

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: 816 5129 4146, on Tuesday May 20, 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 April 2025 meeting
3. Bills and Communications: Approval of May 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, ROSS and Carpenter Center
6. Old business
 - a. None
7. New business
 - a. Resolution: Section 8 Utility Allowances
 - b. Discussion/Motion: Employee Raises
 - c. Discussion/Motion: Executive Director Review (Executive Session Item)
8. Adjournment

Please Note: Next Meeting – June 3, 2025 at 12:00

April 15, 2025

The regular meeting of the Board of Commissioners of the Housing Authority of the County of Scotts Bluff, NE was held on April 15, 2025, 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: Chairperson Tammy Henkel, Vice-Chairperson George Cortinez, and Commissioner Albert Bustinza and Hilary Wasserburger were all present. Representing the Housing Authority: Anita Doggett, Rita Morales, Velma Jamison, Marissa Lucius, Kim Wells, and Kendra One Horn. County Commissioner Mike Blue was in attendance.

Chairperson Henkel called the meeting to order at 12:00 p.m.

Public Comment: None.

Moved by Wasserburger and seconded by Cortinez to approve the March 4, 2025 minutes, as presented. YEA: Cortinez, Henkel, Wasserburger, Bustinza. NAY: None.

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

CEO Doggett initiated the tenant account reports. PH Coordinator Lucius, HCV Coordinator One Horn, and Property Manager Jamison presented their Tenant Account Reports. Maintenance Director Wilcox's report noted that there was a fire at a Sidney Property and there was extensive damage. Two more properties will have cameras. Then, Morrill Manor and Colson Manor will be next. Yard work has begun. Office remodel is complete other than the 2 back doors to be installed in the community room.

CEO Doggett updated the board on new software the staff has been training on. ROSS Coordinator Wells presented on the ROSS Program. CEO Doggett noted that the Carpenter Center will be having a fundraiser this month and that they will be hosting a cornhole tournament.

Motion by Wasserburger, second by Cortinez to approve Resolution #1085: Admissions and Continued Occupancy Policy as presented. YEA: Cortinez, Henkel, Bustinza, Wasserburger. NAY: None.

Motion by Bustinza, second by Wasserburger to approve Resolution #1086: Housing Choice Voucher Admin Plan as presented. YEA: Cortinez, Henkel, Bustinza, Wasserburger. NAY: None.

Motion by Wasserburger, second by Cortinez to approve Resolution #1087: 2025 Annual Plan as presented. YEA: Cortinez, Henkel, Bustinza, Wasserburger. NAY: None.

Motion by Wasserburger, second by Bustinza to approve Resolution #1088: 2025 Capitol Fund Plan as presented. YEA: Cortinez, Henkel, Bustinza, Wasserburger. NAY: None.

Motion by Wasserburger, second by Cortinez to approve Resolution #1089: Capital Fund – Five-Year Action Plan as presented. YEA: Cortinez, Henkel, Bustinza, Wasserburger. NAY: None.

Motion by Wasserburger, second by Bustinza to approve Resolution #1090: Agency 5-Year Plan as presented. YEA: Cortinez, Henkel, Bustinza, Wasserburger. NAY: None.

CEO Doggett mentioned that, during the previous meeting, Jeff discussed the SBHA audit findings. The board was informed that the CEO would communicate with L&S more frequently and that monthly reports would be completed in a timelier manner. Additionally, L&S indicated that they would assign two staff members to the SBHA monthly reports at the end of the year if there were any delays, which should help prevent similar findings in the future.

Next meeting May 6, 2025.

Moved by Cortinez, seconded by Wasserburger to adjourn the meeting at 1:10 p.m.

Chairperson Tammy Henkel

Secretary Anita Doggett

Housing Partners of Western Nebraska

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Register: 1111.01 · Platte Valley

