



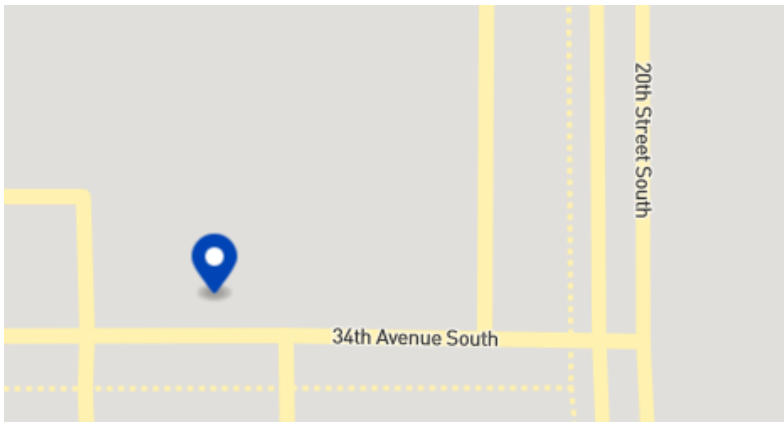
**PUBLIC HOUSING AGENCY
MEETING AGENDA
MAY 26, 2026 AT 11:30 AM
FIELDCREST TOWNHOMES COMMUNITY ROOM- 1828 34TH AVE
S MOORHEAD MN 56560**

1. Call to Order/Roll Call
2. Agenda Amendments
3. Citizens To Be Heard
 - A. Meeting location directions included in packet
4. Approval of Minutes
 - A. Request Board Approval of April 28, 2026 Meeting Minutes
5. Request Approval for Payment of Bills
 - A. Request Board Approval of Payment of Bills- Resolution 05-26-26-08
6. Business
 - A. Request Board Approval of Amendment to the 25-26 Public Housing Dept Budget- Resolution 05-26-26-09
 - B. Request Board Approval of 26-27 Agency Budget- Resolution 05-26-26-10
 - C. Request Board Approval of Amendment to the 21-25 Capital Funding Grant Five Year Plan- Resolution 05-26-26-11
7. Other Business
 - A. Executive Director Updates
 - B. Other
8. Attorney's Report
9. Adjourn

Upon request, accommodations for individuals with disabilities, language barriers, or other needs to allow participation in city meetings will be provided. To arrange assistance, call the office at (voice) or 711 (TDD/TTY). Visit our website at

Fieldcrest Townhomes
Community Room
1828 34th Ave S Moorhead

Directions: Going south on 20th Street, take a right (west) on 34th Ave S. Fieldcrest is across the street from Summit Ridge Apartments. You can park on the street (on 34th Ave S)



Proceed along the sidewalk near the garages to the office



The door is in the center building on your right side and is labeled



Moorhead Public Housing Agency
Regular Meeting
April 28, 2026
Fieldcrest Townhomes, LLC

I. CALL TO ORDER AND ROLL CALL

Chair Greg Lemke called the meeting to order at 11:30 AM.

Members Present: Chair; Greg Lemke, Michael Carbone, Vice Chair; Rebecca Flores, Secretary, Ali Ott, At Large; Anthony Dillard, At Large; Heather Neseimeier, City of Moorhead Council Member-Board Liaison

Members Absent: None

Others Present: MPHA Executive Director; Dawn Bacon, Clay HRA Executive Director
Dara
A. Lee, Clay HRA Administrative Manager; Jill Cossette

II. AGENDA AMENDMENTS

No agenda amendments were made.

III. CITIZENS TO BE HEARD

None.

IV. REQUEST FOR APPROVAL OF MARCH 24, 2026, MINUTES

A. Dillard moved, seconded by Carbone, to approve March 24, 2026, minutes. All votes were in favor. Motion Carried.

V. REQUEST APPROVAL FOR PAYMENT OF BILLS-RESOLUTION 04-28-26-07

Reviewed moving of accounts and activities with transfers. We have some accounts still open with Old National (Formerly Bremer) waiting for checks to clear or payment changes to process with HUD and the State of MN.

Carbone moved, seconded by Dillard, to approve the payment of bills as presented. All votes were in favor. Motion Carried.

