

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

MANAGEMENT'S DISCUSSION & ANALYSIS
AND AUDITED FINANCIAL STATEMENTS

FISCAL YEAR ENDED SEPTEMBER 30, 2018

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SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

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

FISCAL YEAR ENDED SEPTEMBER 30, 2018



**UNMODIFIED OPINIONS ON BASIC FINANCIAL STATEMENTS ACCOMPANIED BY REQUIRED SUPPLEMENTARY INFORMATION
AND OTHER INFORMATION – STATE OR LOCAL GOVERNMENTAL ENTITY**

INDEPENDENT AUDITOR'S REPORT

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

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

Report on Financial Statements

We have audited the accompanying financial statements of the business-type activities and the aggregate discretely presented component units of the Southern Nevada Regional Housing Authority as of and for the year ended September 30, 2018, and the related notes to the financial statements which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We did not audit the financial statements of Landsman Family, LLC, Vera Johnson B, LP, Biegger Estates, LLC and Vera Johnson A Family, LLC, which represent 23.38 percent of total consolidated assets and 5.36 percent of total revenues of the Southern Nevada Regional Housing Authority. Those financial statements were audited by other auditors whose report thereon has been furnished to us, and our opinion, insofar as it relates to the amounts included for of Landsman Family, LLC, Vera Johnson B, LP, Biegger Estates, LLC and Vera Johnson A Family, LLC, is based solely on the report of the other auditors. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in the *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

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

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

Opinions

In our opinion, based on our audit and the report of the other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the aggregate discretely presented component units of the Southern Nevada Regional Housing Authority, as of September 30, 2018, and the respective changes in financial position and, where appropriate, cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Supplementary and Other Information

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

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 25, 2019 on our consideration of the Housing Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of the testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.



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

Lawrenceville, Georgia
June 25, 2019

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

MANAGEMENT'S DISCUSSION & ANALYSIS

FISCAL YEAR ENDED SEPTEMBER 30, 2018

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2018**

This section of the Southern Nevada Regional Housing Authority's (the Authority) financial report presents management's analysis of the Authority's financial performance during the year ended September 30, 2018.

FINANCIAL HIGHLIGHTS AND CONCLUSIONS

At September 30, 2018, total assets were \$194,807,973, deferred outflow of resources were \$5,691,301, total liabilities were \$44,353,514, and deferred inflow of resources were \$10,838,138; thus total net position was \$145,307,622. Total revenues and expenses were \$158,051,612 and \$157,356,734, respectively.

Southern Nevada Regional Housing Authority – RAD Conversion

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

Vera Johnson B LP:

Vera Johnson Manor "B" Mixed-Finance project entails the acquisition/rehabilitation of an existing 112-unit low-income family development located in Las Vegas, NV. The property was constructed in 1984 under the Federal Low-Income Public Housing program and is owned and operated by the Southern Nevada Regional Housing Authority (SNVRHA). The property was awarded \$1MIL in 2014 9% Low Income Housing Tax Credits and \$1MIL in HOME Funds for its substantial rehabilitation. The SNVRHA submitted December 2013 a RAD application for Vera Johnson Manor B (AMP 314) anticipating a Conditional Housing Assistance Payment (CHAP) agreement issuance by January 2014. However; the CHAP was received April 2015. In an effort to preserve the HOME Funds and Tax Credit Allocations, the SNVRHA proceeded with a Mixed Finance Proposal as an Interim Plan for closing mid-April 2015. Construction was completed May 2016 with a RAD conversion anticipated October 2016. The SNVRHA is partnering with Nevada HAND for this project.

Biegger Estates, LLC:

Biegger Estates RAD project entails the acquisition/rehabilitation of an existing 119-unit low-income family development located in Las Vegas, NV. The property was constructed in 1985 under the Federal Low-Income Public Housing program and is owned and operated by the Southern Nevada Regional Housing Authority (SNVRHA). The property was awarded \$1MIL in 2015 9% Low Income Housing Tax Credits for its substantial rehabilitation. The SNVRHA submitted March 2015 a RAD application for Biegger Estates and received a Conditional Housing Assistance Payment (CHAP) agreement July 2015. The RAD Conversion Commitment (RCC) was received March 2017. Financials closed in May 2016. Construction completion anticipated July 2017. The SNVRHA self-developed this project.

The project financing for Biegger Estates includes equity from the sale of 9% Low Income Housing Tax Credits issued through the Nevada Housing Division and operating funds and public housing capital funds from SNVRHA. The property renovations include comprehensive modernization of all 119 family units and complete site upgrades. The renovation work includes high energy-efficiency standards, as well as, water conservation measures in the units and site with extensive xeriscaping landscape. The work also includes upgrades to their community/administrative building which contain a multi-purpose room and warming kitchen, a computer lab, a library/reading area, exercise room, leasing office. The administrative building also contains space where the SNVRHA and local supportive service organizations will provide a variety of programs to residents such as after-school activities for youth, financial literacy, and resource referrals to nutrition/wellness programs and to promote self-sufficiency.

Vera Johnson A Family, LLC:

On May 31, 2016, the Housing Authority received approval for the inventory removal and RAD conversion of 119 units of low-income housing. The property improvements have been transferred to Vera Johnson A Family, LLC, a for-profit partnership entity, for approximately \$2.64 million. The Housing Authority has maintained a minority interest in this property with a first right of refusal and corresponding land lease. Vera Johnson A Family, LLC was incorporated on August 19, 2016 to rehabilitate and operate a 76-unit apartment project known as Vera Johnson Manor A. Equity contributions of \$9,005,099 are required to fund this development and an estimated \$7.9 million in tax credits will be received by the investor over the ten-year credit award. The property contains a ground lease effective May 1, 2017.

REQUIRED FINANCIAL STATEMENTS

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

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

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

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

FINANCIAL ANALYSIS OF THE AUTHORITY

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

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

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

	<u>2018</u>	<u>2017</u>	<u>Total Change</u>	<u>% Change</u>
Current Assets	\$ 31,991,091	\$ 28,360,080	\$ 3,631,011	12.80%
Capital Assets	121,098,113	129,627,231	(8,529,118)	-6.58%
Noncurrent Assets	41,718,769	31,845,177	9,873,592	31.00%
Deferred Outflows	5,691,301	3,733,373	1,957,928	52.44%
Total Assets & Deferred Outflows	<u>\$ 200,499,274</u>	<u>\$ 193,565,861</u>	<u>\$ 6,933,413</u>	3.58%
Current Liabilities	\$ 4,979,504	\$ 3,837,324	\$ 1,142,180	29.77%
Noncurrent Liabilities	39,374,010	36,875,063	2,498,947	6.78%
Total Liabilities	<u>44,353,514</u>	<u>40,712,387</u>	<u>3,641,127</u>	8.94%
Deferred Inflows	<u>10,838,138</u>	<u>11,926,742</u>	<u>(1,088,604)</u>	-9.13%
Net investment in capital assets	118,550,661	126,751,839	(8,201,178)	-6.47%
Restricted	6,882,102	7,613,960	(731,858)	-9.61%
Unrestricted	19,874,859	6,560,933	13,313,926	202.93%
Total Net Position	<u>145,307,622</u>	<u>140,926,732</u>	<u>4,380,890</u>	3.11%
Total Liabilities, Deferred Inflows & Net Position	<u>\$ 200,499,274</u>	<u>\$ 193,565,861</u>	<u>\$ 6,933,413</u>	3.58%

Total Assets and Deferred Outflows increased by \$6,933,413 or 3.58%. This increase is due to multiple factors. Current assets increased by \$3,631,011 or 12.80%, primarily due to an increase in cash and investments of \$3,642,105 or 14.06%. Noncurrent assets increased by \$9,873,592 or 31.00%, primarily due to an increase in Notes Receivables of \$12,664,195; along with repayments of \$2,965,121. The Authority entered into new notes with Vera Johnson A LP, Espinoza Terrace, and Rose Gardens Senior LP. More detailed information can be found in Note E in the Notes to the Financial Statements. Deferred Outflows increased during the year from \$3,733,373 to \$5,691,301, an increase of \$1,957,928 or 52.44%. These increases were offset by a decrease in Capital Assets of \$8,529,118 or 6.58%. The decrease in Capital Assets was also due to disposition of units under the RAD program.

Total Liabilities increased by \$3,641,127 or 8.94%. Current Liabilities increased by \$1,142,180 or 29.77%. This was primarily due to increases in accounts payable of \$392,776 or 23.18% and accrued liabilities of \$808,914 or 119.53%, which are due to timing differences at year-end. Noncurrent liabilities increased by \$2,498,947 or 6.78%, which is primarily due to an increase in accrued pension liability of \$2,858,357 or 10.81% due to a change in assumptions in the long-term pension liability published for this fiscal year. The details of this liability are found in the accompanying Notes to the Financial Statements.

Deferred Inflows decreased during the year from \$11,926,742 to \$10,838,138, a decrease of \$1,088,604 or 9.13%. This is due to the change in swap derivatives included in debt held by SNRHA; along with and a significant decrease in the deferred pension inflow data.

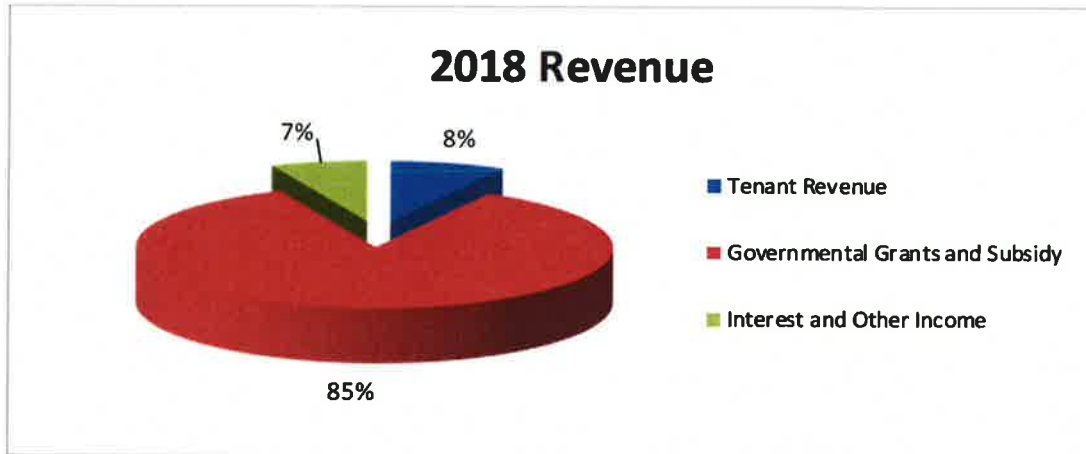
Total Net Position increased by \$4,380,890 or 3.11%. Table II, below, provides a statement of these results.

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

	2018	2017	Total Change	% Change
Tenant Revenue	\$ 12,456,748	\$ 12,314,131	\$ 142,617	1.16%
Governmental Grants and Subsidy	135,192,732	135,724,947	(532,215)	-0.39%
Interest Income	602,205	21,000	581,205	2767.64%
Other Income	9,799,927	3,394,618	6,405,309	188.69%
Total Revenue	158,051,612	151,454,696	6,596,916	4.36%
Administration	15,719,159	15,378,029	341,130	2.22%
Tenant Services	2,382,663	2,584,263	(201,600)	-7.80%
Utilities	3,160,165	3,158,577	1,588	0.05%
Maintenance	12,284,852	11,077,558	1,207,294	10.90%
Protective Services	532,552	552,282	(19,730)	-3.57%
Interest Expense	203,764	228,646	(24,882)	-10.88%
General Expense	4,153,495	3,693,410	460,085	12.46%
Housing Assistance Payments	109,457,671	108,308,672	1,148,999	1.06%
Depreciation	9,462,413	9,796,477	(334,064)	-3.41%
Total Expenses	157,356,734	154,777,914	2,578,820	1.67%
Change in Net Position	694,878	(3,323,218)	4,018,096	-120.91%
Prior Period Adjustment	3,686,012	(4,432,975)	8,118,987	-183.15%
Beginning Net Position	140,926,732	148,682,925	(7,756,193)	-5.22%
Ending Net Position	\$ 145,307,622	\$ 140,926,732	\$ 4,380,890	3.11%

REVENUES

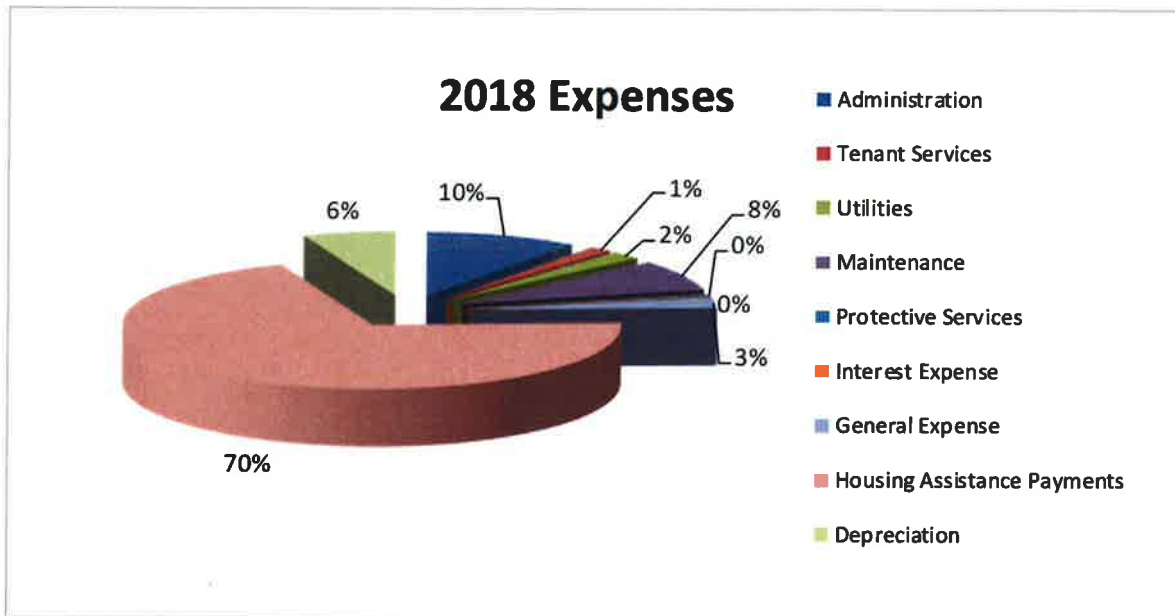
In reviewing the Statement of Revenues, Expenses, and Changes in Net Position, you will find that 85% of the Authority's revenues are derived from grants from the Department of Housing and Urban Development and other governmental agencies. The Authority receives revenue from tenants for dwelling rental charges and miscellaneous charges of 8% of total revenue. Other Revenue including interest from investments comprises the remaining 7%.



Total Revenue increased by \$6,596,916 or 4.36%. The largest increase was in other income of \$6,405,309 or 188.69%, which was primarily due to an increase in Port-In HAP Revenue. Interest income also increased by \$581,205 or 2767.64% primarily due to Mortgage Interest Income of \$520,828 in the Low Rent Public Housing Program.

EXPENSES

Total Expenses increased by \$2,578,820 or 1.67%.



Administrative expenses increased by \$341,130 or 2.22%. This was due to an increase in salaries and benefits of \$909,078 or 7.87% primarily due to a net change in the pension liability. Office expenses also increased by \$226,855 or 13.91%. These increases were offset by decreases in advertising and marketing of \$40,388 or 48.86%, legal expenses of \$139,939 or 33.58%, travel expenses of \$4,820 or 4.74%, and other administrative expenses of \$614,656 or 40.82%. Tenant services decreased by \$201,600 or 7.80% due to decreased activities during the year. Utilities expense increased slightly by \$1,588 or 0.05%. Maintenance expense increased by \$1,207,294 or 10.90%, primarily due to increases in extraordinary

maintenance of \$1,037,921 or 212.34% and casualty losses of \$113,329 or 169.27%. These increases are related to costs incurred for nonroutine physical needs on projects being converted to mixed finance. Protective services decreased by \$19,730 or 3.57%. General expenses increased by \$460,085 or 12.46%. Insurance premiums increased by \$93,130 or 9.80%. Other general expenses increased by \$332,509 or 18.77% mainly due transfer of operating subsidy to new mixed finance projects. Compensated absences expense increased by \$18,016 or 4.01%. PILOT expense increased by \$4,622 or 1.80%. Bad debt expense increased by \$11,808 or 4.45%. Interest expense decreased by \$24,882 or 10.88% due to decreased debt principal held during the year. HAP expense increased by \$1,148,999 or 1.06%. Depreciation expense decreased by \$334,064 or 3.41% due to the disposition of assets converted to RAD program.

CAPITAL ASSETS

At September 30, 2018, the Authority had invested \$121,098,113 in various capital assets as listed in the following schedule.

