>185,000</b>

Name of PHA / IHA

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY**

Line No.	Acct. No.	Description	9/30/2026
			<b>402</b>
			<b>Art Sartini P.</b>
		(1)	
<b>Ordinary Maintenance and Operation:</b>			
330	4410	Labor	413,299
340	4420	Materials	89,100
350	4430	Contract Costs	541,700
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	1,044,099
<b>Protective Services:</b>			
380	4470	Alarms	12,000
390	4480	Contract Costs (Security/Alarms)	100,000
400	Total	Protective Services Expense (sum of lines 370 to 390)	112,000
<b>General Expense:</b>			
410	4510	Insurance	57,000
420	4520	Payments in Lieu of Taxes	77,800
430	4530	Longevity / Terminal Leave Payments	4,600
450	4570	Collection Losses	18,000
460	4590	Other General Expenses	0
470	Total	General Expense (sum of lines 410 to 460)	157,400
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, & 470)	2,504,353
<b>Rent for Leased Dwellings:</b>			
490	4710	Housing Assistance Payments Claims	500
500	Total	Operating Expense (sum of lines 480 and 490)	2,504,853
<b>Nonroutine Expenditures:</b>			
510	4610	Extraordinary Maintenance	90,000
520	7520	Casualty Loss	0
530	7540	Property Bettrments and Additions	0
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)	90,000
550	Total	Operating Expenditures (sum of lines 500 and 540)	2,594,853
<b>Asset Management Fees</b>			
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)	2,625,933
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
<b>Total Residual Reciepts/(Deficit) after Dedit Svr.</b>			<b>524,335</b>

# Operating Budgets by all Programs

a. Type of Submission <input checked="" type="checkbox"/> <b>Original</b> <input type="checkbox"/> Revision No.: <b>09-30-2026</b>		b. Fiscal Year Ending	
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) <b>SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY</b>			
g. ACC Number <b>SF-203</b>		h. PAS/LOCCS Project No. <b>NV018 000 26D</b>	
j. No. of Dwelling Units <b>1,431</b>	k. No. of Unit Months Available <b>17,172</b>	m. No. of AMPS <b>11</b>	

  

Line No.	Acct. No.	AMP #	403		
			Harry Levy	Aida Brent	Total
<b>Operating Receipts:</b>					
070	3110	Dwelling Rental	575,000	82,000	657,000
080	3120	Excess Utilities			0
090	3190	Nondwelling Rental	0	0	0
100	<b>Total</b>	<b>Rental Income (sum of lines 070, 080, and 090)</b>	<b>575,000</b>	<b>82,000</b>	<b>657,000</b>
110	3610	Interest on General Fund Investments	4,000	2,500	6,500
120	3690	Other Income	7,150	525	7,675
125	3690	Management Fee -	72,032	0	72,032
125	3690	Delevopers Fees			0
125	3690	Section 8 Admin. Fees			0
125	3690	Fees for Services			0
125	3690	Frontline Fees			0
	8020	Subsidy / HAP Income	742,453	118,762	861,215
130	<b>Total</b>	<b>Operating Income (sum of lines 100, 110, and 120)</b>	<b>1,400,635</b>	<b>203,787</b>	<b>1,604,422</b>
<b>Operating Expenditures - Administration:</b>					
140	4110	Administrative Salaries & Benefits	263,627	77,213	340,841
150	4130	Legal Expense	0	0	0
160	4140	Staff Training/Travel Allowance	6,500	0	6,500
180	4170	Accounting/Auditing Fees	6,500	500	7,000
195	4190	Management Fee - (Internal)	138,145	21,763	159,908
	4190	Frontline Fees	101,952	17,265	119,217
	4190	Fees for Services	1,400	0	1,400
200	4190	Other Administrative Expenses	56,000	24,050	80,050
210	<b>Total</b>	<b>Administrative Expense (sum of line 140 thru line 200)</b>	<b>574,125</b>	<b>140,791</b>	<b>714,915</b>
<b>Tenant Services:</b>					
220	4210	Salaries	68,722	22,907	91,629
230	4220	Recreation, Publications and Other Services	4,100	2,600	6,700
240	4230	Contract Costs, Training and Other	0	0	0
250	<b>Total</b>	<b>Tenant Services Expense (sum of lines 220, 230, &amp; 240)</b>	<b>72,822</b>	<b>25,507</b>	<b>98,329</b>
<b>Utilities:</b>					
260	4310	Water	32,000	6,000	38,000
270	4320	Electricity	95,000	6,000	101,000
280	4330	Gas	25,000	500	25,500
310	4390	Sewer	46,000	5,500	51,500
320	<b>Total</b>	<b>Utilities Expense (sum of line 260 thru line 310)</b>	<b>198,000</b>	<b>18,000</b>	<b>216,000</b>

Name of PHA / IHA

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY**

Line No.	Acct. No.	Description	9/30/2026		
			403		
			Harry Levy	Aida Brent	Total
(1)			(2)		
Ordinary Maintenance and Operation:					
330	4410	Labor	304,025	71,601	375,626
340	4420	Materials	33,200	10,500	43,700
350	4430	Contract Costs	272,500	61,300	333,800
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	609,725	143,401	753,126
Protective Services:					
380	4470	Alarms	16,000	3,500	19,500
390	4480	Contract Costs (Security/Alarms)	35,000	0	35,000
400	Total	Protective Services Expense (sum of lines 370 to 390)	51,000	3,500	54,500
General Expense:					
410	4510	Insurance	26,000	5,100	31,100
420	4520	Payments in Lieu of Taxes	37,700	6,400	44,100
430	4530	Longevity / Terminal Leave Payments	13,000	0	13,000
450	4570	Collection Losses	7,500	50	7,550
460	4590	Other General Expenses	0	0	0
470	Total	General Expense (sum of lines 410 to 460)	84,200	11,550	95,750
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, & 470)	1,589,872	342,749	1,932,621
Rent for Leased Dwellings:					
490	4710	Housing Assistance Payments Claims	0	500	500
500	Total	Operating Expense (sum of lines 480 and 490)	1,589,872	343,249	1,933,121
Nonroutine Expenditures:					
510	4610	Extraordinary Maintenance	6,000	0	6,000
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)	6,000	0	6,000
550	Total	Operating Expenditures (sum of lines 500 and 540)	1,595,872	343,249	1,939,121
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)	1,613,872	346,129	1,960,001
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.			(213,237)	(142,343)	(355,579)

