

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: 821 8842 1755 on Tuesday December 2, 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 November 4, 2025 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, ROSS and Carpenter Center
6. Old business
 - a. None
7. New business
 - a. Motion: Approval of AHRMA Insurance
 - b. Resolution: Approval for Charge-Offs for Scottsbluff Public Housing, Valacia, & Valacia North
8. Adjournment

Please Note: Next Meeting – Tuesday, January 2, 2025 at 12:00

November 4, 2025

The regular meeting of the Board of Commissioners of the Housing Authority of the County of Scotts Bluff, NE was held on November 4, 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, Commissioner Albert Bustinza was present. EXCUSED: Hillary Wasserburger. Representing the Housing Authority: Anita Doggett, Rita Morales (via Zoom), Velma Jamison, Jason Wilcox, and Kim Wells. County Commissioner Mike Blue was in attendance.

Chairperson Henkel called the meeting to order at 12:06 p.m.

Public Comment: None.

Moved by Cortinez and seconded by Bustinza to approve the October 7, 2025, minutes as presented.
YEA: Cortinez, Henkel, Bustinza. NAY: None. EXCUSED: Wasserburger

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

CEO Doggett initiated the tenant account reports. CEO Doggett presented the Public Housing Reports on vacancies and collections. Property Manager Jamison presented the Tax Credit Properties Report on vacancies and collections. CEO Doggett also presented the Housing Choice Voucher Report. Director Wilcox and CEO Doggett presented the Maintenance Report. CEO Doggett also gave a Bridgeport Housing Authority update. ROSS Coordinator presented on the ROSS Program.

No Old Business.

Moved by Bustinza and seconded by Cortinez to approve 2026 Budget for Gering Valley Estates as presented.
YEA: Cortinez, Henkel, Bustinza. NAY: None. EXCUSED: Wasserburger

Moved by Bustinza and seconded by Cortinez to approve 2026 Budget for Monument View Villa as presented.
YEA: Cortinez, Henkel, Bustinza. NAY: None. EXCUSED: Wasserburger

Moved by Cortinez and seconded by Bustinza to approve Resolution #1097: Close old Valacia North LLC Platte Valley Bank Account (4869) and move all money to new Valacia North Platte Valley Bank Account (4066)
YEA: Cortinez, Henkel, Bustinza. NAY: None. EXCUSED: Wasserburger

Moved by Cortinez and seconded by Bustinza to approve Resolution #1098: Close old Courthouse Villa LLC Platte Valley Bank Account (4877) and move all money to new Courthouse Villa Platte Valley Bank Account (3944)
YEA: Cortinez, Henkel, Bustinza. NAY: None. EXCUSED: Wasserburger

CEO Doggett mentioned that December meeting may change depending on when auditor will be in our office.

Moved by Bustinza and seconded by Cortinez to adjourn the meeting at 12:41 p.m.

