

For the regular board meeting of the Housing Authority of the County of Scotts Bluff, Nebraska to be held both at the Housing Partners of Western Nebraska Board Room, 89A Woodley Park Road, Gering, NE and via Zoom Meeting ID: 813 9637 0581, on Tuesday January 7, 2025 at 12:00 p.m. The meeting has been properly advertised and is being conducted under the guidelines of the Nebraska Open Meetings Act. A copy of the Open Meetings Act is available upon request.

Opening Statement: This meeting of the Commissioners of the Housing Authority of the County of Scotts Bluff has been properly advertised and is being conducted under the guidelines of the Nebraska Open Meetings Act. A copy of the Open Meetings Act is posted in the Community Room and copies of the Open Meetings statutes are available to anyone attending this meeting. Public Comment is reserved at the beginning of the meeting with a limit of 5 minutes. The Board reserves the right to enter into closed session if deemed necessary. We ask that all Cell phones be turned off during the meeting. – Thank you.

Business Session:

Public Comment:

1. Roll Call
2. Approval of the minutes of the December 2024 meeting
3. Bills and Communications: Approval of November payroll and Bills & Disbursements as presented
4. Report of the Secretary-Treasurer:
 - a. Tenants Accounts – No Motion needed
5. Reports of Committees
 - a. TQM, Management, and Carpenter Center
6. Old business
 - a. Discussion: Property purchase
 - b. Discussion: SBHA Commissioner
 - c. Resolution: Smoking Policy
7. New business
 - a. Discussion: 1145 L St Future Plans
 - b. Discussion: Operation Agreements, Courthouse Villa & Valacia North
8. Adjournment

Please Note: Next Meeting – Tuesday February 4, 2025 @ 12:00 PM

December 5, 2024

The regular meeting of the Board of Commissioners of the Housing Authority of the County of Scotts Bluff, NE was held on December 5, 2024, at the Housing Partners of Western Nebraska Community Room, 89A Woodley Park Rd, Gering, NE, and via Zoom. The meeting was properly advertised, and the meeting was conducted under the guidelines of the Nebraska Open Meetings Act. A copy of the Open Meetings Act was available.

Members Present upon roll call: Vice-Chairperson George Cortinez, Commissioners Albert Bustinza and Hilary Wasserburger were present. Chairperson Tammy Henkel is excused. Representing the Housing Authority: Anita Doggett, Marissa Lucius, Velma Jamison, Kendra One Horn, and Amanda Pitner. County Commissioner Mike Blue was not in attendance.

Vice-Chairperson Cortinez called the meeting to order at 12:00 p.m.

Public Comment: None.

Moved by Bustinza, seconded by Wasserburger to approve the minutes of the November 5, 2024, meeting with correction. YEA: Cortinez, Bustinza, Wasserburger. NAY: None. EXCUSED: Henkel

Moved by Wasserburger, seconded by Bustinza to approve Payroll and Bills and Communications as presented. YEA: Cortinez, Bustinza, Wasserburger. NAY: None. EXCUSED: Henkel

CEO Doggett presented and discussed the Tenant Account Reports. Doggett also announced that Jacqueline is no longer with the Housing Authority and that she was replaced by Velma Jamison. One Horn the HCV Report. Lucius presented the Public Housing Report. CEO Doggett then presented the remaining reports.

Motion by Wasserburger, seconded by Bustinza to approve reports as presented. YEA: Cortinez, Bustinza, Wasserburger. NAY: None. EXCUSED: Henkel

Old business. CEO Doggett said there are no updates regarding purchase of property. She noted that she is waiting for bank to get back to us on updates. The 1145 L Street in Gering property will be demolished due inability to insure through AHRMA. Once demolished a new house will go up.

Moved by Wasserburger, seconded by Bustinza to approve AHRMA Insurance as presented. YEA: Cortinez, Bustinza, Wasserburger. NAY: None. EXCUSED: Henkel

Motion by Wasserburger to recommend Kelsey Calhoun as new SBHA Commissioner. Discussion was held. No second. Wasserburger withdrew motion. Item was tabled.

Motion by Wasserburger, seconded by Bustinza to approve Resolution #1081: Charge-Offs of Scott Bluff Public Housing, Barrier Free, Courthouse Villa, Crown West, Elmwood Village, Valacia, and Valacia North. YEA: Cortinez, Bustinza, Wasserburger. NAY: None. EXCUSED: Henkel

Resolution to approve Smoking Policy was tabled.

CEO Doggett announced to the board that there were no findings during the audit.

Moved by Wasserburger, seconded by Bustinza to adjourn the meeting at 12:59 p.m.