# Operating Budgets by all Programs

a. Type of Submission [ X ] Original [ ] Revision No.: 09-30-2026		b. Fiscal Year Ending	
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) <b>SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY</b>			
g. ACC Number <b>SF-203</b>		h. PAS/LOCCS Project No. <b>NV018 000 26D</b>	
j. No. of Dwelling Units <b>1,431</b>	k. No. of Unit Months Available <b>17,172</b>	m. No. of AMPS <b>11</b>	

  

		<b>AMP #</b>	<b>404</b>		
Line No.	Acct. No.		HAMP	SCHAFFER	Total

  

<b>Operating Receipts:</b>					
070	3110	Dwelling Rental	322,000	240,000	562,000
080	3120	Excess Utilities			
090	3190	Nondwelling Rental	0	0	0
100	<b>Total</b>	<b>Rental Income (sum of lines 070, 080, and 090)</b>	<b>322,000</b>	<b>240,000</b>	<b>562,000</b>
110	3610	Interest on General Fund Investments	6,000	3,000	9,000
120	3690	Other Income	18,000	30,000	48,000
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	479,489	359,659	839,148
130	<b>Total</b>	<b>Operating Income (sum of lines 100, 110, and 120)</b>	<b>825,489</b>	<b>632,659</b>	<b>1,458,148</b>
<b>Operating Expenditures - Administration:</b>					
140	4110	Administrative Salaries & Benefits	103,511	117,195	220,706
150	4130	Legal Expense	0	0	0
160	4140	Staff Training/Travel Allowance	2,500	1,700	4,200
180	4170	Accounting/Auditing Fees	1,900	1,400	3,300
195	4190	Management Fee - (Internal)	92,728	70,019	162,746
	4190	Frontline Fees	61,662	49,009	110,671
	4190	Fees for Services	200	500	700
200	4190	Other Administrative Expenses	31,050	29,800	60,850
210	<b>Total</b>	<b>Administrative Expense (sum of line 140 thru line 200)</b>	<b>293,551</b>	<b>269,623</b>	<b>563,174</b>
<b>Tenant Services:</b>					
220	4210	Salaries	0	27,017	27,017
230	4220	Recreation, Publications and Other Services	7,600	5,100	12,700
240	4230	Contract Costs, Training and Other	0	0	0
250	<b>Total</b>	<b>Tenant Services Expense (sum of lines 220, 230, &amp; 240)</b>	<b>7,600</b>	<b>32,117</b>	<b>39,717</b>
<b>Utilities:</b>					
260	4310	Water	50,000	38,000	88,000
270	4320	Electricity	10,000	6,000	16,000
280	4330	Gas	1,000	500	1,500
310	4390	Sewer	26,000	10,000	36,000
320	<b>Total</b>	<b>Utilities Expense (sum of line 260 thru line 310)</b>	<b>87,000</b>	<b>54,500</b>	<b>141,500</b>

Name of PHA / IHA

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY****9/30/2026**

Line No.	Acct. No.	Description	HAMP-5	SCH9	Total
(1)					
<b>Ordinary Maintenance and Operation:</b>					
330	4410	Labor	110,769	82,299	193,068
340	4420	Materials	37,400	23,750	61,150
350	4430	Contract Costs	195,800	101,250	297,050
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	343,969	207,299	551,268
<b>Protective Services:</b>					
380	4470	Alarms	8,000	3,500	11,500
390	4480	Contract Costs (Security/Alarms)	20,000	2,500	22,500
400	Total	Protective Services Expense (sum of lines 370 to 390)	28,000	6,000	34,000
<b>General Expense:</b>					
410	4510	Insurance	25,000	17,000	42,000
420	4520	Payments in Lieu of Taxes	0	0	0
430	4530	Longevity / Terminal Leave Payments	0	3,200	3,200
450	4570	Collection Losses	10,000	12,000	22,000
460	4590	Other General Expenses	0	0	0
470	Total	General Expense (sum of lines 410 to 460)	35,000	32,200	67,200
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, & 470)	795,120	601,739	1,396,858
<b>Rent for Leased Dwellings:</b>					
490	4710	Housing Assistance Payments Claims	17,000	2,000	19,000
500	Total	Operating Expense (sum of lines 480 and 490)	812,120	603,739	1,415,858
<b>Nonroutine Expenditures:</b>					
510	4610	Extraordinary Maintenance	0	0	0
520	7520	Casualty Loss	0	0	0
530	7540	Property Bettrments and Additions	0	3,000	3,000
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)	0	3,000	3,000
550	Total	Operating Expenditures (sum of lines 500 and 540)	812,120	606,739	1,418,858
<b>Asset Management Fees</b>					
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)	824,120	615,739	1,439,858
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
<b>Total Residual Reciepts/(Deficit) after Dedit Svr.</b>			<b>1,370</b>	<b>16,920</b>	<b>18,290</b>

# Operating Budgets by all Programs

a. Type of Submission [ <b>X</b> ] Original [ ] Revision No.:		b. Fiscal Year Ending <b>09-30-2026</b>	
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) <b>SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY</b>			
g. ACC Number <b>SF-203</b>		h. PAS/LOCCS Project Nr <b>NV018 000 26D</b>	
j. No. of Dwelling Units <b>1,431</b>	k. No. of Unit Months Available <b>17,172</b>	m. No. of AMPS <b>11</b>	