From 04/01/2025 through 04/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
04/01/2025	ele pmt	US Bank	20000 · Accounts Paya...		7,635.54		106,157.95
04/01/2025	ele pmt	HD Supply	-split-		577.22		105,580.73
04/01/2025	28296		20000 · Accounts Paya...		100.00		105,480.73
04/01/2025	28297	Column Software, P...	20000 · Accounts Paya...		8.73		105,472.00
04/01/2025	28298	Intralinks	20000 · Accounts Paya...		179.00		105,293.00
04/01/2025	28299	Loucks & Schwartz	20000 · Accounts Paya...		13,512.00		91,781.00
04/01/2025	20250356	Equitable	-split-	20000000006300	1,745.69		90,035.31
04/01/2025	20250357	Lincoln National Lif...	2100.00 · Liabilities:21...	216175	606.35		89,428.96
04/01/2025	20250358	Aflac	-split-	CNN42	1,090.74		88,338.22
04/01/2025	20250359	Colonial Life	-split-	E5364880	651.32		87,686.90
04/02/2025			-split-	Deposit		2,334.00	90,020.90
04/02/2025			-split-	Deposit		4,161.00	94,181.90
04/02/2025			3100 · Tenant Revenue...	Deposit		133.00	94,314.90
04/03/2025			12000 · Undeposited F...	Deposit		40,005.62	134,320.52
04/03/2025			12000 · Undeposited F...	Deposit		30,396.54	164,717.06
04/03/2025			12000 · Undeposited F...	Deposit		30,060.66	194,777.72
04/03/2025			12000 · Undeposited F...	Deposit		750.85	195,528.57
04/03/2025			12000 · Undeposited F...	Deposit		2,367.74	197,896.31
04/03/2025			12000 · Undeposited F...	Deposit		4,472.39	202,368.70
04/03/2025			12000 · Undeposited F...	Deposit		1,062.92	203,431.62
04/03/2025			12000 · Undeposited F...	Deposit		1,295.25	204,726.87
04/03/2025			12000 · Undeposited F...	Deposit		810.33	205,537.20
04/03/2025			12000 · Undeposited F...	Deposit		936.21	206,473.41
04/03/2025			12000 · Undeposited F...	Deposit		255.57	206,728.98
04/03/2025			-split-	Deposit		5,970.00	212,698.98
04/03/2025	28305	Ameritas	-split-	010-045843-00...	272.28		212,426.70
04/03/2025	20250355	Medica Insurance	-split-	A00938	23,855.26		188,571.44
04/03/2025	20250360	Benefit Consultants ...	-split-	3535	5,096.93		183,474.51
04/04/2025			-split-	Deposit		10,505.00	193,979.51
04/04/2025			8020 · Operation Subs...	Deposit		52,464.00	246,443.51
04/04/2025	ele pmt	ADP Payroll Fees	20000 · Accounts Paya...		135.75		246,307.76
04/07/2025			-split-	Deposit		4,028.00	250,335.76
04/07/2025			4420.00 · Maintenance...	Deposit		230.28	250,566.04
04/07/2025	ele pmt	NPPD	20000 · Accounts Paya...		56.39		250,509.65
04/07/2025	ele pmt	NPPD	20000 · Accounts Paya...		55.82		250,453.83
04/07/2025	ele pmt	NPPD	20000 · Accounts Paya...		66.86		250,386.97
04/07/2025	ele pmt	NPPD	20000 · Accounts Paya...		70.26		250,316.71
04/07/2025	ele pmt	NPPD	20000 · Accounts Paya...		41.66		250,275.05
04/07/2025	ele pmt	NPPD	20000 · Accounts Paya...		62.42		250,212.63
04/07/2025	ele pmt	NPPD	20000 · Accounts Paya...		52.71		250,159.92

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Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
04/07/2025	ele pmt	NPPD	20000 · Accounts Paya...		56.88		250,103.04
04/07/2025	ele pmt	NPPD	20000 · Accounts Paya...		72.58		250,030.46
04/07/2025	ele pmt	NPPD	20000 · Accounts Paya...		46.13		249,984.33
04/07/2025	ele pmt	NPPD	20000 · Accounts Paya...		41.08		249,943.25
04/07/2025	ele pmt	NPPD	20000 · Accounts Paya...		42.44		249,900.81
04/07/2025	ele pmt	NPPD	20000 · Accounts Paya...		59.59		249,841.22
04/07/2025	ele pmt	NPPD	20000 · Accounts Paya...		51.06		249,790.16
04/07/2025	ele pmt	NPPD	20000 · Accounts Paya...		54.08		249,736.08
04/07/2025	ele pmt	Shaggy Buffalo Carw...	20000 · Accounts Paya...		50.00		249,686.08
04/07/2025	28300		20000 · Accounts Paya...		123.00		249,563.08
04/07/2025	28301	Century Business Pro...	20000 · Accounts Paya...		193.35		249,369.73
04/07/2025	28302	NAPA - Frank Parts ...	20000 · Accounts Paya...		52.10		249,317.63
04/07/2025	28303	Northwest Pipe	20000 · Accounts Paya...		64.62		249,253.01
04/07/2025	28304	Quadient Fianance M...	20000 · Accounts Paya...	7900 0440 802...	803.52		248,449.49
04/08/2025			-split-	Deposit		6,394.00	254,843.49
04/09/2025			-split-	Deposit-EFT		10,910.00	265,753.49
04/09/2025			-split-	Deposit		3,717.00	269,470.49
04/09/2025			3100 · Tenant Revenue...	Deposit-EFT		167.00	269,637.49
04/10/2025			3100 · Tenant Revenue...	Deposit		760.00	270,397.49
04/11/2025			-split-	Deposit		1,140.00	271,537.49
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		57.65		271,479.84
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		50.00		271,429.84
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		53.98		271,375.86
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		56.39		271,319.47
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		54.36		271,265.11
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		54.47		271,210.64
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		57.37		271,153.27
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		47.58		271,105.69
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		48.64		271,057.05
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		56.70		271,000.35
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		99.81		270,900.54
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		73.75		270,826.79
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		63.57		270,763.22
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		51.56		270,711.66
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		134.00		270,577.66
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		53.77		270,523.89
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		51.64		270,472.25
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		53.39		270,418.86
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		63.77		270,355.09
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		47.49		270,307.60