Vice-Chairperson George Cortinez

Secretary Anita Doggett

Housing Partners of Western Nebraska

1/2/2025 1:54 PM

Register: Platte Valley

From 12/01/2024 through 12/31/2024

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
12/01/2024	Ele Pmt	Medica Insurance	-split-	A00938	18,775.52		40,390.27
12/01/2024	20241162	Aflac	-split-	CNN42	1,452.48		38,937.79
12/02/2024			-split-	Deposit		1,161.00	40,098.79
12/02/2024			-split-	Deposit		921.66	41,020.45
12/02/2024	Ele Pmt	Employee Benefits C...	20000 · Accounts Paya...		1,123.00		39,897.45
12/02/2024	20241159	Lincoln National Lif...	2100.00 · Liabilities:21...	216175	606.35		39,291.10
12/02/2024	20241160	Equitable	-split-	200000000006300	1,406.29		37,884.81
12/02/2024	20241163	Colonial Life	-split-	E5364880	486.14		37,398.67
12/03/2024			-split-	Deposit		8,198.00	45,596.67
12/03/2024	28049	Black Hills Energy 7...	20000 · Accounts Paya...		3,688.90		41,907.77
12/03/2024	28050	Black Hills Energy 7...	20000 · Accounts Paya...		149.29		41,758.48
12/03/2024	28051	City of Terrytown	20000 · Accounts Paya...		5,391.35		36,367.13
12/03/2024	28052	Viaero	20000 · Accounts Paya...		553.69		35,813.44
12/03/2024	28053	Village Of Morrill	20000 · Accounts Paya...		2,686.93		33,126.51
12/04/2024			-split-	Deposit		5,447.50	38,574.01
12/05/2024			12000 · Undeposited F...	Deposit		457.46	39,031.47
12/05/2024			-split-	Deposit		3,884.00	42,915.47
12/05/2024	Ele Pmt	Employee Benefits C...	20000 · Accounts Paya...		193.86		42,721.61
12/06/2024			-split-	Deposit - EFT		11,215.00	53,936.61
12/06/2024			-split-	Deposit		7,037.50	60,974.11
12/06/2024	20241235	Benefit Consultants ...	-split-	3535	4,866.27		56,107.84
12/06/2024	20241236	EFTPS	-split-	47-0496611	9,948.06		46,159.78
12/06/2024	20241237	Nebraska Departmen...	2100.00 · Liabilities:21...	210911585	1,635.60		44,524.18
12/06/2024	28054		-split-	Final	2,800.06		41,724.12
12/06/2024	20241206		-split-		683.60		41,040.52
12/06/2024	20241207		-split-		1,161.63		39,878.89
12/06/2024	20241208		-split-		1,241.86		38,637.03
12/06/2024	20241209		-split-		2,712.10		35,924.93
12/06/2024	20241210		-split-		1,019.96		34,904.97
12/06/2024	20241211		-split-		1,369.23		33,535.74
12/06/2024	20241212		-split-		1,033.33		32,502.41
12/06/2024	20241213		-split-		1,395.86		31,106.55
12/06/2024	20241214		-split-		1,508.62		29,597.93
12/06/2024	20241215		-split-		462.44		29,135.49
12/06/2024	20241216		-split-		1,431.78		27,703.71
12/06/2024	20241217		-split-		1,336.65		26,367.06
12/06/2024	20241218		-split-		1,393.19		24,973.87
12/06/2024	20241219		-split-		1,135.48		23,838.39
12/06/2024	20241220		-split-		661.34		23,177.05
12/06/2024	20241221		-split-		1,936.30		21,240.75

Housing Partners of Western Nebraska

1/2/2025 1:54 PM

Register: Platte Valley

From 12/01/2024 through 12/31/2024

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
12/06/2024	20241222		-split-		1,989.35		19,251.40
12/06/2024	20241223		-split-		1,258.79		17,992.61
12/06/2024	20241224		-split-		1,285.58		16,707.03
12/06/2024	20241225		-split-		1,745.22		14,961.81
12/06/2024	20241226		-split-		1,168.30		13,793.51
12/06/2024	20241227		-split-		1,068.25		12,725.26
12/06/2024	20241228		-split-		389.30		12,335.96
12/06/2024	20241229		-split-		1,272.36		11,063.60
12/06/2024	20241230		-split-		1,260.52		9,803.08
12/06/2024	20241231		-split-		508.32		9,294.76
12/06/2024	20241232		-split-		717.40		8,577.36
12/06/2024	20241233		-split-		1,448.78		7,128.58
12/09/2024			3200 · Operation Subsi...	Deposit		50,042.00	57,170.58
12/09/2024			-split-	Deposit		1,723.00	58,893.58
12/09/2024	ele pmt		3100 · Tenant Revenue...		576.00		58,317.58
12/09/2024	28055	Black Hills Energy 7...	20000 · Accounts Paya...		804.65		57,512.93
12/09/2024	28056	Black Hills Energy 7...	20000 · Accounts Paya...		3,472.92		54,040.01
12/09/2024	28057	Carr -Trumbull Lum...	20000 · Accounts Paya...	128665	127.06		53,912.95
12/09/2024	28058	Chappell Housing A...	20000 · Accounts Paya...		532.00		53,380.95
12/09/2024	28059	City of Minatare	20000 · Accounts Paya...		1,147.30		52,233.65
12/09/2024	28060	Dennis Supply	20000 · Accounts Paya...	65860 0001	261.07		51,972.58
12/09/2024	28061	Docu-Shred	20000 · Accounts Paya...		75.00		51,897.58
12/09/2024	28062	Don Schmidt Carpet	20000 · Accounts Paya...		206.00		51,691.58
12/09/2024	28063	Independent Plumbing	20000 · Accounts Paya...	3448	193.35		51,498.23
12/09/2024	28064	Accelerated Receivab...	2100.00 · Liabilities:21...	C 21 CI 16 1412	112.01		51,386.22
12/09/2024	28065	Accelerated Receivab...	2100.00 · Liabilities:21...	C 21 CI 22 1082	52.15		51,334.07
12/09/2024	28066	Menards	20000 · Accounts Paya...		1,002.15		50,331.92
12/09/2024	28067	Nebraska Safety and ...	20000 · Accounts Paya...		462.00		49,869.92
12/09/2024	28068	NPPD	20000 · Accounts Paya...		3,869.19		46,000.73
12/09/2024	28069	Petes Quick Lube	20000 · Accounts Paya...		68.81		45,931.92
12/09/2024	28070	Presto X	20000 · Accounts Paya...		266.20		45,665.72
12/09/2024	28071	Quadient Lease USA	20000 · Accounts Paya...	Postage Machi...	960.00		44,705.72
12/09/2024	28072	Sandberg Implement	20000 · Accounts Paya...		939.07		43,766.65
12/09/2024	28073	Sherwin Williams	20000 · Accounts Paya...		134.36		43,632.29
12/09/2024	28074	State of Nebraska DAS	20000 · Accounts Paya...		437.78		43,194.51
12/09/2024	28075	The Appliance Guy	20000 · Accounts Paya...		240.00		42,954.51
12/09/2024	28076	US Bank	20000 · Accounts Paya...		25.00		42,929.51
12/09/2024	28077	Waste Connections	20000 · Accounts Paya...		22.23		42,907.28
12/09/2024	28078	Winsupply	20000 · Accounts Paya...		137.39		42,769.89
12/10/2024			12000 · Undeposited F...	Deposit		14,039.43	56,809.32