Chairperson Tammy Henkel

Secretary Anita Doggett

Housing Partners of Western Nebraska

11/25/2025 8:34 AM

Register: 1111.01 · Platte Valley

From 11/01/2025 through 11/25/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
11/01/2025	Ele Pmt	Medica Insurance	-split-	A00938	22,876.59			192,945.18
11/01/2025	Ele Pmt	Lincoln National Lif...	2100.00 · Liabilities:2...	216175	577.29			192,367.89
11/01/2025	Ele Pmt	Equitable	-split-	20000000006300	1,486.71			190,881.18
11/01/2025	Ele Pmt	Aflac	-split-	CNN42	881.86			189,999.32
11/03/2025			3100 · Tenant Revenu...	Deposit			1,015.00	191,014.32
11/03/2025	ele pmt	HD Supply	-split-		431.07			190,583.25
11/03/2025	ele pmt	TQM	20000 · Accounts Paya...		6,400.00			184,183.25
11/03/2025	28606	Column Software, P...	20000 · Accounts Paya...		7.64			184,175.61
11/03/2025	28607		20000 · Accounts Paya...		200.00			183,975.61
11/03/2025	28608	Menards	20000 · Accounts Paya...		168.59			183,807.02
11/03/2025	28609	Village Of Morrill	20000 · Accounts Paya...		3,246.93			180,560.09
11/03/2025	28610	Waste Connections	20000 · Accounts Paya...		99.74			180,460.35
11/04/2025			-split-	Deposit			12,224.00	192,684.35
11/05/2025			8020 · Operation Subs...	Deposit			53,910.00	246,594.35
11/05/2025			-split-	Deposit			6,133.50	252,727.85
11/05/2025	28611		20000 · Accounts Paya...		200.00			252,527.85
11/05/2025	28612	City of Minatare	20000 · Accounts Paya...		1,435.60			251,092.25
11/06/2025			-split-	VOID: Deposit		X	0.00	251,092.25
11/06/2025			-split-	Deposit			2,716.00	253,808.25
11/06/2025			3700 · Other Operatin...	Deposit			1,388.00	255,196.25
11/06/2025			-split-	Deposit			299.94	255,496.19
11/07/2025			12000 · Undeposited F...	Deposit			29.50	255,525.69
11/07/2025			-split-	Deposit			2,932.00	258,457.69
11/07/2025	28613	Accelerated Receiva...	2100.00 · Liabilities:2...	C 21 CI 22 1082	51.39			258,406.30
11/07/2025	28614	Credit Managment S...	2100.00 · Liabilities:2...	C 21 CI 25 893	232.03			258,174.27
11/07/2025	20251155	Benefit Consultants ...	-split-	L20250404 Ra...	5,858.76			252,315.51
11/07/2025	20251156	EFTPS	-split-	47-0496611	9,240.38			243,075.13
11/07/2025	20251157	Nebraska Departmen...	2100.00 · Liabilities:2...	210911585	1,415.28			241,659.85
11/07/2025	20251107		-split-		814.31			240,845.54
11/07/2025	20251108		-split-		1,649.44			239,196.10
11/07/2025	20251109		-split-		1,304.74			237,891.36
11/07/2025	20251110		-split-		1,066.25			236,825.11
11/07/2025	20251111		-split-		2,793.80			234,031.31
11/07/2025	20251112		-split-		1,368.61			232,662.70
11/07/2025	20251113		-split-		1,474.29			231,188.41
11/07/2025	20251114		-split-		1,089.80			230,098.61
11/07/2025	20251115		-split-		1,545.26			228,553.35
11/07/2025	20251116		-split-		669.51			227,883.84
11/07/2025	20251117		-split-		1,533.53			226,350.31

Housing Partners of Western Nebraska

11/25/2025 8:34 AM

Register: 1111.01 · Platte Valley

From 11/01/2025 through 11/25/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
11/07/2025	20251118		-split-		1,386.97			224,963.34
11/07/2025	20251119		-split-		984.32			223,979.02
11/07/2025	20251120		-split-		1,471.55			222,507.47
11/07/2025	20251121		-split-		768.14			221,739.33
11/07/2025	20251122		-split-		1,256.91			220,482.42
11/07/2025	20251123		-split-		1,918.24			218,564.18
11/07/2025	20251124		-split-		1,327.79			217,236.39
11/07/2025	20251125		-split-		1,362.14			215,874.25
11/07/2025	20251126		-split-		1,300.25			214,574.00
11/07/2025	20251127		-split-		1,231.65			213,342.35
11/07/2025	20251128		-split-		1,117.62			212,224.73
11/07/2025	20251129		-split-		1,321.38			210,903.35
11/07/2025	20251130		-split-		613.53			210,289.82
11/07/2025	20251131		-split-		858.93			209,430.89
11/07/2025	20251132		-split-		1,511.01			207,919.88
11/07/2025	20251133		-split-		871.33			207,048.55
11/08/2025	Ele Pmt	Colonial Life	-split-	E5364880	651.32			206,397.23
11/10/2025			12000 · Undeposited F...	Deposit			13,724.76	220,121.99
11/10/2025			-split-	Deposit			19.84	220,141.83
11/10/2025			-split-	Deposit			1,919.00	222,060.83
11/10/2025	28615	Black Hills Energy - ...	20000 · Accounts Paya...		5,646.91			216,413.92
11/10/2025	28616	Verizon	20000 · Accounts Paya...		600.19			215,813.73
11/10/2025	28617	Ace Hardware	20000 · Accounts Paya...		6.29			215,807.44
11/10/2025	28618	Cowans Custom Cab...	20000 · Accounts Paya...		285.00			215,522.44
11/10/2025	28619	HD Supply	20000 · Accounts Paya...		3,148.48			212,373.96
11/10/2025	28620	Menards	20000 · Accounts Paya...		3,963.08			208,410.88
11/10/2025	28621	Waste Connections	20000 · Accounts Paya...		74.81			208,336.07
11/12/2025			-split-	Deposit			3,082.00	211,418.07
11/12/2025	ele pmt		3100 · Tenant Revenu...	NSF - B.Marti...	343.00			211,075.07
11/13/2025			12000 · Undeposited F...	Deposit			9.58	211,084.65
11/13/2025			-split-	Deposit			1,151.00	212,235.65
11/14/2025	Ele Pmt		4100 · Operating Expe...		36.17			212,199.48
11/14/2025	28622	City of Terrytown	20000 · Accounts Paya...		27,083.34			185,116.14
11/14/2025	28623		20000 · Accounts Paya...		41.93			185,074.21
11/15/2025	Ele Pmt		4100 · Operating Expe...		36.17			185,038.04
11/15/2025	Ele Pmt		4100 · Operating Expe...		36.17			185,001.87
11/15/2025	Ele Pmt		4100 · Operating Expe...		36.17			184,965.70
11/17/2025			-split-	Deposit			225.00	185,190.70
11/17/2025			3100 · Tenant Revenu...	Deposit			1,114.00	186,304.70

