

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: 892 1753 1354 on Thursday February 19, 2026 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 January 6, 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. Discussion: Audit Review
  - b. Resolution: Adopt Audit for FY July 2024 – June 2025
  - c. Discussion: Lincoln House Presentation
8. Adjournment

Please Note: Next Meeting – Tuesday March 6, 2026 at 12:00

**January 6, 2026**

The regular meeting of the Board of Commissioners of the Housing Authority of the County of Scotts Bluff, NE was held on January 6, 2026, 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 were present. EXCUSED: Commissioner Hillary Wasserburger. Representing the Housing Authority: Ceo Anita Doggett, Resource Director Rita Morales (via Zoom), Public Housing Coordinator Marissa Lucius, Property Manager Velma Jamison and HCV Coordinator Kendra One Horn. County Commissioner Mike Blue was in attendance.

Chairperson Henkel called the meeting to order at 12:03 p.m.

Public Comment: None.

Moved by Cortinez and seconded by Bustinza to approve the December 2, 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. Lucius and Jamison presented their vacancy and collection reports. CEO Doggett presented the HCV Report. One Horn elaborated on the HCV report. CEO Doggett presented her Director's Reports.

No Old Business.

Moved by Cortinez and seconded by Bustinza to adjourn the meeting at 12:19 p.m.

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Chairperson Tammy Henkel

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Secretary Anita Doggett

# Housing Authority of The County of Scottsbluff

## Bank Account Activity

Filter Criteria Includes: 1) Bank Account Name(s): **Public Housing** - Operating, 2) Period From: 1/1/2026 To: 1/1/2026

Date	Number	Payee / Description	Amount
<b>Public Housing - Operating (0119520)</b>			
01/01/2026	-	Beginning Balance	\$154,433.87
01/10/2025	0090556051025 01/26	Spectrum Business	(\$123.95)
12/10/2025	0090451051125 12/25	Spectrum Business	(\$115.00)
12/10/2025	0090556051025 12/25	Spectrum Business	(\$115.00)
12/18/2025	88957281	Presto X	(\$290.64)
12/18/2025	90932724	Presto X	(\$500.00)
12/22/2025	0913 7679 53 12/25	Black Hills Energy - All	(\$4,866.95)
12/22/2025	2141 1592 07 12/25	Black Hills Energy - All	(\$4,765.53)
12/22/2025	2774 0979 67 12/25	Black Hills Energy - All	(\$167.14)
12/22/2025	4101 2005 72 12/25	Black Hills Energy - All	(\$362.18)
12/22/2025	4515 6552 29 12/25	Black Hills Energy - All	(\$125.93)
12/22/2025	5596 0418 82 12/25	Black Hills Energy - All	(\$116.77)
12/23/2025	211010026975 12/25	Nppd	(\$59.49)
12/23/2025	211010026930 12/25	Nppd	(\$76.36)
12/23/2025	211010026958 12/25	Nppd	(\$56.50)
12/23/2025	211010026981 12/25	Nppd	(\$119.77)
12/23/2025	211010026965 12/25	Nppd	(\$49.80)
12/23/2025	211010026953 12/25	Nppd	(\$54.94)
12/23/2025	211010026948 12/25	Nppd	(\$67.74)
12/23/2025	211010026997 12/25	Nppd	(\$81.89)
12/23/2025	211010026986 12/25	Nppd	(\$53.00)
12/23/2025	211010026992 12/25	Nppd	(\$124.83)
12/23/2025	211010026971 12/25	Nppd	(\$50.97)
12/23/2025	211010026962 12/25	Nppd	(\$66.46)
12/23/2025	211010027568 12/25	Nppd	(\$37.01)
12/23/2025	211010027546 12/25	Nppd	(\$53.98)
12/23/2025	211010027559 12/25	Nppd	(\$47.49)
12/23/2025	211010027572 12/25	Nppd	(\$98.83)
12/23/2025	211010027591 12/25	Nppd	(\$54.47)
12/23/2025	211010027519 12/25	Nppd	(\$59.88)
12/23/2025	211010027581 12/25	Nppd	(\$56.88)
12/23/2025	211010027551 12/25	Nppd	(\$54.36)
12/23/2025	211010027536 12/25	Nppd	(\$90.02)
12/23/2025	211010027523 12/25	Nppd	(\$53.68)
12/23/2025	211010027527 12/25	Nppd	(\$65.99)
12/23/2025	211010027586 12/25	Nppd	(\$50.20)
12/23/2025	211010027511 12/25	Nppd	(\$163.63)
12/23/2025	211010027596 12/25	Nppd	(\$80.25)
12/23/2025	211010027541 12/25	Nppd	(\$64.63)
12/23/2025	211010027555 12/25	Nppd	(\$80.81)
12/23/2025	211010027532 12/25	Nppd	(\$56.11)
12/23/2025	211010027576 12/25	Nppd	(\$71.91)
12/23/2025	211010027507 12/25	Nppd	(\$52.90)
12/23/2025	211010027515 12/25	Nppd	(\$53.39)
12/23/2025	211010027563 12/25	Nppd	(\$35.45)

## Housing Authority of The County of Scottsbluff

### Bank Account Activity

Filter Criteria Includes: 1) Bank Account Name(s): **Public Housing** - Operating, 2) Period From: 1/1/2026 To: 1/1/2026

Date	Number	Payee / Description	Amount
12/23/2025	211010027646 12/25	Nppd	(\$66.77)
12/23/2025	211010027676 12/25	Nppd	(\$105.12)
12/23/2025	211010027692 12/25	Nppd	(\$55.05)
12/23/2025	211010027671 12/25	Nppd	(\$57.07)
12/23/2025	211010027657 12/25	Nppd	(\$65.99)
12/23/2025	211010027650 12/25	Nppd	(\$63.47)
12/23/2025	211010027678 12/25	Nppd	(\$63.87)
12/23/2025	211010027601 12/25	Nppd	(\$63.95)
12/23/2025	211010027674 12/25	Nppd	(\$66.08)
12/23/2025	211010027665 12/25	Nppd	(\$36.81)
12/23/2025	211010027661 12/25	Nppd	(\$50.38)
12/23/2025	211010027605 12/25	Nppd	(\$62.99)
12/23/2025	211010027633 12/25	Nppd	(\$61.72)
12/23/2025	211010027653 12/25	Nppd	(\$73.84)
12/23/2025	211010027641 12/25	Nppd	(\$37.80)
12/23/2025	211010027698 12/25	Nppd	(\$50.97)
12/23/2025	211010027637 12/25	Nppd	(\$52.61)
12/23/2025	211010027668 12/25	Nppd	(\$37.50)
12/23/2025	211010027703 12/25	Nppd	(\$59.59)
12/23/2025	211010055544 12/25	Nppd	(\$131.96)
12/23/2025	211010055547 12/25	Nppd	(\$203.14)
12/23/2025	211010055550 12/25	Nppd	(\$154.99)
12/23/2025	221010074454 12/25	Nppd	(\$448.80)
12/26/2025	12/25 PR Fees	ADP Payroll Fees	(\$117.55)
12/26/2025	4807 7154 99 12/25	Black Hills Energy - All	(\$1,469.44)
12/26/2025	5718 7055 84 12/25	Black Hills Energy - All	(\$1,146.28)
01/03/2026	PHA 2025-12	US Bank	(\$1,886.17)
01/05/2026	2213	Use this to record the reimbursement deposit	\$345.84
01/06/2026	-	Tenant Payment Jan 26	\$200.00
01/06/2026	-	(V) Tenant Payment Jan 26	\$75.00
01/06/2026	-	Tenant Payment Jan 26	\$70.00
01/06/2026	-	Tenant Payment Jan 26	\$500.00
01/06/2026	-	Tenant Payment Jan 26	\$133.00
01/06/2026	-	Tenant Payment Jan 26	\$300.00
01/06/2026	-	Tenant Payment Jan 26	\$304.00
01/06/2026	-	Tenant Payment Jan 26	\$305.00
01/06/2026	-	Tenant Payment Jan 26	\$294.00
01/06/2026	-	Tenant Payment Jan 26	\$190.00
01/06/2026	-	Tenant Payment Jan 26	\$60.00
01/06/2026	-	Tenant Payment Jan 26	\$5.00
01/06/2026	-	Tenant Payment Jan 26	\$427.00
01/06/2026	-	Tenant Payment Jan 26	\$304.00
01/06/2026	-	Tenant Payment Jan 26	\$459.00
01/06/2026	-	Tenant Payment Jan 26	\$300.00
01/06/2026	-	Tenant Payment Jan 26	\$50.00
01/06/2026	-	Tenant Payment Jan 26	\$500.00

# Housing Authority of The County of Scottsbluff

## Bank Account Activity

Filter Criteria Includes: 1) Bank Account Name(s): **Public Housing** - Operating, 2) Period From: 1/1/2026 To: 1/1/2026

Date	Number	Payee / Description	Amount
01/06/2026	-	Tenant Payment Jan 26	\$358.00
01/06/2026	-	Tenant Payment Jan 26	\$614.00
01/06/2026	-	Tenant Payment Jan 26	\$351.00
01/06/2026	-	Tenant Payment Jan 26	\$364.00
01/06/2026	-	Tenant Payment Jan 26	\$778.00
01/06/2026	-	Tenant Payment Jan 26	\$50.00
01/06/2026	-	Tenant Payment Jan 26	\$329.00
01/06/2026	-	Tenant Payment Jan 26	\$301.00
01/06/2026	-	Tenant Payment Jan 26	\$752.00
01/06/2026	-	Tenant Payment Jan 26	\$500.00
01/06/2026	-	Tenant Payment Jan 26	\$350.00
01/06/2026	-	Tenant Payment Jan 26	\$124.00
01/06/2026	-	Tenant Payment Jan 26	\$1,100.00
01/06/2026	-	Tenant Payment Jan 26	\$80.00
01/06/2026	-	Tenant Payment Jan 26	\$206.00
01/06/2026	-	Tenant Payment Jan 26	\$74.00
01/06/2026	-	Tenant Payment Jan 26	\$500.00
01/06/2026	-	Tenant Payment Jan 26	\$308.00
01/06/2026	-	Tenant Payment Jan 26	\$359.00
01/06/2026	-	Tenant Payment Jan 26	\$340.00
01/06/2026	-	Tenant Payment Jan 26	\$280.00
01/06/2026	-	Tenant Payment Jan 26	\$261.00
01/06/2026	-	Tenant Payment Jan 26	\$396.00
01/06/2026	-	Tenant Payment Jan 26	\$59.00
01/06/2026	-	Tenant Payment Jan 26	\$274.00
01/06/2026	-	Tenant Payment Jan 26	\$286.00
01/06/2026	-	Tenant Payment Jan 26	\$286.00
01/06/2026	-	Tenant Payment Jan 26	\$150.00
01/06/2026	-	Tenant Payment Jan 26	\$304.00
01/06/2026	2025-11	Use this to record the reimbursement deposit	\$110.25
01/07/2026	-	Payment Jan 26	\$75.00
01/07/2026	-	Payment Jan 26	\$75.00
01/07/2026	-	Payment Jan 26	\$483.00
01/07/2026	-	Payment Jan 26	\$694.00
01/07/2026	-	Payment Jan 26	\$315.00
01/07/2026	-	Payment Jan 26	\$214.00
01/07/2026	-	Payment Jan 26	\$506.00
01/07/2026	-	Payment Jan 26	\$326.00
01/07/2026	-	Payment Jan 26	\$258.00
01/07/2026	-	Payment Jan 26	\$276.00
01/07/2026	-	Payment Jan 26	\$336.00
01/07/2026	-	Payment Jan 26	\$552.00
01/07/2026	-	Payment Jan 26	\$50.00
01/07/2026	-	Payment Jan 26	\$50.00
01/07/2026	-	Payment Jan 26	\$290.00
01/07/2026	-	Payment Jan 26	\$258.00

# Housing Authority of The County of Scottsbluff

## Bank Account Activity

Filter Criteria Includes: 1) Bank Account Name(s): **Public Housing** - Operating, 2) Period From: 1/1/2026 To: 1/1/2026

Date	Number	Payee / Description	Amount
01/07/2026	-	Payment Jan 26	\$269.00
01/07/2026	-	Payment Jan 26	\$36.00
01/07/2026	28697	Ace Hardware	(\$34.17)
01/07/2026	28698	Chrisman, Audrey	(\$200.00)
01/07/2026	28699	City of Minatare	(\$1,117.99)
01/07/2026	28700	City of Scottsbluff	(\$2,037.59)
01/07/2026	28701	City of Terrytown	(\$6,096.20)
01/07/2026	28702	Column Software, PBC	(\$7.64)
01/07/2026	28703	Garcia Construction	(\$2,742.14)
01/07/2026	28704		(\$200.00)
01/07/2026	28705	Snell Services, INC	(\$1,358.46)
01/07/2026	28706	Village Of Morrill	(\$2,745.14)
01/07/2026	099-01733047	Use this to record the operating subsidy deposit	\$39,278.00
01/08/2026	-	Payment Jan 26	\$230.00
01/08/2026	-	Payment Jan 26	\$57.00
01/08/2026	-	Payment Jan 26	\$200.00
01/08/2026	-	Payment Jan 26	\$6.00
01/08/2026	-	Payment Jan 26	\$258.00
01/08/2026	-	Payment Jan 26	\$232.00
01/08/2026	-	Payment Jan 26	\$70.00
01/08/2026	-	Payment Jan 26	\$217.00
01/08/2026	-	Payment Jan 26	\$50.00
01/08/2026	-	Payment Jan 26	\$712.00
01/08/2026	-	Payment Jan 26	\$250.00
01/08/2026	-	Payment Jan 26	\$75.00
01/08/2026	-	Payment Jan 26	\$218.00
01/08/2026	9244661983	HD Supply	(\$363.07)
01/09/2026	-	Payment Jan 26	\$3,571.00
01/09/2026	-	Payment Jan 26	\$750.00
01/09/2026	-	Payment Jan 26	\$368.00
01/09/2026	-	Payment Jan 26	\$300.00
01/09/2026	-	Payment Jan 26	\$280.00
01/09/2026	-	(V) Payment Jan 26	\$608.00
01/09/2026	-	Payment Jan 26	\$10,689.00
01/09/2026	-	Payment Jan 26	\$50.00
01/09/2026	-	Payment Jan 26	\$426.00
01/09/2026	-	Payment Jan 26	\$106.00
01/09/2026	-	Payment Jan 26	\$374.00
01/09/2026	-	Payment Jan 26	\$50.00
01/09/2026	-	Payment Jan 26	\$200.00
01/09/2026	-	Payment Jan 26	\$295.00
01/09/2026	-	Payment Jan 26	\$1,000.00
01/09/2026	-	Payment Jan 26	\$326.00
01/11/2026	0090451051125 01/26	Spectrum Business	(\$123.95)
01/13/2026	-	Payment Jan 26	\$283.00
01/13/2026	-	Payment Jan 26	\$409.00

# Housing Authority of The County of Scottsbluff

## Bank Account Activity

Filter Criteria Includes: 1) Bank Account Name(s): **Public Housing** - Operating, 2) Period From: 1/1/2026 To: 1/1/2026

Date	Number	Payee / Description	Amount
01/13/2026	-	Payment Jan 26	\$125.00
01/16/2026	-	Payment Jan 26	\$500.00
01/16/2026	-	Payment Jan 26	\$300.00
01/16/2026	-	Void Jan 26	(\$100.00)
01/16/2026	-	Void Jan 26	(\$608.00)
01/20/2026	-	Payment Jan 26	\$705.00
01/20/2026	-	Payment Jan 26	\$477.00
01/20/2026	28707	Bluffs Facility Solutions	(\$39.85)
01/20/2026	28708	Carr -Trumbull Lumber	(\$388.28)
01/20/2026	28709	Dennis Supply	(\$255.58)
01/20/2026	28710	Gills Point S Tire & Auto	(\$59.99)
01/20/2026	28711	Menards	(\$98.19)
01/20/2026	28712	Northwest Pipe	(\$16.16)
01/20/2026	28713	Westco	(\$32.51)
01/20/2026	28714	Winsupply	(\$355.98)
01/20/2026	28715		(\$7.00)
01/21/2026	-	Payment Jan 26	\$85.00
01/21/2026	-	Payment Jan 26	\$411.00
01/21/2026	-	Payment Jan 26	\$500.00
01/21/2026	-	Payment Jan 26	\$60.00
01/21/2026	-	Payment Jan 26	\$500.00
01/21/2026	-	Payment Jan 26	\$175.00
01/21/2026	2025-029	Housing Authority Management	(\$316.38)
01/22/2026	-	Payment Jan 26	\$325.00
01/22/2026	-	Payment Jan 26	\$500.00
01/22/2026	-	Payment Jan 26	\$350.00
01/23/2026	-	Payment Jan 26	\$262.00
01/23/2026	-	Use this to record the reimbursement deposit	\$138.54
01/23/2026	01/26 PR Fees	ADP Payroll Fees	(\$101.95)
01/23/2026	78-1 - 2552	Tqm	(\$1,645.00)
01/23/2026	78-2 - 2553	Tqm	(\$880.00)
01/23/2026	78-3 - 2554	Tqm	(\$1,330.00)
01/23/2026	78-5 - 2555	Tqm	(\$2,670.00)
01/27/2026	28716	Carr -Trumbull Lumber	(\$70.13)
01/27/2026	28717		(\$10.85)
01/27/2026	28718	Scotts Bluff County Treasurer	(\$32,334.63)
01/27/2026	28719	Waste Connections	(\$26.22)
01/28/2026	-	Tenant Payment Jan 26	\$60.00
01/28/2026	-	Tenant Payment Jan 26	\$40.00
01/28/2026	-	Payment Jan 26	\$507.00
01/28/2026	-	Payment Jan 26	\$869.00
01/28/2026	-	Tenant Payment Jan 26	\$100.00
01/28/2026	-	Payment Jan 26	\$950.00
01/28/2026	-	(V) Payment Jan 26	\$125.00
01/28/2026	2225	2025-12	\$265.26
01/29/2026	092-01202544	CF Remodel	\$27,793.29

# Housing Authority of The County of Scottsbluff

## Bank Account Activity

Filter Criteria Includes: 1) Bank Account Name(s): Public Housing - Operating, 2) Period From: 1/1/2026 To: 1/1/2026

Date	Number	Payee / Description	Amount
01/30/2026	28720	Cowans Custom Cabinets	(\$190.00)
01/30/2026	28721	Garcia Construction	(\$2,175.33)
01/30/2026	28722	Menards	(\$3,251.45)
01/30/2026	28723	Snell Services, INC	(\$2,846.45)
01/30/2026	28724	Waste Connections	(\$26.22)
01/31/2026	-	Interest	\$35.75
02/02/2026	-	Payment Jan 26	\$18.00
02/02/2026	-	Payment Jan 26	\$305.00
02/02/2026	-	Payment Jan 26	\$1.00
02/02/2026	-	Payment Jan 26	\$25.00
02/02/2026	-	Payment Jan 26	\$864.00
02/02/2026	-	Payment Jan 26	\$277.00
02/02/2026	-	Payment Jan 26	\$300.00
02/02/2026	-	Payment Jan 26	\$608.00
02/02/2026	-	Payment Jan 26	\$436.00
02/02/2026	-	Payment Jan 26	\$265.00
02/04/2026	-	Void Feb 26	(\$125.00)
12/23/2026	211010027684 12/25	Nppd	(\$55.34)
12/23/2026	211010027681 12/25	Nppd	(\$41.95)
<b>Total</b>			<b>\$188,191.39</b>

**Total for All Accounts      \$188,191.39**

### Credit/Debit Summary

<i>Type</i>	<i>Count</i>	<i>Amount</i>
Credits	112	(\$87,567.41)
Debits	135	\$121,324.93
<b>Total</b>	<b>247</b>	<b>\$33,757.52</b>

End of Report

# Housing Authority of The County of Scottsbluff

## Bank Account Activity

Filter Criteria Includes: 1) Bank Account Name(s): **Barrier Free Homes LLC - Operating**, 2) Period From: 1/1/2026 To: 1/1/2026

Date	Number	Payee / Description	Amount
<b>Barrier Free Homes LLC - Operating (0116246)</b>			
01/01/2026	-	Beginning Balance	\$126,342.27
01/01/2026	BF MF 2025-12	Housing Authority Management	(\$675.40)
01/02/2026	-	Port In Payment Jan 26	\$2,427.00
01/05/2026	-	Payment Jan26	\$403.00
01/05/2026	-	Payment Jan26	\$220.00
01/05/2026	-	Payment Jan26	\$409.00
01/05/2026	-	Payment Jan26	\$50.00
01/05/2026	-	Payment Jan26	\$447.00
01/05/2026	-	Payment Jan26	\$50.00
01/07/2026	-	Payment Jan 26	\$358.00
01/07/2026	-	Payment Jan 26	\$261.00
01/07/2026	-	Payment Jan 26	\$812.00
01/09/2026	2029	City of Gering	(\$630.57)
01/20/2026	2030	Menards	(\$179.99)
01/20/2026	2031	Nebraska Investment Finance Authority	(\$150.00)
01/21/2026	2025-020	Housing Authority Management	(\$11,304.98)
01/23/2026	BF - 2542	Tqm	(\$1,950.00)
01/28/2026	-	Tenant Payment Jan 26	\$509.00
01/31/2026	-	Interest	\$21.47
<b>Total</b>			<b>\$117,418.80</b>

**Total for All Accounts      \$117,418.80**

### Credit/Debit Summary

<i>Type</i>	<i>Count</i>	<i>Amount</i>
Credits	6	(\$14,890.94)
Debits	12	\$5,967.47
<b>Total</b>	<b>18</b>	<b>(\$8,923.47)</b>

End of Report

## Housing Authority of The County of Scottsbluff Bank Account Activity

Filter Criteria Includes: 1) Bank Account Name(s): **Courthouse Villa** - Operating, 2) Period From: 1/1/2026 To: 1/1/2026

Date	Number	Payee / Description	Amount
<b>Courthouse Villa - Operating (1011163944)</b>			
01/01/2026	-	Beginning Balance	\$72,604.64
01/01/2026	CHV MF 2025-12	Housing Authority Management	(\$496.00)
01/02/2026	-	Port In Payment Jan 26	\$2,389.00
01/05/2026	90132892	Presto X	(\$28.33)
01/07/2026	1033	City of Bridgeport	(\$259.70)
01/09/2026	-	Tenant Payment Jan 26	\$1,351.00
01/14/2026	19018	rental incentive from Voucher	\$100.00
01/20/2026	1034	Nebraska Investment Finance Authority	(\$150.00)
01/21/2026	2025-022	Housing Authority Management	(\$6,558.96)
01/23/2026	CHV - 2544	Tqm	(\$150.00)
01/27/2026	1035	City of Bridgeport	(\$261.10)
01/27/2026	1036	Horizon Bank	(\$207.68)
01/28/2026	-	Payment Jan 26	\$610.00
02/04/2026	-	Payment Jan 26	\$418.00
<b>Total</b>			<b>\$69,360.87</b>
<b>Total for All Accounts</b>			<b>\$69,360.87</b>

