

Nevada Rural Housing Authority FY21 Budget by Department

Budget Category	Interagency						Grant Programs						Grand Total	%				
	Housing Programs (HCV)	Admin (Exec, Acctg/Finance, HR/Admin, Comms)	Community Development (CD)	Real Estate Operations (REO)	Home at Last (HAL)	Office Building (Desatoya)	weather-ization (Carson City & Clark County)	Service Coordinator Grant (mf-sc)	Supportive Living Arrangement Grant (SLA)	Shelter Plus Care Grant (SPC)	TBRA, EAP and Sec Dep Grants (NHD)	Continuum of Care Grant (COC)			Winnemucca Manor (win-man)	Yerington Manor (yer-man)	Sparks Homes (NSP2)	Fallon Home (HUD-Fal)
REVENUE:																		
Housing Assistance	10,260,311	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,260,311	52%
Tenant Rent & Assistance	-	-	-	-	-	-	-	-	-	-	-	136,688	318,220	55,170	14,136.00	-	524,214	3%
Rent Vacancy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Income	-	274,262	4,485	-	-	-	-	-	-	-	-	600	1,500	12	-	-	280,859	1%
HUD Admn Fee	1,169,940	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,169,940	6%
Management Income / RTO	44,127	1,651,488	1,849	183,203	616	-	134,212	-	-	-	-	-	-	-	-	-	2,015,495	10%
Developer Fees	-	-	1,389,700	-	-	-	-	-	-	-	-	-	-	-	-	-	1,389,700	7%
HAL DPA & MCC Income	-	-	-	-	1,737,357	-	-	-	-	-	-	-	-	-	-	-	1,737,357	9%
Other Income / Grants	-	9,000	25,000	-	-	-	1,739,884	82,854	155,648	110,914	175,669	41,223	1,400	2,700	-	-	2,344,292	12%
TOTAL REVENUE	\$ 11,474,377	\$ 1,934,751	\$ 1,421,034	\$ 183,203	\$ 1,737,974	\$ -	\$ 1,874,096	\$ 82,854	\$ 155,648	\$ 110,914	\$ 175,669	\$ 41,223	\$ 138,688	\$ 322,420	\$ 55,182	\$ 14,136.00	\$ 19,722,167	100%
EXPENSES																		
Housing Asst Pmts	10,293,741	-	-	-	-	-	-	-	141,498	100,831	158,103	-	-	-	-	-	10,694,173	55%
Salaries & Benefits	807,863	1,401,962	399,183	278,696	386,960	-	341,496	66,322	-	-	-	33,250	19,450	42,600	-	-	3,777,781	19%
Admin Expense	167,455	1,996,619	187,113	148,995	183,012	9,252	337,552	16,532	14,150	10,083	17,565	7,973	24,475	48,804	8,163	1,738.60	3,179,481	16%
Maintenance Expense	1,322	1,054	1,288	550	4,602	52,650	1,175,021	-	-	-	-	-	24,550	77,000	17,805	3,360.00	1,359,202	7%
Utility Expenses	-	-	-	-	116	20,466	1,054	-	-	-	-	-	20,035	53,085	2,268	984.00	98,009	1%
Insurance & Prop Tax	25,771	1,884	2,088	500	2,602	2,875	4,812	-	-	-	-	-	8,260	12,680	3,185	495.00	65,152	0%
Asset Mgmt Fee & RTO	-	-	-	-	-	-	-	-	-	-	-	-	7,500	16,850	24,000	-	48,350	0%
Debt Service (Interest)	-	-	-	-	-	-	-	-	-	-	-	-	9,694	5,347	-	-	15,041	0%
Depreciation & Amortization	8,622	16,636	2,400	458	21,688	44,335	10,400	-	-	-	-	-	26,965	136,227	17,863	4,940.32	290,534	1%
TOTAL EXPENSE	\$ 11,304,774	\$ 3,418,155	\$ 592,072	\$ 429,199	\$ 598,980	\$ 129,578	\$ 1,870,334	\$ 82,854	\$ 155,648	\$ 110,914	\$ 175,669	\$ 41,223	\$ 140,929	\$ 392,593	\$ 73,285	\$ 11,517.92	\$ 19,527,724	100%
SURPLUS / (DEFICIT)	\$ 169,603	\$ (1,483,405)	\$ 828,962	\$ (245,996)	\$ 1,138,994	\$ (129,578)	\$ 3,762	\$ -	\$ (0)	\$ -	\$ -	\$ -	\$ (2,241)	\$ (70,173)	\$ (18,103)	\$ 2,618	\$ 194,443	
Internal Management Fee	\$ (348,924)	\$ 1,520,537	\$ (479,325)	\$ (104,214)	\$ (588,073)	\$ -	\$ -										\$ (0)	
Office Building Allocation	\$ (40,745)	\$ (37,133)	\$ (14,424)	\$ (19,293)	\$ (16,623)	\$ 129,578	\$ (1,361)										\$ 0	
NET SURPLUS / (DEFICIT)	\$ (220,066)	\$ 0	\$ 335,213	\$ (369,503)	\$ 534,298	\$ -	\$ 2,401	\$ -	\$ (0)	\$ -	\$ -	\$ -	\$ (2,241)	\$ (70,173)	\$ (18,103)	\$ 2,618	\$ 194,443	
Add Depreciation & Amort	\$ 8,622	\$ 16,636	\$ 2,400	\$ 458	\$ 21,688	\$ 44,335	\$ 10,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,965	\$ 136,227	\$ 17,863	\$ 4,940	\$ 290,534	
Net Income less Dep & Amort	\$ 178,225	\$ (1,466,769)	\$ 831,362	\$ (245,538)	\$ 1,160,682	\$ (85,243)	\$ 14,162	\$ -	\$ (0)	\$ -	\$ -	\$ -	\$ 24,724	\$ 66,053	\$ (239)	\$ 7,558	\$ 484,978	
FY20 Forecast	\$ (152,241)	\$ 1,354,324	\$ 606,218	\$ (166,761)	\$ 1,176,268	\$ -	\$ (39,818)	\$ -	\$ (0)	\$ (0)	\$ -	\$ -	\$ (62,078)	\$ (167,033)	\$ (16,492)	\$ (5,211)	\$ 2,527,175	
Forecast Variance to Budget	\$ (67,825)	\$ (1,354,324)	\$ (271,005)	\$ (202,742)	\$ (641,970)	\$ -	\$ 42,219	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ 59,837	\$ 96,860	\$ (1,611)	\$ 7,829	\$ (2,332,732)	

