

Nevada Rural Housing Authority FY26 Budget by Department

	Interagency						Grant Programs								Properties					
Budget Category	Rental Assistance (RAD)	Admin (Exec, Finance, HR, IT, Comms)	Community Development (CD)	Real Estate Operations (REO)	Home Ownership Programs (HOP)	Office Building (Desatoya)	Multi-Family Home Repair ARPA HMNI funds (mf-hrp)	Weatherization Grants (North and South)	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)	Yerington Manor (yer-man)	Saddlebrook Apartments (sad-apt)	Sparks Homes (NSP2)	Fallon Home (HUD-Fal)	Grand Total	%	
REVENUE:																				
Housing Assistance	14,239,490	-	-	-	-	-								-	-	-	-	\$ 14,239,490	48%	
Tenant Rent & Assistance	-	-	-	-	-	-	-		-	-	-	-	-	-	106,104	71,252	14,184	\$ 191,540	1%	
Rent Vacancy														-				\$ -	0%	
Interest Income	-	369,769	19,600	-	1,158,601	-	-		-	-	-	-	-	-	-	-	-	\$ 1,547,970	5%	
HUD Admn Fee	1,373,121	-	-	-	-	-			-	-	-	-	-	-	-	-	-	\$ 1,373,121	5%	
Management Income / RTO	10,082	874,411	468,530	-	-	-	-		-	-	-	-	-	-	-	-	-	\$ 1,353,023	5%	
Developer Fees	-	-	4,133,500	-	-	-	-		-	-	-	-	-	-	-	-	-	\$ 4,133,500	14%	
HAL DPA & MCC Income	-	-	-	-	452,346	-	-		-	-	-	-	-	-	-	-	-	\$ 452,346	2%	
Other Income / Grants	-	94,992	7,428	-	-	-	5,583,501		102,798	7,607	90,545	363,270	6,429	-	1,440	-	-	\$ 6,258,009	21%	
TOTAL REVENUE	\$ 15,622,693	\$ 1,339,172	\$ 4,629,058	\$ -	\$ 1,610,947	\$ -	5,583,501	-	102,798	7,607	90,545	363,270	6,429	\$ -	107,544	\$ 71,252	\$ 14,184	\$ 29,548,999	100%	
EXPENSES																				
Housing Asst Pmts	14,239,490	-	-	-	-	-	-		-	6,917	82,314	323,808	-	-	-	-	1,344	\$ 14,653,873	52%	
Salaries & Benefits	941,463	2,454,985	828,367	-	217,710	-	-		21,934	-	-	19,591	4,814	-	12,143	-	-	\$ 4,501,007	16%	
Admin Expense	595,044	548,006	111,402	-	122,915	-	324,051		80,864	690	8,231	19,871	1,614	-	17,980	21,631	1,309	\$ 1,853,608	7%	
Maintenance Expense	16,068	26,404	6,075	-	-	-	5,255,000		-	-	-	-	-	-	18,359	10,925	1,300	\$ 5,334,131	19%	
