

**MORTON COUNTY HOUSING AUTHORITY
QUARTERLY MEETING
MORTON COUNTY HOUSING AUTHORITY CONFERENCE ROOM
1500 3RD AVE NW, MANDAN
THURSDAY, JULY 24, 2025 – 2:00 P.M. CST
AGENDA**

- 1) Call to Order
- 2) Approval of Minutes
- 3) Approval of Expenditures
- 4) Financial Statements
- 5) Voucher Activity YTD
- 6) 2025 Voucher Equity
- 7) 2025 HUD Voucher Funding
- 8) SEMAP
- 9) Voucher Briefing
- 10) 12/31/2024 Audited Financial Statements
- 11) Accountant's Report – Agreed Upon Procedures
- 12) Mandan Golden Age Club Building
- 13) Other Business
- 14) Adjourn

MORTON COUNTY HOUSING AUTHORITY

QUARTERLY MEETING MINUTES

MARCH 26, 2025

The regularly scheduled meeting of the Board of Commissioners of the Morton County Housing Authority was called to order by Tim Duppong, Chairman, on Wednesday, March 26, 2025, at 3:00 p.m., at the Morton County Housing Authority office in Mandan. In attendance, in addition to Tim were Commissioners Woody Barth, Tom Peters, Steve Maershbecker and Carly Retterath. Also, in attendance were Rick Horn and Kayla Golke of the Management Firm.

Following a review of the minutes of the meeting of December 11, 2024, Woody made a motion to approve the minutes as previously submitted with Steve seconding. All voted aye. Passed.

The expenditures from December 3, 2024, and March 14, 2025, were reviewed. Tom motioned to accept the expenditures as presented with Steve seconding. All voted aye. Passed.

A discussion was had regarding the HAPs leases, dollars & admin fee earned report handed out by the management firm. As of February 2025, MCHA was spending \$288,839 on 549 vouchers and we received \$287,560. MCHA voucher account has a cash balance of \$1,188,612, the Development Account has a balance of \$368,476 and the Contract Account balance is \$417,351.

Rick presented to the Board the year-to-date voucher activity for the current fiscal year and prior fiscal years. A discussion regarding the Morton County Housing Authority Voucher Program was had. As of February 2025, our average HAP payment was \$526.12 vs \$274.88 in February 2009. As of March 15, 2025, we had 94 applications received YTD, 27 vouchers issued, 10 vouchers utilized with 33 outstanding vouchers, and we are currently processing 145 applications. We currently have 33 outstanding vouchers as of 3/15/25 compared to 24 as of 12/31/2024. The number of applications that are currently being processed is 145 compared to 129 as of 12/31/2024. Our average HAP is \$526.12 compared to \$518.92 at the beginning of the year.

A discussion regarding 2025 Voucher Equity was had. The HAP Equity balance as of February 2025, was \$106,428.65 and the Admin Equity balance of \$1,120,097.93

A discussion regarding 2025 HUD Voucher Funding was had. The administrative fees have increased to \$90.85. With that increase going into effect, HJL proposed an increase in management fees of \$1.50. Carly motioned to approve the \$1.50 increase with Woody seconding. All voted aye. Passed.

A discussion regarding the postage meter lease was had. This lease goes into effect 4/1/2025. A postage meter has to be leased because you cannot own one.

A discussion regarding the office computers was had. The current computers in the office are 5 years old and starting to run out of space. An estimate was provided by C-Ram, \$974 per computer. Tom motioned to approve the estimate in replacing the office computers with Steve seconding. All voted aye. Passed.

A discussion regarding the 12/31/2024 Audit was had. The auditors are currently performing the audit.

A discussion regarding the housing discrimination complaint was had. Ended up paying \$1,000 to the complainant, filed a claim with the insurance company. The claim got denied, per insurance we should have notified them right away of the issue.

There being no further business to come before the Board the meeting was duly adjourned.



Tim Duppong, Chairman

7-24-25

Date



Rick Horn, Management Agent

7/24/25

Date

Morton County Housing-Vouchers
Check Register
For the Period From Mar 15, 2025 to Jul 11, 2025

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount		
12331	3/21/25	HJL Management Company	111.10	683.53		
12332	3/28/25	HJL Management Company	111.10	2,373.00		
12333	3/28/25	Kelsch Ruff Kranda Nagle & Ludwig	111.10	600.00		
12334	3/31/25	Ashton Nahs	111.10	250.00		
12335	4/1/25	HJL Management Company	111.10	37,275.00		
12336	4/1/25	Morton County Housing Corp	111.10	900.00		Tim Duppong
12337	4/4/25	Online Information Services Inc	111.10	559.72		
12338	4/4/25	Windstream	111.10	9.11		
12339	4/4/25	C-Ram	111.10	75.00		Woody Barth
12340	4/11/25	Innovative Office Solutions LLC	111.10	401.31		
12341	4/11/25	Wells Fargo Vendor Financial Services	111.10	166.05		
12342	4/11/25	HJL Management Company	111.10	284.00		Steve Maerschbecker
12343	4/11/25	BEK Communications Cooperative	111.10	312.34		
12344	4/11/25	Presort Plus	111.10	52.50		
12345	4/25/25	C-Ram	111.10	4,629.06		Tom Peters
12346	4/25/25	HJL Management Company	111.10	125.00		
12347	4/30/25	Ashton Nahs	111.10	250.00		
12348	5/1/25	Morton County Housing Corp	111.10	900.00		Carly Retterath
12349	5/1/25	HJL Management Company	111.10	37,062.00		
12350	5/9/25	Online Information Services Inc	111.10	739.63		
12351	5/9/25	BEK Communications Cooperative	111.10	312.34		
12352	5/9/25	Wood Printing Company	111.10	434.83		
12353	5/9/25	Quadient Finance USA	111.10	499.51		
12354	5/9/25	Windstream	111.10	9.13		
12355	5/9/25	Nan McKay	111.10	239.00		
12356	5/9/25	C-Ram	111.10	75.00		
12357	5/9/25	Innovative Office Solutions LLC	111.10	64.55		
12358	5/15/25	Marie E. Hastings	111.10	270.00		
12359	5/15/25	C-Ram	111.10	187.50		
12360	5/15/25	Wells Fargo Vendor Financial Services	111.10	166.05		
12361	5/15/25	Brady, Martz & Associates, PC	111.10	14,568.75		
12362	5/15/25	Fireside Office Plus	111.10	1,939.66		
12363	5/23/25	HJL Management Company	111.10	825.99		
12364	5/30/25	Ashton Nahs	111.10	250.00		

Morton County Housing-Vouchers
Check Register
For the Period From Mar 15, 2025 to Jul 11, 2025

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
12365	6/2/25	HJL Management Company	111.10	36,707.00
12366	6/2/25	Morton County Housing Corp	111.10	900.00
12367	6/6/25	Sure-Shred	111.10	40.00
12368	6/6/25	Windstream	111.10	9.27
12369	6/6/25	Quadient Finance USA	111.10	503.00
12370	6/6/25	US Postal Service	111.10	382.00
12371	6/6/25	Innovative Office Solutions LLC	111.10	639.24
12372	6/6/25	C-Ram	111.10	287.20
12373	6/6/25	Hub Int'l Mountain States Ltd	111.10	4,993.00
12374	6/6/25	HJL Management Company	111.10	213.00
12375	6/6/25	Rick Horn	111.10	188.76
12376	6/13/25	Wells Fargo Vendor Financial Services	111.10	166.05
12377	6/13/25	BEK Communications Cooperative	111.10	312.34
12378	6/13/25	Quadient Leasing USA Inc	111.10	207.00
12379	6/13/25	Presort Plus	111.10	52.50
12380	6/20/25	C-Ram	111.10	1,017.23
12381	6/20/25	HJL Management Company	111.10	101.61
12382	6/27/25	Nan McKay	111.10	239.00
12383	6/27/25	Management Computer Services Inc	111.10	180.00
12384	6/30/25	Ashton Nahs	111.10	250.00
12385	7/1/25	HJL Management Company	111.10	37,133.00
12386	7/1/25	Morton County Housing Corp	111.10	900.00
12387	7/11/25	Wells Fargo Vendor Financial Services	111.10	166.05
12388	7/11/25	BEK Communications Cooperative	111.10	312.25
12389	7/11/25	HJL Management Company	111.10	142.00
12390	7/11/25	Presort Plus	111.10	50.00
12391	7/11/25	Dakota County Storage	111.10	690.00
12392	7/11/25	C-Ram	111.10	75.00
12393	7/11/25	Sure-Shred	111.10	40.00
12394	7/11/25	Quadient Finance USA	111.10	503.03
12395	7/11/25	Windstream	111.10	9.49
12396	7/11/25	Innovative Office Solutions LLC	111.10	<u>196.39</u>

Total 195,094.97

Morton County Housing-Vouchers
General Ledger Trial Balance
As of Jun 30, 2025

Filter Criteria includes: Report order is by ID. Report is printed in Detail Format.