Housing Partners of Western Nebraska

1/2/2025 1:54 PM

Register: Platte Valley

From 12/01/2024 through 12/31/2024

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
12/10/2024			12000 · Undeposited F...	Deposit		8,696.44	65,505.76
12/10/2024			12000 · Undeposited F...	Deposit		10,663.19	76,168.95
12/10/2024	Ele Pmt	Management Fund S...	-split-		33,780.97		42,387.98
12/12/2024			-split-	Deposit		1,487.00	43,874.98
12/12/2024			-split-	Deposit		486.00	44,360.98
12/12/2024			-split-	Deposit		4,348.00	48,708.98
12/13/2024	28079	Ace Hardware	20000 · Accounts Paya...		10.73		48,698.25
12/13/2024	28080	Carr -Trumbull Lum...	20000 · Accounts Paya...	128665	24.00		48,674.25
12/13/2024	28081	Dylan Schnell	20000 · Accounts Paya...		470.00		48,204.25
12/13/2024	28082	Menards	20000 · Accounts Paya...		479.68		47,724.57
12/13/2024	28083	Sherwin Williams	20000 · Accounts Paya...		229.26		47,495.31
12/13/2024	28084	Snell Services, INC	20000 · Accounts Paya...		2,811.38		44,683.93
12/15/2024	Ele Pmt		4100 · Operating Expe...		36.17		44,647.76
12/15/2024	Ele Pmt		4100 · Operating Expe...		36.17		44,611.59
12/15/2024	Ele Pmt		4100 · Operating Expe...		36.17		44,575.42
12/15/2024	Ele Pmt		4100 · Operating Expe...		36.17		44,539.25
12/17/2024			12000 · Undeposited F...	Deposit		3,555.05	48,094.30
12/17/2024			-split-	Deposit		4,007.09	52,101.39
12/18/2024			-split-	Deposit		503.00	52,604.39
12/19/2024	Ele Pmt	Employee Benefits C...	20000 · Accounts Paya...		138.97		52,465.42
12/20/2024			-split-	Deposit		1,108.00	53,573.42
12/20/2024	28085	Accelerated Receivab...	20000 · Accounts Paya...		295.61		53,277.81
12/20/2024	28086	Ace Hardware	20000 · Accounts Paya...		39.77		53,238.04
12/20/2024	28087	Bluffs Facility Soluti...	20000 · Accounts Paya...		55.17		53,182.87
12/20/2024	28088	Border States	20000 · Accounts Paya...		1,200.00		51,982.87
12/20/2024	28089	Century Business Pro...	20000 · Accounts Paya...	copies from fro...	59.59		51,923.28
12/20/2024	28090	City of Scottsbluff	20000 · Accounts Paya...		1,992.27		49,931.01
12/20/2024	28091	Dennis Supply	20000 · Accounts Paya...	65860 0001	44.90		49,886.11
12/20/2024	28092	Don Schmidt Carpet	20000 · Accounts Paya...		516.00		49,370.11
12/20/2024	28093	Holyoke Law Firm	20000 · Accounts Paya...		753.90		48,616.21
12/20/2024	28094	Intralinks	20000 · Accounts Paya...		647.75		47,968.46
12/20/2024	28095	Legacy Coop	20000 · Accounts Paya...		1,864.55		46,103.91
12/20/2024	28096	Loucks & Schwartz	20000 · Accounts Paya...	electronic sub...	1,020.00		45,083.91
12/20/2024	28097	Mobius Communicat...	20000 · Accounts Paya...		195.97		44,887.94
12/20/2024	28098	Morrill Hardware	20000 · Accounts Paya...		50.13		44,837.81
12/20/2024	28099	NPPD	20000 · Accounts Paya...		2,182.35		42,655.46
12/20/2024	28100	Snell Services, INC	20000 · Accounts Paya...		297.50		42,357.96
12/20/2024	28101	Thompson Glass	20000 · Accounts Paya...		1,721.76		40,636.20
12/20/2024	28102	Verizon	20000 · Accounts Paya...		40.15		40,596.05
12/20/2024	28103	Voucher Program	20000 · Accounts Paya...		425.00		40,171.05