Housing Partners of Western Nebraska

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11/17/2025	ele pmt	NPPD	20000 · Accounts Paya...		4,883.28		181,421.42
11/18/2025	28624	City of Scottsbluff	20000 · Accounts Paya...		2,115.91		179,305.51
11/18/2025	28625		20000 · Accounts Paya...		203.00		179,102.51
11/19/2025			-split-	Deposit		246.01	179,348.52
11/20/2025			-split-	Deposit		400.00	179,748.52
11/21/2025	28626	Accelerated Receiva...	2100.00 · Liabilities:2...	C 21 CI 22 1082	51.39		179,697.13
11/21/2025	28627	Credit Managment S...	2100.00 · Liabilities:2...	C 21 CI 25 893	232.03		179,465.10
11/21/2025	20251148	Benefit Consultants ...	-split-	L20250404 Ra...	5,867.96		173,597.14
11/21/2025	20251149	EFTPS	-split-	47-0496611	9,159.18		164,437.96
11/21/2025	20251150	Nebraska Departmen...	2100.00 · Liabilities:2...	210911585	1,417.20		163,020.76
11/21/2025	20251121		-split-		720.99		162,299.77
11/21/2025	20251122		-split-		1,414.33		160,885.44
11/21/2025	20251123		-split-		1,339.60		159,545.84
11/21/2025	20251124		-split-		1,066.24		158,479.60
11/21/2025	20251125		-split-		2,793.79		155,685.81
11/21/2025	20251126		-split-		1,384.35		154,301.46
11/21/2025	20251127		-split-		1,474.30		152,827.16
11/21/2025	20251128		-split-		1,089.81		151,737.35
11/21/2025	20251129		-split-		1,572.74		150,164.61
11/21/2025	20251130		-split-		588.30		149,576.31
11/21/2025	20251131		-split-		1,533.52		148,042.79
11/21/2025	20251132		-split-		1,548.39		146,494.40
11/21/2025	20251133		-split-		1,053.44		145,440.96
11/21/2025	20251134		-split-		1,471.54		143,969.42
11/21/2025	20251135		-split-		596.95		143,372.47
11/21/2025	20251136		-split-		1,256.89		142,115.58
11/21/2025	20251137		-split-		1,918.24		140,197.34
11/21/2025	20251138		-split-		1,327.78		138,869.56
11/21/2025	20251139		-split-		1,368.44		137,501.12
11/21/2025	20251140		-split-		1,300.25		136,200.87
11/21/2025	20251141		-split-		1,231.65		134,969.22
11/21/2025	20251142		-split-		1,124.52		133,844.70
11/21/2025	20251143		-split-		1,333.84		132,510.86
11/21/2025	20251144		-split-		447.30		132,063.56
11/21/2025	20251145		-split-		858.92		131,204.64
11/21/2025	20251146		-split-		1,511.01		129,693.63
11/21/2025	20251147		-split-		878.89		128,814.74
11/24/2025	ele pmt	NPPD	20000 · Accounts Paya...		2,472.80		126,341.94
11/24/2025	28628	AC Electric Motor S...	20000 · Accounts Paya...		13.86		126,328.08

