

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

MANAGEMENT'S DISCUSSION & ANALYSIS
AND AUDITED FINANCIAL STATEMENTS

FISCAL YEAR ENDED SEPTEMBER 30, 2017

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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, 2017



**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 Southern Nevada Regional Housing Authority as of and for the year ended September 30, 2017, and the related notes to the 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 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.

Opinion

In our opinion, based on our audit, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Southern Nevada Regional Housing Authority, as of September 30, 2017, 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

The financial statements include the discretely presented financial statements of Landsman Family, LLC, Vera Johnson B, LP and Biegger Estates, LLC as of December 31, 2016. These financial statements were audited by other auditors whose reports expressed an unmodified opinion on those statements.

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 Schedule 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 27, 2018 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.

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

Lawrenceville, Georgia
June 27, 2018

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

MANAGEMENT'S DISCUSSION & ANALYSIS

FISCAL YEAR ENDED SEPTEMBER 30, 2017

**SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2017**

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, 2017.

FINANCIAL HIGHLIGHTS AND CONCLUSIONS

At September 30, 2017, total assets were \$189,832,488, deferred outflow of resources were \$3,733,373, total liabilities were \$40,712,387, and deferred inflow of resources were \$11,926,742; thus total net position was \$140,926,732. Total revenues and expenses were \$151,454,696 and \$154,777,914, respectively.

SNRHA Properties Under RAD Conversion Complete in 2016

Vera Johnson B –

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 (SNRHA). The property was awarded \$1MIL in 2014 9% Low Income Housing Tax Credits and \$1MIL in HOME Funds for its substantial rehabilitation.

The SNRHA 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 SNRHA 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 SNRHA is partnering with Nevada HAND for this project.

Vera Johnson Manor B is the fourth public housing preservation venture by the SNRHA and its non-profit subsidiary, Affordable Housing Program, Inc.

The project financing for Vera Johnson Manor B includes equity from the sale of 9% Low Income Housing Tax Credits issued through the Nevada Housing Division, public housing capital funds from SNRHA and HOME funds from City of Las Vegas.

Biegger Estates

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 (SNRHA). The property was awarded \$1MIL in 2015 9% Low Income Housing Tax Credits for its substantial rehabilitation.

The SNRHA 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 2016. Financials closed in May 2016. Construction completion anticipated July 2017. The SNRHA 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 SNRHA.

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 SNRHA 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.

Biegger Estates is the fifth public housing preservation venture by the SNRHA and its non-profit subsidiary, Affordable Housing Program, Inc.

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>2017</u>	<u>2016</u>	<u>Total Change</u>	<u>% Change</u>
Current Assets	\$ 28,360,080	\$ 22,054,542	\$ 6,305,538	28.59%
Capital Assets	129,627,231	140,510,106	(10,882,875)	-7.75%
Noncurrent Assets	31,845,177	32,823,272	(978,095)	-2.98%
Deferred Outflows	3,733,373	5,143,855	(1,410,482)	-27.42%
Total Assets & Deferred Outflows	<u>\$ 193,565,861</u>	<u>\$ 200,531,775</u>	<u>\$ (6,965,914)</u>	-3.47%
Current Liabilities	\$ 3,837,324	\$ 4,201,714	\$ (364,390)	-8.67%
Noncurrent Liabilities	36,875,063	43,913,697	(7,038,634)	-16.03%
Total Liabilities	<u>40,712,387</u>	<u>48,115,411</u>	<u>(7,403,024)</u>	-15.39%
Deferred Inflows	<u>11,926,742</u>	<u>3,733,439</u>	<u>8,193,303</u>	219.46%
Net investment in capital assets	126,751,839	137,494,601	(10,742,762)	-7.81%
Restricted	7,613,960	5,691,181	1,922,779	33.79%
Unrestricted	6,560,933	5,497,143	1,063,790	19.35%
Total Net Position	<u>140,926,732</u>	<u>148,682,925</u>	<u>(7,756,193)</u>	-5.22%
Total Liabilities, Deferred Inflows & Net Position	<u>\$ 193,565,861</u>	<u>\$ 200,531,775</u>	<u>\$ (6,965,914)</u>	-3.47%

Total Assets and Deferred Outflows decreased by \$6,965,914 or 3.47%. This decrease is due to the disposition of assets for the conversion of Vera Johnson A to a Mixed Finance Project and the removal of equipment based on a physical inventory. Depreciation expense of \$9,796,477 was also a contributing factor due to the aging of housing assets. Other Noncurrent Assets decreased by \$978,095 or 2.98%, which is due to the creation of an allowance account for debt held in the blended component units for the Senior Apartments. This is offset with an associated liability account. Capital Assets also decreased by \$10,882,875 or 7.75% due to the aforementioned disposal of assets for Vera Johnson A, along with an aging housing stock. Current Assets increased by \$6,305,538 or 28.59% due mainly to an increase in cash and investments of \$6,234,843 or 31.71%.

Total Liabilities decreased by \$7,403,024 or 15.39%, primarily due to a decrease in accrued pension liability of \$6,358,331 or 19.38% 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 increased during the year from \$3,733,439 to \$11,926,742, an increase of \$8,193,303 or 219.46%. This is due to the recognition of swap derivatives included in debt held by SNRHA; along with and a significant increase in the deferred pension inflow data.

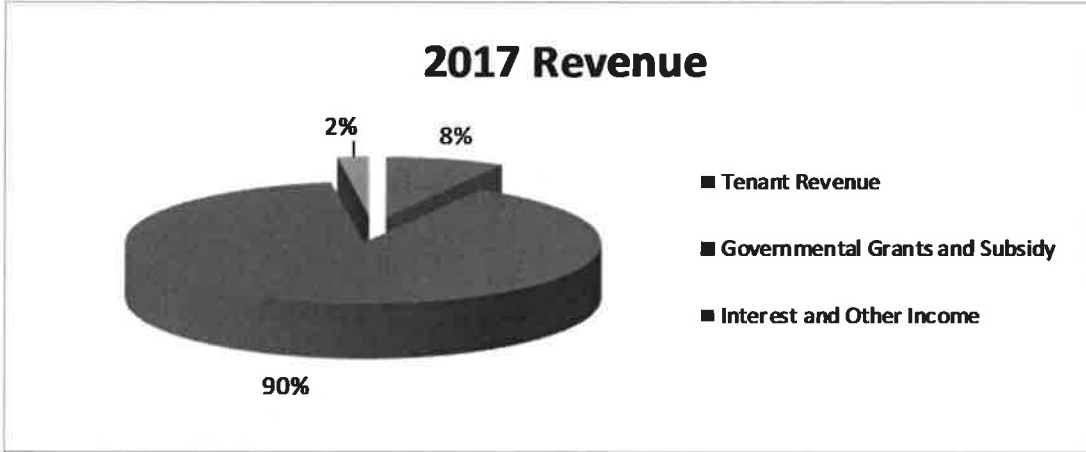
Total Net Position decreased by \$7,756,193 or 5.22%. Table II, below, provides a statement of these results.

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

	2017	2016	Total Change	% Change
Tenant Revenue	\$ 12,314,131	\$ 11,910,546	\$ 403,585	3.39%
Governmental Grants and Subsidy	135,724,947	132,565,398	3,159,549	2.38%
Interest Income	21,000	110,622	(89,622)	-81.02%
Other Income	3,394,618	12,240,721	(8,846,103)	-72.27%
Total Revenue	151,454,696	156,827,287	(5,372,591)	-3.43%
Administration	15,378,029	16,773,178	(1,395,149)	-8.32%
Tenant Services	2,584,263	2,717,692	(133,429)	-4.91%
Utilities	3,158,577	3,135,049	23,528	0.75%
Maintenance	11,077,558	11,699,240	(621,682)	-5.31%
Protective services	552,282	533,037	19,245	3.61%
Interest expense	228,646	328,987	(100,341)	-30.50%
General expense	3,693,410	4,267,240	(573,830)	-13.45%
Housing Assistance Payments	108,308,672	104,728,655	3,580,017	3.42%
Depreciation	9,796,477	10,190,279	(393,802)	-3.86%
Total Expenses	154,777,914	154,373,357	404,557	0.26%
Change in Net Position	(3,323,218)	2,453,930	(5,777,148)	-235.42%
Prior Period Adjustment	(4,432,975)	-	(4,432,975)	-100.00%
Beginning Net Position	148,682,925	146,228,995	2,453,930	1.68%
Ending Net Position	\$ 140,926,732	\$ 148,682,925	\$ (7,756,193)	-5.22%

REVENUES

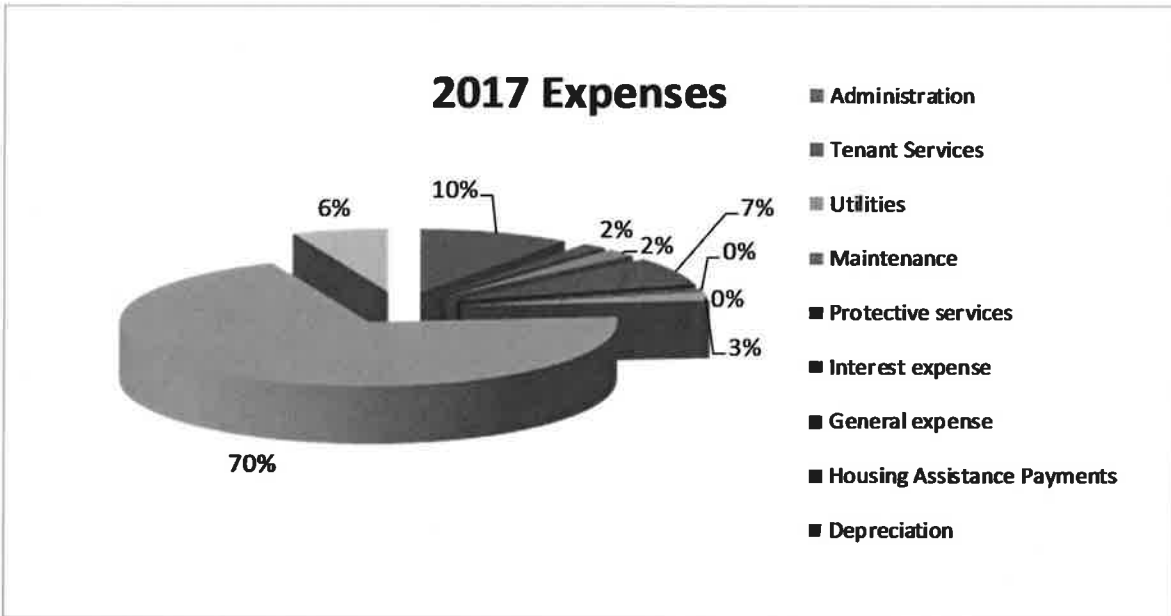
In reviewing the Statement of Revenues, Expenses, and Changes in Net Position, you will find that 90% of the Authority's revenues are derived from grants from the Department of Housing and Urban Development and other governmental agencies. The Authority receives revenue from tenants for dwelling rental charges and miscellaneous charges of 8% of total revenue. Other Revenue including interest from investments comprises the remaining 2%.



Total Revenue decreased by \$5,372,591 or 3.43%. The largest decrease was in other income of \$8,846,103 or 72.27%, which was primarily due to the prior year gain on disposition of land and assets to Biegger Estates and Vera Johnson B developments and a lesser amount of developer fees earned in the current year. The increase in tenant revenue of \$403,585 or 3.39% helped to somewhat offset this decrease.

EXPENSES

Total Expenses remained relatively unchanged during the year, increasing by only \$404,557 or 0.26%.



Administrative expenses decreased by \$1,395,149 or 8.32%. This was due to a decrease in salary and benefits of \$1,692,748 or 12.78% due mostly to vacant salary positions and decreases in employee benefits due to the net change in the pension liability. There were increases in office expenses of \$177,717 or 12.23%, legal expenses of \$97,529 or 30.55%, and other administrative expenses of \$64,514 or 4.48%. Tenant services decreased by \$133,429 or 4.91% due to decreased activities during the year. Utilities expense increased only slightly by \$23,528 or 0.75%. Maintenance expense decreased by \$621,682 or 5.31%, primarily due to a decrease in labor and benefits of \$653,465 or 10.46% due to decreases in

employee benefits as a result of the net change in the pension liability. Protective services increased by \$19,245 or 3.61%. General expenses decreased by \$573,830 or 13.45%. Other general expenses decreased by \$149,073 or 7.76% mainly due to fewer payments for the NSP program in Business Activities. Compensated absences expense decreased by \$357,797 or 44.34% due to fewer hours taken during the period. Bad debt expense decreased by \$161,878 or 37.91% due to fewer write offs during the year. These decreases were offset by increases in insurance premiums of \$74,655 or 8.53% and PILOT expense of \$20,263 or 8.54%. Interest expense decreased by \$100,341 or 30.50% due to decreased debt principal held during the year. HAP expense increased by \$3,580,017 or 3.42% due to increased utilization. Depreciation expense decreased by \$393,802 or 3.86%.

CAPITAL ASSETS

At September 30, 2017 the Authority had invested \$129,627,231 in various capital assets as listed in the following schedule.