### Credit/Debit Summary

<i>Type</i>	<i>Count</i>	<i>Amount</i>
Credits	8	(\$8,111.77)
Debits	5	\$4,868.00
<b>Total</b>	<b>13</b>	<b>(\$3,243.77)</b>

End of Report

# Housing Authority of The County of Scottsbluff

## Bank Account Activity

Filter Criteria Includes: 1) Bank Account Name(s): **Crown West - Operating**, 2) Period From: 1/1/2026 To: 1/1/2026

Date	Number	Payee / Description	Amount
<b>Crown West - Operating (0112038)</b>			
01/01/2026	-	Beginning Balance	\$109,890.42
01/01/2026	CW MF 2025-12	Housing Authority Management	(\$893.30)
01/02/2026	-	Port In Payment Jan 26	\$2,516.00
01/05/2026	-	Tenant Payment Dec 25	\$33.00
01/05/2026	-	Tenant Payment Dec 25	\$668.00
01/05/2026	4330	City of Scottsbluff	(\$126.16)
01/07/2026	-	Tenant Payment Jan 26	\$783.00
01/07/2026	-	Tenant Payment Jan 26	\$606.00
01/07/2026	-	Tenant Payment Jan 26	\$736.00
01/07/2026	-	Tenant Payment Jan 26	\$130.00
01/07/2026	-	Tenant Payment Jan 26	\$714.00
01/07/2026	-	Tenant Payment Jan 26	\$614.00
01/09/2026	-	Tenant Payment Jan 26	\$200.00
01/09/2026	4331	City of Gering	(\$88.02)
01/20/2026	4332	Nebraska Investment Finance Authority	(\$200.00)
01/21/2026	2025-023	Housing Authority Management	(\$8,140.97)
01/23/2026	CW - 2545	Tqm	(\$2,400.00)
01/27/2026	4333	City of Scottsbluff	(\$124.35)
01/27/2026	2025-12	Use this to record the monthly transfer	(\$400.00)
<b>Total</b>			<b>\$104,517.62</b>

**Total for All Accounts      \$104,517.62**

### Credit/Debit Summary

<u>Type</u>	<u>Count</u>	<u>Amount</u>
Credits	8	(\$12,372.80)
Debits	10	\$7,000.00
<b>Total</b>	<b>18</b>	<b>(\$5,372.80)</b>

End of Report

# Housing Authority of The County of Scottsbluff

## Bank Account Activity

Filter Criteria Includes: 1) Bank Account Name(s): **Elmwood** - Operating, 2) Period From: 1/1/2026 To: 1/1/2026

Date	Number	Payee / Description	Amount
<b>Elmwood - Operating (0143544)</b>			
01/01/2026	-	Beginning Balance	\$336,517.86
12/22/2025	5544 5927 50 12/25	Black Hills Energy - All	(\$104.61)
12/26/2025	211010016807 12/25	Nppd	(\$42.47)
01/01/2026	Elm MF 2025-12	Housing Authority Management	(\$2,075.60)
01/02/2026	-	Port In Payment Jan 26	\$9,878.00
01/05/2026	5924	City of Scottsbluff	(\$2,210.13)
01/07/2026	-	Tenant Payment Jan 26	\$294.00
01/07/2026	-	Tenant Payment Jan 26	\$253.00
01/07/2026	-	Tenant Payment Jan 26	\$47.00
01/07/2026	-	Tenant Payment Jan 26	\$813.00
01/07/2026	-	Tenant Payment Jan 26	\$220.00
01/07/2026	-	Tenant Payment Jan 26	\$718.00
01/07/2026	-	Tenant Payment Jan 26	\$651.00
01/07/2026	-	Tenant Payment Jan 26	\$200.00
01/07/2026	-	Tenant Payment Jan 26	\$736.00
01/07/2026	-	Tenant Payment Jan 26	\$700.00
01/07/2026	-	Tenant Payment Jan 26	\$735.00
01/07/2026	-	Tenant Payment Jan 26	\$354.00
01/07/2026	-	Tenant Payment Jan 26	\$272.00
01/07/2026	-	Tenant Payment Jan 26	\$295.00
01/07/2026	-	Tenant Payment Jan 26	\$813.00
01/07/2026	-	Tenant Payment Jan 26	\$234.00
01/07/2026	5925	Independent Plumbing	(\$140.55)
01/08/2026	-	Tenant Payment Jan 26	\$73.00
01/08/2026	-	Tenant Payment Jan 26	\$800.00
01/09/2026	-	Tenant Payment Jan 26	\$300.00
01/13/2026	-	Tenant Payment Jan 26	\$300.00
01/13/2026	-	Payment Jan 26	\$25.00
01/13/2026	-	Tenant Payment Jan 26	\$500.00
01/14/2026	-	Payment Jan 26	\$261.00
01/14/2026	-	Payment Jan 26	\$114.00
01/14/2026	19021	rental incentive from Voucher	\$500.00
01/20/2026	5926	Independent Plumbing	(\$891.75)
01/20/2026	5927	Menards	(\$47.89)
01/20/2026	5928	Winsupply	(\$93.76)
01/21/2026	-	Payment Jan 26	\$800.00
01/21/2026	2025-024	Housing Authority Management	(\$16,257.60)
01/23/2026	-	Payment Jan 26	\$850.00
01/23/2026	-	Payment Jan 26	\$200.00
01/23/2026	Elm - 2546	Tqm	(\$3,916.85)
01/27/2026	5929	City of Scottsbluff	(\$2,215.56)
01/27/2026	2025-12	Use this to record the monthly transfer	(\$350.00)
01/28/2026	-	Tenant Payment Jan 26	\$140.00
01/28/2026	-	Tenant Payment Jan 26	\$275.00

**Housing Authority of The County of Scottsbluff**

**Bank Account Activity**

Filter Criteria Includes: 1) Bank Account Name(s): Elmwood - Operating, 2) Period From: 1/1/2026 To: 1/1/2026

<b>Date</b>	<b>Number</b>	<b>Payee / Description</b>	<b>Amount</b>
01/31/2026	-	Interest	\$58.67
<b>Total</b>			<b>\$330,580.76</b>
<b>Total for All Accounts</b>			<b>\$330,580.76</b>

**Credit/Debit Summary**

<u>Type</u>	<u>Count</u>	<u>Amount</u>
Credits	12	(\$28,346.77)
Debits	32	\$22,409.67
<b>Total</b>	<b>44</b>	<b>(\$5,937.10)</b>

*End of Report*

# Housing Authority of The County of Scottsbluff

## Bank Account Activity

Filter Criteria Includes: 1) Bank Account Name(s): **Gering Valley Estates - Operating**, 2) Period From: 1/1/2026 To: 1/1/2026

Date	Number	Payee / Description	Amount
<b>Gering Valley Estates - Operating (0134929)</b>			
01/01/2026	-	Beginning Balance	\$69,984.98
01/01/2026	GVE MF 2025-12	Housing Authority Management	(\$1,799.66)
01/02/2026	-	Port In Payment Jan 26	\$7,556.00
01/05/2026	ck #0972	AHRMA return of capital	\$803.47
01/06/2026	-	Simple Journal Entry	(\$2,280.00)
01/07/2026	-	Tenant Payment Jan 26	\$429.00
01/07/2026	-	Tenant Payment Jan 26	\$242.00
01/07/2026	-	Tenant Payment Jan 26	\$839.00
01/07/2026	-	Tenant Payment Jan 26	\$452.00
01/07/2026	-	Tenant Payment Jan 26	\$302.00
01/07/2026	-	Tenant Payment Jan 26	\$338.00
01/07/2026	-	Tenant Payment Jan 26	\$715.00
01/09/2026	-	Tenant Payment Jan 26	\$5,492.00
01/09/2026	2200	City of Gering	(\$2,585.14)
01/13/2026	-	Tenant Payment Jan 26	\$740.00
01/14/2026	19019	rental incentive from Voucher	\$200.00
01/15/2026	2201		(\$718.65)
01/20/2026	2202	Ace Hardware	(\$17.60)
01/20/2026	2203	Crescent Electric	(\$22.24)
01/20/2026	2204	Midwest Housing Equity Group, Inc.	(\$3,622.00)
01/20/2026	2205	Nebraska Investment Finance Authority	(\$5,429.00)
01/23/2026	GVE - 2547	Tqm	(\$4,129.03)
01/28/2026	-	Payment Jan 26	\$370.00
01/28/2026	-	Tenant Payment Jan 26	\$708.00
01/29/2026	2206	Horizon Bank	(\$1,199.31)
<b>Total</b>			<b>\$67,368.82</b>

**Total for All Accounts      \$67,368.82**

### Credit/Debit Summary

<u>Type</u>	<u>Count</u>	<u>Amount</u>
Credits	10	(\$21,802.63)
Debits	14	\$19,186.47
<b>Total</b>	<b>24</b>	<b>(\$2,616.16)</b>

End of Report

# Housing Authority of The County of Scottsbluff

## Bank Account Activity

Filter Criteria Includes: 1) Bank Account Name(s): Homeownership - Operating, 2) Period From: 1/1/2026 To: 1/1/2026

Date	Number	Payee / Description	Amount
<b>Homeownership - Operating (0119733)</b>			
01/01/2026	-	Beginning Balance	\$1,469.81
01/31/2026	-	Interest	\$0.12
<b>Total</b>			<b>\$1,469.93</b>
<b>Total for All Accounts</b>			<b>\$1,469.93</b>

### Credit/Debit Summary

<i>Type</i>	<i>Count</i>	<i>Amount</i>
Credits	0	
Debits	1	\$0.12
<b>Total</b>	<b>1</b>	<b>\$0.12</b>

End of Report

# Housing Authority of The County of Scottsbluff

## Bank Account Activity

Filter Criteria Includes: 1) Bank Account Name(s): Management Fund - Operating, 2) Period From: 1/1/2026 To: 1/1/2026

Date	Number	Payee / Description	Amount
<b>Management Fund - Operating (9013520)</b>			
01/01/2026	-	Beginning Balance	\$104,887.74
12/31/2025	1619	Shaggy Buffalo Carwash, LLC.	(\$25.00)
12/31/2025	9288354	Nebraska.Gov	(\$68.00)
01/01/2026	176249201 12/25	Spectrum Business	(\$319.99)
01/02/2026	PR 20260102	Payroll 1-2-2026	(\$31,895.71)
01/05/2026	2025-003	2025-11 Reimbursement	\$28.64
01/05/2026	Mgmt 2025-12	US Bank	(\$4,111.66)
01/07/2026	1555	Century Business Products	(\$145.80)
01/07/2026	1556	Intralinks	(\$1,022.75)
01/07/2026	1557	Management Computer Services	(\$33,784.00)
01/07/2026	1558	Nebraska Chapter of NAHRO	(\$655.00)
01/07/2026	1559	NEXT Young Professionals	(\$200.00)
01/07/2026	1560	Panhandle Partnership	(\$150.00)
01/07/2026	1561	State of Nebraska DAS	(\$413.28)
01/12/2026	1562		(\$170.00)
01/16/2026	-	Phone Checks	(\$174.68)
01/20/2026	-	NSF charges	(\$60.00)
01/20/2026	1563	Carpenter Center	(\$8.00)
01/20/2026	1564	Intralinks	(\$187.50)
01/20/2026	1565	Mobius Communications	(\$150.00)
01/20/2026	1566	Team Auto Center	(\$1,186.20)
01/20/2026	1567		(\$19.25)
01/20/2026	1568	Wpci	(\$1.71)
01/21/2026	-	NSF charges	\$60.00
01/21/2026	2025-020	2025-12	\$11,304.98
01/21/2026	2025-022	2025-12	\$6,558.96
01/21/2026	2025-023	2025-12	\$8,140.97
01/21/2026	2025-024	2025-12	\$16,257.60
01/21/2026	2025-025	2025-12	\$44,416.79
01/21/2026	2025-027	2025-12	\$6,558.96
01/21/2026	2025-028	2025-12	\$6,411.35
01/21/2026	2025-029	Simple Journal Entry	\$316.38
01/23/2026	Mgmt - 2550	Tqm	(\$1,040.00)
01/27/2026	1570	Housing Authority	(\$265.00)
01/27/2026	1571	Legacy Coop	(\$1,938.81)
01/27/2026	2025-12 MF	Use this to record monthly MFs	\$675.40
01/27/2026	2025-12 MF	Use this to record monthly MFs	\$496.00
01/27/2026	2025-12 MF	Use this to record monthly MFs	\$893.30
01/27/2026	2025-12 MF	Use this to record monthly MFs	\$2,075.60
01/27/2026	2025-12 MF	Use this to record monthly MFs	\$1,799.66
01/27/2026	2025-12 MF	Use this to record monthly MFs	\$1,740.00
01/27/2026	2025-12 MF	Use this to record monthly MFs	\$337.80
01/31/2026	-	Interest	\$65.74
<b>Total</b>			<b>\$135,033.53</b>

# Housing Authority of The County of Scottsbluff

## Bank Account Activity

Filter Criteria Includes: 1) Bank Account Name(s): Management Fund - Operating, 2) Period From: 1/1/2026 To: 1/1/2026

Total for All Accounts

\$135,033.53

### Credit/Debit Summary

<u>Type</u>	<u>Count</u>	<u>Amount</u>
Credits	24	(\$77,992.34)
Debits	18	\$108,138.13
Total	42	\$30,145.79

*End of Report*

# Housing Authority of The County of Scottsbluff

## Bank Account Activity

Filter Criteria Includes: 1) Bank Account Name(s): Monument View Villa - Operating, 2) Period From: 1/1/2026 To: 1/1/2026

Date	Number	Payee / Description	Amount
<b>Monument View Villa - Operating (196399)</b>			
01/01/2026	-	Beginning Balance	\$26,746.28
12/30/2025	8356x6055 01/26	Spectrum Business	(\$283.76)
01/02/2026	-	Port In Payment Jan 26	\$3,177.00
01/05/2026	ck #0987	AHRMA return of capital	\$619.76
01/07/2026	-	Tenant Payment Jan 26	\$229.00
01/07/2026	-	Tenant Payment Jan 26	\$297.00
01/07/2026	1785	Menards	(\$14.97)
01/09/2026	-	Tenant Payment Jan 26	\$1,386.00
01/09/2026	1786	City of Gering	(\$1,176.86)
01/20/2026	1787	Ace Hardware	\$25.19
01/20/2026	1787	(V) Ace Hardware	(\$25.19)
01/20/2026	1788	Housing Authority	(\$2.70)
01/20/2026	1789	Ace Hardware	(\$25.19)
01/27/2026	1790	Housing Authority Management	(\$715.60)
01/27/2026	1791	Tqm	(\$1,930.00)
01/28/2026	-	Payment Jan 26	\$538.00
01/31/2026	-	Service Charge	(\$4.40)
<b>Total</b>			<b>\$28,839.56</b>

**Total for All Accounts      \$28,839.56**

### Credit/Debit Summary

<u>Type</u>	<u>Count</u>	<u>Amount</u>
Credits	9	(\$4,178.67)
Debits	7	\$6,271.95
<b>Total</b>	<b>16</b>	<b>\$2,093.28</b>

End of Report

## Housing Authority of The County of Scottsbluff Bank Account Activity

Filter Criteria Includes: 1) Bank Account Name(s): Return to Owner - Operating, 2) Period From: 1/1/2026 To: 1/1/2026

Date	Number	Payee / Description	Amount
<b>Return to Owner - Operating (119822)</b>			
01/01/2026	-	Beginning Balance	\$251,239.75
01/27/2026	-	2025-12 transfer	\$833.33
01/31/2026	-	Interest	\$355.13
<b>Total</b>			<b>\$252,428.21</b>
<b>Total for All Accounts</b>			<b>\$252,428.21</b>

### Credit/Debit Summary

<u>Type</u>	<u>Count</u>	<u>Amount</u>
Credits	0	
Debits	2	\$1,188.46
<b>Total</b>	<b>2</b>	<b>\$1,188.46</b>

End of Report

## Housing Authority of The County of Scottsbluff Bank Account Activity

Filter Criteria Includes: 1) Bank Account Name(s): Ross - Operating, 2) Period From: 1/1/2026 To: 1/1/2026

Date	Number	Payee / Description	Amount
<b>Ross - Operating (1011163381)</b>			
01/01/2026	-	Beginning Balance	\$10,317.49
<b>Total</b>			<b>\$10,317.49</b>
<b>Total for All Accounts</b>			<b>\$10,317.49</b>

### Credit/Debit Summary

<i>Type</i>	<i>Count</i>	<i>Amount</i>
Credits	0	
Debits	0	
<b>Total</b>	<b>0</b>	

No information for selected criteria

End of Report

## Housing Authority of The County of Scottsbluff Bank Account Activity

Filter Criteria Includes: 1) Bank Account Name(s): TQM - Operating, 2) Period From: 1/1/2026 To: 1/1/2026

Date	Number	Payee / Description	Amount
<b>TQM - Operating (0119830)</b>			
01/01/2026	-	Beginning Balance	\$132,501.22
12/22/2025	5890 6303 95 12/25	Black Hills Energy - All	(\$328.13)
01/05/2026	TQM 2025-12	US Bank	(\$705.45)
01/07/2026	9271	City of Gering	(\$417.73)
01/07/2026	9272	City of Scottsbluff	(\$138.73)
01/12/2026	211010026939 12/25	Nppd	(\$143.95)
01/13/2026	-	Use this to record the monthly rent	\$500.00
01/20/2026	9273	Allo Communications	(\$73.09)
01/20/2026	9274	Bluffs Facility Solutions	(\$327.63)
01/20/2026	9275	Gills Point S Tire & Auto	(\$250.00)
01/20/2026	9276	Menards	(\$44.96)
01/20/2026	2493 - 2025-08	Use this to record the labor reimbursement deposit	\$3,900.00
01/21/2026	2025-025	Housing Authority Management	(\$44,416.79)
01/27/2026	2508 - 2025-09	Use this to record the labor reimbursement deposit	\$2,870.00
01/27/2026	2542 - 2025-11	Use this to record the labor reimbursement deposit	\$1,950.00
01/27/2026	2543 - 2025-11	Use this to record the labor reimbursement deposit	\$2,590.00
01/27/2026	2544 - 2025-11	Use this to record the labor reimbursement deposit	\$150.00
01/27/2026	2545 - 2025-11	Use this to record the labor reimbursement deposit	\$2,400.00
01/27/2026	2546 - 2025-11	Use this to record the labor reimbursement deposit	\$3,916.85
01/27/2026	2547 - 2025-11	Use this to record the labor reimbursement deposit	\$4,129.03
01/27/2026	2550 - 2025-11	Use this to record the labor reimbursement deposit	\$1,040.00
01/27/2026	2555 - 2025-11	Use this to record the labor reimbursement deposit	\$6,525.00
01/27/2026	2557 - 2025-11	Use this to record the labor reimbursement deposit	\$1,830.00
01/28/2026	-	Use this to record the monthly rent	\$500.00
01/31/2026	-	Interest	\$20.91
<b>Total</b>			<b>\$117,976.55</b>

**Total for All Accounts \$117,976.55**

### Credit/Debit Summary

Type	Count	Amount
Credits	10	(\$46,846.46)
Debits	14	\$32,321.79
<b>Total</b>	<b>24</b>	<b>(\$14,524.67)</b>

*End of Report*

# Housing Authority of The County of Scottsbluff

## Bank Account Activity

Filter Criteria Includes: 1) Bank Account Name(s): Valacia - Operating, 2) Period From: 1/1/2026 To: 1/1/2026

Date	Number	Payee / Description	Amount
<b>Valacia - Operating (150155)</b>			
01/01/2026	-	Beginning Balance	\$5,492.85
11/25/2025	2493	Tqm	(\$3,900.00)
12/01/2025	2508	Tqm	(\$2,870.00)
01/01/2026	0014163010125 01/26	Spectrum Community Solutions	(\$1,111.58)
01/01/2026	RTO 2025-12	Return to Owner	(\$833.33)
01/01/2026	Val MF 2025-12	Housing Authority Management	(\$1,740.00)
01/02/2026	-	Port In Payment Jan 26	\$3,726.00
01/05/2026	-	Use this to record the monthly USDA pmt	(\$671.81)
01/07/2026	-	Tenant Payment Jan 26	\$500.00
01/07/2026	-	Tenant Payment Jan 26	\$25.00
01/07/2026	-	Tenant Payment Jan 26	\$499.00
01/07/2026	-	Tenant Payment Jan 26	\$180.00
01/07/2026	-	Tenant Payment Jan 26	\$525.00
01/07/2026	-	Tenant Payment Jan 26	\$400.00
01/07/2026	-	Tenant Payment Jan 26	\$457.00
01/08/2026	-	Tenant Payment Jan 26	\$301.00
01/09/2026	-	Tenant Payment Jan 26	\$4,148.00
01/09/2026	3187	City of Gering	(\$3,114.00)
01/14/2026	19023 / 19007	rental incentive and vacancy from Voucher	\$925.00
01/27/2026	2025-12 reserves	Use this to record the monthly transfer	(\$1,131.75)
01/28/2026	-	Payment Jan 26	\$102.00
<b>Total</b>			<b>\$1,908.38</b>

**Total for All Accounts      \$1,908.38**

### Credit/Debit Summary

<u>Type</u>	<u>Count</u>	<u>Amount</u>
Credits	8	(\$15,372.47)
Debits	12	\$11,788.00
<b>Total</b>	<b>20</b>	<b>(\$3,584.47)</b>

End of Report

# Housing Authority of The County of Scottsbluff

## Bank Account Activity

Filter Criteria Includes: 1) Bank Account Name(s): Valacia North - Operating, 2) Period From: 1/1/2026 To: 1/1/2026

Date	Number	Payee / Description	Amount
<b>Valacia North - Operating (1011164066)</b>			
01/01/2026	-	Beginning Balance	\$35,064.46
01/01/2026	VN MF 2025-12	Housing Authority Management	(\$337.80)
01/02/2026	-	Port In Payment Jan 26	\$2,159.00
01/09/2026	1040	City of Gering	(\$497.12)
01/14/2026	19022	rental incentive from Voucher	\$100.00
01/20/2026	1041	Nebraska Investment Finance Authority	(\$150.00)
01/21/2026	2025-027	Housing Authority Management	(\$6,558.96)
01/23/2026	VN - 2557	Tqm	(\$1,830.00)
01/29/2026	1042	Horizon Bank	(\$206.60)
<b>Total</b>			<b>\$27,742.98</b>
<b>Total for All Accounts</b>			<b>\$27,742.98</b>

### Credit/Debit Summary

<i>Type</i>	<i>Count</i>	<i>Amount</i>
Credits	6	(\$9,580.48)
Debits	2	\$2,259.00
<b>Total</b>	<b>8</b>	<b>(\$7,321.48)</b>

End of Report

HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA  
AUDIT PRESENTATION - DISCUSSION PURPOSES ONLY

**Disclaimer – these are just outtakes from the report. The audit report should be read in full.**

1. Unrestricted net position – Overall the unrestricted net position decreased \$47,176 to \$2,949,138 for the year ended June 30, 2025. Although this is called “unrestricted”, each federal program’s unrestricted net position can not be used to support another program.