VI. BUSINESS

None to report

VII. OTHER BUSINESS

A. Rehab Project Updates

- a. Sharp View-completed for 14 units. Community Room started. Next Phase bathrooms and laundry room. Work started October 20 and completion will be

closer to December. Residents are being relocated within the building during the rehab. One person had alternative arrangements due to accommodation needs. The board appreciated seeing pictures of some of the recently rehabbed apartment units.

- b. RVH-Roofing, window replacements and new generators project was on hold and will resume again Work is getting closer to bidding.

B. PHA Budget

- a. Departments outside of public housing are performing very well. For public housing, reserve calculations as of 6/30/25 was at 6 months. Current reserves are estimated at 5 months. HUD wants PHAs to be between 4-6. With the current budget, 83K has been transferred from general reserves to PHA reserves. An additional 60K is scheduled to be transferred from Moorhead Affordable to Public Housing. Information was shared about Public Housing shortfall program from HUD. MPHA has not been eligible in the past due to reserve levels but given budget challenges, may need this in the future. HUD has made cuts to the operating subsidy for 2026. Also underscores the need to pursue repositioning options which is exiting the low rent public housing program and going to a different affordable housing program.
- b. Dawn will be working with Greg and Michael to put together a budget for the next meeting, starting July 1. Financial Officer with Clay HRA (Jared) will also be supporting this process.

C. Other

- River View Heights Security-Dawn reviewed documented incidents out of 18 patrols conducted. They removed 2 people that shouldn't be there and found unsecure doors. We recently switched to 1 patrol per night due to budget constraints. Gateway Gardens front desk continues to monitor cameras.

D. ATTORNEY'S REPORT

None.

E. MEETING ADJOURNED at 12:06 p.m.

Greg Lemke-Chair

Becky Flores – Secretary

CHECK REQUEST TOTALS

PREPARED: May 21, 2026

PAID IN: April & May 2026

Dept #	Name	Total Amount	Check Numbers
1	PHA	\$35,113.65	16974-16980 16996-17019
2	Moorhead Affordable Housing LLC	30,163.81	20702-20707 20708-20716
3	Capital Funding	\$74,202.60	30479
7	Maple Court LLC	\$20,563.03	70977-70982 70992-71004
TOTAL		\$160,043.09	

BANK TRANSFERS made between funds:

DATE	FROM	TO	AMT	REASON
4/10	Dept 7 Maple Ct Operating	Dept 7 Maple Ct Savings	23,673.97	Move to correct account after bank change
4/10	Dept 7 Maple Ct Operating	Dept 7 Maple Ct Replacement Reserve	48,148.13	Move to correct account after bank change
4/10	Dept 7 Maple Ct Operating	Dept 7 Maple Ct Security Deposit	11,901.01	Move to correct account after bank change
4/10	Dept 2 MAH Checking	Dept 2 MAH Savings	80,000	Move to correct account after bank change
4/10	Dept 2 MAH Checking	Dept 2 MAH Security Deposit	17,632.03	Move to correct account after bank change
4/13	Dept 7 Maple Ct Operating	Dept 7 Maple Ct Replacement Reserve	495.83	Monthly Transfer Per Loan
4/16	Dept 1 PH Checking	Dept 1 PH Savings	363,917.21	Move to correct account after bank change
4/16	Dept 8 General Cking	Dept 8 General Savings	162,930.01	Move to correct account after bank change
4/29	Dept 7 Maple Ct Operating	Dept 7 Maple Ct Savings	495.83	Transfer
4/30	PHA General Checking	Clay HRA General Checking	72,000	Mgmt fees and payroll payment
			781,194.02	

D. Bacon

Executive Director Approval

PHA Board Resolution
Approving Operating Budget

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0029 (exp. 04/30/2027)

Public reporting burden for this collection of information is estimated to average 136.2 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, completing the operating budget and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information including suggestions for reducing this burden, to the Reports Management Officer, QDAM, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410. When providing comments, please refer to OMB Approval No. 2577-0029. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed and budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating budget adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA complies with HUD prescribed procedures. PHA boards must approve the operating budget and HUD requires boards to certify their approval through this form. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: **Moorhead Public Housing Agency** PHA Code: **MN017**
 PHA Fiscal Year Beginning **July 1, 2025** Board Resolution Number: **05-26-26-09**

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

- Operating Budget approved by Board resolution on: DATE
5-28-24 and 9-23-25
- Operating Budget submitted to HUD, if applicable, on:
- Operating Budget revision approved by Board resolution on: 5-26-26
- Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.
WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).