Housing Partners of Western Nebraska

11/25/2025 8:34 AM

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Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
11/24/2025	28629	Ace Hardware	20000 · Accounts Paya...		165.44		126,162.64
11/24/2025	28630	Carr -Trumbull Lum...	20000 · Accounts Paya...	128665	36.26		126,126.38
11/24/2025	28631	Contractors Materials	20000 · Accounts Paya...		93.80		126,032.58
11/24/2025	28632	Cowans Custom Cab...	20000 · Accounts Paya...		125.00		125,907.58
11/24/2025	28633	Garcia Construction	20000 · Accounts Paya...		1,399.86		124,507.72
11/24/2025	28634	Hullinger Glass & L...	20000 · Accounts Paya...		11.00		124,496.72
11/24/2025	28635	Main Street Applian...	20000 · Accounts Paya...		173.72		124,323.00
11/24/2025	28636	Menards	20000 · Accounts Paya...		2,705.40		121,617.60
11/24/2025	28637	Morrill Hardware	20000 · Accounts Paya...		25.99		121,591.61
11/24/2025	28638	Northwest Pipe	20000 · Accounts Paya...		446.78		121,144.83
11/24/2025	28639	Petes Quick Lube	20000 · Accounts Paya...		66.33		121,078.50
11/24/2025	28640	Sherwin Williams	20000 · Accounts Paya...		126.85		120,951.65
11/24/2025	28641	Snell Services, INC	20000 · Accounts Paya...		125.00		120,826.65
11/24/2025	28642	Thompson Glass	20000 · Accounts Paya...		210.08		120,616.57
11/24/2025	28643	Waste Connections	20000 · Accounts Paya...		149.62		120,466.95
11/24/2025	28644	Winsupply	20000 · Accounts Paya...		77.97		120,388.98

Barrier Free Homes LLC

11/25/2025 8:36 AM

Register: 1111.01 · Platte Valley Bank

From 11/01/2025 through 11/25/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
11/01/2025			3100 · Tenant Revenu...	Deposit-hap	X	2,309.00	123,759.70
11/04/2025			3100 · Tenant Revenu...	Deposit		707.00	124,466.70
11/06/2025			3100 · Tenant Revenu...	Deposit		812.00	125,278.70
11/06/2025			3100 · Tenant Revenu...	Deposit		767.00	126,045.70
11/06/2025	ele pmt	Presto-X	2111.00 · Accounts Pa...	insect control	238.00		125,807.70
11/07/2025			3100 · Tenant Revenu...	Deposit		403.00	126,210.70
11/17/2025	ele pmt	Housing Authority ...	2111.00 · Accounts Pa...		723.90		125,486.80

Courthouse Villa, LLC

11/25/2025 8:38 AM

Register: 1111.01 · Platte Valley 1011163944

From 11/01/2025 through 11/25/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
11/01/2025			3100 · Tenant Revenu...	Deposit-hap		X	2,389.00	46,556.97
11/03/2025			3100 · Tenant Revenu...	Deposit			610.00	47,166.97
11/03/2025			3100 · Tenant Revenu...	Deposit			200.00	47,366.97
11/17/2025	ele pmt	Presto X	2111.00 · Accounts Pa...		28.33			47,338.64
11/17/2025	1030	Horizon Bank	1162.00 · Horizons Re...	Reserves 2025...	207.68			47,130.96