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04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		54.47		270,253.13
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		65.21		270,187.92
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		59.49		270,128.43
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		51.73		270,076.70
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		50.10		270,026.60
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		60.74		269,965.86
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		46.80		269,919.06
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		33.14		269,885.92
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		45.84		269,840.08
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		75.40		269,764.68
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		65.70		269,698.98
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		51.25		269,647.73
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		50.97		269,596.76
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		44.08		269,552.68
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		75.88		269,476.80
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		66.08		269,410.72
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		46.71		269,364.01
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		38.48		269,325.53
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		46.13		269,279.40
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		156.36		269,123.04
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		354.97		268,768.07
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		197.24		268,570.83
04/11/2025	ele pmt	NPPD	20000 · Accounts Paya...		209.84		268,360.99
04/11/2025	28306	Accelerated Receivab...	2100.00 · Liabilities:21...	C 21 CI 16 1412	135.31		268,225.68
04/11/2025	28307	Accelerated Receivab...	2100.00 · Liabilities:21...	C 21 CI 24 150	228.56		267,997.12
04/11/2025	28308	Accelerated Receivab...	2100.00 · Liabilities:21...	C 21 CI 22 1082	51.39		267,945.73
04/11/2025	28309	City of Minatare	20000 · Accounts Paya...		1,303.46		266,642.27
04/11/2025	28310	City of Scottsbluff	20000 · Accounts Paya...		2,194.95		264,447.32
04/11/2025	28311	The Appliance Guy	20000 · Accounts Paya...		190.00		264,257.32
04/11/2025	20250439	EFTPS	-split-	47-0496611	9,241.86		255,015.46
04/11/2025	20250440	Nebraska Departmen...	2100.00 · Liabilities:21...	210911585	1,435.41		253,580.05
04/11/2025	20250441	Benefit Consultants ...	-split-	L20250404 Ra...	5,275.65		248,304.40
04/11/2025	28312		-split-		1,051.01		247,253.39
04/11/2025	20250411		-split-		787.25		246,466.14
04/11/2025	20250412		-split-		1,150.58		245,315.56
04/11/2025	20250413		-split-		1,212.67		244,102.89
04/11/2025	20250414		-split-		983.24		243,119.65
04/11/2025	20250415		-split-		2,727.23		240,392.42
04/11/2025	20250416		-split-		1,013.05		239,379.37
04/11/2025	20250417		-split-		1,326.17		238,053.20

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From 04/01/2025 through 04/30/2025

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Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
04/11/2025	20250419		-split-		1,402.55		236,650.65
04/11/2025	20250420		-split-		986.10		235,664.55
04/11/2025	20250421		-split-		1,536.92		234,127.63
04/11/2025	20250422		-split-		547.55		233,580.08
04/11/2025	20250423		-split-		1,416.58		232,163.50
04/11/2025	20250424		-split-		1,371.83		230,791.67
04/11/2025	20250425		-split-		1,398.20		229,393.47
04/11/2025	20250426		-split-		1,165.87		228,227.60
04/11/2025	20250427		-split-		732.23		227,495.37
04/11/2025	20250428		-split-		1,908.38		225,586.99
04/11/2025	20250429		-split-		1,841.93		223,745.06
04/11/2025	20250430		-split-		1,258.28		222,486.78
04/11/2025	20250431		-split-		1,285.60		221,201.18
04/11/2025	20250432		-split-		1,277.72		219,923.46
04/11/2025	20250433		-split-		1,162.64		218,760.82
04/11/2025	20250434		-split-		1,099.02		217,661.80
04/11/2025	20250435		-split-		1,097.44		216,564.36
04/11/2025	20250436		-split-		509.09		216,055.27
04/11/2025	20250437		-split-		830.80		215,224.47
04/11/2025	20250438		-split-		1,414.20		213,810.27
04/15/2025			-split-	Deposit - 2025-...		466.94	214,277.21
04/15/2025			-split-	Deposit		1,286.95	215,564.16
04/15/2025	Ele Pmt		4100 · Operating Expe...		36.17		215,527.99
04/15/2025	Ele Pmt		4100 · Operating Expe...		36.17		215,491.82
04/15/2025	Ele Pmt		4100 · Operating Expe...		36.17		215,455.65
04/15/2025	Ele Pmt		4100 · Operating Expe...		36.17		215,419.48
04/16/2025	ele pmt	US Bank	20000 · Accounts Paya...		81.54		215,337.94
04/16/2025	28313	Intralinks	20000 · Accounts Paya...		23,125.00		192,212.94
04/16/2025	28314	Ace Hardware	20000 · Accounts Paya...		17.99		192,194.95
04/16/2025	28315	Cowans Custom Cab...	20000 · Accounts Paya...		100.00		192,094.95
04/16/2025	28316	Don Schmidt Carpet	20000 · Accounts Paya...		2,168.25		189,926.70
04/16/2025	28317	Menards	20000 · Accounts Paya...		994.76		188,931.94
04/17/2025			12000 · Undeposited F...	Deposit		23,125.00	212,056.94
04/17/2025			-split-	Deposit		1,435.42	213,492.36
04/17/2025			-split-	Deposit - 2025-...		110.00	213,602.36
04/17/2025	28318	Accelerated Receivab...	20000 · Accounts Paya...		14.78		213,587.58
04/17/2025	28319	Carr -Trumbull Lum...	20000 · Accounts Paya...	128665	69.14		213,518.44
04/17/2025	28320	Dennis Supply	20000 · Accounts Paya...	65860 0001	150.72		213,367.72
04/17/2025	28321	Gills Point S Tire & ...	20000 · Accounts Paya...	854031	151.98		213,215.74
04/17/2025	28322	Holyoke Law Firm	20000 · Accounts Paya...		226.00		212,989.74