Account ID	Account Description	Debit Amt	Credit Amt
111.10	CASH	360,632.69	
1145.00	Accrued Interest Receivable	6,850.82	
124.00	Prepaid Insurance	4,993.00	
125.10	A/R OTHER	2,213.00	
128.00	Tenant A/R	25,922.20	
128.10	Allowance for Doubtful Account		25,922.20
131.20	Investments-Starion	743,069.78	
1400.00	Leasehold Improvements	148,851.01	
1400.90	Furniture & Equipment	4,276.00	
163.10	OFFICE FURNITURE & EQUIP	3,343.74	
166.10	Accumulated Depreciation		19,114.27
167.10	Accumulated Amortization		31,137.42
2112.00	Interest Payable		319.34
2115.00	ST Lease Liability		8,957.14
2215.00	LT Lease Liability		76,819.99
511.10	Restricted Net Assets		103,977.15
512.10	Unrestricted Net Assets		944,433.83
512.11	Unrestr Net Assets - Pre 2004		158,615.00
706.00	ANNUAL CONTRIBUTIONS H		1,643,124.00
706.10	ANNUAL CONTRIBUTION - A		278,905.00
711.00	Investment Income - Unrestrict		18,405.57
714.00	Fraud Recovery		10,803.38
720.00	Other Income - Port In		8,717.64
911.00	MANAGEMENT FEES	223,863.00	
912.00	ACCOUNTING & AUDITING	14,568.75	
916.00	SUNDRY	21,219.06	
916.10	Port admin fee	8,721.79	
919.00	Storage Rental	690.00	
941.00	GENERAL EXPENSE	5,561.04	
945.00	Interest Expense	1,923.65	
961.00	INSURANCE EXPENSE	2,489.50	
973.00	HAP PAYMENTS	1,599,781.00	
973.10	Port out vouchers	135,520.00	
973.20	Port in Voucher	7,620.00	
974.00	Depreciation Expense	1,149.48	
975.00	Amortization Expense	5,992.42	
	Total:	3,329,251.93	3,329,251.93

**Morton County Contract
General Ledger Trial Balance
As of Jun 30, 2025**

Filter Criteria includes: Report order is by ID. Report is printed in Detail Format.

Account ID	Account Description	Debit Amt	Credit Amt
111.10	CASH	66,742.37	
1120.00	Accrued Interest Receivabl	3,101.13	
1162.00	GENERAL FUND INVEST	362,609.59	
3690.00	OTHER INCOME		723.00
512.10	RETAINED EARNINGS		412,895.57
711.00	INTEREST INCOME		7,655.55
715.00	Management Fee Income		62,815.41
913.10	Management Fees	50,396.34	
916.00	SUNDRY	1,240.10	
	Total:	484,089.53	484,089.53

**Morton County Contract
Check Register
For the Period From Mar 15, 2025 to Jul 11, 2025**

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1304	3/31/25	HJL Management Company	111.10	8,495.24
1305	4/30/25	HJL Management Company	111.10	8,424.80
1306	5/30/25	HJL Management Company	111.10	8,561.48
1307	6/30/25	HJL Management Company	111.10	8,245.80
Total				<u>33,727.32</u>

MORTON COUNTY DEVELOPMENT ACCOUNT

General Ledger Trial Balance

As of Jun 30, 2025

Filter Criteria includes: Report order is by ID. Report is printed in Detail Format.

Account ID	Account Description	Debit Amt	Credit Amt
111.00	CASH	24,519.01	
1145.00	Accrued Interest Receivable	2,895.19	
131.30	Starion CD	351,752.35	
1400.50	Accumulated Depreciation		4,400.72
1400.90	Furniture & Equipment	857.92	
1475.10	OFFICE FURNITURE & EQUIP	3,542.80	
3620.00	INTEREST INCOME		904.61
512.10	RETAINED EARNINGS		371,940.13
711.00	INTEREST INCOME		6,321.81
	Total:	<u>383,567.27</u>	<u>383,567.27</u>

2025 HAPs LEASES, HAP DOLLARS AND ADMIN FEE EARNED

Month	HAPS Leased	HAP \$s Received	HAP \$s Spent	Admin Fee Received	Admin Expenses	Net	Balance
Jan	549	287,560	284,889	46,342	42,657	6,356	1,174,252
Feb	549	287,560	288,839	48,815	42,753	4,783	1,188,612
Mar	545	289,815	288,786	46,342	48,143	(772)	1,198,339
Apr	551	289,815	291,482	43,342	47,742	(6,067)	1,204,273
May	544	190,640	290,839	43,833	60,351	(116,717)	1,094,064
Jun	541	297,734	291,892	45,231	44,534	6,539	1,103,702
Jul						0	
Aug						0	
Sep						0	
Oct						0	
Nov						0	
Dec						0	
	3,279	1,643,124	1,736,727	273,905	286,180		

Accr Int

Checking	360,632.69			
Cert of Dep - Starion	113,301.79	24.77	5/29/2026	3.99%
Cert of Dep - Starion	58,839.27	12.86	12/29/2026	3.99%
Cert of Dep - Starion	117,678.55	25.73	5/29/2026	3.99%
Cert of Dep - Starion	117,199.45	1,319.70	10/22/2025	4.11%
Cert of Dep - Starion	109,878.44	1,769.28	9/8/2025	4.11%
Cert of Dep - Starion	109,878.44	1,769.28	9/8/2025	4.11%
Cert of Dep - Starion	116,293.84	1,929.20	1/9/2026	3.50%
	<u>1,103,702.47</u>	<u>6,850.82</u>		

January 1, 2025 Balance of Development Account

363,294.79

Other Income Interest Donations

Jan	5,165.19			368,459.98
Feb	15.93			368,475.91
Mar	17.65			368,493.56
Apr	4,929.91			373,423.47
May	17.11			373,440.58
Jun	2,830.78			376,271.36
Jul				376,271.36
Aug				376,271.36
Sep				376,271.36
Oct				376,271.36
Nov				376,271.36
Dec				376,271.36

Accr Int

Checking	24,519.01			
Cert of Dep - Starion	117,602.88	940.21	11/21/2025	4.11%
Cert of Dep - Starion	116,293.84	1,929.20	1/9/2026	3.50%
Cert of Dep - Starion	<u>117,855.63</u>	<u>25.77</u>	5/29/2026	3.99%
	376,271.36	2,895.18		

Total Housing Authority cash on 6/30/2025

HAP Acct	1,103,702
Dev	376,271
Contract Fee	<u>429,352</u>

\$1,909,326

2025 HAPs LEASES, HAP DOLLARS AND ADMIN FEE EARNED

Month	HAPS Leased	HAP \$s Received	HAP \$s Spent	Admin Fee Received	Admin Expenses	Net	Balance
Jan	549	287,560	284,889	46,342	42,657	6,356	1,174,252
Feb	549	287,560	288,839	48,815	42,753	4,783	1,188,612
Mar	545	289,815	288,786	46,342	48,143	(772)	1,198,339
Apr	551	289,815	291,482	43,342	47,742	(6,067)	1,204,273
May	544	190,640	290,839	43,833	60,351	(116,717)	1,094,064
Jun	541	297,734	290,466	45,231	44,534	7,965	1,103,702
Jul						0	
Aug						0	
Sep						0	
Oct						0	
Nov						0	
Dec						0	
	3,279	1,643,124	1,735,301	273,905	286,180		

Accr Int

Checking	360,632.69			
Cert of Dep - Starion	113,301.79	24.77	5/29/2026	3.99%
Cert of Dep - Starion	58,839.27	12.86	12/29/2026	3.99%
Cert of Dep - Starion	117,678.55	25.73	5/29/2026	3.99%
Cert of Dep - Starion	117,199.45	1,319.70	10/22/2025	4.11%
Cert of Dep - Starion	109,878.44	1,769.28	9/8/2025	4.11%
Cert of Dep - Starion	109,878.44	1,769.28	9/8/2025	4.11%
Cert of Dep - Starion	116,293.84	1,929.20	1/9/2026	3.50%
	<u>1,103,702.47</u>	<u>6,850.82</u>		

January 1, 2025 Balance of Development Account 363,294.79

Other Income Interest Donations

Jan	5,165.19		368,459.98
Feb	15.93		368,475.91
Mar	17.65		368,493.56
Apr	4,929.91		373,423.47
May	17.11		373,440.58
Jun	2,830.78		376,271.36
Jul			376,271.36
Aug			376,271.36
Sep			376,271.36
Oct			376,271.36
Nov			376,271.36
Dec			376,271.36

Accr Int

Checking	24,519.01			
Cert of Dep - Starion	117,602.88	940.21	11/21/2025	4.11%
Cert of Dep - Starion	116,293.84	1,929.20	1/9/2026	3.50%
Cert of Dep - Starion	<u>117,855.63</u>	<u>25.77</u>	5/29/2026	3.99%
	376,271.36	2,895.18		

Total Housing Authority cash on 6/30/2025

HAP Acct	1,103,702
Dev	376,271
Contract Fee	<u>429,352</u>

\$1,909,326

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7/9/2025

MORTON COUNTY FINANCIAL INFORMATION
MANAGEMENT FEE ACCOUNT
2025

Month	Income / Contract	Interest Income	Other Income	Expenses/Admin/ Contract	Balance	
Beginning Balance					\$ 407,801.16	
January	10,484.88	16.25		8,652.01	409,650.28	82.52%
February	10,291.38	5,666.49		8,257.11	417,351.04	80.23%
March	10,589.05	17.40		8,495.24	419,462.25	80.23%
April	10,501.00	17.55	723.00	9,424.80	421,279.00	89.75%
May	10,671.85	18.01		8,561.48	423,407.38	80.22%
June	10,277.25	3,913.13		8,245.80	429,351.96	80.23%
July					429,351.96	#DIV/0!
August					429,351.96	#DIV/0!
September					429,351.96	#DIV/0!
October					429,351.96	#DIV/0!
November					429,351.96	#DIV/0!
December					429,351.96	#DIV/0!