Housing Partners of Western Nebraska

1/2/2025 1:54 PM

Register: Platte Valley

From 12/01/2024 through 12/31/2024

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
12/20/2024	28104	Waste Connections	20000 · Accounts Paya...		22.23		40,148.82
12/20/2024	20241249	Benefit Consultants ...	-split-	3535	4,600.39		35,548.43
12/20/2024	20241250	EFTPS	-split-	47-0496611	9,504.12		26,044.31
12/20/2024	20241251	Nebraska Departmen...	2100.00 · Liabilities:21...	210911585	1,562.72		24,481.59
12/20/2024	20241220		-split-		639.67		23,841.92
12/20/2024	20241221		-split-		1,140.56		22,701.36
12/20/2024	20241222		-split-		1,219.64		21,481.72
12/20/2024	20241223		-split-		2,712.09		18,769.63
12/20/2024	20241224		-split-		978.52		17,791.11
12/20/2024	20241225		-split-		1,305.76		16,485.35
12/20/2024	20241226		-split-		1,020.62		15,464.73
12/20/2024	20241227		-split-		1,395.87		14,068.86
12/20/2024	20241228		-split-		1,536.10		12,532.76
12/20/2024	20241229		-split-		478.30		12,054.46
12/20/2024	20241230		-split-		1,431.79		10,622.67
12/20/2024	20241231		-split-		1,367.13		9,255.54
12/20/2024	20241232		-split-		1,393.18		7,862.36
12/20/2024	20241233		-split-		1,310.40		6,551.96
12/20/2024	20241234		-split-		734.87		5,817.09
12/20/2024	20241235		-split-		1,936.29		3,880.80
12/20/2024	20241236		-split-		1,989.35		1,891.45
12/20/2024	20241237		-split-		1,258.79		632.66
12/20/2024	20241238		-split-		1,285.59		-652.93
12/20/2024	20241239		-split-		1,745.21		-2,398.14
12/20/2024	20241240		-split-		1,168.32		-3,566.46
12/20/2024	20241241		-split-		1,068.26		-4,634.72
12/20/2024	20241242		-split-		485.34		-5,120.06
12/20/2024	20241243		-split-		1,972.35		-7,092.41
12/20/2024	20241244		-split-		1,264.07		-8,356.48
12/20/2024	20241245		-split-		778.57		-9,135.05
12/20/2024	20241246		-split-		814.24		-9,949.29
12/20/2024	20241247		-split-		1,448.78		-11,398.07
12/23/2024			12000 · Undeposited F...	Deposit		24,962.79	13,564.72
12/23/2024			12000 · Undeposited F...	Deposit		12,472.24	26,036.96
12/23/2024			12000 · Undeposited F...	Deposit		16,654.24	42,691.20
12/23/2024	28105	Accelerated Receivab...	2100.00 · Liabilities:21...	C 21 CI 16 1412	112.01		42,579.19
12/23/2024	28106	Accelerated Receivab...	2100.00 · Liabilities:21...	C 21 CI 22 1082	52.15		42,527.04
12/27/2024			-split-	Deposit		480.00	43,007.04
12/27/2024	ele pmt	Black Hills Energy 7...	20000 · Accounts Paya...		1,316.95		41,690.09
12/27/2024	ele pmt	Black Hills Energy 7...	20000 · Accounts Paya...		326.95		41,363.14

Housing Partners of Western Nebraska

1/2/2025 1:54 PM

Register: Platte Valley

From 12/01/2024 through 12/31/2024

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
12/27/2024	ele pmt	Black Hills Energy 7...	20000 · Accounts Paya...		176.79		41,186.35
12/27/2024	ele pmt	Black Hills Energy 7...	20000 · Accounts Paya...		4,824.88		36,361.47
12/27/2024	ele pmt	Spectrum Business	20000 · Accounts Paya...		94.99		36,266.48
12/27/2024	ele pmt	Spectrum Business	20000 · Accounts Paya...		94.99		36,171.49
12/27/2024	ele pmt	Spectrum Enterprise	20000 · Accounts Paya...	176249201	319.98		35,851.51
12/27/2024	28107	Viaero	20000 · Accounts Paya...		610.18		35,241.33
12/27/2024	28108	Village Of Morrill	20000 · Accounts Paya...		2,497.96		32,743.37
12/30/2024	Ele Pmt	Employee Benefits C...	20000 · Accounts Paya...		972.62		31,770.75
12/30/2024	28109	Management Fund S...	20000 · Accounts Paya...		49,695.00		-17,924.25
12/30/2024	28110	Scotts Bluff County ...	20000 · Accounts Paya...	FYE 30-Jun-24	28,820.20		-46,744.45
12/30/2024	28111	TQM	20000 · Accounts Paya...		33,910.20		-80,654.65
12/31/2024	Ele Pmt	Employee Benefits C...	2100.00 · Liabilities:21...	H1005SM	94.50		-80,749.15