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

	<u>2018</u>	<u>2017</u>	<u>Total Change</u>	<u>% Change</u>
Land	\$ 21,111,434	\$ 21,097,259	\$ 14,175	0.07%
Buildings & improvements	270,834,478	273,997,406	(3,162,928)	-1.15%
Infrastructure	4,095,181	4,095,181	-	0.00%
Equipment	4,126,121	4,516,747	(390,626)	-8.65%
Construction in Progress	-	-	-	0.00%
Accumulated Depreciation	<u>(179,069,101)</u>	<u>(174,079,362)</u>	<u>(4,989,739)</u>	2.87%
Total Capital Assets	<u>\$ 121,098,113</u>	<u>\$ 129,627,231</u>	<u>\$ (8,529,118)</u>	-6.58%

LONG-TERM DEBT ACTIVITY

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

Southern Nevada Regional Housing Authority
Long-term Debt
Table IV

	<u>Balance</u>		<u>Payments/</u>	<u>Balance</u>	<u>Current</u>
	<u>9/30/2017</u>	<u>Adjustments</u>	<u>Decreases</u>	<u>9/30/2018</u>	<u>Portion</u>
Mortgage Note Payable - Wells Fargo	\$ 1,685,288	\$ -	\$ (199,380)	\$ 1,485,908	\$ 210,120
Operating Note - Wells Fargo	921,686	-	(67,679)	854,007	67,680
City of Las Vegas - Senator Apts I	1,670,000	-	-	1,670,000	-
City of Las Vegas - Senator Apts II	1,670,000	-	-	1,670,000	-
Note Payable - Bank of Nevada	360,000	-	-	360,000	-
Note Payable - Phone Loan	48,803	-	(48,803)	-	-
Home Rental Income Fund	219,615	-	(12,078)	207,537	13,022
Promissory Note - City National Bank	<u>1,000,000</u>	<u>-</u>	<u>-</u>	<u>1,000,000</u>	<u>-</u>
	<u>\$ 7,575,392</u>	<u>\$ -</u>	<u>\$ (327,940)</u>	<u>\$ 7,247,452</u>	<u>\$ 290,822</u>

ECONOMIC FACTORS AND EVENTS AFFECTING OPERATIONS

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

- The 2018 prorated funding level was 93.39% compared to the prior year of 93.10%, which is an increase of 0.29%. The 2019 prorated operating subsidy funding level is anticipated to be approximately 97.62%. The funding proration for the Housing Assistance Payment (HAP) 2018 was 99.75%; whereas the Administrative Fee proration was 80.62%. The HCV's funding for 2019 is at 99.50% for HAP, but the Administrative Fee proration remains at 79%. Overall, HUD's funding had been consistently lower than 100% forcing the Authority to use operating reserves. The Authority continues to find strategies to enhance its revenue stream and control expenses.
- The Authority continues to comply with the HUD requirements of asset-based management since regionalization of the Authority. The Authority has developed and maintained a system of budgeting and accounting for each asset management project (AMP) in a manner that will allow for analysis of the actual revenues and expenses associated with each property.

CONCLUSIONS

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

REQUEST FOR INFORMATION

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

Southern Nevada Regional Housing Authority
Attention: Director of Finance
5390 E. Flamingo Road
Las Vegas, Nevada 89122-5338

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

AUDITED FINANCIAL STATEMENTS

FISCAL YEAR ENDED SEPTEMBER 30, 2018

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

STATEMENT OF NET POSITION
September 30, 2018

ASSETS

	<u>PRIMARY</u> <u>GOVERNMENT</u>	<u>COMPONENT</u> <u>UNIT</u>	<u>TOTAL</u> <u>(Memorandum</u> <u>Only)</u>
<u>Current Assets</u>			
Cash & cash equivalents - unrestricted	\$ 15,330,590	\$ 1,292,261	\$ 16,622,851
Cash & cash equivalents - restricted	9,720,653	1,660,538	11,381,191
Investments - unrestricted	4,485,945	-	4,485,945
Investments - restricted	-	-	-
Accounts receivable	1,525,873	196,708	1,722,581
Notes receivable	-	-	-
Prepaid expenses	196,121	47,477	243,598
Inventories	731,909	-	731,909
	<u>31,991,091</u>	<u>3,196,984</u>	<u>35,188,075</u>
<u>Noncurrent Assets</u>			
Notes receivable	39,396,001	-	39,396,001
Other noncurrent assets	2,322,768	3,721,268	6,044,036
Investment in joint ventures	-	-	-
	<u>41,718,769</u>	<u>3,721,268</u>	<u>45,440,037</u>
Capital Assets			
Land	21,111,434	851,869	21,963,303
Buildings	255,356,258	44,020,211	299,376,469
Improvements	15,478,220	-	15,478,220
Furniture & equipment	4,126,121	1,867,463	5,993,584
Infrastructure	4,095,181	11,077,314	15,172,495
	<u>300,167,214</u>	<u>57,816,857</u>	<u>357,984,071</u>
Less: Accumulated depreciation	<u>(179,069,101)</u>	<u>(3,568,947)</u>	<u>(182,638,048)</u>
Total Capital Assets	<u>121,098,113</u>	<u>54,247,910</u>	<u>175,346,023</u>
	<u>162,816,882</u>	<u>57,969,178</u>	<u>220,786,060</u>
Deferred Outflow of Resources	5,691,301	-	5,691,301
	<u>5,691,301</u>	<u>-</u>	<u>5,691,301</u>
TOTAL ASSETS	\$ <u>200,499,274</u>	\$ <u>61,166,162</u>	\$ <u>261,665,436</u>

The accompanying notes are an integral part of the financial statements.

LIABILITIES & NET POSITION

	PRIMARY GOVERNMENT	COMPONENT UNIT	TOTAL (Memorandum Only)
<u>Current Liabilities</u>			
Accounts payable	\$ 1,847,245	\$ 356,710	\$ 2,203,955
Accrued liabilities	1,725,327	3,646,353	5,371,680
Unearned revenue	191,314	27,894	219,208
Long term debt - current portion	290,822	70,594	361,416
Tenant security deposits/escrow deposits	924,796	126,349	1,051,145
Total Current Liabilities	4,979,504	4,227,900	9,207,404
<u>Noncurrent Liabilities</u>			
Accrued compensated absences	1,708,515	-	1,708,515
Long term debt	3,256,630	37,227,699	40,484,329
Accrued pension liability	29,308,296	-	29,308,296
Other noncurrent liabilities	1,400,569	3,032,237	4,432,806
Loan liability - non current	3,700,000	-	3,700,000
Total Noncurrent Liabilities	39,374,010	40,259,936	79,633,946
TOTAL LIABILITIES	44,353,514	44,487,836	88,841,350
DEFERRED INFLOW OF RESOURCES	10,838,138	-	10,838,138
<u>NET POSITION</u>			
Net Investment in Capital Assets	118,550,661	54,177,316	172,727,977
Restricted	6,882,102	1,539,007	8,421,109
Unrestricted	19,874,859	(39,037,997)	(19,163,138)
TOTAL NET POSITION	145,307,622	16,678,326	161,985,948
TOTAL LIABILITIES, DEFERRED INFLOW OF RESOURCES & NET POSITION	\$ 200,499,274	\$ 61,166,162	\$ 261,665,436

The accompanying notes are an integral part of the financial statements.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
FOR THE YEAR ENDED SEPTEMBER 30, 2018

	<u>PRIMARY GOVERNMENT</u>	<u>COMPONENT UNIT</u>	<u>TOTAL (Memorandum Only)</u>
<u>Operating Revenues</u>			
Dwelling rent	\$ 12,456,748	\$ 2,956,541	\$ 15,413,289
Governmental grants & subsidy	135,092,776	-	135,092,776
Other income	10,345,429	(1,378,217)	8,967,212
Total Operating Revenues	<u>157,894,953</u>	<u>1,578,324</u>	<u>159,473,277</u>
<u>Operating Expenses</u>			
Administration	15,719,159	541,872	16,261,031
Tenant services	2,382,663	3,659	2,386,322
Utilities	3,160,165	334,709	3,494,874
Maintenance & operations	12,284,852	726,436	13,011,288
Protective services	532,552	55,487	588,039
General expense	4,153,495	367,998	4,521,493
Housing assistance payments	109,457,671	-	109,457,671
Depreciation expense	9,462,413	1,590,821	11,053,234
Total Operating Expense	<u>157,152,970</u>	<u>3,620,982</u>	<u>160,773,952</u>
Net Operating Income/(Loss)	<u>741,983</u>	<u>(2,042,658)</u>	<u>(1,300,675)</u>
<u>Nonoperating Revenues/(Expenses)</u>			
Investment & mortgage income	602,205	633	602,838
Interest expense	(203,764)	(1,422,277)	(1,626,041)
Amortization of loan fees	-	(13,057)	(13,057)
Gain/(Loss) on disposition of assets	(545,502)	-	(545,502)
Net Nonoperating Revenues/(Expenses)	<u>(147,061)</u>	<u>(1,434,701)</u>	<u>(1,581,762)</u>
Net Income/(Loss) before capital contributions	594,922	(3,477,359)	(2,882,437)
Capital grants/capital contributions	<u>99,956</u>	<u>7,365,411</u>	<u>7,465,367</u>
Increase/(Decrease) in Net Position	694,878	3,888,052	4,582,930
Prior Period Adjustment	3,686,012	0	3,686,012
Total Net Position - beginning	<u>140,926,732</u>	<u>12,790,274</u>	<u>153,717,006</u>
Total Net Position - ending	<u>\$ 145,307,622</u>	<u>\$ 16,678,326</u>	<u>\$ 161,985,948</u>

The accompanying notes are an integral part of the financial statements.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED SEPTEMBER 30, 2018

	<u>PRIMARY</u> <u>GOVERNMENT</u>	<u>COMPONENT</u> <u>UNIT</u>	<u>TOTAL</u> <u>(Memorandum</u> <u>Only)</u>
<u>CASH FLOWS FROM OPERATING ACTIVITIES</u>			
Receipts from customers and users	\$ 22,802,177	\$ 1,578,324	\$ 24,380,501
Governmental grants & subsidy - operations	135,092,776	-	135,092,776
Payments to suppliers	(16,550,372)	(81,085)	(16,631,457)
Payments for housing assistance	(109,457,671)	-	(109,457,671)
Payments to employees	(20,748,885)	(595,669)	(21,344,554)
	<u>11,138,025</u>	<u>901,570</u>	<u>12,039,595</u>
NET CASH PROVIDED/(USED) FROM OPERATING ACTIVITIES			
<u>CASH FLOWS FROM INVESTING ACTIVITIES</u>			
Purchase of investments	(2,085,710)	-	(2,085,710)
Proceeds from other noncurrent assets	160,478	-	160,478
Issuance of notes receivable	(6,348,058)	-	(6,348,058)
Interest received	602,205	65	602,270
	<u>(7,671,085)</u>	<u>65</u>	<u>(7,671,020)</u>
NET CASH PROVIDED/(USED) FROM INVESTING ACTIVITIES			
<u>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</u>			
Grant revenue - capital grants	99,956	-	99,956
Acquisition of capital assets - capital grant program	(99,956)	-	(99,956)
Acquisition of capital assets - Public Housing	(188,023)	-	(188,023)
Acquisition of capital assets - business activities	(1,104,322)	-	(1,104,322)
Acquisition of capital assets - COCC	(89,164)	-	(89,164)
Acquisition of capital assets - HCV	(36,897)	-	(36,897)
Acquisition of capital assets - DCU	-	(12,034,986)	(12,034,986)
Capital contributions received	-	7,365,411	7,365,411
Proceeds/(Payments) on mortgage & notes	(327,940)	5,690,251	5,362,311
Proceeds from disposition of capital assets	39,565	-	39,565
Interest paid	(203,764)	(1,422,277)	(1,626,041)
	<u>(1,910,545)</u>	<u>(401,601)</u>	<u>(2,312,146)</u>
NET CASH PROVIDED/(USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES			
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	1,556,395	500,034	2,056,429
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	<u>23,494,848</u>	<u>2,452,765</u>	<u>25,947,613</u>
CASH AND CASH EQUIVALENTS AT END OF PERIOD	<u>\$ 25,051,243</u>	<u>\$ 2,952,799</u>	<u>\$ 28,004,042</u>

The accompanying notes are an integral part of the financial statements.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED SEPTEMBER 30, 2018

	<u>PRIMARY</u> <u>GOVERNMENT</u>	<u>COMPONENT</u> <u>UNIT</u>	<u>TOTAL</u> <u>(Memorandum</u> <u>Only)</u>
<u>CASH FLOWS FROM OPERATING ACTIVITIES</u>			
Net Income/(Loss) from operations	\$ 741,983	\$ (2,042,658)	\$ (1,300,675)
Adjustments to reconcile net loss to net cash provided by operating activities:			
Depreciation & amortization	9,462,413	1,590,821	11,053,234
Decrease (Increase) in accounts receivable	(185,004)	59,450	(125,554)
Decrease (Increase) in prepaid expenses	6,914	92,137	99,051
Decrease (Increase) in inventory	189,184	-	189,184
Increase (Decrease) in accounts payable	174,001	(1,855,566)	(1,681,565)
Increase (Decrease) in accrued liabilities	848,917	3,040,487	3,889,404
Increase (Decrease) in unearned revenue	75,533	(24,825)	50,708
Increase (Decrease) in other noncurrent liabilities	107,753	-	107,753
Increase (Decrease) in deferred outflows, inflows, and pension liabilities	(188,175)	-	(188,175)
Increase (Decrease) in security/trust deposits	(95,494)	41,724	(53,770)
NET CASH PROVIDED/(USED) FROM OPERATING ACTIVITIES	\$ 11,138,025	\$ 901,570	\$ 12,039,595

The accompanying notes are an integral part of the financial statements.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2018

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

1. Introduction:

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

2. Organization:

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

3. Reporting Entity:

The accompanying combined financial statements include the accounts of all Authority operations for the year ended September 30, 2018. The criteria for including organizations as component units with the Authority's reporting entity, as set forth in Section 2100 of GASB's Governmental Accounting and Financial Reporting Standards, include the following:

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

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

4. Discretely Presented Component Units:

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

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2018
(Continued)

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

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

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

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

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

5. Development Corporations:

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

The following Development Corporations are included as blended component units of the Authority:

- Affordable Housing Program, Inc.
- Honolulu Street Family Housing, Inc.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2018
(Continued)

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

6. Basis of Presentation:

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

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

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

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

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

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

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

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

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2018
(Continued)

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

6. Basis of Presentation: (Cont'd)

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

7. Basis of Accounting and Measurement Focus:

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

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

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

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

8. Revenues and Expenses:

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

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

9. Encumbrances:

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

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2018
(Continued)

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

10. Budgets:

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

11. Inventories:

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

12. Capital Assets and Depreciation:

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

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

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

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

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

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

13. Collection Losses:

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

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2018
(Continued)

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

14. Cash and Cash Equivalents:

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

15. Investments:

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

16. Compensated Absences:

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

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

17. Use of Estimates:

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

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2018
(Continued)

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

18. Inter-program Receivables and Payables:

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

19. Allowance for Doubtful Accounts:

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

20. Prepaid Expenses:

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

21. Intangible Assets:

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

22. Capitalized Interest:

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

23. Restricted Net Position:

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

24. Grants and Contributions:

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

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2018
(Continued)

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

25. Unearned Revenue:

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

26. New Pronouncements:

There were no new pronouncements implemented in the current fiscal year.

NOTE B - CASH, CASH EQUIVALENTS, AND INVESTMENTS:

Nevada law NRS 356.360 requires banks and savings and loan institutions participating in the Nevada Collateral Pool to pledge government securities with a market value of 102% of the amount of uninsured balances of public money held by the depository. Under Nevada law this collateral is held in a separate investment pool by another institution in the depository's name. Cash, restricted cash, and investments are classified in the financial statements based on whether or not their use is restricted under the terms of the Authority's debt instruments or agency agreements. The Authority's carrying amount of cash and investments as of September 30, 2018 was \$29,537,188, and the bank balance was \$30,897,529.

Cash and Cash Equivalents

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

September 30, 2018, Cash and cash equivalents of the primary government and discrete component units are presented in the basic financial statements as of September 30, 2018 as follows:

	<u>Primary Government</u>	<u>Component Units</u>
	Cash and	Cash and
	<u>Cash Equivalents</u>	<u>Cash Equivalents</u>
Unrestricted	\$ 19,816,535	\$ 1,292,261
Restricted	<u>9,720,653</u>	<u>1,660,538</u>
Total	<u>\$ 29,537,188</u>	<u>\$ 2,952,799</u>

Investments

The investments as of September 30, 2018 was \$4,485,945, which consisted of securities in the Bank of New York Mellon funds which are all invested in Federal Home Loan Mortgage Corporation.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2018
(Continued)

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

Interest Rate Risk

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

Credit Risk

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

Custodial Risk

For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investment or collateral securities that are in the possession of an outside party. As of September 30, 2018, the Authority held investments in U.S. Treasuries and other federal agency securities which were held by the Authority's custodian in the Authority's name.

Concentration of Credit Risk

The Authority is required to disclose investments that represent a concentration of five percent or more of investments in any issuer held by individual Authority funds in the securities of issuers other than U.S. Treasury securities, mutual funds and external investment pools. The Authority's policy does not set a limit on the amount that may be invested in any single issuer. At September 30, 2018, investments in Federal Home Loan Mortgage Corporation notes represented approximately 62 percent of total investments.

Restricted cash and cash equivalents at September 30, 2018, were as follows:

Security deposit funds	\$ 924,796
FSS escrow funds	1,400,569
Modernization	5,626,817
Current liabilities	14,228
HAP equity	<u>1,754,243</u>
	<u>\$ 9,720,653</u>

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2018
(Continued)

NOTE C - ACCOUNTS RECEIVABLE:

Accounts receivable, including all applicable allowances for uncollectible accounts at September 30, 2018, consisted of the following:

	Primary Government	Component Units
Tenants (net of allowance of \$46,463)	\$ 122,808	\$ 196,708
A/R - HUD	140,059	-
Other government agencies	348,240	-
A/R - miscellaneous (net of allowance of \$776,366)	661,448	-
Accrued interest receivable	21,665	-
Fraud (net of allowance of \$1,972,106)	231,653	-
	\$ 1,525,873	\$ 196,708

Note: The above receivable balance excludes \$4,597,636 of interfund receivables that have been eliminated as a result of financial statement consolidation.