  

		<b>AMP #</b>	<b>405</b>
Line No.	Acct. No.		<b>Otto M</b>

  

<b>Operating Receipts:</b>			
070	3110	Dwelling Rental	0
080	3120	Excess Utilities	
090	3190	Nondwelling Rental	0
100	<b>Total</b>	<b>Rental Income (sum of lines 070, 080, and 090)</b>	<b>0</b>
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	371,958
130	<b>Total</b>	<b>Operating Income (sum of lines 100, 110, and 120)</b>	<b>371,958</b>
<b>Operating Expenditures - Administration:</b>			
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)	0
	4190	Frontline Fees	0
	4190	Fees for Services	0
200	4190	Other Administrative Expenses	0
210	<b>Total</b>	<b>Administrative Expense (sum of line 140 thru line 200)</b>	<b>0</b>
<b>Tenant Services:</b>			
220	4210	Salaries	0
230	4220	Recreation, Publications and Other Services	0
240	4230	Contract Costs, Training and Other	0
250	<b>Total</b>	<b>Tenant Services Expense (sum of lines 220, 230, &amp; 240)</b>	<b>0</b>
<b>Utilities:</b>			
260	4310	Water	0
270	4320	Electricity	0
280	4330	Gas	0
310	4390	Sewer	0
320	<b>Total</b>	<b>Utilities Expense (sum of line 260 thru line 310)</b>	<b>0</b>



Name of PHA / IHA

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY**

		9/30/2026			
Line No.	Acct. No.	Description		405	Otto M
			(1)		
<b>Ordinary Maintenance and Operation:</b>					
330	4410	Labor		0	
340	4420	Materials		0	
350	4430	Contract Costs		0	
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)		0	
<b>Protective Services:</b>					
380	4470	Alarms		0	
390	4480	Contract Costs (Security/Alarms)		0	
400	Total	Protective Services Expense (sum of lines 370 to 390)		0	
<b>General Expense:</b>					
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)		0	
<b>Rent for Leased Dwellings:</b>					
490	4710	Housing Assistance Payments Claims		0	
500	Total	Operating Expense (sum of lines 480 and 490)		0	
<b>Nonroutine Expenditures:</b>					
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)		0	
<b>Asset Management Fees</b>					
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)		0	
680	8020	Transfer of Subsidy to Otto Merida		371,958	
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	
<b>Total Residual Reciepts/(Deficit) after Dedit Svr.</b>				0	

# Operating Budgets by all Programs

a. Type of Submission <b>[ X ] Original</b> [ ] Revision No.: <b>09-30-2026</b>		b. Fiscal Year Ending	
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) <b>SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY</b>			
g. ACC Number <b>SF-203</b>		h. PAS/LOCCS Project No. <b>NV018 000 26D</b>	
j. No. of Dwelling Units <b>1,431</b>	k. No. of Unit Months Available <b>17,172</b>	m. No. of AMPS <b>11</b>	

  

Line No.	Acct. No.	AMP #	406		
			ECA	SIMMON	Total
			Description (1)		
<b>Operating Receipts:</b>					
070	3110	Dwelling Rental	118,000	210,000	328,000
080	3120	Excess Utilities			
090	3190	Nondwelling Rental	0	0	0
100	Total	Rental Income (sum of lines 070, 080, and 090)	118,000	210,000	328,000
110	3610	Interest on General Fund Investments	2,000	3,300	5,300
120	3690	Other Income	55,000	8,500	63,500
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	202,418	308,688	511,106
130	Total	Operating Income (sum of lines 100, 110, and 120)	377,418	530,488	907,906
<b>Operating Expenditures - Administration:</b>					
140	4110	Administrative Salaries & Benefits	30,076	75,392	105,468
150	4130	Legal Expense	0	0	0
160	4140	Staff Training/Travel Allowance	3,100	3,500	6,600
180	4170	Accounting/Auditing Fees	1,100	1,700	2,800
195	4190	Management Fee - (Internal)	35,956	54,880	90,835
	4190	Frontline Fees	26,008	43,325	69,333
	4190	Fees for Services	0	300	300
200	4190	Other Administrative Expenses	16,600	31,000	47,600
210	Total	Administrative Expense (sum of line 140 thru line 200)	112,839	210,097	322,936
<b>Tenant Services:</b>					
220	4210	Salaries	0	0	0
230	4220	Recreation, Publications and Other Services	0	500	500
240	4230	Contract Costs, Training and Other	0	0	0
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	0	500	500
<b>Utilities:</b>					
260	4310	Water	17,000	26,000	43,000
270	4320	Electricity	4,000	8,000	12,000
280	4330	Gas	0	1,000	1,000
310	4390	Sewer	11,000	8,000	19,000
320	Total	Utilities Expense (sum of line 260 thru line 310)	32,000	43,000	75,000