Notes:
 - Total Income variance between Agency Consolidated Summary and Budget by Department due to netting out
 - Plan to increase cash reserves by 10% over reserves held on 6/30/20

Budgeted Capital Assets:	Amount	Department
Stucco Repair	\$ 36,568	Desatoya
Exterior Paint	31,250	Desatoya
Window Replacement	27,880	Desatoya
Door Replacement	76,750	Desatoya
Exterior Deck Coating	11,500	Desatoya
HCV Workstations	25,000	HCV
HCV Office Improvements	29,850	HCV
Technology Room	50,000	HCV Construction, computers, printer, furnishings
Subaru Outback Limited	34,000	HCV
Ford transit Connect Van-cargo	24,000	WX2 Vegas - covered by DOE grant
Ford transit Connect Van-passenger	28,000	WX2 Vegas - covered by DOE grant
	\$ 374,798	

Additional HAP Administrative Fee provided for CARES Act:

Housing Choice Vouchers	\$ 220,698	Rcvd 5/14
Mainstream	23,706	
Total	\$ 244,404	
Mar-May, 2020 usage	\$ (13,891)	Teleconferencing, hand sanitizer, FB ads, pandemic training, facemasks, alcohol wipes, thermometer, office cleaning, disposable gloves, lysol, HVAC filters, exhaust fans, legal, mileage,
June, 2020 estimate	(12,000)	
July-Dec estimate	(18,000)	
e-Learning Yardi module	(12,462)	
Sharepoint Yardi software	(15,500)	
Procure to PayYardi module	(7,500)	
EE Self Check in software	(1,440)	
HCV Workstations	(25,000)	
HCV Office Improvements	(29,850)	
Technology Room	(50,000)	
Cares Act funds remaining	\$ 58,761	Remaining funds not earmarked