NOTE D - PREPAID EXPENSES, INVENTORY AND OTHER ASSETS:

Prepaid expenses, inventory and other assets at September 30, 2018, consisted of the following:

	Primary Government	Component Units
Prepaid insurance and other assets	\$ 196,121	\$ 47,477
Inventory	731,909	-
	\$ 928,030	\$ 47,477

NOTE E - NOTES RECEIVABLE:

The Authority is an affiliate to the Managing Member of *Honolulu Family Street Housing LLC* with a low-income tax credit development on the site of the former Ernie Cragin Annex 3, where 54 housing units built in the 1970s were razed in 2005. The 8.13-acre site is located at East Charleston Boulevard and Honolulu Street. The 60-unit mixed finance development is financed utilizing \$8,905,576 of Capital Fund Program Replacement Housing funds, \$8.579 million raised through tax credits from the state, \$360,000 of FHLB grant, and \$490,159 in Housing Authority reserves. The balance of these Notes Receivable at September 30, 2018 was \$6,455,329.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2018
(Continued)

NOTE E - NOTES RECEIVABLE: (Cont'd)

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

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

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

Landsman Family, LLC was formed on December 5, 2013 to rehabilitate and operate a 100-unit multifamily project known as Landsman Gardens Apartments. This project is rented to low-income tenants in a manner necessary to qualify for the Federal low-income housing tax credits. On December 5, 2013 the Housing Authority issued mortgage note receivables in order to help fund the acquisition and construction of the development. The loans accrue interest at a rate of 3.32% and no payments of principal will be due on or before April 1, 2055. The balance of these notes receivable at September 30, 2018 is \$2,976,000 and \$6,380,317.

Vera Johnson B LP was formed on January 28, 2015 to rehabilitate and operate a 112-unit multifamily project known as Vera Johnson B Manor. This project is rented to low-income tenants in a manner necessary to qualify for the Federal low-income housing tax credits. On April 1, 2015 the Housing Authority issued mortgage note receivables in order to help fund the acquisition and construction of the development. The loans accrue interest at a rate of 4.00% and 0.00% respectively with no payments of principal will be due on or before March 2, 2070. The balance of these notes receivable at September 30, 2018 is \$1,880,160 and \$0.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2018
(Continued)

NOTE E - NOTES RECEIVABLE: (Cont'd)

Biegger Estates LP was formed on May 2, 2016 to rehabilitate and operate a 119-unit multifamily project known as Biegger Estates. This project is rented to low-income tenants in a manner necessary to qualify for the Federal low-income housing tax credits. On May 2, 2016 the Housing Authority issued mortgage note receivables in order to help fund the acquisition and construction of the development. The loans accrue interest at a rate of 3.75% and 2.33% respectively with no payments of principal will be due on or before May 31, 2051. The balance of these notes receivable at September 30, 2018 is \$5,000,000 and \$700,000.

Vera Johnson A Family, LLC was formed on August 19, 2016 to rehabilitate and operate a 76-unit apartment project known as Vera Johnson A Manor. This project is rented to low-income tenants in a manner necessary to qualify for the Federal low-income housing tax credits. On March 1, 2017 the Housing Authority issued mortgage note receivables in order to help fund the acquisition and construction of the development. The loans accrue interest at a rate of 4.50% with no payments of principal will be due on or before December 31, 2072. The balance of these notes receivable at September 30, 2018 is \$2,649,083 and \$600,000.

Espinoza Terrace, LLC was formed on October 21, 2017 to rehabilitate and operate a 100-unit apartment project known as Espinoza Terrace. This project is rented to low-income tenants in a manner necessary to qualify for the Federal low-income housing tax credits. On July 1, 2018 the Housing Authority issued mortgage note receivables in order to help fund the acquisition and construction of the development. The loans accrue interest at a rate of 0.00% and 4.10% respectively with no payments of principal will be due on or before July 1, 2068. The balance of these notes receivable at September 30, 2018 is \$1,193,881 and \$1,966,696.

Rose Gardens Senior LP was formed on September 27, 2016 to rehabilitate and operate a 120-unit apartment project known as Rose Gardens Senior Apartments. This project is rented to low-income tenants in a manner necessary to qualify for the Federal low-income housing tax credits. On October 1, 2017 the Housing Authority issued mortgage note receivables in order to help fund the acquisition and construction of the development. The loans accrue interest at a rate of 1.00% and 2.55% respectively with no payments of principal will be due on or before December 31, 2052. The balance of these notes receivable at September 30, 2018 is \$5,559,535 and \$695,000.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2018
(Continued)

NOTE E - NOTES RECEIVABLE: (Cont'd)

As of September 30, 2018, the cumulative note receivable principal balances totaled \$39,396,001, with total accrued interest of \$4,207,070, for which all was reduced by an allowance equal to the accrued interest. Notes receivable consisted of the following:

Description	Interest rate	Issue date	Maturity	10/1/2017	Additions	Receipts	9/30/2018
Honolulu Street LLC							
First leasehold loan	4.68%	3/1/2006	3/1/2061	\$ 212,359	\$ -	\$ -	\$ 212,359
Second leasehold loan	4.68%	3/1/2006	3/1/2061	1,511,441	-	-	1,511,441
Third leasehold loan	1.00%	3/1/2006	3/1/2061	3,750,000	-	-	3,750,000
Fourth leasehold loan, Section 8 Reserves	1.00%	7/30/2008	8/1/2062	332,759	-	-	332,759
Fifth leasehold loan, Scat Sites Fund	4.83%	7/9/2008	1/1/2061	288,770	-	-	288,770
Federal Home Loan	1.00%	9/10/2007	9/10/2062	360,000	-	-	360,000
SRB Apartments							
Senator apartments I	4.80%	2/15/2006	2/15/2036	1,670,000	-	-	1,670,000
Senator apartments II	4.80%	1/16/2008	1/16/2038	1,670,000	-	-	1,670,000
Landsman Family LLC							
Seller's Note 1	3.32%	12/5/2013	4/1/2055	2,976,000	-	-	2,976,000
Seller's Note 2	3.32%	12/5/2013	4/1/2055	6,715,317	-	(335,000)	6,380,317
Vera Johnson B LP							
Acquisition Note	4.00%	4/1/2015	3/31/2070	3,700,000	-	(1,819,840)	1,880,160
Vera Johnson B LP - GAP	0.00%	4/1/2015	4/30/2070	810,285	-	(810,285)	-
Biegger Estates LLP							
Acquisition Note	3.75%	5/2/2016	5/31/2051	5,000,000	-	-	5,000,000
Biegger Estates LLP - GAP	2.33%	5/2/2016	5/31/2051	700,000	-	-	700,000
Vera Johnson A LP							
Acquisition Note	4.50%	3/1/2017	12/31/2072	-	2,649,083	-	2,649,083
Vera Johnson A LP - GAP	4.50%	3/1/2017	12/31/2072	-	600,000	-	600,000
Espinoza Terrace							
Bridge Promissory Note	0.00%	7/1/2018	7/1/2068	-	1,193,881	-	1,193,881
Espinoza - GAP	4.10%	7/1/2018	7/1/2068	-	1,966,696	-	1,966,696
Rose Gardens Senior LP							
Acquisition Note	2.55%	10/1/2017	12/31/2052	-	-	-	-
Rose Garden - Third Loan	1.00%	10/1/2017	12/31/2052	-	5,559,535	-	5,559,535
Rose Garden - Ground Lease				-	695,000	-	695,000
Accrued interest on notes receivable				3,340,016	867,054	-	4,207,070
Less: allowance for accrued interest				(3,340,016)	(867,054)	-	(4,207,070)
Total notes receivable				\$ 29,696,931	\$ 12,664,195	\$ (2,965,125)	\$ 39,396,001

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2018
(Continued)

NOTE F - OTHER NONCURRENT ASSETS:

Primary Government

The Authority advanced funds to Landsman Family LLC, a Nevada Limited Liability Company that was formed on December 5, 2013 to rehabilitate and operate a 100-unit multifamily project, to pay for construction costs. The outstanding balance does not bear any interest and is payable out of available cash flow. The amount due as of September 30, 2018 was \$5,417.

Biegger Estates, LLC was formed on May 2, 2016 as a Nevada limited liability company under the laws of the State of Nevada, for the purpose of acquiring, owning, operating and financing a 119 units of rental housing project known as Biegger Estates. The Housing Authority has advanced the project \$184,964 for construction costs as of September 30, 2018.

On September 24, 2015 Landsman Family, LLC entered into a Developer Agreement with Affordable Housing Program, Inc. (AHP), an affiliate of the Authority. Pursuant to the Agreement, AHP will earn a total development fee of \$2,350,000 for services relating to the development of the Project. The developer fee does not accrue interest and shall be payable out of available cash flow. The amount due as of September 30, 2018 was \$1,933,037.

On March 1, 2017 Vera Johnson A Family, LLC entered into a Developer Agreement with the Southern Nevada Regional Housing Authority and Affordable Housing Program, Inc. (AHP), an affiliate of the Authority. Pursuant to the Agreement, the Housing Authority will earn a total development fee of \$633,750 for services relating to the development of the Project. As of September 30, 2018, there is an amount receivable of \$199,350 from this development.

Component Units – Discretely Presented

Prepaid Ground Lease includes \$1,360,000 from Landsman Family, LLC for the period of December 5, 2013 to December 4, 2112 and is amortized over the 99-year lease period, in an annual amount of \$13,737. The balance at December 31, 2017 was \$1,305,051. Additionally, there is a \$2,100,000 Ground Lease from Biegger Estates, LLC for the period of May 2, 2016 to May 31, 2115 and is amortized over the 99-year lease period, in an annual amount of \$21,212. The balance at December 31, 2017 was \$2,088,998.

As of September 30, 2018, other noncurrent assets consisted of the following:

	Primary Government	Component Units
Construction advances - Landsman	\$ 5,417	\$ -
Construction advances - Biegger Estates	184,964	-
Developer Fee - Landsman Family	1,933,037	-
Developer Fee - Vera Johnson A	199,350	-
Prepaid Ground Lease - Landsman Family	-	1,305,051
Prepaid Ground Lease - Biegger Estates	-	2,088,998
Intangible assets, net accumulated amortization	-	327,219
	<u>\$ 2,322,768</u>	<u>\$ 3,721,268</u>

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2018
(Continued)

NOTE G - CAPITAL ASSETS:

Changes in capital assets of the primary government consisted of the following as of September 30, 2018:

	Balance at 9/30/2017	Additions/ Increases	Dispositions/ Adjustments	Balance at 9/30/2018
Enterprise Activities				
Capital assets not being depreciated:				
Land	\$ 21,097,259	\$ 14,175	\$ -	\$ 21,111,434
Construction in progress	-	-	-	-
Total capital assets not being depreciated	<u>21,097,259</u>	<u>14,175</u>	<u>-</u>	<u>21,111,434</u>
Buildings & improvements	278,092,587	1,049,612	(4,212,540)	274,929,659
Furniture & equipment	4,516,747	454,575	(845,201)	4,126,121
Total capital assets being depreciated	<u>282,609,334</u>	<u>1,504,187</u>	<u>(5,057,741)</u>	<u>279,055,780</u>
Buildings & improvements	(170,951,754)	(9,210,486)	3,671,359	(176,490,881)
Furniture & equipment	(3,127,608)	(251,927)	801,315	(2,578,220)
Total accumulated depreciation	<u>(174,079,362)</u>	<u>(9,462,413)</u>	<u>4,472,674</u>	<u>(179,069,101)</u>
Net Book Value	<u>\$ 129,627,231</u>			<u>\$ 121,098,113</u>

The following activities affected Capital Assets during the audit period:

Opening balance at October 1, 2017	\$ 129,627,231
Acquisition of Capital Assets - Capital Fund Program	99,956
Acquisition of Capital Assets - Public Housing operations	188,023
Acquisition of Capital Assets - COCC operations	89,164
Acquisition of Capital Assets - Business Activities operations	1,104,322
Acquisition of Capital Assets - Housing Choice Voucher	36,897
Dispositions, net	(585,067)
Depreciation expense	<u>(9,462,413)</u>
Balance at September 30, 2018	<u>\$ 121,098,113</u>

Changes in capital assets of the discretely presented component units consisted of the following as of December 31, 2017:

	Balance at 12/31/2016	Additions/ Increases	Dispositions/ Adjustments	Balance at 12/31/2017
Capital assets not being depreciated:				
Land	\$ 766,489	\$ 85,380	\$ -	\$ 851,869
Construction in progress	-	2,271,264	-	2,271,264
Total capital assets not being depreciated	<u>766,489</u>	<u>2,356,644</u>	<u>-</u>	<u>3,123,133</u>
Infrastructure & Land improvements	3,125,252	5,680,798	-	8,806,050
Buildings & improvements	40,734,213	3,285,998	-	44,020,211
Furniture & equipment	1,155,917	711,546	-	1,867,463
Total capital assets being depreciated	<u>45,015,382</u>	<u>9,678,342</u>	<u>-</u>	<u>54,693,724</u>
Total accumulated depreciation	<u>(1,991,319)</u>	<u>(1,590,821)</u>	<u>13,193</u>	<u>(3,568,947)</u>
Total capital assets being depreciated	<u>43,024,063</u>			<u>51,124,777</u>
Capital assets, net	<u>\$ 43,790,552</u>			<u>\$ 54,247,910</u>

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2018
(Continued)

NOTE H - ACCOUNTS PAYABLE:

Accounts payable at September 30, 2018, consisted of the following:

	Primary Government	Component Units
Vendors and contractors payable	\$ 885,122	\$ 356,710
Accounts payable - HUD	14,040	-
PILOT	948,083	-
Tenant security deposits	<u>924,796</u>	<u>126,349</u>
	<u>\$ 2,772,041</u>	<u>\$ 483,059</u>

Note: The above payables balance excludes \$4,597,636 of interfund receivables that have been eliminated as a result of financial statement consolidation.

NOTE I - ACCRUED LIABILITIES & OTHER CURRENT LIABILITIES:

Other current liabilities consisted of the following as of September 30, 2018:

	Primary Government	Component Units
Accrued wages & fringes	\$ 1,332,136	\$ -
Accrued compensated absences - current portion	153,521	-
Accrued interest payable	-	1,882,854
Other accrued liabilities	-	1,562,301
Noncurrent debt - current portion	290,822	70,594
Unearned revenue	191,314	27,894
Other current liabilities	<u>239,670</u>	<u>201,198</u>
	<u>\$ 2,207,463</u>	<u>\$ 3,744,841</u>

NOTE J - OTHER NONCURRENT LIABILITIES:

Other noncurrent liabilities – other consisted of the following as of September 30, 2018:

	Primary Government	Component Units
FSS Escrow Liability	\$ 1,400,569	\$ -
Developer fee payable	-	3,032,237
Accrued compensated absences - noncurrent	1,708,515	-
Accrued pension & OPEB liability	<u>29,308,296</u>	<u>-</u>
	<u>\$ 32,417,380</u>	<u>\$ 3,032,237</u>

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2018
(Continued)

NOTE J - OTHER NONCURRENT LIABILITIES: (Cont'd)

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

	<u>Balance at</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance at</u>	<u>Current</u>
FSS Escrow Liability	\$ 1,292,816	\$ 778,296	\$ (670,543)	\$ 1,400,569	\$ -
Compensated absences	1,932,943	467,103	(538,010)	1,862,036	153,521
Net pension liability	<u>26,449,939</u>	<u>2,858,357</u>	<u>-</u>	<u>29,308,296</u>	<u>-</u>
	<u>\$ 29,675,698</u>	<u>\$ 4,103,756</u>	<u>\$ (1,208,553)</u>	<u>\$ 32,570,901</u>	<u>\$ 153,521</u>

NOTE K - LONG-TERM DEBT - Primary Government:

A summary of changes of the primary government's long-term debt for the year ended September 30, 2018, is presented below.

	<u>Balance</u>		<u>Payments/</u>	<u>Balance</u>	<u>Current</u>
	<u>9/30/2017</u>	<u>Adjustments</u>	<u>Decreases</u>	<u>9/30/2018</u>	<u>Portion</u>
Mortgage Note Payable - Wells Fargo	\$ 1,685,288	\$ -	\$ (199,380)	\$ 1,485,908	\$ 210,120
Operating Note - Wells Fargo	921,686	-	(67,679)	854,007	67,680
City of Las Vegas - Senator Apts I	1,670,000	-	-	1,670,000	-
City of Las Vegas - Senator Apts II	1,670,000	-	-	1,670,000	-
Note Payable - Bank of Nevada	360,000	-	-	360,000	-
Note Payable - Phone Loan	48,803	-	(48,803)	-	-
Home Rental Income Fund	219,615	-	(12,078)	207,537	13,022
Promissory Note - City National Bank	<u>1,000,000</u>	<u>-</u>	<u>-</u>	<u>1,000,000</u>	<u>-</u>
	<u>\$ 7,575,392</u>	<u>\$ -</u>	<u>\$ (327,940)</u>	<u>\$ 7,247,452</u>	<u>\$ 290,822</u>

Wells Fargo Bank (Business Activities- Affordable Housing Program)

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

Note 1 - The note bears interest at a variable rate of the 30-day LIBOR rate plus 1.25% (interest rate was 6.98% at August 14, 2006 with monthly principal payments of \$2,880 commencing in May 2007 and increasing to \$10,330 upon maturity in May 2027 (monthly principal payments were \$5,640 at September 30, 2018). The note is secured by a deed of trust on Robert Gordon Plaza. Total interest expense associated with this note for the year was \$61,664. The outstanding balance at June 30, 2018 is \$854,007.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2018
(Continued)

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

Southern Nevada Regional Housing Authority has entered into an interest rate swap agreement with an original notional amount of \$1,420,526 that limits the variable interest cash flow exposure on the loan for a period of twenty years from the date issued, with a maturity date of May 16, 2027. Under the interest rate swap agreement, Southern Nevada Housing Authority, LLC pays or receives on a monthly basis an amount based on the notional amount, \$921,686 at September 30, 2018, multiplied by the positive or negative differential from the fixed rate of 6.77%. As of September 30, 2018, the fair value of the interest rate swap obligation was \$101,362, a decrease of \$69,202 during the year.