CROWN WEST

11/25/2025 8:41 AM

Register: 1111.01 · Operating Account PVC-2038

From 11/01/2025 through 11/25/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
11/01/2025			3100 · Tenant Revenu...	Deposit-hap	X	2,407.00	103,245.37
11/03/2025			3100 · Tenant Revenu...	Deposit		582.00	103,827.37
11/03/2025			3100 · Tenant Revenu...	Deposit		100.00	103,927.37
11/04/2025			3100 · Tenant Revenu...	Deposit		668.00	104,595.37
11/06/2025			3100 · Tenant Revenu...	Deposit		844.00	105,439.37
11/06/2025			3100 · Tenant Revenu...	Deposit		916.00	106,355.37
11/07/2025			3100 · Tenant Revenu...	Deposit		1,241.00	107,596.37
11/12/2025			3100 · Tenant Revenu...	Deposit		760.00	108,356.37
11/17/2025			3100 · Tenant Revenu...	Deposit		25.00	108,381.37
11/17/2025	ele pmt	Housing Authority ...	2111.00 · Accounts Pa...		777.40		107,603.97

ELMWOOD VILLAGE

11/25/2025 8:44 AM

Register: 1111.04 · Platte Valley General

From 11/01/2025 through 11/25/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
11/01/2025			3100 · Tenant Revenu...	Deposit-hap		X	10,843.00	326,453.62
11/03/2025			3100 · Tenant Revenu...	Deposit			200.00	326,653.62
11/03/2025			3100 · Tenant Revenu...	Deposit			261.00	326,914.62
11/04/2025			3100 · Tenant Revenu...	Deposit			4,999.00	331,913.62
11/06/2025			3100 · Tenant Revenu...	Deposit			1,085.00	332,998.62
11/06/2025			3100 · Tenant Revenu...	Deposit			25.00	333,023.62
11/06/2025			3100 · Tenant Revenu...	Deposit			521.00	333,544.62
11/07/2025			3100 · Tenant Revenu...	Deposit			2,397.00	335,941.62
11/07/2025	5916	CITY OF SCOTTSB...	2111.00 · Accounts Pa...		55.15			335,886.47
11/07/2025	5917	Menards	2111.00 · Accounts Pa...		42.93			335,843.54
11/10/2025			3100 · Tenant Revenu...	Deposit			253.00	336,096.54
11/12/2025			3100 · Tenant Revenu...	Deposit			760.00	336,856.54
11/17/2025	ele pmt	Elmwood Village R...	1111.03 · Elmwood Ca...	2025-10	350.00			336,506.54
11/17/2025	ele pmt	Housing Authority ...	2111.00 · Accounts Pa...		1,837.30			334,669.24
11/17/2025	ele pmt	Black Hills Energy	2111.00 · Accounts Pa...		11.92			334,657.32
11/17/2025	ele pmt	NPPD	2111.00 · Accounts Pa...		36.29			334,621.03
11/21/2025	ele pmt	NPPD	2111.00 · Accounts Pa...		57.86			334,563.17
11/21/2025	5918	CITY OF SCOTTSB...	2111.00 · Accounts Pa...		331.14			334,232.03

Gering Valley Estates, LLC

11/25/2025 8:47 AM

Register: Platte Valley Operating

From 11/01/2025 through 11/25/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
11/01/2025			3110 · Dwelling Rentals	Deposit-hap		X	8,585.00	90,198.91
11/03/2025			3110 · Dwelling Rentals	Deposit			370.00	90,568.91
11/03/2025			3110 · Dwelling Rentals	Deposit			100.00	90,668.91
11/05/2025			3110 · Dwelling Rentals	Deposit-efit			6,813.00	97,481.91
11/06/2025			3110 · Dwelling Rentals	Deposit			2,915.00	100,396.91
11/06/2025			3110 · Dwelling Rentals	Deposit			466.00	100,862.91
11/06/2025	Ele With	Platte Valley Bank	-split-		2,280.00			98,582.91
11/07/2025			3110 · Dwelling Rentals	Deposit			290.00	98,872.91
11/07/2025	ele pmt	Presto-X	20000 · Accounts Paya...		1,188.44			97,684.47
11/17/2025			3110 · Dwelling Rentals	Deposit			740.00	98,424.47
11/17/2025	ele pmt	Housing Authority ...	20000 · Accounts Paya...		2,100.88			96,323.59
11/17/2025	2191	Garcia Construction	20000 · Accounts Paya...		506.13			95,817.46
11/17/2025	2192	Horizon Bank	20000 · Accounts Paya...		1,199.31			94,618.15
11/20/2025			3110 · Dwelling Rentals	Deposit			750.00	95,368.15
11/20/2025			3110 · Dwelling Rentals	Deposit-hap			263.00	95,631.15
11/21/2025	2193	Independent Plumbi...	20000 · Accounts Paya...		64.20			95,566.95