2. Cash and Investments as discussed in Note B are as of June 30, 2025:

Cash and cash equivalents	\$	2,297,034.54
Investments		625,351.57
Restricted cash		643,946.67
Restricted investments		141,861.96
	\$	<u>3,708,194.74</u>

3. Public Housing Unrestricted Net Position decreased \$3,749 to \$332,721.

Maintenance expenses increased \$145,181. The Authority used \$227,350 of Capital Funds for operations which was an increase of \$65,076 over the prior year. Rental income increased \$29,118.

4. Housing Choice Voucher Unrestricted Net Position increased \$75,116 to \$854,301.

The number of HAP transactions decreased by 49 while the average HAP increased 6%. HAP expense increased \$87,776. Administrative fees earned remained relatively consistent with a small increase of \$795. The administrative fee is based on the number of HAP transactions. The administrative fee itself went up but the proration factor applied to that rate decreased.

5. TQM Unrestricted Net Position decreased \$71,817 to \$254,622. It had decreased \$7,754 in the prior year. Much of the current year decrease was due to the use of the prior year insurance proceeds for the repairs in the current year.

6. Management Program Unrestricted Net Position decreased \$63,949 to \$473,118. Last year it had decreased \$39,016. \$33,374 of the decrease in the current year was the result of a vehicle purchase that was capitalized.

7. Elmwood Village, Barrier Free, Valacia North Villa, Courthouse Villa and Crown West had a combined \$8,840 increase in Unrestricted Net Position. One of the biggest things this past year was much of the insurance repairs were completed during the year. As there are no restrictions on these programs, the insurance proceeds received in prior years was sitting in unrestricted net position and then when it was used, it reduces that.

8. The Authority had \$4,412,387 expenditures of federal awards for the year ending June 30, 2025. The Housing Choice Voucher program is 58% of that. Included in the \$4,412,387 were existing loan balances of \$639,492 that have continuing compliance requirements so they must be included as current year assistance. There were no current year funds advanced on the loans.

Randal D. Niewedde, CPA  
Jeffrey J. Wiens, CPA

January 23, 2026

To the Board of Commissioners  
Housing Authority of the County of Scotts Bluff, Nebraska  
89A Woodley Park Road  
Gering, Nebraska 69341

We have audited the financial statements of the sole major fund of the Housing Authority of the County of Scotts Bluff, Nebraska for the year ended June 30, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards (and, if applicable, *Government Auditing Standards* and the Uniform Guidance), as well as certain information related to the planned scope and timing of our audit. We have communicated such information in the audit engagement letter. Professional standards also require that we communicate to you the following information related to our audit.

#### Significant Audit Matters

##### *Qualitative Aspects of Accounting Practices*

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Housing Authority of the County of Scotts Bluff, Nebraska are described in Note A to the financial statements. No new accounting policies were adopted that had significant changes and the application of existing policies was not changed during the year. We noted no transactions entered into by the Housing Authority of the County of Scotts Bluff, Nebraska during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate(s) affecting the Housing Authority of the County of Scotts Bluff, Nebraska's financial statements were:

- Management's estimate of depreciation is based on the estimated useful life of the Authority's capital assets. We evaluated the key factors and assumptions used to develop the accounting estimate in determining that it is reasonable in relation to the financial statements taken as a whole.
- Management's estimate of the allowance for doubtful accounts related to accounts receivable is based on the estimated collectiveness of the accounts receivable. We evaluated the key factors and assumptions used to develop the accounting estimate in determining that it is reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

### *Difficulties Encountered in Performing the Audit*

We encountered no significant difficulties in dealing with management in performing and completing our audit.

### *Corrected and Uncorrected Misstatements*

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. The attached schedule summarizes uncorrected misstatements of the financial statements. Management has determined that their effects are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. The uncorrected misstatements or the matters underlying them could potentially cause future period financial statements to be materially misstated, even though, in our judgment, such uncorrected misstatements are immaterial to the financial statements under audit. Attached is a schedule that details the adjustment made to correct material errors noted during the audit.

### *Disagreements with Management*

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

### *Management Representations*

We have requested certain representations from management that are included in the management representation letter dated January 23, 2026 which is attached to this letter.

### *Management Consultations with Other Independent Accountants*

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Housing Authority of the County of Scotts Bluff, Nebraska's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

### *Other Audit Findings or Issues*

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Housing Authority of the County of Scotts Bluff, Nebraska's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Our audit conducted for the year ended June 30, 2025 contained significant audit findings in the audit reporting package dated January 23, 2026. As an important element in the internal control structure of the Housing Authority of the County of Scotts Bluff, Nebraska, it is imperative that the Board review the findings and approve the audit at the next regular Board meeting. A copy for each Board Member has been sent to the Executive Director at the Housing Authority of the County of Scotts Bluff, Nebraska's office.

### Other Matters

We applied certain limited procedures to the management's discussion and analysis which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on program financial schedules, financial data schedules and schedule of expenditures of federal awards, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and

methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Restriction on Use

This information is intended solely for the information and use of Board of Commissioners and management of the Housing Authority of the County of Scotts Bluff, Nebraska and is not intended to be, and should not be, used by anyone other than these specified parties.

*Niewedde & Wiens, CPAs*

January 23, 2026

HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA  
SCHEDULE OF ADJUSTMENTS MADE  
June 30, 2025

Description	Account # Per Audit	Debit	Credit	Account # Per PHA
<u>Public Housing</u>				
1. Compensated absences - current	2135.10	\$ 12,211.24		2135.10
Compensated absences - noncurrent	2135.11	24,736.24		2135.11
Prior period adjustments	6010.00	8,353.41		2806.01
Compensated absences expense	4110.01		\$ 11,612.64	2806.01
Compensated absences expense	4410.01		33,688.25	2806.01
To correct accrued leave.				
2. 2023 Capital Fund Advances	8029.23	\$ 10,000.00		2806.01
Prior period adjustments	6010.00		\$ 10,000.00	2806.01
To reclassify advances.				
<u>Voucher</u>				
1. Compensated absences - current	2135.10	\$ 2,798.03		2135.10
Compensated absences - noncurrent	2135.11	4,420.40		2135.11
Prior period adjustments	6010.00	1,580.02		2806.01
Compensated absences expense	4110.01		\$ 8,798.45	2806.01
To correct accrued leave.				
<u>Valacia</u>				
1. Accounts payable - vendors	2111.00	\$ 833.33		2111.00
A/P Homeownership	2119.40		\$ 833.33	2119.40
To reclassify interfund payable out of vendor payables.				
<u>TQM</u>				
1. Compensated absences - current	2135.10	\$ 4,326.39		2135.10
Compensated absences - noncurrent	2135.11	10,752.74		2135.11
Prior period adjustments	6010.00	6,074.46		2806.01
Compensated absences expense	4110.01		\$ 7,400.72	2806.01
Compensated absences expense	4410.01		13,752.87	2806.01
To correct accrued leave.				

HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA  
 SCHEDULE OF ADJUSTMENTS MADE  
 June 30, 2025

Description	Account # Per Audit	Debit	Credit	Account # Per PHA
<u>Management</u>				
1. Accounts receivable - Valacia	1129.03	\$ 1,740.00		1129.03
Accounts receivable - Elmwood	1129.04	1,897.76		1129.04
Accounts receivable - Crown West	1129.05	807.83		1129.05
Accounts receivable - Courthouse	1129.07	487.80		1129.07
Accounts receivable - Barrier Free	1129.08	590.40		1129.08
Accounts receivable - Valacia North	1129.11	427.00		1129.11
Accounts receivable - Management Fees	1129.01		5,950.79	1129.01
To reclassify interfund receivables out of management fee receivables.				
2. Accounts receivable - Low Rent	1129.06	\$ 0.02		1129.06
Accounts receivable - Management Fees	1129.01		\$ 0.02	1129.01
To match Public Housing interfund balance.				
3. Compensated absences - current	2135.10	\$ 1,009.94		2135.10
Compensated absences - noncurrent	2135.11	6,783.03		2135.11
Prior period adjustments	6010.00	5,912.35		2806.01
Compensated absences expense	4110.01		\$ 11,897.54	2806.01
Compensated absences expense	4410.01		1,807.78	2806.01
To correct accrued leave.				
4. Other income	3690.00	\$ 28,993.63		2806.01
Gering Valley Estates management fee	3696.01		\$ 28,993.63	2806.01
To correct incentive management fee income.				
<u>Elmwood Village</u>				
1. Building	1420.00	\$ 25,920.00		1420.00
Casualty loss contracts	4620.03		\$ 25,920.00	2802.01
To capitalize roofing costs not paid for by insurance.				

I have reviewed the above entries and approve recording them to correct known factual errors noted during the audit.

  
 Executive Director

January 23, 2026

Niewedde & Wiens, CPA's  
PO Box 98  
York, NE 68467

This representation letter is provided in connection with your audit(s) of the financial statements of Housing Authority of the County of Scotts Bluff, Nebraska, which comprise the respective financial position of the sole major fund, and the aggregate remaining fund information as of June 30, 2025, and the respective changes in financial position and, where applicable, cash flows for the year then ended, and the disclosures (collectively, the "financial statements"), for the purpose of expressing opinions as to whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered to be material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the best of our knowledge and belief, as of January 23, 2026, the following representations made to you during your audit.

#### **Financial Statements**

- 1) We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter, including our responsibility for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP and for preparation of the supplementary information in accordance with the applicable criteria.
- 2) The financial statements referred to above are fairly presented in conformity with U.S. GAAP and include all properly classified funds and other financial information of the primary government and all component units required by generally accepted accounting principles to be included in the financial reporting entity.
- 3) We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
- 4) We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- 5) The methods, significant assumptions, and data used in making accounting estimates and their related disclosures are appropriate to achieve recognition, measurement, or disclosure that is reasonable in accordance with U.S. GAAP.
- 6) Related party relationships and transactions, including revenues, expenditures/expenses, loans, transfers, leasing arrangements, and guarantees, and amounts receivable from or payable to related parties have been appropriately accounted for and disclosed in accordance with U.S. GAAP.
- 7) Adjustments or disclosures have been made for all events, including instances of noncompliance, subsequent to the date of the financial statements that would require adjustment to or disclosure in the financial statements or in the schedule of findings and questioned costs.
- 8) The effects of uncorrected misstatements are immaterial, both individually and in the aggregate, to the financial statements as a whole. A list of the uncorrected misstatements is attached to the representation letter. In addition, you have proposed adjusting journal entries that have been posted to the entity's accounts. We are in agreement with those adjustments.
- 9) The effects of all known actual or possible litigation, claims, and assessments have been accounted for and disclosed in accordance with U.S. GAAP.
- 10) Guarantees, whether written or oral, under which the Housing Authority of the County of Scotts Bluff, Nebraska is contingently liable, if any, have been properly recorded or disclosed.

## Information Provided

11) We have provided you with:

- a) Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as records (including information obtained from outside of the general and subsidiary ledgers), documentation, and other matters.
- b) Additional information that you have requested from us for the purpose of the audit.
- c) Unrestricted access to persons within the Housing Authority of the County of Scotts Bluff, Nebraska from whom you determined it necessary to obtain audit evidence.
- d) Minutes of the meetings of Board of Commissioners or summaries of actions of recent meetings for which minutes have not yet been prepared.

12) All material transactions have been recorded in the accounting records and are reflected in the financial statements and the schedule of expenditures of federal awards.

13) We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.

14) We have no knowledge of any fraud or suspected fraud that affects the Housing Authority of the County of Scotts Bluff, Nebraska and involves—

- Management,
- Employees who have significant roles in internal control, or
- Others where the fraud could have a material effect on the financial statements.

15) We have no knowledge of any allegations of fraud or suspected fraud affecting the Housing Authority of the County of Scotts Bluff, Nebraska's financial statements communicated by employees, former employees, regulators, or others.

16) We have no knowledge of instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or waste or abuse, whose effects should be considered when preparing financial statements.

17) We have disclosed to you all known actual or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements.

18) We have disclosed to you the names of the Housing Authority of the County of Scotts Bluff, Nebraska's related parties and all the related party relationships and transactions, including any side agreements.

## Government-specific

19) There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.

20) We have taken timely and appropriate steps to remedy identified and suspected fraud or noncompliance with provisions of laws, regulations, contracts, and grant agreements that you have reported to us.

21) We have a process to track the status of audit findings and recommendations.

22) We have identified to you any previous audits, attestation engagements, and other studies related to the objectives of the audit and whether related recommendations have been implemented.

23) We have identified to you any investigations or legal proceedings that have been initiated with respect to the period under audit.

24) We have provided our views on reported findings, conclusions, and recommendations, as well as our planned corrective actions, for the report.

25) The Housing Authority of the County of Scotts Bluff, Nebraska has no plans or intentions that may materially affect the carrying value or classification of assets, deferred outflows of resources, liabilities, deferred inflows of resources, and fund balance or net position.

- 26) We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits and debt contracts, and legal and contractual provisions for reporting specific activities in separate funds.
- 27) We have appropriately identified, recorded, and disclosed all leases in accordance with GASB Statement (GASBS) No. 87 .
- 28) We have appropriately identified, recorded, and disclosed subscription-based information technology arrangements in accordance with GASBS No. 96 .
- 29) We have identified and disclosed to you all instances of identified and suspected fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we believe have a material effect on the financial statements.
- 30) We have appropriately measured, recorded, and disclosed compensated absences and other salary-related payments in accordance with GASBS No. 101 .
- 31) There are no violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.
- 32) As part of your audit, you assisted with preparation of the financial statements and disclosures, management's discussion and analysis, program financial schedules, financial data schedules and schedule of expenditures of federal awards. We acknowledge our responsibility as it relates to those nonaudit services, including that we assume all management responsibilities; oversee the services by designating an individual, preferably within senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of the services performed; and accept responsibility for the results of the services. We have reviewed, approved, and accepted responsibility for those financial statements and disclosures, management's discussion and analysis, program financial schedules, financial data schedules and schedule of expenditures of federal awards.
- 33) The Housing Authority of the County of Scotts Bluff, Nebraska has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.
- 34) The Housing Authority of the County of Scotts Bluff, Nebraska has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
- 35) The financial statements include all component units, appropriately present majority equity interests in legally separate organizations and joint ventures with an equity interest, and properly disclose all other joint ventures and other related organizations.
- 36) The financial statements include all fiduciary activities required by GASBS No. 84 , as amended.
- 37) The financial statements properly classify all funds and activities in accordance with GASBS No. 34 , as amended.
- 38) All funds that meet the quantitative criteria in GASBS Nos. 34 and 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.
- 39) Components of net position (net investment in capital assets; restricted; and unrestricted) are properly classified and, if applicable, approved.
- 40) Investments, derivative instrument transactions, and land and other real estate held by endowments are properly valued.
- 41) Provisions for uncollectible receivables have been properly identified and recorded.
- 42) Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.
- 43) Revenues are appropriately classified in the statement of activities within program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.
- 44) Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
- 45) Special items are appropriately classified and reported.

- 46) Deposits and investment securities and derivative instrument transactions are properly classified as to risk and are properly disclosed.
- 47) Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated or amortized.
- 48) We have appropriately disclosed the Housing Authority of the County of Scotts Bluff, Nebraska's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and have determined that net position is properly recognized under the policy.
- 49) We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.
- 50) With respect to the program financial schedules, financial data schedules and schedule of expenditures of federal awards:
  - a) We acknowledge our responsibility for presenting the program financial schedules, financial data schedules and schedule of expenditures of federal awards in accordance with accounting principles generally accepted in the United States of America, and we believe the program financial schedules, financial data schedules and schedule of expenditures of federal awards, including its form and content, is fairly presented in accordance with accounting principles generally accepted in the United States of America. The methods of measurement and presentation of the program financial schedules, financial data schedules and schedule of expenditures of federal awards have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.
  - b) If the program financial schedules, financial data schedules and schedule of expenditures of federal awards is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditor's report thereon.
- 51) With respect to federal award programs:
  - a) We are responsible for understanding and complying with and have complied with, the requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), including requirements relating to preparation of the schedule of expenditures of federal awards.
  - b) We acknowledge our responsibility for preparing and presenting the schedule of expenditures of federal awards (SEFA) and related disclosures in accordance with the requirements of the Uniform Guidance, and we believe the SEFA, including its form and content, is fairly presented in accordance with the Uniform Guidance. The methods of measurement or presentation of the SEFA have not changed from those used in the prior period and we have disclosed to you any significant assumptions and interpretations underlying the measurement or presentation of the SEFA.
  - c) If the SEFA is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the SEFA no later than the date we issue the SEFA and the auditor's report thereon.
  - d) We have identified and disclosed to you all of our government programs and related activities subject to the Uniform Guidance compliance audit, and have included in the SEFA, expenditures made during the audit period for all awards provided by federal agencies in the form of federal awards, federal cost-reimbursement contracts, loans, loan guarantees, property (including donated surplus property), cooperative agreements, interest subsidies, insurance, food commodities, direct appropriations, and other direct assistance.
  - e) We are responsible for understanding and complying with, and have complied with, the requirements of federal statutes, regulations, and the terms and conditions of federal awards related to each of our federal programs and have identified and disclosed to you the requirements of federal statutes, regulations, and the terms and conditions of federal awards that are considered to have a direct and material effect on each major program.

- f) We are responsible for establishing, designing, implementing, and maintaining, and have established, designed, implemented, and maintained, effective internal control over compliance for federal programs that provides reasonable assurance that we are managing our federal awards in compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a material effect on our federal programs. We believe the internal control system is adequate and is functioning as intended.
- g) We have made available to you all federal awards (including amendments, if any) and any other correspondence with federal agencies or pass-through entities relevant to federal programs and related activities.
- h) We have received no requests from a federal agency to audit one or more specific programs as a major program.
- i) We have complied with the direct and material compliance requirements (except for noncompliance disclosed to you), including when applicable, those set forth in the *OMB Compliance Supplement* relating to federal awards and confirm that there were no amounts questioned and no known noncompliance with the direct and material compliance requirements of federal awards.
- j) We have disclosed any communications from federal awarding agencies and pass-through entities concerning possible noncompliance with the direct and material compliance requirements, including communications received from the end of the period covered by the compliance audit to the date of the auditor's report.
- k) We have disclosed to you the findings received and related corrective actions taken for previous audits, attestation engagements, and internal or external monitoring that directly relate to the objectives of the compliance audit, including findings received and corrective actions taken from the end of the period covered by the compliance audit to the date of the auditor's report.
- l) Amounts claimed or used for matching were determined in accordance with relevant guidelines in OMB's Uniform Guidance (2 CFR part 200, subpart E).
- m) We have disclosed to you our interpretation of compliance requirements that may have varying interpretations.
- n) We have made available to you all documentation related to compliance with the direct and material compliance requirements, including information related to federal program financial reports and claims for advances and reimbursements.
- o) We have disclosed to you the nature of any subsequent events that provide additional evidence about conditions that existed at the end of the reporting period affecting noncompliance during the reporting period.
- p) There are no such known instances of noncompliance with direct and material compliance requirements that occurred subsequent to the period covered by the auditor's report.
- q) No changes have been made in internal control over compliance or other factors that might significantly affect internal control, including any corrective action we have taken regarding significant deficiencies or material weaknesses in internal control over compliance, subsequent to the period covered by the auditor's report.
- r) Federal program financial reports and claims for advances and reimbursements are supported by the books and records from which the financial statements have been prepared.
- s) The copies of federal program financial reports provided you are true copies of the reports submitted, or electronically transmitted, to the respective federal agency or pass-through entity, as applicable.
- t) We have charged costs to federal awards in accordance with applicable cost principles.
- u) We are responsible for and have accurately prepared the summary schedule of prior audit findings to include all findings required to be included by the Uniform Guidance, and we have provided you with all information on the status of the follow-up on prior audit findings by federal awarding agencies and pass-through entities, including all management decisions.
- v) We are responsible for and have ensured the reporting package does not contain protected personally identifiable information.
- w) We are responsible for and have accurately prepared the auditee section of the Data Collection Form as required by the Uniform Guidance.

- x) We are responsible for taking corrective action on each audit finding of the compliance audit and have developed a corrective action plan that meets the requirements of the Uniform Guidance.

Signed: Quinta A. Ringzett

Title: Executive Director

HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA  
SCHEDULE OF UNCORRECTED MISSTATEMENTS  
June 30, 2025

The accompanying schedule summarizes to Management the uncorrected misstatements related to the audited financial statements for the fiscal year ended June 30, 2025.

Description	Uncorrected Amount
1. Payable for software not recorded	(30,021.00)
2. Software expense not recorded	30,021.00
3. Amortization expense related to SBITA capital asset understated	4,339.21
4. Administrative expense overstated	(4,339.21)

HOUSING AUTHORITY OF THE  
COUNTY OF SCOTTS BLUFF, NEBRASKA

BASIC FINANCIAL STATEMENTS,  
REQUIRED SUPPLEMENTAL INFORMATION  
AND  
SUPPLEMENTAL INFORMATION

Year Ended June 30, 2025

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INDEPENDENT AUDITOR'S REPORT

Independent Auditor's Report

To the Board of Commissioners  
Housing Authority of the County of Scotts Bluff, Nebraska  
Gering, Nebraska

**Report on the Audit of the Financial Statements*****Opinion***

We have audited the financial statements of the major fund of the Housing Authority of the County of Scotts Bluff, Nebraska, as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Housing Authority of the County of Scotts Bluff, Nebraska's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the major fund of the Housing Authority of the County of Scotts Bluff, Nebraska as of June 30, 2025, and the changes in financial position and cash flows for the year ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of Gering Valley Estates, L.L.C., as of June 30, 2025, which represents 82% of the discretely presented component units net position. Those statements were audited by other auditors whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for the Housing Authority of the County of Scotts Bluff, Nebraska, and is based solely on the report of other auditors.