Note 2 - The note bears interest at a variable rate of the 30-day LIBOR rate plus 1.25% (interest rate was 6.98% at August 14, 2006) with monthly principal payments of \$2,880 commencing in May 2007 and increasing to \$10,330 upon maturity in May 2027 (monthly principal payments were \$17,050 at September 30, 2018). The note is secured by a deed of trust. Total interest expense associated with this note for the year was \$83,902. The outstanding balance at September 30, 2018, is \$1,485,908.

Southern Nevada Regional Housing Authority has entered into an interest rate swap agreement with an original notional amount of \$4,200,000 that limits the variable interest cash flow exposure on the loan for a period of twenty years from the date issued, with a maturity date of February 16, 2028. Under the interest rate swap agreement, Southern Nevada Housing Authority, LLC pays or receives on a monthly basis an amount based on the notional amount, \$2,731,100 at September 30, 2018, multiplied by the positive or negative differential from the fixed rate of 5.26. As of September 30, 2018, the fair value of the interest rate swap obligation was \$305,323, a decrease of \$200,102 during the year.

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

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

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2018
(Continued)

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

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

Note Payable – Phone Loan: The Authority entered into an agreement with Key Government Finance, Inc. for a loan of \$254,795 at 2.87% per annum for a new phone system. The note is payable by the Authority and is unsecured. The monthly payment is \$4,501 including principal and interest. Final maturity date was August 30, 2018. The remaining balance at September 30, 2018 is \$0.

Home Rental Income Fund: The promissory notes payable of \$335,000 was issued on April 16, 1999 with Citibank and requires monthly payments of \$2,353.85, which includes both principal and interest. The loan bears interest at 7.55% and matures on June 1, 2029. The remaining balance at September 30, 2018 is \$207,537.

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

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

		<u>Principal</u>		<u>Interest</u>		<u>Payment</u>
2019	\$	290,822	\$	29,978	\$	320,800
2020		312,900		28,161		341,061
2021		331,397		26,512		357,909
2022		350,940		24,566		375,506
2023		371,716		22,303		394,019
2024-2028		889,677		44,484		934,161
Thereafter		<u>4,700,000</u>		<u>10,111</u>		<u>4,710,111</u>
	\$	<u>7,247,452</u>	\$	<u>186,114</u>	\$	<u>7,433,566</u>

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2018
(Continued)

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

Notes and mortgages payable for **Landsman Family, LLC**, consist of the following as of December 31, 2017:

	Balance 12/31/2016	Increases/ Reclassifications	Payments/ Decreases	Balance 12/31/2017	Current Portion
Building Loan Agreement - PNC Bank	\$ 3,818,774	\$ -	\$ (33,006)	\$ 3,785,768	\$ 37,631
HOME Loan - City of Henderson	97,404	335,068	-	432,472	-
SNRHA Sellers Note	2,969,147	583	-	2,969,730	-
SNRHA Note	5,699,852	-	(335,000)	5,364,852	-
AHP Note	996,751	235	-	996,986	-
	<u>\$ 13,581,928</u>	<u>\$ 335,886</u>	<u>\$ (368,006)</u>	13,549,808	<u>\$ 37,631</u>
Interest payable - long term				<u>1,297,228</u>	
Total notes and mortgages payable				<u>\$ 14,847,036</u>	

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

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

Southern Nevada Regional Housing Authority Note: The loan provides up to \$6,715,317 and bears interest at 3.32%. The loan matures on April 1, 2055. The loan is secured by a deed of trust on the property referred to as Landsman Garden Apartments. The Seller Note is due and payable from Surplus Cash. As of December 31, 2017, the outstanding loan balance was \$5,364,852.

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

Notes and mortgages payable for **Vera Johnson B, LP**, consist of the following as of December 31, 2017:

	Balance 12/31/2016	Increases/ Reclassifications	Payments/ Decreases	Balance 12/31/2017	Current Portion
Mortgage payable, net	\$ 2,060,417	\$ -	\$ (23,502)	\$ 2,036,915	\$ 32,963
SNRHA authority note	697,555	-	(697,555)	-	-
SNRHA acquisition note	3,700,000	-	(1,819,840)	1,880,160	-
Nevada HAND, Inc.	990,000	10,000	-	1,000,000	-
	<u>\$ 7,447,972</u>	<u>\$ 10,000</u>	<u>\$ (2,540,897)</u>	4,917,075	<u>\$ 32,963</u>
Interest payable - long term				<u>96,396</u>	
Total notes and mortgages payable				<u>\$ 5,013,471</u>	

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2018
(Continued)

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

Mortgage Payable: Pursuant to the Amended and Restated Loan Agreement dated November 23, 2016, JPMorgan Chase Bank, N.A. agreed to convert a portion of the construction loan into a permanent loan in the amount of \$2,200,000. The loan bears an interest rate at 5.14% annually. Interest and principal payments of \$12,100 are due monthly. Pursuant to the loan agreement, the loan is secured by the Deed of Trust. The loan shall mature on November 21, 2034. As of December 31, 2017, the balance outstanding was \$2,036,915.

Note Payable - SNVRHA authority note: Pursuant to the Authority Note dated April 1, 2015, Southern Nevada Regional Housing Authority, an affiliate of the General Partner, loaned \$810,285 to the Partnership. The loan bears no interest and is payable from net cash flow as defined in the Partnership Agreement. The loan shall mature on April 30, 2070. As of December 31, 2017, the balance was satisfied in full.

Note Payable - SNVRHA authority acquisition note: Pursuant to the Authority Acquisition Note dated April 1, 2015, Southern Nevada Regional Housing Authority loaned \$3,700,000 to the Partnership. The loan accrues and compounds annually at four percent interest. Pursuant to the Authority Loan Omnibus Amendment dated November 22, 2016, the interest rate was amended to seven percent. Annual interest and principal payments will be made from available cash flow. Any remaining unpaid principal and interest shall be due and payable in full on March 31, 2070. As of December 31, 2017, the balance outstanding was \$1,880,160. As of December 31, 2017, the accrued interest was \$11,539.

Note payable - Nevada HAND, Inc.: During 2015, Nevada HAND, Inc., received funds from the City of Las Vegas (the "City") in the amount of \$1,000,000. Pursuant to the Promissory Note for HOME Funds dated April 1, 2015, Nevada HAND, Inc. loaned \$1,000,000 of HOME funds to the Partnership. The note is secured by the deed of trust of the Project. The loan bears compounding interest at 4%. The maturity date of the loan shall December 31, 2071. Payments of principal and interest will be made from available cash flow. As of December 31, 2017, the balance outstanding was \$1,000,000. As of December 31, 2017, accrued interest was \$75,258.

Notes and mortgages payable for **Biegger Estates, LLC**, consist of the following as of December 31, 2017:

	Balance <u>12/31/2016</u>	Increases/ Reclassifications	Payments/ Decreases	Balance <u>12/31/2017</u>	Current Portion
Chase Loan, net	\$ 2,763,616	\$ 6,225,073	\$ -	\$ 8,988,689	\$ -
SNRHA gap note	694,928	60	-	694,988	-
SNRHA seller note	<u>4,981,004</u>	-	-	<u>4,981,004</u>	-
	<u>\$ 8,439,548</u>	<u>\$ 6,225,133</u>	<u>\$ -</u>	<u>14,664,681</u>	<u>\$ -</u>
Interest payable - long term				<u>373,235</u>	
Total notes and mortgages payable				<u>\$ 15,037,916</u>	

Notes payable - Chase: On May 2, 2016, the Company entered into a fixed rate note in the amount of \$2,250,000 (the "Fixed Rate Loan") and a variable rate note in the amount of \$10,400,000 (the "Variable Rate Loan") (collectively, the "Chase Loan") with JPMorgan Chase Bank, N.A. ("Chase"). The Chase Loan is secured by a deed of trust on the Project and the balance as of December 31, 2017 was \$8,988,689.

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NOTES TO FINANCIAL STATEMENTS
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(Continued)

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

Notes payable - SNVRHA gap note: Ori May 2, 2016, the Company entered into a loan agreement with the Southern Nevada Regional Housing Authority ("SNVRHA"), an affiliate of the Managing Member, in the amount of \$700,000 (the "Gap Note"). The Gap Note bears interest at a rate of 2.33% per annum, compounded annually. The Gap Note is secured by a deed of trust on the Project and matures on May 31, 2051. Commencing on May 2, 2016, annual payments of interest shall be payable only to the extent available from cash flow, as defined in the Operating Agreement. For the Period, interest expense was \$16,595, of which \$1,188 was capitalized to fixed assets. As of December 31, 2017, the accrued interest was \$27,468 and the balance of the note was \$694,988.

Notes payable - SNVRHA seller note: On May 2, 2016, the Company entered into a loan agreement with SNVRHA in the amount of \$5,000,000 (the "Seller Note"). The Seller Note bears interest at a rate of 3.75% per annum, compounded annually. The Seller Note is secured by a deed of trust on the Project and matures on May 31, 2051. Commencing on May 2, 2016, annual payments of interest shall be payable only to the extent available from cash flow, as defined in the Operating Agreement. For the Period, interest expense was \$192,544, of which \$13,722 was capitalized to fixed assets. As of December 31, 2017, the accrued interest was \$317,544 and the balance of the note was \$4,981,004.

Notes and mortgages payable for **Vera Johnson A Family, LLC**, consist of the following as of December 31, 2017:

	Balance 12/31/2016	Increases/ Reclassifications	Payments/ Decreases	Balance 12/31/2017	Current Portion
JPMC Note	\$ -	\$ 948,849	\$ -	\$ 948,849	\$ -
SNRHA Loans	-	3,217,880	-	3,217,880	-
	<u>\$ -</u>	<u>\$ 4,166,729</u>	<u>\$ -</u>	4,166,729	<u>\$ -</u>
Interest payable - long term				115,995	
Total notes and mortgages payable				<u>\$ 4,282,724</u>	

Notes payable - JPMC: On March 27, 2017, the Company obtained a construction loan from JPMorgan Chase Bank, N.A. ("JPMC") in the amount of \$6,266,274 (the "Construction Loan"). This loan bears interest at prime minus 1.15% per annum and matures on September 27, 2018. The loan is secured by a deed of trust on the Project. During the period, interest expense was \$3,842, of which \$2,918 was capitalized to fixed assets. As of December 31, 2017, the balance was \$948,849 and accrued interest was \$2,632.

Notes payable - SNRHA Loans: On March 1, 2017, the Company entered into a loan agreement with SNRHA in the amount of \$600,000 (the "Gap Note") which bears interest at 4.5% per annum, compounded annually. The Company also entered into a second loan agreement with SNRHA in the amount of \$2,649,083 (the "Acquisition Note") which bears interest at 4.5% per annum, compounded annually. The Gap Note and Acquisition Note (collectively, the "SNRHA Loans") are secured by a deed of trust on the Project and mature on December 31, 2071. For the period, interest expense on the SNRHA Loans was \$113,116, of which \$49,005 was capitalized to fixed assets. As of December 31, 2017, the balance was \$3,217,880 and accrued interest was \$113,363.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2018
(Continued)

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

Landsman Family, LLC - Developer Fee: On September 24, 2015 Landsman Family, LLC entered into a Developer Agreement with Affordable Housing Program, Inc. (AHP), an affiliate of the Authority. Pursuant to the Agreement, AHP will earn a total development fee of \$2,350,000 for services relating to the development of the Project. The developer fee does not accrue interest and shall be payable out of available cash flow. As of December 31, 2017, the outstanding developer fee of \$1,706,041 remained payable.

Vera Johnson B, LP - Developer Fee: Pursuant to the Development Fee Agreement dated April 1, 2015, Nevada HAND, Inc., an affiliate of the General Partner, will receive a developer fee of \$1,266,193. Any outstanding principal balance of the developer fee shall bear no interest. A portion of the fee is to be paid from capital contributions according to the schedule provided in the Partnership Agreement and the remainder is to be paid out of available cash flow as defined in the Partnership Agreement. The total development fee earned as of December 31, 2017 was \$1,266,193. As of December 31, 2017, the developer fee was paid in full.

Biegger Estates, LLC - Developer Fee: On May 2, 2016 the Company entered into a Developer Agreement with Affordable Housing Program, Inc. (AHP), an affiliate of the Authority. Pursuant to the Agreement, AHP will earn a total development fee of \$1,400,000 for services relating to the development and oversight of the Project. The developer fee does not accrue interest and shall be payable out of available cash flow. As of December 31, 2017, the outstanding developer fee of \$1,060,396 remained payable.

Vera Johnson A Family, LLC - Developer Fee: Pursuant to the Operating Agreement, the Company shall pay SNRHA and Affordable Housing Program, Inc. ("AHP"), affiliates of the Managing Member, a development fee in the amount of \$845,000. The development fee shall be paid 75% to NRHA and 25% to AHP for their development services rendered in connection with the construction of the Project. As of December 31, 2017, a developer fee in the amount of \$422,500 was capitalized to fixed assets and \$265,800 remained payable.

NOTE N - RESTRICTIONS AND DESIGNATION ON NET POSITION:

The Authority has cash and cash equivalents restricted by grantors and lending agencies for specified programs. These funds are temporarily restricted until used for the program purpose for the time period required by the grant or the program purpose as specified by the lender. The designation and restrictions on Net Position was for the following purposes at September 30, 2018:

	Primary Government	Component Units	Total
Modernization	\$ 5,127,859	\$ -	\$ 5,127,859
Housing Choice Vouchers - HAP Equity	1,754,243	-	1,754,243
Other reserves	-	1,338,282	1,338,282
Replacement reserves	-	134,259	134,259
Insurance/MIP escrows	-	66,466	66,466
	<u>\$ 6,882,102</u>	<u>\$ 1,539,007</u>	<u>\$ 8,421,109</u>

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

NOTE O - RISK MANAGEMENT:

The Housing Board is exposed to various risks of losses related to torts; theft or, damage to, and destruction of assets; error and omissions; injuries to employees; and natural disasters. Claims liabilities are reported when it is probable that a loss has occurred and the amount of that loss can be reasonably estimated. There were no claims in excess of commercial coverage during the previous three years. These losses include an estimate of claims that have been incurred but not reported. At September 30, 2018, there were no liabilities to be reported.

NOTE P - OPERATING LEASE:

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

NOTE Q - DEFERRED INFLOW:

The Deferred Inflow as of September 30, 2018 consists of the following items:

Landsman Family, LLC - Ground Lease - Note F	\$ 1,305,051
Biegger Estates, LLC - Ground Lease - Note F	2,064,700
Rose Garden - Ground Lease - Note E	695,000
Wells Fargo - Interest Swap Agreement - Note K	101,362
Wells Fargo - Interest Swap Agreement - Note K	305,323
Accrued pension obligation - Note R	<u>6,366,702</u>
	<u>\$ 10,838,138</u>

NOTE R - EMPLOYEES RETIREMENT PLAN:

Plan Description

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

Benefits Provided

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

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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2018
(Continued)

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

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

Contributions

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

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

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

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

For the fiscal year ended June 30, 2018 the Statutory Employer/employee matching rate was 14.57% for Regular and the Employer-pay contribution (EPC) rate was 28.02%.

Net Pension Liability

The Authority's net pension liability (NPL) of \$29,308,296 was measured as of June 30, 2018, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The net pension liability is allocated among all employers which includes the State and participating agencies.

Actuarial Assumptions

Inflation rate	2.75%	Investment rate of return	7.50%
Payroll Growth	5.00%	Productivity pay increase	0.50%
Projected salary increases	Regular: 4.25% to 9.15%, depending on services, rates include inflation and productivity increases		
Consumer Price Index	2.75%		
Other assumptions	Same as those used in the June 30, 2018 funding actuarial valuation		

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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2018
(Continued)

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

Actuarial Cost Method

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

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

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

Asset Valuation Method

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

Amortization

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

Significant actuarial assumptions employed by the actuary for funding purposes as of June 30, 2018 are as follows:

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

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

Mortality Rates – For active members and non-disabled retirees, the RP2000 Tables projected forward to 2018 using Scale AA are used; for all recipients of disability benefits, the Revenue Ruling 96-7 Disabled Mortality Table for Males and Females is used.

The long-term expected rate of return on pension plan assets was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major class of assets. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of June 30, 2018 are summarized in the following table.

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NOTES TO FINANCIAL STATEMENTS
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(Continued)

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

Asset Class	Target Allocation	Long Term Expected Rate of Return
Domestic Equity	42%	6.60%
International Equity	18%	7.37%
Domestic Fixed Income	30%	36.00%
Private Markets	10%	varies

As of June 30, 2018, PERS' long-term inflation assumption was 2.75%.