Name of PHA / IHA

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY**

9/30/2026

406

Line No.	Acct. No.	Description	ETC	SIM20	Total
(1)					
<b>Ordinary Maintenance and Operation:</b>					
330	4410	Labor	12,352	135,112	147,464
340	4420	Materials	13,850	28,150	42,000
350	4430	Contract Costs	106,700	167,650	274,350
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	132,902	330,912	463,814
<b>Protective Services:</b>					
380	4470	Alarms	960	3,000	3,960
390	4480	Contract Costs (Security/Alarms)	2,000	30,000	32,000
400	Total	Protective Services Expense (sum of lines 370 to 390)	2,960	33,000	35,960
<b>General Expense:</b>					
410	4510	Insurance	12,000	21,500	33,500
420	4520	Payments in Lieu of Taxes	8,600	0	8,600
430	4530	Longevity / Terminal Leave Payments	0	0	0
450	4570	Collection Losses	20,000	15,000	35,000
460	4590	Other General Expenses	0	0	0
470	Total	General Expense (sum of lines 410 to 460)	40,600	36,500	77,100
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, & 470)	321,302	654,008	975,310
<b>Rent for Leased Dwellings:</b>					
490	4710	Housing Assistance Payments Claims	6,000	13,000	19,000
500	Total	Operating Expense (sum of lines 480 and 490)	327,302	667,008	994,310
<b>Nonroutine Expenditures:</b>					
510	4610	Extraordinary Maintenance	10,000	7,500	17,500
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)	10,000	7,500	17,500
550	Total	Operating Expenditures (sum of lines 500 and 540)	337,302	674,508	1,011,810
<b>Asset Management Fees</b>					
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)	342,102	681,828	1,023,930
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
<b>Total Residual Receipts/(Deficit) after Dedit Svr.</b>			<b>35,317</b>	<b>(151,341)</b>	<b>(116,024)</b>

# Operating Budgets

## by all Programs

a. Type of Submission		b. Fiscal Year Ending	
[ X ] Original [ ] Revision No.:		09-30-2026	

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 26D	

j. No. of Dwelling Units	k. No. of Unit Months Available	m. No. of AMPS
1,431	17,172	11

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

<b>Operating Receipts:</b>					
070	3110	Dwelling Rental	326,000	750,000	1,076,000
080	3120	Excess Utilities			
090	3190	Nondwelling Rental	0	0	0
100	Total	Rental Income (sum of lines 070, 080, and 090)	326,000	750,000	1,076,000
110	3610	Interest on General Fund Investments	3,000	15,000	18,000
120	3690	Other Income	32,100	25,000	57,100
125	3690	Management Fee -	0	26,416	26,416
125	3690	Delevopers Fees			
125	3690	Section 8 Admin. Fees			
125	3690	Fees for Services			
125	3690	Frontline Fees			
	8020	Subsidy / HAP income	611,701	1,597,404	2,209,105
130	Total	Operating Income (sum of lines 100, 110, and 120)	972,801	2,413,820	3,386,621
<b>Operating Expenditures - Administration:</b>					
140	4110	Administrative Salaries & Benefits	84,802	294,465	379,268
150	4130	Legal Expense	0	0	0
160	4140	Staff Training/Travel Allowance	5,700	10,560	16,260
180	4170	Accounting/Auditing Fees	5,000	5,000	10,000
195	4190	Management Fee - (Internal)	83,266	189,240	272,506
	4190	Frontline Fees	56,781	141,624	198,405
	4190	Fees for Services	600	900	1,500
200	4190	Other Administrative Expenses	36,200	73,250	109,450
210	Total	Administrative Expense (sum of line 140 thru line 200)	272,349	715,040	987,388
<b>Tenant Services:</b>					
220	4210	Salaries	0	0	0
230	4220	Recreation, Publications and Other Services	35,000	25,000	60,000
240	4230	Contract Costs, Training and Other	0	0	0
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	35,000	25,000	60,000
<b>Utilities:</b>					
260	4310	Water	63,000	100,000	163,000
270	4320	Electricity	8,000	30,000	38,000
280	4330	Gas	1,600	14,000	15,600
310	4390	Sewer	5,000	50,000	55,000
320	Total	Utilities Expense (sum of line 260 thru line 310)	77,600	194,000	271,600

Name of PHA / IHA

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY**

		9/30/2026			
				407	
Line No.	Acct. No.	Description	JONES10	MM	Total
(1)					
<b>Ordinary Maintenance and Operation:</b>					
330	4410	Labor	110,811	664,452	775,263
340	4420	Materials	29,500	52,200	81,700
350	4430	Contract Costs	228,600	313,500	542,100
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	368,911	1,030,152	1,399,063
<b>Protective Services:</b>					
380	4470	Alarms	2,500	10,000	12,500
390	4480	Contract Costs (Security/Alarms)	100,000	175,000	275,000
400	Total	Protective Services Expense (sum of lines 370 to 390)	102,500	185,000	287,500
<b>General Expense:</b>					
410	4510	Insurance	31,100	81,000	112,100
420	4520	Payments in Lieu of Taxes	0	55,600	55,600
430	4530	Longevity / Terminal Leave Payments	0	11,000	11,000
450	4570	Collection Losses	68,000	33,000	101,000
460	4590	Other General Expenses	0	0	0
470	Total	General Expense (sum of lines 410 to 460)	99,100	180,600	279,700
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, & 470)	955,460	2,329,792	3,285,251
<b>Rent for Leased Dwellings:</b>					
490	4710	Housing Assistance Payments Claims	22,000	32,500	54,500
500	Total	Operating Expense (sum of lines 480 and 490)	977,460	2,362,292	3,339,751
<b>Nonroutine Expenditures:</b>					
510	4610	Extraordinary Maintenance	12,000	20,000	32,000
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)	12,000	20,000	32,000
550	Total	Operating Expenditures (sum of lines 500 and 540)	989,460	2,382,292	3,371,751
<b>Asset Management Fees</b>					
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)	1,000,260	2,410,492	3,410,751
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
<b>Total Residual Reciepts/(Deficit) after Dedit Svr.</b>			<b>(27,458)</b>	<b>3,328</b>	<b>(24,130)</b>

# Operating Budgets by all Programs

a. Type of Submission <b>[ X ] Original</b> [ ] Revision No.:		b. Fiscal Year Ending <b>09-30-2026</b>	
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) <b>SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY</b>			
g. ACC Number <b>SF-203</b>		h. PAS/LOCCS Project No. <b>NV018 000 26D</b>	
j. No. of Dwelling Units <b>1,431</b>	k. No. of Unit Months Available <b>17,172</b>	m. No. of AMPS <b>11</b>	