We did not audit the financial statements of Monument View Villa, L.L.C., as of June 30, 2025, which represents 18% of the discretely presented component units net. Those statements were audited by other auditors whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for the Housing Authority of the County of Scotts Bluff, Nebraska, and is based solely on the report of other auditors.

***Basis for Opinion***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* (*Government Auditing Standards*), issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Housing Authority of the County of Scotts Bluff, Nebraska and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Housing Authority of the County of Scotts Bluff, Nebraska's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority of the County of Scotts Bluff, Nebraska's internal control. Accordingly, no such opinion is expressed.
- evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Housing Authority of the County of Scotts Bluff, Nebraska's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that management's discussion and analysis as identified in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Housing Authority of the County of Scotts Bluff, Nebraska's basic financial statements. The Program Financial Schedules, Financial Data Schedules and Schedule of Expenditures of Federal Awards, as required by Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards* are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Program Financial Schedules, Financial Data Schedules and Schedule of Expenditures of Federal Awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated January 23, 2026 on our consideration of the Housing Authority of the County of Scotts Bluff, Nebraska's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Housing Authority of the County of Scotts Bluff, Nebraska's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Housing Authority of the County of Scotts Bluff, Nebraska's internal control over financial reporting and compliance.

*Niewedde & Wiens, CPAs*

York, Nebraska  
January 23, 2026

**REQUIRED SUPPLEMENTAL INFORMATION –  
MANAGEMENT'S DISCUSSION AND ANALYSIS**



# HOUSING PARTNERS OF WESTERN NEBRASKA

89A WOODLEY PARK ROAD

GERING, NEBRASKA 69341

Phone: 308-632-0473 • Fax: 308-632-0476

[www.scottsbuffhousing.com](http://www.scottsbuffhousing.com)

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Year Ended June 30, 2025

Anita Doggett  
CEO

Board of  
Commissioners

Tammy Henkel  
Chair

George Cortinez  
Vice- Chair

Monnette Ross  
Commissioner

Kent Greenwalt  
Commissioner

Bob Unzicker  
Commissioner

Russell Reising  
SB County Rep

Programs Include:

Public Housing

Housing Choice  
Voucher

TQM Maintenance

Homeownership

Valacia Apartments

Valacia North Villa  
Apartments

Barrier-Free  
Homes

Crown West

Elmwood Village

Hope Center

Monument View  
Villa, L.L.C.

Courthouse Villa

Gering Valley  
Estates, L.L.C.

Child & Adult Care  
Food Programs

Sidney Housing  
Authority

Gordon Housing  
Authority

Hay Springs  
Housing Authority

Chappell Housing  
Authority

This section of the Housing Authority of the County of Scotts Bluff, Nebraska's annual financial report presents our managements analysis of the Authority's financial performance during the fiscal year ended on June 30, 2025. This discussion and analysis is designed to assist the reader in focusing on the significant financial issues and activities and to identify any significant changes in financial position. The focus of the management's discussion and analysis is on the Housing Authority which includes all financial activity of the Housing Authority with the exception of its discretely presented component units. Please read and consider the information presented in conjunction with the basic financial statements as a whole.

### FINANCIAL HIGHLIGHTS

The term "Net Position" refers to the difference between assets, liabilities and deferred inflows of resources. The Authority's total net position as of June 30, 2025 was \$10,453,088. The net position decreased by \$241,075, a decrease of 2.3% from the prior year. Of this amount, \$2,949,138 was reported as "unrestricted net position". Unrestricted net position represents the amount available to be used to meet the Authority's ongoing obligations to citizens, creditors and operations of facilities.

Operating revenues for the Authority was \$4,830,626 for the year ended June 30, 2025. This was an increase of 5% over the prior year.

Operating expenses for the Authority were \$6,113,677 for the year ended June 30, 2025. This was a increase of 5% over the prior year.

### OVERVIEW OF THE BASIC FINANCIAL STATEMENTS

This annual report includes this *Management's Discussion and Analysis* report, the *Basic Financial Statements* and the *Notes to Financial Statements*. This report also contains the Financial Data Schedule (FDS) which is included in the *Supplemental Information* section. The Authority's basic financial statements are presented as fund level financial statements because the Authority only has a single proprietary fund.

#### Required Financial Statements

*Proprietary Fund Financial Statements* - The financial statements of the Housing Authority report information of the Authority using accounting methods similar to those used by private sector companies. These statements offer short- and long-term financial information about its activities. The Statement of Net Position includes all the Authority's assets, deferred outflows of resources, liabilities and deferred inflows of resources and provides information about the nature and amounts of investments in resources and obligations of the Authority creditors. It also provides the basis for evaluating the capital structure of the Authority and assessing the liquidity and financial flexibility of the Authority.

All of the current year's revenues and expenses are accounted for in the Statement of Revenues, Expenses, and Changes in Fund Net Position. This statement measures the success of the Authority's operations over the past year and can be used to determine

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HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
Year Ended June 30, 2025

**OVERVIEW OF THE BASIC FINANCIAL STATEMENTS (CONT'D)**

whether the Authority has successfully recovered all its costs through its user fees and other charges, profitability and credit worthiness.

The final required financial statement is the Statement of Cash Flows. The statement reports cash receipts, cash payments, and net changes in cash resulting from operations, investing and financing activities and provides answers to such questions as where did cash come from, what was cash used for, and what was the change in the cash balance during the reporting period.

The Authority reports a single enterprise fund.

**Notes to Financial Statements**

The notes provide additional information that is essential to a full understanding of the data provided in the financial statements and provide more detailed data.

**Supplemental Information**

This report also contains the Financial Data Schedule (FDS) which is included in the *Supplemental Information* section. HUD has established *Uniform Financial Reporting Standards* that requires the Housing Authority to submit financial information electronically to HUD using the FDS format. This financial information was electronically transmitted to the Real Estate Assessment Center (REAC) for the year ended June 30, 2025 and is required to be included in the audit reporting package.

**FINANCIAL HIGHLIGHTS AND ANALYSIS**

Net position may serve, over time, as a useful indicator of a government's financial position. In the case of the Authority, assets exceeded liabilities and deferred inflows of resources by \$10,453,088 at the close of the year ended June 30, 2025. This represents a decrease of \$241,075, or 2.3%.

The unrestricted component of net position was \$2,949,138 as of June 30, 2025 which was a decrease of \$47,176.

The largest portion of the Authority's net position reflects its net investment in capital assets (e.g. land, buildings and equipment less accumulated depreciation and related debt). The Authority uses these capital assets to provide service and consequently these assets are not available to liquidate liabilities or other spending.

The Authority had restricted net position of \$1,267,943 which was a decrease of \$809,406 which was largely the use of insurance proceeds received in the prior year which were utilized in the current year. Further, the requirement for residual receipts in Elmwood Village program expired so \$330,337 of funds that were restricted in the prior year are no longer restricted.

Current and other assets decreased \$862,072. Within this, accounts receivable decreased \$924,638 with \$873,512 of that decrease for insurance proceeds from a storm in prior years where the funds were received in the current year. Prepaid expenses increased \$38,175 largely due to increased insurance premiums.

Total liabilities decreased \$1,965 with no significant fluctuations within the various categories within.

HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
Year Ended June 30, 2025

**FINANCIAL HIGHLIGHTS AND ANALYSIS (CONT'D)**

**CONDENSED STATEMENTS OF NET POSITION**

	<u>FY 2025</u>	<u>FY 2024</u>	<u>Dollar Change</u>	<u>Percent Change</u>
Current and other assets	\$ 4,831,840	\$ 5,693,912	\$ (862,072)	-15.1%
Capital assets	<u>6,871,375</u>	<u>6,259,992</u>	<u>611,382</u>	9.8%
Total Assets	<u>11,703,214</u>	<u>11,953,904</u>	<u>(250,690)</u>	-2.1%
Current liabilities	359,699	363,142	(3,443)	-0.9%
Long-term debt	731,490	735,761	(4,271)	-0.6%
Other noncurrent liabilities	<u>141,549</u>	<u>135,800</u>	<u>5,749</u>	4.2%
Total Liabilities	<u>1,232,738</u>	<u>1,234,704</u>	<u>(1,965)</u>	-0.2%
Deferred Inflows of Resources	<u>17,388</u>	<u>25,037</u>	<u>(7,649)</u>	-30.6%
Net Position				
Net investment in capital assets	6,236,007	5,620,500	615,507	11.0%
Restricted	1,267,943	2,077,349	(809,406)	-39.0%
Unrestricted	<u>2,949,138</u>	<u>2,996,313</u>	<u>(47,176)</u>	-1.6%
Total Net Position	<u>\$ 10,453,088</u>	<u>\$ 10,694,163</u>	<u>\$ (241,075)</u>	-2.3%

While the Statement of Net Position shows the change in net position, the Statements of Revenues, Expenses, and Changes in Net Position provides answers as to the nature and source of these changes.

As noted in the table on the next page, rental income increased \$66,735. This was due to mostly rent increases as occupancy remained relatively consistent between years.

Program contributions consist of Public Housing operating subsidy, capital funds grant used for noncapital purposes, Housing Choice Voucher program contributions, ROSS grant, CARES Act funds and interest subsidy. Program contributions overall increased \$346,640. Housing Choice Voucher revenue also increased \$107,080, operating subsidy increased \$89,429, capital fund revenue increased \$65,076 and ROSS grant revenue increased \$85,064.

Operating expenses increased \$286,119. Within this, administrative expenses increased \$22,515, tenant services increased \$73,754, maintenance expenses increased \$60,781, general expenses increased \$77,208, housing assistance payments increased \$87,776 and meal reimbursements decreased \$32,158.

Increase in expenses are inevitable with the increases in inflation on products used to do the same jobs. Also to keep ourselves competitive in the job market, raises and increases in our starting wages for jobs has also been necessary. We also in June of this year, downsized our maintenance team by one person to try and cut down on some of our maintenance expense.

HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
Year Ended June 30, 2025

**FINANCIAL HIGHLIGHTS AND ANALYSIS (CONT'D)**

**CONDENSED STATEMENTS OF REVENUES, EXPENSES  
AND CHANGES IN NET POSITION**

	FY 2025	FY 2024	Dollar Change	Percent Change
<b>Revenues</b>				
Program revenues				
Rental	\$ 1,259,715	\$ 1,192,981	\$ 66,735	5.6%
Program contributions	3,505,782	3,159,142	346,640	11.0%
Program income	540,812	582,811	(41,999)	-7.2%
Management income	228,355	248,028	(19,673)	-7.9%
Other	158,991	147,094	11,897	8.1%
General revenues				
Interest	72,659	79,322	(6,663)	-8.4%
Total Revenues	5,766,314	5,409,377	356,937	6.6%
<b>Expenses</b>				
Operating, less depreciation	5,592,969	5,306,850	286,119	5.4%
Depreciation	520,708	514,768	5,939	1.2%
Nonoperating	145,946	23,668	122,278	516.6%
Total Expenses	6,259,623	5,845,286	414,337	7.1%
Excess (Deficiency) Before Contributions and Special Items				
	(493,309)	(435,909)	(57,400)	
Contributions				
	267,113	558,178	(291,065)	
Special items, net				
	(14,879)	62,510	(77,389)	
Changes in Net Position	(241,075)	184,779	(425,854)	
Beginning net position, restated				
	10,694,163	10,509,383	184,779	
Ending net position	\$ 10,453,088	\$ 10,694,163	\$ (241,075)	

Nonoperating expenses increased largely due to a \$123,252 increase in the loss on disposition of capital assets as the undepreciated costs of capital assets that were damaged by the storm in prior years were written off.

The Authority had HUD capital fund grant contributions of \$267,113 for the year ended June 30, 2025. The Authority is allocated capital grant money each year as determined by HUD and remains relatively consistent from year to year based on the Authority's number of units. The amount presented will vary from year to year depending on the timing of projects as outlined in the HUD approved capital grant budget.

HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
Year Ended June 30, 2025

**CAPITAL ASSETS AND DEBT ADMINISTRATION**

**Capital Assets** – The Housing Authority of the County of Scotts Bluff, Nebraska's capital assets as of June 30, 2025 were \$6,871,375. Capital assets include land, buildings, improvements, equipment and construction in progress net of accumulated.

The total increase in the Authority's capital assets for the current fiscal year was 9.8% in terms of net book value. Capital assets acquisitions were \$1,046,291 for the year. In 2024 we were able to complete an insurance job that replaced many roofs and gutters on several properties which then in turn increases the book value of those assets.

Depreciation for the year totaled \$520,708. Additional information on the Authority's capital assets can be found in Note H of the notes to financial statements of this report.

**Debt Administration** –The debt activity was the required payments on the debt. Additional information on the Authority's debt can be found in Note M of the notes to financial statements of this report.

**ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES**

The Board of Commissioners and Management of the Housing Authority considered many factors when approving the fiscal year 2026 budgets. For the Public Housing and Section 8 programs, user charges are based on a tenant's income as established by HUD guidelines and are not adjustable. Operating subsidy is based on rental income, other income and utility consumption and costs. The amount of funding is also established and approved by HUD. In projecting the amount of rental income, the Authority considered prior year rental income and occupancy rates. The operating expenses are expected to increase by the economy's inflation rate.

**REQUEST FOR INFORMATION**

This financial report is designed to provide a general overview of the Authority's finances for all those with an interest in its finances. Questions concerning any of the information provided in this report or request for additional financial information should be addressed to Anita L. Doggett, Chief Executive Officer, Housing Authority of the County of Scotts Bluff, Nebraska, 89A Woodley Park Road, Gering, Nebraska 69341.

## BASIC FINANCIAL STATEMENTS

HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA  
STATEMENT OF NET POSITION - PROPRIETARY FUND  
June 30, 2025

ASSETS	Discretely Presented Component Units		
	Housing	Gering Valley Estates, LLC	Monument View Villa, LLC
<b>CURRENT ASSETS:</b>			
Cash and cash equivalents	\$ 2,297,034.54	\$ 87,309.00	\$ 109,341.00
Investments	625,351.57	-	-
Accounts receivable, net	33,667.63	3,919.00	4,913.00
Accounts receivable, net - discretely presented component unit	2,962.20	-	-
Due from other governments	178,752.15	-	-
Accrued interest receivable	6,045.02	-	-
Prepaid expenses	193,920.36	-	-
<i>Restricted:</i>			
Cash and cash equivalents	100,442.00	13,318.00	4,963.00
<b>TOTAL CURRENT ASSETS</b>	<b>3,438,175.47</b>	<b>104,546.00</b>	<b>119,217.00</b>
<b>NONCURRENT ASSETS:</b>			
<i>Restricted:</i>			
Cash and cash equivalents	543,504.67	508,041.00	81,623.00
Investments	141,861.96	-	-
Accrued interest receivable - discretely presented component units	11,197.30	-	-
Notes receivable - discretely presented component units	697,100.17	-	-
Tax-credit fees, net of amortization	-	2,500.00	7,200.00
Capital Assets, non-depreciable	1,091,519.44	55,776.00	86,216.00
Capital Assets, depreciable, net	5,779,855.28	1,586,389.00	804,729.00
<b>TOTAL NONCURRENT ASSETS</b>	<b>8,265,038.82</b>	<b>2,152,706.00</b>	<b>979,768.00</b>
<b>TOTAL ASSETS</b>	<b>\$ 11,703,214.29</b>	<b>\$ 2,257,252.00</b>	<b>\$ 1,098,985.00</b>
<b>LIABILITIES</b>			
<b>CURRENT LIABILITIES:</b>			
Accounts payable	\$ 93,012.57	\$ 46,338.00	\$ 7,711.00
Accrued wages and benefits	60,117.37	-	-
Compensated absences payable	45,290.70	-	-
Due to other governments	40,314.29	25,470.00	6,120.00
Accrued interest payable	747.05	1,160.00	23,399.00
Unearned revenue	15,512.71	-	-
Current portion of long-term debt	4,262.34	10,696.00	-
Trust and deposit liabilities	100,442.00	13,318.00	4,963.00
<b>TOTAL CURRENT LIABILITIES</b>	<b>359,699.03</b>	<b>96,982.00</b>	<b>42,193.00</b>
<b>NONCURRENT LIABILITIES</b>			
Compensated absences payable	23,305.56	-	-
Trust and deposit liabilities	24,650.00	-	-
Accrued interest payable	93,593.43	-	-
Mortgage payable	731,490.41	474,915.00	683,757.00
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>873,039.40</b>	<b>474,915.00</b>	<b>683,757.00</b>
<b>TOTAL LIABILITIES</b>	<b>1,232,738.43</b>	<b>571,897.00</b>	<b>725,950.00</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Advanced revenues	17,388.07	-	-
<b>DEFERRED INFLOWS OF RESOURCES</b>	<b>17,388.07</b>	<b>-</b>	<b>-</b>
<b>NET POSITION</b>			
Net investment in capital assets	6,236,006.97	1,156,554.00	207,188.00
<i>Restricted for:</i>			
Loan to tax credit project	708,297.47	-	-
Operating reserve	-	334,830.00	25,377.00
Capital projects and maintenance	559,645.63	173,211.00	56,246.00
Unrestricted	2,949,137.72	20,760.00	84,224.00
<b>TOTAL NET POSITION</b>	<b>\$ 10,453,087.79</b>	<b>\$ 1,685,355.00</b>	<b>\$ 373,035.00</b>

HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN  
FUND NET POSITION - PROPRIETARY FUND  
Year Ended June 30, 2025

	Housing	Discretely Presented Component Units	
		Gering Valley Estates, LLC	Monument View Villa, LLC
<b>OPERATING REVENUES</b>			
Dwelling rental income	\$ 1,259,715.27	\$ 241,407.00	\$ 80,477.00
HUD contributions	2,642,753.27	-	-
Program income	540,812.05	-	-
Management income	228,354.76	-	-
Other income	158,990.59	114,771.00	951.00
TOTAL OPERATING REVENUES	4,830,625.94	356,178.00	81,428.00
<b>OPERATING EXPENSES</b>			
Administrative	1,067,275.48	66,487.00	12,387.00
Tenant services	90,933.52	-	-
Utilities	363,351.55	-	-
Ordinary maintenance and operations	1,461,359.37	76,698.00	38,374.00
Protective services	1,113.68	-	-
General expense	446,734.59	42,674.00	12,001.00
Housing assistance payments	2,162,201.00	-	-
Depreciation and amortization	520,707.77	137,005.00	58,300.00
TOTAL OPERATING EXPENSES	6,113,676.96	322,864.00	121,082.00
OPERATING INCOME (LOSS)	(1,283,051.02)	33,314.00	(39,634.00)
<b>NONOPERATING REVENUES (EXPENSES)</b>			
HUD operating subsidy	622,353.01	-	-
HUD capital grants	227,349.93	-	-
Interest income	72,659.29	13,074.00	2,310.00
Loss on disposition of capital assets	(123,251.53)	-	-
Owner distributions	-	(22,322.00)	(23,399.00)
Interest subsidy	13,325.88	-	-
Interest expense	(22,694.62)	(17,503.00)	-
TOTAL NONOPERATING REVENUES(EXPENSES)	789,741.96	(26,751.00)	(21,089.00)
INCOME (LOSS) BEFORE CONTRIBUTIONS AND SPECIAL ITEMS	(493,309.06)	6,563.00	(60,723.00)
<b>CAPITAL CONTRIBUTIONS</b>			
HUD capital grants	267,113.33	-	-
<b>SPECIAL ITEMS</b>			
Insurance proceeds	61,956.49	-	-
Casualty loss expenses	(76,835.57)	-	-
INCREASE (DECREASE) IN NET POSITION	(241,074.81)	6,563.00	(60,723.00)
<b>NET POSITION:</b>			
Net position, beginning balance	10,716,082.84	1,678,792.00	433,758.00
Prior period adjustment - GASB 101 implementation	(21,920.24)	-	-
Beginning balance, restated	10,694,162.60	1,678,792.00	433,758.00
TOTAL NET POSITION - ENDING BALANCE	\$ 10,453,087.79	\$ 1,685,355.00	\$ 373,035.00

HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA  
STATEMENT OF CASH FLOWS - PROPRIETARY FUND  
Year Ended June 30, 2025

	Housing
CASH FLOWS FROM OPERATING ACTIVITIES:	
Tenant receipts	\$ 1,326,261.02
HUD receipts	2,656,734.61
Program income	564,138.20
Management income	236,507.98
Other receipts	27,555.86
Trust and deposits	266.00
Cash payments for goods and services	(4,083,775.27)
Cash payments to employees for services	(1,464,980.09)
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	(737,291.69)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:	
HUD operating subsidy	614,703.75
HUD - capital grants	152,349.93
Payments on notes receivable	16,258.19
Change in receivables/payables to managed properties	(2,694.09)
NET CASH PROVIDED (USED) NONCAPITAL FINANCING ACTIVITIES	780,617.78
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:	
Purchases and construction of capital assets	(1,255,673.75)
HUD - capital grants	294,181.65
Insurance proceeds	969,796.41
Casualty loss payments	(76,835.57)
Mortgage principal payments	(4,124.19)
Interest paid on capital debt	(3,967.53)
NET CASH PROVIDED (USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	(76,622.98)
CASH FLOWS FROM INVESTING ACTIVITIES:	
Net (deposits) withdrawals to investments	147,460.05
Interest received	45,831.92
NET CASH PROVIDED (USED) IN INVESTING ACTIVITIES	193,291.97
	NET INCREASE (DECREASE) IN CASH
	159,995.08
CASH AND CASH EQUIVALENTS-BEGINNING	2,780,986.13
CASH AND CASH EQUIVALENTS-ENDING	\$ 2,940,981.21
RECONCILIATION OF INCOME (LOSS) FROM OPERATIONS TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES:	
Operating income (loss)	\$ (1,283,051.02)
Adjustments to reconcile income from operations to net cash provided by operating activities:	
Depreciation	520,707.77
Change in assets and liabilities:	
(Increase) decrease in accounts receivable	17,560.69
(Increase) decrease in prepaid expenses	(38,175.56)
(Increase) decrease in due from governments	45,820.29
Increase (decrease) in accounts payable	(8,292.38)
Increase (decrease) in accrued wages and benefits payable	14,130.71
Increase (decrease) in accrued leave	289.38
Increase (decrease) in due to governments	3,514.43
Increase (decrease) in trust and deposit liabilities	266.00
Increase (decrease) in unearned revenue	(10,062.00)
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	\$ (737,291.69)

HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA  
NOTES TO FINANCIAL STATEMENTS  
June 30, 2025

**NOTE A--SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

Organization

The Authority was created under the laws of the State of Nebraska. The purpose of the Authority is to administer the housing programs authorized by the Quality Housing and Work Responsibility Act of 1998. These programs are subsidized by the Federal Government through the U.S. Department of Housing and Urban Development (HUD) and the U.S. Department of Agriculture.