Discount Rate

The discount rate used to measure the collective total pension liability was 7.50% for 2018 for the System. The projection of cash flows used to determine the discount rate assumed that the plan member contributions will be made at the current contribution rate and that employer and non-employer entity contributions will be made at contractually required rates, actuarially determined. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments to current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

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

	1.0% Decrease (6.50%)	Current Discount Rate (7.50%)	1.0% Increase (8.50%)
PERS' Net Pension Liability	\$ 44,693,965	\$ 29,308,296	\$ 16,523,701

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

For the year ended September 30, 2018, the Authority recognized pension expense of \$1,291,858. At September 30, 2018, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

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NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2018
(Continued)

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

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between actual and expected experience	\$ -	\$ 1,360,408
Changes in assumptions	1,544,362	-
Difference between projected and actual earnings on pension plan investments	918,147	139,536
Changes in proportion differences between employer contributions and proportionate share of contributions	2,582,824	4,866,758
Difference between actual and expected contributions	-	-
Contributions paid subsequent to the measurement date - FY 2017	645,968	-
Total	\$ 5,691,301	\$ 6,366,702

The \$645,968 reported as deferred outflows of resources related to pensions resulting from the Authority contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended September 30, 2018. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended June 30:	Amount recognized in Pension Expense as an increase or (decrease) to Pension Expense
2019	\$ (220,228)
2020	\$ (220,228)
2021	\$ (220,228)
2022	\$ (220,228)
2023	\$ (220,228)
2024	\$ (220,228)
thereafter	-

Additional Financial and Actuarial Information

Additional financial and actuarial information with respect to the System can be found in the Nevada PERS' 2018 Comprehensive Annual Financial Report available online at www.nvpers.org or by contacting the System at (775) 687-4200.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
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NOTES TO FINANCIAL STATEMENTS
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NOTE S - IMPAIRMENT OF CAPITAL ASSETS:

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

NOTE T - ECONOMIC DEPENDENCY:

The Housing Board received approximately 85% of its revenue from HUD. If the amount of revenue received from HUD falls below critical levels, The Housing Board's operating reserves could be adversely affected. Both the Housing Board Owned Housing Program and the Section 8 Program are economically dependent on annual contributions and grants from HUD.

NOTE U - PRIOR PERIOD ADJUSTMENTS:

Primary Government

Low Rent Program – AMP 404

Beginning net position of the Authority as of September 30, 2017 was restated for prior period adjustments. The net position increased by \$436,929. The adjustment principally related to the reclassification of Capital Fund Program costs that were a source to fund the Espinoza Terrace's, a RAD conversion project, Authority Gap promissory note.

Low Rent Program – AMP 412

Beginning net position of the Authority as of September 30, 2017 was restated for prior period adjustments. The net position increased by \$3,249,083. The adjustment principally related to the recording of notes receivable for Vera Johnson Manor A's, a LIHTC mixed finance project, Authority Gap and Acquisition notes, dated March 1, 2017.

NOTE V - COMMITMENTS & CONTINGENCIES:

The Authority is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. Claims liabilities are reported when it is probably that a loss has occurred and the amount of that loss can be reasonably estimated. At September 30, 2018, there were no contingent liabilities to be reported. The entity is subject to possible examinations made by federal regulators who determine compliance with terms, conditions, laws and regulations governing grants given to the entity in the current and prior years. These examinations may result in required refunds by the entity to federal grantors and/or program beneficiaries. There were no examinations conducted during the current year.

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

NOTE W - SUBSEQUENT EVENTS:

Events that occur after the statement of net position date but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the statement of net position are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the statement of net position date require disclosure in the accompanying notes. Management evaluated the activity of the SNVRHA through June 25, 2019 (the date the financial statements were available to be issued) and concluded that there are no additional items that need to be addressed.

NOTE X - SUPPLEMENTARY INFORMATION:

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

NOTE Y - PARTNERSHIP CAPITAL CONTRIBUTIONS:

The Discretely Presented Component Unit had a partnership capital contribution of \$7,365,411 during this fiscal year end as noted in the financials.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

SINGLE AUDIT SECTION

FISCAL YEAR ENDED SEPTEMBER 30, 2018



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

INDEPENDENT AUDITOR'S REPORT

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities and the aggregate discretely presented component units of the Southern Nevada Regional Housing Authority, as of and for the year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the Southern Nevada Regional Housing Authority's basic financial statements, and have issued our report thereon dated June 25, 2019. Our report includes a reference to other auditors who audited the financial statements of Landsman Family, LLC, Vera Johnson B, LP, Biegger Estates, LLC and Vera Johnson A Family, LLC, as of December 31, 2017, as described in our report on the Authority's financial statements. This report does not include the results of the other auditors' testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Southern Nevada Regional Housing Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws,

regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of the financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

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


Rector, Reeder & Lofton, PC
Certified Public Accountants

Lawrenceville, Georgia
June 25, 2019



REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM; REPORT ON INTERNAL CONTROL OVER COMPLIANCE

INDEPENDENT AUDITOR'S REPORT

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

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

Report on Compliance for Each Major Federal Program

We have audited the Southern Nevada Regional Housing Authority's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Southern Nevada Regional Housing Authority's major federal programs for the year ended September 30, 2018. The Southern Nevada Regional Housing Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

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

Auditor's Responsibility

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

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

Opinion on Each Major Federal Program

In our opinion, the Southern Nevada Regional Housing Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2018.

Report on Internal Control Over Compliance

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

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

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

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



Rector, Reeder & Lofton, PC
Certified Public Accountants

Lawrenceville, Georgia
June 25, 2019

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada**

STATUS OF PRIOR AUDIT FINDINGS

The prior audit report for the period ended September 30, 2017 contained no formal audit findings.

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

Section I – Summary of Auditor’s Results:

Financial Statements

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

Federal Awards

Internal controls over major programs:	
Material weakness(es) identified?	No
Significant deficiency(ies) identified not considered to be material weaknesses?	None reported

Type of report issued on the compliance for major programs:	Unmodified
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Any audit findings disclosed that are required to be reported under 2 CFR §200.516(a)?	No
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Identification of major programs:	
-CFDA #14.850	Public and Indian Housing
-CFDA #14.871	Section 8 Housing Choice Vouchers
-CFDA #14.872	Public Housing Capital Fund Program

Dollar threshold used to distinguish between Type A and Type B programs:	\$3,000,000
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Low Risk Auditee under 2 CFR §200.520?	No
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Section II – Findings related to the Financial Statements required to be reported in accordance with GAGAS

(None noted)

Section III – Federal Award Findings and Questioned Costs

(None noted)

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

SUPPLEMENTAL INFORMATION

FISCAL YEAR ENDED SEPTEMBER 30, 2018

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

**FINANCIAL DATA SUBMISSION SUMMARY
NET POSITION ACCOUNTS
September 30, 2018**

<u>Account Description</u>	Business Activities	Component Unit Discretely Presented	Blended Component Unit	Public and Indian Housing 14.850	PIH Family Self-Sufficiency Program 14.896	Section 8 Housing Choice Vouchers 14.871
ASSETS:						
CURRENT ASSETS:						
Cash:						
Cash - unrestricted	\$ 0	\$ 1,292,261	\$ 2,000,582	\$ 9,751,512	\$ 0	\$ 3,297,698
Cash - restricted - modernization	0	0	0	0	0	0
Cash - other restricted	498,958	1,539,007	0	5,402,323	0	2,880,348
Cash - restricted current liabilities	0	0	0	0	0	0
Cash - tenant security deposits	390,140	121,531	0	534,656	0	0
Total Cash	889,098	2,952,799	2,000,582	15,688,491	0	6,178,046
Accounts and notes receivables:						
Accounts receivable - PHA projects	0	0	0	0	0	614,504
Accounts receivable - HUD	0	0	0	128,912	0	0
Accounts receivable - other government	0	0	0	13,195	169,878	0
Accounts receivable - miscellaneous	4,798	0	0	17,189	0	674,860
Accounts receivable - tenants rents	85,091	196,708	0	84,180	0	0
Allowance for doubtful accounts - tenants	(19,091)	0	0	(27,372)	0	0
Allowance for doubtful accounts - other	0	0	0	0	0	(765,351)
Notes receivable - current	0	0	0	0	0	0
Fraud recovery	0	0	0	30,270	0	2,173,489
Allowance for doubtful accounts - fraud	0	0	0	0	0	(1,972,106)
Accrued interest receivable	212	0	0	14,851	0	6,602
Total receivables - net	71,010	196,708	0	261,225	169,878	731,998
Current investments:						
Investments - unrestricted	0	0	0	3,293,585	0	1,192,360
Investments - restricted	0	0	0	0	0	0
Prepaid expenses and other assets	10,994	47,477	2,660	123,669	0	29,444
Inventories	184,514	0	0	513,221	0	0
Allowance for obsolete inventories	0	0	0	0	0	0
Assets held for sale	0	0	0	0	0	0
Interprogram due from	0	0	1,539,010	0	0	0
TOTAL CURRENT ASSETS	1,155,616	3,196,984	3,542,252	19,880,191	169,878	8,131,848
NONCURRENT ASSETS:						
Capital Assets:						
Land	3,008,759	851,869	0	17,886,856	0	0
Buildings	49,418,855	44,020,211	0	201,630,673	0	0
Furniture & equipment - dwelling	0	391,709	0	0	0	0
Furniture & equipment - admin	478,026	1,475,754	0	1,506,145	0	458,674
Improvements	0	0	0	14,175,094	0	1,238,468
Construction in process	0	2,271,264	0	0	0	0
Infrastructure	664,005	8,806,050	0	3,431,176	0	0
Accumulated depreciation	(22,621,385)	(3,568,947)	0	(150,401,404)	0	(708,869)
Total capital assets - net	30,948,260	54,247,910	0	88,228,540	0	988,273
Notes receivable - noncurrent	1,723,800	0	7,450,000	29,889,442	0	332,759
Other assets	199,350	3,721,268	1,933,037	190,381	0	0
Investment in joint ventures	0	0	0	0	0	0
TOTAL NONCURRENT ASSETS	32,871,410	57,969,178	9,383,037	118,308,363	0	1,321,032
DEFERRED OUFLOW OF RESOURCES	710,137	0	0	2,035,294	0	1,684,935
TOTAL ASSETS & DEFERRED OUFLOW OF RESOURCES	\$ 34,737,163	\$ 61,166,162	\$ 12,925,289	\$ 140,223,848	\$ 169,878	\$ 11,137,815

Resident Opportunity and Supportive Services 14.870	Mainstream Vouchers 14.879	Workforce Other Federal Program 1	State/Local	Housing Counseling Assistance Program 14.169	Central Office Cost Center	Elimination	TOTAL
\$ 0	\$ 0	\$ 0	\$ 82,704	\$ 0	\$ 198,094	\$ 0	\$ 16,622,851
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	10,320,636
0	14,228	0	0	0	0	0	14,228
0	0	0	0	0	0	0	1,046,327
<u>0</u>	<u>14,228</u>	<u>0</u>	<u>82,704</u>	<u>0</u>	<u>198,094</u>	<u>0</u>	<u>28,004,042</u>
0	0	0	0	0	0	0	614,504
0	0	0	0	11,147	0	0	140,059
26,016	0	139,151	0	0	0	0	348,240
0	11,015	0	14,979	0	100,469	0	823,310
0	0	0	0	0	0	0	365,979
0	0	0	0	0	0	0	(46,463)
0	(11,015)	0	0	0	0	0	(776,366)
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	2,203,759
0	0	0	0	0	0	0	(1,972,106)
<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>21,665</u>
<u>26,016</u>	<u>0</u>	<u>139,151</u>	<u>14,979</u>	<u>11,147</u>	<u>100,469</u>	<u>0</u>	<u>1,722,581</u>
0	0	0	0	0	0	0	4,485,945
0	0	0	0	0	0	0	0
0	0	0	0	0	29,354	0	243,598
0	0	0	0	0	34,174	0	731,909
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	3,058,626	(4,597,636)	0
<u>26,016</u>	<u>14,228</u>	<u>139,151</u>	<u>97,683</u>	<u>11,147</u>	<u>3,420,717</u>	<u>(4,597,636)</u>	<u>35,188,075</u>
0	0	0	0	0	215,819	0	21,963,303
0	0	0	0	0	4,306,730	0	299,376,469
0	0	0	0	0	0	0	391,709
0	0	0	0	0	1,683,276	0	5,601,875
0	0	0	0	0	64,658	0	15,478,220
0	0	0	0	0	0	0	2,271,264
0	0	0	0	0	0	0	12,901,231
0	0	0	0	0	(5,337,443)	0	(182,638,048)
<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>933,040</u>	<u>0</u>	<u>175,346,023</u>
0	0	0	0	0	0	0	39,396,001
0	0	0	0	0	0	0	6,044,036
<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>933,040</u>	<u>0</u>	<u>220,786,060</u>
0	0	0	0	0	1,260,935	0	5,691,301
<u>\$ 26,016</u>	<u>\$ 14,228</u>	<u>\$ 139,151</u>	<u>\$ 97,683</u>	<u>\$ 11,147</u>	<u>\$ 5,614,692</u>	<u>\$ (4,597,636)</u>	<u>\$ 261,665,436</u>

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

**FINANCIAL DATA SUBMISSION SUMMARY
NET POSITION ACCOUNTS
September 30, 2018**

<u>Account Description</u>	Business Activities	Component Unit Discretely Presented	Blended Component Unit	Public and Indian Housing 14,850	PH Family Self-Sufficiency Program 14,896	Section 8 Housing Choice Vouchers 14,871
LIABILITIES AND NET POSITION:						
LIABILITIES:						
CURRENT LIABILITIES:						
Cash overdraft	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Accounts payable < 90 days	136,934	356,710	0	509,251	0	207,323
Accrued salaries/payroll withholding	67,707	0	448,409	462,732	19,977	151,243
Accrued compensated absences	7,557	0	0	10,842	0	93,150
Accrued interest payable	0	1,882,854	0	0	0	0
Accounts payable - HUD PHA programs	0	0	0	0	0	0
Accounts payable - other gov.	0	0	0	724,964	0	223,119
Tenant security deposits	390,140	126,349	0	534,656	0	0
Unearned revenue	49,188	27,894	0	26,210	0	177
Current portion of L-T debt - capital	290,822	70,594	0	0	0	0
Current portion of L-T debt - operating	0	0	0	0	0	0
Other current liabilities	194	201,198	0	239,476	0	0
Accrued liabilities - other	0	1,562,301	0	0	0	0
Interprogram (due to)	1,733,006	0	0	2,454,910	149,901	0
Loan liability - current	0	0	0	0	0	0
TOTAL CURRENT LIABILITIES	2,675,548	4,227,900	448,409	4,963,041	169,878	675,012
NONCURRENT LIABILITIES:						
Long-term debt, net of current - capital	2,256,630	37,227,699	0	0	0	0
Long-term debt, net of current - operating	0	0	0	1,000,000	0	0
Accrued comp. absences - long term	239,212	0	0	688,194	0	372,598
Loan liability - noncurrent	0	0	3,700,000	0	0	0
Accrued pension & OPEB liabilities	3,656,959	0	0	10,481,103	0	8,676,846
Noncurrent liabilities - other	0	3,032,237	0	274,464	0	1,126,105
TOTAL NONCURRENT LIABILITIES	6,152,801	40,259,936	3,700,000	12,443,761	0	10,175,549
TOTAL LIABILITIES	8,828,349	44,487,836	4,148,409	17,406,802	169,878	10,850,561
DEFERRED INFLOW OF RESOURCES	1,201,124	0	0	6,341,549	0	1,884,893
NET POSITION:						
Net Investment in Capital Assets	28,400,808	54,177,316	0	88,228,540	0	988,273
Restricted	0	1,539,007	0	5,127,859	0	1,754,243
Unrestricted	(3,693,118)	(39,037,997)	8,776,880	23,119,098	0	(4,340,155)
TOTAL NET POSITION	24,707,690	16,678,326	8,776,880	116,475,497	0	(1,597,639)
TOTAL LIABILITIES AND NET POSITION	\$ 34,737,163	\$ 61,166,162	\$ 12,925,289	\$ 140,223,848	\$ 169,878	\$ 11,137,815

Resident Opportunity and Supportive Services 14.870	Mainstream Vouchers 14.879	Other Federal Program 1	State/Local	Housing Counseling Assistance Program 14.169	Central Office Cost Center	Elimination	TOTAL
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	0
1,397	188	233	0	0	29,796	0	1,241,832
6,134	0	15,448	3,109	1,078	156,299	0	1,332,136
0	0	0	0	0	41,972	0	153,521
0	0	0	0	0	0	0	1,882,854
0	14,040	0	0	0	0	0	14,040
0	0	0	0	0	0	0	948,083
0	0	0	0	0	0	0	1,051,145
0	0	0	115,739	0	0	0	219,208
0	0	0	0	0	0	0	361,416
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	440,868
0	0	0	0	0	0	0	1,562,301
18,485	0	123,470	107,795	10,069	0	(4,597,636)	0
0	0	0	0	0	0	0	0
<u>26,016</u>	<u>14,228</u>	<u>139,151</u>	<u>226,643</u>	<u>11,147</u>	<u>228,067</u>	<u>(4,597,636)</u>	<u>9,207,404</u>
0	0	0	0	0	0	0	39,484,329
0	0	0	0	0	0	0	1,000,000
0	0	0	0	0	408,511	0	1,708,515
0	0	0	0	0	0	0	3,700,000
0	0	0	0	0	6,493,388	0	29,308,296
0	0	0	0	0	0	0	4,432,806
<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6,901,899</u>	<u>0</u>	<u>79,633,946</u>
<u>26,016</u>	<u>14,228</u>	<u>139,151</u>	<u>226,643</u>	<u>11,147</u>	<u>7,129,966</u>	<u>(4,597,636)</u>	<u>88,841,350</u>
<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,410,572</u>	<u>0</u>	<u>10,838,138</u>
0	0	0	0	0	933,040	0	172,727,977
0	0	0	0	0	0	0	8,421,109
0	0	0	(128,960)	0	(3,858,886)	0	(19,163,138)
0	0	0	(128,960)	0	(2,925,846)	0	161,985,948
<u>\$ 26,016</u>	<u>\$ 14,228</u>	<u>\$ 139,151</u>	<u>\$ 97,683</u>	<u>\$ 11,147</u>	<u>\$ 5,614,692</u>	<u>\$ (4,597,636)</u>	<u>\$ 261,665,436</u>