62,815.41 9,648.83 723.00 51,636.44

		Accrued Interest		
Checking	66,742.37			
Cert of Deposit - Starion	45,320.73	9.91	12/29/2026	3.99%
Cert of Deposit - Starion	54,939.22	884.64	9/8/2025	4.11%
Cert of Deposit - Starion	117,817.04	25.76	12/29/2026	3.99%
Cert of Deposit - Starion	144,532.60	2,180.82	9/17/2025	4.11%
	429,351.96	3,101.13		

Morton County Housing Authority

Waiting List Analysis

As of June 30, 2025

	YTD 6/30/2025	FY AVG	FY 2024	FY 2023	FY 2022	FY 2021	FY 2020	FY 2019	FY 2018	FY 2017	FY 2016	FY 2015	FY 2014	FY 2013	FY 2012	FY 2011
Applications	A	249	522	526	549	421	525	462	473	504	457	493	619	491	648	577
Applications on housing list	B	63	254	178	244	216	271	225	262	246	243	148	285	266	340	338
Vouchers Issued	C	67	187	136	211	164	210	179	203	193	192	94	220	148	261	205
Vouchers Utilized	D	47	114	96	123	75	144	125	145	151	141	80	140	75	85	111
% of applications on housing list to applications (B / A)		25%	49%	34%	44%	51%	52%	49%	55%	49%	53%	30%	52%	54%	52%	59%
% of vouchers issued to applications (C / A)		27%	36%	26%	38%	39%	40%	39%	43%	38%	42%	19%	39%	30%	40%	36%
% of vouchers utilized to vouchers issued (D / C)		70%	62%	71%	58%	46%	69%	70%	71%	78%	73%	85%	64%	51%	33%	54%
% of vouchers utilized to applications (D / A)		19%	22%	18%	22%	18%	27%	27%	31%	30%	31%	16%	25%	15%	13%	19%
Vouchers issued and outstanding as of 12/31			32	24	45	34	41	43	26	20	26	0	35	36	63	41
Applications in process as of 12/31			138	129	178	95	115	110	120	150	137	250	180	124	136	84
Vouchers issued and outstanding as of 6/30/25		30														
Applications in process as of 6/30/25		135														

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Morton County Housing Authority

Voucher Program

Month	HAP Leased	HAP \$ Received	HAP \$ Spent	Average HAP
2009				
Jan	621	\$ 145,599	\$ 167,832	\$ 270.26
Feb	631	145,600	173,449	274.88
Mar	625	145,600	172,330	275.73
Apr	626	145,600	174,146	278.19
May	631	272,336	174,563	276.65
Jun	622	170,947	170,395	273.95
Jul	621	170,947	171,158	275.62
Aug	628	170,947	171,463	273.03
Sep	620	170,947	173,689	280.14
Oct	623	171,655	176,984	284.08
Nov	647	168,364	184,001	284.39
Dec	646	168,364	182,512	282.53
2010				
Jan	639	\$ 168,364	\$ 183,229	\$ 286.74
Feb	638	168,364	185,526	290.79
Mar	632	184,591	182,165	288.24
Apr	617	173,773	177,057	286.96
May	601	259,935	173,797	289.18
Jun	604	173,773	175,149	289.98
Jul	594	173,773	172,103	289.74
Aug	599	173,773	176,321	294.36
Sep	598	173,773	176,146	294.56
Oct	605	173,773	183,489	303.29
Nov	601	173,773	184,101	306.32
Dec	606	186,757	184,025	303.67
2011				
Jan	609	\$ 180,571	\$ 189,340	\$ 310.90
Feb	605	180,571	187,654	310.17
Mar	588	180,571	181,969	309.47
Apr	577	180,571	178,408	309.20
May	560	180,571	171,873	306.92
Jun	551	180,571	169,254	307.18
Jul	551	179,476	167,540	304.07
Aug	542	179,476	165,061	304.54
Sep	548	180,602	165,348	301.73
Oct	557	184,144	165,567	297.25
Nov	556	184,143	168,129	302.39
Dec	559	184,143	169,143	302.58

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7/9/2025

2012

Jan	553		\$ 175,932	\$ 165,191	\$ 298.72
Feb	559		175,932	166,571	297.98
Mar	574	558	175,932	168,545	293.63
Apr	579	553	173,730	174,619	301.59
May	571	545	173,730	173,989	304.71
Jun	567	539	173,730	172,174	303.66
Jul	580	543	125,415	177,973	306.85
Aug	569	532	171,553	172,839	303.76
Sep	568	518	171,556	173,722	305.85
Oct	563	509	154,619	171,814	305.18
Nov	578	507	178,861	175,725	304.02
Dec	574	498	178,861	171,633	299.01

2013

Jan	578	501	\$ 170,409	\$ 176,259	\$ 304.95
Feb	589	506	172,698	179,336	304.48
Mar	579	498	172,698	180,512	311.77
Apr	585	505	178,249	182,473	311.92
May	556	489	160,714	170,935	307.44
Jun	545	477	160,714	165,137	303.00
Jul	532	467	141,496	159,609	300.02
Aug	529	465	155,847	160,347	303.11
Sep	521	456	158,136	158,759	304.72
Oct	511	448	156,484	156,647	306.55
Nov	516	454	188,459	159,452	309.02
Dec	520	459	156,483	161,837	311.23

2014

Jan	515	456	\$ 164,359	\$ 164,145	\$ 318.73
Feb	521	463	216,693	170,477	327.21
Mar	514	458	164,359	167,953	326.76
Apr	518	463	164,091	169,159	326.56
May	511	456	164,091	169,175	331.07
Jun	505	450	9,941	167,569	331.82
Jul	506	448	172,551	169,146	334.28
Aug	510	444	172,551	171,392	336.06
Sep	503	440	168,830	166,231	330.48
Oct	505	442	169,432	165,867	328.45
Nov	509	449	171,980	168,953	331.93
Dec	514	454	132,986	171,728	334.10

2015

Jan	527	466	\$ 167,526	\$ 179,543	\$ 340.69
Feb	536	476	170,643	182,716	340.89
Mar	542	483	191,992	190,616	351.69
Apr	551	493	202,159	197,245	357.98
May	540	484	174,712	191,701	355.00
Jun	537	482	184,543	192,831	359.09

Jul	533	480	223,983	195,617	367.01
Aug	534	482	197,245	194,669	364.55
Sep	535	486	197,245	202,711	378.90
Oct	529	480	199,529	204,992	387.51
Nov	523	474	194,669	201,849	385.94
Dec	530	481	213,269	204,446	385.75

2016

Jan	532	488	\$ 206,765	\$ 204,571	\$ 384.53
Feb	511	480	204,731	198,636	388.72
Mar	498	468	205,886	191,764	385.07
Apr	496	466	202,830	193,851	390.83
May	506	476	203,454	201,756	398.73
Jun	507	478	202,609	208,500	411.24
Jul	518	489	202,609	217,220	419.34
Aug	516	488	202,609	219,486	425.36
Sep	504	480	208,586	215,295	427.17
Oct	494	476	208,586	215,568	436.37
Nov	485	467	193,791	204,797	422.26
Dec	470	452	211,310	197,850	420.96

2017

Jan	463	446	\$ 219,601	\$ 193,700	\$ 418.36
Feb	465	448	219,601	201,463	433.25
Mar	461	444	208,893	200,499	434.92
Apr	472	455	208,893	207,808	440.27
May	470	453	208,893	199,814	425.14
Jun	468	451	208,893	200,993	429.47
Jul	461	445	204,509	191,129	414.60
Aug	463	447	204,509	198,425	428.56
Sep	462	447	204,509	201,413	435.96
Oct	471	456	171,451	205,177	435.62
Nov	486	471	116,020	213,747	439.81
Dec	495	481	242,552	215,564	435.48

2018

Jan	497	484	\$ 205,441	\$ 215,993	\$ 434.59
Feb	485	472	205,441	212,092	437.30
Mar	499	489	218,022	214,880	430.62
Apr	484	474	216,483	211,441	436.86
May	493	486	202,461	210,434	426.84
Jun	491	486	263,652	209,443	426.56
Jul	503	498	235,395	216,777	430.97
Aug	512	507	230,752	225,893	441.20
Sep	522	517	230,752	228,835	438.38
Oct	524	520	230,752	229,730	438.42
Nov	536	532	191,298	233,483	435.60
Dec	531	527	236,195	225,080	423.88

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2019

Jan	529	525	\$	233,412	\$	220,451	\$	416.73
Feb	533	529		233,412		225,188		422.49
Mar	539	535		234,325		227,709		422.47
Apr	536	533		218,539		230,682		430.38
May	537	534		229,582		227,247		423.18
Jun	535	535		186,425		226,494		423.35
Jul	535	535		230,261		223,318		417.42
Aug	526	526		230,261		221,834		421.74
Sep	523	523		232,089		216,113		413.22
Oct	518	518		232,089		216,510		417.97
Nov	539	539		204,583		221,179		410.35
Dec	549	549		227,805		223,873		407.78

2020

Jan	556	556	\$	226,271	\$	227,861	\$	409.82
Feb	552	552		226,271		225,188		407.95
Mar	553	553		225,603		225,862		408.43
Apr	544	544		228,350		232,824		427.99
May	549	549		228,350		233,895		426.04
Jun	558	558		229,692		238,033		426.58
Jul	556	556		159,601		235,614		423.77
Aug	554	554		253,792		233,954		422.30
Sep	540	540		238,573		227,116		420.59
Oct	537	537		238,573		224,715		418.46
Nov	532	532		240,349		227,055		426.80
Dec	543	543		240,349		229,363		422.40

2021

Jan	553	553	\$	231,658	\$	235,963	\$	426.70
Feb	553	553		231,658		235,316		425.53
Mar	553	553		231,596		232,602		420.62
Apr	552	552		231,596		236,570		428.57
May	564	564		189,756		236,607		419.52
Jun	565	565		241,682		237,692		420.69
Jul	563	563		237,254		240,524		427.22
Aug	559	559		246,154		244,285		437.00
Sep	560	560		252,497		245,220		437.89
Oct	572	572		241,797		254,950		445.72
Nov	564	564		277,297		256,823		455.36
Dec	572	572		246,853		257,674		450.48