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

	2017	2016	Total Change	% Change
Land	\$ 21,097,259	\$ 21,495,459	\$ (398,200)	-1.85%
Buildings & improvements	273,997,406	275,810,041	(1,812,635)	-0.66%
Infrastructure	4,095,181	4,095,181	-	0.00%
Equipment	4,516,747	5,309,322	(792,575)	-14.93%
Construction in Progress	-	-	-	0.00%
Accumulated Depreciation	(174,079,362)	(166,199,897)	(7,879,465)	4.74%
Total Capital Assets	\$ 129,627,231	\$ 140,510,106	\$ (10,882,875)	-7.75%

LONG-TERM DEBT ACTIVITY

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

Southern Nevada Regional Housing Authority
Long-term Debt
Table IV

	Balance 9/30/2016	Adjustments	Payments/ Decreases	Balance 9/30/2017	Current Portion
Mortgage Note Payable - Wells Fargo	\$ 1,874,098	\$ -	\$ (188,810)	\$ 1,685,288	\$ 200,250
Operating Note - Wells Fargo	986,406	-	(64,720)	921,686	69,240
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	100,600	-	(51,797)	48,803	48,803
Home Rental Income Fund	230,817	-	(11,202)	219,615	12,078
Promissory Note - City National Bank	1,000,000	-	-	1,000,000	-
Accrued Interest - Senator Apts I & II	746,341	(746,341)	-	-	-
	<u>\$ 8,638,262</u>	<u>\$ (746,341)</u>	<u>\$ (316,529)</u>	<u>\$ 7,575,392</u>	<u>\$ 330,371</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 2017 prorated funding level was 93.10% compared to the prior year of 90.21%, which is an increase of 3.20%. The 2018 prorated operating subsidy funding level is anticipated to be approximately 93.27%. The funding proration for the Housing Assistance Payment (HAP) 2017 was 97.00%; whereas the Administrative Fee proration was 77%. The HCV's funding for 2018 is at 99.75% for HAP, but the Administrative Fee proration remains at 76%. 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, 2017

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, NV

STATEMENT OF NET POSITION

September 30, 2017

ASSETS

	<u>PRIMARY GOVERNMENT</u>	<u>COMPONENT UNIT</u>	<u>TOTAL (Memorandum Only)</u>
<u>Current Assets</u>			
Cash & cash equivalents - unrestricted	\$ 12,952,665	\$ 1,493,596	\$ 14,446,261
Cash & cash equivalents - restricted	10,542,183	959,169	11,501,352
Investments - unrestricted	2,400,235	-	2,400,235
Investments - restricted	-	-	-
Accounts receivable	1,340,869	137,258	1,478,127
Notes receivable	-	-	-
Prepaid expenses	203,035	4,639	207,674
Inventories	921,093	-	921,093
	<u>28,360,080</u>	<u>2,594,662</u>	<u>30,954,742</u>
<u>Total Current Assets</u>			
<u>Noncurrent Assets</u>			
Notes receivable	29,361,931	-	29,361,931
Other assets	2,483,246	3,671,969	6,155,215
Investment in joint ventures	-	-	-
	<u>31,845,177</u>	<u>3,671,969</u>	<u>35,517,146</u>
<u>Total Other Noncurrent Assets</u>			
Capital Assets			
Land	21,097,259	766,489	21,863,748
Buildings	258,013,179	40,734,213	298,747,392
Improvements	15,984,227	-	15,984,227
Furniture & equipment	4,516,747	1,155,917	5,672,664
Infrastructure	4,095,181	3,125,252	7,220,433
	<u>303,706,593</u>	<u>45,781,871</u>	<u>349,488,464</u>
Less: Accumulated depreciation	<u>(174,079,362)</u>	<u>(1,991,319)</u>	<u>(176,070,681)</u>
Total Capital Assets	<u>129,627,231</u>	<u>43,790,552</u>	<u>173,417,783</u>
	<u>161,472,408</u>	<u>47,462,521</u>	<u>208,934,929</u>
Total Noncurrent Assets			
Deferred Outflow of Resources	3,733,373	-	3,733,373
	<u>3,733,373</u>	<u>-</u>	<u>3,733,373</u>
TOTAL ASSETS	<u>\$ 193,565,861</u>	<u>\$ 50,057,183</u>	<u>\$ 243,623,044</u>

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

LIABILITIES & NET POSITION

	<u>PRIMARY GOVERNMENT</u>	<u>COMPONENT UNIT</u>	<u>TOTAL (Memorandum Only)</u>
<u>Current Liabilities</u>			
Accounts payable	\$ 1,673,244	\$ 2,212,276	\$ 3,885,520
Accrued liabilities	697,638	277,010	974,648
Unearned revenue	115,781	52,719	168,500
Long term debt - current portion	330,371	102,961	433,332
Tenant security deposits/escrow deposits	1,020,290	84,625	1,104,915
	<u>3,837,324</u>	<u>2,729,591</u>	<u>6,566,915</u>
<u>Noncurrent Liabilities</u>			
Accrued compensated absences	1,887,287	-	1,887,287
Long term debt	3,545,021	30,786,885	34,331,906
Accrued pension liability	26,449,939	-	26,449,939
Other noncurrent liabilities	1,292,816	3,750,433	5,043,249
Loan liability - non current	3,700,000	-	3,700,000
	<u>36,875,063</u>	<u>34,537,318</u>	<u>71,412,381</u>
TOTAL LIABILITIES	<u>40,712,387</u>	<u>37,266,909</u>	<u>77,979,296</u>
DEFERRED INFLOW OF RESOURCES	<u>11,926,742</u>	<u>-</u>	<u>11,926,742</u>
<u>NET POSITION</u>			
Net Investment in Capital Assets	126,751,839	12,900,706	139,652,545
Restricted	7,613,960	874,544	8,488,504
Unrestricted	6,560,933	(984,976)	5,575,957
	<u>140,926,732</u>	<u>12,790,274</u>	<u>153,717,006</u>
TOTAL LIABILITIES, DEFERRED INFLOW OF RESOURCES & NET POSITION	<u>\$ 193,565,861</u>	<u>\$ 50,057,183</u>	<u>\$ 243,623,044</u>

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, NV

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
FOR THE YEAR ENDED SEPTEMBER 30, 2017

	<u>PRIMARY GOVERNMENT</u>	<u>COMPONENT UNIT</u>	<u>TOTAL (Memorandum Only)</u>
<u>Operating Revenues</u>			
Dwelling rent	\$ 12,314,131	\$ 2,017,994	\$ 14,332,125
Governmental grants & subsidy	135,547,580	-	135,547,580
Other income	4,162,706	-	4,162,706
Total Operating Revenues	152,024,417	2,017,994	154,042,411
<u>Operating Expenses</u>			
Administration	15,378,029	606,523	15,984,552
Tenant services	2,584,263	7,171	2,591,434
Utilities	3,158,577	242,224	3,400,801
Maintenance & operations	11,077,558	355,511	11,433,069
Protective services	552,282	23,722	576,004
General expense	3,693,410	240,850	3,934,260
Housing assistance payments	108,308,672	-	108,308,672
Depreciation expense	9,796,477	1,104,015	10,900,492
Total Operating Expense	154,549,268	2,580,016	157,129,284
Net Operating Income/(Loss)	(2,524,851)	(562,022)	(3,086,873)
<u>Nonoperating Revenues/(Expenses)</u>			
Investment & mortgage income	21,000	65	21,065
Interest expense	(228,646)	(1,073,218)	(1,301,864)
Amortization of loan fees	-	(12,739)	(12,739)
Gain/(Loss) on disposition of assets	(768,088)	-	(768,088)
Net Nonoperating Revenues/(Expenses)	(975,734)	(1,085,892)	(2,061,626)
Net Income/(Loss) before capital contributions	(3,500,585)	(1,647,914)	(5,148,499)
Capital grants/capital contributions	177,367	7,365,411	7,542,778
Increase/(Decrease) in Net Position	(3,323,218)	5,717,497	2,394,279
Prior Period Adjustment	(4,432,975)	1,777,027	(2,655,948)
Total Net Position - beginning	148,682,925	5,295,750	153,978,675
Total Net Position - ending	\$ 140,926,732	\$ 12,790,274	\$ 153,717,006

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

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, NV

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED SEPTEMBER 30, 2017

	<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	\$ 16,476,837	\$ 2,017,994	\$ 18,494,831
Governmental grants & subsidy - operations	135,547,580	-	135,547,580
Payments to suppliers	(18,413,797)	(1,459,984)	(19,873,781)
Payments for housing assistance	(108,308,672)	-	(108,308,672)
Payments to employees	(20,016,702)	(459,603)	(20,476,305)
	<u>5,285,246</u>	<u>98,407</u>	<u>5,383,653</u>
NET CASH PROVIDED/(USED) FROM OPERATING ACTIVITIES			
<u>CASH FLOWS FROM INVESTING ACTIVITIES</u>			
Investments redeemed for cash	3,249,668	-	3,249,668
Proceeds from other noncurrent assets	643,095	-	643,095
Proceeds from notes receivable	335,000	-	335,000
Interest received	21,000	65	21,065
	<u>4,248,763</u>	<u>65</u>	<u>4,248,828</u>
NET CASH PROVIDED/(USED) FROM INVESTING ACTIVITIES			
<u>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</u>			
Grant revenue - capital grants	177,367	-	177,367
Acquisition of capital assets - capital grant program	(177,367)	-	(177,367)
Acquisition of capital assets - Public Housing	(105,816)	-	(105,816)
Acquisition of capital assets - business activities	(19,176)	-	(19,176)
Acquisition of capital assets - COCC	(42,876)	-	(42,876)
Acquisition of capital assets - HCV	(53,954)	-	(53,954)
Acquisition of capital assets - State and Local	(248,190)	-	(248,190)
Acquisition of capital assets - DCU	-	(11,312,282)	(11,312,282)
Capital contributions received	-	7,365,411	7,365,411
Proceeds from notes payable - net	(316,529)	6,893,423	6,576,894
Proceeds from disposition of capital assets	965,689	-	965,689
Interest paid	(228,646)	(1,073,218)	(1,301,864)
	<u>(49,498)</u>	<u>1,873,334</u>	<u>1,823,836</u>
NET CASH PROVIDED/(USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES			
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	9,484,511	1,971,806	11,456,317
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	<u>14,010,337</u>	<u>480,959</u>	<u>14,491,296</u>
CASH AND CASH EQUIVALENTS AT END OF PERIOD	<u>\$ 23,494,848</u>	<u>\$ 2,452,765</u>	<u>\$ 25,947,613</u>

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

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, NV

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED SEPTEMBER 30, 2017

	<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	\$ (2,524,851)	\$ (562,022)	\$ (3,086,873)
Adjustments to reconcile net loss to net cash provided by operating activities:			
Depreciation & amortization	9,796,477	1,104,015	10,900,492
Decrease (Increase) in accounts receivable	(145,703)	517,450	371,747
Decrease (Increase) in prepaid expenses	7,747	(2,175,292)	(2,167,545)
Decrease (Increase) in inventory	67,261	-	67,261
Increase (Decrease) in accounts payable	(366,817)	(720)	(367,537)
Increase (Decrease) in accrued liabilities	273,728	1,166,236	1,439,964
Increase (Decrease) in unearned revenue	(37,389)	(7,103)	(44,492)
Increase (Decrease) in other noncurrent liabilities	154,627	-	154,627
Increase (Decrease) in deferred outflows, inflows, and pension liabilities	(1,187,521)	-	(1,187,521)
Increase (Decrease) in security/trust deposits	(752,313)	55,843	(696,470)
NET CASH PROVIDED/(USED) FROM OPERATING ACTIVITIES	\$ 5,285,246	\$ 98,407	\$ 5,383,653

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017

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, 2017. 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, 2017
(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.

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.

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.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

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

6. Basis of Presentation: (Cont'd)

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.

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.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

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

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.

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.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

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

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.

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.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

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

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.

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.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

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

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.

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.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

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

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, 2017 was \$25,895,083, and the bank balance was \$25,386,005.

Cash and Cash Equivalents

Cash and cash equivalents are maintained on deposit in demand accounts with Wells Fargo 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, 2017, Cash and cash equivalents of the primary government and discrete component units are presented in the basic financial statements as of September 30, 2017 as follows:

	<u>Primary Government</u>	<u>Component Units</u>
	Cash and	Cash and
	<u>Cash Equivalents</u>	<u>Cash Equivalents</u>
Unrestricted	\$ 12,952,665	\$ 1,493,596
Restricted	<u>10,542,183</u>	<u>959,169</u>
Total	<u>\$ 23,494,848</u>	<u>\$ 2,452,765</u>

Investments

The investments as of September 30, 2017 was \$2,400,235, which consisted of securities in the Bank of New York Mellon funds which are all invested in Federal Home Loan Mortgage Corporation.

Interest Rate Risk

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

Credit Risk

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

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

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

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, 2017, 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, 2017, investments in Federal Home Loan Mortgage Corporation notes represented approximately 70 percent of total investments.