Barrier Free Homes LLC

1/2/2025 1:57 PM

Register: 1111.01 - Platte Valley Bank

From 12/01/2024 through 12/31/2024

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
12/02/2024			3100 - Tenant Revenue...	Deposit		600.00	110,249.87
12/03/2024			3100 - Tenant Revenue...	Deposit		635.00	110,884.87
12/03/2024	2002	City of Gering	2000 - *Accounts Paya...		814.20		110,070.67
12/04/2024			3100 - Tenant Revenue...	Deposit		1,271.00	111,341.67
12/05/2024			3100 - Tenant Revenue...	Deposit		383.00	111,724.67
12/06/2024			3100 - Tenant Revenue...	Deposit		430.00	112,154.67
12/16/2024	2003	TQM	2000 - *Accounts Paya...		1,170.00		110,984.67
12/23/2024	2004	Housing Authority M...	2000 - *Accounts Paya...		545.40		110,439.27

Courthouse Villa, LLC

1/2/2025 2:00 PM

Register: 1111.01 · Platte Valley

From 12/01/2024 through 12/31/2024

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
12/01/2024			3100 · Tenant Revenue...	Deposit - HAP		1,391.00	55,665.71
12/03/2024			3100 · Tenant Revenue...	Deposit		169.00	55,834.71
12/05/2024			3100 · Tenant Revenue...	Deposit - EFT		2,564.00	58,398.71
12/16/2024	2401	TQM	2000 · Accounts Payable		850.00		57,548.71
12/19/2024	2402	Presto X	2000 · Accounts Payable		26.73		57,521.98
12/23/2024	2403	Horizon Bank	1162.00 · Horizons Re...	Reserves 2024-...	201.64		57,320.34
12/23/2024	2404	Management Fund	2000 · Accounts Payable		412.40		56,907.94
12/26/2024	ele pmt	Presto X	2000 · Accounts Payable		53.46		56,854.48
12/30/2024	2405	City of Bridgeport	2000 · Accounts Payable		265.30		56,589.18

CROWN WEST

1/2/2025 2:02 PM

Register: 1111.01 · Operating Account PVC-2038

From 12/01/2024 through 12/31/2024

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
12/01/2024			3100 · Tenant Revenue...	Deposit - HAP		2,097.00	99,156.69
12/03/2024			-split-	Deposit		812.00	99,968.69
12/03/2024	4285	Black Hills Energy	2000 · Accounts Payable		61.73		99,906.96
12/03/2024	4286	City of Gering	2000 · Accounts Payable		83.36		99,823.60
12/03/2024	4287	NPPD	2000 · Accounts Payable		144.77		99,678.83
12/05/2024			3100 · Tenant Revenue...	Deposit		1,062.00	100,740.83
12/06/2024			3100 · Tenant Revenue...	Deposit		1,061.00	101,801.83
12/06/2024	4288	Housing Authority M...	2000 · Accounts Payable		680.10		101,121.73
12/06/2024	4289	Menards	2000 · Accounts Payable		37.20		101,084.53
12/09/2024			-split-	Deposit		2,090.00	103,174.53
12/12/2024			3100 · Tenant Revenue...	Deposit		425.00	103,599.53
12/16/2024	4290	TQM	2000 · Accounts Payable		19,984.96		83,614.57
12/17/2024			2114.00 · Tenant Secur...	Deposit		250.00	83,864.57
12/18/2024			3100 · Tenant Revenue...	Deposit		19.00	83,883.57
12/19/2024	4291	CITY OF SCOTTSB...	2000 · Accounts Payable	final bill	77.54		83,806.03
12/19/2024	4292	Sherwin Williams	2000 · Accounts Payable		58.97		83,747.06
12/19/2024	4293	NPPD	2000 · Accounts Payable		50.88		83,696.18
12/23/2024	4294	Crown West Escrow	2000 · Accounts Payable		2,200.00		81,496.18
12/23/2024	4295	Housing Authority M...	2000 · Accounts Payable		643.10		80,853.08
12/26/2024	ele pmt	Presto-X	2000 · Accounts Payable		1,505.68		79,347.40
12/26/2024	4296	CITY OF SCOTTSB...	2000 · Accounts Payable		181.51		79,165.89
12/30/2024	4297	NPPD	2000 · Accounts Payable		93.79		79,072.10