  

Line No.	Acct. No.	AMP #	408		
			SGA/MMA	SG/Villa	Total
<b>Operating Receipts:</b>					
070	3110	Dwelling Rental	300,000	770,000	1,070,000
080	3120	Excess Utilities			
090	3190	Nondwelling Rental	0	0	0
100	<b>Total</b>	<b>Rental Income (sum of lines 070, 080, and 090)</b>	<b>300,000</b>	<b>770,000</b>	<b>1,070,000</b>
110	3610	Interest on General Fund Investments	11,000	6,000	17,000
120	3690	Other Income	692,000	23,100	715,100
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	1,064,358	856,519	1,920,876
130	<b>Total</b>	<b>Operating Income (sum of lines 100, 110, and 120)</b>	<b>2,067,358</b>	<b>1,655,619</b>	<b>3,722,976</b>
<b>Operating Expenditures - Administration:</b>					
140	4110	Administrative Salaries & Benefits	215,700	201,592	417,292
150	4130	Legal Expense	0	0	0
160	4140	Staff Training/Travel Allowance	6,000	3,250	9,250
180	4170	Accounting/Auditing Fees	4,000	4,000	8,000
195	4190	Management Fee - (Internal)	159,908	125,845	285,752
	4190	Frontline Fees	125,167	103,303	228,470
	4190	Fees for Services	300	0	300
200	4190	Other Administrative Expenses	55,200	41,550	96,750
210	<b>Total</b>	<b>Administrative Expense (sum of line 140 thru line 200)</b>	<b>566,275</b>	<b>479,539</b>	<b>1,045,814</b>
<b>Tenant Services:</b>					
220	4210	Salaries	0	0	0
230	4220	Recreation, Publications and Other Services	2,000	250	2,250
240	4230	Contract Costs, Training and Other	0	0	0
250	<b>Total</b>	<b>Tenant Services Expense (sum of lines 220, 230, &amp; 240)</b>	<b>2,000</b>	<b>250</b>	<b>2,250</b>
<b>Utilities:</b>					
260	4310	Water	68,000	45,500	113,500
270	4320	Electricity	11,000	20,000	31,000
280	4330	Gas	4,000	100	4,100
310	4390	Sewer	48,000	37,000	85,000
320	<b>Total</b>	<b>Utilities Expense (sum of line 260 thru line 310)</b>	<b>131,000</b>	<b>102,600</b>	<b>233,600</b>

Name of PHA / IHA

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY**

Line No.	Acct. No.	Description	9/30/2026		
			SG/Villa	SG/Villa	Total
			408		
			(1)		
Ordinary Maintenance and Operation:					
330	4410	Labor	491,207	368,180	859,387
340	4420	Materials	74,000	38,750	112,750
350	4430	Contract Costs	347,000	229,500	576,500
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	912,207	636,430	1,548,637
Protective Services:					
380	4470	Alarms	7,000	7,000	14,000
390	4480	Contract Costs (Security/Alarms)	80,000	70,000	150,000
400	Total	Protective Services Expense (sum of lines 370 to 390)	87,000	77,000	164,000
General Expense:					
410	4510	Insurance	60,000	50,000	110,000
420	4520	Payments in Lieu of Taxes	16,900	66,740	83,640
430	4530	Longevity / Terminal Leave Payments	0	0	0
450	4570	Collection Losses	50,000	50,000	100,000
460	4590	Other General Expenses	0	0	0
470	Total	General Expense (sum of lines 410 to 460)	126,900	166,740	293,640
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, & 470)	1,825,382	1,462,559	3,287,941
Rent for Leased Dwellings:					
490	4710	Housing Assistance Payments Claims	24,000	31,000	55,000
500	Total	Operating Expense (sum of lines 480 and 490)	1,849,382	1,493,559	3,342,941
Nonroutine Expenditures:					
510	4610	Extraordinary Maintenance	32,000	31,500	63,500
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)	32,000	31,500	63,500
550	Total	Operating Expenditures (sum of lines 500 and 540)	1,881,382	1,525,059	3,406,441
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)	1,902,262	1,541,859	3,444,121
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.			165,096	113,759	278,855

# Operating Budgets by all Programs

a. Type of Submission <input checked="" type="checkbox"/> <b>Original</b> <input type="checkbox"/> Revision No.:		b. Fiscal Year Ending <b>09-30-2026</b>	
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) <b>SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY</b>			
g. ACC Number <b>SF-203</b>		h. PAS/LOCCS Project No. <b>NV018 000 26D</b>	
j. No. of Dwelling Units <b>1,431</b>	k. No. of Unit Months Available <b>17,172</b>	m. No. of AMPS <b>11</b>	

  

Line No.	Acct. No.	AMP #	409		
			246-246	ph016	Total

  