The basic financial statements of the Authority have been prepared in accordance with accounting principles generally accepted in the United States of America as applied to governmental units. The Governmental Accounting Standards Board ("GASB") is the standard-setting body for governmental accounting and financial reporting.

Financial Reporting Entity

In determining how to define the reporting entity, management has considered all potential component units. The decision to include a component unit in the reporting entity was made by applying the criteria set forth in Section 2100 and 2600 of the Government Accounting Standards Board Codification. These criteria state that the financial reporting entity consist of the primary government and organizations for which the primary government is financially accountable. In addition, the primary government may determine, through exercise of management's professional judgment, that the inclusion of an organization that does not meet the financial accountability criteria is necessary in order to prevent the reporting entity's basic financial statements from being misleading. In such instances, that organization should be included as a component unit.

Based on the above criteria, the following entities are included in the financial reporting of the Authority as a discretely presented component units:

Gering Valley Estates, L.L.C., although a legally separate entity, is reported as a discretely presented component unit. Gering Valley Estates, L.L.C. is included as a discretely presented component unit as the Housing Authority is a 0.01% owner and managing member and is and required to fund any operating deficit. Gering Valley Estates, L.L.C.'s information is reported as of December 31, 2024. Separately issued financial statements are available from Gering Valley Estates, L.L.C.

Monument View Villa, L.L.C., although a legally separate entity, is reported as a discretely presented component unit. Monument View Villa, L.L.C. is included as a discretely presented component unit as the as the Housing Authority is a 0.01% owner and managing member, has provided loans to Monument View Villa, L.L.C. and is required to fund any operating deficit. Monument View Villa, L.L.C.'s information is reported as of December 31, 2024. Separately issued financial statements are available from Monument View Villa, L.L.C.

Basis of accounting, measurement focus, and financial statement presentation

The accounts of the Authority are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, deferred out flows of resources, liabilities, deferred inflows of resources, fund net position, revenues and expenditures or expenses, as appropriate.

Proprietary funds are accounted for using the "economic resources" measurement focus and the accrual basis of accounting. Accordingly, all assets, deferred outflow of resources, liabilities and deferred inflow of resources are included in the Statement of Net Position. The Statement of Revenues, Expenses and Changes in Fund Net Position presents increases (revenues) and decreases (expenses) in net position. Under the accrual basis of accounting, revenues are recognized in the period in which they are earned while expenses are recognized in the period in which the liability is incurred.

HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA  
NOTES TO FINANCIAL STATEMENTS  
June 30, 2025

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**

The Authority distinguishes between operating and nonoperating revenues and expenses in its Statement of Revenues, Expenses and Changes in Fund Net Position. For this purpose, the Authority's operating revenues result from providing low-income housing services such as tenant rent, housing assistance payment and related administrative revenues, program income, management income and other tenant charges. Operating expenses include the cost attributed to administration, tenant services, utilities, maintenance and operations, housing assistance payments, meal reimbursements and depreciation on capital assets. All revenues and expenses not meeting these definitions are reported as nonoperating revenues and expenses.

Proprietary Fund Financial Statements include a Statement of Net Position, a Statement of Revenues, Expenses and Changes in Fund Net Position, and a Statement of Cash Flows for each major proprietary fund and non-major funds aggregated.

The reporting model as defined in Statement No. 34 and modified establishes criteria (percentage of the combined assets and deferred outflows of resources, combined liabilities and deferred inflows of resources, revenues or expenditures/expenses of either fund category or the governmental and enterprise combined) for determination of major Funds. The Authority reports all of its programs within a sole enterprise fund.

Budgetary Process

The Authority establishes a budget for the fiscal year and is adopted by the Board of Commissioners.

Estimates

The preparation of basic financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make certain estimates and assumptions that affect the reported amounts of certain assets, liabilities, revenues, expenses, and other disclosures. Accordingly, actual results could differ from those estimates.

Cash and Investments

All investments are recorded at fair value based on quoted market prices. Fair value is the amount at which a financial instrument could be exchanged in a current transaction between willing parties. Cash and Cash Investments are available upon demand and are considered to be "cash equivalents" when preparing these basic financial statements. In addition, any marketable securities that are owned by a specific amount and that are purchased with a maturity of ninety days or less are also considered to be "cash equivalents".

The Authority's deposits can only be invested in the following HUD approved investments: direct obligations of the federal government backed by the full faith and credit of the United States, obligations of federal government agencies, securities of government-sponsored agencies, demand and savings deposits, money-market deposit accounts, municipal depository fund, super now accounts, certificate of deposit, repurchase agreements, sweep accounts, separate trading of registered interest and principal securities (STRIPS), and mutual funds that consist of securities purchased from the HUD approved list.

Accounts Receivable

All receivables are current and therefore due within one year. Receivables are reported net of an allowance for uncollectible accounts and revenues net of uncollectibles. Allowances are reported when accounts are proven to be uncollectible.

HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA  
NOTES TO FINANCIAL STATEMENTS  
June 30, 2025

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**

Prepaid Items

Prepaid balances are for payments made by the Authority in the current year to provide services occurring in the subsequent fiscal year.

Capital Assets and Depreciation

Property and equipment are stated at actual or estimated historical cost, net of accumulated depreciation. Contributions of assets are recorded at acquisition value at the date received. The Authority generally capitalized assets with a cost of \$2,500 or more as purchases and construction outlays occur.

Depreciation has been calculated on each class of depreciable property using the straight-line method. Estimated useful lives are as follows:

Buildings and improvements	10-40 years
Furniture and fixtures	5-10 years
Equipment	3-10 years

Use of Restricted/Unrestricted Net Position

When an expense is incurred for purposes for which both restricted and unrestricted components of net position are available, the Authority's policy is to apply restricted first.

Investment Income

Investment income from pooled cash and investments is allocated monthly based on the percentage of a fund's average pooled cash and investments balance.

Compensated Absences

The Authority's policy allows employees to accumulate vacation leave not to exceed 136. Sick leave may be accumulated. 25% of accumulated sick hours are paid out if the employee retires.

Grant Revenue

The Authority, a recipient of grant revenues, recognizes revenues (net of estimated uncollectible amounts, if any), when all applicable eligibility requirements, including time requirements are met in accordance with GASB Statement No. 33. Resources transmitted to the Authority before the eligibility requirements are met are reported as unearned revenue.

Postemployment Benefits Other Than Pensions (OPEB)

OPEB benefits are part of an exchange of salaries and/or benefits in a future period as the result of employee services rendered during employment. In accordance with the accrual basis of accounting, generally benefits should be associated with the periods in which the exchange occurs, rather than with the periods when benefits are paid or provided. The Authority has not incurred, adopted a plan or obligated resources to other postemployment benefits as defined in GASB Statement No. 75.

HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA  
 NOTES TO FINANCIAL STATEMENTS  
 June 30, 2025

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**

Income Taxes

The Authority is a governmental subdivision of the State of Nebraska and is exempt from Federal and State income taxes.

Leases

Leases are accounted for following the guidance in GASB Statement No. 87.

Subscription-Based Information Technology Arrangements (SBITA)

The Authority accounts for subscription-based information technology agreements following the guidance in GASB Statement No. 96.

**NOTE B - DEPOSITS AND INVESTMENTS**

Deposits

At June 30, 2025, the reported amount of the Authority's deposits was \$3,607,023.74 and the bank balance was \$3,626,152.12. Of the bank balance, \$986,334.21 was covered by federal depository insurance and \$2,639,817.91 was collateral held by Authority's agent in the Authority's name. The Authority had cash on hand of \$100 at June 30, 2025.

Investments

Investments of \$101,071 represent the Authority's equity in tax-credit rental projects.

A reconciliation of cash and investments as shown on the Statement of Net Position is as follows:

Cash and cash equivalents	\$	2,297,034.54	Bank deposits	\$	3,607,023.74
Investments		625,351.57	Investments		101,071.00
Restricted cash		643,946.67	Cash on hand		100.00
Restricted investments		141,861.96			<u>3,708,194.74</u>
	\$	<u>3,708,194.74</u>			

HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA  
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**NOTE C – ACCOUNTS RECEIVABLE**

A summary of the Housing Authority's accounts receivable as presented in the Statement of Net Position at June 30, 2025 is as follows:

	Housing	Discretely Presented Component Unit
Tenants	\$ 27,904.92	\$ 8,832.00
Management services	16,762.52	-
Management services - discretely presented component units	2,962.20	-
Participant fraud recoveries	4,501.00	-
Allowance for doubtful accounts	(15,500.81)	-
	\$ 36,629.83	\$ 8,832.00

**NOTE D – DUE FROM OTHER GOVERNMENTS**

A summary of the Housing Authority's due from other governments as presented in the Statement of Net Position at June 30, 2025 is as follows:

HUD - capital funds	\$	75,000.00
HUD - ROSS grant		2,009.11
HUD - HCV housing assistance payments		23,819.34
Other Housing Authorities		77,923.70
	\$	178,752.15

**NOTE E—PREPAID EXPENSES**

The following is a summary of the Housing Authority's prepaid expenses as presented in the Statement of Net Position at June 30, 2025:

Software support	\$	5,334.84
Insurance		188,585.52
	\$	193,920.36

**NOTE F – NOTES RECEIVABLE**

The Authority has a promissory note dated May 17, 2013 with Monument View Villa, L.L.C. for \$226,090 and bears a 4% interest rate which compounds annually. The repayment of annual interest and principal shall be paid only out of available net cash. The note is secured by a deed of trust and is due the earlier of (i) no less than ninety days after the 15-year compliance period, as prescribed by I.R.C. Section 42, Low Income Housing Tax Credit Program; or (ii) the date of the sale of the property or the refinancing of this loan. The note balance at June 30, 2025 was \$111,652.96.

The Authority has a promissory note dated September 9, 2013 with Monument View Villa, L.L.C. for \$325,000 and bears a 4% interest rate. Annual payments will be made only to the extent of available cash flow. Annually, any unpaid interest shall be added to the principal balance of the loan. The repayment of annual interest and principal shall be paid only out of available net cash. The note is secured by a deed of trust and is due the earlier of (i)

HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA  
NOTES TO FINANCIAL STATEMENTS  
June 30, 2025

**NOTE F – NOTES RECEIVABLE (CONT'D)**

August 30, 2033 or completion of the 20-year compliance period. The note balance at June 30, 2025 was \$485,062.21.

The Authority has an additional \$100,385 note receivable with Monument View Villa, LLC dated June 5, 2014 which bears no interest. The note is secured by an assignment of the Promissory Note of Monument View Villas, LLC, to borrower in the amount of \$100,385 and the collateral securing that promissory note. The note shall be due upon the earlier of a) October 31, 2029; b) the 90<sup>th</sup> day after the end of the compliance period; or c) the date which the property is sold or the project is refinanced.

**NOTE G – RESTRICTED ASSETS**

The following is a summary of the Housing Authority restricted cash and cash equivalents and restricted investments at June 30, 2025:

	Cash and Cash Equivalents	Investments	Totals
Tenant security deposits	\$ 100,442.00	\$ -	\$ 100,442.00
Insurance proceeds	-	-	-
Family self-sufficiency escrow	24,650.00	-	24,650.00
HUD ROSS Grant	-	-	-
Residual receipts	-	-	-
Replacement reserve	518,854.67	40,790.96	559,645.63
Investment in tax-credit projects	-	101,071.00	101,071.00
	\$ 643,946.67	\$ 141,861.96	\$ 785,808.63

In addition, the Authority reported the notes receivable detailed in Note F as restricted assets.

The following is a summary of the discretely presented component units restricted cash and cash equivalents December 31, 2024:

Tenant security deposits	\$ 18,281.00
Operating reserve	360,207.00
Replacement reserve	229,457.00
	\$ 607,945.00

HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA  
NOTES TO FINANCIAL STATEMENTS  
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**NOTE H – CAPITAL ASSETS**

Capital asset activity for the year ended June 30, 2025 was as follows:

	Balance 7/1/2024	Increases	Decreases	Balance 6/30/2025
<b>Non-depreciable assets:</b>				
Land	\$ 730,160.97	\$ -	\$ -	\$ 730,160.97
Construction in progress	152,307.27	209,051.20	-	361,358.47
<b>Total non-depreciable assets</b>	<u>882,468.24</u>	<u>209,051.20</u>	<u>-</u>	<u>1,091,519.44</u>
<b>Depreciable assets</b>				
Buildings	18,824,161.20	1,006,857.56	(678,871.74)	19,152,147.02
Equipment - Dwelling	220,617.55	-	-	220,617.55
Equipment - Administration	1,223,301.45	39,433.00	-	1,262,734.45
<b>Total depreciable assets</b>	<u>20,268,080.20</u>	<u>1,046,290.56</u>	<u>(678,871.74)</u>	<u>20,635,499.02</u>
<b>Total Capital Assets</b>	<u>21,150,548.44</u>	<u>1,255,341.76</u>	<u>(678,871.74)</u>	<u>21,727,018.46</u>
<b>Accumulated depreciation</b>				
Buildings	13,648,595.06	451,016.48	(555,620.39)	13,543,991.15
Equipment - Dwelling	202,989.24	3,957.50	-	206,946.74
Equipment - Administration	1,038,971.88	65,733.97	-	1,104,705.85
<b>Total accumulated depreciation</b>	<u>14,890,556.18</u>	<u>520,707.95</u>	<u>(555,620.39)</u>	<u>14,855,643.74</u>
<b>Depreciable assets, net</b>	<u>5,377,524.02</u>	<u>525,582.61</u>	<u>(123,251.35)</u>	<u>5,779,855.28</u>
<b>Capital assets, net</b>	<u>\$ 6,259,992.26</u>	<u>\$ 734,633.81</u>	<u>\$ (123,251.35)</u>	<u>\$ 6,871,374.72</u>

**NOTE I – ACCOUNTS PAYABLE**

A summary of accounts payable as presented in the Statement of Net Position at June 30, 2025 is as follows:

	Housing	Discretely Presented Component Unit
Vendors and contractors	\$ <u>93,012.57</u>	\$ <u>54,049.00</u>

**NOTE J – ACCRUED COMPENSATED ABSENCES**

A summary of the Housing Authority's accrued compensated absences as presented in the Statement of Net Position as of June 30, 2025 is as follows:

	Beginning Balance	Net Changes	Ending Balance	Due within One Year
Compensated absences	\$ <u>68,306.88</u>	\$ <u>289.38</u>	\$ <u>68,596.26</u>	\$ <u>45,290.70</u>

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 NOTES TO FINANCIAL STATEMENTS  
 June 30, 2025

**NOTE K – DUE TO OTHER GOVERNMENTS**

A summary of the Housing Authority's due to other governments as presented in the Statement of Net Position at June 30, 2025 is as follows:

Payments in lieu of taxes	\$ 32,334.63
Other Housing Authorities	7,979.66
	<u>\$ 40,314.29</u>

**NOTE L – UNEARNED REVENUE**

A summary of unearned revenue as presented in the Statement of Net Position at June 30, 2025 is as follows:

Prepaid rents	\$ 11,693.71
HUD - HCV administrative fee	3,819.00
	<u>\$ 15,512.71</u>

**NOTE M – LONG-TERM DEBT**

**Housing Authority**

Direct Placements

The Authority has a Rural Rental Housing loan with the U.S. Department of Agriculture Rural Development. The loan is secured by the property known as Valacia Apartments and the accounts and revenue of the project. The loan had an original principal amount of \$413,975 and had an interest rate of 6.875%. On December 1, 2011, the terms of the loan were changed where the interest rate is now 4.25%. The payments are now deferred until December 30, 2031 when a balloon payment of the deferred payments is due. If there are any further payments due on the loan, payments will resume on that date until the remaining balance is due on December 14, 2041. The outstanding balance as of June 30, 2025 was \$395,437.31.

On December 14, 2011, the Authority obtained an additional Rural Rental Housing Loan with the U.S. Department of Agriculture Rural Development with the principal amount of \$285,096. The loan has an interest rate of 3.25% and requires monthly payments of \$1,049.33 of which \$393.42 is subsidized. The loan is due December 1, 2041. The outstanding balance as of June 30, 2025 was \$239,930.44.

The Authority entered into a promissory note for \$100,385 pursuant to the Federal Home Loan Bank Affordable Housing Program. The proceeds of the note were loaned to Monument View Villa, LLC as further detailed in Note F. The note bears no interest and is secured by an assignment of the promissory note of Monument View Villas, LLC. The note is due upon the earlier of a) August 1, 2029; b) the 90<sup>th</sup> day after the end of the compliance period; or c) the date which the property is sold or is refinanced.

HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA  
NOTES TO FINANCIAL STATEMENTS  
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**NOTE M – LONG-TERM DEBT (CONT'D)**

A summary of changes in mortgage payable as of June 30, 2025 is as follows:

Description	Balance July 1, 2024	Assumed/ Issued	Retired	Balance June 30, 2025	Due Within One Year
USDA mortgage 1	\$ 395,437.31	\$ -	\$ -	\$ 395,437.31	\$ -
USDA mortgage 2	244,054.63	-	4,124.19	239,930.44	4,262.34
FHLB loan	100,385.00	-	-	100,385.00	-
Total	<u>\$ 739,876.94</u>	<u>\$ -</u>	<u>\$ 4,124.19</u>	<u>\$ 735,752.75</u>	<u>\$ 4,262.34</u>

Principal and interest requirements for the mortgage are as follows:

Fiscal Year	Principal	Interest	Total
2026	\$ 4,262.34	\$ 8,329.62	\$ 12,591.96
2027	4,413.94	8,178.02	12,591.96
2028	4,570.93	8,021.03	12,591.96
2029	4,733.50	7,858.46	12,591.96
2030	105,286.86	7,690.10	112,976.96
2031 - 2035	178,496.01	367,556.45	546,052.46
2036 - 2040	88,976.95	76,702.25	165,679.20
2041 - 2042	345,012.22	19,378.45	364,390.67
	<u>\$ 735,752.75</u>	<u>\$ 503,714.38</u>	<u>\$ 1,239,467.13</u>

**Discretely Presented Component Units**

**Gering Valley Estates L.L.C.**

Gering Valley Estates L.L.C. long-term debt as of December 31, 2024 consists of:

Description of Debt	Interest Rate	Payments	Maturity	Principal Balance
Platte Valley Bank perm loan, in the original principal amount of \$388,772, collateralized by a security interest in Gering Valley Estates, L.L.C.	5.75%	Monthly princiapl and interest payments of \$2,280	January 6, 2028	\$ 294,659.00
Nebraska Investment Finance Authority, Section 1602 Subaward, in the original	Non-interest bearing	None	None	190,952.00
				<u>\$ 485,611.00</u>

HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA  
NOTES TO FINANCIAL STATEMENTS  
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**NOTE M – LONG-TERM DEBT (CONT'D)**

Principal payments related to the mortgage notes and loans payable for the next five years and thereafter are as follows:

Fiscal Year	Principal
2025	\$ 10,696.00
2026	11,328.00
2027	11,996.00
2028	260,639.00
2029	-
Thereafter	190,952.00
	<u>\$ 485,611.00</u>

**Monument View Villa, L.L.C.**

Monument View Villa, L.L.C. long-term debt as of December 31, 2024 consists of:

Description of Debt	Interest Rate	Payments	Maturity	Principal Balance
Housing Authority of the County of Scotts Bluff, Nebraska AHP loan, in the original principal amount of \$100,385, collateralized by a security interest in Monument View Villa, L.L.C.	0.00%	Due at maturity	August 1, 2029	\$ 100,385.00
Housing Authority of the County of Scotts Bluff, Nebraska HOME loan, in the original principal amount of \$325,000, collateralized by a security interest in Monument View Villa, L.L.C.	4%, compounding annually	From available cash flow	August 30, 2033	466,188.00
Managing Member loan, in the original principal amount of \$226,090	4%, compounding annually	From available cash flow	June 30, 2027	117,184.00
				<u>\$ 683,757.00</u>

Principal payments related to the mortgage notes and loans payable for the next five years and thereafter are as follows:

Fiscal Year	Principal
2025	\$ -
2026	-
2027	117,184.00
2028	-
2029	100,385.00
Thereafter	466,188.00
	<u>\$ 683,757.00</u>

HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA  
 NOTES TO FINANCIAL STATEMENTS  
 June 30, 2025

**NOTE N – NET POSITION**

The fund financial statements utilize a net position presentation. The components of net position are net investment in capital assets, restricted and unrestricted.

- **Net Investment in Capital Assets** – This component consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets, if any. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvement of those assets or related debt also should be included in this component of net position.
- **Restricted** – This category presents external restrictions imposed by creditors, grantors, contributors or laws or regulations of other governments and restrictions imposed by law through constitutional provisions or enabling legislation.
- **Unrestricted** – The unrestricted component of net position is the net amount of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources that are not included in the determination of net investment in capital assets or the restricted component of net position.

**Housing**

A summary of restricted net position as presented in the Statement of Net Position at June 30, 2025 is as follows:

Loan to tax-credit	\$	<u>708,297.47</u>	[1]
Capital projects and maintenance	\$	<u>559,645.63</u>	[2]

[1] – these funds are restricted for loan advances and related interest to a tax-credit project to be built.

[2] – the funds restricted for repairs, maintenance and improvements.

**Discretely Presented Component Units**

The following is a summary of the restricted net position at December 31, 2023:

Operating reserve	\$	360,207.00	
Replacement reserve		<u>229,457.00</u>	
	\$	<u>589,664.00</u>	

**NOTE O - PENSION PLAN**

The Housing Authority participates in a qualified plan under 401(a) of the Internal Revenue Code. The plan became effective on July 1, 1968. The total payroll for the Housing Authority employees covered by the plan for the year ended June 30, 2025 was \$1,065,380. The total payroll for all Housing Authority employees for the year ended June 30, 2025, was \$998,630.

All employees meeting a minimum entry service requirement of 3 of the 12 months of a year and working 20 or more hours per week for at least 5 months per year participate in the Housing Authority retirement plan. Normal retirement age is 65 or completion of five years of service and a minimum age of 55. The member may elect to receive the contributions in a single sum, such election shall be subject to the qualified election provisions of Article VI.

HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA  
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**NOTE O - PENSION PLAN (CONT'D)**

A member is required to make contributions in order to participate in the plan. The amount of each required contribution made by an active member is 5.50% of the member's pay for the pay period. The Housing Authority contributes an amount equal to 7.5% of the member's pay for the pay period. The total Housing Authority contribution was \$74,897.32 and the employees' total contribution was \$54,924.64.