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04/17/2025	28323	Intralinks	20000 · Accounts Paya...		773.11		212,216.63
04/17/2025	28324	Legacy Coop	20000 · Accounts Paya...		2,261.84		209,954.79
04/17/2025	28325	Menards	20000 · Accounts Paya...		393.33		209,561.46
04/17/2025	28326	Mobius Communicat...	20000 · Accounts Paya...		150.00		209,411.46
04/17/2025	28327	NAPA - Frank Parts ...	20000 · Accounts Paya...		64.84		209,346.62
04/17/2025	28328	Northwest Pipe	20000 · Accounts Paya...		450.20		208,896.42
04/17/2025	28329	Sherwin Williams	20000 · Accounts Paya...		99.60		208,796.82
04/17/2025	28330	Snell Services, INC	20000 · Accounts Paya...		125.00		208,671.82
04/17/2025	28331	Verizon	20000 · Accounts Paya...		360.27		208,311.55
04/17/2025	28332	Waste Connections	20000 · Accounts Paya...		171.12		208,140.43
04/18/2025			12000 · Undeposited F...	Deposit		17,621.96	225,762.39
04/18/2025			3700 · Other Operating...	Deposit		133.00	225,895.39
04/22/2025	ele pmt	Presto X	20000 · Accounts Paya...		282.17		225,613.22
04/22/2025	ele pmt	Shaggy Buffalo Carw...	20000 · Accounts Paya...		65.00		225,548.22
04/22/2025	ele pmt	Spectrum Enterprise	20000 · Accounts Paya...	176249201	319.99		225,228.23
04/22/2025	ele pmt	TQM	20000 · Accounts Paya...		9,805.00		215,423.23
04/22/2025	28333	Carr -Trumbull Lum...	20000 · Accounts Paya...	128665	34.18		215,389.05
04/22/2025	28334	Scotts Bluff County ...	20000 · Accounts Paya...		20.50		215,368.55
04/23/2025			12000 · Undeposited F...	Deposit		72.58	215,441.13
04/23/2025			-split-	Deposit		1,926.00	217,367.13
04/23/2025			3700 · Other Operating...	Deposit		12,131.06	229,498.19
04/23/2025			3700 · Other Operating...	Deposit		16,258.19	245,756.38
04/23/2025	ele pmt	Spectrum Business	20000 · Accounts Paya...		94.99		245,661.39
04/23/2025	ele pmt	Spectrum Business	20000 · Accounts Paya...		94.99		245,566.40
04/23/2025	Ele Trans	Management Fund	3700 · Other Operating...		12,131.06		233,435.34
04/24/2025	ele pmt	US Bank	20000 · Accounts Paya...		8,745.22		224,690.12
04/25/2025	20250453	EFTPS	-split-	47-0496611	9,287.50		215,402.62
04/25/2025	20250454	Nebraska Departmen...	2100.00 · Liabilities:21...	210911585	1,437.07		213,965.55
04/25/2025	20250425		-split-		793.37		213,172.18
04/25/2025	20250426		-split-		1,170.78		212,001.40
04/25/2025	20250427		-split-		1,223.34		210,778.06
04/25/2025	20250428		-split-		994.40		209,783.66
04/25/2025	20250429		-split-		2,727.23		207,056.43
04/25/2025	20250430		-split-		667.05		206,389.38
04/25/2025	20250431		-split-		1,303.95		205,085.43
04/25/2025	20250432		-split-		1,037.32		204,048.11
04/25/2025	20250433		-split-		1,402.57		202,645.54
04/25/2025	20250434		-split-		1,095.23		201,550.31
04/25/2025	20250435		-split-		1,536.69		200,013.62
04/25/2025	20250436		-split-		622.40		199,391.22