Management Fund

11/25/2025 10:09 AM

Register: 1111.01 · Platte Valley

From 11/01/2025 through 11/25/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
11/03/2025	ele pmt	Shaggy Buffalo Car ...	2111.00 · Accounts Pa...		50.00			270,811.17
11/03/2025	ele pmt	TQM	2111.00 · Accounts Pa...	2025-07	1,420.00			269,391.17
11/03/2025	1513	Gering Irrigation Dis...	2111.00 · Accounts Pa...		146.64			269,244.53
11/03/2025	1514	WalMart	2111.00 · Accounts Pa...	631066	1.66			269,242.87
11/07/2025	1515	Bluffs Facility Soluti...	2111.00 · Accounts Pa...	0002736	983.00			268,259.87
11/07/2025	1516	Carpenter Center	2111.00 · Accounts Pa...		8.00			268,251.87
11/07/2025	1517	Century Business Pro...	2111.00 · Accounts Pa...	SB0387	178.34			268,073.53
11/07/2025	1518	Intralinks	2111.00 · Accounts Pa...		289.00			267,784.53
11/07/2025	1519	Loucks & Schwartz	2111.00 · Accounts Pa...		1,125.00			266,659.53
11/07/2025	1520	Quadient Finance Mail	2111.00 · Accounts Pa...	7900 0440 802...	50.52			266,609.01
11/07/2025	1521	ScottsBluff/Gering C...	2111.00 · Accounts Pa...		1,000.00			265,609.01
11/07/2025	1522	State of NE DAS	2111.00 · Accounts Pa...	560610	422.57			265,186.44
11/13/2025	1523		2111.00 · Accounts Pa...		102.00			265,084.44
11/13/2025	1524		2111.00 · Accounts Pa...		102.00			264,982.44
11/13/2025	1525		2111.00 · Accounts Pa...		102.00			264,880.44
11/14/2025	ele pmt	Neb.gov Tyler Techn...	2111.00 · Accounts Pa...		202.00			264,678.44
11/15/2025	Ele Pmt		4100 · Operating Expe...	Phone Checks	66.17			264,612.27
11/15/2025	Ele Pmt		4100 · Operating Expe...		36.17			264,576.10
11/15/2025	Ele Pmt		4100 · Operating Expe...		36.17			264,539.93
11/15/2025	Ele Pmt		4100 · Operating Expe...		36.17			264,503.76
11/17/2025			Management Fees:369...	Deposit - 2025-...			2,100.88	266,604.64
11/17/2025			Management Fees:369...	Deposit - 2025-...			723.90	267,328.54
11/17/2025			Management Fees:369...	Deposit - 2025-...			371.80	267,700.34
11/17/2025			Management Fees:369...	Deposit - 2025-...			777.40	268,477.74
11/17/2025			Management Fees:369...	Deposit - 2025-...			1,837.30	270,315.04
11/18/2025	ele pmt	Spectrum Business	2111.00 · Accounts Pa...	176249201	639.98			269,675.06
11/21/2025			Management Fees:369...	Deposit - 2025-...			1,740.00	271,415.06
11/21/2025			Management Fees:369...	Deposit - 2025-...			264.20	271,679.26
11/21/2025	ele pmt	Shaggy Buffalo Car ...	2111.00 · Accounts Pa...		65.00			271,614.26
11/21/2025	1526		2111.00 · Accounts Pa...		30.00			271,584.26
11/21/2025	1527	Bluffs Facility Soluti...	2111.00 · Accounts Pa...	0002736	365.46			271,218.80
11/21/2025	1528	Legacy Cooperative	2111.00 · Accounts Pa...		2,464.50			268,754.30
11/21/2025	1529	NAHRO	2111.00 · Accounts Pa...		1,102.08			267,652.22