Print Board Chairperson's Name:	Signature:	Date:

MOORHEAD PUBLIC HOUSING
2025-2026 AMENDED BUDGET

	2025-2026 BUDGET	2025-2026 AMENDED BUDGET
Revenue		
NET TENANT RENTAL REVENUE	500000	500,000
TENANT REVENUE - OTHER	11000	48,000
HUD PHA OPERATING GRANT	390000	390000
INVESTMENT INCOME-UNRESTRICTED	500	500
OTHER REVENUE	50000	60,000
TRANSFER IN-LEVY	83859	0
TRANSFER IN-GENERAL RESERVES	2336	0
TRANSFER FROM PH RESERVES	29000	236,856
TRANSFER FROM RESERVES-MAH	61300	0
TOTAL REVENUE	1127995	1235356
Expenses		
MANAGEMENT FEE	418000	350,000
AUDITING FEES	10895	10895
OFFICE EXPENSES	1500	2,292
OTHER ADMINISTRATIVE	300	3,000
COMMUNICATION	3500	3500
ADMINISTRATIVE CONTRACTS	2500	2500
TENANT SERVICES-SALARIES	12000	12000
EMPLOYEE BEN.-TENANT SERVICES	6000	6000
RELOCATION COST	1000	30,000
RESIDENT ACTIVITIES	1000	1000
WATER	35000	35000
ELECTRICITY	87000	87000
NATURAL GAS	45000	45000
FUEL	500	3,500
SEWER	26000	26000
OTHER UTILITIES	8500	8500
ORDINARY MTC & OP - LABOR	108000	150,000
ORDINARY MTC & OP - MATERIALS	50000	82,000
ORDINARY MTC & OP - CONTRACTING:		
GARBAGE	100	969
HEATING & COOLING	17000	17000
SNOW REMOVAL	17000	17000
ELEVATOR	13000	13000
GROUNDS	2000	2000
UNIT TURNS	20000	30000
ELECTRICAL	2000	2000
PLUMBING	6000	17,000
EXTERMINATION	8000	8000
JANITORIAL	10000	10000
ROUTINE CONTRACTS	9000	9000
OTHER CONTRACTS	15000	15000
EMPLOYEE BEN. - ORDINARY MTC	36000	44,000
PROTECTIVE CONTACT COSTS	44000	44000
PROPERTY INSURANCE	56000	56000
LIABILITY INSURANCE	11500	11500
OTHER GENERAL EXPENSE	500	500
COMPENSATED ABSENCES	700	700
PAYMENT IN LIEU OF TAXES	15500	15500
BAD DEBT - TENANT	12000	48,000
EXTRAORDINARY MAINTENANCE	16000	16000
TOTAL EXPENSES	1127995	1235356
NET INCOME	0	0



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

FFY 2026 Public Housing Shortfall Funding Eligibility Calculations

PHA is Ineligible for Shortfall

PHA Code: MN017
FYE Date: 6/30/2025
Mixed Finance Adjusted: FALSE
RAD Adjusted: FALSE
ACC Units: 151
Shortfall Cohort: 1
Statement Status: AUDITED
MTW PHA: FALSE
PHA Plans to Stay in PH: TRUE

Ineligibility Reason(s)
MOR greater than 3.

Operating Reserves = Current Assets – Current Liabilities	
Current Assets	
Cash: Unrestricted (ITEM_111 - LRPB)	\$363,830
Cash: Tenant Security Deposits (ITEM_114 - LRPB)	\$51,100
Cash: Restricted Payment of Current Liabilities (ITEM_115 - LRPB)	\$0
Total Receivables (ITEM_120 - LRPB)	\$407,513
Investments: Unrestricted (ITEM_131 - LRPB)	\$0
Investments: Restricted for Payment Current Liability (ITEM_135 - LRPB)	\$0
Prepaid Expenses and Other Assets (ITEM_142 - LRPB)	\$61,443
Inter-program: Due From (ITEM_144 - LRPB)	\$44,364
Assets Held for Sale (ITEM_145 - LRPB)	\$0
Total Current Assets	\$928,250
Current Liabilities	
Total Current Liabilities (ITEM_310 - LRPB)	\$266,686
Less: Current Portion Long Term Debt: Capital Projects (ITEM_343 - LRPB)	\$0
Total Current Liabilities	\$266,686
Operating Reserves	\$661,564