ELMWOOD VILLAGE

1/2/2025 2:03 PM

Register: 1111.04 · Platte Valley General

From 12/01/2024 through 12/31/2024

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
12/01/2024			3100 · Tenant Revenue...	Deposit - HAP		8,505.00	305,332.18
12/02/2024			-split-	Deposit		666.00	305,998.18
12/03/2024			3100 · Tenant Revenue...	Deposit		1,719.00	307,717.18
12/04/2024			3100 · Tenant Revenue...	Deposit		2,107.00	309,824.18
12/05/2024			3100 · Tenant Revenue...	Deposit		2,920.00	312,744.18
12/06/2024			3100 · Tenant Revenue...	Deposit		1,535.00	314,279.18
12/09/2024			3100 · Tenant Revenue...	Deposit		1,047.00	315,326.18
12/16/2024	5867	TQM	2111.00 · Accounts Pa...		8,150.00		307,176.18
12/17/2024			3100 · Tenant Revenue...	Deposit		1,300.00	308,476.18
12/19/2024	5868	Menards	2111.00 · Accounts Pa...		67.35		308,408.83
12/19/2024	5869	NORTHWEST PIPE...	2111.00 · Accounts Pa...		22.95		308,385.88
12/20/2024			3100 · Tenant Revenue...	Deposit		663.00	309,048.88
12/23/2024	5870	Elmwood Village Re...	1111.03 · Elmwood Ca...	2024-11 Reser...	350.00		308,698.88
12/23/2024	5871	Housing Authority M...	2111.00 · Accounts Pa...		1,886.50		306,812.38
12/26/2024	5872	CITY OF SCOTTSB...	2111.00 · Accounts Pa...		2,318.16		304,494.22
12/27/2024			3100 · Tenant Revenue...	Deposit		830.00	305,324.22

Gering Valley Estates, LLC

1/2/2025 2:05 PM

Register: Platte Valley Operating

From 12/01/2024 through 12/31/2024

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
12/03/2024			3110 · Dwelling Rentals	Deposit		2,656.00	100,088.74
12/03/2024	2130	City of Gering	20000 · Accounts Paya...		2,339.33		97,749.41
12/04/2024			3110 · Dwelling Rentals	Deposit		649.00	98,398.41
12/05/2024			3110 · Dwelling Rentals	Deposit - EFT		5,965.00	104,363.41
12/05/2024			3110 · Dwelling Rentals	Deposit		435.00	104,798.41
12/06/2024			3110 · Dwelling Rentals	Deposit		438.00	105,236.41
12/06/2024	Ele With	Platte Valley Bank	-split-		2,280.00		102,956.41
12/16/2024	2131		20000 · Accounts Paya...		390.00		102,566.41
12/16/2024	2132	TQM	20000 · Accounts Paya...		5,476.95		97,089.46
12/19/2024	2133	Menards	20000 · Accounts Paya...		469.76		96,619.70
12/20/2024			3110 · Dwelling Rentals	Deposit		646.00	97,265.70
12/23/2024	2134	Horizon Bank	20000 · Accounts Paya...		1,199.31		96,066.39
12/23/2024	2135	Housing Authority M...	20000 · Accounts Paya...		1,935.50		94,130.89
12/26/2024	ele pmt	Presto-X	20000 · Accounts Paya...	pest control	1,121.17		93,009.72

Homeownership

1/2/2025 2:07 PM

Register: Platte Valley Bank Homeownershi

From 12/01/2024 through 12/31/2024

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
12/16/2024	1624	TQM	2000 · Accounts Payable	2024-11	200.00		6,066.84
12/18/2024	1625	City of Gering.	2000 · Accounts Payable		50.00		6,016.84
12/19/2024	1626		2000 · Accounts Payable		16.04		6,000.80
12/19/2024	1627	City of Gering.	2000 · Accounts Payable		264.83		5,735.97
12/26/2024	1628	Waste Connection	2000 · Accounts Payable		133.35		5,602.62

Management Fund

1/2/2025 2:21 PM

Register: 1111.01 · Platte Valley

From 12/01/2024 through 12/31/2024

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
12/02/2024			Management Fees:369...	Deposit		373.50	365,227.80
12/05/2024			Management Fees:369...	Deposit		3,000.00	368,227.80
12/06/2024	1412	Carpenter Center	20000 · Accounts Paya...		8.00		368,219.80
12/06/2024	1413	LeadingAge Nebraska	20000 · Accounts Paya...		700.00		367,519.80
12/10/2024			12000 · Undeposited F...	Trans from SB...		33,780.97	401,300.77
12/10/2024	ele pmt	Housing Authority	20000 · Accounts Paya...	2024-12-6 PR	10,663.19		390,637.58
12/12/2024			Management Fees:369...	Deposit		680.10	391,317.68
12/19/2024	1414	AHRMA	20000 · Accounts Paya...		377,336.00		13,981.68
12/19/2024	1415	Chappell Housing	20000 · Accounts Paya...	#111	27.00		13,954.68
12/19/2024	1416	Housing Authority	20000 · Accounts Paya...		23.00		13,931.68
12/26/2024	1417	Hay Springs Housing...	20000 · Accounts Paya...	move-in incenti...	41.00		13,890.68
12/26/2024	1418	Panhandle Partnership	20000 · Accounts Paya...		150.00		13,740.68
12/26/2024	1419	Xtreme Dents	20000 · Accounts Paya...		160.00		13,580.68
12/27/2024			-split-	Deposit 2024-11		21,935.70	35,516.38