Restricted cash and cash equivalents at September 30, 2017, were as follows:

Security deposit funds	\$ 1,020,290
FSS escrow funds	1,292,816
Modernization	5,695,494
Current liabilities	42,522
HAP equity	<u>2,491,061</u>
	<u>\$ 10,542,183</u>

NOTE C - ACCOUNTS RECEIVABLE:

Accounts receivable, including all applicable allowances for uncollectible accounts at September 30, 2017, consisted of the following:

	<u>Primary Government</u>
Tenants (net of allowance of \$72,091)	\$ 155,002
A/R - HUD	137,311
Other government agencies	414,438
A/R - miscellaneous (net of allowance of \$716,253)	421,564
Accrued interest receivable	32,828
Fraud (net of allowance of \$1,527,749)	<u>179,726</u>
	<u>\$ 1,340,869</u>

Note: The above receivable balance excludes \$4,930,222 of interfund receivables that have been eliminated as a result of financial statement consolidation.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

NOTE D - 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, 2017 was \$6,455,329.

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, 2017 is \$2,641,000 and \$6,715,321.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

NOTE D - NOTES RECEIVABLE: (Cont'd)

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, 2017 is \$3,700,000 and \$810,281.

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, 2017 is \$5,000,000 and \$700,000.

As of September 30, 2017, the cumulative note receivable principal balances totaled \$29,361,931, with total accrued interest of \$3,607,319, for which all was reduced by an allowance equal to the accrued interest.

As of September 30, 2017, notes receivable consisted of the following:

Description	Interest rate	Issue date	Maturity	10/1/2016	Additions	Receipts	9/30/2017
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	-	(335,000)	2,641,000
Seller's Note 2	3.32%	12/5/2013	4/1/2055	6,715,321	-	-	6,715,321
Vera Johnson B LP							
Acquisition Note	4.00%	4/1/2015	3/31/2070	3,700,000	-	-	3,700,000
Vera Johnson B LP-GAP	0.00%	4/1/2015	4/30/2070	810,281	-	-	810,281
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
Accrued interest on notes receivable				2,924,251	683,068	-	3,607,319
Less: allowance for accrued interest				(2,924,251)	(683,068)	-	(3,607,319)
Total notes receivable				\$ 29,696,931	\$ -	\$ (335,000)	\$ 29,361,931

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

NOTE E - PREPAID EXPENSES & INVENTORY:

Prepaid expenses and inventory at September 30, 2017, consisted of the following:

	Primary Government
Prepaid insurance and other assets	\$ 203,035
Inventory	921,092
	\$ 1,124,127

NOTE F - OTHER NONCURRENT ASSETS:

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, 2017 was \$110,393.

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, 2017 was \$2,197,623.

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 \$175,230 for construction costs as of September 30, 2017.

As of September 30, 2017, other noncurrent assets consisted of the following:

Primary Government	
Construction advances	\$ 285,623
Developer fees	2,197,623
	\$ 2,483,246
 Component Units – Discretely Presented	
Prepaid Ground Lease	\$ 3,404,668
Intangible assets, net of accumulated amortization	267,301
	\$ 3,671,969

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, 2016 was \$1,318,788. 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, 2016 was \$2,085,880.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

NOTE G - CAPITAL ASSETS:

Changes in capital assets of the primary government consisted of the following as of September 30, 2017:

	Balance at 9/30/2016	Additions/ Increases	Dispositions/ Decreases	Balance at 9/30/2017
Enterprise Activities				
Capital assets not being depreciated:				
Land	\$ 21,495,459	\$ 12,600	\$ (410,800)	\$ 21,097,259
Construction in progress	-	-	-	-
Total capital assets not being depreciated	<u>21,495,459</u>	<u>12,600</u>	<u>(410,800)</u>	<u>21,097,259</u>
Buildings & improvements	279,905,222	412,957	(2,225,592)	278,092,587
Furniture & equipment	5,309,322	221,822	(1,014,397)	4,516,747
Total capital assets being depreciated	<u>285,214,544</u>	<u>634,779</u>	<u>(3,239,989)</u>	<u>282,609,334</u>
Buildings & improvements	(161,721,345)	(9,522,531)	292,122	(170,951,754)
Furniture & equipment	(4,478,552)	(273,946)	1,624,890	(3,127,608)
Total accumulated depreciation	<u>(166,199,897)</u>	<u>(9,796,477)</u>	<u>1,917,012</u>	<u>(174,079,362)</u>
Net Book Value	<u>\$ 140,510,106</u>			<u>\$ 129,627,231</u>

The following activities affected Capital Assets during the audit period:

Opening balance at October 1, 2016	\$ 140,510,106
Acquisition of Capital Assets – Capital Fund Program	177,367
Acquisition of Capital Assets – Public Housing Operations	105,816
Acquisition of Capital Assets – COCC operations	42,876
Acquisition of Capital Assets – Business Activities operations	19,176
Acquisition of Capital Assets – HCV	53,954
Acquisition of Capital Assets – State & Local	248,190
Dispositions, net	(1,733,777)
Depreciation expense	<u>(9,796,477)</u>
Balance at September 30, 2017	<u>\$ 129,627,231</u>

Changes in capital assets of the discretely presented component units consisted of the following as of December 31, 2016:

	Balance at 12/31/2015	Additions/ Increases	Dispositions/ Transfers	Balance at 12/31/2016
Capital assets not being depreciated:				
Land	\$ 766,587	\$ -	\$ (98)	\$ 766,489
Construction in progress	4,068,209	-	(4,068,209)	-
Total capital assets not being depreciated	<u>4,834,796</u>	<u>-</u>	<u>(4,068,307)</u>	<u>766,489</u>
Infrastructure & Land improvements	774,421	2,350,831	-	3,125,252
Buildings & improvements	25,674,457	10,991,449	4,068,307	40,734,213
Furniture & equipment	487,541	668,376	-	1,155,917
Total capital assets being depreciated	<u>26,936,419</u>	<u>14,010,656</u>	<u>4,068,307</u>	<u>45,015,382</u>
Total accumulated depreciation	<u>(887,304)</u>	<u>(1,104,015)</u>	<u>-</u>	<u>(1,991,319)</u>
Total capital assets being depreciated	<u>26,049,115</u>			<u>43,024,063</u>
Capital assets, net	<u>\$ 30,883,911</u>			<u>\$ 43,790,552</u>

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

NOTE H - ACCOUNTS PAYABLE:

Accounts payable at September 30, 2017, consisted of the following:

	Primary Government	Component Units
Vendors and contractors payable	\$ 897,160	\$ 2,212,276
Accounts payable - HUD	70,402	-
PILOT	705,682	-
Tenant security deposits	<u>1,020,290</u>	<u>84,625</u>
	<u>\$ 2,693,534</u>	<u>\$ 2,296,901</u>

Note: The above payables balance excludes \$4,930,222 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, 2017:

	Primary Government	Component Units
Accrued wages & fringes	\$ 536,191	\$ -
Accrued compensated absences - current portion	45,656	-
Accrued interest payable	-	15,905
Noncurrent debt - current portion	330,371	102,961
Unearned revenue	115,781	52,719
Other current liabilities	<u>115,791</u>	<u>261,105</u>
	<u>\$ 1,143,790</u>	<u>\$ 432,690</u>

NOTE J - OTHER NONCURRENT LIABILITIES:

Other noncurrent liabilities – other consisted of the following as of September 30, 2017:

	Primary Government	Component Units
FSS Escrow Liability	\$ 1,292,816	\$ -
Developer fee payable	-	3,750,433
Accrued compensated absences - noncurrent	1,887,287	-
Accrued pension & OPEB liability	<u>26,449,939</u>	<u>-</u>
	<u>\$ 29,630,042</u>	<u>\$ 3,750,433</u>

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

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

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

	Balance at September 30, 2016	Increases	Decreases	Balance at September 30, 2017	Current Portion
FSS Escrow Liability	\$ 1,138,189	\$ 643,982	\$ (489,355)	\$ 1,292,816	\$ -
Compensated absences	2,058,382	449,087	(574,526)	1,932,943	45,656
Net pension liability	<u>32,808,270</u>	<u>-</u>	<u>(6,358,331)</u>	<u>26,449,939</u>	<u>-</u>
	<u>\$ 36,004,841</u>	<u>\$ 1,093,069</u>	<u>\$ (7,422,212)</u>	<u>\$ 29,675,698</u>	<u>\$ 45,656</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, 2017, is presented below.

	Balance 9/30/2016	Adjustments	Payments/ Decreases	Balance 9/30/2017	Current Portion
Mortgage Note Payable - Wells Fargo	\$ 1,874,098	\$ -	\$ (188,810)	\$ 1,685,288	\$ 200,250
Operating Note - Wells Fargo	986,406	-	(64,720)	921,686	69,240
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	100,600	-	(51,797)	48,803	48,803
Home Rental Income Fund	230,817	-	(11,202)	219,615	12,078
Promissory Note - City National Bank	1,000,000	-	-	1,000,000	-
Accrued Interest - Senator Apts I & II	746,341	(746,341)	-	-	-
	<u>\$ 8,638,262</u>	<u>\$ (746,341)</u>	<u>\$ (316,529)</u>	<u>\$ 7,575,392</u>	<u>\$ 330,371</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, 2017). The note is secured by a deed of trust on Robert Gordon Plaza. Total interest expense associated with this note for the year was \$59,833. The outstanding balance at September 30, 2017 is \$921,686.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(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, 2017, multiplied by the positive or negative differential from the fixed rate of 6.77%. As of September 30, 2017, the fair value of the interest rate swap obligation was \$170,628, a decrease of \$86,637 during the year. Additionally, a prior period adjustment of \$257,265 was posted to Deferred Inflows to record this liability that was not recognized previously.

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 \$16,180 at September 30, 2017). The note is secured by a deed of trust. Total interest expense associated with this note for the year was \$137,537. The outstanding balance at September 30, 2017, is \$1,685,288.

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, 2017, multiplied by the positive or negative differential from the fixed rate of 5.26. As of September 30, 2017, the fair value of the interest rate swap obligation was \$505,425, a decrease of \$251,497 during the year. Additionally, a prior period adjustment of \$756,922 was posted to Deferred Inflows to record this liability that was not recognized previously.

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
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(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 note payable with Key Government Finance (Home Rental income fund) requires monthly payments of \$745 which includes both principal and interest. The loan bears interest at 7.55% and matures on June 1, 2029. The loan was used to acquire a new phone system and is unsecured. The balance of the notes payable at September 30, 2017 is \$48,803.

Home Rental Income Fund: 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 \$4,286 including principal and interest. Final maturity date is anticipated for August 1, 2018. The remaining balance at September 30, 2017 is \$219,615.

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	\$	330,371	\$	33,260	\$	363,631
2020		281,742		29,978		311,720
2021		290,760		27,199		317,959
2022		334,347		22,521		356,868
2023		401,216		18,017		419,233
2024-2028		2,708,208		74,473		2,782,681
Thereafter		<u>3,228,748</u>		<u>10,098</u>		<u>3,238,846</u>
	\$	<u>7,575,392</u>	\$	<u>215,546</u>	\$	<u>7,790,938</u>

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(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, 2016:

	Balance 12/31/2015	Increases/ Reclassifications	Payments/ Decreases	Balance 12/31/2016	Current Portion
Building Loan Agreement - PNC Bank	\$ 3,960,890	\$ -	\$ (142,116)	\$ 3,818,774	\$ 35,834
HOME Loan - City of Henderson	100,000	-	(2,596)	97,404	-
SNRHA Sellers Note	2,976,000	-	(6,853)	2,969,147	-
SNRHA Note	5,715,317	-	(15,465)	5,699,852	-
AHP Note	1,000,000	-	(3,249)	996,751	-
	<u>\$ 13,752,207</u>	<u>\$ -</u>	<u>\$ (170,279)</u>	13,581,928	<u>\$ 35,834</u>
Interest payable - long term				<u>982,992</u>	
Total notes and mortgages payable				<u>\$ 14,564,920</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, 2016, the outstanding loan balance was \$5,699,852.

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, 2016:

	Balance 12/31/2015	Increases/ Reclassifications	Payments/ Decreases	Balance 12/31/2016	Current Portion
Mortgage payable, net	\$ -	\$ 2,060,417	\$ -	\$ 2,060,417	\$ 67,127
SNRHA authority note	810,285	-	(112,730)	697,555	-
SNRHA acquisition note	3,700,000	-	-	3,700,000	-
Nevada HAND, Inc.	410,332	579,668	-	990,000	-
	<u>\$ 4,920,617</u>	<u>\$ 2,640,085</u>	<u>\$ (112,730)</u>	7,447,972	<u>\$ 67,127</u>
Interest payable - long term				<u>301,533</u>	
Total notes and mortgages payable				<u>\$ 7,749,505</u>	

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(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, 2016, the balance outstanding was \$2,060,417.

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, 2016, the balance outstanding was \$697,555.

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, 2016, the balance outstanding was \$3,700,000. As of December 31, 2016, the accrued interest was \$267,503.

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, 2016, the balance outstanding was \$990,000. As of December 31, 2016, accrued interest was \$34,030.