2022

Jan	585	585	\$	251,643	\$	263,449	\$	450.34
Feb	583	583		264,444		261,674		448.84
Mar	584	584		262,454		258,235		442.18
Apr	580	580		262,454		257,566		444.08
May	573	573		262,827		251,425		438.79
Jun	559	560		256,411		245,291		438.80

Jul	563	563	267,429	242,699	431.08
Aug	560	560	262,330	238,646	426.15
Sep	555	555	256,454	239,302	431.17
Oct	554	554	258,383	243,332	439.23
Nov	556	556	206,669	245,051	440.74
Dec	567	567	245,348	250,951	442.59

2023

Jan	556	556 \$	243,419 \$	253,562 \$	456.05
Feb	564	564	243,419	255,755	453.47
Mar	569	569	249,952	259,482	456.03
Apr	560	560	249,952	255,962	457.08
May	556	556	201,747	251,012	451.46
Jun	557	557	256,119	255,154	458.09
Jul	561	561	264,672	256,923	457.97
Aug	563	563	264,672	267,197	474.60
Sep	549	549	257,294	261,974	477.18
Oct	563	563	257,294	272,664	484.31
Nov	567	567	281,315	278,892	491.87
Dec	580	580	287,941	280,697	483.96

2024

Jan	587	587 \$	267,706 \$	303,931 \$	517.77
Feb	585	585	308,706	289,741	495.28
Mar	586	586	293,270	292,515	499.17
Apr	592	592	298,970	298,287	503.86
May	589	589	287,356	300,912	510.89
Jun	575	575	312,657	296,528	515.70
Jul	560	560	306,116	287,495	513.38
Aug	549	549	306,930	283,167	515.79
Sep	547	547	306,930	284,123	519.42
Oct	541	541	306,930	282,011	521.28
Nov	549	549	287,199	284,132	517.54
Dec	545	545	292,075	284,583	522.17

2025

Jan	549	549 \$	287,560 \$	284,889 \$	518.92
Feb	549	549	287,560	288,839	526.12
Mar	545	545	289,815	288,786	529.88
Apr	551	551	289,815	291,482	529.01
May	544	544	190,640	290,839	534.63
Jun	541	541	297,734	290,466	536.91
Jul					#DIV/0!
Aug					#DIV/0!
Sep					#DIV/0!
Oct					#DIV/0!
Nov					#DIV/0!
Dec					#DIV/0!

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MORTON COUNTY HOUSING AUTHORITY
2025 EQUITY BALANCES

79%											
	549	549	545	551	544	541	547				3,826
Vouchers leases											
Housing Assistance Equity - Beginning Balance	103,977.15	106,873.15	106,428.65	109,032.04	108,281.54	9,630.84	17,201.84	22,996.84	22,996.84	22,996.84	103,977.15
HAP revenue	287,560.00	287,560.00	289,815.00	289,815.00	190,640.00	297,734.00	299,715.00				1,942,839.00
Fraud recovery revenue	225.00	834.50	1,574.39	916.50	1,548.30	303.00					5,401.69
Other revenue											-
Investment income											-
Total revenues	287,785.00	288,394.50	291,389.39	290,731.50	192,188.30	298,037.00	299,715.00	-	-	-	1,948,240.69
Housing assistance payments	264,837.00	265,176.00	266,004.00	266,312.00	265,407.00	265,399.00	269,335.00				1,862,470.00
Port In - Billing	1,144.00	1,144.00	1,144.00	1,144.00	1,035.00	1,035.00	1,035.00				7,681.00
Tenant protection	18,908.00	22,519.00	21,638.00	24,026.00	24,397.00	24,032.00	23,550.00				159,070.00
Port out vouchers											-
Total expenses	284,889.00	288,839.00	288,786.00	291,482.00	290,839.00	290,466.00	293,920.00	-	-	-	2,029,221.00
Difference	2,896.00	(444.50)	2,603.39	(750.50)	(98,650.70)	7,571.00	5,785.00	-	-	-	(80,980.31)
Housing Assistance Equity - Ending Balance	106,873.15	106,428.65	109,032.04	108,281.54	9,630.84	17,201.84	22,996.84	22,996.84	22,996.84	22,996.84	22,996.84
Average Monthly HAP	518.92	526.12	529.88	529.01	534.63	536.91	537.33				530.38
Administrative Equity - Beginning Balance	1,103,048.42	1,110,149.24	1,120,097.93	1,123,598.85	1,126,348.69	1,116,563.76	1,120,679.63	1,120,679.63	1,120,679.63	1,120,679.63	1,103,048.42
Administrative fee revenue	46,342.00	46,342.00	46,342.00	46,342.00	45,833.00	45,231.00					276,432.00
Administrative fee - special		2,473.00									2,473.00
Administrative fee revenue - prior year											-
Investment income	3,009.99	2,871.54	3,546.82	3,047.92	2,999.10	2,930.20					18,405.57
Port In - Billing	(1,265.00)	(1,265.00)	(1,265.00)	(1,275.00)	(1,275.00)	(1,275.00)					(7,620.00)
Other income - Port In billing	1,445.69	1,445.69	1,445.69	1,460.19	1,460.19	1,460.19					8,717.64
Other income											-
Fraud recovery revenues	225.00	834.50	1,574.39	916.50	1,548.30	303.00					5,401.69
Total revenues	49,757.68	52,701.73	51,643.90	50,491.61	50,565.59	48,649.39	-	-	-	-	303,809.90
Total operating expenses	41,469.17	41,565.35	46,955.13	46,548.88	59,157.63	43,340.63					279,036.79
Amortization	996.11	996.11	996.27	1,001.31	1,001.31	1,001.31					5,992.42
Depreciation	191.58	191.58	191.58	191.58	191.58	191.58					1,149.48
Total expenses	42,656.86	42,753.04	48,142.96	47,741.77	60,350.52	44,533.52	-	-	-	-	286,178.69
Difference	7,100.82	9,948.69	3,500.92	2,749.84	(9,784.93)	4,115.87	-	-	-	-	17,631.21
Administrative Fee Equity - Ending Balance	1,110,149.24	1,120,097.93	1,123,598.85	1,126,348.69	1,116,563.76	1,120,679.63	1,120,679.63	1,120,679.63	1,120,679.63	1,120,679.63	1,120,679.63
VMS Admin Equity Balance	1,106,283.41	1,109,989.45	1,115,110.66	1,119,075.08	1,123,622.48	1,126,855.68	1,126,855.68	1,126,855.68	1,126,855.68	1,126,855.68	
Total fraud recovery	450.00	1,669.00	3,148.78	1,833.00	3,096.60	606.00	-	-	-	-	10,803.38
Total interest	3,009.99	2,871.54	3,546.82	3,047.92	2,999.10	2,930.20	-	-	-	-	18,405.57
Admin fee rate - \$90.85	47,241.45	47,241.45	46,897.25	47,413.55	46,811.20	46,553.05	47,069.35	-	-	-	226,360.04
Proration factor - 91% Jan - Apr	45,387.75	45,387.75	45,057.06	45,553.10	44,974.38	44,234.87	44,725.46	-	-	-	86,960.32
Proration factor - 91% May - Dec								-	-	-	-
Proration factor - Admin fee receivable / payable	(954.25)	(954.25)	(1,284.94)	(788.90)	(858.62)	(996.14)	44,725.46	-	-	-	38,885.36