Housing Partners of Western Nebraska

5/1/2025 12:42 PM

Register: 1111.01 · Platte Valley

From 04/01/2025 through 04/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
04/25/2025	20250437		-split-		1,452.85		197,938.37
04/25/2025	20250438		-split-		1,366.82		196,571.55
04/25/2025	20250439		-split-		1,398.21		195,173.34
04/25/2025	20250440		-split-		1,211.85		193,961.49
04/25/2025	20250441		-split-		641.99		193,319.50
04/25/2025	20250442		-split-		1,908.38		191,411.12
04/25/2025	20250443		-split-		1,841.93		189,569.19
04/25/2025	20250444		-split-		1,258.29		188,310.90
04/25/2025	20250445		-split-		1,297.43		187,013.47
04/25/2025	20250446		-split-		1,303.72		185,709.75
04/25/2025	20250447		-split-		1,166.05		184,543.70
04/25/2025	20250448		-split-		1,055.39		183,488.31
04/25/2025	20250449		-split-		1,288.84		182,199.47
04/25/2025	20250450		-split-		348.94		181,850.53
04/25/2025	20250451		-split-		830.81		181,019.72
04/25/2025	20250452		-split-		1,414.20		179,605.52

Barrier Free Homes LLC

5/1/2025 11:20 AM

Register: 1111.01 · Platte Valley Bank

From 04/01/2025 through 04/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
04/02/2025			3100 · Tenant Revenu...	Deposit		300.00	99,345.74
04/03/2025			3100 · Tenant Revenu...	Deposit		409.00	99,754.74
04/03/2025	ele pmt	Housing Authority G...	2111.00 · Accounts Pa...	2025-3	1,062.92		98,691.82
04/04/2025			3100 · Tenant Revenu...	Deposit		1,271.00	99,962.82
04/07/2025			3100 · Tenant Revenu...	Deposit		1,085.00	101,047.82
04/09/2025	2011	City of Gering	2111.00 · Accounts Pa...		585.10		100,462.72
04/17/2025	ele pmt	Housing Authority ...	2111.00 · Accounts Pa...		547.30		99,915.42
04/17/2025	ele pmt	TQM	2111.00 · Accounts Pa...	2025-02	520.00		99,395.42

Courthouse Villa, LLC

5/1/2025 11:23 AM

Register: 1111.01 · Platte Valley 1011163944

From 04/01/2025 through 04/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
04/03/2025	ele pmt	Housing Authority	2000 · Accounts Payable	2025-03	936.21		37,312.24
04/09/2025	1008	Morrill County Regi...	2000 · Accounts Payable		34.00		37,278.24
04/17/2025	1009	Horizon Bank	1162.00 · Horizons Re...	Reserves 2025...	207.68		37,070.56
04/22/2025	ele pmt	Presto X	2000 · Accounts Payable		28.33		37,042.23

CROWN WEST

5/1/2025 11:24 AM

Register: 1111.01 · Operating Account PVC-2038

From 04/01/2025 through 04/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
04/01/2025			3100 · Tenant Revenu...	Deposit-HAP		2,722.00	70,137.43
04/02/2025			3100 · Tenant Revenu...	Deposit		138.00	70,275.43
04/03/2025			3100 · Tenant Revenu...	Deposit		636.00	70,911.43
04/03/2025	ele pmt	Housing Authority G...	2111.00 · Accounts Pa...	2025-03	1,295.25		69,616.18
04/04/2025			3100 · Tenant Revenu...	Deposit		370.00	69,986.18
04/07/2025			3100 · Tenant Revenu...	Deposit		1,262.00	71,248.18
04/07/2025	4310	Dennis Supply	2111.00 · Accounts Pa...	65860 0001	90.72		71,157.46
04/08/2025			3100 · Tenant Revenu...	Deposit		2,017.00	73,174.46
04/09/2025			3100 · Tenant Revenu...	Deposit		129.00	73,303.46
04/09/2025	4311	City of Gering	2111.00 · Accounts Pa...		83.36		73,220.10
04/14/2025	ele pmt	Presto-X	2111.00 · Accounts Pa...	pest control	374.01		72,846.09
04/17/2025			3100 · Tenant Revenu...	Deposit		467.25	73,313.34
04/17/2025	ele pmt	Black Hills Energy	2111.00 · Accounts Pa...		39.11		73,274.23
04/17/2025	ele pmt	Crown West Escrow	2111.00 · Accounts Pa...		400.00		72,874.23
04/17/2025	ele pmt	Housing Authority ...	2111.00 · Accounts Pa...		720.60		72,153.63
04/17/2025	ele pmt	NPPD	2111.00 · Accounts Pa...		65.51		72,088.12
04/17/2025	ele pmt	TQM	2111.00 · Accounts Pa...	2025-02	3,140.00		68,948.12