Adjusted Operating Reserves = Operating Reserves-The Proration Variance	
Proration Variance = Operating Subsidy (OpSub) Eligibility - (OpSub Eligibility x the Proration Rate)	\$46,338
Adjusted Operating Reserves	\$615,226
Months of Reserves (MOR) = Operating Reserves / Monthly Expense	
Adjusted Operating Reserves	\$615,226
Total Operating Expenses (ITEM_96900 - LRPB)	\$1,165,022
Number of Reporting Months	12
Monthly Operating Expenses (ITEM_96900 / Reporting Months)	\$97,085
Months of Reserves	6.3370

Shortfall Calculation	
Shortfall Funding to Bring Months of Reserves to	3.0
Multiplied By: Monthly Operating Expenses	\$97,085
Equals: Three Months of Reserves	\$291,255
Less: Adjusted Operating Reserves	\$615,226
Equals: Shortfall Amount or Zero, whichever is higher	\$0
Proration Variance: OpSub Eligibility - (OpSub Eligibility x the Proration Rate)	\$46,338
Lesser of: Shortfall Amount or Proration Variance	\$0
Additional Shortfall: Amount needed to bring MOR to 3.0	0
Total Shortfall Amount: The Lesser of Shortfall Amount or Proration Variance + Additional Eligibility	\$0

Print Date 4/21/2026

PHA Board Resolution
Approving Operating Budget

**U.S. Department of Housing and
Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0029 (exp. 04/30/2027)

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5-26-2026
- Operating Budget submitted to HUD, if applicable, on: _____
- Operating Budget revision approved by Board resolution on: _____
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I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.
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Print Board Chairperson's Name:	Signature:	Date:

2026-2027	Public Housing	Maple Court	Moorhead Affordable Housing	General	TOTAL
REVENUE					0
NET TENANT RENTAL REVENUE	500,000	180,000	530,000		1,210,000
TENANT REVENUE - OTHER	11,000	2,500	4,000		17,500
HUD PHA OPERATING GRANT	305,400				305,400
INVESTMENT INCOME-UNRESTRICTED	500	1,500	2,000	6,000	10,000
OTHER REVENUE	63,500				63,500
ROSS GRANT	90,750				90,750
CAPITAL FUNDING GRANT	120,000				120,000
INSURANCE PROCEEDS					0
Total Revenues	1,091,150	184,000	536,000	6,000	1,817,150
Transfer In-Levy					0
Transfer In-Reserves	217,007	24,800		9,200	251,007
Total Available for Cash Uses	1,308,157	208,800	536,000	15,200	2,068,157
EXPENSES					0
MANAGEMENT FEE	396,203	18,250	53,000		467,453
ADVERTISING					0
ADMIN SALARIES		10,000	37,000	9,000	56,000
TENANT SERVICES-SALARIES	86,000				86,000
LEGAL EXPENSES		1,000	4,000		5,000
ADMIN TRAINING & TRAVEL	3,500	1,000	1,500		6,000
AUDIT	8,840	3,060	5,100		17,000
BAD DEBT	12,000	1,000	10,000		23,000
OTHER ADMINISTRATIVE	7,000			500	7,500
OFFICE EXPENSES	11,750	1,500		2,000	15,250
ADMINISTRATIVE CONTRACTS	1,000				1,000
COMMUNICATION	5,000				5,000
PROPERTY INSURANCE	67,027	11,500	20,000		98,527
LIABILITY INSURANCE	11,500	1,600	3,000		16,100
EMPLOYEE BENEFIT CONTRIBUTIONS	0	3,400	14,500	3,700	
EMPLOYEE BENEFITS-TENANT SERVICE	19,000				19,000
RELOCATION COSTS	10,000	500	1,000		11,500
RESIDENT ACTIVITIES	1,000				1,000
WATER	35,500	11,500	40,000		87,000
ELECTRICITY	85,000	1,700	45,000		131,700
GAS	49,000	8,750	29,000		86,750
FUEL	3,000				3,000
SEWER	23,000				23,000
OTHER UTILITIES	10,000	1,000	13,000		24,000
ORDINARY MTC & OP-LABOR	162,991	19,300	31,000		213,291
ORDINARY MTC & OP-MATERIALS	65,000	8,000	20,000		93,000
ORDINARY MTC & OP-CONTRACTING	129,600	15,000	55,000		199,600
EMPLOYEE BENEFITS-ORDINARY MTC	46,486	2,162	9,700		58,348
PROTECTIVE CONTRACT COSTS	32,760				32,760
OTHER GENERAL EXPENSE	500				500
PAYMENT IN LIEU OF TAXES	15,500	7,500	20,000		43,000
EXTRAORDINARY MAINTENANCE	10,000	35,000	34,000		79,000
MORTGAGE PAYMENTS		22,000			22,000
VEHICLE MAINTENANCE					0
					0
TOTAL WITHOUT DEPRECIATION	1,308,157	184,722	445,800	15,200	1,953,879
NET INCOME	0	24,078	90,200	0	
DEPRECIATION EXPENSE	280,681	27,000	77,000		384,681
NET INCOME WITH DEPRECIATION	-280,681	-2,922	13,200	0	-270,403