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

**FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES, AND CHANGES IN NET POSITION ACCOUNTS
FOR THE YEAR ENDED SEPTEMBER 30, 2018**

<u>Account Description</u>	Business Activities	Component Unit Discretely Presented	Blended Component Unit	Public and Indian Housing 14.850	PIH Family Self-Sufficiency Program 14.896	Section 8 Housing Choice Vouchers 14.871
REVENUES:						
Net tenant rental revenue	\$ 5,833,985	\$ 2,942,924	\$ 0	\$ 6,018,795	\$ 0	\$ 0
Tenant revenue - other	279,660	13,617	0	324,308	0	0
Total tenant revenue	6,113,645	2,956,541	0	6,343,103	0	0
HUD PHA grants - operating	0	0	0	22,269,433	550,187	109,806,128
HUD PHA grants - capital	0	0	0	99,956	0	0
Management fee	0	0	0	0	0	0
Asset management fee	0	0	0	0	0	0
Bookkeeping fee	0	0	0	0	0	0
Front line service fee	0	0	0	0	0	0
Other fees	57,822	0	0	0	0	0
Other government grants	0	0	0	0	0	0
Investment income - unrestricted	1,823	14	8	52,470	0	27,076
Mortgage interest income	0	0	0	520,828	0	0
Proceeds from disposition of assets held for sale	0	0	0	0	0	0
Fraud income	0	0	0	99	0	196,312
Other revenue	1,020,703	5,987,194	1,385,194	418,704	0	7,068,933
Gain/(loss) on disposition	9,007	0	0	(585,067)	0	3,895
Investment income - restricted	0	619	0	0	0	0
TOTAL REVENUES	\$ 7,203,000	\$ 8,944,368	\$ 1,385,202	\$ 29,119,526	\$ 550,187	\$ 117,102,344
EXPENSES:						
Administrative						
Administrative salaries	\$ 593,571	\$ 170,018	\$ 0	\$ 1,599,027	\$ 0	\$ 3,518,365
Auditing fees	17,244	7,980	0	54,151	0	12,501
Management fees	691,104	156,190	0	2,188,844	0	1,019,978
Bookkeeping fees	92,020	0	0	212,238	0	985,770
Advertising & marketing	0	1,186	0	0	0	0
Employee benefits - administrative	213,237	36,922	0	593,285	0	1,262,277
Office expense	111,112	40,974	0	399,864	0	527,921
Legal expense	48,962	5,618	0	25,600	0	22,075
Travel expense	4,818	643	0	23,376	0	12,166
Allocated overhead	0	0	0	0	0	0
Other operating - administrative	126,968	122,341	51	2,255,376	0	316,894
Total Administrative Expense	1,899,036	541,872	51	7,351,761	0	7,677,947
Asset management fee	0	0	0	228,280	0	0
Tenant Services						
Tenant services - salaries	25,812	0	0	195,694	388,901	112,840
Relocation costs	0	0	0	34,754	0	0
Employee benefits - tenant services	10,892	0	0	73,497	161,286	0
Other tenant services	26,220	3,659	0	26,314	0	500
Total Tenant Services	62,924	3,659	0	330,259	550,187	113,340
Utilities						
Water	325,718	153,056	0	1,069,578	0	0
Electricity	135,901	13,807	0	636,354	0	15,548
Gas	6,109	2,060	0	106,071	0	0
Sewer	228,333	50,545	0	545,966	0	1,696
Other utilities	0	115,241	0	0	0	0
Employee benefits - utilities	0	0	0	0	0	0
Total Utilities Expense	696,061	334,709	0	2,357,969	0	17,244

Resident Opportunity and Supportive Services 14.870	Mainstream Vouchers 14.879	Other Federal Program 1	State/Local	Housing Counseling Assistance Program 14.169	Central Office Cost Center	Elimination	TOTAL
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 14,795,704
0	0	0	0	0	0	0	617,585
0	0	0	0	0	0	0	15,413,289
209,848	697,342	0	0	17,286	0	0	133,550,224
0	0	0	0	0	0	0	99,956
0	0	0	0	0	3,848,247	(3,848,247)	0
0	0	0	0	0	228,280	(228,280)	0
0	0	0	0	0	1,283,885	(1,283,885)	0
0	0	0	0	0	2,299,334	(2,299,334)	0
0	0	0	0	0	0	(57,822)	0
0	0	543,299	999,253	0	0	0	1,542,552
0	0	0	0	0	0	0	81,391
0	0	0	0	0	0	0	520,828
0	0	0	0	0	0	0	0
0	1,132	0	0	0	0	0	197,543
0	0	0	55	0	254,297	0	16,135,080
0	0	0	0	0	26,663	0	(545,502)
0	0	0	0	0	0	0	619
\$ 209,848	\$ 698,474	\$ 543,299	\$ 999,308	\$ 17,286	\$ 7,940,706	\$ (7,717,568)	\$ 166,995,980
\$ 0	\$ 53,446	\$ 0	\$ 72,241	\$ 0	\$ 3,290,820	\$ 0	\$ 9,297,488
0	0	0	0	0	8,354	0	100,230
0	0	0	0	0	0	(3,899,926)	156,190
0	0	0	0	0	0	(1,290,028)	0
0	0	0	2,025	0	40,240	0	43,451
0	21,752	0	29,390	0	1,214,973	0	3,371,836
7,866	0	0	2,075	0	808,685	0	1,898,497
0	0	0	0	0	180,158	0	282,413
170	0	0	778	0	55,598	0	97,549
0	0	0	0	0	0	0	0
812	0	0	4,090	4,877	481,302	(2,299,334)	1,013,377
8,848	75,198	0	110,599	4,877	6,080,130	(7,489,288)	16,261,031
0	0	0	0	0	0	(228,280)	0
140,419	344	367,510	0	7,860	402,666	0	1,642,046
0	0	0	0	0	0	0	34,754
59,681	0	129,075	0	3,024	166,799	0	604,254
900	0	32,007	2,760	1,525	11,383	0	105,268
201,000	344	528,592	2,760	12,409	580,848	0	2,386,322
0	0	0	0	0	43,261	0	1,591,613
0	0	0	0	0	40,692	0	842,302
0	0	0	0	0	2,136	0	116,376
0	0	0	0	0	2,802	0	829,342
0	0	0	0	0	0	0	115,241
0	0	0	0	0	0	0	0
0	0	0	0	0	88,891	0	3,494,874

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

**FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES, AND CHANGES IN NET POSITION ACCOUNTS
FOR THE YEAR ENDED SEPTEMBER 30, 2018**

<u>Account Description</u>	Business Activities	Component Unit Discretely Presented	Blended Component Unit	Public and Indian Housing 14.850	PIH Family Self-Sufficiency Program 14.896	Section 8 Housing Choice Vouchers 14.871
Ordinary Maintenance & Operation						
Labor	915,282	367,127	0	3,053,015	0	4,403
Materials	489,913	61,098	0	1,033,184	0	34,471
Employee benefit contributions	330,014	21,602	0	1,108,717	0	1,707
Garbage & trash removal contracts	138,645	37,215	0	391,947	0	0
Heating & cooling contracts	14,503	2,470	0	132,827	0	0
Snow removal contracts	0	0	0	0	0	0
Elevator maintenance contracts	0	0	0	39,889	0	0
Landscape & grounds contracts	122,044	25,055	0	309,709	0	0
Unit turnaround contracts	0	8,632	0	0	0	0
Electrical contracts	24,295	3,607	0	29,254	0	0
Plumbing contracts	37,081	4,574	0	166,297	0	0
Extermination contracts	33,924	4,080	0	276,081	0	0
Janitorial contracts	87,508	10,829	0	196,274	0	0
Routine maintenance contracts	324,926	0	0	761,488	0	0
Contract costs - other	44,560	180,147	0	196,083	0	52,119
Total Ordinary Maintenance & Operation	2,562,695	726,436	0	7,694,765	0	92,700
Protective Services						
Protective services - salaries	0	0	0	0	0	0
Employee benefits - protective services	0	0	0	0	0	0
Other protective services - contract costs	66,489	55,487	0	435,764	0	8,884
Total Protective Services	66,489	55,487	0	435,764	0	8,884
Insurance Premiums						
Property insurance	144,832	115,776	0	346,222	0	1,240
Liability insurance	28,944	0	0	82,976	0	42,470
Workmen's compensation	0	3,696	0	0	0	0
Insurance - other	61,359	0	0	191,629	0	80,765
Total Insurance Premiums	235,135	119,472	0	620,827	0	124,475
General Expenses						
Other general expense	791,450	230,368	448,469	715,392	0	135,881
Compensated absences	69,803	0	0	111,157	0	116,424
Payments in lieu of taxes	0	14,734	0	262,045	0	0
Bad debt - tenant rents	75,673	3,424	0	201,259	0	0
Bad debt - mortgages	0	0	0	0	0	0
Bad debt - other	0	0	0	0	0	0
Severance expense	0	0	0	0	0	0
Total General Expenses	936,926	248,526	448,469	1,289,853	0	252,305
Financial Expenses						
Interest expense - mortgage payable	203,060	1,107,155	0	0	0	0
Interest expense - notes payable	51	315,122	0	214	0	225
Amortization - issuance costs	0	13,057	0	0	0	0
Total Financial Expenses	203,111	1,435,334	0	214	0	225
TOTAL OPERATING EXPENSE	6,662,377	3,465,495	448,520	20,309,692	550,187	8,287,120
EXCESS OPERATING REVENUE	540,623	5,478,873	936,682	8,809,834	0	108,815,224

Resident Opportunity and Supportive Services 14.870	Mainstream Vouchers 14.879	Other Federal Program 1	State/Local	Housing Counseling Assistance Program 14.169	Central Office Cost Center	Elimination	TOTAL
0	0	0	0	0	21,764	0	4,361,591
0	0	0	1,980	0	74,070	0	1,694,716
0	0	0	0	0	9,630	0	1,471,670
0	0	0	345	0	22,682	0	590,834
0	0	0	0	0	29,785	0	179,585
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	39,889
0	0	0	0	0	0	0	456,808
0	0	0	0	0	0	0	8,632
0	0	0	0	0	0	0	57,156
0	0	0	0	0	18	0	207,970
0	0	0	1,760	0	625	0	316,470
0	0	0	0	0	19,696	0	314,307
0	0	0	0	0	27,370	0	1,113,784
0	0	0	6,067	0	11,896	0	490,872
0	0	0	10,152	0	217,536	0	11,304,284
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	5,469	0	15,946	0	588,039
0	0	0	5,469	0	15,946	0	588,039
0	0	0	0	0	6,277	0	614,347
0	0	11,793	0	0	352	0	166,535
0	0	0	0	0	1,480	0	5,176
0	0	0	0	0	42,620	0	376,373
0	0	11,793	0	0	50,729	0	1,162,431
0	3,717	0	0	0	9,492	0	2,334,769
0	0	2,914	0	0	166,805	0	467,103
0	0	0	0	0	0	0	276,779
0	0	0	0	0	0	0	280,356
0	0	0	0	0	0	0	0
0	0	0	55	0	0	0	55
0	0	0	0	0	0	0	0
0	3,717	2,914	55	0	176,297	0	3,359,062
0	0	0	0	0	0	0	1,310,215
0	0	0	0	0	214	0	315,826
0	0	0	0	0	0	0	13,057
0	0	0	0	0	214	0	1,639,098
209,848	79,259	543,299	129,035	17,286	7,210,591	(7,717,568)	40,195,141
0	619,215	0	870,273	0	730,115	0	126,800,839

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

**FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES, AND CHANGES IN NET POSITION ACCOUNTS
FOR THE YEAR ENDED SEPTEMBER 30, 2018**

<u>Account Description</u>	Business Activities	Component Unit Discretely Presented	Blended Component Unit	Public and Indian Housing 14.850	PIH Family Self-Sufficiency Program 14.896	Section 8 Housing Choice Vouchers 14.871
Other Expenses						
Extraordinary maintenance	1,027,706	0	0	485,690	0	0
Casualty losses	21,126	0	0	158,898	0	257
Housing assistance payments	0	0	0	0	0	102,319,002
Portability HAP expense	0	0	0	0	0	6,519,454
Depreciation expense	1,357,224	1,590,821	0	7,899,950	0	64,794
Total Other Expenses	<u>2,406,056</u>	<u>1,590,821</u>	<u>0</u>	<u>8,544,538</u>	<u>0</u>	<u>108,903,507</u>
TOTAL EXPENSES	\$ 9,068,433	\$ 5,056,316	\$ 448,520	\$ 28,854,230	\$ 550,187	\$ 117,190,627
EXCESS OF REVENUE OVER EXPENSES	\$ (1,865,433)	\$ 3,888,052	\$ 936,682	\$ 265,296	\$ 0	\$ (88,283)
Transfer of funds	1,247,417	0	0	0	0	0
Special Item - OPEB	0	0	0	0	0	0
Capital contributions	0	0	0	0	0	0
Prior period adjustments	0	0	0	3,686,012	0	0
Beginning Net Position	<u>25,325,706</u>	<u>12,790,274</u>	<u>7,840,198</u>	<u>112,524,189</u>	<u>0</u>	<u>(1,509,356)</u>
Ending Net Position	\$ 24,707,690	\$ 16,678,326	\$ 8,776,880	\$ 116,475,497	\$ 0	\$ (1,597,639)
Administrative Fund Equity	-	-	-	-	-	(3,351,882)
Housing Choice Voucher Equity	-	-	-	-	-	1,754,243
Units Available	12,828	4,884	-	30,966	-	134,268
Units Leased	12,269	4,238	-	29,900	-	131,436

Resident Opportunity and Supportive Services 14.870	Mainstream Vouchers 14.879	Other Federal Program 1	State/Local	Housing Counseling Assistance Program 14.169	Central Office Cost Center	Elimination	TOTAL
0	0	0	0	0	13,327	0	1,526,723
0	0	0	0	0	0	0	180,281
0	619,215	0	0	0	0	0	102,938,217
0	0	0	0	0	0	0	6,519,454
0	0	0	0	0	140,445	0	11,053,234
0	619,215	0	0	0	153,772	0	122,217,909
<u>\$ 209,848</u>	<u>\$ 698,474</u>	<u>\$ 543,299</u>	<u>\$ 129,035</u>	<u>\$ 17,286</u>	<u>\$ 7,364,363</u>	<u>\$ (7,717,568)</u>	<u>\$ 162,413,050</u>
<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 870,273</u>	<u>\$ 0</u>	<u>\$ 576,343</u>	<u>\$ 0</u>	<u>\$ 4,582,930</u>
0	0	0	(1,247,417)	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	3,686,012
0	0	0	248,184	0	(3,502,189)	0	153,717,006
<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ (128,960)</u>	<u>\$ 0</u>	<u>\$ (2,925,846)</u>	<u>\$ 0</u>	<u>\$ 161,985,948</u>
-	-	-	-	-	-	-	(3,351,882)
-	-	-	-	-	-	-	1,754,243
-	1,140	-	-	-	-	-	184,086
-	1,047	-	-	-	-	-	178,890