Monument View Villa, LLC

1/2/2025 2:10 PM

Register: FNBO 196 399

From 12/01/2024 through 12/31/2024

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
12/02/2024			3110 · Dwelling Rentals	Deposit		500.00	34,546.90
12/03/2024			3110 · Dwelling Rentals	Deposit		1,205.00	35,751.90
12/03/2024	1719	City of Gering	20000 · Accounts Paya...		1,047.66		34,704.24
12/04/2024			3110 · Dwelling Rentals	Deposit		202.00	34,906.24
12/05/2024			3110 · Dwelling Rentals	Deposit - EFT		1,653.00	36,559.24
12/06/2024	1720	Ace Hardware	20000 · Accounts Paya...		45.39		36,513.85
12/06/2024	1721	Independent Plumbin...	20000 · Accounts Paya...	3448	782.00		35,731.85
12/06/2024	1722	Menards	20000 · Accounts Paya...		128.39		35,603.46
12/16/2024	1723	TQM	20000 · Accounts Paya...		3,540.00		32,063.46
12/19/2024	ele pmt	Spectrum Business	20000 · Accounts Paya...		264.25		31,799.21
12/20/2024			3110 · Dwelling Rentals	Deposit		500.00	32,299.21
12/23/2024	1724	Housing Partners Ma...	20000 · Accounts Paya...		647.30		31,651.91

Return to Owner

1/2/2025 2:12 PM

Register: Platte Valley

From 12/01/2024 through 12/31/2024

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
12/27/2024			Other Income	Deposit		833.33	240,221.95

TQM Maintenance

1/2/2025 2:14 PM

Register: 1111.01 · Platte Valley

From 12/01/2024 through 12/31/2024

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
12/02/2024			1499 · Undeposited Fu...	Deposit			830.30	261,014.03
12/03/2024	9121	Allo Communications	2111.00 · Accounts Pa...		55.92			260,958.11
12/03/2024	9122	Black Hills Energy	2111.00 · Accounts Pa...		258.51			260,699.60
12/03/2024	9123	City of Gering	2111.00 · Accounts Pa...	maint. shed util...	87.35			260,612.25
12/06/2024	9124	Ace Hardware	2111.00 · Accounts Pa...	VOID:		X		260,612.25
12/06/2024	9125	Bumper to Bumper C...	2111.00 · Accounts Pa...		1,538.00			259,074.25
12/06/2024	9126	Ace Hardware	2111.00 · Accounts Pa...		50.59			259,023.66
12/09/2024			3110.01 · Rent - 750 D...	Deposit			1,044.00	260,067.66
12/10/2024	ele pmt	Housing Authority S...	2111.00 · Accounts Pa...	2024-12-6 PR	14,039.43			246,028.23
12/17/2024	9127	Winsupply	2111.00 · Accounts Pa...		231.97			245,796.26
12/19/2024			3690.00 · Other Income	Deposit			245.00	246,041.26
12/19/2024	9128	Ace Hardware	2111.00 · Accounts Pa...	VOID:		X		246,041.26
12/19/2024	9129	City of Scottsbluff	2111.00 · Accounts Pa...		302.39			245,738.87
12/19/2024	9130	Independent Plumbin...	2111.00 · Accounts Pa...		681.31			245,057.56
12/19/2024	9131	Menards	2111.00 · Accounts Pa...		372.26			244,685.30
12/19/2024	9132	Nebraska Safety and ...	2111.00 · Accounts Pa...		740.00			243,945.30
12/19/2024	9133	NPPD	2111.00 · Accounts Pa...		144.67			243,800.63
12/19/2024	9134	Peerless	2111.00 · Accounts Pa...		60.00			243,740.63
12/19/2024	9135	Winsupply	2111.00 · Accounts Pa...		957.99			242,782.64
12/20/2024			-split-	Deposit			61,914.41	304,697.05
12/20/2024	ele pmt	HD Supply	2111.00 · Accounts Pa...		1,722.36			302,974.69
12/26/2024	9136	Ace Hardware	2111.00 · Accounts Pa...		53.17			302,921.52
12/26/2024	9137	Menards	2111.00 · Accounts Pa...		338.39			302,583.13
12/30/2024	ele pmt	Black Hills Energy	2111.00 · Accounts Pa...		357.27			302,225.86
12/30/2024	9138	Bluffs Facility Soluti...	2111.00 · Accounts Pa...		931.00			301,294.86