Notes and mortgages payable for **Biegger Estates, LLC**, consist of the following as of December 31, 2016:

	Balance 12/31/2015	Increases/ Reclassifications	Payments/ Decreases	Balance 12/31/2016	Current Portion
Chase Loan, net	\$ -	\$ 2,873,395	\$ (109,779)	\$ 2,763,616	\$ -
SNRHA gap note	-	700,000	(5,072)	694,928	-
SNRHA seller note	-	5,000,000	(18,996)	4,981,004	-
	<u>\$ -</u>	<u>\$ 8,573,395</u>	<u>\$ (133,847)</u>	<u>8,439,548</u>	<u>\$ -</u>
Interest payable - long term				<u>135,873</u>	
Total notes and mortgages payable				<u>\$ 8,575,421</u>	

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

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

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, 2016 was \$2,763,616.

Notes payable- SNVRHA gap note: On May 2, 2016, the Company entered into a loan agreement with the Southern Nevada Regional Housing Authority ("SNVRHA"), an affiliate of the Managing Member, in the amount of \$700,000 (the "Gap Note"). The Gap Note bears interest at a rate of 2.33% per annum, compounded annually. The Gap Note is secured by a deed of trust on the Project and matures on May 31, 2051. Commencing on May 2, 2016, annual payments of interest shall be payable only to the extent available from cash flow, as defined in the Operating Agreement. For the Period, interest expense was \$10,873, of which \$3,417 was capitalized to fixed assets. As of December 31, 2016, the accrued interest was \$10,873 and the balance of the note was \$694,928.

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 \$125,000, of which \$39,277 was capitalized to fixed assets. As of December 31, 2016, the accrued interest was \$125,000 and the balance of the note was \$4,981,004.

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. The amount due was \$2,350,000.

Vera Johnson B, LP - Developer fee payable: 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, 2016 was \$1,266,193. As of December 31, 2016, the outstanding developer fee of \$803,875 remained payable.

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, 2016, the outstanding developer fee of \$596,558 remained payable.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

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, 2017:

	Primary Government	Component Units	Total
Modernization	\$ 5,122,899	\$ -	\$ 5,122,899
Housing Choice Vouchers - HAP Equity	2,491,061	-	2,491,061
Security deposits	-	-	-
Other reserves	-	753,299	753,299
Replacement reserves	-	71,450	71,450
Insurance/MIP escrows	-	49,795	49,795
	\$ 7,613,960	\$ 874,544	\$ 8,488,504

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, 2017, 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, 2017 consists of the following items:

Landsman Family, LLC - Ground Lease - Note F	\$ 1,318,788
Biegger Estates, LLC - Ground Lease - Note F	2,085,880
Wells Fargo - Interest Swap Agreement - Note K	170,628
Wells Fargo - Interest Swap Agreement - Note K	505,425
Accrued pension obligation - Note R	7,846,021
	\$ 11,926,742

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

NOTE R - EMPLOYEES RETIREMENT PLAN:

Plan Description

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

Benefits Provided

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

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

Contributions

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

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

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.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

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

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, 2017 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 \$26,449,939 was measured as of June 30, 2017, 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%
Payroll Growth	5.00%
Investment rate of return	7.50%
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, 2017 funding actuarial valuation

Actuarial Cost Method

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

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

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

Asset Valuation Method

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

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.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

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

Significant actuarial assumptions employed by the actuary for funding purposes as of June 30, 2017 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 2017 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, 2017 are summarized in the following table.

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long Term Expected Rate of Return</u>
Domestic Equity	42%	5.50%
International Equity	18%	5.75%
Domestic Fixed Income	30%	25.00%
Private Markets	10%	6.80%

As of June 30, 2017, 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 2017 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.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

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

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	\$ 39,984,923	\$ 26,449,939	\$ 15,208,923

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

For the year ended September 30, 2017, the Authority recognized pension expense of \$965,407. At September 30, 2017, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between actual and expected experience	\$ -	\$ 1,735,651
Changes in assumptions	1,754,702	-
Difference between projected and actual earnings on pension plan investments	171,734	-
Changes in proportion differences between employer contributions and proportionate share of contributions	1,038,037	6,110,370
Difference between actual and expected contributions	-	-
Contributions paid subsequent to the measurement date - FY 2017	768,900	-
Total	\$ 3,733,373	\$ 7,846,021

The \$768,900 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:

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

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

Year Ended June 30:	Amount recognized in Pension Expense as an increase or (decrease) to Pension Expense
2019	\$ (813,591)
2020	\$ (813,591)
2021	\$ (813,591)
2022	\$ (813,591)
2023	\$ (813,591)
2024	\$ (813,593)
thereafter	\$ -

Additional Financial and Actuarial Information

Additional financial and actuarial information with respect to the System can be found in the Nevada PERS' 2017 Comprehensive Annual Financial Report available online at www.nvpers.org or by contacting the System at (775) 687-4200.

NOTE S - IMPAIRMENT OF CAPITAL ASSETS:

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

NOTE T - ECONOMIC DEPENDENCY:

The Housing Board received approximately 90% 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.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2017
(Continued)

NOTE U - PRIOR PERIOD ADJUSTMENTS:

Primary Government

For the Year Ended September 30, 2017, there were prior period adjustments of \$(4,432,975). Of this amount, \$(2,100,000) was the recognition of a prepaid land lease with Biegger Estates and \$(1,318,788) for Landsman Family, LLC which are included under Note F and Note I. Additionally, there was \$(1,014,187) for the recognition of swap agreements on debt held by the housing authority. More information can be found under Note K.

Discretely Presented Component Units

Prior period adjustments are made up of the net equity inclusion of the Vera Johnson B, LP as of the beginning of the year in the amount of \$1,777,027. This was omitted from the prior year due to the entity being in initial development and audited financial statements being unable.

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, 2017, there were no contingent liabilities to be reported. The entity is subject to possible examinations made by federal regulators who determine compliance with terms, conditions, laws and regulations governing grants given to the entity in the current and prior years. These examinations may result in required refunds by the entity to federal grantors and/or program beneficiaries. There were no examinations conducted during the current year.

NOTE W - 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 27, 2018 (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 its first fiscal year end as noted in the financials.

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

SINGLE AUDIT SECTION

FISCAL YEAR ENDED SEPTEMBER 30, 2017



**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 Southern Nevada Regional Housing Authority, as of and for the year ended September 30, 2017, 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 27, 2018. Our report includes a reference to other auditors who audited the financial statements of Landsman Family, LLC, Vera Johnson B, LP and Biegger Estates, LLC as of December 31, 2016, 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, P.C.

Rector, Reeder & Lofton, PC
Certified Public Accountants

Lawrenceville, Georgia
June 27, 2018



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, 2017. 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, 2017.

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, P.C.

Rector, Reeder & Lofton, PC
Certified Public Accountants

Lawrenceville, Georgia
June 27, 2018

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, Nevada

STATUS OF PRIOR AUDIT FINDINGS

The prior audit report for the period ended September 30, 2016, contained two formal audit findings. The current status of these findings is as follows:

Finding No. 2016-001 – Controls over materials inventory – Significant Deficiency

Condition & cause

Inventory is maintained decentralized from the main office and kept at the individual sites. Per staff interviews all maintenance employees and site managers have access to this inventory. For the Fiscal year 2016 inventory conducted as part of the year-end close revealed that \$210,282 of items in stock could not be adequately accounted for. These items consisted of the following:

Current Status:

The current inventory for the period ended September 30, 2017 showed a variance of \$130,970.43 which is similar to the variance the year before. The Housing Authority has implemented new controls; however, a current count of items that were on hand as of March 5, 2018 were not in agreement with the inventory count in the computer system. As a result of three site visits we determined that some improvement has been made, but the decentralization of the warehouse has resulted in the potential for control deficiencies at certain sites. We have conducted a follow up review of internal controls over maintenance materials as of April 30th and May 1, 2018 and have concluded that although there are deficiencies ***this finding has been cleared***. This review was more comprehensive in nature and covered more material sites. There exists a system of controls which may lead to some inventory variances in the future, but we have recommended certain steps and procedures to improve controls. These are noted in the management letter to the Board of Commissioners.

Finding No. 2016-002 – Capital Asset Deficiencies – Other Matters – Significant Deficiency

Public Housing Program - CFDA # 14.850, Grant Year 2016

Condition & cause

Upon review of the detailed listing of capital assets and equipment we determined that the Housing Authority has not conducted an inventory of equipment or personal property assets within the last two years. When analyzing and testing certain equipment and improvement items we randomly selected a total of \$274,341.55 in capital assets, and of this amount \$81,524.19 was either not identifiable or not located. The Housing Authority has not maintained the detailed capital asset schedule in such a way that easily facilitates the annual or bi-annual inventory of equipment to determine that the asset has been safeguarded and retained by the agency. Because of the inadequate descriptions on the depreciation and capital asset schedule, we were unable to satisfy ourselves that certain capital assets actually existed.

Current Status:

Although there are a few items which need to be brought into agreement with the detailed inventory, the Housing Authority has performed a complete inventory of nonexpendable equipment and has written off certain assets that were not located or were disposed of. **This finding is considered cleared.**

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

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

Section I – Summary of Auditor’s Results:

Financial Statements

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

Federal Awards

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

Type of report issued on the compliance for major programs: **Unmodified**

Any audit findings disclosed that are required to be reported under 2 CFR §200.516(a)? **No**

Identification of major programs:

-CFDA #14.850	Public and Indian Housing
-CFDA #14.871	Section 8 Housing Choice Vouchers

Dollar threshold used to distinguish between Type A and Type B programs: **\$3,000,000**

Low Risk Auditee under 2 CFR §200.520? **No**

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, 2017

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

**FINANCIAL DATA SUBMISSION SUMMARY
NET POSITION ACCOUNTS
September 30, 2017**

<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	\$ 2,699,509	\$ 1,493,596	\$ 530,218	\$ 7,124,850	\$ 0	\$ 2,598,088
Cash - restricted - modernization	0	0	0	0	0	0
Cash - other restricted	573,119	874,544	0	5,356,179	0	3,550,073
Cash - restricted current liabilities	0	0	0	0	0	5,603
Cash - tenant security deposits	387,302	84,625	0	632,988	0	0
Total Cash	3,659,930	2,452,765	530,218	13,114,017	0	6,153,764
Accounts and notes receivables:						
Accounts receivable - PHA projects	0	0	0	0	0	474,238
Accounts receivable - HUD	0	0	0	32,851	56,961	0
Accounts receivable - other government	0	0	0	10,177	0	0
Accounts receivable - miscellaneous	3,072	105,535	0	20,329	0	608,196
Accounts receivable - tenants rents	55,451	31,723	0	171,642	0	0
Allowance for doubtful accounts - tenants	(10,848)	0	0	(61,243)	0	0
Allowance for doubtful accounts - other	(1,013)	0	0	0	0	(704,672)
Notes receivable - current	0	0	0	0	0	0
Fraud recovery	0	0	0	0	0	1,707,475
Allowance for doubtful accounts - fraud	0	0	0	0	0	(1,527,749)
Accrued interest receivable	1,770	0	0	20,968	0	10,090
Total receivables - net	48,432	137,258	0	194,724	56,961	567,578
Current investments:						
Investments - unrestricted	0	0	0	1,683,071	0	717,164
Investments - restricted	0	0	0	0	0	0
Prepaid expenses and other assets	26,152	4,639	0	120,732	0	28,264
Inventories	267,087	0	0	609,424	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	1,362,881	347,360	0	0
TOTAL CURRENT ASSETS	4,001,601	2,594,662	1,893,099	16,069,328	56,961	7,466,770
NONCURRENT ASSETS:						
Capital Assets:						
Land	2,981,984	766,489	0	17,886,856	0	0
Buildings	48,198,213	40,734,213	0	205,272,652	0	0
Furniture & equipment - dwelling	0	0	0	0	0	0
Furniture & equipment - admin	374,728	1,155,917	0	1,780,806	0	486,556
Improvements	0	0	0	14,681,101	0	1,238,468
Construction in process	0	3,125,252	0	0	0	0
Infrastructure	664,005	0	0	3,431,176	0	0
Accumulated depreciation	(21,265,950)	(1,991,319)	0	(146,627,016)	0	(708,853)
Total capital assets - net	30,952,980	43,790,552	0	96,425,575	0	1,016,171
Notes receivable - noncurrent	1,723,800	0	7,450,000	19,855,372	0	332,759
Other assets	0	3,671,969	2,197,623	285,623	0	0
Investment in joint ventures	0	0	0	0	0	0
TOTAL NONCURRENT ASSETS	32,676,780	47,462,521	9,647,623	116,566,570	0	1,348,930
DEFERRED OUFLOW OF RESOURCES	381,880	0	0	1,448,600	0	1,038,847
TOTAL ASSETS & DEFERRED OUFLOW OF RESOURCES	\$ 37,060,261	\$ 50,057,183	\$ 11,540,722	\$ 134,084,498	\$ 56,961	\$ 9,854,547