**PUBLIC HOUSING
2026 PROJECTED ACTUALS FOR 26-27 BUDGETS**

		Actual through FEB 2026 (67%)	Projected through 6/30/2026 Based on Feb	25-26 Budget	26-27 Budget
Revenues					
70300	NET TENANT RENTAL REVENUE	317168	473385	500000	500000
70400	TENANT REVENUE - OTHER	46013	68676	11000	11000
70600	HUD PHA OPERATING GRANT	217656	324860	390000	305400
71100	INVESTMENT INCOME-UNRESTRICTED	4280	6388	500	500
71500	OTHER REVENUE	22533	33631	50000	63500
71500-080	PROCEEDS FROM INSURER	668898	668898		
	Capital Funding Grant				120000
	ROSS Grant				90750
	Total Revenues	1276547	1575837	951500	1091150
	TRANSFER FROM PH RESERVE	160000			217007
	TAX LEXY		83859	83859	
	Total for Cash Uses	1436547	1659696	1035359	1308157
Expenses					
91300	MANAGEMENT FEE	231380	345343	418000	396203
91200	AUDITING FEES	13948	13948	10895	8840
91600	OFFICE EXPENSES	3201	4778	1500	11750
91600.1	OTHER ADMINISTRATIVE	6341	9464	300	7000
91600.02	COMMUNICATION	4010	5986	3500	5000
91600.03	ADMINISTRATIVE CONTRACTS	1122	1675	2500	1000
91800	TRAVEL AND TRAINING				3500
92100	TENANT SERVICES-SALARIES	0	14000	12000	86000
92300	EMPLOYEE BENEFITS- TENANT SERVICES	0	10700	6000	19000
92200	RELOCATION COST	21056	31427	1000	10000
92400	RESIDENT ACTIVITIES	0	0	1000	1000
93100	WATER	20400	30448	35000	35500
93200	ELECTRICITY	46686	69681	87000	85000
93300	GAS	32370	48313	45000	49000
93400	FUEL	1935	2888	500	3000
93600	SEWER	12319	18386	26000	23000
93800	OTHER UTILITIES	10581	15793	8500	10000
94100	ORD. MTC & OPERATING - LABOR	101679	151759	105000	162991
94200	ORD. MTC & OP. - MATERIALS/SUPPLIES	55130	82284	50000	65000
94300s	ORD. MTC & OPERATING- CONTRACTING:		0		
94300.01	GARBAGE	649	969	100	900
94300.02	HEATING & COOLING	6127	9144	17000	10000
94300.03	SNOW REMOVAL	16581	24748	17000	20000
94300.04	ELEVATOR	11118	16594	13000	14000
94300.05	GROUNDS	3124	4663	2000	2700
94300.06	UNIT TURNS	21406	31949	20000	25000
94300.07	ELECTRICAL	2438	3639	2000	3000
94300.08	PLUMBING	12880	19224	6000	15000
94300.09	EXTERMINATION	3575	5335	8000	7000
94300.10	JANITORIAL	6592	9839	10000	4000
94300.11	ROUTINE CONTRACTS	9203	13736	9000	13000
94300.12	OTHER CONTRACTS	15040	22448	15000	15000
94500	EMPLOYEE BEN CO - ORD. MAINTENANCE	28887	43115	35000	46486
95200	PROTECTIVE CONTRACT COSTS	6450	9627	44000	32760
96110	PROPERTY INSURANCE	44131	65867	56000	67027
96120	LIABILITY INSURANCE	13250	19776	11500	11500
96200	OTHER GENERAL EXPENSE	518	773	500	500
96300	PAYMENT IN LIEU OF TAXES	0	15500	15500	15500
96400	BAD DEBT- TENANT	0	12000	12000	12000
97100	EXTRAORDINARY MAINTENANCE	840650	840650	16000	10000
	Total Expenses	1604779	2026471	1123295	1308157
	Net Income	-168232	-366775	-87936	0