ELMWOOD VILLAGE

5/1/2025 11:26 AM

Register: 1111.04 · Platte Valley General

From 04/01/2025 through 04/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
04/01/2025			3100 · Tenant Revenu...	Deposit-HAP			8,545.00	307,667.39
04/02/2025			3100 · Tenant Revenu...	Deposit			800.00	308,467.39
04/02/2025			3100 · Tenant Revenu...	Deposit			1,690.00	310,157.39
04/02/2025			3100 · Tenant Revenu...	Deposit			700.00	310,857.39
04/03/2025			3100 · Tenant Revenu...	Deposit			755.00	311,612.39
04/03/2025	ele pmt	Housing Authority of...	2111.00 · Accounts Pa...	2025-03	4,472.39			307,140.00
04/04/2025			3100 · Tenant Revenu...	Deposit			2,519.00	309,659.00
04/07/2025			3100 · Tenant Revenu...	Deposit			1,443.00	311,102.00
04/07/2025	5887	Menards	2111.00 · Accounts Pa...		215.39			310,886.61
04/08/2025			3100 · Tenant Revenu...	Deposit			1,241.00	312,127.61
04/09/2025			3100 · Tenant Revenu...	Deposit			500.00	312,627.61
04/10/2025			3100 · Tenant Revenu...	Deposit			1,199.00	313,826.61
04/14/2025	5888	Menards	2111.00 · Accounts Pa...		154.01			313,672.60
04/14/2025	5889	Waste Connection	2111.00 · Accounts Pa...		48.89			313,623.71
04/15/2025			3100 · Tenant Revenu...	Deposit			150.00	313,773.71
04/17/2025			3100 · Tenant Revenu...	Deposit			500.00	314,273.71
04/17/2025	ele pmt	Elmwood Village R...	1111.03 · Elmwood Ca...	2025-03	350.00			313,923.71
04/17/2025	ele pmt	Housing Authority ...	2111.00 · Accounts Pa...		1,955.30			311,968.41
04/17/2025	ele pmt	TQM	2111.00 · Accounts Pa...	2025-02	6,940.00			305,028.41
04/23/2025			3100 · Tenant Revenu...	Deposit			696.00	305,724.41

Gering Valley Estates, LLC

5/1/2025 11:27 AM

Register: Platte Valley Operating

From 04/01/2025 through 04/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
04/02/2025			-split-	Deposit		3,193.00	62,874.33
04/03/2025			3110 · Dwelling Rentals	Deposit		1,180.00	64,054.33
04/03/2025	ele pmt	Housing Authority	20000 · Accounts Paya...	2025-03	255.57		63,798.76
04/04/2025			3110 · Dwelling Rentals	Deposit		767.00	64,565.76
04/06/2025	Ele With	Platte Valley Bank	-split-		2,280.00		62,285.76
04/07/2025			3110 · Dwelling Rentals	Deposit		435.00	62,720.76
04/09/2025			3110 · Dwelling Rentals	Deposit-EFT		5,196.00	67,916.76
04/09/2025			3110 · Dwelling Rentals	Deposit		290.00	68,206.76
04/09/2025	2155	City of Gering	20000 · Accounts Paya...		3,206.84		64,999.92
04/14/2025	2156	Menards	20000 · Accounts Paya...		106.94		64,892.98
04/17/2025			-split-	Deposit		1,752.00	66,644.98
04/17/2025	ele pmt	Housing Authority ...	20000 · Accounts Paya...		1,799.10		64,845.88
04/17/2025	ele pmt	TQM	20000 · Accounts Paya...	2025-02	3,180.00		61,665.88
04/17/2025	2157	Horizon Bank	20000 · Accounts Paya...		1,199.31		60,466.57
04/17/2025	2158	Paul Reed Constructi...	20000 · Accounts Paya...		136.14		60,330.43
04/17/2025	2159	Sherwin Williams	20000 · Accounts Paya...		356.04		59,974.39
04/22/2025	2160	Equity Fund Nebrask...	20000 · Accounts Paya...		819.38		59,155.01
04/22/2025	2161	Equity Fund Nebrask...	20000 · Accounts Paya...		3,277.54		55,877.47
04/22/2025	2162	Housing Authority ...	20000 · Accounts Paya...		28,993.63		26,883.84
04/22/2025	2163	Investor Member NF...	20000 · Accounts Paya...		1,575.73		25,308.11
04/22/2025	2164	Investor Member NF...	20000 · Accounts Paya...		6,302.91		19,005.20
04/22/2025	2165	Horizon Bank	20000 · Accounts Paya...		2,363.65		16,641.55
04/23/2025			3110 · Dwelling Rentals	Deposit		624.00	17,265.55