Utility Expenses	3,005	5,096	1,327	-	-	-	-		-	-	-	-	-	-	8,880	3,131	-	\$ 21,440	0%	
Insurance & Prop Tax	26,701	30,169	-	-	525	-	4,451		-	-	-	-	-	-	3,475	3,010	340	\$ 68,671	0%	
Asset Mgmt Fee & RTO	-	-	-	-	-	-	-		-	-	-	-	-	-	7,500	32,555	-	\$ 40,055	0%	
Debt Service (Interest)	-	172,981	-	-	1,158,601	-	-		-	-	-	-	-	-	13,033	-	-	\$ 1,344,614	5%	
Depreciation & Amortization	19,763	144,810	4,367	-	1,599	-	-		-	-	-	-	-	-	17,023	17,864	2,663	\$ 208,087	1%	
TOTAL EXPENSE	\$ 15,841,534	\$ 3,382,451	\$ 951,537	\$ -	\$ 1,501,350	\$ -	5,583,501	\$ -	102,798	7,607	90,545	363,270	6,429	\$ -	\$ 98,392	\$ 89,116	\$ 6,956	\$ 28,025,486	100%	
SURPLUS / (DEFICIT)	\$ (218,841)	\$ (2,043,280)	\$ 3,677,521	\$ -	\$ 109,597	\$ -	\$ (0)	\$ -	\$ (0)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,152	\$ (17,864)	\$ 7,228	\$ 1,523,513		
Internal Management Fee	\$ (290,052)	\$ 290,052			\$ -													\$ -		
Office Building Allocation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -												\$ -		
NET SURPLUS / (DEFICIT)	\$ (508,894)	\$ (1,753,227)	\$ 3,677,521	\$ -	\$ 109,597	\$ -	\$ (0)	\$ -	\$ (0)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,152	\$ (17,864)	\$ 7,228	\$ 1,523,513		
Add Depreciation & Amort	\$ 19,763	\$ 144,810	\$ 4,367	\$ -	\$ 1,599	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,023	\$ 17,864	\$ 2,663	\$ 208,087		
Net Income less Dep & Amort	\$ (199,079)	\$ (1,898,470)	\$ 3,681,887	\$ -	\$ 111,196	\$ -	\$ (0)		\$ (0)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,175	\$ -	\$ 9,891	\$ 1,731,600		
FY25 Forecast	\$ 193,895	\$ (2,103,210)	\$ 975,871	\$ 208,692	\$ (346,465)	\$ -	\$ -	\$ (145,518)	\$ (38,532)	\$ -	\$ -	\$ (4,389)	\$ -	\$ (59,118)	\$ (8,521)	\$ (13,667)	\$ 7,794	\$ (1,333,169)		
Forecast Variance to Budget	\$ (702,789)	\$ 349,983	\$ 2,701,650	\$ (208,692)	\$ 456,063	\$ -	\$ (0)	\$ 145,518	\$ 38,531	\$ -	\$ -	\$ 4,389	\$ -	\$ 59,118	\$ 17,673	\$ (4,196)	\$ (566)	\$ 2,856,682		
Number of Units	1698	0	0	0	0	1	0	0	0	0	0	0	0	52	10	5	1			