<b>Operating Receipts:</b>					
070	3110	Dwelling Rental	925,000	660,000	1,585,000
080	3120	Excess Utilities			
090	3190	Nondwelling Rental	0	0	0
100	Total	Rental Income (sum of lines 070, 080, and 090)	925,000	660,000	1,585,000
110	3610	Interest on General Fund Investments	7,000	4,000	11,000
120	3690	Other Income	35,250	238,000	273,250
125	3690	Management Fee -	0	0	0
125	3690	Developers Fees			
125	3690	Section 8 Admin. Fees			
125	3690	Fees for Services			
125	3690	Frontline Fees			
	8020	Subsidy / HAP income	914,871	734,139	1,649,010
130	Total	Operating Income (sum of lines 100, 110, and 120)	1,882,121	1,636,139	3,518,260
<b>Operating Expenditures - Administration:</b>					
140	4110	Administrative Salaries & Benefits	216,317	171,251	387,568
150	4130	Legal Expense	0	0	0
160	4140	Staff Training/Travel Allowance	3,500	0	3,500
180	4170	Accounting/Auditing Fees	4,600	4,000	8,600
195	4190	Management Fee - (Internal)	148,553	122,060	270,613
	4190	Frontline Fees	111,893	74,806	186,698
	4190	Fees for Services	100	0	100
200	4190	Other Administrative Expenses	129,500	3,200	132,700
210	Total	Administrative Expense (sum of line 140 thru line 200)	614,463	375,317	989,780
<b>Tenant Services:</b>					
220	4210	Salaries	0	0	0
230	4220	Recreation, Publications and Other Services	5,000	0	5,000
240	4230	Contract Costs, Training and Other	0	0	0
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	5,000	0	5,000
<b>Utilities:</b>					
260	4310	Water	99,000	7,700	106,700
270	4320	Electricity	5,000	3,000	8,000
280	4330	Gas	400	500	900
310	4390	Sewer	48,000	0	48,000
320	Total	Utilities Expense (sum of line 260 thru line 310)	152,400	11,200	163,600



Name of PHA / IHA

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY**

		9/30/2026			
			409		
Line No.	Acct. No.	Description	SS	ph016	Total
(1)					
Ordinary Maintenance and Operation:					
330	4410	Labor	326,233	258,267	584,500
340	4420	Materials	254,000	33,000	287,000
350	4430	Contract Costs	882,000	0	882,000
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	1,462,233	291,267	1,753,500
Protective Services:					
380	4470	Alarms	3,000	0	3,000
390	4480	Contract Costs (Security/Alarms)	0	0	0
400	Total	Protective Services Expense (sum of lines 370 to 390)	3,000	0	3,000
General Expense:					
410	4510	Insurance	60,000	45,000	105,000
420	4520	Payments in Lieu of Taxes	77,260	0	77,260
430	4530	Longevity / Terminal Leave Payments	12,000	0	12,000
450	4570	Collection Losses	31,000	23,000	54,000
460	4590	Other General Expenses	0	0	0
470	Total	General Expense (sum of lines 410 to 460)	180,260	68,000	248,260
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, & 470)	2,417,356	745,784	3,163,140
Rent for Leased Dwellings:					
490	4710	Housing Assistance Payments Claims	56,000	55,000	111,000
500	Total	Operating Expense (sum of lines 480 and 490)	2,473,356	800,784	3,274,140
Nonroutine Expenditures:					
510	4610	Extraordinary Maintenance	20,000	0	20,000
520	7520	Casualty Loss	0	0	0
530	7540	Property Betrments 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)	2,493,356	800,784	3,294,140
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)	2,512,796	816,384	3,329,180
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.			(630,675)	819,755	189,080

# Operating Budgets by all Programs

a. Type of Submission [ <b>X</b> ] Original [ ] Revision No.: <b>09-30-2026</b>		b. Fiscal Year Ending	
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) <b>SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY</b>			
g. ACC Number <b>SF-203</b>		h. PAS/LOCCS Project No. <b>NV018 000 26D</b>	
j. No. of Dwelling Units <b>1,431</b>	k. No. of Unit Months Available <b>17,172</b>	m. No. of AMPS <b>11</b>	

  

Line No.	Acct. No.	AMP #	310	16	416
			HO DEMO AMP 310	HO-DEMO 016 SS	VJA
<b>Operating Receipts:</b>					
070	3110	Dwelling Rental	228,500	185,000	0
080	3120	Excess Utilities			
090	3190	Nondwelling Rental	0	0	0
100	<b>Total</b>	<b>Rental Income (sum of lines 070, 080, and 090)</b>	<b>228,500</b>	<b>185,000</b>	<b>0</b>
110	3610	Interest on General Fund Investments	3,000	3,000	0
120	3690	Other Income	11,100	20,100	0
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	271,683	328,040	323,897
130	<b>Total</b>	<b>Operating Income (sum of lines 100, 110, and 120)</b>	<b>514,283</b>	<b>536,140</b>	<b>323,897</b>
<b>Operating Expenditures - Administration:</b>					
140	4110	Administrative Salaries & Benefits	77,213	63,093	0
150	4130	Legal Expense	0	0	0
160	4140	Staff Training/Travel Allowance	4,900	1,500	0
180	4170	Accounting/Auditing Fees	1,300	1,400	0
195	4190	Management Fee - (Internal)	42,579	43,525	0
	4190	Frontline Fees	35,270	36,630	0
	4190	Fees for Services	3,000	0	0
200	4190	Other Administrative Expenses	16,950	21,260	0
210	<b>Total</b>	<b>Administrative Expense (sum of line 140 thru line 200)</b>	<b>181,213</b>	<b>167,408</b>	<b>0</b>
<b>Tenant Services:</b>					
220	4210	Salaries	0	0	0
230	4220	Recreation, Publications and Other Services	0	500	0
240	4230	Contract Costs, Training and Other	0	0	0
250	<b>Total</b>	<b>Tenant Services Expense (sum of lines 220, 230, &amp; 240)</b>	<b>0</b>	<b>500</b>	<b>0</b>
<b>Utilities:</b>					
260	4310	Water	27,000	500	0
270	4320	Electricity	700	100	0
280	4330	Gas	500	500	0
310	4390	Sewer	15,000	5,000	0
320	<b>Total</b>	<b>Utilities Expense (sum of line 260 thru line 310)</b>	<b>43,200</b>	<b>6,100</b>	<b>0</b>