Homeownership

5/1/2025 11:29 AM

Register: Platte Valley Bank Homeownershi

From 04/01/2025 through 04/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
04/03/2025	ele pmt	Housing Authority	2000 · Accounts Payable	2025-03	750.85			2,484.26

Management Fund

5/1/2025 12:17 PM

Register: 1111.01 · Platte Valley

From 04/01/2025 through 04/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
04/01/2025	1434	Scottsbluff High Sch...	2111.00 · Accounts Pa...		140.00		226,167.42
04/03/2025	ele pmt	Housing Authority	2111.00 · Accounts Pa...	2025-03	30,060.66		196,106.76
04/07/2025	1435	Carpenter Center	2111.00 · Accounts Pa...		1,500.00		194,606.76
04/07/2025	1436	Chappell Housing	2111.00 · Accounts Pa...		36.00		194,570.76
04/07/2025	1437	WalMart	2111.00 · Accounts Pa...	631066	71.48		194,499.28
04/11/2025	1438	Housing Authority	2111.00 · Accounts Pa...		18.00		194,481.28
04/15/2025			12000 · Undeposited F...	Deposit		4,000.00	198,481.28
04/15/2025	Ele Pmt		4100 · Operating Expe...	Phone Checks	66.17		198,415.11
04/15/2025	Ele Pmt		4100 · Operating Expe...		36.17		198,378.94
04/15/2025	Ele Pmt		4100 · Operating Expe...		36.17		198,342.77
04/15/2025	Ele Pmt		4100 · Operating Expe...		36.17		198,306.60
04/17/2025			Management Fees:369...	Deposit		547.30	198,853.90
04/17/2025			Management Fees:369...	Deposit		344.81	199,198.71
04/17/2025			Management Fees:369...	Deposit		720.60	199,919.31
04/17/2025			Management Fees:369...	Deposit		1,955.30	201,874.61
04/17/2025			Management Fees:369...	Deposit		1,799.10	203,673.71
04/17/2025			Management Fees:369...	Deposit		1,740.00	205,413.71
04/17/2025	1439	Transwest Ford	2111.00 · Accounts Pa...	259818	410.84		205,002.87
04/21/2025			-split-	Deposit - 2025...		8,598.60	213,601.47
04/22/2025	1440		2111.00 · Accounts Pa...		190.00		213,411.47
04/22/2025	1441		2111.00 · Accounts Pa...		190.00		213,221.47
04/23/2025			-split-	Deposit - 2025...		6,386.10	219,607.57
04/23/2025			Management Fees:369...	Deposit		28,993.63	248,601.20
04/28/2025			12000 · Undeposited F...	Deposit		12,131.06	260,732.26

Monument View Villa, LLC

5/1/2025 12:21 PM

Register: FNBO 196 399

From 04/01/2025 through 04/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
04/02/2025			3110 · Dwelling Rentals	Deposit		920.00	39,101.27
04/02/2025			Misc Income:Laundry	Deposit		91.00	39,192.27
04/04/2025			3110 · Dwelling Rentals	Deposit		202.00	39,394.27
04/09/2025			3110 · Dwelling Rentals	Deposit		288.00	39,682.27
04/09/2025			3110 · Dwelling Rentals	Deposit		1,661.00	41,343.27
04/09/2025	1737	City of Gering	20000 · Accounts Paya...		1,561.52		39,781.75
04/14/2025	1738	Housing Authority	20000 · Accounts Paya...	2025-03	33.57		39,748.18
04/17/2025	ele pmt	Spectrum Business	20000 · Accounts Paya...		283.75		39,464.43
04/17/2025	1739	Housing Partners Ma...	20000 · Accounts Paya...		637.90		38,826.53
04/17/2025	1740	TQM	20000 · Accounts Paya...	2025-02	860.00		37,966.53
04/22/2025	1741	Housing Authority	20000 · Accounts Paya...	GP Loan Pmt	16,258.19		21,708.34

Return to Owner

5/1/2025 12:24 PM

Register: Platte Valley

From 04/01/2025 through 04/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
04/18/2025			Other Income	Deposit			833.33	244,955.32