Monument View Villa, LLC

11/25/2025 8:52 AM

Register: FNBO 196 399

From 11/01/2025 through 11/25/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
11/01/2025			3110 · Dwelling Rentals	Deposit-hap		3,745.00	30,230.04
11/03/2025	1771	City of Gering	20000 · Accounts Paya...		1,054.03		29,176.01
11/03/2025	1772	Housing Authority	20000 · Accounts Paya...	2025-10	7.34		29,168.67
11/03/2025	1773	TQM	20000 · Accounts Paya...	2025-07	580.00		28,588.67
11/04/2025			3110 · Dwelling Rentals	Deposit		832.00	29,420.67
11/05/2025			3110 · Dwelling Rentals	Deposit-eft		1,844.00	31,264.67
11/06/2025			Misc Income:Laundry	Deposit		158.00	31,422.67
11/06/2025			3110 · Dwelling Rentals	Deposit		622.00	32,044.67
11/19/2025	1774		3110 · Dwelling Rentals	Sec Dep Refund	741.87		31,302.80
11/20/2025			3110 · Dwelling Rentals	Deposit		53.00	31,355.80
11/20/2025	ele pmt	Spectrum Business	20000 · Accounts Paya...		283.76		31,072.04
11/20/2025	1775	Housing Partners Ma...	20000 · Accounts Paya...		675.90		30,396.14

Return to Owner

11/25/2025 8:55 AM

Register: Platte Valley

From 11/01/2025 through 11/25/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
11/21/2025			Other Income	2025-10		833.33	253,299.25

ROSS Grant

11/25/2025 8:57 AM

Register: PVBank 3381

From 11/01/2025 through 11/25/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
11/03/2025	1008	Hansen's Petroleum	Accounts Payable		23.00		9,609.80
11/03/2025	1009	Walmart	Accounts Payable	631066	111.00		9,498.80
11/21/2025	1010	Legacy Cooperative	Accounts Payable	50526	25.81		9,472.99

TQM Maintenance

11/25/2025 9:00 AM

Register: 1111.01 - Platte Valley

From 11/01/2025 through 11/25/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
11/03/2025			1499 · Undeposited Fu...	Deposit			1,420.00	84,162.31
11/03/2025			-split-	Deposit			6,400.00	90,562.31
11/04/2025			-split-	Deposit			1,995.00	92,557.31
11/04/2025			1499 · Undeposited Fu...	Deposit			8,610.00	101,167.31
11/04/2025	ele pmt	Black Hills Energy	2111.00 · Accounts Pa...		116.76			101,050.55
11/04/2025	9244	Auto Works Service ...	2111.00 · Accounts Pa...		1,034.91			100,015.64
11/04/2025	9245	City of Gering	2111.00 · Accounts Pa...	maint. shed uti...	35.35			99,980.29
11/04/2025	9246	Menards	2111.00 · Accounts Pa...		289.87			99,690.42
11/04/2025	9247	Pete's Quick Lube	2111.00 · Accounts Pa...		81.32			99,609.10
11/04/2025	9248	Sandberg Implement	2111.00 · Accounts Pa...		699.99			98,909.11
11/04/2025	9249	Team Chevrolet	2111.00 · Accounts Pa...		1,214.22			97,694.89
11/05/2025			1499 · Undeposited Fu...	Deposit			19,105.56	116,800.45
11/06/2025			1499 · Undeposited Fu...	Deposit			580.00	117,380.45
11/12/2025			3110.01 · Rent - 750 ...	Deposit			1,044.00	118,424.45
11/14/2025			1499 · Undeposited Fu...	Deposit			3,460.00	121,884.45
11/14/2025	9250	Allo Communications	2111.00 · Accounts Pa...		73.09			121,811.36
11/14/2025	9251	City of Scottsbluff	2111.00 · Accounts Pa...		248.44			121,562.92
11/14/2025	9252	Menards	2111.00 · Accounts Pa...		54.95			121,507.97
11/14/2025	9253	Murphy Tractor & E...	2111.00 · Accounts Pa...		310.07			121,197.90
11/14/2025	9254	Town and Country A...	2111.00 · Accounts Pa...	327308	79.00			121,118.90
11/14/2025	9255	Waste Connections	2111.00 · Accounts Pa...		74.81			121,044.09
11/17/2025			1499 · Undeposited Fu...	Deposit			1,507.50	122,551.59
11/25/2025	ele pmt	Black Hills Energy	2111.00 · Accounts Pa...		208.14			122,343.45
11/25/2025	ele pmt	NPPD	2111.00 · Accounts Pa...		128.56			122,214.89