Resident Opportunity and Supportive Services 14.870	Supportive Housing for Persons with Disabilities 14.181	HOME Investment Partnerships Program 14.239	Workforce 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	14,446,261
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	10,353,915
0	36,919	0	0	0	0	0	0	42,522
0	0	0	0	0	0	0	0	1,104,915
<u>0</u>	<u>36,919</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>25,947,613</u>
0	0	0	0	0	0	0	0	474,238
44,739	0	0	0	0	2,760	0	0	137,311
0	0	0	137,343	266,918	0	0	0	414,438
0	9,785	783	0	19,030	0	2,384	0	769,114
0	0	0	0	0	0	0	0	258,816
0	0	0	0	0	0	0	0	(72,091)
0	(9,785)	(783)	0	0	0	0	0	(716,253)
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	1,707,475
0	0	0	0	0	0	0	0	(1,527,749)
0	0	0	0	0	0	0	0	32,828
<u>44,739</u>	<u>0</u>	<u>0</u>	<u>137,343</u>	<u>285,948</u>	<u>2,760</u>	<u>2,384</u>	<u>0</u>	<u>1,478,127</u>
0	0	0	0	0	0	0	0	2,400,235
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	27,887	0	207,674
0	0	0	0	0	0	44,582	0	921,093
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	16,447	0	3,203,534	(4,930,222)	0
<u>44,739</u>	<u>36,919</u>	<u>0</u>	<u>137,343</u>	<u>302,395</u>	<u>2,760</u>	<u>3,278,387</u>	<u>(4,930,222)</u>	<u>30,954,742</u>
0	0	0	0	12,600	0	215,819	0	21,863,748
0	0	0	0	235,584	0	4,306,730	0	298,747,392
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	1,874,657	0	5,672,664
0	0	0	0	0	0	64,658	0	15,984,227
0	0	0	0	0	0	0	0	3,125,252
0	0	0	0	0	0	0	0	4,095,181
0	0	0	0	0	0	(5,477,543)	0	(176,070,681)
<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>248,184</u>	<u>0</u>	<u>984,321</u>	<u>0</u>	<u>173,417,783</u>
0	0	0	0	0	0	0	0	29,361,931
0	0	0	0	0	0	0	0	6,155,215
<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>248,184</u>	<u>0</u>	<u>984,321</u>	<u>0</u>	<u>208,934,929</u>
0	0	0	0	0	0	864,046	0	3,733,373
<u>\$ 44,739</u>	<u>\$ 36,919</u>	<u>\$ 0</u>	<u>\$ 137,343</u>	<u>\$ 550,579</u>	<u>\$ 2,760</u>	<u>\$ 5,126,754</u>	<u>\$ (4,930,222)</u>	<u>\$ 243,623,044</u>

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

**FINANCIAL DATA SUBMISSION SUMMARY
NET POSITION ACCOUNTS
September 30, 2017**

<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
LIABILITIES AND NET POSITION:						
LIABILITIES:						
CURRENT LIABILITIES:						
Cash overdraft	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Accounts payable < 90 days	148,299	2,212,276	0	603,324	0	62,435
Accrued salaries/payroll withholding	57,497	0	0	176,747	18,209	130,169
Accrued compensated absences	0	0	0	41,505	0	2,980
Accrued interest payable	0	15,905	0	0	0	0
Accounts payable - HUD PHA programs	0	0	0	0	0	33,483
Accounts payable - other gov.	0	0	0	700,079	0	5,603
Tenant security deposits	387,302	84,625	0	632,988	0	0
Unearned revenue	42,251	52,719	0	37,953	0	100
Current portion of L-T debt - capital	281,568	102,961	0	48,803	0	0
Current portion of L-T debt - operating	0	0	0	0	0	0
Other current liabilities	864	168,378	0	17,009	0	1,479
Accrued liabilities - other	0	92,727	0	0	0	94,896
Interprogram (due to)	3,881,767	0	0	585,176	38,752	0
Loan liability - current	0	0	0	0	0	0
TOTAL CURRENT LIABILITIES	4,799,548	2,729,591	0	2,843,584	56,961	331,145
NONCURRENT LIABILITIES:						
Long-term debt, net of current - capital	2,545,021	30,786,885	0	0	0	0
Long-term debt, net of current - operating	0	0	0	1,000,000	0	0
Accrued comp. absences - long term	231,961	0	0	771,541	0	430,578
Loan liability - noncurrent	0	0	3,700,000	0	0	0
Accrued pension & OPEB liabilities	2,688,982	0	0	10,262,888	0	7,359,939
Noncurrent liabilities - other	0	3,750,433	524	233,280	0	1,059,012
TOTAL NONCURRENT LIABILITIES	5,465,964	34,537,318	3,700,524	12,267,709	0	8,849,529
TOTAL LIABILITIES	10,265,512	37,266,909	3,700,524	15,111,293	56,961	9,180,674
DEFERRED INFLOW OF RESOURCES	1,469,043	0	0	6,449,016	0	2,183,229
NET POSITION:						
Net Investment in Capital Assets	28,126,391	12,900,706	0	96,376,772	0	1,016,171
Restricted	0	874,544	0	5,122,899	0	2,491,061
Unrestricted	(2,800,685)	(984,976)	7,840,198	11,024,518	0	(5,016,588)
TOTAL NET POSITION	25,325,706	12,790,274	7,840,198	112,524,189	0	(1,509,356)
TOTAL LIABILITIES AND NET POSITION	\$ 37,060,261	\$ 50,057,183	\$ 11,540,722	\$ 134,084,498	\$ 56,961	\$ 9,854,547

Resident Opportunity and Supportive Services 14.870	Supportive Housing for Persons with Disabilities 14.181	HOME Investment Partnerships Program 14.239	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	\$ 0
516	0	0	193	6,720	0	75,673	0	3,109,436
4,243	0	0	14,235	1,326	0	133,765	0	536,191
0	0	0	0	0	0	1,171	0	45,656
0	0	0	0	0	0	0	0	15,905
0	36,919	0	0	0	0	0	0	70,402
0	0	0	0	0	0	0	0	705,682
0	0	0	0	0	0	0	0	1,104,915
0	0	0	0	35,477	0	0	0	168,500
0	0	0	0	0	0	0	0	433,332
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	1,543	0	189,273
0	0	0	0	0	0	0	0	187,623
39,980	0	0	122,915	258,872	2,760	0	(4,930,222)	0
0	0	0	0	0	0	0	0	0
<u>44,739</u>	<u>36,919</u>	<u>0</u>	<u>137,343</u>	<u>302,395</u>	<u>2,760</u>	<u>212,152</u>	<u>(4,930,222)</u>	<u>6,566,915</u>
0	0	0	0	0	0	0	0	33,331,906
0	0	0	0	0	0	0	0	1,000,000
0	0	0	0	0	0	453,207	0	1,887,287
0	0	0	0	0	0	0	0	3,700,000
0	0	0	0	0	0	6,138,130	0	26,449,939
0	0	0	0	0	0	0	0	5,043,249
0	0	0	0	0	0	6,591,337	0	71,412,381
<u>44,739</u>	<u>36,919</u>	<u>0</u>	<u>137,343</u>	<u>302,395</u>	<u>2,760</u>	<u>6,803,489</u>	<u>(4,930,222)</u>	<u>77,979,296</u>
0	0	0	0	0	0	1,825,454	0	11,926,742
0	0	0	0	248,184	0	984,321	0	139,652,545
0	0	0	0	0	0	0	0	8,488,504
0	0	0	0	0	0	(4,486,510)	0	5,575,957
0	0	0	0	248,184	0	(3,502,189)	0	153,717,006
<u>\$ 44,739</u>	<u>\$ 36,919</u>	<u>\$ 0</u>	<u>\$ 137,343</u>	<u>\$ 550,579</u>	<u>\$ 2,760</u>	<u>\$ 5,126,754</u>	<u>\$ (4,930,222)</u>	<u>\$ 243,623,044</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, 2017**

<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	\$ 5,845,574	\$ 2,002,721	\$ 0	\$ 5,757,374	\$ 0	\$ 0
Tenant revenue - other	294,255	15,273	0	416,928	0	0
Total tenant revenue	<u>6,139,829</u>	<u>2,017,994</u>	<u>0</u>	<u>6,174,302</u>	<u>0</u>	<u>0</u>
HUD PHA grants - operating	0	0	0	15,735,932	555,860	117,467,433
HUD PHA grants - capital	0	0	0	177,367	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	58,785	0	0	0	0	0
Other government grants	0	0	0	0	0	0
Investment income - unrestricted	409	0	26	15,376	0	5,189
Mortgage interest income	0	0	0	0	0	0
Proceeds from disposition of assets held for sale	0	0	0	0	0	0
Fraud Income	0	0	0	0	0	71,172
Other revenue	930,691	7,365,411	1,210,503	540,406	0	1,071,181
Gain/(loss) on disposition	514,363	0	0	(1,296,994)	0	6,108
Investment income - restricted	0	65	0	0	0	0
TOTAL REVENUES	<u>\$ 7,644,077</u>	<u>\$ 9,383,470</u>	<u>\$ 1,210,529</u>	<u>\$ 21,346,389</u>	<u>\$ 555,860</u>	<u>\$ 118,621,083</u>
EXPENSES:						
Administrative						
Administrative salaries	\$ 584,218	\$ 268,725	\$ 0	\$ 1,705,998	\$ 0	\$ 3,327,831
Auditing fees	17,004	7,030	0	48,052	0	14,029
Management fees	696,672	0	0	2,356,837	0	1,098,919
Bookkeeping fees	92,980	0	0	223,143	0	1,012,260
Advertising & marketing	2,425	1,419	0	0	0	0
Employee benefits - administrative	199,145	43,418	0	486,221	0	1,107,597
Office expense	74,853	42,464	0	237,208	0	539,135
Legal expense	18,380	2,361	0	247,662	0	68,851
Travel expense	14,776	1,806	0	14,352	0	29,529
Allocated overhead	0	0	0	0	0	0
Other operating - administrative	207,303	239,300	0	2,326,052	0	396,659
Total Administrative Expense	<u>1,907,756</u>	<u>606,523</u>	<u>0</u>	<u>7,645,525</u>	<u>0</u>	<u>7,594,810</u>
Asset management fee	<u>0</u>	<u>0</u>	<u>0</u>	<u>306,360</u>	<u>0</u>	<u>0</u>
Tenant Services						
Tenant services - salaries	28,497	0	0	261,268	297,286	230,001
Relocation costs	0	0	0	25,189	0	0
Employee benefits - tenant services	11,501	0	0	90,635	225,068	0
Other tenant services	22,544	7,171	0	30,017	0	1,254
Total Tenant Services	<u>62,542</u>	<u>7,171</u>	<u>0</u>	<u>407,109</u>	<u>522,354</u>	<u>231,255</u>
Utilities						
Water	323,052	160,766	0	1,049,328	0	0
Electricity	135,469	11,715	0	671,835	0	14,447
Gas	5,932	2,608	0	94,024	0	0
Sewer	221,961	67,135	0	563,117	0	1,675
Other utilities	0	0	0	0	0	0
Employee benefits - utilities	0	0	0	0	0	0
Total Utilities Expense	<u>686,414</u>	<u>242,224</u>	<u>0</u>	<u>2,378,304</u>	<u>0</u>	<u>16,122</u>

Resident Opportunity and Supportive Services 14.870	Supportive Housing for Persons with Disabilities 14.181	HOME Investment Partnerships Program 14.239	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	\$ 13,605,669
0	0	0	0	0	0	0	0	726,456
0	0	0	0	0	0	0	0	14,332,125
221,486	701,500	0	0	0	6,261	0	0	134,688,472
0	0	0	0	0	0	0	0	177,367
0	0	0	0	0	0	4,099,891	(4,099,891)	0
0	0	0	0	0	0	306,360	(306,360)	0
0	0	0	0	0	0	1,322,135	(1,322,135)	0
0	0	0	0	0	0	2,066,192	(2,066,192)	0
0	0	0	0	0	0	0	(58,785)	0
0	0	0	586,540	266,918	0	5,650	0	859,108
0	0	0	0	0	0	0	0	21,000
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	71,172
0	0	0	0	0	0	338,753	0	11,456,945
0	0	0	0	0	0	8,435	0	(768,088)
0	0	0	0	0	0	0	0	65
\$ 221,486	\$ 701,500	\$ 0	\$ 586,540	\$ 266,918	\$ 6,261	\$ 8,147,416	\$ (7,853,363)	\$ 160,838,166
\$ 0	\$ 42,619	\$ 0	\$ 0	\$ 8,064	\$ 0	\$ 3,042,429	\$ 0	\$ 8,979,884
0	0	0	0	0	0	8,165	0	94,280
0	0	0	0	0	0	0	(4,152,428)	0
0	0	0	0	0	0	0	(1,328,383)	0
0	0	0	0	0	0	80,228	0	84,072
0	17,048	0	0	0	0	1,032,136	0	2,885,565
11,742	0	0	0	0	0	767,730	0	1,673,132
0	0	0	0	0	0	81,841	0	419,095
6,879	0	0	0	0	0	36,190	0	103,532
0	0	0	0	0	0	0	0	0
570	0	0	0	1,750	0	639,550	(2,066,192)	1,744,992
19,191	59,667	0	0	9,814	0	5,688,269	(7,547,003)	15,984,552
0	0	0	0	0	0	0	(306,360)	0
142,661	0	0	397,789	0	2,869	383,687	0	1,744,058
0	0	0	0	0	0	0	0	25,189
59,384	589	0	125,105	0	925	155,553	0	668,760
250	0	0	61,248	2,200	2,467	26,276	0	153,427
202,295	589	0	584,142	2,200	6,261	565,516	0	2,591,434
0	0	0	0	0	0	33,860	0	1,567,006
0	0	0	0	0	0	40,034	0	873,500
0	0	0	0	0	0	1,041	0	103,605
0	0	0	0	0	0	2,802	0	856,690
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	77,737	0	3,400,801