**NOTE P – RISK MANAGEMENT**

The Authority is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets, errors and omissions; injuries to employees; and natural disasters for which the Authority purchases commercial insurance.

During the year ended June 30, 2025, the Authority did not reduce insurance coverage from levels in place during the prior year. No settlements have exceeded coverage levels in place during the past three fiscal years.

**NOTE Q – CONTINGENT LIABILITIES**

The Authority receives revenues from various federal and state grant programs, which are subject to audit and adjustment by the respective grantor agencies. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable fund. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time, although the Authority expects such amounts, if any, to be immaterial.

HUD PIH Notice 2024-25, issued August 2, 2024, states in paragraph 19 that Public Housing Agencies (PHAs) must remit interest income earned in excess of \$500 per year on Federal cash balances to the U.S. Department of Health and Human Services Payment Management System (PMS), in accordance with applicable OMB requirements. The Notice further provides that, for purposes of determining interest obligations, if a PHA does not track reserves by source of funds, all such reserve balances will be considered Federal awards.

On May 7, 2025, HUD published additional guidance titled "*PHA Post Federal Award Guidance – Interest Earned on Grant Funds*." Based on HUD's guidance and the provisions of PIH Notice 2024-25, management has interpreted the interest-calculation requirements to apply prospectively rather than retroactively. As a result, beginning January 1, 2025, the Authority implemented procedures to separately account for operating subsidy funds received and to calculate any interest earned on these Federal cash balances in accordance with the Notice and the 2025 guidance.

At this time, the Authority has not recorded any additional interest liability related to operating subsidy advances received prior to January 1, 2025. If HUD issues further direction requiring retroactive interest calculations on operating subsidy funds awarded in years prior to CY 2025, the Authority will evaluate the impact and record any resulting liability as required.

HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA  
NOTES TO FINANCIAL STATEMENTS  
June 30, 2025

**NOTE R – SPECIAL ITEMS**

The Authority had additional insurance proceeds of \$61,956.49 related to a storm damage in the prior year. The Authority incurred \$76,835.57 of repair expenses related to this.

**NOTE S – IMPLEMENTATION OF NEW ACCOUNTING STANDARD**

The Agency implemented GASB 101, Compensated Absences, effective for the year ending June 30, 2025. As part of that implementation, a prior period adjustment of \$21,920.24 was recorded to reduce net position for the effects if the standard had been in effect at June 30, 2024.

**NOTE T – CONDENSED FINANCIAL STATEMENT DATA FOR COMPONENT UNITS**

The condensed financial statement data for the discretely presented components unit is as follows:

**Condensed Statement of Net Position**

	Gering Valley Estates, LLC	Monument View Villa, LLC
Current and Other Assets	\$ 615,087.00	\$ 208,040.00
Capital Assets	1,642,165.00	890,945.00
Total Assets	\$ 2,257,252.00	\$ 1,098,985.00
Current Liabilities	\$ 96,982.00	\$ 42,193.00
Long-Term Liabilities	474,915.00	683,757.00
Total Liabilities	571,897.00	725,950.00
 Net Position		
Net investment in capital assets	1,156,554.00	207,188.00
Restricted	508,041.00	81,623.00
Unrestricted	20,760.00	84,224.00
	\$ 1,685,355.00	\$ 373,035.00

HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA  
NOTES TO FINANCIAL STATEMENTS  
June 30, 2025

**NOTE T – CONDENSED FINANCIAL STATEMENT DATA FOR COMPONENT UNITS (CONT'D)**

**Condensed Statement of Revenues, Expenses and  
Changes in Net Position**

	Gering Valley Estates, LLC	Monument View Villa, LLC
Operating Revenues		
Rental Income	\$ 241,407.00	\$ 80,477.00
Other income	114,771.00	951.00
Total Operating Revenue	356,178.00	81,428.00
Operating Expense		
Operating, Excluding Depreciation	185,859.00	62,762.00
Depreciation	137,005.00	58,300.00
Total Operating Expenses	322,864.00	121,062.00
Operating Income (Loss)	33,314.00	(39,634.00)
Nonoperating		
Revenues	13,074.00	2,310.00
Expenses	(39,825.00)	(23,399.00)
Total Nonoperating	(26,751.00)	(21,089.00)
Change in Net Position	6,563.00	(60,723.00)
Net Position, Beginning Balance	1,678,792.00	433,758.00
Net Position, Ending Balance	\$ 1,685,355.00	\$ 373,035.00

**Condensed Statement of Cash Flows**

	Discretely Gering Valley Estates, LLC	Monument View Villa, LLC
Net Cash Provided (Used) By:		
Operating Activities	\$ 55,045.00	\$ 21,707.00
Noncapital Financing Activities	-	-
Capital and Related Financing Activities	(32,140.00)	(20,540.00)
Investing Activities	-	-
	22,905.00	1,167.00
Cash and Cash Equivalents, Beginning	585,763.00	194,760.00
Cash and Cash Equivalents, Ending	\$ 608,668.00	\$ 195,927.00

SUPPLEMENTAL INFORMATION

HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA  
PROGRAM SCHEDULE OF NET POSITION  
June 30, 2025

ASSETS	Public Housing	Housing Choice Voucher	Valacia Apartments	Training Quality Maintenance	Home Ownership Program
<b>CURRENT ASSETS:</b>					
Cash and cash equivalents	\$ 115,607.84	\$ 527,572.78	\$ 7,691.83	\$ 176,102.23	\$ 249,027.42
Investments	271,922.64	323,955.34	-	-	-
Accounts receivable, net	14,522.95	2,250.50	765.00	-	-
Accounts receivable, net - discretely presented component unit	-	-	-	-	-
Due from other governments	75,813.10	23,819.34	-	77,110.60	-
Accrued interest receivable	2,186.69	1,722.61	684.51	1,062.16	-
Prepaid expenses	93,562.74	9,750.30	11,766.00	20,114.58	-
Interfund receivable	25,982.65	-	-	16,258.19	863.51
<i>Restricted:</i>					
Cash and cash equivalents	65,453.00	-	9,779.00	750.00	250.00
<b>TOTAL CURRENT ASSETS</b>	<b>665,051.61</b>	<b>889,070.87</b>	<b>30,686.34</b>	<b>291,397.76</b>	<b>250,140.93</b>
<b>NONCURRENT ASSETS:</b>					
<i>Restricted:</i>					
Cash and cash equivalents	-	-	518,854.67	-	-
Investments	-	-	40,790.96	-	101,071.00
Accrued interest receivable - discretely presented component units	-	1,496.06	-	-	9,701.24
Notes receivable - discretely presented component units	-	74,802.99	-	36,849.97	585,447.21
Capital Assets, non-depreciable	609,377.02	-	15,400.00	90,000.00	81,283.55
Capital Assets, depreciable, net	2,450,548.08	4,934.26	402,595.49	243,760.43	-
<b>TOTAL NONCURRENT ASSETS</b>	<b>3,059,925.10</b>	<b>81,233.31</b>	<b>977,641.12</b>	<b>370,610.40</b>	<b>777,503.00</b>
<b>TOTAL ASSETS</b>	<b>\$ 3,724,976.71</b>	<b>\$ 970,304.18</b>	<b>\$ 1,008,327.46</b>	<b>\$ 662,008.16</b>	<b>\$ 1,027,643.93</b>
<b>LIABILITIES</b>					
<b>CURRENT LIABILITIES:</b>					
Accounts payable	\$ 34,761.75	\$ 3,216.54	\$ 16,431.79	\$ 1,058.53	\$ 50.00
Accrued wages and benefits	24,991.54	9,353.13	-	15,992.47	-
Compensated absences payable	17,550.45	4,258.07	-	12,055.89	-
Due to other governments	40,314.29	-	-	-	-
Accrued interest payable	-	-	747.05	-	-
Unearned revenue	4,754.21	3,819.00	2,009.00	-	-
Interfund payable	118,234.59	11,403.26	13,844.95	1,157.76	-
Current portion of long-term debt	-	-	4,262.34	-	-
Trust and deposit liabilities	65,453.00	-	9,779.00	750.00	250.00
<b>TOTAL CURRENT LIABILITIES</b>	<b>306,059.83</b>	<b>32,050.00</b>	<b>47,074.13</b>	<b>31,014.65</b>	<b>300.00</b>
<b>NONCURRENT LIABILITIES</b>					
Compensated absences payable	8,883.08	2,719.68	-	5,760.67	-
Trust and deposit liabilities	-	-	-	-	-
Accrued interest payable	-	-	93,593.43	-	-
Mortgage payable	-	-	631,105.41	-	100,385.00
<b>TOTAL NONCURRENT LIABILITIES</b>	<b>8,883.08</b>	<b>2,719.68</b>	<b>724,698.84</b>	<b>5,760.67</b>	<b>100,385.00</b>
<b>TOTAL LIABILITIES</b>	<b>314,942.91</b>	<b>34,769.68</b>	<b>771,772.97</b>	<b>36,775.32</b>	<b>100,685.00</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Advanced revenues	17,388.07	-	-	-	-
<b>DEFERRED INFLOWS OF RESOURCES</b>	<b>17,388.07</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>NET POSITION</b>					
Net investment in capital assets	3,059,925.10	4,934.26	(217,372.26)	333,760.43	81,283.55
<i>Restricted for:</i>					
Loan to tax credit	-	76,299.05	-	36,849.97	595,148.45
Capital projects and maintenance	-	-	559,645.63	-	-
Unrestricted	332,720.63	854,301.19	(105,718.88)	254,622.44	250,526.93
<b>TOTAL NET POSITION</b>	<b>\$ 3,392,645.73</b>	<b>\$ 935,534.50</b>	<b>\$ 236,554.49</b>	<b>\$ 625,232.84</b>	<b>\$ 926,958.93</b>

Management Fee	Elmwood Village	Barrier Free	Valacia North Villa	Courthouse Villa	Crown West	Totals
\$ 340,433.71	\$ 361,031.16	\$ 105,279.98	\$ 168,252.48	\$ 157,543.36	\$ 88,491.75	\$ 2,297,034.54
29,473.59	-	-	-	-	-	625,351.57
14,181.38	1,308.50	167.50	38.80	-	433.00	33,667.63
2,962.20	-	-	-	-	-	2,962.20
2,009.11	-	-	-	-	-	178,752.15
389.05	-	-	-	-	-	6,045.02
9,184.56	21,463.62	11,570.94	4,546.50	4,546.50	7,414.62	193,920.36
116,965.52	-	449.89	102.58	-	3,563.96	164,186.30
-	11,553.00	3,203.00	1,875.00	2,429.00	5,150.00	100,442.00
515,599.12	395,356.28	120,671.31	174,815.36	164,518.86	105,053.33	3,602,361.77
-	-	-	-	-	24,650.00	543,504.67
-	-	-	-	-	-	141,861.96
-	-	-	-	-	-	11,197.30
-	-	-	-	-	-	697,100.17
-	129,030.00	4,824.58	20,232.00	4,600.00	136,772.29	1,091,519.44
62,543.52	915,616.16	304,351.62	347,699.29	384,217.60	663,588.83	5,779,855.28
62,543.52	1,044,646.16	309,176.20	367,931.29	388,817.60	825,011.12	8,265,038.82
\$ 578,142.64	\$ 1,440,002.44	\$ 429,847.51	\$ 542,746.65	\$ 553,336.46	\$ 930,064.45	\$ 11,867,400.59
\$ 974.98	\$ 28,066.18	\$ 3,579.58	\$ 1,834.86	\$ 1,345.00	\$ 1,693.36	\$ 93,012.57
9,780.23	-	-	-	-	-	60,117.37
11,426.29	-	-	-	-	-	45,290.70
-	-	-	-	-	-	40,314.29
-	-	-	-	-	-	747.05
-	2,763.50	532.00	5.00	1,539.00	91.00	15,512.71
14,357.34	2,838.54	590.40	427.00	524.63	807.83	164,186.30
-	-	-	-	-	-	4,262.34
-	11,553.00	3,203.00	1,875.00	2,429.00	5,150.00	100,442.00
36,538.84	45,221.22	7,904.98	4,141.86	5,837.63	7,742.19	523,885.33
5,942.13	-	-	-	-	-	23,305.56
-	-	-	-	-	24,650.00	24,650.00
-	-	-	-	-	-	93,593.43
-	-	-	-	-	-	731,490.41
5,942.13	-	-	-	-	24,650.00	873,039.40
42,480.97	45,221.22	7,904.98	4,141.86	5,837.63	32,392.19	1,396,924.73
-	-	-	-	-	-	17,388.07
-	-	-	-	-	-	17,388.07
62,543.52	1,044,646.16	309,176.20	367,931.29	388,817.60	800,361.12	6,236,006.97
-	-	-	-	-	-	708,297.47
-	-	-	-	-	-	559,645.63
473,118.15	350,135.06	112,766.33	170,673.50	158,681.23	97,311.14	2,949,137.72
\$ 535,661.67	\$ 1,394,781.22	\$ 421,942.53	\$ 538,604.79	\$ 547,498.83	\$ 897,672.26	\$ 10,453,087.79

HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA  
PROGRAM SCHEDULE OF REVENUES, EXPENSES AND  
CHANGES IN NET POSITION  
Year Ended June 30, 2025

	Public Housing	Housing Choice Voucher	Valacia Apartments	Training Quality Maintenance	Home Ownership Program
<b>OPERATING REVENUES</b>					
Dwelling rental income	\$ 607,502.55	\$ -	\$ 137,344.18	\$ 12,473.00	\$ 825.00
Nondwelling rental income	15,000.00	-	-	-	-
HUD contributions	-	2,551,819.75	-	-	-
Program income	-	-	-	540,812.05	-
Management income	-	-	-	-	-
Other income	105,648.68	13,204.50	18,231.00	8,391.55	-
<b>TOTAL OPERATING REVENUES</b>	<b>728,151.23</b>	<b>2,565,024.25</b>	<b>155,575.18</b>	<b>561,676.60</b>	<b>825.00</b>
<b>OPERATING EXPENSES</b>					
Administrative	318,406.12	314,093.51	24,535.76	147,073.75	2,078.40
Tenant services	-	-	-	-	-
Utilities	285,824.21	-	31,109.66	8,896.61	175.00
Ordinary maintenance and operations	719,279.83	1,832.17	63,130.23	409,076.01	2,849.93
Protective services	345.91	255.92	-	255.92	-
General expense	242,535.90	18,216.53	22,988.45	45,626.59	-
Housing assistance payments	-	2,162,201.00	-	-	-
Depreciation	290,434.68	6,340.51	41,070.70	34,386.42	333.35
<b>TOTAL OPERATING EXPENSES</b>	<b>1,856,826.65</b>	<b>2,502,939.64</b>	<b>182,834.80</b>	<b>645,315.30</b>	<b>5,436.68</b>
<b>OPERATING INCOME (LOSS)</b>	<b>(1,128,675.42)</b>	<b>62,084.61</b>	<b>(27,259.62)</b>	<b>(83,638.70)</b>	<b>(4,611.68)</b>
<b>NONOPERATING REVENUES (EXPENSES)</b>					
HUD operating subsidy	622,353.01	-	-	-	-
HUD capital grants	227,349.93	-	-	-	-
Interest income	8,590.26	11,205.75	11,154.10	2,892.75	23,485.96
Gain (loss) on disposition of capital assets	(67,227.96)	-	(5,335.57)	-	(20,466.65)
Interest subsidy	-	-	13,325.88	-	-
Interest expense	-	-	(22,694.62)	-	-
<b>TOTAL NONOPERATING REVENUES(EXPENSES)</b>	<b>791,065.24</b>	<b>11,205.75</b>	<b>(3,550.21)</b>	<b>2,892.75</b>	<b>3,019.31</b>
<b>INCOME(LOSS) BEFORE CONTRIBUTIONS, TRANSFERS AND SPECIAL ITEMS</b>	<b>(337,610.18)</b>	<b>73,290.36</b>	<b>(30,809.83)</b>	<b>(80,745.95)</b>	<b>(1,592.37)</b>
<b>CAPITAL CONTRIBUTIONS</b>					
HUD capital grants	267,113.33	-	-	-	-
<b>TRANSFERS</b>					
Transfers in	-	-	-	-	9,999.96
Transfers out	-	-	(9,999.96)	-	-
<b>SPECIAL ITEMS</b>					
Insurance proceeds	26,738.00	-	-	-	-
Casualty loss expenses	(36,919.91)	-	-	(34,626.71)	-
<b>INCREASE (DECREASE) IN NET POSITION</b>	<b>(80,678.76)</b>	<b>73,290.36</b>	<b>(40,809.79)</b>	<b>(115,372.66)</b>	<b>8,407.59</b>
<b>NET POSITION:</b>					
Net position, beginning balance	3,481,677.90	863,824.16	277,364.28	746,679.96	918,551.34
Prior period adjustment - GASB 101 implementation	(8,353.41)	(1,580.02)	-	(6,074.46)	-
Beginning balance, restated	3,473,324.49	862,244.14	277,364.28	740,605.50	918,551.34
<b>TOTAL NET POSITION - ENDING BALANCE</b>	<b>\$ 3,392,645.73</b>	<b>\$ 935,534.50</b>	<b>\$ 236,554.49</b>	<b>\$ 625,232.84</b>	<b>\$ 926,958.93</b>

Management Fee	Elmwood Village	Barrier Free	Valacia North Villa	Courthouse Villa	Crown West	Totals
\$ -	\$ 256,952.65	\$ 65,504.00	\$ 45,480.80	\$ 45,893.09	\$ 87,740.00	\$ 1,259,715.27
-	-	-	-	-	-	15,000.00
90,933.52	-	-	-	-	-	2,642,753.27
-	-	-	-	-	-	540,812.05
300,171.16	-	-	-	-	-	300,171.16
737.31	7,308.00	558.00	544.00	1,450.00	2,917.55	158,990.59
391,841.99	264,260.65	66,062.00	46,024.80	47,343.09	90,657.55	4,917,442.34
277,895.98	28,693.49	9,878.80	8,116.85	10,391.50	12,927.72	1,154,091.88
90,933.52	-	-	-	-	-	90,933.52
-	21,988.46	6,249.28	2,042.91	2,827.45	4,237.97	363,351.55
37,078.87	121,714.35	15,423.14	18,976.88	10,837.11	61,160.85	1,461,359.37
255.93	-	-	-	-	-	1,113.68
17,647.75	42,213.54	20,044.28	10,424.31	11,275.31	15,761.93	446,734.59
-	-	-	-	-	-	2,162,201.00
21,533.62	47,760.05	18,282.36	17,334.84	19,379.24	23,852.00	520,707.77
445,345.67	262,369.89	69,877.86	56,895.79	54,710.61	117,940.47	6,200,493.36
(53,503.68)	1,890.76	(3,815.86)	(10,870.99)	(7,367.52)	(27,282.92)	(1,283,051.02)
-	-	-	-	-	-	622,353.01
-	-	-	-	-	-	227,349.93
6,765.33	2,597.69	475.54	2,577.68	2,447.44	466.79	72,659.29
-	(5,782.00)	(7,713.16)	(16,726.19)	-	-	(123,251.53)
-	-	-	-	-	-	13,325.88
-	-	-	-	-	-	(22,694.62)
6,765.33	(3,184.31)	(7,237.62)	(14,148.51)	2,447.44	466.79	789,741.96
(46,738.35)	(1,293.55)	(11,053.48)	(25,019.50)	(4,920.08)	(26,816.13)	(493,309.06)
-	-	-	-	-	-	267,113.33
-	-	-	-	-	-	9,999.96
-	-	-	-	-	-	(9,999.96)
542.00	12,315.54	-	-	-	22,360.95	61,956.49
-	(5,288.95)	-	-	-	-	(76,835.57)
(46,196.35)	5,733.04	(11,053.48)	(25,019.50)	(4,920.08)	(4,455.18)	(241,074.81)
587,770.37	1,389,048.18	432,996.01	563,624.29	552,418.91	902,127.44	10,716,082.84
(5,912.35)	-	-	-	-	-	(21,920.24)
581,858.02	1,389,048.18	432,996.01	563,624.29	552,418.91	902,127.44	10,694,162.60
\$ 535,661.67	\$ 1,394,781.22	\$ 421,942.53	\$ 538,604.79	\$ 547,498.83	\$ 897,672.26	\$ 10,453,087.79

HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA  
PROGRAM SCHEDULE OF CASH FLOWS  
Year Ended June 30, 2025

	Public Housing	Housing Choice Voucher	Valacia Apartments	Training Quality Maintenance	Home Ownership Program
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>					
Tenant receipts	\$ 655,976.61	\$ -	\$ 149,493.18	\$ 12,473.00	\$ 825.00
HUD receipts	-	2,580,142.00	-	-	-
Program income	-	-	-	564,138.20	-
Management income	-	-	-	-	-
Other receipts	15,000.00	10,954.00	5,850.00	8,391.55	-
Trust and deposits	2,514.00	-	(624.00)	-	-
Cash payments for goods and services	(939,997.39)	(2,296,390.73)	(138,650.59)	(137,852.47)	(5,053.33)
Cash payments to employees for services	(595,973.69)	(202,585.73)	-	(463,782.71)	-
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	(862,480.47)	92,119.54	16,068.59	(16,632.43)	(4,228.33)
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:</b>					
HUD operating subsidy	614,703.75	-	-	-	-
HUD - capital grants	152,349.93	-	-	-	-
Payments on notes receivable	-	-	-	16,258.19	-
Transfers in (out)	-	-	(9,999.96)	-	9,999.96
Change in interfund balances	71,922.68	11,403.26	13,844.95	(15,100.43)	(863.51)
Change in receivables/payables to managed properties	(2,694.09)	-	-	-	-
NET CASH PROVIDED (USED) BY NONCAPITAL FINANCING ACTIVITIES	836,282.27	11,403.26	3,844.99	1,157.76	9,136.45
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:</b>					
Purchases and construction of capital assets	(639,769.82)	-	(143,586.27)	-	-
HUD - capital grants	294,181.65	-	-	-	-
Insurance proceeds	393,928.70	-	142,336.27	34,326.71	-
Casualty loss payments	(36,919.91)	-	-	(34,626.71)	-
Mortgage principal payments	-	-	(4,124.19)	-	-
Interest paid on capital debt	-	-	(3,967.53)	-	-
NET CASH PROVIDED (USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	11,420.62	-	(9,341.72)	(300.00)	-
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>					
Net (deposits) withdrawals to investments	154,494.23	(5,615.46)	(806.91)	-	-
Interest received	7,361.85	7,573.19	10,565.99	816.26	4,468.60
NET CASH PROVIDED (USED) IN INVESTING ACTIVITIES	161,856.08	1,957.73	9,759.08	816.26	4,468.60
NET INCREASE (DECREASE) IN CASH	147,078.50	105,480.53	20,330.94	(14,958.41)	9,376.72
CASH AND CASH EQUIVALENTS-BEGINNING	33,982.34	422,092.25	515,994.56	191,810.64	239,900.70
CASH AND CASH EQUIVALENTS-ENDING	\$ 181,060.84	\$ 527,572.78	\$ 536,325.50	\$ 176,852.23	\$ 249,277.42
<b>RECONCILIATION OF INCOME (LOSS) FROM OPERATIONS TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES:</b>					
Operating income (loss)	\$ (1,128,675.42)	\$ 62,084.61	\$ (27,259.62)	\$ (83,638.70)	\$ (4,611.68)
Adjustments to reconcile income from operations to net cash provided by operating activities:					
Depreciation	290,434.68	6,340.51	41,070.70	34,386.42	333.35
Change in assets and liabilities:					
(Increase) decrease in accounts receivable	10,356.82	(2,250.50)	618.50	-	-
(Increase) decrease in prepaid expenses	(37,030.72)	1,191.90	(1,224.78)	3,980.88	-
(Increase) decrease in due from governments	-	24,503.25	-	23,326.15	-
Increase (decrease) in accounts payable	(10,778.27)	2,737.80	3,401.79	433.83	50.00
Increase (decrease) in accrued wages and benefits payable	7,345.33	3,075.13	-	2,273.14	-
Increase (decrease) in accrued leave	2,272.88	(9,382.16)	-	2,605.85	-
Increase (decrease) in due to governments	3,514.43	-	-	-	-
Increase (decrease) in trust and deposit liabilities	2,514.00	-	(624.00)	-	-
Increase (decrease) in unearned revenue	(2,434.20)	3,819.00	86.00	-	-
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	\$ (862,480.47)	\$ 92,119.54	\$ 16,068.59	\$ (16,632.43)	\$ (4,228.33)