Did not attempt to project insurance proceeds and extraordinary mtc

**MAPLE COURT
2026 PROJECTED ACTUALS FOR 26-27 BUDGETS**

		Actual through FEB 2026 (67%)	Projected through 6/30/2026 Based on Feb	25-26 Budget	26-27 Budget
Revenues					
70300	NET TENANT RENTAL REVENUE	123140	183791	165000	180000
70400	TENANT REVENUE - OTHER	0		2500	2500
71100	INVESTMENT INCOME-UNRESTRICTED	1061	1584	1500	1500
71500-080	PROCEEDS FROM INSURER				
	Total Revenues	124201	185375	169000	184000
	TRANSFER IN FROM REPL. RESERVE		24800	24800	24800
	Total for Cash Uses	124201	210175	193800	208800
Expenses					
91300	MANAGEMENT FEE	12386	18487	16500	18250
91100	ADMINISTRATIVE SALARIES	5369	8013	18000	10000
91200	AUDIT FEES	4574	4574	3700	3060
91500	EMPLOYEE BENEFIT CONTRIBUTIONS	2242	3346	6000	3400
91600	OFFICE EXPENSES	945	1410	1000	1500
91700	LEGAL	0		1000	1000
91800	TRAVEL/TRAINING	0		500	1000
92200	RELOCATION COST	0		500	500
93100	WATER	7357	10981	10800	11500
93200	ELECTRICITY	607	906	1700	1700
93300	GAS	5425	8097	7000	8750
93800	OTHER UTILITIES	305	455	1000	1000
94100	ORD MTC & OPERATING - LABOR	11104	16573	23000	19300
94200	ORD MTC & OPERATING - SUPPLIES	4088	6101	8000	8000
94300	ORD MTC & OPERATING - CONTRACTING	2387	3563	15000	15000
94500	EMPLOYEE BENEFIT CO - MAINTENANCE	1133	1691	2500	2162
96110	PROPERTY INSURANCE	10441	15584	10500	11500
96120	LIABILITY INSURANCE	5137	7666	1600	1600
96300	PAYMENT IN LIEU OF TAXES	0	7500	7500	7500
96400	BAD DEBT - TENANT	101	150	1000	1000
96710	INTEREST ON MORTGAGE PAYABLE	14453	21572	22000	22000
97100	EXTRAORDINARY MAINTENANCE	4500	6716	35000	35000
	Total Expenses	92554	143387	193800	184722
	Net Income	31647	66787	0	24078