**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, 2017**

<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	909,367	124,966	0	3,266,182	0	3,298
Materials	311,851	77,595	0	1,040,986	0	44,141
Employee benefit contributions	311,899	22,494	0	1,079,665	0	1,350
Garbage & trash removal contracts	149,734	26,592	0	369,218	0	0
Heating & cooling contracts	5,227	818	0	78,867	0	0
Snow removal contracts	0	0	0	0	0	0
Elevator maintenance contracts	0	0	0	38,043	0	0
Landscape & grounds contracts	128,784	10,246	0	281,919	0	0
Unit turnaround contracts	0	4,717	0	0	0	0
Electrical contracts	1,192	2,278	0	23,388	0	0
Plumbing contracts	25,391	2,024	0	100,288	0	0
Extermination contracts	48,065	3,182	0	389,857	0	0
Janitorial contracts	6,549	12,840	0	26,730	0	0
Routine maintenance contracts	365,970	0	0	982,813	0	0
Contract costs - other	53,947	67,759	0	256,813	0	43,304
Total Ordinary Maintenance & Operation	2,317,976	355,511	0	7,934,769	0	92,093
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	53,282	23,722	0	483,224	0	3,575
Total Protective Services	53,282	23,722	0	483,224	0	3,575
Insurance Premiums						
Property insurance	118,677	63,535	0	313,241	0	635
Liability insurance	35,829	0	0	129,849	0	78,419
Workmen's compensation	0	3,666	0	0	0	0
Insurance - other	40,755	0	0	124,316	0	63,260
Total Insurance Premiums	195,261	67,201	0	567,406	0	142,314
General Expenses						
Other general expense	99,393	138,897	60	1,219,189	0	129,484
Compensated absences	24,803	0	0	154,184	33,506	67,596
Payments in lieu of taxes	0	33,415	0	257,423	0	0
Bad debt - tenant rents	75,958	1,337	0	189,221	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	200,154	173,649	60	1,820,017	33,506	197,080
Financial Expenses						
Interest expense - mortgage payable	226,436	0	0	0	0	0
Interest expense - notes payable	159	1,073,218	0	672	0	707
Amortization - issuance costs	0	12,739	0	0	0	0
Total Financial Expenses	226,595	1,085,957	0	672	0	707
TOTAL OPERATING EXPENSE	5,649,980	2,561,958	60	21,543,386	555,860	8,277,956
EXCESS OPERATING REVENUE	1,994,097	6,821,512	1,210,469	(196,997)	0	110,343,127

Resident Opportunity and Supportive Services 14.870	Supportive Housing for Persons with Disabilities 14.181	HOME Investment Partnerships Program 14.239	Other Federal Program 1	State/Local	Housing Counselling Assistance Program 14.169	Central Office Cost Center	Elimination	TOTAL
0	0	0	0	0	0	13,781	0	4,317,594
0	0	0	0	0	0	49,794	0	1,524,367
0	0	0	0	0	0	5,493	0	1,420,841
0	0	0	0	0	0	26,374	0	571,918
0	0	0	0	0	0	14,418	0	99,330
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	38,043
0	0	0	0	0	0	1,985	0	422,934
0	0	0	0	0	0	0	0	4,717
0	0	0	0	0	0	0	0	26,858
0	0	0	0	0	0	2,491	0	130,194
0	0	0	0	0	0	565	0	441,669
0	0	0	0	0	0	0	0	46,119
0	0	0	0	0	0	37,667	0	1,386,450
0	0	0	0	6,720	0	17,738	0	446,281
0	0	0	0	6,720	0	170,246	0	10,877,315
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	12,201	0	576,004
0	0	0	0	0	0	12,201	0	576,004
0	0	0	0	0	0	1,463	0	497,551
0	0	0	0	0	0	0	0	244,097
0	0	0	0	0	0	1,026	0	4,692
0	0	0	0	0	0	42,359	0	270,690
0	0	0	0	0	0	44,848	0	1,017,030
0	6,757	0	0	0	0	317,009	0	1,910,789
0	0	0	2,398	0	0	166,600	0	449,087
0	0	0	0	0	0	0	0	290,838
0	0	0	0	0	0	0	0	266,516
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	6,757	0	2,398	0	0	483,609	0	2,917,230
0	0	0	0	0	0	0	0	226,436
0	0	0	0	0	0	672	0	1,075,428
0	0	0	0	0	0	0	0	12,739
0	0	0	0	0	0	672	0	1,314,603
221,486	67,013	0	586,540	18,734	6,261	7,043,098	(7,853,363)	38,678,969
0	634,487	0	0	248,184	0	1,104,318	0	122,159,197

**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, 2017**

<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	24,370	0	0	454,544	0	0
Casualty losses	20,687	0	0	32,694	0	3,510
Housing assistance payments	0	0	0	0	0	106,736,071
Portability HAP expense	0	0	0	0	0	938,114
Depreciation expense	1,415,509	1,104,015	0	8,154,008	0	54,057
Total Other Expenses	<u>1,460,566</u>	<u>1,104,015</u>	<u>0</u>	<u>8,641,246</u>	<u>0</u>	<u>107,731,752</u>
TOTAL EXPENSES	<u>\$ 7,110,546</u>	<u>\$ 3,665,973</u>	<u>\$ 60</u>	<u>\$ 30,184,632</u>	<u>\$ 555,860</u>	<u>\$ 116,009,708</u>
EXCESS OF REVENUE OVER EXPENSES	<u>\$ 533,531</u>	<u>\$ 5,717,497</u>	<u>\$ 1,210,469</u>	<u>\$ (8,838,243)</u>	<u>\$ 0</u>	<u>\$ 2,611,375</u>
Transfer of funds	0	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	(1,014,187)	1,777,027	0	(3,418,788)	0	0
Beginning Net Position	<u>25,806,362</u>	<u>5,295,750</u>	<u>6,629,729</u>	<u>124,781,220</u>	<u>0</u>	<u>(4,120,731)</u>
Ending 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>
Administrative Fund Equity	-	-	-	-	-	(4,000,417)
Housing Choice Voucher Equity	-	-	-	-	-	2,491,061
Units Available	12,828	2,544	-	31,763	-	135,408
Units Leased	12,397	2,544	-	30,844	-	134,968

Resident Opportunity and Supportive Services 14.870	Supportive Housing for Persons with Disabilities 14.181	HOME Investment Partnerships Program 14.239	Other Federal Program 1	State/Local	Housing Counseling Assistance Program 14.169	Central Office Cost Center	Elimination	TOTAL
0	0	0	0	0	0	9,888	0	488,802
0	0	0	0	0	0	10,061	0	66,952
0	634,487	0	0	0	0	0	0	107,370,558
0	0	0	0	0	0	0	0	938,114
0	0	0	0	0	0	172,903	0	10,900,492
0	634,487	0	0	0	0	192,852	0	119,764,918
<u>\$ 221,486</u>	<u>\$ 701,500</u>	<u>\$ 0</u>	<u>\$ 586,540</u>	<u>\$ 18,734</u>	<u>\$ 6,261</u>	<u>\$ 7,235,950</u>	<u>\$ (7,853,363)</u>	<u>\$ 158,443,887</u>
<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 248,184</u>	<u>\$ 0</u>	<u>\$ 911,466</u>	<u>\$ 0</u>	<u>\$ 2,394,279</u>
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	(2,655,948)
0	0	0	0	0	0	(4,413,655)	0	153,978,675
<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 248,184</u>	<u>\$ 0</u>	<u>\$ (3,502,189)</u>	<u>\$ 0</u>	<u>\$ 153,717,006</u>
-	-	-	-	-	-	-	-	(4,000,417)
-	-	-	-	-	-	-	-	2,491,061
-	1,140	-	-	-	-	-	-	183,683
-	1,027	-	-	-	-	-	-	181,780

Southern Nevada Regional Housing Authority
Las Vegas, Nevada

FINANCIAL DATA SUBMISSION SUMMARY
NET POSITION ACCOUNTS - AMPs
September 30, 2017

<u>Account Description</u>	<u>NV018002305</u>	<u>NV01802310</u>	<u>NV018002401</u>	<u>NV018002402</u>	<u>NV018002403</u>	<u>NV018002404</u>	<u>NV018002405</u>	<u>NV018002406</u>
ASSETS:								
CURRENT ASSETS:								
Cash:								
Cash - unrestricted	\$ 0	\$ 98,016	\$ 116,089	\$ 1,674,756	\$ 210,658	\$ 330,862	\$ 83,516	\$ 320,283
Cash - restricted - modernization	0	0	0	0	0	0	0	0
Cash - other restricted	0	1,302	1,133	0	0	17,925	120	4,879
Cash - restricted current liabilities	0	0	0	0	0	0	0	0
Cash - tenant security deposits	0	13,693	46,520	84,568	58,075	70,578	0	35,533
Total Cash	0	113,011	163,742	1,759,324	268,733	419,365	83,636	360,695
Accounts and notes receivables:								
Accounts receivable - PHA projects	0	0	0	0	0	0	0	0
Accounts receivable - HUD	0	0	365	0	690	798	0	27,568
Accounts receivable - other government	10,177	0	0	0	0	0	0	0
Accounts receivable - miscellaneous	0	903	316	2,805	787	2,397	0	946
Accounts receivable - tenants rents	0	6,741	3,252	13,509	3,915	23,269	0	10,391
Allowance for doubtful accounts - tenants	0	(816)	(161)	(10,128)	(232)	(1,003)	0	(4,652)
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	0	0	0	0
Accrued interest receivable	0	0	0	0	0	0	0	0
Total receivables - net	10,177	6,828	3,772	6,186	5,160	25,461	0	34,253
Current investments:								
Investments - unrestricted	0	0	0	0	0	0	0	0
Investments - restricted	0	0	0	0	0	0	0	0
Prepaid expenses and other assets	0	2,638	3,015	3,769	3,392	3,392	0	2,261
Inventories	0	23,021	39,140	110,945	36,575	77,550	0	68,111
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	10,177	145,498	209,669	1,880,224	313,860	525,768	83,636	465,320
NONCURRENT ASSETS:								
Capital Assets:								
Land	952,685	3,350,964	1,070,300	1,265,660	372,806	624,705	63,239	894,600
Buildings	0	15,432,780	37,437,899	10,028,601	21,770,050	18,008,198	0	9,845,344
Furniture & equipment - dwelling	0	0	0	0	0	0	0	0
Furniture & equipment - admin	6,460	7,025	81,148	179,464	296,200	145,659	0	230,192
Improvements	326,022	59,827	264,496	2,101,489	1,469,595	2,571,242	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	(136,987)	(10,712,176)	(18,860,940)	(8,010,620)	(18,486,731)	(15,345,251)	(1,716,998)	(6,325,622)
Total capital assets - net	1,148,180	8,138,420	19,992,903	5,564,594	5,421,920	6,004,553	1,777,417	5,251,362
Notes receivable - noncurrent	0	0	0	0	0	0	0	5,700,000
Other assets	0	0	0	0	0	0	0	175,230
Investment in joint ventures	0	0	0	0	0	0	0	0
TOTAL NONCURRENT ASSETS	1,148,180	8,138,420	19,992,903	5,564,594	5,421,920	6,004,553	1,777,417	11,126,592
Deferred Outflow of Resources	0	10,459	122,341	172,037	158,135	156,695	0	140,048
TOTAL ASSETS & DEFERRED OUTFLOW OF RESOURCES	\$ 1,158,357	\$ 8,294,377	\$ 20,324,913	\$ 7,616,855	\$ 5,899,915	\$ 6,687,016	\$ 1,861,053	\$ 11,731,960