MORTON COUNTY HOUSING AUTHORITY
2025 EQUITY BALANCES

2025 EQUITY BALANCES														
Vouchers leases														
	688 January 549	688 February 549	688 March 545	688 April 551	688 May 544	688 June 541	688 July 547	August	September	October	November	December	Available 4,816 Total 3,826	79%
Housing Assistance Equity - Beginning Balance														
HAP revenue	103,977.15	106,873.15	106,428.65	109,032.04	108,281.54	9,630.84	15,775.84	19,194.84	19,194.84	19,194.84	19,194.84	19,194.84	103,977.15	3,729,961 Renewal funding NRA offset available NRA balance 12/31/24 103,977 2024 Set Aside funding
Fraud recovery revenue	287,560.00	287,560.00	289,815.00	289,815.00	190,640.00	297,734.00	299,715.00						1,942,839.00	
Other revenue	225.00	834.50	1,574.39	916.50	1,548.30	303.00							5,401.69	
Investment income														
Total revenues	287,785.00	288,394.50	291,389.39	290,731.50	192,188.30	298,037.00	299,715.00	-	-	-	-	-	1,948,240.69	Program reserves 12/31/23
Housing assistance payments	284,837.00	285,176.00	286,004.00	266,312.00	265,407.00	265,399.00	269,335.00						1,862,470.00	3,833,938 CY 2025 Eligibility
Port In - Billing	1,144.00	1,144.00	1,144.00	1,144.00	1,035.00	1,035.00	1,035.00						7,681.00	5,401.69 YTD Fraud Recovery
Tenant protection	18,908.00	22,519.00	21,638.00	24,026.00	24,397.00	25,458.00	25,926.00						162,872.00	(2,033,023) YTD HAP
Port out vouchers														1,806,317 Remaining HAP eligibility
Total expenses	284,889.00	288,839.00	288,766.00	291,482.00	290,839.00	291,892.00	296,296.00	-	-	-	-	-	2,033,023.00	
Difference	2,896.00	(444.50)	2,603.39	(750.50)	(98,650.70)	6,145.00	3,419.00	-	-	-	-	-	(84,782.31)	361,263.37 Remaining monthly average
Housing Assistance Equity - Ending Balance														
Average Monthly HAP	106,873.15	106,428.65	109,032.04	108,281.54	9,630.84	15,775.84	19,194.84	19,194.84	19,194.84	19,194.84	19,194.84	19,194.84	19,194.84	
Administrative Equity - Beginning Balance														
Administrative fee revenue	518.92	526.12	529.88	529.01	534.63	539.54	541.67	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	531.37	Lease- Up Rate (Utilization)
Administrative fee - special	1,103,048.42	1,110,149.24	1,120,097.93	1,123,598.85	1,126,348.69	1,116,563.76	1,120,679.63	1,120,679.63	1,120,679.63	1,120,679.63	1,120,679.63	1,120,679.63	1,103,048.42	
Investment income	46,342.00	46,342.00	46,342.00	46,342.00	45,833.00	45,231.00							276,432.00	
Port In - Billing	2,473.00												2,473.00	
Other income - Port In billing	3,009.99	2,871.54	3,546.82	3,047.92	2,999.10	2,930.20							18,405.57	
Other income	(1,265.00)	(1,265.00)	(1,265.00)	(1,275.00)	(1,275.00)	(1,275.00)							(7,620.00)	
Fraud recovery revenues	1,445.69	1,445.69	1,445.69	1,460.19	1,460.19	1,460.19							8,717.64	
Total revenues	225.00	834.50	1,574.39	916.50	1,548.30	303.00							5,401.69	
Total operating expenses	49,757.66	52,701.73	51,643.90	50,491.61	50,565.59	48,649.39	-	-	-	-	-	-	303,809.90	
Amortization	41,469.17	41,565.35	46,955.13	46,548.88	59,157.63	43,340.63							279,036.79	
Depreciation	986.11	986.11	986.27	1,001.31	1,001.31	1,001.31							5,992.42	
Total expenses	191.58	191.58	191.58	191.58	191.58	191.58							1,149.48	
Difference	42,656.86	42,753.04	48,142.98	47,741.77	60,350.52	44,533.52	-	-	-	-	-	-	286,178.69	
Administrative Fee Equity - Ending Balance														
VMS Admin Equity Balance	7,100.82	9,948.69	3,500.92	2,749.84	(9,784.93)	4,115.87	-	-	-	-	-	-	17,631.21	
Total fraud recovery	1,110,149.24	1,120,097.93	1,123,598.85	1,126,348.69	1,116,563.76	1,120,679.63	1,120,679.63	1,120,679.63	1,120,679.63	1,120,679.63	1,120,679.63	1,120,679.63	1,120,679.63	
Total interest	1,108,283.41	1,109,989.45	1,115,110.66	1,119,075.08	1,123,622.48	1,126,855.68	1,126,855.68	1,126,855.68	1,126,855.68	1,126,855.68	1,126,855.68	1,126,855.68		
Admin fee rate - \$90.85	450.00	1,669.00	3,148.78	1,833.00	3,096.60	606.00	-	-	-	-	-	-	10,803.38	
Proration factor - 91% Jan - Apr	3,009.99	2,871.54	3,546.82	3,047.92	2,999.10	2,930.20	-	-	-	-	-	-	18,405.57	
Proration factor - 91% May - Dec	47,241.45	47,241.45	46,897.25	47,413.55	46,811.20	46,553.05	47,069.35	-	-	-	-	-	226,360.04	
Admin fee receivable / payable	45,387.75	45,387.75	45,057.06	45,553.10	44,974.38	44,234.87	44,725.46	-	-	-	-	-	88,960.32	
	(954.25)	(954.25)	(1,284.94)	(788.90)	(858.62)	(996.14)	44,725.46	-	-	-	-	-	38,888.36	
								-	-	-	-	-	-	

Revised

Revised

**Calculation of Calendar Year 2025 Renewal Funding
Housing Choice Voucher Program**

1 HA Number:

ND010

2 HA Name:

MORTON COUNTY HOUSING AUTHORITY

CY 2025 Renewal Funding3 **CY 2025 HCV Renewal Funding after Offset and Amounts Owed HUD****\$3,729,961**CY 2025 Non-Renewal Funding

4 CY 2025 Non-Renewal Funding (TPVs, VASH, etc.) to Date

\$0

5 CY 2025 Estimated RAD 1 Funding For First Full Year After Conversion

\$0

6 CY 2024 Proration Increase

\$0

7 Total CY 2025 HCV Renewal and Non-Renewal Funding

\$3,729,961Eligibility

8 Total CY 2024 Unit Months Leased per VMS

6,803

9 Total CY 2024 Unit Months Available

8,256

10 Capping Percentage

100%

11 Total CY 2024 HAP Expenses per VMS

\$3,479,368

12 Total CY 2024 Capped HAP Expenses (Line 11 x Line 10)

\$3,479,368

13 Renewal Funding Inflation Factor

1.06529

14 Inflated Eligibility Sub-Total (Line 12 x Line 13)

\$3,706,536

15 First Time Renewals - Appendix II

\$0

16 Transfers In or Out

\$0

17 Total DHAP Eligibility

\$0

18 Total Renewal Eligibility (Line 14 + Line 15 + Line 16 + Line 17)

\$3,706,536

19 Proration Factor

100.632%

20 Prorated Eligibility (Line 18 x Line 19)

\$3,729,961Offset

21 Offset Amount (Total Funds Available for Offset, See Appendix I)

\$0Funding22 **Total CY 2025 Renewal Funding after Offset****\$3,729,961**

23 Renewal Funding Obligations, January through May 2025

\$1,508,497

24 Remaining to Obligate for CY 2025 Prior to Reduction for Funds Due to HUD (Line 22 - Line 23)

\$2,221,464

25 Reduction for Funds Due to HUD

\$0

26 Remaining to Obligate for CY 2025 after Reduction for Funds Due to HUD (Line 24 - Line 25)

\$2,221,464

27 Total Eligibility through May 2025

\$1,554,150

28 Additional Obligations Due to PHA through May, 2025 (Line 27 - Line 23, if Line 27 is higher; else 0)

\$45,653

29 Excess Obligations through May, 2025 (Line 23 - Line 27, if Line 23 is higher; else 0)

\$030 **CY 2025 Inflated Per Unit Cost****\$541.12**

This value is calculated as total inflated VMS Expenses, minus HAP Costs After the First of the Month, divided by total Unit Months Leased.

31 Comments



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

May 12, 2025

Dear Executive Director:

Subject: Housing Choice Voucher Program Calendar Year (CY) 2025 Renewal Funding Allocation

The purpose of this letter is to advise public housing agencies (PHAs) of the CY 2025 Housing Assistance Payments (HAP) renewal funding allocations for the Housing Choice Voucher Program (HCVP). The funding allocations described herein are based on the requirements of the Full-Year Continuing Appropriations and Extensions Act, 2025, (Public Law 119-4) referred to hereafter as "the 2025 Act," enacted on March 15, 2025. HUD is in the process of publishing the 2025 HCV Funding Implementation Notice and will notify PHAs by email when that occurs. The Notice will be posted at the following link:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/notices/pih

Your agency's CY 2025 HAP renewal funding is identified at the top of Enclosure A provided with this letter. Enclosure A sets forth the funding calculations for your PHA and provides estimated RAD 1 funding for the first full year of conversion and CY budget authority associated with tenant protection actions; the calculations are fully explained in the descriptions provided for this enclosure, and you are encouraged to review them thoroughly. Also included are Appendix I and II. Appendix I provides calculations related to the CY 2025 offset for reallocation. Appendix II provides a list of funding increments for which the PHA is receiving first-time renewals for actions funded for less than 12 months and an additional inflation factor in CY 2025 to support increased costs since the increments were initially funded. If your agency is administering HUD Veterans Affairs Supportive Housing (HUD-VASH) vouchers, and other Special Purpose Vouchers (SPVs) like Family Unification Program and Foster Youth to Independence, the renewal of these vouchers is included in the overall renewal calculations. These vouchers are not renewed separately, other than for Moving to Work (MTW) agencies. PHAs must comply, however, with the statutory requirement that HUD-VASH vouchers may only be used to assist HUD-VASH-eligible participants, both initially and upon turnover. This requirement applies to other SPVs as well.

The 2025 Act requires the Department to establish a new baseline for HAP funding eligibility, based on Voucher Management System (VMS) data for CY 2024 (January 1, 2024, through December 31, 2024). This practice is commonly referred to as re-benchmarking. Consistent with prior years, the Department provided PHAs with the opportunity to review and update all VMS data related to the funding calculations as detailed in this letter and the enclosure. The VMS data used is the data reported by each PHA and accepted in VMS as of the end of the data review period on January 22, 2025, the same date as the December 2024 data submission deadline. There will be no further appeals or adjustments to these data items, except at the discretion of the Department.

The 2025 Act provides that HUD may offset PHAs' CY 2025 allocations based on the excess amounts of PHAs' Restricted Net Position (RNP), including HUD-held program reserves (in accordance with VMS data in CY 2025 that is verifiable and complete), as determined by the

Secretary. The Department has decided to exercise the offset for reallocation authority in CY 2025, which will supplement the HAP Set-Aside funding for Shortfall Prevention.

For the months of January through May of 2025, your agency received HAP obligations based on an estimated CY 2025 renewal level. If your PHA has been under-obligated renewal funds through May 2025, based on the prorated funding eligibility indicated on Enclosure A (applicable only to non-MTW PHAs, MTW PHAs will receive a different eligibility enclosure), the additional amount due will be obligated in the immediate future. If your PHA has been over-obligated funds through May 2025, the June obligation will be reduced accordingly, so that your PHA is obligated the accurate amount for the year. HAP disbursements for January through May of 2025, and for the rest of the CY 2025, have and will be based on cash management procedures established in PIH Notice 2017-06.