Management Fee	Elmwood Village	Barrier Free	Valacia North Villa	Courthouse Villa	Crown West	Totals
\$ -	\$ 258,263.60	\$ 66,668.00	\$ 45,991.00	\$ 47,435.09	\$ 89,135.54	\$ 1,326,261.02
76,592.61	-	-	-	-	-	2,656,734.61
-	-	-	-	-	-	564,138.20
308,324.38	-	-	-	-	-	308,324.38
737.31	1,623.00	-	-	-	-	42,555.86
-	(2,050.00)	-	(378.00)	404.00	400.00	266.00
(216,303.73)	(212,983.63)	(59,882.48)	(37,787.77)	(33,059.17)	(92,630.38)	(4,170,591.67)
(202,637.96)	-	-	-	-	-	(1,464,980.09)
(33,287.39)	44,852.97	6,785.52	7,825.23	14,779.92	(3,094.84)	(737,291.69)
-	-	-	-	-	-	614,703.75
-	-	-	-	-	-	152,349.93
-	-	-	-	-	-	16,258.19
-	-	-	-	-	-	-
(82,278.92)	2,838.54	140.51	324.42	524.63	(2,756.13)	-
-	-	-	-	-	-	(2,694.09)
(82,278.92)	2,838.54	140.51	324.42	524.63	(2,756.13)	780,617.78
(33,374.00)	(230,579.09)	(50,576.75)	(17,306.73)	(30,182.96)	(110,298.13)	(1,255,673.75)
-	-	-	-	-	-	294,181.65
9,957.20	191,442.24	47,820.00	17,156.73	30,012.96	102,815.60	969,796.41
-	(5,288.95)	-	-	-	-	(76,835.57)
-	-	-	-	-	-	(4,124.19)
-	-	-	-	-	-	(3,967.53)
(23,416.80)	(44,425.80)	(2,756.75)	(150.00)	(170.00)	(7,482.53)	(76,622.98)
(611.81)	-	-	-	-	-	147,460.05
6,480.89	2,597.69	475.54	2,577.68	2,447.44	466.79	45,831.92
5,869.08	2,597.69	475.54	2,577.68	2,447.44	466.79	193,291.97
(133,114.03)	5,863.40	4,644.82	10,577.33	17,581.99	(12,866.71)	159,995.08
473,547.74	366,720.76	103,838.16	159,550.15	142,390.37	131,158.46	2,780,986.13
\$ 340,433.71	\$ 372,584.16	\$ 108,482.98	\$ 170,127.48	\$ 159,972.36	\$ 118,291.75	\$ 2,940,981.21

\$ (53,503.68)	\$ 1,890.76	\$ (3,815.86)	\$ (10,870.99)	\$ (7,367.52)	\$ (27,282.92)	\$ (1,283,051.02)
21,533.62	47,760.05	18,282.36	17,334.84	19,379.24	23,852.00	520,707.77
8,153.22	944.95	175.50	(38.80)	-	(399.00)	17,560.69
778.28	(6,404.34)	(2,535.90)	1,477.20	1,477.20	114.72	(38,175.56)
(2,009.11)	-	-	-	-	-	45,820.29
(2,137.84)	1,974.55	(5,408.58)	295.98	795.00	343.36	(8,292.38)
1,437.11	-	-	-	-	-	14,130.71
4,792.81	-	-	-	-	-	289.38
-	-	-	-	-	-	3,514.43
-	(2,050.00)	-	(378.00)	404.00	400.00	266.00
(12,331.80)	737.00	88.00	5.00	92.00	(123.00)	(10,062.00)
\$ (33,287.39)	\$ 44,852.97	\$ 6,785.52	\$ 7,825.23	\$ 14,779.92	\$ (3,094.84)	\$ (737,291.69)

Scotts Bluff County Housing Authority (NE078)  
GERING, NE

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2025

	Project Total	10.447 Rural Dev Multi Family Rehabilitation/Demol Program	1 Business Activities	10.415 Rural Rental Housing Loans	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	6.1 Component Unit - Discreetly Presented	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$115,609		\$1,646,162	\$7,692	\$527,573		\$196,650	\$2,493,685		\$2,493,685
113 Cash - Other Restricted			\$24,650	\$518,855			\$589,694	\$1,133,169		\$1,133,169
114 Cash - Tenant Security Deposits	\$65,453		\$25,210	\$9,779			\$18,281	\$118,723		\$118,723
100 Total Cash	\$181,061	\$0	\$1,696,022	\$536,326	\$527,573	\$0	\$804,595	\$3,745,577	\$0	\$3,745,577
122 Accounts Receivable - HUD Other Projects	\$75,000				\$23,819	\$2,009		\$100,828		\$100,828
124 Accounts Receivable - Other Government	\$813		\$77,111					\$77,924		\$77,924
125 Accounts Receivable - Miscellaneous	\$2,581		\$17,144					\$19,725		\$19,725
126 Accounts Receivable - Tenants	\$23,884		\$3,257	\$765			\$6,632	\$36,738		\$36,738
126.1 Allowance for Doubtful Accounts - Tenants	-\$11,942		-\$1,309	\$0			\$0	-\$13,251		-\$13,251
128 Fraud Recovery					\$4,501			\$4,501		\$4,501
128.1 Allowance for Doubtful Accounts - Fraud					-\$2,251			-\$2,251		-\$2,251
129 Accrued Interest Receivable	\$2,187		\$1,451	\$685				\$6,046		\$6,046
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$92,523	\$0	\$97,654	\$1,450	\$27,982	\$2,009	\$8,832	\$230,260	\$0	\$230,260
131 Investments - Unrestricted	\$271,922		\$29,474		\$323,955			\$625,351		\$625,351
132 Investments - Restricted			\$101,071					\$141,862		\$141,862
142 Prepaid Expenses and Other Assets	\$93,583		\$76,841		\$9,751			\$183,921		\$183,921
144 Inter Program Due From	\$25,963		\$140,213					\$166,196	-\$166,196	\$0
150 Total Current Assets	\$665,052	\$0	\$2,143,275	\$90,333	\$869,071	\$2,009	\$813,427	\$5,103,167	-\$166,196	\$4,936,971
161 Land				\$15,400				\$845,857		\$845,857
162 Buildings	\$11,339,259		\$4,695,018	\$1,057,199	\$70,871		\$4,734,443	\$23,886,590		\$23,886,590
163 Furniture, Equipment & Machinery - Dwellings	\$154,961		\$31,628	\$34,028			\$51,905	\$281,905		\$281,905
164 Furniture, Equipment & Machinery - Administration	\$381,961		\$777,044	\$4,417			\$1,282,732	\$1,282,732		\$1,282,732
166 Accumulated Depreciation	-\$11,425,653		-\$2,571,913	-\$693,049	-\$165,027		-\$2,684,613	-\$17,540,255		-\$17,540,255
167 Construction in Progress	\$353,856		\$33,797					\$387,653		\$387,653
160 Total Capital Assets, Net of Accumulated Depreciation	\$3,059,925	\$0	\$3,386,520	\$417,995	\$4,934	\$0	\$2,533,110	\$9,404,484	\$0	\$9,404,484
171 Notes, Loans and Mortgages Receivable - Non-Current			\$622,297		\$74,803			\$697,100		\$697,100
174 Other Assets			\$9,701		\$1,486		\$9,700	\$20,897		\$20,897
180 Total Non-Current Assets	\$3,059,925	\$0	\$4,020,518	\$417,995	\$81,233	\$0	\$2,542,810	\$10,122,481	\$0	\$10,122,481
290 Total Assets and Deferred Outflow of Resources	\$3,724,977	\$0	\$6,163,793	\$1,008,328	\$970,304	\$2,009	\$3,356,237	\$15,225,648	-\$166,196	\$15,059,452
312 Accounts Payable <= 90 Days	\$22,457		\$36,029		\$3,217		\$4,049	\$100,810		\$100,810
321 Accrued Wage/Payroll Taxes Payable	\$24,992		\$25,772		\$9,353			\$60,117		\$60,117
322 Accrued Compensated Absences - Current Portion	\$17,550		\$23,482		\$4,258			\$45,290		\$45,290
325 Accrued Interest Payable				\$747				\$25,306		\$25,306
333 Accounts Payable - Other Government	\$40,314		\$25,210	\$9,779			\$31,590	\$71,904		\$71,904
341 Tenant Security Deposits	\$65,453		\$4,931	\$2,009	\$3,819		\$16,281	\$118,723		\$118,723
342 Unearned Revenue	\$4,754			\$4,262				\$15,513		\$15,513
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	\$12,305		\$2,574				\$10,696	\$14,958		\$14,958
346 Accrued Liabilities - Other	\$116,235		\$20,704	\$13,845	\$11,403	\$2,009		\$166,196	-\$166,196	\$0
347 Inter Program - Due To	\$306,060	\$0	\$138,702	\$47,075	\$32,050	\$2,009	\$138,175	\$665,071	-\$166,196	\$498,875
310 Total Current Liabilities	\$883		\$24,650	\$93,593	\$2,720		\$1,158,672	\$1,789,777		\$1,789,777
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue				\$831,105				\$118,243		\$118,243
353 Non-current Liabilities - Other								\$23,306		\$23,306
354 Accrued Compensated Absences - Non-Current										

Scotts Bluff County Housing Authority (NE078)  
GERING, NE

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2025

	Project Total	10.447 Rural Dev Multi-Family Revitalization Demo Program	1 Business Activities	10.415 Rural Rental Housing Loans	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	6.1 Component Unit - Discretely Presented	Subtotal	ELIM	Total
355 Loan Liability - Non Current			\$100,385					\$100,385		\$100,385
350 Total Non-Current Liabilities	\$9,883	\$0	\$136,738	\$724,698	\$2,720	\$0	\$1,158,672	\$2,031,711	\$0	\$2,031,711
300 Total Liabilities	\$14,943	\$0	\$275,440	\$771,773	\$34,770	\$2,009	\$1,297,847	\$2,696,782	-\$166,196	\$2,530,586
400 Deferred Inflow of Resources	\$17,388							\$17,388		\$17,388
508.4 Net Investment in Capital Assets	\$3,059,925		\$3,388,520	-\$217,372	\$4,934		\$1,363,742	\$7,599,749		\$7,599,749
511.4 Restricted Net Position			\$631,998	\$559,646	\$76,299		\$589,684	\$1,857,607		\$1,857,607
512.4 Unrestricted Net Position	\$332,721	\$0	\$1,867,835	-\$105,719	\$854,301	\$0	\$104,984	\$3,054,122		\$3,054,122
513 Total Equity - Net Assets / Position	\$3,392,646	\$0	\$5,868,353	\$238,555	\$935,514	\$0	\$2,958,390	\$12,511,478	\$0	\$12,511,478
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$3,724,977	\$0	\$6,163,793	\$1,008,328	\$970,304	\$2,009	\$3,356,237	\$15,225,648	-\$166,196	\$15,059,452

Scotts Bluff County Housing Authority (NE078)  
GERING, NE

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit Fiscal Year End: 06/30/2025

	Project Total	10,447 Rural Dev Multi-Family Revitalization Demo Program	1 Business Activities	10,415 Rural Rental Housing Loans	14,871 Housing Choice Vouchers	14,870 Resident Opportunity and Supportive Services	6.1 Component Unit - Discretionary Presented	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$607,503		\$514,869	\$137,344			\$321,864	\$1,581,600		\$1,581,600
70400 Tenant Revenue - Other	\$105,649		\$11,155	\$12,381				\$129,165		\$129,165
70500 Total Tenant Revenue	\$713,152	\$0	\$526,024	\$149,725	\$0	\$0	\$321,864	\$1,710,765	\$0	\$1,710,765
70600 HUD PHA Operating Grants	\$849,703				\$2,551,820	\$90,934		\$3,492,457		\$3,492,457
70610 Capital Grants	\$267,113							\$267,113		\$267,113
70800 Other Government Grants		\$8,607		\$4,719				\$13,326		\$13,326
71100 Investment Income - Unrestricted	\$3,591		\$41,709	\$797	\$11,205		\$15,384	\$77,686		\$77,686
71400 Fraud Recovery					\$13,154			\$13,154		\$13,154
71500 Other Revenue	\$15,000		\$851,735	\$5,650	\$50		\$115,722	\$988,357	-\$86,816	\$901,541
71600 Gain or Loss on Sale of Capital Assets	-\$67,228		-\$50,668	-\$5,336				-\$123,252		-\$123,252
72000 Investment Income - Restricted			\$0	\$10,357			\$0	\$10,357		\$10,357
70000 Total Revenue	\$1,786,331	\$8,607	\$1,368,780	\$166,112	\$2,576,229	\$90,934	\$452,990	\$6,449,983	-\$86,816	\$6,363,167
91100 Administrative Salaries	\$174,927		\$231,766		\$195,269			\$601,962		\$601,962
91200 Auditing Fees	\$3,598		\$8,816	\$900	\$4,876			\$18,190		\$18,190
91300 Management Fee			\$50,936	\$900				\$51,836		\$51,836
91400 Advertising and Marketing	\$149		\$1,995	\$28	\$28			\$2,172		\$2,172
91500 Employee Benefit Contributions - Administrative	\$82,378		\$93,605	\$59,236				\$235,219		\$235,219
91600 Office Expenses	\$32,161		\$39,688	\$1,172	\$31,284			\$104,305	-\$15,000	\$89,305
91700 Legal Expense	\$4,656		\$482		\$74			\$5,212		\$5,212
91800 Travel	\$9,128		\$16,549		\$5,989			\$31,666		\$31,666
91900 Other	\$11,410		\$53,221	\$1,584	\$17,337		\$78,674	\$162,426		\$162,426
91000 Total Operating - Administrative	\$316,407	\$0	\$497,058	\$24,536	\$314,093	\$90,934	\$78,674	\$1,232,968	-\$66,816	\$1,166,152
92500 Total Tenant Services	\$0	\$0	\$0	\$0	\$0	\$90,934	\$0	\$90,934		\$90,934
93100 Water	\$37,092		\$19,279	\$5,811	\$0	\$90,934	\$0	\$90,934		\$90,934
93200 Electricity	\$107,815		\$7,206	\$22,337				\$137,358		\$137,358
93300 Gas	\$89,141		\$3,344					\$92,485		\$92,485
93600 Sewer	\$51,786		\$16,569	\$2,961				\$71,316		\$71,316
93000 Total Utilities	\$285,824	\$0	\$46,418	\$31,009	\$0	\$0	\$0	\$363,251	\$0	\$363,251
94100 Ordinary Maintenance and Operations - Labor	\$230,386		\$275,518					\$505,904		\$505,904
94200 Ordinary Maintenance and Operations - Materials and Other	\$85,840		\$65,306	\$6,140	\$1,513		\$115,072	\$273,871		\$273,871
94300 Ordinary Maintenance and Operations - Contracts	\$285,153		\$233,984	\$56,689	\$319			\$576,445		\$576,445
94500 Employee Benefit Contributions - Ordinary Maintenance	\$117,901		\$102,309					\$220,210		\$220,210
94000 Total Maintenance	\$719,280	\$0	\$677,117	\$83,128	\$1,832	\$0	\$115,072	\$1,576,430	\$0	\$1,576,430
95200 Protective Services - Other Contract Costs	\$346		\$512		\$256			\$1,114		\$1,114
95000 Total Protective Services	\$346	\$0	\$512	\$0	\$256	\$0	\$0	\$1,114	\$0	\$1,114
96110 Property Insurance	\$104,539		\$109,961	\$15,948	\$12,148		\$54,675	\$297,271		\$297,271
96120 Liability Insurance	\$7,675		\$8,224	\$1,188	\$913			\$16,000		\$16,000
96130 Workmen's Compensation	\$22,078		\$22,803	\$3,320	\$2,508			\$50,709		\$50,709
96140 All Other Insurance	\$10,392		\$11,537	\$1,595	\$1,219			\$24,743		\$24,743
96100 Total Insurance Premiums	\$144,684	\$0	\$152,525	\$22,051	\$16,788	\$0	\$54,675	\$380,723	\$0	\$380,723
96200 Other General Expenses	\$420		\$2,802		\$1,428		\$45,721	\$50,471		\$50,471
96300 Payments in Lieu of Taxes	\$32,335							\$32,335		\$32,335
96400 Bad Debt - Tenant Rents	\$65,097		\$7,567	\$937				\$73,601		\$73,601
96000 Total Other General Expenses	\$97,852	\$0	\$10,469	\$937	\$1,428	\$0	\$45,721	\$156,407	\$0	\$156,407
96710 Interest of Mortgage (or Bonds) Payable				\$22,694				\$22,694		\$22,694
96720 Interest on Notes Payable (Short and Long Term)							\$17,503	\$17,503		\$17,503

Scotts Bluff County Housing Authority (NE078)  
GERING, NE

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2025

	Project Total	10.447 Rural Dev Multi-Family Revitalization Demo Program	1 Business Activities	10.415 Rural Rental Housing Loans	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Supportive Services	6.1 Component Unit - Discreetly Presented	Subtotal	ELIM	Total
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$22,894	\$0	\$0	\$17,503	\$40,197	\$0	\$40,197
96900 Total Operating Expenses	\$1,566,393	\$0	\$1,364,099	\$164,456	\$334,397	\$90,934	\$311,845	\$3,852,124	-\$66,816	\$3,785,308
97000 Excess of Operating Revenue over Operating Expenses	\$219,938	\$8,607	-\$15,319	\$1,656	\$2,241,832	\$0	\$141,145	\$2,597,859	\$0	\$2,597,859
97300 Housing Assistance Payments					\$2,162,201			\$2,162,201		\$2,162,201
97400 Depreciation Expense	\$280,435		\$182,861	\$41,071	\$6,341		\$185,305	\$716,013		\$716,013
90000 Total Expenses	\$1,856,828	\$0	\$1,566,960	\$205,527	\$2,502,939	\$90,934	\$507,150	\$6,730,338	-\$66,816	\$6,663,522
10010 Operating Transfer In	\$227,350	\$10,000	\$10,000	\$8,607				\$245,957	-\$245,957	\$0
10020 Operating transfer Out	-\$227,350	-\$8,607		-\$10,000				-\$245,957	\$245,957	\$0
10080 Special Items (Net Gain/Loss)	-\$10,182		-\$4,697					-\$14,879		-\$14,879
10100 Total Other Financing Sources (Uses)	-\$10,182	-\$8,607	\$5,303	-\$1,393	\$0	\$0	\$0	-\$14,879	\$0	-\$14,879
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$80,679	\$0	-\$192,877	-\$40,808	\$73,290	\$0	-\$54,160	-\$295,234	\$0	-\$295,234
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$4,124	\$0	\$0	\$27,958	\$32,082	\$0	\$32,082
11030 Beginning Equity	\$3,481,678	\$0	\$5,093,217	\$277,363	\$863,824	\$0	\$0	\$10,716,082		\$10,716,082
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	-\$8,353		-\$11,987		-\$1,560		\$2,112,550	\$2,080,630		\$2,090,630
11170 Administrative Fee Equity	1900		725	288	6096		\$935,534	9009		\$935,534
11190 Unit Months Available	1870		701	266	5169		8009	8009		8009
11210 Number of Unit Months Leased	\$134,897							\$134,897		\$134,897
11270 Excess Cash	\$639,769							\$639,769		\$639,769
11620 Building Purchases										

Scotts Bluff County Housing Authority (NE078)