	<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>
\$	971,991	\$ 903,620	\$ 818,982	\$ 0	\$ 0	\$ 0	\$ 0	\$ 267,910	\$ 448,070	\$ 880,097	\$ 7,124,850
	0	0	0	0	0	0	0	0	0	0	0
	28,093	55,283	914,377	0	13,049	5,010	0	0	8,948	4,306,060	5,356,179
	0	0	0	0	0	0	0	0	0	0	0
	97,242	74,801	111,130	0	5,152	1,839	12,020	4,353	17,484	0	632,988
	1,097,326	1,033,704	1,844,489	0	18,201	6,849	12,020	272,263	474,502	5,186,157	13,114,017
	0	0	0	0	0	0	0	0	0	0	0
	3,383	0	0	0	0	0	0	0	47	0	32,851
	0	0	0	0	0	0	0	0	0	0	10,177
	2,580	3,032	5,725	0	0	0	349	0	489	0	20,329
	28,949	37,502	37,677	0	0	1,563	455	0	4,419	0	171,642
	(1,496)	(19,004)	(21,508)	0	0	(709)	0	0	(1,534)	0	(61,243)
	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	20,968	20,968
	33,416	21,530	21,894	0	0	854	804	0	3,421	20,968	194,724
	0	0	0	0	0	0	0	0	0	1,683,071	1,683,071
	0	0	0	0	0	0	0	0	0	0	0
	4,522	4,145	2,638	0	0	1,884	1,131	0	0	87,945	120,732
	116,308	78,337	39,844	0	0	0	11,380	0	8,213	0	609,424
	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	4,560	7,800	335,000	0	0	347,360
	1,251,572	1,137,716	1,908,865	0	18,201	14,147	33,135	607,263	486,136	6,978,141	16,069,328
	602,195	509,173	5,539,476	0	0	958,313	99,124	38,900	0	1,544,716	17,886,856
	39,799,277	2,930,733	39,356,882	0	0	0	9,090,540	0	0	1,572,348	205,272,652
	0	0	0	0	0	0	0	0	0	0	0
	216,679	152,231	217,361	0	11,585	22,064	0	0	0	214,738	1,780,806
	2,137,803	1,076,195	3,371,358	0	0	0	0	0	0	696,226	14,681,101
	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	3,431,176
	(34,863,731)	(2,505,696)	(24,696,436)	0	(11,585)	(10,052)	(3,619,108)	0	0	(1,325,083)	(146,627,016)
	7,892,223	2,162,636	23,788,641	0	0	970,325	5,570,556	38,900	0	2,702,945	96,425,575
	0	0	0	0	4,510,285	0	0	9,356,317	0	288,770	19,855,372
	0	0	0	0	0	0	0	110,393	0	0	285,623
	0	0	0	0	0	0	0	0	0	0	0
	7,892,223	2,162,636	23,788,641	0	4,510,285	970,325	5,570,556	9,505,610	0	2,991,715	116,566,570
	217,929	190,438	207,591	0	0	50,011	22,916	0	0	0	1,448,600
\$	9,361,724	\$ 3,490,790	\$ 25,905,097	\$ 0	\$ 4,528,486	\$ 1,034,483	\$ 5,626,607	\$ 10,112,873	\$ 486,136	\$ 9,969,856	\$ 134,084,498

Southern Nevada Regional Housing Authority
Las Vegas, Nevada

FINANCIAL DATA SUBMISSION SUMMARY
NET POSITION ACCOUNTS - AMPs
September 30, 2017

<u>Account Description</u>	<u>NV018002305</u>	<u>NV01802310</u>	<u>NV018002401</u>	<u>NV018002402</u>	<u>NV018002403</u>	<u>NV018002404</u>	<u>NV018002405</u>	<u>NV018002406</u>
LIABILITIES AND NET POSITION:								
LIABILITIES:								
CURRENT LIABILITIES:								
Cash overdraft	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Accounts payable < 90 days	3,037	33,530	29,532	112,970	51,112	38,039	0	25,180
Accrued salaries/payroll withholding	0	5,891	18,167	21,162	18,999	22,883	0	13,057
Accrued compensated absences	0	3,240	1,080	2,160	3,240	16,665	0	2,160
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	16,119	89,778	242,989	114,497	0	0	17,842
Tenant security deposits	0	13,693	46,520	84,568	58,075	70,578	0	35,533
Unearned revenue	0	2,394	396	13,272	206	835	0	1,352
Current portion of L-T debt - capital borrowings	0	0	0	0	0	0	0	0
Other current liabilities	0	41	195	296	249	1,163	0	1,302
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)	300,624	0	8,165	0	690	798	0	26,735
TOTAL CURRENT LIABILITIES	303,661	74,908	193,833	477,417	247,068	150,961	0	123,161
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	68,065	38,889	56,370	66,692	95,708	0	52,674
Accrued pension & OPEB liabilities	0	74,101	866,748	1,218,833	1,120,335	1,110,135	0	992,198
Noncurrent liabilities - other	0	1,302	1,133	0	0	17,925	120	4,879
TOTAL NONCURRENT LIABILITIES	0	143,468	906,770	1,275,203	1,187,027	1,223,768	120	1,049,751
TOTAL LIABILITIES	303,661	218,376	1,100,603	1,752,620	1,434,095	1,374,729	120	1,172,912
Deferred inflow of Resources	0	21,980	257,106	361,551	332,331	329,307	0	2,380,205
NET POSITION:								
Net Investment in Capital Assets	1,148,180	8,138,420	19,992,903	5,564,594	5,421,920	6,004,553	1,777,417	5,251,362
Restricted	0	0	0	0	0	0	0	0
Unrestricted	(293,484)	(84,399)	(1,025,699)	(61,910)	(1,294,431)	(1,021,573)	83,516	2,927,481
TOTAL 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
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION	\$ 1,158,357	\$ 8,294,377	\$ 20,324,913	\$ 7,616,855	\$ 5,893,915	\$ 6,687,016	\$ 1,861,053	\$ 11,731,960

<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
65,339	64,163	32,803	0	49	6,970	10,458	0	1,595	128,547	603,324
29,540	23,713	20,570	0	0	0	1,929	0	47	789	176,747
3,240	3,240	4,320	0	0	1,080	1,080	0	0	0	41,505
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
63,474	50,439	70,574	0	0	8,665	25,702	0	0	0	700,079
97,242	74,801	111,130	0	5,152	1,839	12,020	4,353	17,484	0	632,988
2,692	1,800	14,178	0	0	9	84	0	735	0	37,953
0	0	0	0	0	0	0	0	0	48,803	48,803
588	10,274	338	0	0	10	38	2,415	100	0	17,009
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
3,383	0	0	0	64,567	148,896	31,271	0	47	0	585,176
<u>265,498</u>	<u>228,430</u>	<u>253,913</u>	<u>0</u>	<u>69,768</u>	<u>167,469</u>	<u>82,582</u>	<u>6,768</u>	<u>20,008</u>	<u>178,139</u>	<u>2,843,584</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
127,761	161,120	65,633	0	0	15,543	23,086	0	0	0	771,541
1,543,961	1,349,196	1,470,714	0	0	354,312	162,355	0	0	0	10,262,888
<u>28,093</u>	<u>55,283</u>	<u>97,538</u>	<u>0</u>	<u>13,049</u>	<u>5,010</u>	<u>0</u>	<u>0</u>	<u>8,948</u>	<u>0</u>	<u>233,280</u>
<u>1,699,815</u>	<u>1,565,599</u>	<u>1,633,885</u>	<u>0</u>	<u>13,049</u>	<u>374,865</u>	<u>185,441</u>	<u>1,000,000</u>	<u>8,948</u>	<u>0</u>	<u>12,267,709</u>
<u>1,965,313</u>	<u>1,794,029</u>	<u>1,887,798</u>	<u>0</u>	<u>82,817</u>	<u>542,334</u>	<u>268,023</u>	<u>1,006,768</u>	<u>28,956</u>	<u>178,139</u>	<u>15,111,293</u>
<u>457,996</u>	<u>400,222</u>	<u>436,268</u>	<u>0</u>	<u>0</u>	<u>105,101</u>	<u>48,161</u>	<u>1,318,788</u>	<u>0</u>	<u>0</u>	<u>6,449,016</u>
7,892,223	2,162,636	23,788,641	0	0	970,325	5,570,556	38,900	0	2,654,142	96,376,772
0	0	816,839	0	0	0	0	0	0	4,306,060	5,122,899
<u>(953,808)</u>	<u>(866,097)</u>	<u>(1,024,449)</u>	<u>0</u>	<u>4,445,669</u>	<u>(583,277)</u>	<u>(260,133)</u>	<u>7,748,417</u>	<u>457,180</u>	<u>2,831,515</u>	<u>11,024,518</u>
<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>9,361,724</u>	\$ <u>3,490,790</u>	\$ <u>25,905,097</u>	\$ <u>0</u>	\$ <u>4,528,486</u>	\$ <u>1,034,483</u>	\$ <u>5,626,607</u>	\$ <u>10,112,873</u>	\$ <u>486,136</u>	\$ <u>9,969,856</u>	\$ <u>134,084,498</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, 2017**

Account Description	NV018002305	NV01802310	NV018002401	NV018002402	NV018002403	NV018002404	NV018002405	NV018002406
REVENUES:								
Net tenant rental revenue	\$ 0	\$ 119,094	\$ 519,723	\$ 1,249,911	\$ 802,450	\$ 649,785	\$ 0	\$ 228,562
Tenant revenue - other	0	8,327	12,841	23,574	23,245	41,082	0	30,047
Total tenant revenue	0	127,421	532,564	1,273,485	825,695	690,867	0	258,609
HUD PHA grants - operating	0	270,916	1,371,985	2,002,997	1,299,731	1,600,146	348,487	1,376,060
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	2,640	9,363	150,194	9,352	0	25,055	1,780	197,831
Gain/(loss) on disposition	0	0	0	100	2,850	583	0	3,199
Investment income - restricted	0	0	0	0	0	0	0	0
TOTAL REVENUES	\$ 2,640	\$ 407,700	\$ 2,054,743	\$ 3,285,934	\$ 2,128,276	\$ 2,316,651	\$ 350,267	\$ 1,835,699
EXPENSES:								
Administrative								
Administrative salaries	\$ 0	\$ 22,438	\$ 169,655	\$ 218,144	\$ 187,762	\$ 168,905	\$ 251	\$ 215,285
Auditing fees	0	1,018	4,260	7,542	5,448	4,125	1,177	2,483
Management fees	0	34,058	561,392	340,389	216,141	205,041	0	133,708
Bookkeeping fees	0	4,050	20,835	40,478	25,703	24,383	0	8,760
Advertising & marketing	0	0	0	0	0	0	0	0
Employee benefits - administrative	0	7,683	59,493	76,058	64,968	56,560	97	28,782
Office expense	0	12,769	18,423	24,242	22,992	22,996	104	13,147
Legal expense	0	0	154,694	0	3,171	0	0	83,673
Travel expense	0	0	4,027	1,797	2,112	626	0	0
Allocated overhead	0	0	0	0	0	0	0	0
Other operating - administrative	0	38,230	244,123	270,275	210,774	497,019	0	136,980
Total Administrative Expense	0	120,246	1,236,902	978,925	739,071	979,655	1,629	622,818
Asset management fee	0	5,520	36,240	55,080	35,280	33,000	0	16,680
Tenant Services								
Tenant services - salaries	0	1,834	35,966	84,377	50,175	34,035	2,275	2,873
Relocation costs	0	0	0	0	0	0	0	24,215
Employee benefits - tenant services	0	0	14,924	34,819	20,255	18,434	0	0
Other tenant services	0	0	0	4,023	4,174	3,959	0	2,462
Total Tenant Services	0	1,834	50,890	123,219	74,604	56,428	2,275	29,550
Utilities								
Water	26,404	25,377	90,002	105,802	59,869	150,302	0	22,927
Electricity	0	712	42,360	203,255	205,079	36,861	0	16,639
Gas	0	250	5,007	31,134	32,478	1,784	0	0
Sewer	0	11,446	44,773	100,137	73,587	62,789	0	17,921
Other utilities	0	0	0	0	0	0	0	0
Employee benefits - utilities	0	0	0	0	0	0	0	0
Total Utilities Expense	26,404	37,785	182,142	440,328	371,013	251,736	0	57,487
Ordinary Maintenance & Operation								
Labor	514	77,456	220,619	330,376	335,806	357,170	0	195,748
Materials	0	16,500	48,860	83,481	66,893	87,874	0	50,306
Employee benefit contributions	239	29,591	69,859	106,764	108,735	119,210	0	47,367
Garbage & trash removal contracts	3,469	10,181	28,271	42,608	30,511	30,563	0	16,199
Heating & cooling contracts	0	0	0	49,627	29,240	0	0	0
Snow removal contracts	0	0	0	0	0	0	0	0
Elevator maintenance contracts	0	0	15,134	12,339	8,889	0	0	0
Landscape & grounds contracts	2,900	4,894	39,104	47,665	36,928	41,848	0	10,958
Unit turnaround contracts	0	0	0	0	0	0	0	0
Electrical contracts	0	2,725	633	3,196	815	131	0	394
Plumbing contracts	0	4,355	7,516	26,867	5,369	2,181	0	11,365
Extermination contracts	0	2,535	13,996	144,525	70,203	18,605	0	10,336
Janitorial contracts	0	1,200	0	0	13,480	1,432	0	1,062
Routine maintenance contracts	0	35,989	41,129	175,660	80,103	73,737	0	9,699
Contract costs - other	0	2,356	31,439	70,482	23,313	13,398	0	9,197
Total Ordinary Maintenance & Operation	7,122	187,782	516,560	1,093,590	810,285	746,149	0	362,631
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	53,171	43,801	63,861	36,920	0	1,084
Total Protective Services	0	0	53,171	43,801	63,861	36,920	0	1,084