Except for MTW PHAs, no HAP funds provided for a PHA under the 2025 Act may be used to lease units that exceed the number of units authorized under the PHA's annual contributions contract, to support prior year deficits or provide for administrative expenses, nor may they be loaned or transferred to cover other program obligations, such as Low-Rent and/or Capital Fund programs. It is each PHA's responsibility to retain the appropriate records to support VMS submissions for the collected periods, as they are subject to on-site review by the Quality Assurance Division (QAD). Subsequent recalculation of CY 2025 funding eligibility will occur if a QAD or other HUD review demonstrates that costs were incorrectly reported, resulting in excess funding.

Finally, it is strongly recommended that PHAs utilize the Two-Year Forecasting Tool on the HUD website, in consultation with their local HUD field office, to ensure that correct variables for the PHA are entered into the tool to arrive at the most accurate forecast to enable the PHA to maximize leasing with available HAP funds while avoiding the need to terminate assistance to any households. The tool and instructions can be found by clicking on the following link: [Two-Year Forecasting Tool and Instructions](#). Additionally, HAP Set-Aside funds are available in CY 2025 to address shortfalls, but to qualify a PHA must have the shortfall confirmed by the Shortfall Prevention Team (SPT) and must initiate cost reduction steps. This process is detailed in the implementation notice referenced at the start of this letter.

If you have any questions concerning your CY 2025 HAP renewal funding, please contact your assigned Financial Management Center (FMC) Financial Analyst (FA). You may find your FA at the FMC Workload Directory and additional information to support HCV Financial Management on the [FMC Website](#).

Sincerely,

Miguel A. Fontánez

Miguel A. Fontánez
Director
Housing Voucher Financial
Management Division

Digitally signed by Miguel A. Fontánez
DN: CN = Miguel A. Fontánez, C = US
O = Housing Voucher Financial
Management Division, OU = Director
Reason: I am approving this document

Attachment

CY 2025 Offset Reallocation		Appendix I
HA Number:	ND010	
HA Name:	MORTON COUNTY HOUSING AUTHORITY	
A	CY 2024 End of Year Reserves	\$110,108
	<u>PROTECTED CATEGORIES</u>	
B	Portion of CY 2025 Renewal Eligibility (Based on units under ACC):	
	4% - 500 and above units;	
	6% - 250 to 499 units;	4%
	12% - Less than 250 units	
C	Total Protected funding from Offset (2025 Total Eligibility times Line B)	\$148,261
D	Total Funds Available for Offset (Line A minus Line C)	\$0
E	Offset Amount (Total Funds Available for Offset x 100%)	\$0
F	Prorated Eligibility After Offset	\$3,729,961

U. S. Department of Housing and Urban Development



Office of Public Housing

Region VIII, Denver
1670 Broadway Street
Denver, Colorado 80202-4801

Phone: 303-672-5372
Fax: 303-672-5065
Web: www.hud.gov

June 27, 2025

SENT VIA ELECTRONIC MAIL

Rick Horn
Executive Director
Morton County Housing Authority
1500 3rd Ave NW
Mandan, ND 58554
rick4hjlmgmt@aol.com

Dear Mr. Horn,

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the Morton County Housing Authority. Per 24 CFR 985.1, SEMAP enables the Department of Housing and Urban Development to better manage the Section 8 tenant-based program by identifying Public Housing Agency's capabilities and deficiencies related to the administration of the Section 8 Program.

The final SEMAP score for the Fiscal Year Ended 12/31/24 is 93 percent, scoring 125 of a possible 135 points. Your overall performance rating is High.

#	Indicator	Potential	Scored
1	Selection From Waiting List	15	15
2	Reasonable Rent	20	20
3	Determination of Adjusted income	20	20
4	Utility Allowance Schedule	5	5
5	HQS Control Quality	5	5
6	HQS Enforcement	10	10
7	Expanding Housing Opportunities	5	5
8	Payment Standards	5	0
9	Timely Annual Reexaminations	10	10
10	Correct Tenant Rent Calculations	5	5
11	Pre-Contract HQS Inspections	5	0
12	Annual HQS Inspections	10	10
13	Lease-Up	20	20
14	Family Self Sufficiency	NA	NA
15	Deconcentration Bonus	BONUS	0

In accordance with 24 CFR 985.104, a Housing Authority may appeal its overall performance rating to HUD by providing justification of the reasons for its appeal. An appeal made to a HUD program center and denied may be further appealed to the Assistant Secretary.

If you have any questions, please do not hesitate to contact Scott Layman Portfolio Management Specialist via email at scott.m.layman@hud.gov. Thank you for your cooperation with the SEMAP process.

Sincerely,

6/27/2025

X



Leslie Torgerson
Division Director
Signed by: Office of Public and Indian Housing

cc:

Nathan Boehm, Board Chair
Nathan.boehm@mortonnd.gov

INDEPENDENT ACCOUNTANT'S REPORT ON APPLYING AGREED-UPON PROCEDURE

To the Board of Commissioners
Morton County Housing Authority
Mandan, North Dakota

We have performed the procedure described in the second paragraph of this report on whether the electronic submission of certain information agrees with the related hard copy documents within the audit reporting package. Morton County Housing Authority is responsible for the accuracy and completeness of the electronic submission.

Morton County Housing Authority has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose to determine whether the electronic submission of certain information agrees with the related hard copy documents within the audit reporting package. Additionally, the U.S. Department of Housing and Urban Development Real Estate Assessment Center (REAC) has agreed to and acknowledged that the procedures performed are appropriate for its purposes. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

We compared the electronic submission of the items listed in the "UFRS Rule Information" column with the corresponding printed documents listed in the "Hard Copy Documents" column. The associated findings from the performance of our agreed-upon procedure indicate agreement or non-agreement of the electronically submitted information and hard copy documents as shown in the attached chart.

We were engaged by Morton County Housing Authority to perform this agreed-upon procedure engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States. We were not engaged to and did not conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respectively, on whether the electronic submission of the items listed in the "UFRS Rule Information" column agrees with the related hard copy documents within the audit reporting package. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of Morton County Housing Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

We were engaged to perform an audit in accordance with the *OMB Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (OMB Uniform Guidance)*, by Morton County Housing Authority as of and for the year ended December 31, 2024, and have issued our reports thereon dated April 14, 2025. The information in the "Hard Copy Documents" column was included within the scope or was a by-product of that audit. Further, our opinion on the fair presentation of the supplementary information dated July 7, 2025, was expressed in relation to the basic financial statements of Morton County Housing Authority taken as a whole.

A copy of the reporting package required by the OMB Uniform Guidance, which includes the auditor's reports, is available in its entirety from Morton County Housing Authority. We have not performed any additional auditing procedures since the date of the aforementioned audit reports. Further, we take no responsibility for the security of the information transmitted electronically to the U.S. Department of Housing and Urban Development, REAC.

The purpose of this report on applying the agreed-upon procedures is solely to describe the procedure performed on the electronic submission of the items listed in the "UFRS Rule Information" column and the associated findings, and not to provide an opinion or conclusion. Accordingly, this report is not suitable for any other purpose.



BRADY, MARTZ & ASSOCIATES, P.C.
BISMARCK, NORTH DAKOTA

July 7, 2025

**ATTACHMENT TO INDEPENDENT ACCOUNTANT'S REPORT ON
APPLYING AGREED-UPON PROCEDURE**

UFRS Rule Information	Hard Copy Document(s)	Findings
Balance Sheet and Revenue and Expense (data line items 111 to 13901)	Financial Data Schedule, all ALs, if applicable	Agrees
Footnotes (data element G5000-010)	Footnotes to audited basic financial statements	Agrees
Type of opinion on FDS (data element G3100-040)	Auditor's supplemental report on FDS	Agrees
Audit findings narrative (data element G5200-010)	Schedule of Findings and Questioned costs	Agrees
General information (data element series G2000, G2100, G2200, G9000, G9100)	OMB Data Collection Form	Agrees
Financial statement report information (data element G3000-010 to G3000-050)	Schedule of Findings and Questioned costs, Part 1 and OMB Data Collection Form	Agrees
Federal program report information (data element G4000-020 to G4000-040)	Schedule of Findings and Questioned costs, Part 1 and OMB Data Collection Form	Agrees
Type of Compliance Requirement (G4200-020 & G4000-030)	OMB Data Collection Form	Agrees
Basic financial statements and auditor reports required to be submitted electronically	Basic financial statements (inclusive of auditor reports)	Agrees

INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION

To the Board of Commissioners
Morton County Housing Authority
Mandan, North Dakota

We have audited the basic financial statements of Morton County Housing Authority as of and for the year ended December 31, 2024, and have issued our report thereon dated April 14, 2025, which expressed an unmodified opinion on those financial statements. Our audit was performed for the purpose of forming our opinion on the financial statements that collectively comprise Morton County Housing Authority's basic financial statements. The accompanying Financial Data Schedules is presented for purposes of additional analysis as required by the *Uniform Financial Reporting Standards* issued by the U.S. Department of Housing and Urban Development, Office of the Inspector General and is not a required part of the financial statements. The Financial Data Schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the 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 financial statements as a whole.



BRADY, MARTZ & ASSOCIATES, P.C.
BISMARCK, NORTH DAKOTA

July 7, 2025

No images? [Click here](#)RT **NEWS ALERT** NEW

House Releases Troubling FY 26 T-HUD Appropriations Bill

Critical Programs at Risk From Proposed Cuts

THREE MINUTE READ

Over the weekend, the House Transportation, Housing and Urban Development (T-HUD) Appropriations Subcommittee released its [draft FY 26 appropriations bill](#). There is a summary that can be reviewed [here](#). The subcommittee markup is scheduled for [later today](#).