Valacia Apartments

11/25/2025 9:03 AM

Register: 1111.01 · Platte Valley Bank (150155)

From 11/01/2025 through 11/25/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
11/01/2025			3110 · Dwelling Rentals	Deposit-hap		X	3,743.00	15,126.48
11/03/2025			3110 · Dwelling Rentals	Deposit			540.00	15,666.48
11/03/2025			3110 · Dwelling Renta...	Deposit			100.00	15,766.48
11/04/2025			-split-	Deposit			1,191.00	16,957.48
11/04/2025	ele pmt	TQM	2111.00 · Accounts Pa...	2025-06	8,610.00			8,347.48
11/04/2025	3183	City of Gering	2111.00 · Accounts Pa...		2,426.74			5,920.74
11/05/2025	Ele With	USDA Rural Develo...	2320.00 · Loan Payme...		671.81			5,248.93
11/06/2025			-split-	Deposit			1,257.00	6,505.93
11/06/2025			Fee Income:3692.00 · ...	Deposit			267.00	6,772.93
11/07/2025			-split-	Deposit-eft			4,031.00	10,803.93
11/13/2025			-split-	Deposit			50.00	10,853.93
11/14/2025	ele pmt	Spectrum	2111.00 · Accounts Pa...		1,048.52			9,805.41
11/14/2025	ele pmt	TQM	2111.00 · Accounts Pa...	2025-07	3,460.00			6,345.41
11/21/2025	ele pmt	Housing Auth Mana...	2111.00 · Accounts Pa...	MF PR \$300, ...	1,740.00			4,605.41
11/21/2025	ele pmt	Housing Authority R...	2111.00 · Accounts Pa...		833.33			3,772.08
11/21/2025	ele pmt	Platte Valley Bank R...	2111.00 · Accounts Pa...		1,131.75			2,640.33

Valacia North Villa, LLC

11/25/2025 9:06 AM

Register: 1162.00 · Replacement Reserves - Horizon

From 11/01/2025 through 11/25/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
11/21/2025	1034	Horizon Bank	1111.01 · Platte Valle...	2025-10			206.60	93,765.90

Scottsbluff Housing Authority
Past Due Accounts through October 2025

Judge- ment	Apt #	Name	Move In Date	Move Out Date	Rent Charges	Other Charges	Total Due
No	78		7/13/2023	6/2/2025	1341.00	2460.00	\$ 3,801.00
No	129		6/29/2020	7/1/2025	2867.50	1240.00	\$ 4,107.50
No	139		5/31/2023	7/2/2025	3271.00	498.00	\$ 3,769.00
No	24		8/21/2024	7/9/2025	0.00	1349.00	\$ 1,349.00
No	145		3/31/2023	8/12/2025	75.00	4111.00	\$ 4,186.00
No	135		12/29/2023	8/18/2025	0.00	598.00	\$ 598.00
No	48		1/2/2025	9/5/2025	0.00	112.00	\$ 112.00
No	37		1/30/2025	9/19/2025	32.00	685.00	\$ 717.00
No	25		8/30/2024	10/10/2025	118.00	745.00	\$ 863.00
No	77		11/28/2018	10/19/2025	884.05	6215.00	\$ 7,099.05
					\$ 8,588.55	\$ 18,013.00	

Write off

Resolution #

TOTAL	\$ 26,601.55
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Valacia
Past Due Accounts through October 2025

Judge- ment	Apt #	Name	Move In Date	Move Out Date	Rent Charges	Other Charges	Total Due
No	3-D		10/17/2019	6/24/2025	0.00	236.00	\$ 236.00
No	5-C		8/12/2024	7/9/2025	297.42	297.00	\$ 594.42
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
					\$ 297.42	\$ 533.00	

Write off

Resolution #

TOTAL	\$ 830.42
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Valacia North
Past Due Accounts through October 2025

Judge- ment	Apt #	Name	Move In Date	Move Out Date	Rent Charges	Other Charges	Total Due
No	4		12/1/2020	6/25/2025	0.00	38.00	\$ 38.00
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
					\$ -	\$ 38.00	

Write off
Resolution #

TOTAL	\$ 38.00
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