TQM Maintenance

5/1/2025 12:27 PM

Register: 1111.01 · Platte Valley

From 04/01/2025 through 04/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
04/03/2025	ele pmt	Housing Authority S...	2111.00 · Accounts Pa...	2025-03	40,005.62			191,227.50
04/07/2025	ele pmt	HD Supply	2111.00 · Accounts Pa...		493.33			190,734.17
04/07/2025	9166	Allo Communications	2111.00 · Accounts Pa...		72.97			190,661.20
04/07/2025	9167	Dennis Supply	2111.00 · Accounts Pa...	65860 0001	240.24			190,420.96
04/08/2025			3110.01 · Rent - 750 ...	Deposit			1,044.00	191,464.96
04/09/2025	9168	City of Gering	2111.00 · Accounts Pa...	maint. shed uti...	511.34			190,953.62
04/11/2025	9169	City of Scottsbluff	2111.00 · Accounts Pa...		405.18			190,548.44
04/15/2025			1499 · Undeposited Fu...	Deposit			1,770.00	192,318.44
04/15/2025	ele pmt	NPPD	2111.00 · Accounts Pa...		151.23			192,167.21
04/15/2025	9170	Menards	2111.00 · Accounts Pa...		145.24			192,021.97
04/17/2025			1499 · Undeposited Fu...	Deposit			3,180.00	195,201.97
04/17/2025			1499 · Undeposited Fu...	Deposit			6,940.00	202,141.97
04/17/2025			1499 · Undeposited Fu...	Deposit			3,140.00	205,281.97
04/17/2025			1499 · Undeposited Fu...	Deposit			2,460.00	207,741.97
04/17/2025			1499 · Undeposited Fu...	Deposit			520.00	208,261.97
04/21/2025			-split-	Deposit - 2025...			2,430.00	210,691.97
04/22/2025			-split-	Deposit - 2025...			9,805.00	220,496.97

Valacia Apartments

5/1/2025 1:04 PM

Register: 1111.01 · Platte Valley Bank (150155)

From 04/01/2025 through 04/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
04/01/2025			3110 · Dwelling Rentals	Deposit-HAP			4,436.00	12,119.95
04/02/2025			3110 · Dwelling Rentals	Deposit			525.00	12,644.95
04/02/2025			3690.01 · Other Tenant...	Deposit			464.00	13,108.95
04/03/2025	ele pmt	Housing Authority P...	2111.00 · Accounts Pa...	2025-03	2,367.74			10,741.21
04/04/2025			-split-	Deposit			1,769.00	12,510.21
04/05/2025	Ele With	USDA Rural Develo...	2320.00 · Loan Payme...		671.81			11,838.40
04/07/2025			3110 · Dwelling Rentals	Deposit			457.00	12,295.40
04/09/2025			-split-	Deposit-EFT			4,869.00	17,164.40
04/09/2025	3145	City of Gering	2111.00 · Accounts Pa...		3,708.66			13,455.74
04/11/2025			-split-	Deposit			305.00	13,760.74
04/15/2025	ele pmt	Housing Auth Manag...	2111.00 · Accounts Pa...	2025 AHRMA	4,000.00			9,760.74
04/15/2025	ele pmt	Spectrum	2111.00 · Accounts Pa...		1,049.37			8,711.37
04/15/2025	3146		2111.00 · Accounts Pa...		635.00			8,076.37
04/18/2025			3110 · Dwelling Rentals	Deposit			525.00	8,601.37
04/18/2025	ele pmt	Housing Auth Manag...	2111.00 · Accounts Pa...	MF PR \$300, ...	1,740.00			6,861.37
04/18/2025	ele pmt	Housing Authority P...	2111.00 · Accounts Pa...		133.00			6,728.37
04/18/2025	ele pmt	Housing Authority R...	2111.00 · Accounts Pa...		833.33			5,895.04
04/18/2025	ele pmt	Platte Valley Bank R...	2111.00 · Accounts Pa...		1,131.75			4,763.29
04/18/2025	3147	Menards	2111.00 · Accounts Pa...		172.34			4,590.95

Valacia North Villa, LLC

5/1/2025 12:35 PM

Register: 1111.01 · Platte Valley Bank 1011164066

From 04/01/2025 through 04/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
04/03/2025	ele pmt	Housing Authority	2111.00 · Accounts Pa...	2025-03	810.33		38,419.58
04/04/2025			3100 · Tenant Revenu...	Deposit		336.00	38,755.58
04/09/2025			3100 · Tenant Revenu...	Deposit-EFT		1,079.00	39,834.58
04/09/2025	1003	City of Gering	2111.00 · Accounts Pa...		298.51		39,536.07
04/15/2025	ele pmt	TQM	2111.00 · Accounts Pa...	2025-02	1,770.00		37,766.07
04/18/2025	1004	Housing Authority ...	2111.00 · Accounts Pa...		386.10		37,379.97
04/18/2025	1005	Horizon Bank	1162.00 · Replacemen...	Replacement 2...	206.60		37,173.37