This release represents the beginning of Congress's role in the annual appropriations process. The bill must still pass through the full House Appropriations Committee, and the Senate is expected to release its FY 26 T-HUD bill in the coming weeks. Earlier this year, the President released [the administration's](#) recommended budget proposal.

Deep Cuts to Key Housing Programs

Overall, PHADA is deeply concerned by the significant funding cuts proposed in the House bill. Notably, the draft legislation includes:

- A 28% cut to the Public Housing Capital Fund.
- A 9% cut to the Public Housing Operating Fund.
- Level funding for Voucher Contract Renewals and 28% cut to Voucher Admin fees. Given rising rents, inflation, and program growth, level funding for voucher renewals will result in many families losing assistance.

- Zero funding for the HOME Investment Partnerships Program (HOME) and the Choice Neighborhoods Initiative (CNI).
- Cuts to self-sufficiency programs of over 11% to Family Self-Sufficiency (FSS), and 12.5% to Resident Opportunities and Self-Sufficiency (ROSS).

If enacted, these cuts would undermine core housing operations and erode essential resident services. The proposed funding levels fall far short of what is necessary for the HUD programs that provide safe and affordable housing to low-income families.

See the table below for a detailed funding comparison.

FY 26 House Proposed Budget for Selected HUD Accounts
(IN \$MILLIONS)

	FY 25 ENACTED	FY 26 PHADA RECOMMENDED	FY 26 WHITE HOUSE PROPOSED	FY 26 HOUSE PROPOSED	% CHANGE FY 25 ENACTED TO HOUSE PROPOSED
Public Housing Operating Fund	\$5,476	\$5,720		\$4,975	-9.1%
Public Housing Capital Fund	\$3,200	\$5,000		\$2,286	-28.6%
Public Housing Shortfall	\$25	\$580	\$36,200 for these programs and others under a State Rental Assistance Program (SRAP)	\$25	—
Voucher Contract Renewals	\$32,141	\$35,639		\$32,145	—
Voucher Administrative Fees*	\$2,741	\$3,445		\$1,945	-28.0%
Tenant Protection Vouchers	\$337	\$500		\$375	+11.0%
Project Based Rental Assistance	\$16,490	\$17,950		\$16,727	+1.4%
Incremental Vouchers	\$45**	\$241	\$25	\$30	—
Choice Neighborhoods	\$75	\$300	\$0	\$0	-100.0%
HOME	\$1,250	\$2,000	\$0	\$0	-100.0%
CDBG	\$3,300	\$4,200	\$0	\$3,300	—
FSS	\$141	\$200	\$0	\$125	-11.3%
ROSS	\$40	\$40	\$0	\$35	-12.5%
Jobs-Plus	\$15	\$15	\$0	\$15	—

*Less fees for special purposes.

**\$15 million in incremental HUD-VASH, \$30 million in incremental FUR.

The FY 26 Budget requests funding for a new State Rental Assistance program, which would provide HUD funding directly to states, \$30 million for emergency capital needs with \$10 million set-aside for safety/security.

Bill Includes Some New Flexibilities

The bill also contains several policy provisions directing how appropriated funds are spent, known as “riders.” PHADA has long supported these efforts to help agencies better address local needs. However, such tools offer limited relief in the context of deeply inadequate funding. Flexibilities are not a substitute for the resources required to sustain core operations and services.

Some provisions in the bill include:

- Language allowing HAs to adopt alternative methods for calculating Total Tenant Payments (TTP) and Housing Assistance Payments (HAP).

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- Authorizes the HUD Secretary to designate housing authorities to combine Public Housing Operating and Capital Funds, including reserves, into a single account. Housing authorities will be left to stretch insufficient dollars across mounting operational and capital needs, potentially turning to their reserves to offset shortfalls.

While not a rider, the bill also allows the Department to repurpose some Tenant Protection Vouchers (TPV) appropriations to prevent funding shortfalls for Emergency Housing Vouchers (EHVs) in calendar year 2026.

However, the bill does not include PHADA-supported policy provisions, such as prohibiting HUD from using its flawed performance metrics system to determine FSS funding awards. While it blocks HUD from enforcing its own 30-day notice rule, it does not rescind the 30-day notice requirement established by the CARES Act.

PHADA will provide a more in-depth analysis on the House appropriations bill in a future edition of the *Advocate*. As the Association continues to advocate for full HUD funding, members are encouraged to contact their Members of Congress—particularly those serving on the T-HUD Appropriations Subcommittees in the House and Senate—to share how funding cuts and policy changes would impact their agencies.

Forward

Public Housing Authorities Directors Association
511 Capitol Court, NE, Washington, DC 20002
202.546.5445 | Fax: 202.546.2280
www.phada.org

[Unsubscribe](#)

-30-

WORKFORCE (Source: Job Service North Dakota)

	APR - 2025	APR - 2024	MAR - 2025	MAR - 2024
Bismarck-Mandan MSA Labor Force	74,578	72,844	74,369	72,460
MSA Unemployment Rate	2.2%	2.3%	2.9%	2.8%

NOTE: With the release of January 2025 substate labor force and unemployment statistics on March 21st, the Labor Market Information Center of Job Service North Dakota began using revised metropolitan and micropolitan statistical area geographic delineations based on 2020 Census results. For North Dakota, the Bismarck metropolitan area was affected by a delineation change with the subtraction of Sioux County and now consists of three counties (Burleigh, Morton, and Oliver).

CITY SALES TAX COLLECTIONS (Source: Office of ND State Treasurer)

	APR - 2025	APR - 2024	YTD APR - 2025	YTD APR - 2024
Bismarck	\$1,942,562	\$1,300,152	\$10,526,883	\$9,441,216
Mandan	\$487,057	\$319,991	\$2,311,080	\$1,884,527

NOTE: 1) The figures above represent sales tax REPORTED for the month indicated. The actual sales tax collection occurred in previous months.
2) Sales tax returns are due at the end of each month which causes large monthly swings especially when months end of weekends. Using year-to-date collections helps mitigate these swings and DEC present a more accurate view of any real change that is occurring than would any given months collection comparison.

TAXABLE SALES & PURCHASES (Source: Office of ND State Tax Commissioner)

	Q1 - 2025	Q1 - 2024	Q1 - 2023	Q1 - 2022
Bismarck	\$384,463,836	\$377,154,081	\$382,391,063	\$359,059,380
Burleigh County	\$387,076,086	\$380,141,207	\$384,506,139	\$361,618,075
Mandan	\$70,972,011	\$81,958,770	\$67,846,430	\$61,869,927
Morton County	\$74,881,447	\$85,597,718	\$71,223,174	\$66,303,316
Burleigh - Morton Total	\$461,957,533	\$465,738,925	\$455,729,313	\$427,921,391

REAL ESTATE (Source: Bismarck-Mandan Board of Realtors) NOTE: This does not represent any "for sale by owner" transactions.

	APR - 2025	APR - 2024	YTD APR - 2025	YTD APR - 2024
# of Single Family Units Sold	85	79	267	259
# of all Residential Units Sold	117	110	373	354
Average Sale Price - Single Family	\$420,402	\$397,386	\$391,685	\$374,004
Average Sale Price - All Residential	\$380,943	\$370,106	\$363,185	\$354,162

NEW CONSTRUCTION PERMITS (Source: City of Bismarck, City of Mandan, Burleigh County, Morton County)

	APR - 2025	APR - 2024	YTD APR - 2025	YTD APR - 2024
# of Single Family Permits Issued	42	36	77	71
Single Family Permits Valuation	\$19,280,347	\$14,884,980	\$30,403,645	\$26,008,278
-----	-----	-----	-----	-----
# of New Commercial Permits Issued	4	15	15	34
New Commercial Permits Valuation	\$3,856,650	\$32,337,625	\$20,271,249	\$48,752,224

TRANSPORTATION (Source: Bismarck Airport)

	APR - 2025	APR - 2024	YTD APR - 2025	YTD APR - 2024
Passenger Enplanement	24,530	21,535	103,023	114,228
Passenger Deplanements	26,389	23,321	104,445	90,039
Total Passenger Activity	50,919	44,856	207,468	178,235



BISMARCK-MANDAN ND MSA ECONOMY-AT-A-GLANCE YEAR END - 2024

TAX COLLECTIONS (Source: Office of ND State Treasurer)

	2024	2023	2022	2021
Bismarck City Sales Tax	\$31,688,136	\$30,863,332	\$29,666,835	\$27,180,383
Mandan City Sales Tax	\$7,392,187	\$5,987,000	\$5,543,617	\$5,286,767
<hr/>				
Bismarck Restaurant & Lodging Tax	\$3,828,172	\$4,087,234	\$3,729,541	\$3,248,744
Mandan Restaurant & Lodging Tax	\$657,641	\$649,780	\$568,291	\$570,745

TAXABLE SALES & PURCHASES (Source: Office of ND State Tax Commissioner)

	2024	2023	2022	2021
Bismarck	\$1,777,710,876	\$1,775,915,899	\$1,718,587,771	\$1,656,200,798
Burleigh County	\$1,795,440,794	\$1,792,010,871	\$1,734,002,027	\$1,670,388,064
Mandan	\$393,232,261	\$346,313,004	\$318,900,861	\$290,743,655
Morton County	\$412,319,517	\$365,955,855	\$339,466,233	\$308,979,166
Burleigh - Morton Total	\$2,207,760,311	\$2,157,966,726	\$2,073,468,260	\$1,979,367,230
North Dakota	\$21,207,766,735	\$24,002,605,398	\$26,761,389,730	\$20,343,923,954

REAL ESTATE (Source: Bismarck-Mandan Board of Realtors) NOTE: This does not represent any "for sale by owner" transactions.