Notes:
- Total Income variance between Agency Consolidated Summary and Budget by Department due to netting out Management Fee (internal) and RTO income and expense

Budgeted Capital Assets:	Amount	Department
Security Cameras		Desatoya
HVAC Replacement	\$ 13,000	Desatoya
		Desatoya
		Desatoya
		Desatoya
	\$ 13,000	

**FY26 Nevada Rural Housing Authority Budget
Agency Consolidated Summary
FY 2026 BUDGET**

	FY26	FY25		%	
	Budget	Forecast	Variance	Var	Comments
INCOME					
NET TENANT INCOME	\$ 191,540	\$ 571,911	\$ (380,371)	-67%	Yerington Manor not budgeted due to sale of property expected 8/2025
GRANT INCOME					
HCV - HAP	14,239,490	13,655,401	584,089	4%	
HCV - Admin Fee	1,373,121	1,455,722	(82,601)	-6%	
Other Govt Grants	6,154,149	3,529,990	2,624,159	74%	Increase due to mf-hrp
TOTAL GRANT INCOME	21,766,760	18,641,113	3,125,647	17%	
Management Fee (External) / RTO	1,030,415	1,012,999	17,416	2%	
Investment / Mortgage Income	1,547,970	2,172,313	(624,343)	-29%	Laundpad 1.0 completed during FY25
HAL NET Front End Revenue	278,392	79,988	198,405	248%	Increase due to \$250k NHD Bond Program
HAL Payups	57,157	90,144	(32,987)	-37%	
HAL MCCs	59,093	59,093	0	0%	
HAL DPA Recapture	53,704	53,704	0	0%	
Developer Fees	4,133,500	1,582,848	2,550,652	161%	Riverwood and Pioche
Miscellaneous Other Income	107,860	-73,933	181,793	-246%	FY25 includes gain/loss on land sales
TOTAL OTHER INCOME	7,268,091	4,977,155	2,290,936	46%	
TOTAL INCOME	29,226,391	24,190,179	5,036,212	21%	
EXPENSES					
ADMINISTRATIVE					
Payroll (wages, taxes, ins, PERS, WC)	4,566,535	4,653,700	87,164	1.9%	Increases of 8% for PERS, 7% for Health Benefits, Merit Increases
Training & Memberships	130,545	92,839	(37,705)	-41%	Deferred trainings from prior fiscal years
Travel	119,139	90,460	(28,679)	-32%	Riverwood roofing and rehabilitation inspections
Management Fee (External)	317,030	362,339	45,309	13%	
Office Exp (Sup, tele, furn, postage)	127,454	123,966	(3,488)	-3%	
Computer Expense (HW & SW)	145,117	171,047	25,930	15%	\$12k savings due to HP laptop leases ended 4/25
Contract Svcs ⁽¹⁾	461,210	387,503	(73,707)	-19%	Additional contracts for RAD
Marketing	84,676	83,146	(1,529)	-2%	
Office Rent	18,000	107,326	89,326	83%	Decrease due to weatherization transfer/closure
Bank Fees	3,386	3,358	(28)	-1%	
Volume Cap Transfer Fee	24,000	0	(24,000)	0%	Transferred all FY25 volume cap to NHD for Launchpad 2.0
Employee Appreciation	9,364	7,745	(1,619)	-21%	
Desatoya Allocation	0	5,578	5,578	100%	
Other Misc Admin Expenses	7,905	28,126	20,221	72%	
TOTAL ADMINISTRATIVE EXPENSES	6,014,361	6,117,133	102,772	2%	
MAINTENANCE AND OPERATIONS					
Maintenance Salaries	7,014	78,957	71,943	91%	Yerington Manor not budgeted due to sale of property expected 8/2025
Grounds	8,103	32,651	24,548	75%	Yerington Manor not budgeted due to sale of property expected 8/2025
Supplies	14,630	19,770	5,140	26%	
Contract Costs	5,304,384	1,557,013	(3,747,372)	-241%	Increase for multi-family home repair program
TOTAL MAINTENANCE EXPENSES	5,334,131	1,688,391	(3,645,741)	-216%	
UTILITIES					
	41,808	91,401	49,592	54%	
TENANT SERVICES					
	327,983	327,983	0	0%	
HOUSING ASSISTANCE PAYMENTS					
	14,355,723	13,643,826	(711,897)	-5%	
GENERAL EXPENSES					
Insurance-General Liability	63,630	71,712	8,082	11%	
Down Payment Assistance		1,827,436	1,827,436	100%	HMNI Grant and Bond Loan Closings FY25
PILT/Property Taxes/Licenses	5,041	11,659	6,619	57%	
TOTAL GENERAL EXPENSES	68,671	1,910,807	1,842,137	96%	
Interest Expense	1,344,614	1,357,377	12,762	1%	
Depreciation & Amortization	208,087	386,432	178,345	46%	
Asset/Co Admin/Investor Fee/RTO	7,500	0	(7,500)	0%	
TOTAL NON-OPERATING ITEMS	1,560,201	1,743,809	183,607	11%	
TOTAL EXPENSES	27,702,878	25,523,349	(2,179,530)	-9%	
NET INCOME	1,523,513	-1,333,169	2,856,682	-214%	

Notes:

(1) Contract Services - Sierra Computer Group, Effective Flow, Flynn Giudici, AM Check, MacLeod Watts, Audit, Legal, Jeni Rios Consulting, Hearing Officer, Other Miscellaneous.