<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>
\$ 660,497	\$ 504,910	\$ 624,291	\$ 0	\$ 0	\$ 57,544	\$ 200,157	\$ 0	\$ 140,450	\$ 0	\$ 5,757,374
118,218	84,926	59,148	0	0	6,242	9,278	0	0	0	416,928
<u>778,715</u>	<u>589,836</u>	<u>683,439</u>	<u>0</u>	<u>0</u>	<u>63,786</u>	<u>209,435</u>	<u>0</u>	<u>140,450</u>	<u>0</u>	<u>6,174,302</u>
2,534,224	2,205,620	1,628,790	0	147,973	428,713	248,928	0	271,362	0	15,735,932
177,367	0	0	0	0	0	0	0	0	0	177,367
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	15,376	15,376
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
9,060	3,307	35,038	0	3,273	2,492	1,537	80,681	6,965	1,838	540,406
100	0	9,193	0	0	(1,322,975)	0	0	0	9,956	(1,296,994)
<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>\$ 3,499,466</u>	<u>\$ 2,798,763</u>	<u>\$ 2,356,460</u>	<u>\$ 0</u>	<u>\$ 151,246</u>	<u>\$ (827,984)</u>	<u>\$ 459,900</u>	<u>\$ 80,681</u>	<u>\$ 418,777</u>	<u>\$ 27,170</u>	<u>\$ 21,346,389</u>
\$ 225,350	\$ 164,083	\$ 144,105	\$ 0	\$ 533	\$ 80,497	\$ 63,612	\$ 0	\$ 45,378	\$ 0	\$ 1,705,998
7,745	5,322	5,342	0	0	1,868	1,169	0	553	0	48,052
284,509	218,474	217,339	0	24,723	48,879	36,423	0	35,761	0	2,356,837
33,833	25,980	25,845	0	0	3,248	5,775	0	4,253	0	223,143
0	0	0	0	0	0	0	0	0	0	0
75,086	52,641	47,884	0	263	0	0	0	16,706	0	486,221
31,443	24,245	50,801	0	0	7,454	6,105	0	2,487	0	237,208
0	0	5,611	0	0	513	0	0	0	0	247,662
300	1,400	2,890	0	0	1,200	0	0	0	0	14,352
0	0	0	0	0	0	0	0	0	0	0
<u>318,659</u>	<u>342,227</u>	<u>169,462</u>	<u>0</u>	<u>1,879</u>	<u>14,197</u>	<u>53,102</u>	<u>76</u>	<u>28,549</u>	<u>500</u>	<u>2,326,052</u>
<u>976,925</u>	<u>834,372</u>	<u>669,279</u>	<u>0</u>	<u>27,398</u>	<u>157,856</u>	<u>166,186</u>	<u>76</u>	<u>133,687</u>	<u>500</u>	<u>7,645,525</u>
46,080	37,680	35,040	0	0	0	0	0	5,760	0	306,360
12,397	12,702	13,686	0	0	2,868	6,315	0	1,765	0	261,268
0	0	0	0	974	0	0	0	0	0	25,189
0	0	0	0	0	0	2,203	0	0	0	90,635
2,537	7,423	5,339	0	0	100	0	0	0	0	30,017
<u>14,934</u>	<u>20,125</u>	<u>19,025</u>	<u>0</u>	<u>974</u>	<u>2,968</u>	<u>8,518</u>	<u>0</u>	<u>1,765</u>	<u>0</u>	<u>407,109</u>
269,727	141,286	120,109	0	0	16,938	20,334	0	251	0	1,049,328
43,045	55,471	6,398	0	0	3,020	58,525	0	92	378	671,835
6,330	2,510	2,053	0	0	654	11,824	0	0	0	94,024
68,504	82,878	71,414	0	0	12,806	16,862	0	0	0	563,117
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
<u>387,606</u>	<u>282,145</u>	<u>199,974</u>	<u>0</u>	<u>0</u>	<u>33,418</u>	<u>107,545</u>	<u>0</u>	<u>343</u>	<u>378</u>	<u>2,378,304</u>
570,577	508,799	376,317	0	222	150,545	43,554	0	98,479	0	3,266,182
273,976	203,378	132,065	0	0	33,522	18,679	0	23,117	2,335	1,040,986
195,388	177,037	121,888	0	48	52,423	12,344	0	38,772	0	1,079,665
78,557	47,913	64,351	0	0	7,073	7,401	0	1,058	1,063	369,218
0	0	0	0	0	0	0	0	0	0	78,867
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	1,681	0	0	0	38,043
28,788	20,400	27,729	0	0	2,008	9,328	0	4,014	5,355	281,919
0	0	0	0	0	0	0	0	0	0	0
9,445	0	6,049	0	0	0	0	0	0	0	23,388
15,905	1,211	21,402	0	0	0	0	0	4,117	0	100,288
41,490	49,822	18,541	0	0	7,707	4,478	0	7,619	0	389,857
3,051	1,900	3,220	0	0	500	0	0	0	885	26,730
190,480	115,831	184,973	0	0	15,663	27,459	0	32,090	0	982,813
19,858	55,159	7,961	0	0	5,179	15,757	0	2,714	0	256,813
<u>1,427,515</u>	<u>1,181,450</u>	<u>964,496</u>	<u>0</u>	<u>270</u>	<u>274,620</u>	<u>140,681</u>	<u>0</u>	<u>211,980</u>	<u>9,638</u>	<u>7,934,769</u>
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
125,954	73,230	0	0	0	1,232	28,971	0	55,000	0	483,224
<u>125,954</u>	<u>73,230</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,232</u>	<u>28,971</u>	<u>0</u>	<u>55,000</u>	<u>0</u>	<u>483,224</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, 2017**

<u>Account Description</u>	<u>NV018002305</u>	<u>NV018002310</u>	<u>NV018002401</u>	<u>NV018002402</u>	<u>NV018002403</u>	<u>NV018002404</u>	<u>NV018002405</u>	<u>NV018002406</u>
General Expenses								
Property insurance	0	7,683	24,439	17,775	26,476	27,074	0	8,750
Liability insurance	0	2,123	10,077	17,995	11,564	11,469	2,591	5,089
Workmen's compensation	0	0	0	0	0	0	0	0
Insurance - other	0	11,383	8,184	4,171	10,819	18,512	0	12,700
Other general expense	0	8,732	144,586	0	0	5,146	313,233	235,383
Compensated absences	0	0	6,721	0	31,899	36,980	0	0
Payments in lieu of taxes	0	8,419	33,893	81,004	43,210	0	0	7,331
Bad debt - tenant rents	0	3,609	3,190	9,585	9,082	3,167	0	18,880
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>41,949</u>	<u>231,090</u>	<u>130,530</u>	<u>133,050</u>	<u>102,348</u>	<u>315,824</u>	<u>288,133</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>33,526</u>	<u>395,116</u>	<u>2,306,995</u>	<u>2,865,473</u>	<u>2,227,164</u>	<u>2,206,236</u>	<u>319,728</u>	<u>1,378,383</u>
EXCESS OPERATING REVENUE	<u>(30,886)</u>	<u>12,584</u>	<u>(252,252)</u>	<u>420,461</u>	<u>(98,888)</u>	<u>110,415</u>	<u>30,539</u>	<u>457,316</u>
Other Expenses								
Extraordinary maintenance	0	4,516	0	32,417	190,674	18,506	0	79,263
Casualty losses	0	1,863	0	10,206	3,537	1,051	0	0
Housing assistance payments	0	0	0	0	0	0	0	0
Depreciation expense	21,735	429,081	1,561,416	589,362	477,913	671,731	171,559	413,509
Total Other Expenses	<u>21,735</u>	<u>435,460</u>	<u>1,561,416</u>	<u>631,985</u>	<u>672,124</u>	<u>691,288</u>	<u>171,559</u>	<u>492,772</u>
TOTAL EXPENSES	<u>\$ 55,261</u>	<u>\$ 830,576</u>	<u>\$ 3,868,411</u>	<u>\$ 3,497,458</u>	<u>\$ 2,899,288</u>	<u>\$ 2,897,524</u>	<u>\$ 491,287</u>	<u>\$ 1,871,155</u>
EXCESS OF REVENUE OVER EXPENSES	<u>\$ (52,621)</u>	<u>\$ (422,876)</u>	<u>\$ (1,813,668)</u>	<u>\$ (211,524)</u>	<u>\$ (771,012)</u>	<u>\$ (580,873)</u>	<u>\$ (141,020)</u>	<u>\$ (35,456)</u>
Transfer of funds	0	0	0	0	0	0	0	0
Transfer of equity	0	0	(5,939,712)	0	0	0	0	(2,076,030)
Prior period adjustments	0	0	0	0	0	0	0	(2,100,000)
Beginning Net Position	<u>907,317</u>	<u>8,476,897</u>	<u>26,720,584</u>	<u>5,714,208</u>	<u>4,898,501</u>	<u>5,563,853</u>	<u>2,001,953</u>	<u>12,390,329</u>
Ending Net Position	<u>\$ 854,696</u>	<u>\$ 8,054,021</u>	<u>\$ 18,967,204</u>	<u>\$ 5,502,684</u>	<u>\$ 4,127,489</u>	<u>\$ 4,982,980</u>	<u>\$ 1,860,933</u>	<u>\$ 8,178,843</u>
Units Available	-	552	2,793	5,496	3,504	3,300	720	1,631
Units Leased	-	540	2,727	5,385	3,403	3,251	708	1,564

<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>
36,906	53,895	63,133	0	14,377	9,461	16,147	4,162	0	2,963	313,241
17,851	14,602	15,760	0	5,212	3,538	2,535	4,312	0	5,131	129,849
0	0	0	0	0	0	0	0	0	0	0
22,592	12,681	16,834	0	6,152	96	58	38	0	96	124,316
27,174	28,550	91,519	0	133,142	224,200	0	0	7,524	0	1,219,189
5,324	40,083	3,352	0	0	29,825	0	0	0	0	154,184
19,801	26,080	26,021	0	0	2,403	9,261	0	0	0	257,423
35,058	76,449	27,941	0	0	0	203	0	2,057	0	189,221
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
164,706	252,340	244,560	0	158,883	269,523	28,204	8,512	9,581	8,190	2,387,423
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	672	672
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	672	672
3,143,720	2,681,342	2,132,374	0	187,525	739,617	480,105	8,588	363,116	74,378	21,543,386
355,746	117,421	224,086	0	(36,279)	(1,567,601)	(20,205)	72,093	55,661	(47,208)	(196,997)
19,254	73,626	23,912	0	0	12,376	0	0	0	0	454,544
574	10,914	581	0	0	920	3,048	0	0	0	32,694
0	0	0	0	0	0	0	0	0	0	0
1,186,049	196,898	1,540,157	0	0	108,085	606,036	0	0	180,477	8,154,008
1,205,877	281,438	1,564,650	0	0	121,381	609,084	0	0	180,477	8,641,246
\$ 4,349,597	\$ 2,962,780	\$ 3,697,024	\$ 0	\$ 187,525	\$ 860,998	\$ 1,089,189	\$ 8,588	\$ 363,116	\$ 254,855	\$ 30,184,632
\$ (850,131)	\$ (164,017)	\$ (1,340,564)	\$ 0	\$ (36,279)	\$ (1,688,982)	\$ (629,289)	\$ 72,093	\$ 55,661	\$ (227,685)	\$ (8,838,243)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	2,076,030	5,939,712	0	0	0	0
0	0	0	0	0	0	0	(1,318,788)	0	0	(3,418,788)
7,788,546	1,460,556	24,921,595	0	4,481,948	0	0	9,034,012	401,519	10,019,402	124,781,220
\$ 6,938,415	\$ 1,296,539	\$ 23,581,031	\$ 0	\$ 4,445,669	\$ 387,048	\$ 5,310,423	\$ 7,787,317	\$ 457,180	\$ 9,791,717	\$ 112,524,189
4,572	3,708	3,504	-	208	419	780	-	576	-	31,763
4,475	3,404	3,446	-	208	396	770	-	567	-	30,844

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Las Vegas, NV

SCHEDULE OF EXPENDITURES OF FEDERAL FINANCIAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2017

	<u>Type</u>	<u>Federal CFDA #</u>	<u>Expenditures</u>
<u>FEDERAL GRANTOR</u>			
<u>U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT:</u>			
Public Housing:			
Public and Indian Housing	A - Major	14.850	\$ 14,351,295
Public Housing Capital Fund Program	B - Nonmajor	14.872	1,562,004
Resident Opportunity and Supportive Services	B - Nonmajor	14.870	221,486
Section 8 Housing Assistance Program:			
Supportive Housing for Persons with Disabilities	B - Nonmajor	14.181	701,500
Housing Counseling Assistance Program	B - Nonmajor	14.169	6,261
Section 8 Housing Choice Voucher	A - Major	14.871	117,467,433
Family Self Sufficiency - Combined Program:			
PIH Family Self-Sufficiency Program	B - Nonmajor	14.896	555,860
<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	<u>586,540</u>
TOTAL FEDERAL FINANCIAL AWARDS			\$ <u><u>135,452,379</u></u>
Threshold for Type A & Type B			\$ <u><u>3,000,000</u></u>

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, 2017

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, 2017.

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, 2017.
- The Authority had no loans or loan guarantees to be disclosed as of September 30, 2017.
- 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, 2017.
- The Authority maintains the following limits of insurance as of September 30, 2017:

Property	\$ 337,461,613
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.