GERING, NE

Single Project Revenue and Expense

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2025

Project: NE078000001 BLUFF VIEW MANOR

	Low Rent	Capital Fund	Total Project
70300 Net Tenant Rental Revenue	\$607,503		\$607,503
70400 Tenant Revenue - Other	\$105,649		\$105,649
70500 Total Tenant Revenue	\$713,152	\$0	\$713,152
70600 HUD PHA Operating Grants	\$622,353	\$227,350	\$849,703
70610 Capital Grants		\$267,113	\$267,113
71100 Investment Income - Unrestricted	\$8,591		\$8,591
71500 Other Revenue	\$15,000		\$15,000
71600 Gain or Loss on Sale of Capital Assets	-\$67,228		-\$67,228
70000 Total Revenue	\$1,291,868	\$494,463	\$1,786,331
91100 Administrative Salaries	\$174,927		\$174,927
91200 Auditing Fees	\$3,598		\$3,598
91400 Advertising and Marketing	\$149		\$149
91500 Employee Benefit contributions - Administrative	\$82,378		\$82,378
91600 Office Expenses	\$32,161		\$32,161
91700 Legal Expense	\$4,656		\$4,656
91800 Travel	\$9,128		\$9,128
91900 Other	\$11,410		\$11,410
91000 Total Operating - Administrative	\$318,407	\$0	\$318,407
93100 Water	\$37,082		\$37,082
93200 Electricity	\$107,815		\$107,815
93300 Gas	\$89,141		\$89,141
93600 Sewer	\$51,786		\$51,786
93000 Total Utilities	\$285,824	\$0	\$285,824
94100 Ordinary Maintenance and Operations - Labor	\$230,386		\$230,386
94200 Ordinary Maintenance and Operations - Materials and Other	\$85,840		\$85,840
94300 Ordinary Maintenance and Operations Contracts	\$285,153		\$285,153
94500 Employee Benefit Contributions - Ordinary Maintenance	\$117,901		\$117,901
94000 Total Maintenance	\$719,280	\$0	\$719,280
95200 Protective Services - Other Contract Costs	\$346		\$346
95000 Total Protective Services	\$346	\$0	\$346
96110 Property Insurance	\$104,539		\$104,539
96120 Liability Insurance	\$7,675		\$7,675
96130 Workmen's Compensation	\$22,078		\$22,078
96140 All Other Insurance	\$10,392		\$10,392
96100 Total insurance Premiums	\$144,684	\$0	\$144,684
96200 Other General Expenses	\$420		\$420
96300 Payments in Lieu of Taxes	\$32,335		\$32,335
96400 Bad debt - Tenant Rents	\$65,097		\$65,097
96000 Total Other General Expenses	\$97,852	\$0	\$97,852
96900 Total Operating Expenses	\$1,566,393	\$0	\$1,566,393
97000 Excess of Operating Revenue over Operating Expenses	-\$274,525	\$494,463	\$219,938
97400 Depreciation Expense	\$282,925	\$7,510	\$290,435
90000 Total Expenses	\$1,849,318	\$7,510	\$1,856,828
10010 Operating Transfer In	\$227,350		\$227,350
10020 Operating Transfer Out		-\$227,350	-\$227,350
10080 Special Items (Net Gain/Loss)	-\$10,182		-\$10,182
10100 Total Other financing Sources (Uses)	\$217,168	-\$227,350	-\$10,182
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$340,282	\$259,603	-\$80,679
11030 Beginning Equity	\$3,481,678	\$0	\$3,481,678
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$251,250	-\$259,603	-\$8,353
11190 Unit Months Available	1900		1900
11210 Number of Unit Months Leased	1870		1870
11270 Excess Cash	\$134,897		\$134,897
11620 Building Purchases	\$372,656	\$267,113	\$639,769

HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA  
 SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
 Year Ended June 30, 2025

Federal Grantor	Assistance Listing	Federal Expenditures
<b>U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT</b>		
<b>Housing Voucher Cluster</b>		
Housing Choice Voucher	14.871	\$ 2,551,819.75
Total Housing Voucher Cluster		<u>2,551,819.75</u>
<b>Public and Indian Housing Program:</b>		
Operating subsidy	14.850	622,353.01
Total Public and Indian Housing Program		<u>622,353.01</u>
<b>Capital Funds</b>		
Capital Funds	14.872	494,463.26
<b>Resident Opportunity and Self-Sufficiency Grant</b>		
Public Housing	14.870	90,933.52
Total U.S. Department of Housing and Urban Development		<u>3,759,569.54</u>
<b>U.S. DEPARTMENT OF AGRICULTURE</b>		
<b>Rural Rental Housing</b>		
Valacia Apartments		
Loan guarantee	10.415	244,054.63
Interest subsidy	10.415	4,718.64
		<u>248,773.27</u>
<b>Multi-Family Housing Preservation and Revitalization Restructuring Program Grant Agreement</b>		
Valacia Apartments		
Loan guarantee	10.447	395,437.31
Interest subsidy	10.447	8,607.24
		<u>404,044.55</u>
Total U.S. Department of Agriculture		<u>652,817.82</u>
Total Federal Awards Expended \$		<u><u>4,412,387.36</u></u>

Notes to the Schedule

1. The accompanying Schedule of Expenditures of Federal Awards includes the federal grant activity of Housing Authority of the County of Scotts Bluff, Nebraska and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Costs Principles, and Audit Requirements for Federal Awards (Uniform Guidance).
2. The outstanding balance of the Rural Rental Housing Loan and the Multi-Family Preservation and Revitalization Restructuring Program Grant agreement loan balances at June 30, 2025 were \$239,930.44 and \$395,437.31, respectively.
3. The entity did not elect to use the 10% de minimus cost rate as covered in § 200.414 Indirect (F&A) costs.

SINGLE AUDIT SECTION

Randal D. Niewedde, CPA  
Jeffrey J. Wiens, CPA

**Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With Government Auditing Standards**

To the Board of Commissioners  
Housing Authority of the County of Scotts Bluff, Nebraska  
Gering, Nebraska

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the major fund of the Housing Authority of the County of Scotts Bluff, Nebraska as of and for the year ended June 30, 2025, and the related notes to the financial statements, which comprise the Housing Authority of the County of Scotts Bluff, Nebraska's basic financial statements, and have issued our report thereon dated January 23, 2026. We did not audit the financial statements of Gering Valley Estates, L.L.C. and Monument View Villa, L.L.C., as of June 30, 2025, and changes in financial position for the year then ended. Those statements were audited by other auditors whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for the Housing Authority of the County of Scotts Bluff, Nebraska, and is based solely on the report of other auditors. This report does not include the results of the audit performed by the component auditor.

**Report on Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Housing Authority of the County of Scotts Bluff, Nebraska's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority of the County of Scotts Bluff, Nebraska's internal control. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority of the County of Scotts Bluff, Nebraska's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We identified certain deficiencies in internal control, described in the accompanying schedule of findings and questioned costs as Findings 2025-001, 2025-002 and 2025-003 that we consider to be material weaknesses.

## **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Housing Authority of the County of Scotts Bluff, Nebraska's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed instances of noncompliance or other matters that is required to be reported under *Government Auditing Standards* and which are described in the accompanying schedule of findings and questioned costs as Findings 2025-001 and 2025-002.

## **Housing Authority's Responses to the Findings**

*Government Auditing Standards* requires the auditor to perform limited procedures on the Housing Authority of the County of Scotts Bluff, Nebraska's responses to the finding identified in our audit and described in the accompanying Schedule of Findings and Questioned Costs. The Housing Authority of the County of Scotts Bluff, Nebraska's responses were not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the responses.

## **Purpose of This Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Niewedde & Wiens, CPAs*

York, Nebraska  
January 23, 2026

Randal D. Niewedde, CPA  
Jeffrey J. Wiens, CPA

**Independent Auditor's Report on Compliance For Each Major Federal Program; Report on  
Internal Control Over Compliance Required by the Uniform Guidance**

To the Board of Commissioners  
Housing Authority of the County of Scotts Bluff, Nebraska

**Report on Compliance for Each Major Federal Program**

***Opinion on Each Major Federal Program***

We have audited the Housing Authority of the County of Scotts Bluff, Nebraska's compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the Housing Authority of the County of Scotts Bluff, Nebraska's major federal programs for the year ended June 30, 2025. The Housing Authority of the County of Scotts Bluff, Nebraska's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Housing Authority of the County of Scotts Bluff, Nebraska complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2025.

***Basis for Opinion on Each Major Federal Program***

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Housing Authority of the County of Scotts Bluff, Nebraska and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Housing Authority of the County of Scotts Bluff, Nebraska's compliance with the compliance requirements referred to above.

***Responsibilities of Management for Compliance***

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the Housing Authority of the County of Scotts Bluff, Nebraska's federal programs.

### ***Auditor's Responsibilities for the Audit of Compliance***

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Housing Authority of the County of Scotts Bluff, Nebraska's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Housing Authority of the County of Scotts Bluff, Nebraska's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Housing Authority of the County of Scotts Bluff, Nebraska's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Housing Authority of the County of Scotts Bluff, Nebraska's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority of the County of Scotts Bluff, Nebraska's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

### **Report on Internal Control over Compliance**

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as define above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

*Niewedde & Wiens, CPAs*

York, Nebraska  
January 23, 2026



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*Gering Valley  
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*Child & Adult Care  
Food Programs*

*Sidney Housing  
Authority*

*Gordon Housing  
Authority*

*Hay Springs  
Housing Authority*

*Chappell Housing  
Authority*

## SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

June 30, 2025

The audit report for the year ended June 30, 2024 contained one finding and no questioned costs. The status of the finding is as follows:

### Section III:

Repeated as Finding 2025-002 in Section II.

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HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
June 30, 2025

**Section I - Summary of Auditors Results:**

**Financial Statements:**

- We issued an unmodified opinion on the financial statements of the Housing Authority of the County of Scotts Bluff, Nebraska for the fiscal year ended June 30, 2025.
- The results of our audit procedures disclosed three material weaknesses and no significant deficiencies in internal control over financial reporting for the fiscal year ended June 30, 2025. The material weaknesses are reported as Findings 2025-001, 2025-002 and 2025-003.
- We noted two instances of noncompliance which are material to the financial statements for the fiscal year ended June 30, 2025. The instance are reported as Finding 2025-001 and 2025-002.

**Federal Awards:**

- We issued an unmodified opinion on compliance for the major program for the fiscal year ended June 30, 2025.
- The results of our audit procedures disclosed no material weaknesses and no significant deficiencies in internal control over major programs for the fiscal year ended June 30, 2025.
- The results of our audit procedures disclosed no audit findings that are required to be reported under code § .516 of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*.
- The programs identified and audited as major are as follows: Housing Choice Voucher (14.871)
- The dollar threshold used to distinguish between Type A and Type B programs was \$750,000.
- For the fiscal year ended June 30, 2025, the Housing Authority of the County of Scotts Bluff, Nebraska did not qualify as a low-risk auditee.

HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONT'D)  
June 30, 2025

**Section II - Financial Statement Findings:**

**Finding 2025-001: Interfund Balances  
Material Weakness/Noncompliance**

**Criteria:** Public Housing Operating Funds are restricted funds. They may only be used for purposes authorized by Section 9(e) of the U.S. Housing Act of 1937 and the relevant appropriation, in accordance with the Purpose Statute (31 U.S.C. § 1301(a)). Funds available under Section 9 may not be used to cover or support nonpublic housing program activities.

Public Housing Operating Funds are not fungible between programs except as approved by HUD and consistent with HUD Requirements. Public Housing Operating Funds cannot be even temporarily used to cover or support non-Public Housing program activities through central payor type arrangements such as Paymaster and Revolving Fund Accounts.

**Condition:** The Authority utilizes the Public Housing program to pay all shared bills and payroll for all of the Authority's program along with its managed programs. The bills are appropriately allocated to each program but the reimbursement is not always immediate. As a result of this practice, the Public Housing program had a receivable of \$25,982.65 from other Housing Authority programs and \$1,581.14 from outside entities the Authority provides services to.

**Cause:** The Authority utilizes the Public Housing program to pay all shared expenses and payroll transactions and does not reimburse immediately as Public Housing makes the payment.

**Effect or Potential Effect:** Public Housing is utilizing its funds to cover the expenses of other programs until reimbursed in the subsequent month that results in Public Housing Operating Funds temporarily being used for other programs.

**Recommendation:** After the fiscal year end, the Authority began to use its management program to pay all shared expenses. Payroll continues to be paid by Public Housing and then reimbursed as the Authority indicated it was waiting for the calendar year to end to switch payroll. The Authority should establish procedures where federal programs only pay their fair share of expenses and other sources will need to be used to pay for the other programs.

**View of the Responsible Officials of the Auditee:** The auditee's management agrees with the finding.

**Finding 2025-002: Financial Data Schedule Reporting  
Material Weakness/Noncompliance  
Repeat Finding: 2024-001**

**Criteria:** Regarding the accurate and timely report of the Financial Data Schedule to REAC, the following regulations apply:

- HUD regulations and guidance require Housing Authorities to submit an unaudited Financial Data Schedule (FDS) to REAC within 90 days after fiscal year-end.
- PIH-2025-14 (HA) mandates that interfund balances be properly reported and not eliminated against cash in the financial statements.

**Condition:** The Housing Authority did not submit its unaudited FDS within 90 days of fiscal year-end as required by HUD. Additionally, the Authority failed to report interfund balances in accordance with PIH-2025-14 (HA) and improperly eliminated these balances against cash on the FDS.

HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONT'D)  
June 30, 2025

**Section II - Financial Statement Findings (Cont'd):**

**Finding 2025-002: Financial Data Schedule Reporting (Cont'd)**

**Cause:** Management did not have adequate internal controls to ensure timely submission of required HUD reports and proper accounting treatment for interfund balances.

**Effect or Potential Effect:** Noncompliance with HUD reporting requirements could result in delayed oversight and potential sanctions. Improper elimination of interfund balances against cash resulted in misstated financial position and lack of transparency regarding interfund activity.

**Recommendation:** We recommend the Housing Authority implement procedures to ensure timely submission of the unaudited FDS within 90 days of fiscal year-end. The Authority should communicate with its fee accountant to see what procedures can be put into place to ensure timely and accurate reporting.

**View of the Responsible Officials of the Auditee:** The auditee's management agrees with the finding.

**Finding 2025-003: Application of Generally Accepted Accounting Principles /Internal Control Procedures  
Material Weakness**

**Criteria:** The Authority should have proper procedures in place to ensure accounting records are reported on the accrual basis of accounting, the fiscal year end should have procedures to reconcile the reported figures to ensure they are correct and the Authority should have procedures in place for adequate grant monitoring.

**Condition:** During our audit, we noted various transactions that were not accounted for in accordance with generally accepted accounting principles and the Authority's control procedures did not identify and correct the errors. Specifically, we noted:

- The Authority was required to implement GASB 101, Compensated Absences, for the year ending June 30, 2025. The criteria in GASB 101 is to accrue a liability for leave that is more likely than not to be paid. The Authority accrued 100% of sick leave which was not reasonable. Further, the Authority was required to adjust net position for the effects had the standard been in effect at the prior fiscal year end. The Authority posted the entire adjustment within current year salary expense. As a result of this, compensated absences was overstated by \$67,038, expenses were overstated by \$88,958 and prior period adjustments was understated by \$21,920.
- The Authority's failed to record a payable related to software expense and training for \$30,021.
- The Authority has numerous small receivables and payables between programs and outside entities where the balances have not changed in years and the Authority does not follow up on to ensure they are handled.
- The Authority incorrectly expenses roofing expenses of \$28,993.63 when similar costs related to the same project were capitalized.

**Cause:** The Authority did not have procedures in place to prevent these errors.

**Effect or Potential Effect:** Prior to adjustments made during the audit process, the financial records were misstated.

**Recommendation:** The Authority should review these situations with its fee accountant and be aware of transactions of this nature in the future to ensure they are accounted for correctly.

**View of the Responsible Officials of the Auditee:** The auditee's management agrees with the finding.

HOUSING AUTHORITY OF THE COUNTY OF SCOTTS BLUFF, NEBRASKA  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONT'D)  
June 30, 2025

**Section III - Federal Award Findings and Questioned Costs:**

None



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Villa, L.L.C.

Courthouse Villa

Gering Valley  
Estates, L.L.C.

Child & Adult Care  
Food Programs

Sidney Housing  
Authority

Gordon Housing  
Authority

Hay Springs  
Housing Authority

Chappell Housing  
Authority

January 6, 2026

To Whom It May Concern:

Contact Name: Anita Doggett  
Executive Director  
308-633-0490  
[hpwn@scottsbluffhousing.com](mailto:hpwn@scottsbluffhousing.com)

The Scotts Bluff Housing Authority had three findings on the June 2024 Audit which was as follows...

## **Finding 2025-01: Interfund Balances: Material Weakness/Noncompliance**

**Cause: The Authority utilizes the Public Housing program to pay all shared expenses and payroll transactions and does not reimburse immediately as Public Housing makes the payment.**

Answer: We agree with the finding as this is historically how these expenses have always been handled but we do know it will need to be done differently in the future. We didn't know this would need changed until about April of 2025. We were able to start paying most shared expenses from a non-federal pool of money and then reimbursing to that account instead of public housing, but due to W2s and other systems, we decided it was in our best interest to wait until calendar year start 2026 to change over payroll. With this said, 1/2 of the fiscal year 7/1/2025-6/30/2026 will still have pay role being reimbursed to public housing, but will be fixed before fiscal year end next.

## **Finding 2025-02: Financial Data Schedule Reporting: Material Weakness/Noncompliance: Repeat Finding: 2024-001**

**Cause: Management did not have adequate internal controls to ensure timely submission of required HUD reports and proper accounting treatment for interfund balances.**

Answer: We agree we with finding. The unaudited submissions were submitted late by our fee accountant. Follow up with the fee accountants did take place repeatedly. Going forward, we need to try and enforce the contract to have our reports back to us in a timely fashion.

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### **Finding 2025-003: Application of Generally Accepted Accounting Principles/Internal Control Procedures Material Weakness**

**Cause: The authority didn't have procedures in place to prevent these errors.**

Answer: We agree with the finding. There were several instances of items that should have been expensed differently. We will try to watch to be sure our capital items are being capitalized on our fee accounting. Also, we didn't understand the new procedure for accrued absences for payroll and obviously our fee accountants did not either, because this was figured incorrectly. Going forward, adjustments will be made and our fee accountant will be made aware of the changes.

Thank you.

Sincerely

Anita L. Doggett  
Executive Director  
Scotts Bluff Housing Authority

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## AGREED-UPON PROCEDURE

Randal D. Niewedde, CPA  
 Jeffrey J. Wiens, CPA

## Independent Accountant's Report on Applying Agreed-Upon Procedures

To the Board of Commissioners  
 Housing Authority of the County of Scotts Bluff, Nebraska

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

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

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

Procedures	UFRS Rule Information	Hard Copy Document(s)	Findings
1	Balance Sheet and Revenue and Revenue and Expense (account numbers 111 to 13901)	Financial Data Schedule, all CFDA's, if applicable.	Agrees
2	Footnotes (data element G5000-010)	Footnotes to audited basic financial statements	Agrees
3	Type of opinion on FDS (data element G3100-040)	Auditor's supplemental report on FDS	Agrees
4	Audit findings narrative (data element G5200-010)	Schedule of Findings and Questioned Costs	Agrees
5	General information (data element series G2000, G2100, G2200, G9000, G9100)	OMB Data Collection Form	Agrees
6	Financial statement report information (data element G3000-010 to G3000-50)	Schedule of Findings and Questioned Costs, Part 1 and OMD Data Collection Form.	Agrees
7	Federal program report information (data element G4000-020 to G4000-040)	Schedule of Findings and Questioned Costs, Part 1 and OMB Data Collection Form	Agrees

Procedures	UFRS Rule Information	Hard Copy Document(s)	Findings
8	Type of Compliance Requirement (G4200-020 & G4000-030)	OMB Data Collection Form	Agrees
9	Basic financial statements and auditor reports required to be submitted electronically	Basic financial statements (inclusive of auditor reports)	Agrees

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

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

We were engaged to perform an audit in accordance with the *OMB Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (OMB Uniform Guidance)*, by the Housing Authority of the County of Scotts Bluff, Nebraska as of and for the year ended June 30, 2025, and have issued our reports thereon dated January 23, 2026. The information in the "Hard Copy Documents" column was included within the scope or was a by-product of that audit. Further, our opinion on the fair presentation of the supplementary information dated January 23, 2026, was expressed in relation to the basic financial statements of the Housing Authority of the County of Scotts Bluff, Nebraska taken as a whole.

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

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

*Niewedde & Wiens, CPAs*

York, Nebraska  
January 23, 2026





We help build homes and communities across rural America.

**MEMORANDUM OF UNDERSTANDING**  
**USDA MFH 515 NONPROFIT TRANSFER TECHNICAL ASSISTANCE**  
**DRAFT**

This Memorandum of Understanding (MOU) is entered into on \_\_\_\_\_ by and between:

Housing Assistance Council, a Washington DC non-profit corporation (HAC) and Housing Partners of Western Nebraska (HPWN), collectively the Parties.

WHEREAS, HAC provides technical assistance to nonprofit organizations and housing authorities seeking to acquire USDA Section 515 properties, and

WHEREAS, Housing Partners of Western Nebraska has identified a Section 515 Property it is interested in acquiring, as identified below, and has requested technical assistance with the USDA transfer process for this Property.

NOW THEREFORE, the Parties agree to the following terms and conditions:

**A. Purpose**

The purpose of this MOU is to establish a mutual understanding of the collaboration and working relationship of the Parties. This MOU does not bind Parties to any legal obligations.

**B. Roles and Responsibilities**

HAC's responsibilities shall include assistance with obtaining and reviewing third party reports, developing a transfer and preservation strategy, preparation of the updated transfer application, and other assistance as needed to facilitate the transfer, for the Property. HAC will provide this assistance through HAC staff or its TA consultants, in HAC's sole discretion. HAC may provide funding for eligible third-party costs (such as an appraisal or market study) with a written funding request in advance of incurring the expense, to the extent HAC has available funds for this purpose and within programmatic funding limitations.

Housing Partners of Western Nebraska shall provide HAC and/or its consultants with any necessary materials for completion of the application and transfer. Housing Partners of Western Nebraska shall keep HAC and/or its consultants up to date on the progress of the transfer and the need for additional technical assistance.

The Parties will communicate regularly on the progress of Property transfer.

### **C. Property (Properties)**

The Section 515 Property to be assisted under this MOU is: Lincoln House Apartments, 1423 Broadway, Scottsbluff, Nebraska.

### **D. Term and Termination**

This agreement shall be effective from   until  , or until the property is transferred, whichever is sooner. Both Parties may terminate this MOU with notice of the other.

The undersigned Parties acknowledge and agree to this MOU:

### **Housing Assistance Council (HAC)**

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Seth Leonard, Program Manager, Center for Rural Multifamily Housing Preservation

### **Housing Partners of Western Nebraska**

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Anita Doggett, Chief Executive Officer



## **GLS PROPERTIES, LLC**

### **Resume**

**9/2/2025**

GLS Properties, LLC, a Florida limited liability company (GLSP) was organized on June 1, 2005. Gary L. Stenson is the Chief Manager and owns 84% of the Company. It is currently authorized to conduct business in Illinois, Iowa, Kansas, Minnesota, Nebraska, North Dakota, Oklahoma, South Dakota, and Wisconsin. GLSP was organized for the purpose of acting as general partner in various partnerships including partnerships that own and operate affordable housing. It is currently the general partner in approximately 50 limited partnerships that own and operate more than 2,500 apartment units.

Stenson has over 40 years of experience in developing, owning and managing real estate. During that time, he has been involved in over 100 real estate limited partnerships either as an individual general partner or as an officer of MetroPlains Properties, Inc and GLS Properties, LLC which acted as the general partner. These partnerships own or have owned over 4000 apartment units of affordable housing in nine Midwestern states.

Mr. Stenson received a Bachelor of Arts degree and a Juris Doctorate degree from the University of Minnesota.