Name of PHA / IHA

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY**

Line No.	Acct. No.	Description	9/30/2026		
			HO DEMO SS	HO DEMO 016ssh	Vera Johnson A
(1)					
Ordinary Maintenance and Operation:					
330	4410	Labor	155,101	95,151	0
340	4420	Materials	35,600	31,300	0
350	4430	Contract Costs	135,200	182,500	0
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	325,901	308,951	0
Protective Services:					
380	4470	Alarms	0	2,000	0
390	4480	Contract Costs (Security/Alarms)	0	0	0
400	Total	Protective Services Expense (sum of lines 370 to 390)	0	2,000	0
General Expense:					
410	4510	Insurance	16,500	16,500	0
420	4520	Payments in Lieu of Taxes	18,530	0	0
430	4530	Longevity / Terminal Leave Payments	3,000	0	0
450	4570	Collection Losses	3,500	0	0
460	4590	Other General Expenses	0	0	0
470	Total	General Expense (sum of lines 410 to 460)	41,530	16,500	0
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, & 470)	591,843	501,459	0
Rent for Leased Dwellings:					
490	4710	Housing Assistance Payments Claims	28,000	28,000	0
500	Total	Operating Expense (sum of lines 480 and 490)	619,843	529,459	0
Nonroutine Expenditures:					
510	4610	Extraordinary Maintenance	0	0	0
520	7520	Casualty Loss	0	0	0
530	7540	Property Betrments and Additions	0	0	0
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)	0	0	0
550	Total	Operating Expenditures (sum of lines 500 and 540)	619,843	529,459	0
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)	625,363	535,219	0
680	8020	Transfer of Subsidy to Otto Merida	0	0	322,797
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.			(111,080)	921	1,100

9



## **AWARD OF CONTRACT**

### **SUPPLIER/CONTRACTOR INFORMATION**

Company Name: KBR Roofing Services  
Owner(s): Quincy Redic (50%), Natasha Redic (50%)  
Address: 917 S. Decatur Blvd, Las Vegas, NV 89107  
Telephone: 702-401-8444  
Ownership Status: Male & Female African American Owned  
Debarred by GSA: No (eligible)  
SAM Registered: Yes (eligible)

### **SERVICE INFORMATION**

Description: CMS AND Trade, C-15 Roofing and Siding from a qualified, licensed, insured and bonded company to complete the Scope of Work regarding IFB B25026.  
SNRHA Department/Director: Ava Mitchell-Crew, Public Housing Director  
Award Period: September – November, 2025, Tentatively (90 Days)  
Value of Contract: \$423,330.00  
Applicable Budget(s): Operating Fund  
Budget Approved By: Fred Haron, Chief Administrative Officer

### **COMPETITIVE SOLICITATION (IFB) INFORMATION**

Solicitation No.: IFB B25026  
Conducted (Time Frame): June, 2024-July, 2025  
Firms received the IFB Notice: 828  
Firms reviewed the IFB Document: 30  
On-time Proposals Submitted: 5  
Maximum Effective Date of IFB: November 30, 2025, Tentatively

### **PROPOSED NARRATIVE:**

#### **Approval to award the firm-fixed contract to Contractor, KBR Roofing Services for Roof Replacement Services of Simmons Manor Housing Development, 5385 Austin John Court, Las Vegas, NV 89122**

Modernization/Development Department request approval to award the contract for the above-noted services pursuant to Invitation to Bid, IFB B25026 for a period of 90 days for a not-to-exceed amount of \$423,330.00.

There is a Section 3 component to this contract as pursuant to 24CFR Part 135 of which KBR Roofing Services is aware of and will comply with the requirements as employment opportunities become available. Quincy or Natasha Redic of KBR Roofing Services or a representative is present to answer any questions the Board



July 8, 2025

Completed By: Linda P Simpson, Procurement  
Re: Board Agenda Item, August 21, 2025 Meeting

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— may have.

### **REQUEST FOR BOARD APPROVAL**

Executive Director is requesting Board of Commissioners review, approve and award Contract No c25026/IFB B25026 to KBR Roofing Services for Roof Replacement Services at Simmons Manor Housing Development at 5385 Austin John Court, Las Vegas, NV 89122 in the not to exceed amount of \$423,330.00 for an estimated total contract term of 90 calendar days.



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**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY**  
**Interoffice Memo**

**DATE: July 7, 2024**

**TO: MEMO TO FILE**

**RE: PROPOSED CONTRACT c25026 AS PURSUANT TO RFP NO. P25026  
SIMMONS MANOR ROOF REPLACEMENT SERVICES**

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Early June, 2025, the Procurement & Contracts Department received request from Frank Stafford, Director of Modernization and Development Department to request the above-noted services by way of an Invitation for Bid (IFB).

As pursuant to the Scope of Work from Modernization and Development an Invitation for Bid (IFB) was the procurement method used to solicit these services.

**PROCUREMENT:**

On June 5, IFB B25026 solicitation package was posted for bid as a downloadable PDF file on the SNRHA website at <https://www.snrha.org>, the Housing Agency Marketplace website at <https://ha.internationaleprocurement.com> of which 828 companies were notified and 30 actually downloaded the solicitation. This solicitation was advertised in local newspapers and publications as well as notices were sent to the Emerging Small Business Program of the Governor's office, and other local non-profit organizations.

A Question and Answer Period was provided for the period June 5, 2025 - June 23, 2025. A Pre-Bid Conference and Site Visit was held on June 18, 2025 and an additional Site Visit was held on Thursday, June 23, 2025 from 8am – Noon. On the closing date of the Solicitation after a deadline extension was granted until Monday, July 7, 2025, 11:00AM (due to technical difficulties), a total of thirty (30) companies actually downloaded the solicitation and the SNRHA received five (5) Bid Submittals. Upon the conclusion of Bid Opening and an Evaluation of the Bids by the Development and Modernization Department and SNRHA's Consulting firm, Garland, Inc., it was determined that KBR Roofing was the most responsive, responsible and lowest bidder.