	2024	2023	2022	2021
# of Single Family Units Sold	1,026	942	1,131	1,327
# of all Residential Units Sold	1,446	1,255	1,499	1,847
Average Sale Price - Single Family	\$404,581	\$381,936	\$361,702	\$352,797
Average Sale Price - All Residential	\$371,387	\$355,606	\$338,640	\$320,952

RESIDENTIAL NEW CONSTRUCTION (Source: City of Bismarck, City of Mandan, Burleigh County, Morton County)

	2024	2023	2022	2021
# of Single Family Permits Issued	288	286	318	425
Single Family Permits Valuation	\$109,657,576	\$109,054,877	\$103,980,902	\$125,734,200

TRANSPORTATION (Source: Bismarck Airport)

	2024	2023	2022	2021
Passenger Enplanement	294,580	256,761	241,927	213,668
Passenger Deplanements	289,983	258,079	239,779	214,279
Total Passenger Activity	584,563	514,640	481,706	427,947

POPULATION (Source: ND Dept. of Health, Bismarck Schools, ND Census Dept.)

	2024	2023	2022	2021
Births	1,551	1,553	1,574	2,400
K-12 Fall School Enrollment (All Schools)	20,296	20,257	20,006	19,664
Median Age	38.2	37.6	37.4	37.3

COST OF LIVING (Source: Job Service ND, Council for Community and Economic Research)

	2024	2023	2022	2021
Burleigh Year End Wage #'s	\$63,440	\$60,868	\$58,242	\$56,325
Morton Year End Wage #'s	\$58,656	\$53,533	\$53,533	\$50,030
Bismarck-Mandan Composite Index	90.9*	95.5*	100.3*	101.8*

*The average for participating places equals 100. Each participant's index is read as a percentage of the average for all places.

WORKFORCE (Source: Job Service North Dakota)

	FEB - 2025	FEB - 2024	JAN - 2025	JAN - 2024
Bismarck-Mandan MSA Labor Force	74,056	70,074	73,994	70,102
MSA Unemployment Rate	3.2%	3.0%	3.0%	2.9%

NOTE: With the release of January 2025 substate labor force and unemployment statistics on March 21st, the Labor Market Information Center of Job Service North Dakota began using revised metropolitan and micropolitan statistical area geographic delineations based on 2020 Census results. For North Dakota, the Bismarck metropolitan area was affected by a delineation change with the subtraction of Sioux County and now consists of three counties (Burleigh, Morton, and Oliver).

CITY SALES TAX COLLECTIONS (Source: Office of ND State Treasurer)

	FEB - 2025	FEB - 2024	YTD FEB - 2025	YTD FEB - 2024
Bismarck	\$3,066,560	\$3,787,838	\$6,351,920	\$5,658,797
Mandan	\$674,615	\$702,302	\$1,259,397	\$1,075,547

NOTE: 1) The figures above represent sales tax REPORTED for the month indicated. The actual sales tax collection occurred in previous months.
2) Sales tax returns are due at the end of each month which causes large monthly swings especially when months end of weekends. Using year-to-date collections helps mitigate these swings and DEC present a more accurate view of any real change that is occurring than would any given months collection comparison.

TAXABLE SALES & PURCHASES (Source: Office of ND State Tax Commissioner)

	Q4 - 2024	Q4 - 2023	Q4 - 2022	Q4 - 2021
Bismarck	\$457,983,061	\$460,348,491	\$441,574,566	\$419,504,561
Burleigh County	\$462,135,858	\$463,983,359	\$444,671,290	\$421,990,017
Mandan	\$90,745,359	\$92,637,817	\$85,952,863	\$78,663,610
Morton County	\$95,560,993	\$98,001,368	\$91,240,351	\$83,938,089
Burleigh - Morton Total	\$557,696,851	\$561,984,727	\$535,911,641	\$505,928,106

REAL ESTATE (Source: Bismarck-Mandan Board of Realtors) NOTE: This does not represent any "for sale by owner" transactions.

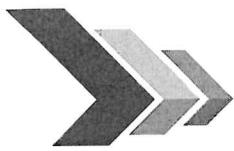
	FEB - 2025	FEB - 2024	YTD FEB - 2025	YTD FEB - 2024
# of Single Family Units Sold	56	41	122	86
# of all Residential Units Sold	72	57	170	121
Average Sale Price - Single Family	\$380,752	\$344,830	\$379,815	\$361,793
Average Sale Price - All Residential	\$365,624	\$328,014	\$359,343	\$339,530

NEW CONSTRUCTION PERMITS (Source: City of Bismarck, City of Mandan, Burleigh County, Morton County)

	FEB - 2025	FEB - 2024	YTD FEB - 2025	YTD FEB - 2024
# of Single Family Permits Issued	8	5	13	5
Single Family Permits Valuation	\$3,130,076	\$1,939,955	\$4,514,729	\$1,939,955
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# of New Commercial Permits Issued	3	3	3	3
New Commercial Permits Valuation	\$1,500,000	\$1,897,400	\$1,500,000	\$1,897,400

TRANSPORTATION (Source: Bismarck Airport)

	FEB - 2025	FEB - 2024	YTD FEB - 2025	YTD FEB - 2024
Passenger Enplanement	24,872	22,020	49,150	43,378
Passenger Deplanements	23,905	21,786	47,633	42,105
Total Passenger Activity	48,777	43,806	96,783	85,483



WORKFORCE (Source: Job Service North Dakota)

	MAY - 2025	MAY - 2024	APR - 2025	APR - 2024
Bismarck-Mandan MSA Labor Force	74,097	73,174	74,578	72,844
MSA Unemployment Rate	1.9%	2.0%	2.2%	2.3%

NOTE: With the release of January 2025 substate labor force and unemployment statistics on March 21st, the Labor Market Information Center of Job Service North Dakota began using revised metropolitan and micropolitan statistical area geographic delineations based on 2020 Census results. For North Dakota, the Bismarck metropolitan area was affected by a delineation change with the subtraction of Sioux County and now consists of three counties (Burleigh, Morton, and Oliver).

CITY SALES TAX COLLECTIONS (Source: Office of ND State Treasurer)

	MAY - 2025	MAY - 2024	YTD MAY - 2025	YTD MAY - 2024
Bismarck	\$2,605,022	\$3,219,166	\$13,131,905	\$12,660,382
Mandan	\$0	\$688,693	\$2,311,080	\$2,573,220

NOTE: 1) The figures above represent sales tax REPORTED for the month indicated. The actual sales tax collection occurred in previous months.
2) Sales tax returns are due at the end of each month which causes large monthly swings especially when months end of weekends. Using year-to-date collections helps mitigate these swings and DEC present a more accurate view of any real change that is occurring than would any given months collection comparison.

TAXABLE SALES & PURCHASES (Source: Office of ND State Tax Commissioner)

	Q1 - 2025	Q1 - 2024	Q1 - 2023	Q1 - 2022
Bismarck	\$384,463,836	\$377,154,081	\$382,391,063	\$359,059,380
Burleigh County	\$387,076,086	\$380,141,207	\$384,506,139	\$361,618,075
Mandan	\$70,972,011	\$81,958,770	\$67,846,430	\$61,869,927
Morton County	\$74,881,447	\$85,597,718	\$71,223,174	\$66,303,316
Burleigh - Morton Total	\$461,957,533	\$465,738,925	\$455,729,313	\$427,921,391

REAL ESTATE (Source: Bismarck-Mandan Board of Realtors) NOTE: This does not represent any "for sale by owner" transactions.

	MAY - 2025	MAY - 2024	YTD MAY - 2025	YTD MAY - 2024
# of Single Family Units Sold	103	101	370	360
# of all Residential Units Sold	144	149	517	503
Average Sale Price - Single Family	\$421,539	\$408,708	\$399,996	\$383,741
Average Sale Price - All Residential	\$387,591	\$365,643	\$369,983	\$357,563

NEW CONSTRUCTION PERMITS (Source: City of Bismarck, City of Mandan, Burleigh County, Morton County)

	MAY - 2025	MAY - 2024	YTD MAY - 2025	YTD MAY - 2024
# of Single Family Permits Issued	37	35	114	92
Single Family Permits Valuation	\$15,334,627	\$13,080,892	\$45,738,272	\$29,607,549
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# of New Commercial Permits Issued	10	29	25	40
New Commercial Permits Valuation	\$12,573,645	\$8,225,848	\$32,844,894	\$24,640,447

TRANSPORTATION (Source: Bismarck Airport)

	MAY - 2025	MAY - 2024	YTD MAY - 2025	YTD MAY - 2024
Passenger Enplanement	24,950	26,032	127,973	114,228
Passenger Deplanements	25,178	26,084	129,623	116,123
Total Passenger Activity	50,128	52,116	257,596	230,351

Morton County Housing Authority

0.67 per mile
N/A (Not in Attendance)

Commissioners Board Meeting Attendance and Mileage - Fiscal year 2024

Month	Location	Carly Retterath	Tom Peters	Tim Duppong	Woody Barth	Steve Maersbacker
April 26, 2024	Liberty Heights - Mandan	3	18	96	52	112
July 25, 2024	Liberty Heights - Mandan	3	18	N/A	52	112
October 24, 2024	Liberty Heights - Mandan	3	18	96	52	112
December 11, 2024	Liberty Heights - Mandan	3	18	96	52	N/A
Total Mileage for the Year		12	72	288	208	336
Mileage Rate .67						

Total Amount Due for 2024 Mileage	8.04	48.24	192.96	139.36	225.12
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