TQM Maintenance

1/2/2025 2:14 PM

Register: 1111.01 - Platte Valley

From 12/01/2024 through 12/31/2024

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
12/02/2024			1499 - Undeposited Fu...	Deposit			830.30	261,014.03
12/03/2024	9121	Allo Communications	2111.00 - Accounts Pa...		55.92			260,958.11
12/03/2024	9122	Black Hills Energy	2111.00 - Accounts Pa...		258.51			260,699.60
12/03/2024	9123	City of Gering	2111.00 - Accounts Pa...	maint. shed util...	87.35			260,612.25
12/06/2024	9124	Ace Hardware	2111.00 - Accounts Pa...	VOID:		X		260,612.25
12/06/2024	9125	Bumper to Bumper C...	2111.00 - Accounts Pa...		1,538.00			259,074.25
12/06/2024	9126	Ace Hardware	2111.00 - Accounts Pa...		50.59			259,023.66
12/09/2024			3110.01 - Rent - 750 D...	Deposit			1,044.00	260,067.66
12/10/2024	ele pmt	Housing Authority S...	2111.00 - Accounts Pa...	2024-12-6 PR	14,039.43			246,028.23
12/17/2024	9127	Winsupply	2111.00 - Accounts Pa...		231.97			245,796.26
12/19/2024			3690.00 - Other Income	Deposit			245.00	246,041.26
12/19/2024	9128	Ace Hardware	2111.00 - Accounts Pa...	VOID:		X		246,041.26
12/19/2024	9129	City of Scottsbluff	2111.00 - Accounts Pa...		302.39			245,738.87
12/19/2024	9130	Independent Plumbin...	2111.00 - Accounts Pa...		681.31			245,057.56
12/19/2024	9131	Menards	2111.00 - Accounts Pa...		372.26			244,685.30
12/19/2024	9132	Nebraska Safety and ...	2111.00 - Accounts Pa...		740.00			243,945.30
12/19/2024	9133	NPPD	2111.00 - Accounts Pa...		144.67			243,800.63
12/19/2024	9134	Peerless	2111.00 - Accounts Pa...		60.00			243,740.63
12/19/2024	9135	Winsupply	2111.00 - Accounts Pa...		957.99			242,782.64
12/20/2024			-split-	Deposit			61,914.41	304,697.05
12/20/2024	ele pmt	HD Supply	2111.00 - Accounts Pa...		1,722.36			302,974.69
12/26/2024	9136	Ace Hardware	2111.00 - Accounts Pa...		53.17			302,921.52
12/26/2024	9137	Menards	2111.00 - Accounts Pa...		338.39			302,583.13
12/30/2024	ele pmt	Black Hills Energy	2111.00 - Accounts Pa...		357.27			302,225.86
12/30/2024	9138	Bluffs Facility Soluti...	2111.00 - Accounts Pa...		931.00			301,294.86

Valacia Apartments

1/2/2025 2:16 PM

Register: Platte Valley Bank (150155)

From 12/01/2024 through 12/31/2024

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
12/01/2024			3110 · Dwelling Rentals	Deposit - HAP		4,748.00	20,581.26
12/01/2024			-split-	Deposit - EFT		5,774.00	26,355.26
12/02/2024			3110 · Dwelling Rentals	Deposit		60.00	26,415.26
12/03/2024	3129	City of Gering	2111.00 · Accounts Pa...		2,479.33		23,935.93
12/04/2024			-split-	Deposit		303.00	24,238.93
12/05/2024			-split-	Deposit		537.00	24,775.93
12/06/2024			-split-	Deposit		487.00	25,262.93
12/09/2024	Ele With	USDA Rural Develo...	2320.00 · Loan Payme...	2024-11	671.81		24,591.12
12/12/2024			3110 · Dwelling Rentals	Deposit		289.00	24,880.12
12/12/2024			Fee Income:3694.00 · ...	Deposit		60.00	24,940.12
12/17/2024			-split-	Deposit		532.00	25,472.12
12/17/2024	3130	TQM	2111.00 · Accounts Pa...		14,510.00		10,962.12
12/20/2024	ele pmt	Spectrum	2111.00 · Accounts Pa...		952.82		10,009.30
12/20/2024	3131	Ace Hardware	2111.00 · Accounts Pa...		26.09		9,983.21
12/20/2024	3132	Valacia Security Dep...	2111.00 · Accounts Pa...		426.00		9,557.21
12/23/2024	3133	Housing Auth Manag...	2111.00 · Accounts Pa...	MF PR \$300, ...	1,740.00		7,817.21
12/23/2024	3134	Housing Authority R...	2111.00 · Accounts Pa...		833.33		6,983.88
12/23/2024	3135	Platte Valley Bank R...	2111.00 · Accounts Pa...		1,131.75		5,852.13
12/30/2024	3136	Simply Computer So...	2111.00 · Accounts Pa...		904.20		4,947.93

Valacia North Villa, LLC

1/2/2025 2:18 PM

Register: 1111.01 · Platte Valley

From 12/01/2024 through 12/31/2024

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
12/01/2024			3100 · Tenant Revenue...	Deposit - HAP		2,512.00	65,350.59
12/03/2024			3100 · Tenant Revenue...	Deposit		173.00	65,523.59
12/03/2024	2588	City of Gering	2000 · Accounts Payable		184.68		65,338.91
12/04/2024			3100 · Tenant Revenue...	Deposit		163.00	65,501.91
12/05/2024			3100 · Tenant Revenue...	Deposit - EFT		949.00	66,450.91
12/17/2024	2589	TQM	2000 · Accounts Payable		3,390.00		63,060.91
12/23/2024	2590	Horizon Bank	1162.00 · Replacement...	Replacement 2...	200.59		62,860.32
12/23/2024	2591	Housing Authority M...	2000 · Accounts Payable		373.50		62,486.82