Southern Nevada Regional Housing Authority
Las Vegas, Nevada

FINANCIAL DATA SUBMISSION SUMMARY
NET POSITION ACCOUNTS - AMPs
September 30, 2018

Account Description	NV018002305	NV01802310	NV018002401	NV018002402	NV018002403	NV018002404	NV018002405	NV018002406
ASSETS:								
CURRENT ASSETS:								
Cash:								
Cash - unrestricted	\$ 0	\$ 195,899	\$ 214,087	\$ 1,333,279	\$ 272,675	\$ 917	\$ 84,209	\$ 0
Cash - restricted - modernization	0	0	0	0	0	0	0	0
Cash - other restricted	0	0	3,011	0	0	22,913	1,056	1,809
Cash - restricted current liabilities	0	0	0	0	0	0	0	0
Cash - tenant security deposits	0	11,990	42,664	75,178	47,297	37,761	0	26,122
Total Cash	0	207,889	259,762	1,408,457	319,972	61,591	85,265	27,931
Accounts and notes receivables:								
Accounts receivable - PHA projects	0	0	0	0	0	0	0	0
Accounts receivable - HUD	86,204	1,119	9,788	3,450	5,220	9,316	0	6,362
Accounts receivable - other government	13,195	0	0	0	0	0	0	0
Accounts receivable - miscellaneous	0	380	1,167	847	280	1,583	0	1,174
Accounts receivable - tenants rents	0	4,887	1,405	3,888	787	6,752	0	2,767
Allowance for doubtful accounts - tenants	0	(2,829)	(223)	(1,143)	(81)	(604)	0	(808)
Allowance for doubtful accounts - other	0	0	0	0	0	0	0	0
Notes receivable - current	0	0	0	0	0	0	0	0
Fraud recovery	0	0	0	0	321	4,168	0	5,274
Accrued interest receivable	0	0	0	0	0	0	0	0
Total receivables - net	99,399	3,557	12,137	7,042	6,527	21,215	0	14,769
Current investments:								
Investments - unrestricted	0	81,863	89,464	557,142	113,947	0	35,190	0
Investments - restricted	0	0	0	0	0	0	0	0
Prepaid expenses and other assets	0	2,748	3,141	3,926	3,533	3,533	0	2,356
Inventories	0	32,610	32,992	65,680	29,794	47,326	0	42,071
Allowance for obsolete inventories	0	0	0	0	0	0	0	0
Interprogram due from	0	0	0	0	0	0	0	0
TOTAL CURRENT ASSETS	99,399	328,667	397,496	2,042,247	473,773	133,665	120,455	87,127
NONCURRENT ASSETS:								
Capital Assets:								
Land	952,685	3,350,964	1,070,300	1,265,660	372,806	624,705	63,239	1,852,913
Buildings	0	15,432,780	37,437,899	10,028,601	21,770,050	14,301,668	0	9,845,344
Furniture & equipment - dwelling	0	0	0	0	0	0	0	0
Furniture & equipment - admin	0	29,888	65,869	202,306	159,375	68,135	0	99,442
Improvements	326,022	59,827	264,496	2,101,489	1,469,595	2,065,235	0	606,848
Construction in process	0	0	0	0	0	0	0	0
Infrastructure	0	0	0	0	0	0	3,431,176	0
Accumulated depreciation	(152,262)	(11,139,232)	(20,414,157)	(8,597,062)	(18,825,193)	(12,174,003)	(1,888,557)	(6,661,536)
Total capital assets - net	1,126,445	7,734,227	18,424,407	5,000,994	4,946,633	4,885,740	1,605,858	5,743,011
Notes receivable - noncurrent	0	0	0	0	6,254,535	3,160,577	0	5,700,000
Other assets	0	0	0	0	0	0	0	184,964
Investment in joint ventures	0	0	0	0	0	0	0	0
TOTAL NONCURRENT ASSETS	1,126,445	7,734,227	18,424,407	5,000,994	11,201,168	8,046,317	1,605,858	11,627,975
Deferred Outflow of Resources	0	75,463	196,816	246,442	212,719	151,252	0	145,755
TOTAL ASSETS & DEFERRED OUTFLOW OF RESOURCES	\$ 1,225,844	\$ 8,138,357	\$ 19,018,719	\$ 7,289,683	\$ 11,887,660	\$ 8,331,234	\$ 1,726,313	\$ 11,860,857

<u>NV018002407</u>	<u>NV018002408</u>	<u>NV018002409</u>	<u>NV018002410</u>	<u>NV018002411</u>	<u>NV018002412</u>	<u>NV018002413</u>	<u>NV018013003</u>	<u>NV018013016</u>	<u>Other Project</u>	<u>TOTAL</u>
\$ 874,267	\$ 706,977	\$ 428,366	\$ 0	\$ 2,080,817	\$ 164,654	\$ 0	\$ 237,748	\$ 500,998	\$ 2,656,619	\$ 9,751,512
0	0	0	0	0	0	0	0	0	0	0
52,366	36,505	942,852	0	8,397	7,038	0	0	20,316	4,306,060	5,402,323
0	0	0	0	0	0	0	0	0	0	0
93,961	71,807	98,074	0	0	0	11,850	0	17,952	0	534,656
<u>1,020,594</u>	<u>815,289</u>	<u>1,469,292</u>	<u>0</u>	<u>2,089,214</u>	<u>171,692</u>	<u>11,850</u>	<u>237,748</u>	<u>539,266</u>	<u>6,962,679</u>	<u>15,688,491</u>
0	0	0	0	0	0	0	0	0	0	0
2,019	3,357	0	0	0	0	0	0	2,077	0	128,912
0	0	0	0	0	0	0	0	0	0	13,195
5,227	999	3,834	0	0	0	556	0	1,142	0	17,189
18,358	10,789	31,349	0	0	0	1,068	0	2,130	0	84,180
(2,422)	(2,749)	(15,831)	0	0	0	(56)	0	(626)	0	(27,372)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
9,407	8,142	2,958	0	0	0	0	0	0	0	30,270
0	0	0	0	0	0	0	0	0	14,851	14,851
<u>32,589</u>	<u>20,538</u>	<u>22,310</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,568</u>	<u>0</u>	<u>4,723</u>	<u>14,851</u>	<u>261,225</u>
365,244	291,265	178,919	0	869,543	68,806	0	98,342	209,360	334,500	3,293,585
0	0	0	0	0	0	0	0	0	0	0
4,711	4,319	2,356	0	0	0	1,178	0	393	91,475	123,669
95,208	83,537	60,316	0	0	0	13,449	0	10,238	0	513,221
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
<u>1,518,346</u>	<u>1,214,948</u>	<u>1,733,193</u>	<u>0</u>	<u>2,958,757</u>	<u>240,498</u>	<u>28,045</u>	<u>336,090</u>	<u>763,980</u>	<u>7,403,505</u>	<u>19,880,191</u>
602,195	509,173	5,539,476	0	0	0	99,124	38,900	0	1,544,716	17,886,856
39,863,828	2,930,733	39,356,882	0	0	0	9,090,540	0	0	1,572,348	201,630,673
0	0	0	0	0	0	0	0	0	0	0
254,620	216,665	255,617	0	0	0	34,664	0	0	119,564	1,506,145
2,137,803	1,076,195	3,371,358	0	0	0	0	0	0	696,226	14,175,094
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	3,431,176
(35,996,719)	(2,745,200)	(26,229,133)	0	0	0	(4,225,144)	0	0	(1,353,206)	(150,401,404)
<u>6,861,727</u>	<u>1,987,566</u>	<u>22,294,200</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>4,999,184</u>	<u>38,900</u>	<u>0</u>	<u>2,579,648</u>	<u>88,228,540</u>
0	0	0	0	1,880,160	3,249,083	0	9,356,317	0	288,770	29,889,442
0	0	0	0	0	0	0	5,417	0	0	190,381
0	0	0	0	0	0	0	0	0	0	0
<u>6,861,727</u>	<u>1,987,566</u>	<u>22,294,200</u>	<u>0</u>	<u>1,880,160</u>	<u>3,249,083</u>	<u>4,999,184</u>	<u>9,400,634</u>	<u>0</u>	<u>2,868,418</u>	<u>118,308,363</u>
368,863	330,588	253,642	0	0	0	34,295	0	19,459	0	2,035,294
<u>\$ 8,748,936</u>	<u>\$ 3,533,102</u>	<u>\$ 24,281,035</u>	<u>\$ 0</u>	<u>\$ 4,838,917</u>	<u>\$ 3,489,581</u>	<u>\$ 5,061,524</u>	<u>\$ 9,736,724</u>	<u>\$ 783,439</u>	<u>\$ 10,271,923</u>	<u>\$ 140,223,848</u>

Southern Nevada Regional Housing Authority
Las Vegas, Nevada

FINANCIAL DATA SUBMISSION SUMMARY
NET POSITION ACCOUNTS - AMPs
September 30, 2018

Account Description	NVD18002305	NVD1802310	NVD18002401	NVD18002402	NVD18002403	NVD18002404	NVD18002405	NVD18002406
LIABILITIES AND NET POSITION:								
LIABILITIES:								
CURRENT LIABILITIES:								
Cash overdraft	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Accounts payable < 90 days	17,244	14,540	30,873	100,430	36,353	38,596	0	19,042
Accrued salaries/payroll withholding	0	6,612	19,125	17,961	19,052	17,928	0	10,443
Accrued compensated absences	0	1,135	881	757	1,135	1,135	0	1,135
Accrued Interest payable	0	0	0	0	0	0	0	0
Accounts payable - HUD PHA programs	0	0	0	0	0	0	0	0
Accounts payable - other gov.	0	20,434	93,750	231,458	124,094	0	0	21,139
Tenant security deposits	0	11,990	42,664	75,178	47,297	37,761	0	26,122
Unearned revenue	0	764	602	7,571	992	1,886	0	1,260
Current portion of L-T debt - capital borrowings	0	0	0	0	0	0	0	0
Other current liabilities	0	0	0	38	0	917	0	1,152
Accrued liabilities - other	0	0	0	0	0	0	0	0
Loan liability - current	0	0	0	0	0	0	0	0
Interprogram (due to)	415,740	0	0	0	0	1,061,385	0	898,689
TOTAL CURRENT LIABILITIES	432,984	55,475	187,895	433,393	228,923	1,159,608	0	978,982
NONCURRENT LIABILITIES:								
Long-term debt, net of current - capital	0	0	0	0	0	0	0	0
Long-term debt, net of current - operating	0	0	0	0	0	0	0	0
Accrued comp. absences - long term	0	66,293	38,481	38,195	78,046	84,251	0	62,942
Accrued pension & OPEB liabilities	0	388,614	1,013,542	1,269,101	1,095,431	778,897	0	750,589
Noncurrent liabilities - other	0	0	3,011	0	0	22,913	1,056	1,809
TOTAL NONCURRENT LIABILITIES	0	454,907	1,055,034	1,307,296	1,173,477	886,061	1,056	815,340
TOTAL LIABILITIES	432,984	510,382	1,242,929	1,740,689	1,402,400	2,045,669	1,056	1,794,322
Deferred inflow of Resources	0	84,419	220,174	275,689	932,963	169,202	0	2,227,720
NET POSITION:								
Net Investment in Capital Assets	1,126,445	7,734,227	18,424,407	5,000,994	4,946,633	4,885,740	1,605,858	5,743,011
Restricted	0	0	0	0	0	0	0	0
Unrestricted	(333,585)	(190,671)	(868,791)	272,311	4,605,664	1,230,623	119,399	2,095,804
TOTAL NET POSITION	792,860	7,543,556	17,555,616	5,273,305	9,552,297	6,116,363	1,725,257	7,838,815
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION	\$ 1,225,844	\$ 8,138,357	\$ 19,018,719	\$ 7,289,683	\$ 11,887,660	\$ 8,331,234	\$ 1,726,313	\$ 11,860,857

<u>NVD18002407</u>	<u>NVD18002408</u>	<u>NVD18002409</u>	<u>NVD18002410</u>	<u>NVD18002411</u>	<u>NVD18002412</u>	<u>NVD18002413</u>	<u>NVD18013003</u>	<u>NVD18013016</u>	<u>Other Project</u>	<u>TOTAL</u>
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
55,527	56,712	53,108	0	49	0	5,685	0	12,081	69,011	509,251
24,596	34,082	16,612	0	0	0	2,671	0	4,282	289,368	462,732
1,135	1,135	1,513	0	0	0	881	0	0	0	10,842
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
57,672	71,280	79,530	0	0	0	25,607	0	0	0	724,964
93,961	71,807	98,074	0	0	0	11,850	0	17,952	0	534,656
3,075	3,339	6,682	0	0	0	39	0	0	0	26,210
0	0	0	0	0	0	0	0	0	0	0
234	9,979	155	0	0	0	0	2,415	0	224,586	239,476
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	79,096	0	0	0	2,454,910
<u>236,200</u>	<u>248,334</u>	<u>255,674</u>	<u>0</u>	<u>49</u>	<u>0</u>	<u>125,829</u>	<u>2,415</u>	<u>34,315</u>	<u>582,965</u>	<u>4,963,041</u>
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	1,000,000	0	0	1,000,000
99,184	135,971	64,751	0	0	0	20,080	0	0	0	688,194
1,899,520	1,702,424	1,306,170	0	0	0	176,608	0	100,207	0	10,481,103
52,366	36,505	121,053	0	8,397	7,038	0	0	20,316	0	274,464
<u>2,051,070</u>	<u>1,874,900</u>	<u>1,491,974</u>	<u>0</u>	<u>8,397</u>	<u>7,038</u>	<u>196,688</u>	<u>1,000,000</u>	<u>120,523</u>	<u>0</u>	<u>12,443,761</u>
<u>2,287,270</u>	<u>2,123,234</u>	<u>1,747,648</u>	<u>0</u>	<u>8,446</u>	<u>7,038</u>	<u>322,517</u>	<u>1,002,415</u>	<u>154,838</u>	<u>582,965</u>	<u>17,406,802</u>
<u>412,636</u>	<u>369,820</u>	<u>283,742</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>38,365</u>	<u>1,305,051</u>	<u>21,768</u>	<u>0</u>	<u>6,341,549</u>
6,861,727	1,987,566	22,294,200	0	0	0	4,999,184	38,900	0	2,579,648	88,228,540
0	0	821,799	0	0	0	0	0	0	4,306,060	5,127,859
(812,697)	(947,518)	(866,354)	0	4,830,471	3,482,543	(298,542)	7,390,358	606,833	2,803,250	23,119,098
<u>6,049,030</u>	<u>1,040,048</u>	<u>22,249,645</u>	<u>0</u>	<u>4,830,471</u>	<u>3,482,543</u>	<u>4,700,642</u>	<u>7,429,258</u>	<u>606,833</u>	<u>9,688,958</u>	<u>116,475,497</u>
\$ <u>8,748,936</u>	\$ <u>3,533,102</u>	\$ <u>24,281,035</u>	\$ <u>0</u>	\$ <u>4,838,917</u>	\$ <u>3,489,581</u>	\$ <u>5,061,524</u>	\$ <u>9,736,724</u>	\$ <u>783,439</u>	\$ <u>10,271,923</u>	\$ <u>140,223,848</u>

Southern Nevada Regional Housing Authority
Las Vegas, Nevada

**FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES, AND CHANGES IN
NET POSITION ACCOUNTS - COMBINED SCHEDULE - AMP'S
FOR THE YEAR ENDED SEPTEMBER 30, 2018**

Account Description	NV018002305	NV01802310	NV018002401	NV018002402	NV018002403	NV018002404	NV018002405	NV018002406
REVENUES:								
Net tenant rental revenue	\$ 0	\$ 108,080	\$ 535,267	\$ 1,257,156	\$ 829,919	\$ 640,643	\$ 0	\$ 260,164
Tenant revenue - other	0	2,788	10,845	44,589	20,033	16,695	0	19,170
Total tenant revenue	0	110,868	546,112	1,301,745	849,952	657,338	0	279,334
HUD PHA grants - operating	86,204	273,127	1,273,978	2,055,770	6,927,419	3,186,092	357,263	917,698
HUD PHA grants - capital	0	0	0	0	0	0	0	0
Management fee	0	0	0	0	0	0	0	0
Asset management fee	0	0	0	0	0	0	0	0
Bookkeeping fee	0	0	0	0	0	0	0	0
Front line service fee	0	0	0	0	0	0	0	0
Other government grants	0	0	0	0	0	0	0	0
Investment income - unrestricted	0	0	0	0	0	0	0	0
Mortgage interest income	0	0	0	0	0	0	0	0
Fraud income	0	0	0	0	0	0	0	0
Other revenue	3,018	6,983	255,770	12,781	10,233	19,192	0	36,886
Gain/(loss) on disposition	0	1,041	(12,712)	1,805	0	(547,021)	0	(56,408)
Investment income - restricted	0	0	0	0	0	0	0	0
TOTAL REVENUES	\$ 89,222	\$ 392,019	\$ 2,063,148	\$ 3,372,101	\$ 7,787,604	\$ 3,315,601	\$ 357,263	\$ 1,177,510
EXPENSES:								
Administrative								
Administrative salaries	\$ 0	\$ 2,766	\$ 186,096	\$ 207,759	\$ 182,347	\$ 205,987	\$ 0	\$ 144,130
Auditing fees	0	854	8,223	6,954	5,060	5,038	1,099	3,046
Management fees	0	34,642	491,206	334,619	214,351	197,565	0	138,059
Bookkeeping fees	0	4,118	20,850	39,773	25,478	23,858	0	8,565
Advertising & marketing	0	0	0	0	0	0	0	0
Employee benefits - administrative	0	1,161	69,782	77,244	68,050	79,586	0	54,726
Office expense	0	18,594	41,983	46,581	49,519	44,403	0	24,607
Legal expense	0	0	18,762	0	4,487	0	0	1,367
Travel expense	0	0	8,125	2,608	1,856	3,504	0	861
Allocated overhead	0	0	0	0	0	0	0	0
Other operating - administrative	86,204	23,230	182,236	287,879	182,885	303,365	0	118,886
Total Administrative Expense	86,204	85,365	1,027,263	1,003,417	734,033	863,306	1,099	494,247
Asset management fee	0	5,520	0	55,080	0	31,000	0	12,120
Tenant Services								
Tenant services - salaries	0	1,188	31,251	59,325	45,132	32,316	704	688
Relocation costs	0	0	0	0	0	0	0	34,754
Employee benefits - tenant services	0	0	12,942	25,718	19,242	12,988	0	0
Other tenant services	0	8	101	8,765	5,228	3,061	0	1,266
Total Tenant Services	0	1,196	44,294	93,808	69,602	48,365	704	36,708
Utilities								
Water	30,176	33,791	97,640	124,928	68,049	144,488	0	26,320
Electricity	1,241	114	41,655	193,678	189,859	32,889	0	16,265
Gas	0	44	4,422	41,211	36,300	1,570	0	494
Sewer	0	11,595	45,147	101,441	82,787	58,833	0	18,024
Other utilities	0	0	0	0	0	0	0	0
Employee benefits - utilities	0	0	0	0	0	0	0	0
Total Utilities Expense	31,417	45,544	188,864	461,258	376,995	237,780	0	61,103
Ordinary Maintenance & Operation								
Labor	0	158,189	236,345	309,211	284,787	347,331	0	236,593
Materials	0	33,612	61,581	128,917	64,295	85,521	0	89,985
Employee benefit contributions	0	56,517	81,160	110,973	101,075	135,107	0	89,769
Garbage & trash removal contracts	5,302	8,127	28,852	57,600	37,513	32,542	0	15,632
Heating & cooling contracts	0	0	0	93,167	33,640	0	0	0
Snow removal contracts	0	0	0	0	0	0	0	0
Elevator maintenance contracts	0	0	10,286	14,083	12,377	0	0	0
Landscape & grounds contracts	6,400	5,575	50,150	49,658	39,740	60,222	0	9,920
Unit turnaround contracts	0	0	0	0	0	0	0	0
Electrical contracts	0	0	195	17,272	1,334	0	0	0
Plumbing contracts	0	15,520	15,702	8,887	3,386	3,535	0	32,547
Extermination contracts	0	2,819	19,353	67,051	53,774	23,868	0	7,205
Janitorial contracts	0	0	12,345	43,126	39,238	10,538	0	7,617
Routine maintenance contracts	0	30,388	31,238	93,811	16,380	45,467	0	51,810
Contract costs - other	0	2,825	20,320	58,854	21,801	5,204	0	6,557
Total Ordinary Maintenance & Operation	11,702	313,572	567,527	1,052,610	709,340	749,335	0	547,635
Protective Services								
Protective services - salaries	0	0	0	0	0	0	0	0
Employee benefits - protective services	0	0	0	0	0	0	0	0
Other protective services	0	0	51,673	65,850	68,677	33,349	0	1,597
Total Protective Services	0	0	51,673	65,850	68,677	33,349	0	1,597