**MOORHEAD AFFORDABLE HOUSING LLC
2026 PROJECTED ACTUALS FOR 26-27 BUDGETS**

		Actual through FEB 2026 (67%)	Projected through 6/30/2026 Based on Feb	25-26 Budget	26-27 Budget
Revenues					
70300	NET TENANT RENTAL REVENUE	360240	537672	477000	530000
70400	TENANT REVENUE - OTHER	1010	1507	4000	4000
71100	INVESTMENT INCOME-UNRESTRICTED	1457	2174	1000	2000
71500-080	PROCEEDS FROM INSURER	71324	71324		
	Total Revenues	434031	612677	482000	536000
Expenses					
91300	MANAGEMENT FEE	36085	53858	47000	53000
91100	ADMINISTRATIVE SALARIES	21808	32549	37000	37000
91200	AUDIT FEES	7623	11378	6300	5100
91500	EMPLOYEE BENEFIT CONTRIBUTIONS	9396	14024	14500	14500
91700	LEGAL	0	0	4000	4000
91800	TRAVEL/TRAINING	688	1027	500	1500
92200	RELOCATION COST	0	0	1000	1000
93100	WATER	21715	32410	40000	40000
93200	ELECTRICITY	24577	36682	48000	45000
93300	GAS	17802	26570	25000	29000
93800	OTHER UTILITIES	8964	13379	11500	13000
94100	ORD MTC & OPERATING - LABOR	18690	27896	23000	31000
94200	ORD MTC & OPERATING - SUPPLIES	12952	19332	17000	20000
94300	ORD MTC & OPERATING - CONTRACTING	34934	52140	55000	55000
94500	EMPLOYEE BENEFIT CO - MAINTENANCE	6182	9226	10600	9700
96110	PROPERTY INSURANCE	18997	28353	19000	20000
96120	LIABILITY INSURANCE	2225	3321	2300	3000
96300	PAYMENT IN LIEU OF TAXES	0	18000	18000	20000
96400	BAD DEBT - TENANT	10696	15963	7000	10000
97100	EXTRAORDINARY MAINTENANCE	103380	103380	34000	34000
	Total Expenses	356712	499488	420700	445800
	Net Income	77318	113190	61300	90200

**MPHA GENERAL FUND
2026 PROJECTED ACTUALS FOR 26-27 BUDGETS**

		Actual through FEB 2026 (67%)	Projected through 6/30/2026 Based on Feb	25-26 Budget	26-27 Budget
Revenues					
71100	INVESTMENT INCOME-UNRESTRICTED	3911	5837	8000	6000
	Total Revenues	3911	5837	8000	6000
	TRANSFER FROM RESERVES				9200
	Total for Cash Uses	3911	5837	8000	15200
Expenses					
91100	ADMINISTRATIVE SALARIES	6282	9376	8500	9000
91500	EMPLOYEE BENEFIT CONTRIBUTIONS	2410	3598	3700	3700
91600	OFFICE EXPENSE	1630	2432	2100	2000
91900.1	OTHER - ACCOUNTING FEES	125	187	1500	500
	Total Expenses	10447	15593	15800	15200
	Net Income	-6536	-9756	-7800	0

MEMORANDUM

DATE: 5/21/2026

TO: PHA Board of Commissioners

FROM: Dawn Bacon, Executive Director

RE: Request amendment to Capital Funding Grant Five Year Plan (2021-2025) RESOLUTION 05-26-26-11

MPHA recently contracted for a physical needs evaluation of River View Heights. We have also incurred expenses related to relocation at Sharp View and will be engaging a consultant for assistance in long term planning.

I am recommending that we amend our current Capital Funding Grant Five Year plan (2021-2025) to allow flexibility for expenses to be covered by the 2025 Capital Funding Grant.

In accordance with our significant amendment policy approved by HUD, only board approval is required. Due to the limited nature and amount of this expenditure, MPHA does not have to hold a 45-day public comment period to make this amendment. (Expenses would need to meet or exceed 123,000 for the 2025 grant to trigger a significant amendment).

1. Definition of Significant Amendment/Modification to a CFP 5 Year Action Plan:

This statement identifies and defines basic criteria of what Moorhead Public Housing Agency will use to define what would constitute a major change (significant amendment or modification) to the Capital Fund 5 Year Action Plan related to work activities/capital improvements.

After submitting its Capital Fund 5-Year Action Plan to HUD, a PHA may amend or modify any aspect of the plan. However, a significant amendment or modification requires a public comment process and public hearing prior to formal approval by the Board of Commissioners.

Moorhead Public Housing Agency defines a significant amendment or modification as any addition of a Capital Fund project for non-emergency work items that are not in the current CFP 5 Year Action plan when the dollar amount exceeds 30% of the Capital Fund annual budget.

An emergency work item will be considered a capital improvement that, if not undertaken immediately, would negatively impact the normal daily activities and/or quality of housing for residents. This includes projects arising out of federally declared major disasters or acts of nature beyond the control of the Housing Authority, such as earthquakes, fires and storm damage; civil unrest; or other unforeseen emergency events.