Procurement Staff performed all background checks to include license, ownerships, debarment (HUD/EPLS) etc., and found this Contractor to be responsive and responsible. KBR Roofing is an African American Owned business who is aware of and will comply with the SNRHA's Section 3 Program as employment opportunities becomes available.





Linda P. Simpson  
Contracts Administrator

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**CONTRACT AWARD:**

As a result of the review by the above-mentioned staff, it was determined to move forward with KBR Roofing for award of contract and Purchase Order in the amount of \$423,330.00, as pursuant to the Scope of Work and all Addenda pertaining to this Solicitation/Contract. This contract will be for an initial term, estimated at about November, 2025 for 90 calendar days from the date of the Notice to Proceed, concluding at an estimated November, 2025 excluding all extended Addenda that may occur regarding this project.

Listed below are the proposal results of IFB B25026, Simmons Manor Housing Development Roof Replacement Services:

BIDDERS	TOTAL PROPOSED COST
702 Roofing	\$990,000.00
Amaya Roofing & Waterproofing	\$559,110.00
Professional Roofing Services	\$588,000.00
<b>KBR Roofing Services</b>	<b>\$423,330.00</b>
CTR Roofing	\$718,220.00



Measure up...use licensed contractors.

(<http://www.nscb.nv.gov/?>

\_gl=1\*piv33j\*\_ga\*MTU1NDU0MTgyMS4xNzA1NTA4MDEw\*\_ga\_19BDD99JSM\*cze3NTM5MDU2MzkkbzEyJGcxJHQxNzUzOTA1NjYwJGozQSRsMCRoMA..)

## License Details

**License Number:** 0093381

**Current Date:** 7/30/2025 1:01:00 PM  
(mm/dd/yyyy)

**Business Primary Name:**

KBR ROOFING SERVICES

**License Monetary Limit:** \$500,000.00

**DBA Name:**

**Mailing Address:**

917 S. DECATUR BLVD  
LAS VEGAS, NV 89107  
(702) 401-8444

**Physical Address:**

917 S. DECATUR BLVD  
LAS VEGAS, NV 89107  
(702) 401-8444

**Status:**

Active

**Status Date:**

02/27/2025 (mm/dd/yyyy)

**Origin Date:**

02/27/2025 (mm/dd/yyyy)

**Expiration Date:**

02/28/2027 (mm/dd/yyyy)

**Business Type:**

Corporation

**Classification(s):**

C-15 Roofing and Siding

**Limitation:**

### Principal Name

REDIC, QUINCY DWAYNE

REDIC, NATASHA LYNN

### Relation Description

President

Secretary

### Qualified Individual(s)

REDIC, QUINCY DWAYNE

### Qualifier Type

CMS and Trade

### Bond

**Bond Type:**

Surety

**Bond Number:**

B150066150

**Bond Agent:**

**Surety Company:**

OLD REPUBLIC SURETY

**Bond Amount:**

\$15,000.00

**Effective Date:**

02/12/2025 (mm/dd/yyyy)

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Jurisdiction Detail				<a href="#">[Back]</a>	
Business Name:		KBR ROOFING SERVICES			
Multi-Jurisdiction ID:		3000022066		License Status: ACTIVE	
Business Address:		917 S DECATUR LAS VEGAS NV, 89107		Business Phone: 702.470.2220	
Issue Date:					
License Classification:		CONTRACTOR			
Primary Jurisdiction:		LAS VEGAS			
Non-Primary Jurisdictions:					
		CLARK COUNTY			
		HENDERSON			
		NORTH LAS VEGAS			



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### Entity Registration

Core Data

Business Information

Entity Types

Financial Information

Points of Contact

Assertions

Reps and Certs (FAR/DFARS)

Reps and Certs (Financial  
Assistance)

Exclusions

Responsibility / Qualification

**Entity Information**

Active Registration

# KBR ROOFING SERVICES

Unique Entity ID

CAGE/NCAGE

**NQNWD5KFGN58 13RL0**

Expiration Date

**Jul 3, 2026**

Physical Address

**917 S Decatur BLVD**

**Las Vegas, Nevada**

**89107-3918, United States**

Mailing Address

**917 S Decatur BLVD**

**Las Vegas, Nevada**

**89107-3918, United States**

Purpose of Registration

**All Awards**

Version

**Current Record**

## BUSINESS INFORMATION

Doing Business As

(blank)

URL

(blank)

Division Name

(blank)

Division Number

(blank)

Congressional District

**Nevada 04**

State/Country of

Incorporation

**Nevada, United States**

### Registration Dates

Activation Date

**Jul 8, 2025**

Submission

Date

**Jul 3, 2025**

Initial Registration

Date

**Jul 3, 2025**

Owner

CAGE

Legal Business

Name

Immediate

Owner

(blank) (blank)

Highest Level

Owner

(blank) (blank)

### Entity Dates

Entity Start

Date

**Oct 19, 2024**

Fiscal Year End Close

Date

**Dec 31**

## 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.

## SAM SEARCH AUTHORIZATION

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

☒ Yes

## ENTITY TYPES

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### Business Types

Entity Structure	Corporate Entity (Not Tax Exempt)
Entity Type	Business or Organization
Profit Structure	For Profit Organization
Organization Factors	(blank)

### Socio-Economic Types

Minority-Owned Business, Self Certified Small Disadvantaged Business, Black American Owned

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

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## Payments

Accepts Credit Card Payments  
Yes

Debt Subject To Offset [?](#)  
No

## ACCOUNT DETAILS

EFT Indicator **0000**  
CAGE Code **13RL0**

## POINTS OF CONTACT

### Electronic Business

#### Primary Point of Contact

**Natasha Redic, Vice President**

Address

917 S Decatur BLVD

Las Vegas, Nevada 89107

United States

### Government Business

#### Primary Point of Contact



## Natasha Redic, Vice President

Address

917 S Dectur BLVD

Las Vegas, Nevada 89107

United States



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