Southern Nevada Regional Housing Authority
Las Vegas, Nevada

**FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES, AND CHANGES IN
NET POSITION ACCOUNTS - COMBINED SCHEDULE - AMP's
FOR THE YEAR ENDED SEPTEMBER 30, 2018**

Account Description	NV018002305	NV01802310	NV018002401	NV018002402	NV018002403	NV018002404	NV018002405	NV018002406
General Expenses								
Property insurance	0	6,180	24,669	17,286	27,458	31,328	0	17,540
Liability insurance	0	960	7,066	11,877	8,306	8,583	0	6,083
Workmen's compensation	0	0	0	0	0	0	0	0
Insurance - other	0	914	19,061	17,890	17,360	22,415	0	14,397
Other general expense	0	0	1,043	0	0	0	319,577	276,552
Compensated absences	0	0	21,655	4,012	35,813	2,942	0	1,973
Payments in lieu of taxes	0	12,015	32,753	66,880	52,684	0	0	6,406
Bad debt - tenant rents	0	1,317	5,736	13,496	6,778	10,135	0	1,968
Bad debt - mortgages	0	0	0	0	0	0	0	0
Bad debt - other	0	0	0	0	0	0	0	0
Severance expense	0	0	0	0	0	0	0	0
Total General Expenses	<u>0</u>	<u>21,386</u>	<u>111,983</u>	<u>131,441</u>	<u>148,399</u>	<u>75,403</u>	<u>319,577</u>	<u>324,919</u>
Financial Expenses								
Interest expense - mortgage payable	0	0	0	0	0	0	0	0
Interest expense - notes payable	0	0	0	0	0	0	0	0
Amortization - issuance costs	0	0	0	0	0	0	0	0
Total Financial Expenses	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL OPERATING EXPENSE	<u>129,323</u>	<u>472,583</u>	<u>1,991,604</u>	<u>2,863,464</u>	<u>2,107,046</u>	<u>2,038,538</u>	<u>321,380</u>	<u>1,478,329</u>
EXCESS OPERATING REVENUE	<u>(40,101)</u>	<u>(80,564)</u>	<u>71,544</u>	<u>508,637</u>	<u>5,680,558</u>	<u>1,277,063</u>	<u>35,883</u>	<u>(300,819)</u>
Other Expenses								
Extraordinary maintenance	0	820	8,747	141,876	74,005	8,818	0	5,722
Casualty losses	0	0	0	0	11,457	0	0	3,077
Housing assistance payments	0	0	0	0	0	0	0	0
Depreciation expense	21,735	429,081	1,552,184	590,492	480,936	571,791	171,559	406,647
Total Other Expenses	<u>21,735</u>	<u>429,901</u>	<u>1,560,931</u>	<u>732,368</u>	<u>566,398</u>	<u>580,609</u>	<u>171,559</u>	<u>415,446</u>
TOTAL EXPENSES	<u>\$ 151,058</u>	<u>\$ 902,484</u>	<u>\$ 3,552,535</u>	<u>\$ 3,595,832</u>	<u>\$ 2,673,444</u>	<u>\$ 2,619,147</u>	<u>\$ 492,939</u>	<u>\$ 1,893,775</u>
EXCESS OF REVENUE OVER EXPENSES	<u>\$ (61,836)</u>	<u>\$ (510,465)</u>	<u>\$ (1,489,387)</u>	<u>\$ (223,731)</u>	<u>\$ 5,114,160</u>	<u>\$ 696,454</u>	<u>\$ (135,676)</u>	<u>\$ (716,265)</u>
Transfer of funds	0	0	70,000	0	305,000	0	0	0
Transfer of equity	0	0	7,799	(5,648)	5,648	0	0	376,237
Prior period adjustments	0	0	0	0	0	436,929	0	0
Beginning Net Position	854,696	8,054,021	18,967,204	5,502,684	4,127,489	4,982,980	1,860,933	8,178,843
Ending Net Position	<u>\$ 792,860</u>	<u>\$ 7,543,556</u>	<u>\$ 17,555,616</u>	<u>\$ 5,273,305</u>	<u>\$ 9,552,297</u>	<u>\$ 6,116,363</u>	<u>\$ 1,725,257</u>	<u>\$ 7,838,815</u>
Units Available	-	552	2,784	5,496	3,492	3,100	720	1,175
Units Leased	-	549	2,720	5,291	3,373	2,981	709	1,142

<u>NV018002407</u>	<u>NV018002408</u>	<u>NV018002409</u>	<u>NV018002410</u>	<u>NV018002411</u>	<u>NV018002412</u>	<u>NV018002413</u>	<u>NV018013003</u>	<u>NV018013016</u>	<u>Other Project</u>	<u>TOTAL</u>
28,731	74,134	63,018	0	28,040	0	16,790	1,003	10,045	0	346,222
13,626	9,532	9,856	0	3,623	0	1,682	214	1,568	0	82,976
0	0	0	0	0	0	0	0	0	0	0
29,578	22,513	40,630	0	3,558	0	1,802	27	1,484	0	191,629
0	0	0	0	112,730	5,490	0	0	0	0	715,392
410	26,095	18,257	0	0	0	0	0	0	0	111,157
14,273	37,651	31,294	0	0	0	8,089	0	0	0	262,045
72,303	61,309	17,261	0	0	0	3,423	0	7,533	0	201,259
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
<u>158,921</u>	<u>231,234</u>	<u>180,316</u>	<u>0</u>	<u>147,951</u>	<u>5,490</u>	<u>31,786</u>	<u>1,244</u>	<u>20,630</u>	<u>0</u>	<u>1,910,680</u>
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	214	214
0	0	0	0	0	0	0	0	0	0	0
<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>214</u>	<u>214</u>
<u>3,294,518</u>	<u>2,641,935</u>	<u>2,130,469</u>	<u>0</u>	<u>148,172</u>	<u>7,646</u>	<u>446,920</u>	<u>1,284</u>	<u>236,267</u>	<u>214</u>	<u>20,309,692</u>
<u>271,666</u>	<u>165,002</u>	<u>346,078</u>	<u>0</u>	<u>384,802</u>	<u>234,661</u>	<u>13,646</u>	<u>16,941</u>	<u>161,121</u>	<u>63,716</u>	<u>8,809,834</u>
11,483	200,649	13,370	0	0	0	8,732	0	11,468	0	485,690
2,934	30,470	110,100	0	0	0	860	0	0	0	158,898
0	0	0	0	0	0	0	0	0	0	0
1,146,634	202,386	1,553,994	0	0	0	606,036	0	0	166,475	7,899,950
<u>1,161,051</u>	<u>433,505</u>	<u>1,677,464</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>615,628</u>	<u>0</u>	<u>11,468</u>	<u>166,475</u>	<u>8,544,538</u>
\$ <u>4,455,569</u>	\$ <u>3,075,440</u>	\$ <u>3,807,933</u>	\$ <u>0</u>	\$ <u>148,172</u>	\$ <u>7,646</u>	\$ <u>1,062,548</u>	\$ <u>1,284</u>	\$ <u>247,735</u>	\$ <u>166,689</u>	\$ <u>28,854,230</u>
\$ <u>(889,385)</u>	\$ <u>(268,503)</u>	\$ <u>(1,331,386)</u>	\$ <u>0</u>	\$ <u>384,802</u>	\$ <u>234,661</u>	\$ <u>(601,982)</u>	\$ <u>16,941</u>	\$ <u>149,653</u>	\$ <u>(102,759)</u>	\$ <u>265,296</u>
0	0	0	0	0	0	0	(375,000)	0	0	0
0	12,012	0	0	0	(388,249)	(7,799)	0	0	0	0
0	0	0	0	0	3,249,083	0	0	0	0	3,686,012
<u>6,938,415</u>	<u>1,296,539</u>	<u>23,581,031</u>	<u>0</u>	<u>4,445,669</u>	<u>387,048</u>	<u>5,310,423</u>	<u>7,787,317</u>	<u>457,180</u>	<u>9,791,717</u>	<u>112,524,189</u>
\$ <u>6,049,030</u>	\$ <u>1,040,048</u>	\$ <u>22,249,645</u>	\$ <u>0</u>	\$ <u>4,830,471</u>	\$ <u>3,482,543</u>	\$ <u>4,700,642</u>	\$ <u>7,429,258</u>	\$ <u>606,833</u>	\$ <u>9,688,958</u>	\$ <u>116,475,497</u>
4,548	3,684	3,504	-	-	555	780	-	576	-	30,966
4,457	3,366	3,462	-	-	519	766	-	565	-	29,900

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

SCHEDULE OF EXPENDITURES OF FEDERAL FINANCIAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2018

	Type	Federal CFDA #	Expenditures
<u>FEDERAL GRANTOR</u>			
<u>U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT:</u>			
Public Housing:			
Public and Indian Housing	A - Major	14.850	\$ 14,171,960
Public Housing Capital Fund Program	A - Major	14.872	8,197,429
Resident Opportunity and Supportive Services	B - Nonmajor	14.870	209,848
Section 8 Housing Assistance Program:			
Mainstream Vouchers	B - Nonmajor	14.879	697,342
Housing Counseling Assistance Program	B - Nonmajor	14.169	17,286
Section 8 Housing Choice Voucher	A - Major	14.871	109,806,128
Family Self Sufficiency - Combined Program:			
PIH Family Self-Sufficiency Program	B - Nonmajor	14.896	550,187
<u>U.S. DEPARTMENT OF LABOR:</u>			
<u>State/Local Financial Pass-Through Assistance</u>			
Other Federal Program: Workforce Investment Act	B - Nonmajor	17.259	543,299
TOTAL FEDERAL FINANCIAL AWARDS			\$ 134,193,479
Threshold for Type A & Type B			\$ 3,000,000

The accompanying notes are an integral part of the financial statements.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2018

NOTE A - BASIS OF PRESENTATION:

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

NOTE B - SUB-RECIPIENTS:

The Authority provided no federal awards to sub-recipients during the fiscal year ending September 30, 2018.

NOTE C - DISCLOSURE OF OTHER FORMS OF ASSISTANCE:

- The Authority received no federal awards of non-monetary assistance that are required to be disclosed for the year ended September 30, 2018.
- The Authority had no loans or loan guarantees to be disclosed as of September 30, 2018.
- The auditee did not elect to use the 10% de minimis cost rate.
- There were no federally restricted endowment funds required to be disclosed for the fiscal year ended September 30, 2018.
- The Authority maintains the following limits of insurance as of September 30, 2018:

Property	\$ 357,655,240
Equipment Breakdown	\$ 100,000,000
Flood	\$ 250,000
Liability	\$ 2,000,000
Public Officials	\$ 1,000,000
Worker Compensation	Statutory
Employee Practice	\$ 1,000,000

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

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

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

**STATEMENT AND CERTIFICATION OF ACTUAL CAPITAL FUND PROGRAM COSTS
September 30, 2018**

PHASE NV39P018501-15

- 1 The Actual Capital Fund Program Costs of NV39P018501-15 are as follows:

Funds Approved	\$ 3,391,311
Funds Expended	<u>3,391,311</u>
Excess of Funds Approved	<u>\$ -</u>
Funds Advanced	\$ 3,391,311
Funds Expended	<u>3,391,311</u>
Excess of Funds Advanced	<u>\$ -</u>

- 2 Audit period additions totaled \$2,533,946.84 and accordingly were audited by Rector, Reeder & Lofton, P.C.
- 3 The distribution of costs by major cost accounts as shown on the Final Statement of Modernization Cost dated June 1, 2018, accompanying the Actual Modernization Cost Certificate submitted to HUD for approval is in agreement with the PHA's records.
- 4 All Capital Fund Program costs have been paid and all related liabilities have been discharged through payment.

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

**STATEMENT AND CERTIFICATION OF ACTUAL CAPITAL FUND PROGRAM COSTS
September 30, 2018**

PHASE NV39R018501-14

1 The Actual Capital Fund Program Costs of NV39R018501-14 are as follows:

Funds Approved	\$ 410,238
Funds Expended	<u>410,238</u>
Excess of Funds Approved	<u>\$ -</u>
Funds Advanced	\$ 410,238
Funds Expended	<u>410,238</u>
Excess of Funds Advanced	<u>\$ -</u>

- 2 Audit period additions were \$410,238.00 and accordingly were audited by Rector, Reeder & Lofton, P.C.
- 3 The distribution of costs by major cost accounts as shown on the Final Statement of Modernization Cost dated February 9, 2018, accompanying the Actual Modernization Cost Certificate submitted to HUD for approval is in agreement with the PHA's records.
- 4 All Capital Fund Program costs have been paid and all related liabilities have been discharged through payment.

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

**STATEMENT AND CERTIFICATION OF ACTUAL CAPITAL FUND PROGRAM COSTS
September 30, 2018**

PHASE NV39R018501-15

1 The Actual Capital Fund Program Costs of NV39R018501-15 are as follows:

Funds Approved	\$ 336,496
Funds Expended	<u>336,496</u>
Excess of Funds Approved	<u>\$ -</u>
Funds Advanced	\$ 336,496
Funds Expended	<u>336,496</u>
Excess of Funds Advanced	<u>\$ -</u>

- 2 Audit period additions were \$336,496.00 and accordingly were audited by Rector, Reeder & Lofton, P.C.
- 3 The distribution of costs by major cost accounts as shown on the Final Statement of Modernization Cost dated February 9, 2018, accompanying the Actual Modernization Cost Certificate submitted to HUD for approval is in agreement with the PHA's records.
- 4 All Capital Fund Program costs have been paid and all related liabilities have been discharged through payment.

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

**STATEMENT AND CERTIFICATION OF ACTUAL CAPITAL FUND PROGRAM COSTS
September 30, 2018**

PHASE NV39R018502-15

1 The Actual Capital Fund Program Costs of NV39R018502-15 are as follows:

Funds Approved	\$ 173,119
Funds Expended	<u>173,119</u>
Excess of Funds Approved	<u>\$ -</u>
Funds Advanced	\$ 173,119
Funds Expended	<u>173,119</u>
Excess of Funds Advanced	<u>\$ -</u>

- 2 Audit period additions were \$173,119.00 and accordingly were audited by Rector, Reeder & Lofton, P.C.
- 3 The distribution of costs by major cost accounts as shown on the Final Statement of Modernization Cost dated February 9, 2018, accompanying the Actual Modernization Cost Certificate submitted to HUD for approval is in agreement with the PHA's records.
- 4 All Capital Fund Program costs have been paid and all related liabilities have been discharged through payment.

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

**STATEMENT AND CERTIFICATION OF ACTUAL CAPITAL FUND PROGRAM COSTS
September 30, 2018**

PHASE NV39R018502-16

1 The Actual Capital Fund Program Costs of NV39R018502-16 are as follows:

Funds Approved	\$ 90,131
Funds Expended	<u>90,131</u>
Excess of Funds Approved	<u>\$ -</u>
Funds Advanced	\$ 90,131
Funds Expended	<u>90,131</u>
Excess of Funds Advanced	<u>\$ -</u>

2 Audit period additions were \$90,131.00 and accordingly were audited by Rector, Reeder & Lofton, P.C.

3 The distribution of costs by major cost accounts as shown on the Final Statement of Modernization Cost dated February 9, 2018, accompanying the Actual Modernization Cost Certificate submitted to HUD for approval is in agreement with the PHA's records.

4 All Capital Fund Program costs have been paid and all related liabilities have been discharged through payment.